



SOCIAL IMPACT ASSESSMENT

2 - 36 Church Street Lidcombe

Prepared for
BILLBERGIA
14 January 2020



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Rachel Trigg
Consultant	Alyce Noney
Project Code	P0009500
Report Number	Final

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

urbis.com.au

CONTENTS

Executive Summary	1
1. Introduction	4
1.1. Legislative requirement.....	4
1.2. Defining social impacts	4
1.3. Methodology	4
2. Assessing social impacts	5
2.1. Consequence level	5
2.2. Management measures	5
2.3. Limitations.....	6
3. The proposal	7
4. Site context	10
4.1. Surrounding Social infrastructure	12
5. Policy context	14
6. Social baseline	16
6.1. Community profile	16
6.2. Crime and safety.....	17
7. Impact scoping	18
7.1. Impacted communities	18
7.2. Stakeholder consultation	18
7.3. Preliminary Assessment	19
8. Assessment of significant impacts	21
8.1. Availability of social housing	21
8.2. Access to facilities and open space.....	22
8.3. Change in visual character	23
8.4. Activation of the site.....	25
9. Conclusion	27
9.1. Recommendations	27
10. Disclaimer	29

Appendix A	Policy review
Appendix B	Demographic data
Appendix C	Population projections
Appendix D	Crime statistics

FIGURES

Figure 1 Proposed massing elevation	8
Figure 2 Landscape Plan, ground floor	8
Figure 3 Proposed community hub.....	9
Figure 4 View from the north east, with proposed open space in the forefront.....	9
Figure 5 Site context.....	10

PICTURES

Picture 1 Single storey houses opposite the site on Church Street	11
Picture 2 Current site and split median strip on Church Street	11

Picture 3 High density uses on Church Street.....	11
Picture 4 Increase in density towards the town centre	11
Picture 5 Pedestrians paths on Swete Street	11
Picture 6 Townhouses opposite the site	11

TABLES

Table 1 Proposed amendments to Auburn LEP 2010	7
Table 2 Policy review impact scoping.....	14
Table 3 Impact scoping.....	19
Table 4 Demographic table	36
Table 5 SEIFA Index.....	39

EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared for Billbergia to inform the planning proposal for 2 – 36 Church Street (the site). The planning proposal (the proposal) seeks to amend the existing height standards and floor space ratio on site to construct a new integrated residential neighbourhood. The proposal will consist of four new buildings, ranging from 53 to 22 meters, and will include social and private housing, a childcare centre, public open space and a flexible community hub space.

Assessing social impacts

An SIA is a specialist study undertaken to identify and analyse the potential positive and negative social impacts associated with a development proposal. Social impacts are those that impact on people’s way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations.

The potential impacts of the proposal are assessed by comparing the consequence of the impact (minimal – extreme) against the likelihood of the impact occurring (rare to very likely). This risk assessment methodology has been used from the International Association for Impact Assessment (IAIA) and the Department of Planning, Industry and Environment (DPI&E) and is outlined below.

Limitations

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments. The risk assessment matrix used by the IAIA and DPI&E is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For urban development proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher. As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
-----	--	----------	--	------	--	-----------	--

Potential Social Impacts

Based on the assessment in this report, the key social impacts of this proposal are considered to be:

- Availability of social housing: the provision of social housing units on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to directly change people's lives, given the service social housing provides for the most vulnerable people in communities.
- Access to facilities and open space: the increased provision and access to community facilities, child care and open space is expected to have a high positive impact in the local community by providing needed social infrastructure in an area of undersupply.
- Change in visual character: it is expected the proposal will initially have a high negative impact on a small group of resident's visual amenity. This proposal represents a change to the existing height on Church Street and residents in the single story houses opposite will experience a considerable change to their regular outlook which could be met with high concern. However, this is expected to occur in other sites around Lidcombe as the suburb transits to a high density centre in line with strategic directions.

Longer term it is expected the broader community can adapt to this change and will have a low impact on the visual character of the town centre. This is largely influenced by the location of the site in an area highly suitable for density, the design of the buildings to avoid overshadowing residential properties and the inclusion of community uses on site. This will help integrate the proposal with the long term vision for the centre of Lidcombe and is consistent with strategic growth principles.

- Activation of the site: the redevelopment of the currently vacant site is expected to have a high positive impact on the local area by activating the site for a range of community uses and broadening passive surveillance opportunities.

Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will generate a positive impact to the local community and the potential changes to the existing visual character can be managed over time.

Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- Prepare an Operational Plan of Management (OPM) as part of the future development application (DA) for the site. The OPM should be undertaken by the social housing provider and document their protocols relating to the social housing residential cohort, support services and building management.
- Consider a flexible residential floor plan or dual key apartments to enable a diverse social housing provision that could include one to three bedroom units in the future. This would be the responsibility of the NSW Land and Housing Corporation to undertake.
- Design the open space to provide considerable shade to combat the urban heat impact.
- Ensure the child care centre and public playground is secure from the road to maintain the safety of all users on site. This level of detail can be provided during the detailed DA stage for the site.
- Continue to consult with Council regarding the size, layouts and uses of the proposed facilities to reduce potential duplication of provision and ensure local needs are met.
- Allocate a provision of affordable child care spaces to at-need households within the local area.
- Consider an inclusive playground design to accommodate people from a range of ages and abilities.
- Undertake a Landscape and Visual Impact Assessment as part of the future planning for the site.
- Undertake consultation with the community to provide feedback on the proposal and input to the final design.
- Investigate the need for screening to reduce potential sensitive view receivers and to add to the site amenity.
- Undertake a Crime Prevention Through Environmental Design (CPTED) Assessment during the detailed DA stage to assess and minimise any safety risks. This should consider the facilitation of direct

pedestrian access from Building D across Church Street and access movements to and from the proposed child care centre.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Billbergia to prepare a Social Impact Assessment (SIA) for 2 – 36 Church Street, Lidcombe (the site). The SIA is to inform a planning proposal on site to provide an integrated residential neighbourhood including social and private housing, a childcare centre, public open space and flexible community hub space.

1.1. LEGISLATIVE REQUIREMENT

Section 4.15 of the *Environmental and Planning Assessment Act 1979* (EP&A Act) requires the likely impacts of a development, including social impacts in the locality, to be considered and addressed as part of the planning process.

Cumberland Council currently does not have a policy to guide the preparation of a SIA. This SIA has been informed by best practice guidelines outlined by the International Association for Impact Assessment (IAIA) and the Department of Planning, Industry and Environment (DPIE).

1.2. DEFINING SOCIAL IMPACTS

An SIA is a specialist study undertaken to identify and analyse the potential positive and negative social impacts associated with a development proposal. It involves a detailed and independent study to outline social impacts, identify mitigation measures, and provide recommendations in accordance with professional standards and statutory obligations.

Social impacts are those that impact on people's way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations. In line with international best practice guidelines, social impacts can involve changes to people's:

- Health and wellbeing
- Economic livelihood
- Safety and security
- Community and belonging
- Environment and surrounds
- Fears and aspirations
- Social equity¹.

1.3. METHODOLOGY

Background review	Impact Scoping	Assessment and reporting
<ul style="list-style-type: none">▪ Review of surrounding land uses▪ Review of relevant state and local policies to understand potential implications of the proposal▪ Analysis of relevant data to understand the existing community.	<ul style="list-style-type: none">▪ Review of site plans▪ Stakeholder mapping▪ Consultation with Council to identify potential impacts.	<ul style="list-style-type: none">▪ Assessment of significant impacts considering management measures▪ Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.

