



DOOLEYS

LIDCOMBE CATHOLIC CLUB

Proposed Redevelopment
of Dooleys Lidecombe
Catholic Club
Social Impact Assessment

Prepared by Urbis

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Executive Summary

INTRODUCTION

This Social Impact Assessment (SIA) report has been prepared on behalf of DOOLEYS Lidcombe Catholic Club. It accompanies an Environmental Impact Statement (EIS) prepared for State Significant Development Application SSD_7603 for the staged development of the DOOLEYS Lidcombe site ("DOOLEYS") at Nos. 4B, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 and 28 Board Street, Nos. 3, 5, 7, 9, 11 and 17 Ann Street, and Nos. 6, 8, 12A and 24-28 John Street, Lidcombe.

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures and make recommendations in accordance with professional standards and statutory obligations.

THE PROPOSAL

The proposal includes an application for staged development approval for tourist related purposes comprising a concept proposal (including building envelopes, basement envelope, land uses, internal roads and connections to external road network) and Stage 1 works (including early works, site preparation, basement excavation and above ground multi-deck car park) at Dooleys Lidcombe Catholic Club.

METHOD

The following key tasks have been undertaken as part of this SIA:

- Stage 1: Scoping – policy review, site visit and review of concept plans
- Stage 2: Baseline analysis – a review of the demographic profile of the community, crime data, and local context and relevant technical studies
- Stage 3: Stakeholder consultation – interviews with key stakeholders (including Flemington Local Area Command, Club representative and Council Manager Strategy) and review of Dooleys Consultation Outcomes Report
- Stage 4: Social Impact Assessment – an assessment of potential impacts and benefits
- Stage 5: Reporting.

ASSESSMENT OF THE LIDCOMBE RENTAL MARKET

The relocation of Dooleys tenants was considered as part of this SIA. An analysis of the Club relocation strategy has been undertaken (see section 8.9). Additionally, an assessment of potential accommodation requirements and availability of properties at comparable rates was undertaken by Urbis (refer to Appendix B).

This assessment has indicated that properties with similar rental prices are being advertised in the local area. Some of these properties are similar in size and amenities to those currently owned by the Club. It is recommended that the Club continues its efforts to support the relocation of existing tenants to appropriately sized and priced properties, as per the requirements of each tenant.

SUMMARY OF SOCIAL IMPACTS

The following social impacts and benefits were identified:

Benefits

- Activation of the retail corridor along John Street and Church Street
- Increased accessibility through the site
- Increased levels of investment in the Lidcombe town centre
- Additional car parking spaces for Club members and reduction of on-street parking
- Reduction of heavy vehicle movement along Board and Church Streets due to loading dock access through Olympic Drive
- Creation of an estimated 410 direct jobs and a further 646 indirect jobs
- Creation of 470 direct jobs during construction
- Additional open communal space and a pedestrian promenade through the site
- Introduction of additional retail areas
- Retention of the fitness centre
- Inclusion of aged care residential land uses (ILUs)
- Contribution to additional housing supply within the Lidcombe town centre
- Contribution to the town centre character of Lidcombe.

Impacts

- Relocation of current Club tenants
- Local crime issues (to be mitigated through CPTED measures)
- Potential negative effects on the competitiveness of existing local businesses
- Encouragement of private vehicle use by increasing the number of car parking spaces
- Potential to negatively affect traffic congestion and traffic noise in the local area
- Potential for rail noise to affect Club and Hotel users
- Disruption of Club services during construction
- Potential overshadowing, noise, loss of views and loss of value for neighbouring detached houses.

CONCLUSIONS

The proposed development will have an overall beneficial impact on the local community in terms of social outcomes. The negative impacts identified can be successfully managed and, where possible, negated, if recommended measures are incorporated or implemented as part of the development proposal (refer to Section 9).

1 Introduction

1.1 INTRODUCTION

This SIA has been prepared on behalf of Dooleys Lidcombe Catholic Club (“the Proponent”). It accompanies an Environmental Impact Statement (EIS) for a State Significant Development Application SSD_7603 for the staged development of the Dooleys Lidcombe site (“Dooleys”) at Nos. 4B, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26 and 28 Board Street, Nos. 3, 5, 7, 9, 11 and 17 Ann Street, and Nos. 6, 8, 12A and 24-28 John Street, Lidcombe.

This application seeks staged development approval for tourist related purposes comprising a concept proposal (including building envelopes, basement envelope, land uses, internal roads and connections to external road network) and Stage 1 works (including early works, site preparation, basement excavation and above ground multi-deck car park) at DOOLEYS Lidcombe Catholic Club.

1.2 ASSESSING SOCIAL IMPACT

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures, if any, and provide recommendations in accordance with professional standards and statutory obligations.

This report is consistent with international guidelines for social impact assessment and considers the following types of impacts:

- Temporary (during construction) and permanent (post-construction) impacts
- Direct and indirect impacts
- Cumulative impacts; and
- Potential non-cumulative impacts.

Under Section 79(c) of the Environmental Planning and Assessment Act (1979), all social, environmental and economic impacts that are reasonably foreseeable are required to be considered and addressed as part of the planning process.

1.2.1 SIA ASSESSMENT CRITERIA

The extent to which potential social impacts and benefits will occur as a result of the proposal is assessed by comparing the level of impact (low, moderate and high) against the likelihood of impact occurring. Key criteria used in the assessment include:

- Duration – whether positive or negative impacts will be short term, medium-term or long-term
- Extent – whether positive or negative impacts will impact many people or relatively few (i.e. only a small number of individuals or households)
- Sensitivity/ Ability to Adapt – the extent to which resources or receptors are able to adapt to the change and maintain pre-impact livelihood assets
- Outcome – the consequence of the impact in terms of scope and scale of primary and secondary impacts.

Table 1 below outlines a potential matrix of criteria for understanding the level and likelihood of particular impacts.

Impacts will be assessed and evaluated for the level of significance.

TABLE 1 – ASSESSMENT CRITERIA

IMPACT	DURATION	EXTENT	ABILITY TO ADAPT	SOCIAL OUTCOMES
Low	Short-term <1 year Low frequency	Individual/ Household	Capacity to adapt to the changes with relative ease and maintain livelihoods, culture, and quality of life. Will have access to resources, infrastructure and services.	Inconvenience but with no consequence on long-term livelihoods, culture, quality of life, or adverse impact on access to resources, infrastructure and/or services.
Medium	Medium-term 1-6 years Medium or intermittent frequency	Small number of households	Capacity to adapt to change, with some difficulty, and maintain pre-impact livelihoods, culture quality of life. Continued access to resources, infrastructure and services, with a degree of support	Primary and secondary impacts on livelihoods, culture, quality of life, Restricted access to resources infrastructure and/or services
High	Long-term/ Irreversible > 6 years Constant frequency	Large part of/ whole community	Capacity to adapt to changes and continue to maintain pre-impact livelihoods, culture, quality of life. Restricted access to resources, infrastructure and /or services.	Widespread and diverse primary and secondary impacts likely to be impossible to reverse or compensate for.

Source: IAIA Guidelines

The likelihood of a particular impact occurring is also considered. As is the level of mitigation, which may be required to reduce the likelihood of particular impacts occurring.

The significance of potential impacts are evaluated as follows:

- Minimal – Something that, after assessment, was found not to result in a significant impact to potential receptors
- Minor – An impact does not require special conditions to be attached to the consent and can be controlled by adoption of normal good practice and monitoring to ensure mitigation is working properly and impact remains minor
- Moderate – An effect that should be considered by decision-makers and is likely to require conditions to ensure mitigation measures are recommended
- Major – An effect that should be considered in detail with conditions attached and impacts compensated for where possible
- Critical – These effects are “unacceptable” and should be avoided.

1.2.2 CONSULTATION

Part of the Secretary's Environmental Assessment Requirements (SEARs) is to include meaningful consultation at an early stage in the planning process.

A community consultation process was undertaken by Wells Haslem and Dooleys Club. The Community Consultation Outcomes Report was considered as part of this SIA.

Additionally, consultation was sought from Cumberland Council (Former Auburn LGA) Community Development Officer, Dooleys Chief Financial and Information Officer and Flemington Local Area Command Crime Prevention Officer.

Feedback from stakeholders was used to support the development of mitigation measures to reduce potential impacts.

1.2.3 METHODOLOGY

The following key steps and tasks have been undertaken as part of this SIA to inform the review of social impacts for the proposed development:

Stage 1: Scoping

- A review of relevant policy documents will be undertaken to assess key implications at a local and state level
- Site visit and audit of surrounding context
- A review of the development concept plans will be undertaken to inform a detailed understanding of the proposal.

Stage 2: Baseline analysis

- A review of demographic characteristics and population projections of the Club's local area
- Crime analysis, including a review of crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR)
- An audit of neighbouring premises, nearby sensitive receptors, community facilities and open space and recreation facilities.
- Review of strategies to support the relocation of tenants and assessment of available rental accommodation in the local area
- A review of relevant technical studies.

Stage 3: Stakeholder and Community Consultation

- Interviews with key stakeholders (including Flemington Local Area Command, Club representative and Council Manager Strategy)
- Review of Dooleys' community consultation outcomes reporting.

Stage 4: Social Impact Assessment

- An assessment of potential impacts and benefits
- Recommendations to maximise benefits and minimise impacts.

Stage 5: Reporting.

Please note: Separate Crime Prevention through Environmental Design (CPTED) assessment has also been prepared. This provides further analysis of community safety and recommendations for mitigation of potential crime-related impacts.