¹ Adapted from the International Association for Impact Assessment (IAIA)

2. ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The IAIA highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is also used in the DPI&E *Social Impact Assessment Guidelines for State Significant mining, petroleum production and extractive industry development (2017)*.

This risk assessment methodology is outlined below and has been used in this SIA.

			Consequence level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Extreme
Likelihood	A	Very likely	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Low		Moderate		High		Very high	
-----	--	----------	--	------	--	-----------	--

Consequence level

The consequence level of impact considers:

- Who is expected to be impacted, including the volume of people affected and the level of concern they feel about the matter
- When the potential impact will occur and the frequency of potential impacts
- The scale or degree of change from the existing condition as a result of the impact
- The extent to which people or an environment can adapt to or mitigate the impact².

Management measures

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction or operational stage of the proposal.

Section 7 of this report assess potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 8. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.

² Adapted from DPI&E SIA Guidelines 2017

Limitations

The risk assessment methodology is a useful tool to assess impacts in a language that can be easily understood. However, this methodology does not reflect the lower level of impact typically associated with urban developments.

The risk assessment matrix used by the IAIA and DPI&E is weighted towards a high to extreme rating. This is likely due to its use in high risk environments where the threat to human health is great, such as mining proposals.

For urban development proposals, the likelihood of an impact is typically very likely or almost certain. This results in an impact level that will always be moderate or higher.

As such, it is difficult for any positive or negative impacts associated with this proposal to be assessed as a low level impact. Anyone utilising this SIA for the purposes of assessing the proposal should recognise these limitations and not take the assessed impact levels out of context.

3. THE PROPOSAL

The Planning Proposal seeks to amend the *Auburn Local Environmental Plan 2010* (Auburn LEP 2010) to allow the redevelopment of the site for an integrated residential neighbourhood. The development would compromise:

- Four residential buildings containing 80 social housing units and 400 privately owned units. The social housing units are intended to be integrated in Building A only.
- Childcare centre (minimum 60 places).
- Community hub space (approximately 150 sqm) which could facilitate a variety of uses including meeting rooms, arts and cultural facilities or co-working spaces.
- Basement carparking with approximately 600 spaces.
- Road reconfiguration and site contribution to create a new public “Gateway Park” accessible to all local residents.
- Public domain upgrades of footpaths, street trees and landscaping along part of Church Street.

The site masterplan is shown in Figure 1 to Figure 4 overleaf. The development is part of the Communities Plus Program, which seeks to redevelop Land and Housing Corporation sites throughout NSW into sustainable mixed-use communities. Further information on this program is contained in Section 5.

The Planning Proposal also seeks to amend the height of building standards under Clause 4.3 and the Floor Space Ratio (FSR) standard under Clause 4.4 of the Auburn LEP 2010 as per Table 1.

Table 1 Proposed amendments to Auburn LEP 2010

Development control	Existing max.	Proposed max.
Height of Buildings (HOB)		
Building A	14.9 metres	22 metres
Building B	16.9 metres	44 metres
Building C	22.9 metres	53 metres
Building D	27 metres	53 metres
Floor Space Ratio (FSR)	2.6:1 2.49:1 1.49:1 1.29:1	4.21:1

Voluntary Planning Agreement

A Voluntary Planning Agreement (VPA) is also proposed as part of the Planning Proposal. It is proposed the following social infrastructure on site will be provided under this VPA:

- public open space embellishments and dedication
- public domain upgrades to Church Street
- childcare centre
- community hub space.

Figure 1 Proposed massing elevation



Source: COX Architecture

Figure 2 Landscape Plan, ground floor



Source: COX Architecture

Figure 3 Proposed community hub



Source: COX Architecture

Figure 4 View from the north east, with proposed open space in the forefront



Source: COX Architecture

4. SITE CONTEXT

The site is positioned within the Lidcombe Town Centre, 400m from Lidcombe train station. Lidcombe is identified as a principle town centre and a growing employment node. It has an 'eat street' and night time economy presence, due to the concentration of various food and beverage outlets along the town centre. Aside from food outlets, most facilities in the town centre are local level civic, medical or community services.

The site is currently unoccupied and is located opposite single storey houses and walk up apartments. This dwelling mix is typical of the existing context, where newer, high density housing supply has increased to help meet population growth. St Andrew's Ukrainian School is also located near the site, however this is a language school and is only open on Saturday's from 9am – 1:30pm.

The mix of single storey and high density dwellings also represents the changing nature of the suburb. Lidcombe is currently transitioning from a low-density railway suburb to a transit-oriented development centre in response to growth. This change has resulted in an increase in residential flat buildings and density within the town centre. It is expected this growth and density will continue if strategic directions to increase building heights and change planning controls within Lidcombe are realised.

Figure 5 Site context



Source: Urbis

Figure 6 Site photos



Picture 1 Single storey houses opposite the site on Church Street

Source: Urbis



Picture 2 Current site and split median strip on Church Street

Source: Urbis



Picture 3 High density uses on Church Street

Source: Urbis



Picture 4 Increase in density towards the town centre

Source: Google Earth]



Picture 5 Pedestrian paths on Swete Street

Source: Urbis



Picture 6 Townhouses opposite the site

Source: Google Earth

4.1. SURROUNDING SOCIAL INFRASTRUCTURE

Figure 7 overleaf maps the existing social infrastructure within walking distance (400m) and a 2km radius to the site. Table 1 summarises the facilities within this catchment area as well as key findings from relevant local strategic documents.

Table 2 Social infrastructure review

Category	Findings
Community facility	<p>Cumberland's <i>Community Facility Strategy</i> identifies a deficit of community facilities within Lidcombe. Currently, there are no community facilities north of the railway line (where the site is located) and only three within the catchment area.</p> <p>The Lidcombe Community Centre is co-located with the library and has a maximum capacity for 80 people. The centre is a single hall and is primarily used for events, dances and concerts. The other identified facility - Berala Community Centre – is a newer facility with multi-purpose functionality. The centre is located further from the site and contains a main hall and meeting rooms which can be reconfigured to cater for different capacities.</p>
Library	<p>Lidcombe Library is the only library in the catchment area and is located within walking distance of the site, to the southern side of the station. At 360 sqm, it is the second smallest library in Cumberland LGA and is significantly below the recommended floor space provision. Cumberland's <i>Library Strategy</i> identifies an additional 1,051 sqm of floor space is needed to meet standards.</p>
Open space	<p>Lidcombe generally lacks a network of local level parks and open space, with no open space within walking distance of the site. Most of the open space identified is isolated for sports fields.</p> <p>Remembrance Park, to the south of the station, provides the only formalised seating area and play area near the town centre. There are no playgrounds to the north of the station, near the site. This environment is consistent with the findings of Cumberland's <i>Draft Open Space and Recreation Strategy</i> which identifies a deficit of local parks and playgrounds in Lidcombe.</p>
Recreational facility	<p>The site generally has good access to formalised recreational space. Wyatt Park, to the east of the site, is a significant recreational corridor for the Lidcombe and Auburn communities. The corridor co-locates a range of recreational facilities including Auburn Aquatic Centre, Auburn Basketball Centre, a youth centre, sports fields and several outdoor courts. Phillips Park is also near the site and contains soccer fields and cricket pitches.</p>

Figure 7 Social infrastructure map



Source: Urbis

5. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. The complete policy review is contained in Appendix A.