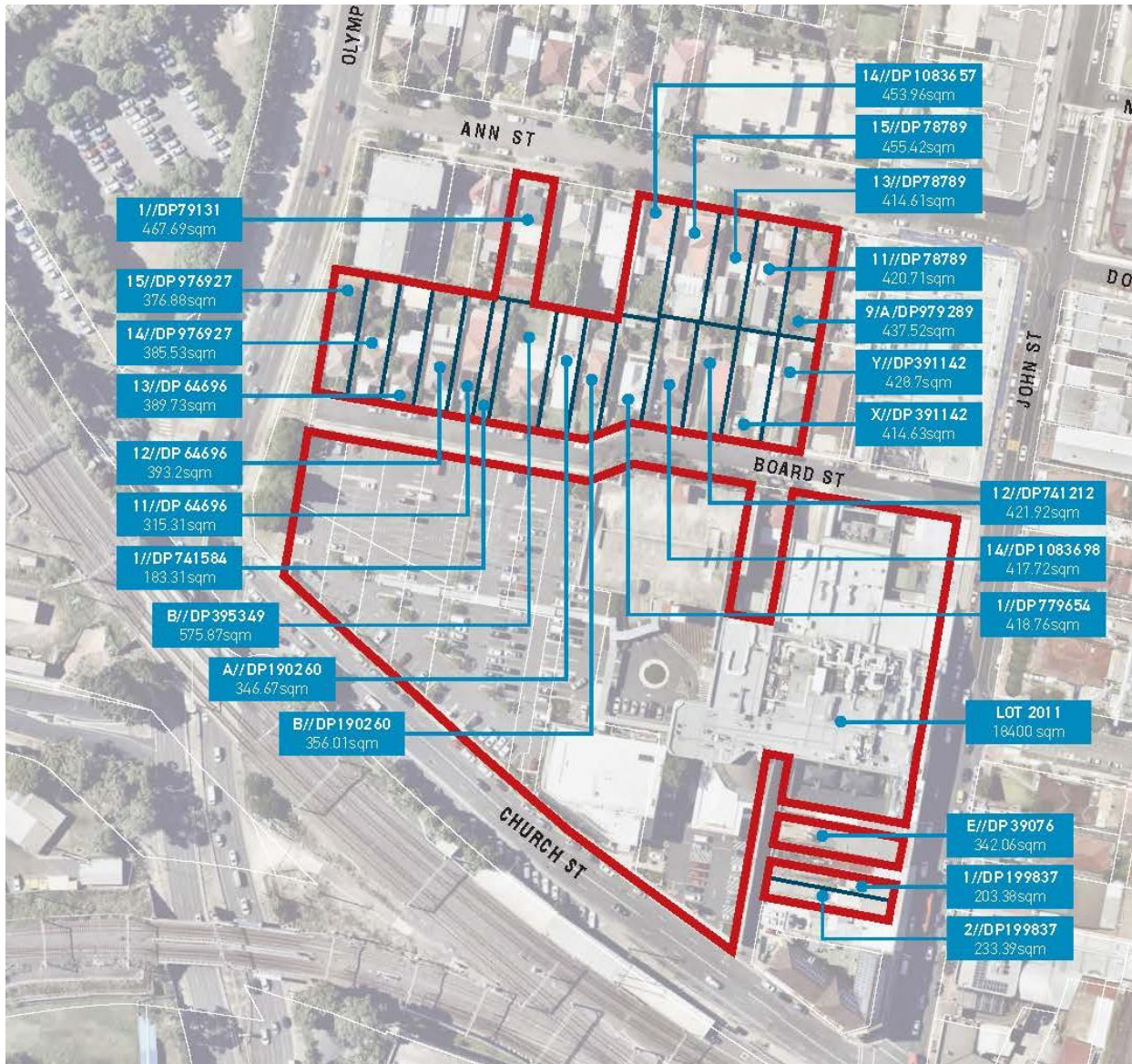
2 Site Location and Proposed Development

2.1 SITE LOCATION

Dooleys Lidcombe Catholic Club (The Club) is located at 24/28 John St, Lidcombe NSW 2141. It is bounded by Church Street to the South, Olympic Drive to the East, John Street to the West and Ann Street to the North. Currently, primary access to The Club's existing car park is from Church Street. The Proposal includes multiple vehicle entrances, including one on Church Street, one on Board Street, one on Ann Street and a loading dock entrance on Olympic Drive.

Figure 1 below shows the site layout.

FIGURE 1 – SITE LAYOUT



Source: Dooleys

2.2 CURRENT USE

Dooleys Lidcombe Catholic Club is one of three Dooleys leisure and entertainment venues across central western Sydney. Dooleys Lidcombe currently provides a number of services that include:

- Three restaurants and one café
- A gym
- Live music performances
- Function facilities
- Licensed and gaming areas
- Alfresco entertainment area
- A courtesy bus.

Dooleys has unrestricted on premises trading hours, as a business with a liquor licence acquired prior to 1/7/2008 and complies with new take-away alcohol laws in NSW, with all take-away trading ceasing at 10.00pm.

Dooleys is closed for trading on Good Friday and Christmas Day. Gaming machine shutdown hours apply Monday to Friday 4:00am to 10.00am with Friday, Saturday, Sunday and public holidays trading being 6:00am to 9.00am. These trading hours reflect the approved times on the liquor licence and the Local Council DA-162/2005.

The Club partners with a range of community organisations including NSW Services for the Treatment and Rehabilitation of Torture and Trauma Survivors, Refugee Advice and Casework Services, Auburn Small Community Organisation Network, MTC Australia and Auburn City Council to support refugees, asylum seekers and new migrants.

A number of Dooleys member groups also operate on-site. These include a Camera Club, Dance Sport, Euchre, Fishing Club, Golf Club, Mixed Indoor Bowls, Shuffleboard, Snooker & Billiards, Table Tennis, Travel Club, Walking Club, and Ten Pin Bowling Club.

According to Dooleys *Many Cultures Living as One Community* document, current community priorities for the Club are:

- Social Inclusion and Cohesion
- Community Health and Active Lifestyles
- Education and Employment
- Supporting Families
- Community Safety
- Aged Care and Disability Support
- Environmental Sustainability.

Dooleys' Corporate Responsibility Plan includes the following priorities:

- Investing time and resources to address community need
- Seeking to improve the quality of life of the workforce and members
- Embracing diversity

- Undertaking ethical, sustainable business practices.

Dooleys' Annual Report for the Year ended 30 June 2015 states that during the financial year 2013 to 2014 Dooleys contributed \$3,387,544 to community support and corporate social responsibility programs. The reported stated Dooleys' commitment to diversify the business, to reduce reliance on gaming, and deliver new business streams which reduce risk.

According to Dooleys' Annual Report for the Year ended 30 June 2015, community contributions over the year included:

- In excess of \$200,000 to the Cancer Centre for Children at the Westmead Children's Hospital
- \$80,000 donation to the Charitable Works Fund of Sydney Archdiocese through four local Parishes
- \$269,780 towards educational programs and resources in local schools
- \$30,000 in bursaries for the Australian Catholic University
- Max Potential a youth leadership and development program with three local high schools
- Ongoing development of the GAINS program, a five year Club partnership with CatholicCare to develop a harm minimisation program aimed at supporting patrons with addictive behaviours
- \$68,000 for scholarships for Catholic Primary and Secondary Schools through the CEO Foundation
- Over \$83,000 funding for local employment and 'job ready' programs
- Over \$160,000 funding to support local services for people with a disability
- 540 hours of community volunteering undertaken by Dooleys employees
- \$105,000 for local Parish renovations and upgrades
- Over \$190,000 funding to support local youth services and engagement
- A variety of harm minimisation programs aimed at supporting patrons with addictive behaviours including ClubSafe Premium, BetSafe and the CatholicCare GAINS program
- ClubsGrants supported a range of community services providers and community organisations.

2.3 THE PROPOSAL

Details of the project are described below:

(1) Concept Proposal

A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site. The concept proposal is for tourist related purposes, including building envelopes, basement envelope, land uses, internal roads and connections to external road network. Specifically, the concept proposal comprises:

- Two levels of basement car parking
- New two storey podium containing new Club facilities and other facilities associated with the proposed hotel, including conferencing; food and beverage and gym
- New 12 storey Club and hotel tower above the podium with approximately 260 hotel rooms
- New five storey above ground multi deck parking building (initially to provide car parking to enable the on-going operations of the existing Club through the redevelopment process)

- New internal road access and connection points to surrounding road network.

(2) Detailed Proposal for “Stage 1” development

This is a detailed proposal for early works, site preparation, excavation of the basement and construction of the above ground multi deck car park.

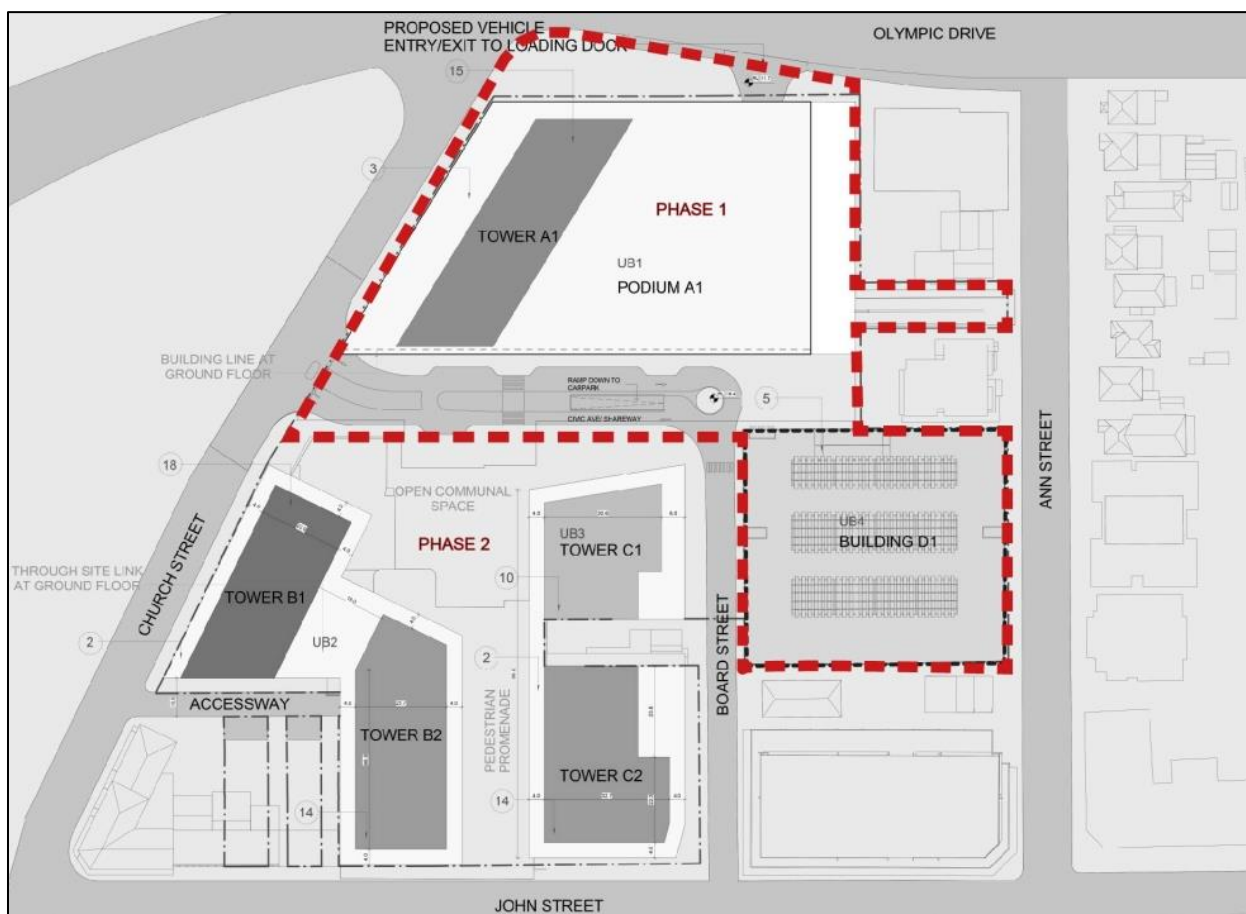
- Bulk earthworks for two levels of basement
- Hoarding
- Site establishment
- Infrastructure preparation works
- Construction Management including proposed site access and construction traffic management
- Construction of an above ground multi deck car park located between Board Street and Ann Street.