A summary of the key findings from the policy review, as it relates to the proposal, are outlined below:

Table 3 Policy review impact scoping

Theme	Summary of findings
<p>Shortage of social housing</p>	<p>NSW is facing an increasing demand for social and affordable rental housing, with approximately 60,000 households on the waiting list. This demand has largely been driven by an unaffordable private rental market and fewer social housing vacancies. Research also indicates the length of social housing stays are becoming longer, with more than half of all social housing tenants holding a lease for over 10 years.</p> <p>To help increase supply, the NSW Government has partnered with the Land and Housing Corporation to deliver new social housing sites via the Communities Plus program. The proposal is part of this program.</p>
<p>Social housing as integrated developments</p>	<p>Historically, social housing in NSW was concentrated in housing estates. Concentrating social housing largely resulted in poor health and liveability outcomes, with many estates experiencing an increase in crime and unemployment rates.</p> <p>The NSW Government now seeks to integrate social housing with private and affordable housing to help reduce concentrations of disadvantage. Under this model, social housing will look the same as private dwellings and be located close to transport, employment and community services. This model has considerably improved the quality of social housing supply and renewed social housing experiences.</p>
<p>Suitability of Lidcombe town centre for density</p>	<p>As the population grows, new housing supply must be integrated with local services and public transport infrastructure to create more liveable and walkable cities. Town centres provide a key opportunity to increase housing and commercial space in highly connected areas.</p> <p>Lidcombe is identified as a principle town centre in Cumberland's <i>Local Strategic Planning Statement</i>. Its connection to existing public transport provides a key opportunity to increase housing density in an area well connected to NSW city centres (Parramatta and Sydney). This will be critical in achieving the Greater Sydney Commission vision for a 30 minute city. The <i>Draft Auburn and Lidcombe Town Centres Strategy</i> also considers Lidcombe is suitable for increased density, provided higher quality design standards are met.</p>
<p>Increased pressure on local services and infrastructure</p>	<p>The centre of Lidcombe is changing with increases in housing densities and migration rates expected to drive population growth. This is placing pressure on the existing supply of social infrastructure which is already low in the following areas:</p> <p>Open space</p>

Lidcombe currently has a deficit of open space (parks over 0.5 ha) and local level playgrounds. To help address this, Council aims to create a network of smaller spaces that provide a diversity of recreational activities and improved pedestrian connectivity.

Childcare and arts services

There are currently no Council-run education and care services in Lidcombe, which represents a lack of equitable provision to Council services. There is also an identified need for additional arts and creatives spaces, particularly considering Lidcombe's strategic location and highly diverse demographic profile.

Community facilities

There is an existing shortfall of community facility space in the suburb, which will continue to increase with population growth. Council aims to develop a new community hub (incorporating a library, multipurpose community centre and other functions) in the town centre to help meet demand. The existing Lidcombe library site could be considered as a location option.

6. SOCIAL BASELINE

A social baseline identifies the demographic and social characteristics of the existing community. It is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

6.1. COMMUNITY PROFILE

A community profile has been developed for Lidcombe suburb based on demographic data from the Australian Bureau of Statistics (ABS Census 2016), DPI&E and the Department of Family and Community Services (FACS). The demographic characteristics of Cumberland LGA and Greater Sydney have been used for comparison purposes. The complete demographic table is contained in Appendix B.



High proportion of young adults

A third of the population is aged 20 – 34 years.



Culturally and linguistically diverse

Most of the population were born overseas (60%) and speak a language other than English (80%).



Family households are dominant

Close to 80% of the population live in family households, with 14% living in lone person households.



Mix of dwellings and densities

Half of all dwellings are separate houses, however high to medium density living is also common, representing 28% of all dwellings.



Regular public transport use

Lidcombe has considerably higher rates of people travelling to work by public transport (37%) compared to the LGA (26%) and Greater Sydney (23%).



High rates of homelessness in the LGA

Cumberland LGA has the second highest rate of homelessness across all NSW LGA's, accounting for 8% of the population.



Long waiting times for social housing

There is a five to ten year wait for studio/one bedroom social housing properties in the Auburn – Granville Allocation Zone. Waiting times increase to over ten years for two to four bedroom properties.



Strong population growth

Population projections indicate the LGA will increase by 23% by 2036. Growth will be experienced across all age groups, with the strongest growth in people over 70 years (80%).

6.2. CRIME AND SAFETY

Crime data from the Bureau of Crime Statistics Research (BOCSAR) indicates Lidcombe generally has a similar or lower rate of crime compared to NSW. The exceptions to this are rates of non-domestic assault and motor vehicle crimes, which are higher than the Cumberland LGA and NSW average.

Most crimes in Lidcombe are concentrated around the train station. This concentration is typical of most stations, due to high volume of people (both residents and visitors) passing through the area at all times of the week.

7. IMPACT SCOPING

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing environment and community. A SIA should assess the impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. The assessment process used to determine each impact level is described in Section 2

7.1. IMPACTED COMMUNITIES

Based on the local context and community profile, the following individuals and communities are likely to be impacted by the proposal:

- Lidcombe residents
- Residences on Church Street
- Western Sydney community, particularly:
 - Households on the NSW social housing waitlist
 - Lower socio-economic families.

7.2. STAKEHOLDER CONSULTATION

As part of the SIA process, a phone call was held with Council’s Engagement office to understand the local context and potential impacts of the proposal. High level, key findings are summarised below.

Table 4 Summary of consultation

Key area	Detail
Lidcombe community	<ul style="list-style-type: none"> ▪ The suburb has a high rate of homelessness which has largely been driven by overcrowding. ▪ The community is also highly diverse and is fairly young. Students have been attracted to the area given the suburb’s location to tertiary education providers (e.g. TAFE, WSU Parramatta).
Suitability of site	<ul style="list-style-type: none"> ▪ Density of the site is considered appropriate, given the site’s proximity to the train station and town centre. ▪ The location of the site next to the railway corridor provides a greater separation buffer to existing land uses. ▪ Some tenants may not want to have views to Rookwood Cemetery, depending on personal preference. ▪ Activation of the broader town centre area could be enhanced. There is limited lighting and pedestrian amenity late at night.
The proposal	<ul style="list-style-type: none"> ▪ Affordable and social housing is a key need in the area, particularly given the current waiting lists and homelessness rates. ▪ The inclusion of community uses on site would be beneficial to the area, considering that they are open to both the public and incoming residents. ▪ Future planning may need to include an assessment of school capacity in the area, depending on the size of apartments chosen.

	<ul style="list-style-type: none"> It's recognised that there may be some stigma attached to social housing. However, supply is a key need for the area.
Social infrastructure needs	<ul style="list-style-type: none"> Council's <i>Children's and Family Strategy</i> identified a lack of Council-run child care centres in Lidcombe. Affordable and quality child care places are much needed in the area. Historic community facility provision in Cumberland LGA has resulted in many smaller halls which lack flexibility and are costly to maintain. Council is moving towards the construction of larger, multipurpose facilities. There are plans to construct a new multipurpose community facility in the CBD. The applicant should continue to consult with Council to consider if a monetary contribution may be more appropriate to this facility, given Council's current provision model. The inclusion of a community hub on site which supports flexible uses (e.g. arts and cultural, makerspace, music rooms) would help meet current undersupply. Open space should be shaded to allow for cooler areas and greater use.
Pedestrian amenity	<ul style="list-style-type: none"> Church Street is a major road and can be challenging for pedestrians to cross given the roundabouts and split median strips. The proposal should consider how pedestrians will be able to safely navigate this road, without relying on median strips/safety islands. Consideration should also be given to how access to the child care centre will be managed.