This SIA Report provides an assessment of the proposal as described above and detailed within the EIS.

2.4 PHASING

The proposal will occur in stages. The SIA relates to the concept plan and Phase 1 of the project.

FIGURE 2 – PHASING PLAN



Source: Dooleys

[illegible]

3 Policy Context

The following provides an overview of the policy and planning context for the site.

3.1 REGIONAL CONTEXT

The former Auburn Local Government Area (LGA) is part of the newly formed Cumberland Council, which also includes parts of the former Parramatta and Holroyd Councils. This new Council is part of the West Central Subregion in Sydney's metropolitan strategy *A Plan for Growing Sydney*. Lidcombe is located approximately 7kms south east of Parramatta CBD which is considered Sydney's second city and the major CBD for the region. The focus for the Parramatta CBD is on jobs growth and service delivery.

Dooleys' is located adjacent in John Street close to Lidcombe railway station and the town centre.

The proposal for Dooleys' relates to the subregional objective of providing jobs and services closer to home for Western Sydney's residents, improving liveability and contributing to strong, resilient communities.

3.2 AUBURN CITY COMMUNITY STRATEGIC PLAN 2013-2023

The Auburn City Community Strategic Plan 2013-2023 built on the first Community Strategic Plan developed in 2010 after extensive community consultation. This is the overarching community plan which gives directions to other community plans (summarised below).

The vision for Auburn was that "Auburn City is a community with a sense of pride".

Themes are:

- Our Community: Diverse and Inclusive
- Our Places: Attractive and Liveable
- Our Environment: Healthy and Green
- Our Leadership: Visionary and Responsible.

It notes community initiatives to improve social well-being and provide opportunities for people to be involved in local community life are a priority.

The Plan identifies the rapid development as a challenge to the provision of community facilities to cater for rapid population growth. Delivery of additional community facilities in rapid growth areas, including Lidcombe, is identified as constrained due to availability of funds.

Other issues identified in the Plan include high levels of disadvantage leading to poor health outcomes and lack of accessible youth specific spaces.

It also noted the attractiveness of public spaces and town centres influence frequency of visits to these spaces. Attractive places that feel safe attract residents and visitors and contribute to the local economy. It recognised that access to open spaces improves health and well-being.

Priority areas identified during community consultation are:

- Improved cleanliness and attractiveness of Town Centres
- Improved planning for residential developments and growth areas
- Better access to and provision of public transport
- Continued level of maintenance of roads and footpaths

- Increased provision of parking
- Improved traffic management.

Desired outcomes include:

- High quality urban development
- Inviting and well used open spaces
- Attractive public spaces and town centres
- Good transport and traffic management
- Movement of people that is safe, accessible and efficient
- Community assets managed for current and future generations
- A place that celebrates cultural identity and heritage.

3.3 AUBURN DEVELOPMENT CONTROL PLAN 2010

The Auburn *Development Control Plan 2010* (DCP) is the relevant planning tool governing the site. The specific section of relevance is Local Centres which contains a subsection for the Lidcombe Town Centre. The aim of the DCP in relation to Local Centres is to:

- promote vibrant, attractive and sustainable local centres
- to ensure development within local centres has a high level of amenity, quality, architectural and design excellence
- contribute to the overall streetscape
- minimise the impact on the environment, and
- optimise use of the land.

Under the DCP for local centres mixed use developments are:

- to encourage sustainable development by permitting services and employment-generating uses in conjunction with residential uses
- to provide affordable residential development within close proximity to transport, employment and service
- to enhance the vitality and safety of commercial centres by encouraging further residential development
- to achieve a lively and active street frontage by encouraging the integration of appropriate retail and commercial uses with urban housing
- to manage the bulk, scale and traffic generation of mixed use developments
- to ensure that mixed use developments are designed having adequate regard for the amenity of occupants and surrounding development.

The DCP for Town Centres contains a specific control plan for the Lidcombe Town Centre.

Several sites within the town centre, including Dooleys', are identified as having potential for "intensification of commercial, residential and mixed use development with capacity to contribute to the

transformation of the existing urban form to one which will generate more activity and lead the development of the town centre”.

Controls for this area provide for active street frontages in John Street and Church Street, including the Dooleys' site.

Dooleys' is noted in this Plan as Site 1 which is recognised as a strategically significant site within the Lidcombe Town Centre.