7.3. PRELIMINARY ASSESSMENT

Table 5 outlines the social impacts which were considered as part of this SIA. These social impacts have been informed by the contextual information presented in Section 2 to Section 7 of this report.

The social impacts in Table 5 were assessed against the SIA criteria contained in Section 2, without considering management measures.

Any impacts which were assessed as having a moderate or higher impact are considered significant and included for further assessment in Section 8. Social impacts which were assessed as having a low or neutral impact are described below and are not included for further assessment.

Table 5 Impact scoping

Potential impacts	Potentially impacted communities	Preliminary assessment
Neutral to low impacts: not included for further assessment		
Traffic generation from the proposal	Lidcombe residents St Andrews Ukrainian School	<p>The proposal will involve the construction of a new roundabout at Church and Martin Street, as well as new access driveways. The proposal also seeks to provide 600 basement carparking spaces to accommodate the incoming residents.</p> <p>The Traffic Impact Assessment prepared by Stanbury Traffic Planning considers the surrounding road network can accommodate the proposal with reasonable levels of services. The changes to Church</p>

		<p>Street are also considered to provide a safer and more efficient road and traffic environment for all users.</p> <p>As the Traffic Impact Assessment considers there are no traffic issues to prevent approval, the traffic generation from the proposal is considered to have a low to neutral impact on the community.</p>
Moderate to very high impacts: significant impacts, assessed further in Section 8		
Availability of social housing	<p>Western Sydney community</p> <p>Households on the NSW social housing wait list</p>	<p>Evidence indicates that NSW is facing a shortage of social housing which is impacted on the most vulnerable members of our communities. The proposal will increase the supply of social housing and is likely to have a significant positive impact.</p> <p>This impact has been included for further assessment in Section 9.</p>
Access to facilities and open space	Lidcombe residents	<p>Population growth is placing pressure on the existing supply of social infrastructure, with Council identifying gaps in community facility, child care and open space provision in Lidcombe. The proposal seeks to introduce new community uses and open space on site to help meet this gap.</p> <p>This impact has been included for further assessment in Section 9</p>
Change in visual character	<p>Lidcombe residents</p> <p>Residents on Church Street</p>	<p>The proposal will introduce a new height limit to the Lidcombe town centre and represents a relatively large land area. The proposed density increase is in line with the strategic directions of the city but will represent a visual change which will be most pronounced on residents immediately opposite the site.</p> <p>This impact has been included for further assessment in Section 9</p>
Activation and connectivity	<p>Lidcombe residents</p> <p>Residents on Church Street</p>	<p>The proposal will redevelop a site which is currently vacant, offering new opportunities to contribute to the broader activation and connectivity of the town centre.</p> <p>This impact has been included for further assessment in Section 9</p>

8. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts to the proposal, as identified in Table 5. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level (low to very high) is described in Section 2.

8.1. AVAILABILITY OF SOCIAL HOUSING

Description of impact	Impacted groups
Increased social housing supply in Western Sydney	<ul style="list-style-type: none"> ▪ Western Sydney community ▪ Households on the NSW social housing wait list
Current environment	
<p>Social housing is a critical form of infrastructure for the most vulnerable people in the community. It provides direct housing and social support to people from a range of demographics, including the elderly, carers, families and people with a disability.</p> <p>Evidence from the NSW Government (see Appendix A) indicates that NSW is facing an increasing shortage of social housing. There are currently 60,000 households on the NSW waiting list, with demand primarily driven by an unaffordable private rental market and fewer social housing vacancies. Social housing demand is also high in the local catchment area. Data from FACS indicates there is a five to ten year wait for studio/one bedroom rooms in the Auburn – Granville catchment and over ten years for two, three and four bedroom properties.</p> <p>Historically, social housing in NSW was concentrated in housing estates which resulted in poor health and liveability outcomes. Current planning seeks to integrate social housing with private and affordable housing to reduce concentrations of disadvantage.</p>	
Impact of the proposal	
<p>The proposal will provide approximately 80 social housing units in Building A to help meet the current housing shortage of one and two bedroom units in the local catchment area. The social housing units will be co-located with approximately 400 private residential units across Buildings B – D, in line with current integration models.</p> <p>The proposal will provide these new social housing units in a highly accessible location. Incoming tenants will be within walking distance (400m) to Lidcombe’s major public transport hub, being within easy distance to Sydney and Parramatta’s employment centres. Incoming tenants can also access the services within the Lidcombe town centre and benefit from the additional community facilities and open space provided on site.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Management of the social housing units by the Department of Communities and Justice (formally FACS) or a Community Housing Provider to ensure provision is maintained equitably and to a high standard. ▪ Design of all buildings to be undertaken by Cox Architecture to ensure the exterior all social housing units are consistent with the private, 	<ul style="list-style-type: none"> ▪ Prepare an Operational Plan of Management (OPM) as part of the future development application (DA) for the site. The OPM should be undertaken by the social housing provider and document their protocols relating to the social housing residential cohort, support services and building management. ▪ Consider a flexible residential floor plan or dual key apartments to enable a diverse social

<p>residential units. The design is also proposed to be of a high quality built form.</p> <ul style="list-style-type: none"> Intended management of the proposed community uses on site by Council to provide access to both private residential tenants and social housing tenants, enabling equal provision to all. 	<p>housing provision that could include one to three bedroom units in the future. This would be the responsibility of the NSW Land and Housing Corporation to undertake.</p>
<p>Residual impact (considering management measures)</p>	
<p>Likelihood: Very likely</p>	<p>Consequence: Major</p>
<p>Based on the above assessment, it is expected the provision of social housing units on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to directly change people's lives, given the service social housing provides for the most vulnerable people in communities.</p>	

8.2. ACCESS TO FACILITIES AND OPEN SPACE

Description of impact	Impacted groups
<p>Increased provision and access to local community facilities and open space</p>	<ul style="list-style-type: none"> Lidcombe residents
<p>Current environment</p>	
<p>Lidcombe is a local centre and contains various levels of social infrastructure and facilities. As shown in Section 4.1, most of the community facilities and open space are contained to the south of the railway, away from the site. Accessibility to some of these facilities is therefore limited.</p> <p>Population growth is placing increasing pressure on the existing supply of social infrastructure and open space. Council has identified an existing shortfall of community and cultural facility space, open space (parks over 0.5 ha) and local level playgrounds. This deficit is expected to increase with population growth. There are also no Council-run education and care services in Lidcombe, which is identified as a lack of equitable provision by Council.</p>	
<p>Impact of the proposal</p>	
<p>The proposal will improve the provision and quality of social and recreational infrastructure in the area by providing a community hub, public park and child care centre. The location of these facilities within walking distance to Lidcombe train station and town centre will provide greater access opportunities to the broader community.</p> <p>These facilities are proposed to be delivered under a VPA with Council and have been designed to address a key social infrastructure need, as follows:</p> <ul style="list-style-type: none"> The community hub is proposed to be the only community facility space in the Lidcombe CBD, north of the railway line. This facility is approximately 175 sqm and would have one main space available for activities or community programs. The space could support a range of uses depending on the need of the suburb's highly diverse and growing population, including meeting rooms, arts and cultural space or a co-working/business incubator space. The public park will provide approximately 2,000 sqm of new public open space. This includes the provision of a new playground, to help reduce the current deficit in the suburb. The park will also 	

provide for a range of passive uses, with a BBQ area, seating and pedestrian paths proposed are part of the future design.