Objectives for the site are:

- to ensure architectural design recognises the strategic significance of the site within the Lidcombe Town Centre; and the visual prominence of the site from public areas including the train station and the approach towards the site from the northern end of John Street
- to reinforce John Street as the main street of the northern area of the Lidcombe Town Centre
- to ensure development is sensitive in scale and character to the heritage item within the site
- to provide an appropriate transition to the residential area to the north of the site
- to improve pedestrian access and circulation within the town centre.

A particular control is to provide a new pedestrian and vehicle through-site link between Church Street to Board Street to improve circulation and access to the town centre. Outdoor dining is encouraged in John Street and Church Street.

3.4 LIDCOMBE TOWN CENTRE STRATEGY

In 2006 Lidcombe Council endorsed the Lidcombe Town Centre Strategy which sets out three growth scenarios for the town centre and provides a framework for planning, design and development of a Development Control Plan for the area.

The Strategy identifies two precincts in the town centre as the Northern Precinct and the Southern Precinct. Dooleys' is located in the Northern Precinct which is described as a relatively quiet shopping area focused around Church Street and John Street. The Strategy identifies key features of the area as banks, Dooleys' Catholic Club, Lidcombe Courthouse, St Joachims Catholic School and church, and Lidcombe Public School.

Community consultation undertaken to inform the development of a strategy found:

- Acknowledgement that further development will happen. However, there are concerns about the potential scale of development
- Support for good quality design of buildings
- Desire to maintain heritage character and value
- Support for open space links and enhancements
- Support for better access and traffic control in the Town Centre
- Support for more diverse shopping, retail, and commercial
- There is a need to address the flooding impact in the Town Centre.

The preferred scenario for the town centre aims to minimise flooding and improve traffic and pedestrian circulation and safety. It aims to provide better public domain access and more diverse shopping opportunities.

The proposed development of the seven key sites (which includes Dooleys') provides for built form markedly different from the existing. Potential community concerns relate to impacts on heritage streetscapes and village appearances; the scale of development and size of population; and potential negative impacts on social interactions of large scale development.

The preferred scenario identifies Dooleys' as a location in the Town Centre close to transport and favouring a broad range of mixed commercial, entertainment and residential uses. It identifies a potential for additional shopper parking on site.

3.5 AUBURN COMMUNITY FACILITIES STRATEGY 2014-2024

The Community Facilities Strategy identifies a need for additional community facilities to meet the rapidly growing population of the Auburn LGA.

The study found that existing community centres do not provide adequate multipurpose spaces to meet the needs of the current or future community.

Access to public transport and prominent locations near shopping centres were identified as priorities for users of facilities.

The study identified an under-provision of child care places in the City of Auburn. There is also a need for a new library in the northern section of the LGA.

As part of the redevelopment of existing areas north of Parramatta Road, Council was negotiating a new multipurpose community centre and district library at Wentworth Point and a multipurpose community centre at the Carter Street Urban Activation Precinct. In addition, developments around Sydney Olympic Park will require a number of community facilities.

The strategy recommends that community facilities are:

- Visually prominent
- Integrated with other services
- Accessible by public transport
- Have adequate parking
- Pedestrian/cycle accessible
- Include universal access as per Australian Standards 1428
- Affordable
- Multipurpose.

Specific proposals for Lidcombe are for the disposal of the current community centre, library and early childhood centre to fund a new purpose built library and community centre on the former RSL site; and a new multi-purpose centre as part of the Carter Street Urban Activation development.

3.6 AUBURN COMMUNITY ACCESS PLAN 2013-2017

The goal of the Community Access Plan is to identify and eliminate Council practices that may result in discrimination against people with a disability and to build capacity for service delivery and accessibility to all people. The aims of the Plan are to:

- Implement standards of universal access to Council facilities and infrastructure
- Ensure Equal Opportunity Employment and relevant training within Council

- Engage and partner with people with disability, carers and local service providers
- Provide for advocacy and promote awareness of disability and opportunities for participation
- Provide accessible Council programs and services.

Key issues were identified as access to buildings and infrastructure; public space; development applications and employment.

Aged care and support for people with disabilities was identified as a priority for people, particularly in the suburbs of Auburn, Lidcombe, Regents Park and Silverwater.

The estimated proportion of the population of the LGA with a disability is 15.4% or 11,417 people. In Lidcombe there are 777 people with a disability.

Council established Auburn Access Committee to further the aims of the Plan and developed an action plan to be undertaken by council.

3.7 AUBURN CULTURAL PLAN 2007-2017

Auburn's Cultural Plan's proposes the following:

"Auburn will be known for the strength of its community cultural networks, creative industries and dynamic arts and cultural activities. Community cultural development initiatives and strong partnerships will contribute to a less fragmented and better connected Auburn community, with a strong cultural identity and a deep respect for its unique cultural heritage.

"Auburn's public facilities and spaces, including its parks, town centres and cultural facilities will support Auburn's thriving cultural life. Community cultural facilities are accessible and distinctive because of their excellence in design and because of the range and quality of the creative programs that are on offer."

Auburn has a diversity of cultural lifestyle; a range of regular festivals and events; a large number of parks, playgrounds and natural open spaces; a range of cultural businesses; a high number of educational resources and institutions; as well as cultural clubs and venues.

Lidcombe was identified as containing 24 heritage items, 97 food and cuisine businesses, 33 open air venues for cultural events, 14 sporting associations and 12 different faith/ religious associations.