- The long day child care centre will provide a minimum of 60 places. The VPA anticipates Council will own and manage the facility once constructed, helping to address the current deficit of Council-run education services in the area.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Intended management of the community hub and child care centre by Council to allow access to both incoming residents and the general public. ▪ Location of the proposed community uses on the lower floors to increase accessibility and visibility to the community. ▪ Design of the community hub as a flexible space to adapt to changing community needs over time. 	<ul style="list-style-type: none"> ▪ Design the open space to provide considerable shade to combat the urban heat impact. ▪ Ensure the child care centre and public playground is secure from the road to maintain the safety of all users on site. This level of detail can be provided during the detailed DA stage for the site. ▪ Continue to consult with Council regarding the size, layouts and uses of the proposed facilities to reduce potential duplication of provision and ensure local needs are met. ▪ Allocate a provision of affordable child care spaces to at-need households within the local area. ▪ Consider an inclusive playground design to accommodate people from a range of ages and abilities.

Residual impact (considering management measures)

Likelihood: Likely

Consequence: Moderate

Based on the above assessment, the increased provision and access to community facilities, child care and open space is expected to have a high positive impact in the local community by providing needed social infrastructure in an area of undersupply.

8.3. CHANGE IN VISUAL CHARACTER

Description of impact	Impacted groups
Potential change to the visual character of Lidcombe town centre.	<ul style="list-style-type: none"> ▪ Lidcombe residents ▪ Residents on Church Street
Current environment	
<p>Lidcombe is an urban area and is identified as a principle local centre. The suburb has been developed around the train station, with most services concentrated in this CBD area. The CBD area is generally surrounded by low density residential and some walk up apartments. The site is located at the eastern end of the CBD and is currently vacant. It is located opposite single storey houses and medium density apartments, with density increasing moving west towards the city centre.</p>	

Over the past years, the suburb has been developing in response to population growth. This has seen density in the CBD increase with the construction of multiple medium to high density apartments. However, the *Draft Auburn and Lidcombe Town Centres Strategy* notes some of these developments have a poor urban quality due to limiting planning controls. Some new developments have a bulky appearance, poor amenity and little usable outdoor space for residents and the public. To help overcome this and align with the strategic direction of the city, the strategy proposes a maximum height limit of 60 metres for the Lidcombe Town Centre. Currently, this strategy has not been adopted by Council.

Impact of the proposal

The proposal will introduce four new residential buildings on site, ranging from 53 meters to 22 meters. While residential uses are permitted on site, this will be a considerably higher built form than the existing surrounding uses. This height change will be most pronounced on residents living opposite the site on Church Street.

New developments with a higher built form can be a contested land use in any community given the change it represents to the skyline and the potential and/or perceived impacts on amenity and services. However, this tension can be ameliorated by ensuring height is concentrated in appropriate locations, bulk appearances are reduced, and community benefits are increased.

The proposal has been designed to maximise new housing supply in a highly connected area, supporting the Greater Sydney Commission’s vision for a 30 minute city. In selecting this site, the proposal will integrate new housing in walking distance to public transport, shops and services. Lidcombe town centre has also been identified as suitable for increased density. The proposal aligns with the maximum 60 meter height limit which is proposed for the centre. The buildings on site will be stepped, ensuring the bulk of the height is located closest to the town centre.

Being located next to the railway line, many of the potential overshadow impacts to neighbouring properties have been reduced. Shadow diagrams indicate all shadows in mid-winter (at 9am, 12pm and 3pm) will be confined to the railway line and parts of Rookwood cemetery. No shadows are expected on the residential properties on Church Street. The Heritage Impact Statement considers the height of the buildings will have an acceptable impact on surrounding heritage items (including the cemetery) and will not change their outcome.

The proposal has also been designed to enhance connectivity with the surrounding area. The buildings are setback from the road and incorporate various public open space and greenery along Church Street. This helps to reduce overshadowing on Church Street and provides an enhanced pedestrian amenity.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Location of the proposal next to the railway corridor, minimising potential overshadowing impacts on residences. ▪ Design of the site to incorporate a range of community uses to provide public benefit and invite people into the site. This reduces the potential for the site to become isolated from the community and helps to better integrate the site into the urban fabric. ▪ Reconfiguration of Church Street to provide a larger set back from the road and reduce the feeling of overshadowing on pedestrian users. 	<ul style="list-style-type: none"> ▪ Undertake a Landscape and Visual Impact Assessment as part of the future planning for the site. ▪ Undertake consultation with the community to provide feedback on the proposal and input to the final design. ▪ Investigate the need for screening to reduce potential sensitive view receivers and to add to the site amenity.

Residual impact (considering management measures)	
Likelihood: Likely (initial short term) to Possible (long term)	Consequence: Moderate (short term) to Minimal (long term)
<p>Based on the above assessment, it is expected the proposal will initially have a high negative impact on a small group of resident's visual amenity. This proposal represents a change to the existing height on Church Street and residents in the single story houses opposite will experience a considerable change to their regular outlook which could be met with high concern. However, this is expected to occur in other sites around Lidcombe as the suburb transits to a high density centre in line with strategic directions.</p> <p>Longer term it is expected the broader community can adapt to this change and will have a low impact on the visual character of the town centre. This is largely influenced by the location of the site in an area highly suitable for density, the design of the buildings to avoid overshadowing residential properties and the inclusion of community uses on site. This will help integrate the proposal with the long term vision for the centre of Lidcombe and is consistent with strategic growth principles.</p>	

8.4. ACTIVATION OF THE SITE

Description of impact	Impacted groups
Potential for increased activation and connectivity of a vacant site.	<ul style="list-style-type: none"> ▪ Lidcombe residents ▪ Residents on Church Street
Current environment	
<p>The site is one of the largest land holdings in the town centre, stretching for approximately 270 meters. However, the site is vacant and does not provide activation to the broader area. The lack of activity and lighting on site provides limited pedestrian amenity, particularly at night.</p> <p>The site also borders Church Street which is one of the main vehicle and pedestrian corridors for Lidcombe. A pedestrian path is provided on both sides of Church Street to facilitate access from the station to the nearby residential areas. However, Church Street is a difficult road to cross for pedestrians. The roundabout at Swete/Church Street and the split median strip at Martin/Church Street creates a challenging and potentially unsafe crossing point.</p>	
Impact of the proposal	
<p>The proposal will activate a previously vacant site and provide opportunities to contribute to the overall safety of the town centre. Train stations are typically areas of heightened crime. The redevelopment of the site to cater for residents and non-residents will provide greater passive surveillance opportunities along the main pedestrian spine to the station. The inclusion of publicly accessible facilities on site will also encourage a diversity of people to use the site during the day, when residential sites are mostly vacant. Overall the proposal allows for broader community ownership and public activation of the site which are unlikely to be realised if the site was isolated for residential apartments only.</p>	
Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Intended management of the proposed community hub and public park by Council to allow for public access, encouraging a greater diversity of users on site and longer periods of activation. 	<ul style="list-style-type: none"> ▪ Undertake a Crime Prevention Through Environmental Design (CPTED) Assessment during the detailed DA stage to assess and minimise any safety risks. This should consider the facilitation of direct pedestrian access from

- Provision of new pedestrian paths throughout the site and tree planting on Church Street to help facilitate movement and walkability. This will encourage greater use of the space to and from the town centre.
- Location of the public park and community uses fronting Church Street to encourage activity at the public-facing side of the site, opposed to facing the rail corridor.
- Construction of a new roundabout and crossing at Martin/Church Street to provide for safer pedestrian and vehicle movements from the site, as described in the Traffic Impact Assessment.

Building D across Church Street and access movements to and from the proposed child care centre.

Residual impact (considering management measures)

Likelihood: Likely

Consequence: Moderate

Based on the above assessment, the redevelopment of the currently vacant site is expected to have a high positive impact on the local area by activating the site for a range of community uses and broadening passive surveillance opportunities.

9. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from the planning proposal at 2 - 36 Church Street. The planning proposal seeks to amend the existing height and floor space ratios to construct a new residential development with social and private housing, a childcare centre, public open space and community hub.

Based on the assessment in this report, the key social impacts of this proposal are considered to be:

- Availability of social housing: the provision of social housing units on site will generate a very high positive impact by increasing supply in an area of identified need. This positive impact is expected to directly change people's lives, given the service social housing provides for the most vulnerable people in communities.
- Access to facilities and open space: the increased provision and access to community facilities, child care and open space is expected to have a high positive impact in the local community by providing needed social infrastructure in an area of undersupply.
- Change in visual character: it is expected the proposal will initially have a high negative impact on a small group of resident's visual amenity. This proposal represents a change to the existing height on Church Street and residents in the single story houses opposite will experience a considerable change to their regular outlook which could be met with high concern. However, this is expected to occur in other sites around Lidcombe as the suburb transits to a high density centre in line with strategic directions.

Longer term it is expected the broader community can adapt to this change and will have a low impact on the visual character of the town centre. This is largely influenced by the location of the site in an area highly suitable for density, the design of the buildings to avoid overshadowing residential properties and the inclusion of community uses on site. This will help integrate the proposal with the long term vision for the centre of Lidcombe and is consistent with strategic growth principles.

- Activation of the site: the redevelopment of the currently vacant site is expected to have a high positive impact on the local area by activating the site for a range of community uses and broadening passive surveillance opportunities.

Section 9.1 below contains recommendations to help further manage and improve the potential impacts arising from the proposal. Based on this assessment and the recommendations provided, it is likely the proposal will generate a positive impact to the local community and the potential changes to the existing visual character can be managed over time.

9.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Prepare an Operational Plan of Management (OPM) as part of the future development application (DA) for the site. The OPM should be undertaken by the social housing provider and document their protocols relating to the social housing residential cohort, support services and building management.
- Consider a flexible residential floor plan or dual key apartments to enable a diverse social housing provision that could include one to three bedroom units in the future. This would be the responsibility of the NSW Land and Housing Corporation to undertake.
- Design the open space to provide considerable shade to combat the urban heat impact.
- Ensure the child care centre and public playground is secure from the road to maintain the safety of all users on site. This level of detail can be provided during the detailed DA stage for the site.
- Continue to consult with Council regarding the size, layouts and uses of the proposed facilities to reduce potential duplication of provision and ensure local needs are met.
- Allocate a provision of affordable child care spaces to at-need households within the local area.
- Consider an inclusive playground design to accommodate people from a range of ages and abilities.
- Undertake a Landscape and Visual Impact Assessment as part of the future planning for the site.
- Undertake consultation with the community to provide feedback on the proposal and input to the final design.

- Investigate the need for screening to reduce potential sensitive view receivers and to add to the site amenity.
- Undertake a Crime Prevention Through Environmental Design (CPTED) Assessment during the detailed DA stage to assess and minimise any safety risks. This should consider the facilitation of direct pedestrian access from Building D across Church Street and access movements to and from the proposed child care centre.

10. DISCLAIMER

This report is dated 14 January 2020 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of BILLBERGIA (**Instructing Party**) for the purpose of SIA (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

POLICY REVIEW

STATE GOVERNMENT

Greater Sydney Commission – Central District Plan 2018

The Greater Sydney Commission's District Plans divide Greater Sydney into five districts which represent their common locality and planning opportunities. The site is located within the Central District.

The Central District Plan (the District Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The District Plan is guided by four key themes that represent the planning priorities for each district, with ten directions to guide delivery. The planning priorities of relevance to this proposal are summarised below.

Key planning priorities	Relevance to proposal
C3: Providing services and social infrastructure to meet people's changing needs	<ul style="list-style-type: none"> ▪ A growing population is increasing the demand on existing services and infrastructure. There is a need to better integrate these facilities to help meet demand and contribute to healthier neighbourhoods. ▪ New facilities should be accessible with direct walking/cycling connections to encourage healthy lifestyles and facilitate social interaction. ▪ The development of shared use, multipurpose, flexible and intergenerational facilities will be essential in ensuring better access and usage of services. ▪ Publicly owned land, including social housing in renewal precincts, may provide opportunities to co-locate social infrastructure and mixed uses at the heart of neighbourhoods.
C4: Fostering healthy, creative, culturally rich and socially connected communities	<ul style="list-style-type: none"> ▪ Social housing should be integrated with private and affordable housing to help reduce concentrations of disadvantage. Social housing should also have good access to transport, employment, community facilities and open spaces to provide a better social housing experience.
C5: Providing housing supply, choice and affordability with access to jobs, services and public transport	<ul style="list-style-type: none"> ▪ The location, type and cost of housing directly influence a person's quality of life (e.g. commuting time). ▪ New housing supply must be coordinated with local infrastructure to create liveable, walkable and cycle-friendly neighbourhoods with direct access to shops, services and public transport.
C0: Delivering integrated land use and transport planning and a 30 – minute city	<ul style="list-style-type: none"> ▪ The District Plan sets a long-term vision for people to have public transport access to their closest metropolitan or strategic centre within 30 minutes. ▪ Integrating land use, transport and infrastructure is necessary to achieve this vision. ▪ Encouraging the growth of strategic and local centres will reduce the need for people to travel long distances to access jobs and services.

NSW Government - Future direction for Social Housing in NSW 2016

The Future Directions for Social Housing in NSW sets out the NSW Government's vision for social housing over the next 10 years. The strategy is intended to drive better outcomes for tenants and helping those who are able to transition out of social housing.

The strategy notes that:

- Demand for social and affordable rental housing is increasing. Fewer social housing vacancies and an unaffordable private rental market has driven the growth of the social housing waitlist to 60,000 households.
- The average length of housing stays are also becoming longer, with more than 50% of people in social housing holding a lease for more than 10 years.
- Approximately 40% of social housing in NSW are located in concentrated housing estates. Many estates experience high levels of crime, unemployment, domestic violence, poor educational outcomes and associated child protection issues. The strategy notes improving the physical environment, including access to infrastructure, parks and community facilities can help to address this, as well as providing better support to employment and training opportunities.

To help meet demand, the NSW Government has launched Communities Plus in collaboration with the Land and Housing Corporation to fast track social housing developments. The new social housing developments will be modern, look the same as neighbouring private dwellings and be close to transport, employment and other community services. It aims for large redevelopments to target a 70:30 ratio of private to social housing to enable more integrated communities.

LOCAL GOVERNMENT

Cumberland Council – Cumberland 2030: Our Local Strategic Planning Statement 2019

Cumberland's *Local Strategic Planning Statement (CLSPS)* set outs that LGA's economic, social and environmental land use needs over the next 10 years. It sets out clear planning priorities about what will be needed (such as jobs, homes, services and parks) and actions to deliver the priorities for the community's future vision.