However, gaps in the Auburn LGA were identified as limited availability and access to venues and facilities for cultural events; a need for an advocacy program for a small and vulnerable local heritage; limited public art; few artists and creative workers in the LGA; and little recorded knowledge of Indigenous heritage.

A number of goals are set out in the Cultural Plan to integrate cultural development into the business of Council through collaboration and partnerships to provide access and learning opportunities. A sense of identity is to be fostered through respect for heritage and integration of art and design in the public arena. Auburn's emerging cultural industry is recognised as a key component of the economy and supported with a network of accessible venues and facilities to support cultural activities.

3.8 AUBURN YOUTH STRATEGY 2013-2016

This Youth Strategy aims to identify local priority areas and strategies to improve the lives of young people in Auburn City, support the development of partnerships to address issues facing young people and promote collaborative action.

The Strategy noted that young people aged 12 to 24 years represent over 19% of Auburn City's population. A high proportion (11.1%) of those aged 15 to 24 years were identified as being disengaged (not in work or education). This proportion was 7.4% for Lidcombe North and 7.5% for Lidcombe South.

Auburn LGA also has high levels of youth unemployment (15.9%).

Four priority areas identified by the Strategy are:

- Community safety
- Employment and education
- Accessible youth services and facilities
- Health and wellbeing.

The Strategy outlines a range of actions under these priority areas.

3.9 AUBURN CITY POSITIVE AGEING STRATEGY 2013-2023

This Strategy estimates that by 2023, 9.9% of the population of Auburn City will be aged 65 years and over. The Strategy was developed to help create an age-friendly community and focuses on the needs of seniors. The four priority areas identified include:

- Healthy and Active Ageing in Auburn City
- An Accessible Community for Older People
- Safe and Connected Communities across Auburn City
- Independent Ageing in Place of Choice.

An age friendly community recognises diversity among older people; respects their decisions and lifestyle choices; promotes their inclusion and contribution in all areas of life; and responds to age-related needs and preferences.

The top three challenges for seniors identified by the community are:

- Maintaining health and fitness
- Lack of transport options
- Safety concerns.

Issues identified by service providers are:

- Accessing aged care services including awareness of services available and access to culturally appropriate services by CALD communities
- Transport and mobility
- Community and home safety
- Loneliness and social isolation.

People from a culturally and linguistically diverse background make up a significant proportion of Auburn's older people. The Strategy identified particular challenges for those from CALD backgrounds in accessing and navigating services.

There are also high numbers of older refugees, including post-World War II and recent arrivals. Issues facing older refugees may include social isolation and lack of extended family networks; loss of status; psychological health needs; and anxiety about family remaining overseas.

4 Community Profile

The following outlines the key demographic characteristics of the study area. This is compared against the demographic profiles of Auburn LGA and Greater Sydney Statistical Area.

4.1 COMMUNITY DEMOGRAPHIC PROFILE

This demographic analysis is based on 2011 Census data from the Australian Bureau of Statistics (ABS) (Australian Bureau of Statistics, 2014).

For the purposes of this study, an area of 1 km in radius (the Study Area) around the site was defined. The demographic profile of the Study Area and the suburb of Lidcombe are reported here along with the demographic profiles of the Auburn LGA and the Greater Sydney Statistical Area (Sydney GCCSA) for comparison purposes.

4.1.1 PEOPLE AND GENDER

In 2011, the estimated population living in the Study Area was 13,817 people, which equates to approximately 10% of the total population of the Auburn LGA. The Study Area had a higher population density at 4,486.3 people per square kilometre than the Auburn LGA as a whole which has a density of 2,270.4 people per square kilometre. The population density of the Greater Sydney area was 355 people per square kilometre.

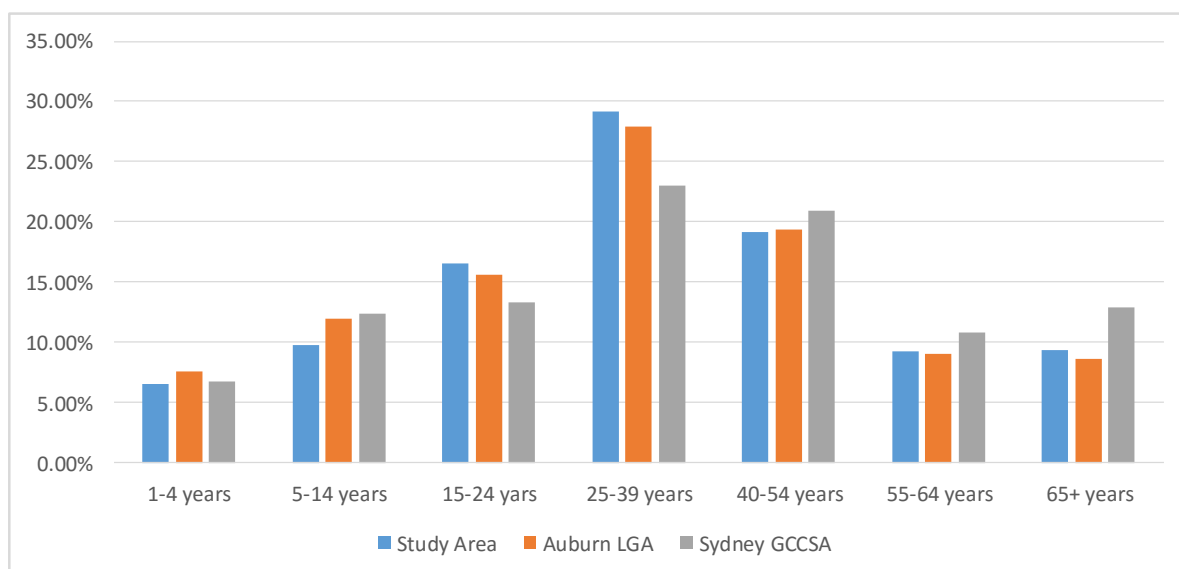
Unlike the Greater Sydney area, both the suburb of Lidcombe and the Auburn LGA had higher proportions of males than females. In the suburb of Lidcombe the percentage of females is 49.2% and the percentage of males was 50.8% and in Auburn the percentage of females was 48.2% and males 51.8%. In the Greater Sydney area females make up 50.8% and males 49.2% of the population.