As part of the CLSPS process, the community were asked to provide feedback on how they wanted the LGA to look like in the future. Key community feedback of relevance to this proposal include:

- Sense of community and liveability of the area
- Equality and access to infrastructure and services
- High quality and diverse range of green spaces
- Jobs close to home
- A strategic approach to planning and development that results in positive outcomes for the community.

The CLSPS recognises the importance of town centres in delivering a range of services and facilities to support future growth. Town centres provide community life, retailing and entertainment and provide a highly valued cultural atmosphere. Lidcombe is identified as a principle local centre, with "popular eat streets and vibrant night time economy". It's also growing as a key employment generating centre due to its strategic location.

Key planning priorities which support the vision of Cumberland and of relevance to this proposal include:

- Delivering housing diversity to suit changing needs
- Delivering affordable housing suitable for the needs of all people at various stages of their lives
- Designing vibrant and attractive town centres
- Providing high quality, fit-for purpose community and social infrastructure in line with growth and changing requirements.

Cumberland Council – Cumberland Community Strategic Plan 2017 – 27

Cumberland's *Community Strategic Plan* sets out the community's vision for the future; the strategies in place to achieve it, and how progress towards or away from the vision will be measured. Cumberland community's vision for the future is to "*Welcome, Belong, Succeed*".

Key outcomes of relevance to this proposal to achieve this vision are:

- We have high quality community facilities and spaces that fit our purposes
- We feel safe in all areas of Cumberland at all times
- We have equal access to local services and facilities
- We have great natural and green spaces that suit a variety of uses
- We have access to jobs locally and in our region
- Our planning decisions and controls ensures the community benefits from development.

Cumberland Council – Draft Auburn and Lidcombe Town Centres Strategy 2016

The *Draft Auburn and Lidcombe Town Centre Strategy* will be used to inform the preparation of a planning proposal to amend the zoning, floor space and height controls for these town centres. It has been prepared in response to the current development which, while meeting minimum requirements, didn't provide the expected aesthetic or functional contribution to the centres. It became apparent that there is a disconnect between heights and floor space ratios (FSR), with heights often insufficient to encourage the quality of design anticipated.

The strategy makes the following observations for Lidcombe's built form:

- Shop top housing is the predominant form of housing in the town centre. Residential flat building and lower density housing surround the town centre. There is an opportunity to provide a greater variety of housing, including both affordable housing and live-work opportunities.
- Improving the connectivity for all users across the rail line and within the centre will be critical to achieving a cohesive functioning town centre in the future.
- There is an identified need to increase the retail convenience offerings for the local population, especially for a supermarket within the town centre.
- Across the Lidcombe and Auburn town centres, some developments have sought to maximise the floor space within the limited heights by filling as much of the site as possible. This has resulted in a bulk appearance, poor amenity and little useable outdoor space at the ground level for both residents and the public.

Cumberland Council – Draft Open Space and Recreation Strategy 2019 – 2029

Cumberland's *Open Space and Recreation Strategy* provides a 10 year direction for open space, sport and recreation services and facilities. The strategy's principles, strategic directions and actions focus on achieving social inclusion, connectivity, health and wellbeing, increased sport and recreation participation and social and environmental sustainability within Cumberland.

The strategy identifies Lidcombe has a deficit of open space, with poor access to parks over 0.5 ha in size. Phillips Park is the only identified open space which serves the population of Lidcombe North. To help minimise this deficit, the strategy provides the following priorities:

- Expanding the size of existing open space (e.g. through the acquisition of adjoining sites)
- Improving the pedestrian access to existing open space (e.g. through active street networks or connecting up parks)
- Creating a network of smaller spaces that provide a range of recreation functions with active street connections between.

The strategy also notes there is a current and future need for more local play spaces and additional off-leash areas in Lidcombe.

Cumberland Council – Community Facilities Strategy 2019 – 2029

Cumberland's *Community Facilities Strategy* provides direction for Council's programming, management, planning and provision of community facilities over the next 10 years.

Key findings of relevance to Lidcombe include:

- There is an existing shortfall of community facility space, which will increase with population growth. To overcome this, Council have implemented a key action to investigate the opportunity to develop a community hub (incorporating library, multipurpose community centre and other functions) within the Lidcombe Town Centre. As an option, this could be considered through the redevelopment of Lidcombe's existing Library and Community Centre site.
- There is a need for additional arts and creative spaces across the LGA, with particular need in Lidcombe. Industry benchmarks also indicate the need for a multipurpose performing arts or cultural centre in Cumberland.
- There are no Council-run education and care services in Lidcombe. This represents a lack of equitable access to Council's services for the community. The majority of Council's education and care services are focused in the western and central sections of the LGA.
- All of Council's libraries (except Granville library) will be undersized in the future. Local infrastructure contributions can contribute to the expansion or redevelopment of libraries in high growth areas (e.g. Lidcombe).

Cumberland Council – Children and Families Strategy 2019 – 2023

Cumberland's Children and Families Strategy provides a four year direction for the provision of education and care services. The strategy aims to ensure Council is collaboratively planning for the growing and changing needs, interests and aspirations of children and families in Cumberland.

Key findings of relevance to the proposal include:

- Lidcombe North will have the fourth highest growth of children (0 – 4 years) and primary school children (5 – 12 years) in the LGA.
- Based on benchmarks there is a current gap of 1,014 places for children aged 0 – 5 years for centre-based care. By 2036, this gap will extend to 2,864 places.
- Council will investigate opportunities to provide additional Council operated education and care services in the eastern section of the Cumberland area.

APPENDIX B

DEMOGRAPHIC DATA

Table 6 Demographic table

Data item	Lidcombe	Cumberland LGA	Greater Sydney (GCCSA)
Population	19,627	216,079	4,823,991
Median age	33	32	36
Average people per household	3.2	3.2	2.8
Age distribution (%)			
Aged 0-4	6.0%	7.8%	6.4%
Aged 5-9	4.7%	7.0%	6.4%
Aged 10-14	4.0%	5.7%	5.8%
Aged 15-19	5.5%	5.8%	6.0%
Aged 20-24	9.6%	7.9%	7.1%
Aged 25-29	12.5%	9.9%	7.9%
Aged 30-34	10.5%	9.6%	8.1%
Aged 35-39	7.6%	7.8%	7.4%
Aged 40-44	5.9%	6.3%	7.1%
Aged 45-49	6.0%	5.8%	6.7%
Aged 50-54	6.3%	5.6%	6.3%
Aged 55-59	6.6%	5.2%	5.8%
Aged 60-64	5.0%	4.3%	5.0%
Aged 65-69	3.3%	3.6%	4.4%
Aged 70-74	2.3%	2.6%	3.3%
Aged 75-79	1.7%	2.0%	2.4%
Aged 80-84	1.2%	1.4%	1.8%
Aged 85+	1.3%	1.5%	2.0%
Country of birth and Indigenous identification (%)			
Australia	30.0%	41.7%	57.1%
Born overseas country #1	South Korea: 15.4%	India: 6.6%	China: 4.7%
Born overseas country #2	China: 11.2%	China: 6.5%	England: 3.1%

Data item	Lidcombe	Cumberland LGA	Greater Sydney (GCCSA)
Born overseas country #3	Vietnam: 6.0%	Lebanon: 4.9%	India: 2.7%
Aboriginal or Torres Strait Islander	0.2%	0.6%	1.5%
Language spoken at home (%)			
English only	19.0%	28.9%	58.4%
Language other than English #1	Korean: 17.9%	Arabic: 15.2%	Mandarin: 4.7%
Language other than English #2	Mandarin: 11.1%	Mandarin: 6.3%	Arabic: 4.0%
Language other than English #3	Cantonese: 10.3%	Cantonese: 4.5%	Cantonese: 2.9%
Family composition (%)			
Couple family without children	31.4%	26.8%	33.4%
Couple family with children	50.8%	54.5%	49.5%
One parent family	14.7%	16.2%	15.2%
Other family	3.2%	2.5%	1.8%
Household composition (%)			
Family households	78.7%	77.0%	73.6%
Lone person households	13.8%	18.0%	21.6%
Group households	7.6%	5.0%	4.7%
Dwelling structure (%)			
Separate house	49.9%	56.0%	56.9%
Semi-detached	21.1%	16.2%	14.0%
Flat or apartment	27.9%	26.8%	28.1%
Other dwelling	0.3%	0.6%	0.6%
Tenure (%)			
Owned outright	25.2%	25.6%	29.1%
Owned with mortgage	30.7%	29.9%	33.2%

Data item	Lidcombe	Cumberland LGA	Greater Sydney (GCCSA)
Rented	39.5%	40.2%	34.1%
Other tenure type	0.6%	0.7%	0.9%
Employment (%)			
Unemployed	8.5%	9.5%	6.0%
Occupation (%)			
Professionals	21.8%	18.9%	26.3%
Technicians and Trades Workers	12.7%	15.4%	11.7%
Clerical and Administrative Workers	12.3%	14.2%	14.6%
Managers	9.0%	8.9%	13.7%
Sales Workers	9.0%	9.3%	9.0%
Labourers	13.2%	12.1%	7.5%
Community and Personal Service Workers	9.3%	9.7%	9.6%
Machinery Operators and Drivers	6.1%	8.4%	5.6%
Income (\$)			
Median personal weekly income	\$524	\$501	\$719
Median family weekly income	\$1,495	\$1,436	\$1,988
Median household weekly income	\$1,571	\$1,379	\$1,750
Level of highest educational attainment (%)			
Year 9 or below	6.9%	9.7%	7.1%
Year 10	6.5%	10.0%	9.4%
Year 11	2.7%	3.3%	3.1%
Year 12	26.3%	21.2%	17.3%
Certificate level I-IV	7.1%	9.9%	12.2%

Data item	Lidcombe	Cumberland LGA	Greater Sydney (GCCSA)
Advanced Diploma and Diploma level	9.1%	8.5%	9.3%
Bachelor Degree level and above	27.4%	22.2%	28.3%
Motor vehicles (%)			
None	11.9%	11.7%	11.1%
1 motor vehicle	39.7%	37.8%	37.1%
2 motor vehicle	30.7%	30.7%	32.8%
3 or more vehicles	13.3%	15.4%	15.7%
Method of travel to work (%)			
People who travel to work by public transport	36.6%	25.7%	22.8%
People who travel to work by car as driver or passenger	52.1%	62.4%	59.8%
Rates of homelessness (%)			
Number of homeless persons*	Not calculated	3,129	NSW total: 37,692

Source: ABS Census 2016 * Homeless rates take from the ABS 2016 Census of Population and Housing: Estimating homelessness per LGA

Socio Economic Indexes for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) has been developed by the Australian Bureau of Statistics (ABS) to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed. The Index of Relative Socio-Economic Advantage and Disadvantage is a continuum of advantage (high values) to disadvantage (low values) and is derived from Census variables related to both advantage and disadvantage.

The area with the lowest score is given a decile of 1, the area with the second lowest score is given a decile of 2 and so on, up to the area with the highest score is given the highest decile.

Table 7 SEIFA Index

Advantage and Disadvantage		
	Score	Decile
Lidcombe (suburb)	1011	7
Cumberland LGA	959	5

APPENDIX C

POPULATION PROJECTIONS

Cumberland LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	17,750	19,150	20,400	21,000	21,900	7.5%	23.4%
Aged 5 to 9	14,900	16,800	17,750	19,200	19,700	6.7%	32.2%
Aged 10 to 14	13,000	14,800	16,350	17,550	18,800	6.4%	44.6%
Aged 15 to 19	13,300	14,300	15,800	17,500	18,600	6.4%	39.8%
Aged 20 to 24	16,750	17,500	18,050	19,700	21,300	7.3%	27.2%
Aged 25 to 29	20,050	20,700	20,700	21,650	23,250	8.0%	16.0%
Aged 30 to 34	19,400	20,750	20,450	20,900	21,900	7.5%	12.9%
Aged 35 to 39	16,400	18,750	19,350	19,400	19,900	6.8%	21.3%
Aged 40 to 44	14,300	16,350	18,250	19,100	19,200	6.6%	34.3%
Aged 45 to 49	13,200	14,650	16,300	18,450	19,250	6.6%	45.8%
Aged 50 to 54	12,550	13,200	14,400	16,200	18,100	6.2%	44.2%
Aged 55 to 59	11,300	12,050	12,650	13,900	15,500	5.3%	37.2%
Aged 60 to 64	9,350	10,550	11,200	11,950	13,100	4.5%	40.1%
Aged 65 to 69	7,850	8,350	9,450	10,200	10,850	3.7%	38.2%
Aged 70 to 74	6,000	7,200	7,700	8,900	9,600	3.3%	60.0%
Aged 75 to 79	4,650	5,400	6,600	7,200	8,350	2.9%	79.6%
Aged 80 to 84	3,300	3,900	4,600	5,750	6,350	2.2%	92.4%
Aged 85 +	3,400	3,750	4,350	5,400	6,850	2.3%	101.5%
Total persons	217,450	238,200	254,350	273,900	292,450	-	34.5%
Change	14,450	20,700	16,200	19,550	18,500	-	-
Growth rate (%)	1.4%	1.8%	1.3%	1.5%	1.3%	-	-

Source: Department of Planning, Industry and Environment (DPIE)

APPENDIX D

CRIME STATISTICS

Table 8 Crime rates per 100,000 people, June 2018 – June 2019

Crime type	Lidcombe	Cumberland LGA	NSW
Non-domestic assault	594.1	358.6	402.1
Break and enter (non-dwelling)	74.9	67.8	127.1
Malicious damage to property	421.0	512.9	732.2
Motor vehicle theft	205.8	179.3	168.5
Steal from motor vehicle	538.0	467.1	484.2
Steal from persons	46.8	28.5	49.5
Break and enter dwelling	201.2	295.5	325.1

Source: BOCSAR

The following table contains the two-year crime trends for Lidcombe, Cumberland LGA and NSW. Some crime trends for Lidcombe are not calculated (n.c.) by BOCSAR due to limited sample sizes.

Table 9 Two year crime trends, June 2017 – June 2019

Crime type	Lidcombe	Cumberland LGA	NSW
Non-domestic assault	Stable	Stable	Stable
Break and enter (non-dwelling)	n.c.	-22.7%	Stable
Malicious damage to property	Stable	Stable	Stable
Motor vehicle theft	Stable	Stable	Stable
Steal from motor vehicle	Stable	Stable	Stable
Steal from persons	Stable	Stable	-12.3%
Break and enter dwelling	Stable	Stable	Down 6.1% per year

Source: BOCSAR. N.C = not calculated