4.1.2 AGE

The Study Area is characterised by a high proportion of young adult residents (aged 25-39 years) and a relatively low proportion of schooled aged children (5-19 years) and low proportion of residents over 65 years of age. The data indicates that:

- Approximately a third (33%) of residents in the Study Area is aged 20-34 years which is higher than Auburn (30%) and Sydney GCCSA (22%)
- The Study Area with 16% has a lower proportion of school aged children (5-19 years) than Auburn LGA (18%) and the Sydney GCCSA (19%)
- The proportion of older residents aged 65 years and over is less in the Study Area (9%) and Auburn LGA (9%) than Greater Sydney (13%)
- Proportions of other age groups are relatively consistent across the Study Area, Auburn LGA and Greater Sydney.

FIGURE 4 – POPULATION AGE BREAKDOWN



Source: ABS Census, 2011

4.1.3 ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE

As shown in Table 2, the proportion of residents who identify as Aboriginal and Torres Strait Islander in the Study Area is lower than the Auburn LGA and Greater Sydney overall.

TABLE 2 – PROPORTION OF ABORIGINAL AND TORRES STRAIT ISLANDER PROFILE

Study Area	Auburn LGA	Sydney GCCSA
0.2%	0.6%	1.2%

Source: ABS Census, 2011

4.1.4 COUNTRY OF BIRTH

The Study Area is characterised by a high proportion of overseas born residents. After Australia, most residents in the Study Area were born in China followed by Korea. The data shows that:

- Less than one third (31%) of residents in the Study Area is Australian born. This is a slightly lower proportion than in the Auburn LGA (39%) and much lower proportion than Greater Sydney (64%)
- In the Study Area residents who were born in China make up 15% of the population and residents who were born in Korea make up 11% of the population.

TABLE 3 – COUNTRY OF BIRTH

COUNTRY OF BIRTH	STUDY AREA	AUBURN LGA	SYDNEY GCCSA
Australia	30.8%	38.7%	63.7%
China	14.5%	12.2%	3.6%
Korea (South)	11.3%	4.5%	1.1%
Vietnam	7.3%	4.9%	1.7%
India	3.4%	3.9%	2.1%
Turkey	2.9%	3.8%	0.3%

4.1.5 LANGUAGE SPOKEN AT HOME

The Study Area is characterised by a high proportion of residents who speak a language other than English at home and, low proportion who speak only English:

- The proportion of people who speak English only in the Study Area is 16%, much lower than the Greater Sydney percentage of 66%. This is also the case for the Auburn LGA with 22% speaking only English at home
- The Study Area is characterised by a large majority of households (84%) in which languages spoken at home are different from English
- Apart from English, Chinese languages are the most commonly spoken in the Study Area with over one quarter (27%) of residents speaking a Chinese language. The second most commonly spoken language in the Study Area is Korean (13%) followed by Indo-Aryan (9%). In the Auburn LGA 22% speak a Chinese language, 9% an Indo-Aryan language and 6% Korean.

TABLE 4 – LANGUAGES SPOKEN AT HOME OTHER THAN ENGLISH

LANGUAGE	STUDY AREA	AUBURN LGA	SYDNEY GCCSA
English only	16.3%	22.4%	65.7%
Chinese Total	26.8%	22.2%	6.8%
Korean	13.4%	5.6%	1.1%
Indo-Aryan - Total	8.8%	8.7%	3.6%

Source: ABS Census, 2011

4.1.6 EDUCATION AND OCCUPATION

The Study Area has similar levels of educational attainment to Greater Sydney and a higher proportion of blue collar workers. The data shows that:

- Nearly a quarter of Study Area residents (23%) have obtained a bachelor degree or higher which is similar to Greater Sydney (24%). Auburn LGA has 21% of the population with a bachelor degree or higher
- The Study Area has 9% of the population undertaking tertiary education compared to 7% in the Auburn LGA and Greater Sydney
- Almost 70% of people in the Study Area have completed Year 12 or equivalent which is higher than Auburn LGA (66%) and Greater Sydney (62%)
- Over two thirds (68%) of the Study Area working population work in white collar jobs, which is lower than Sydney GCCSA (74%)
- Nearly a third of the working population of the Study Area (32%) is employed in blue collar occupations, compared to just over a quarter (26%) in Greater Sydney.

4.1.7 EMPLOYMENT

The Study Area and Auburn LGA have a higher unemployment rate than Greater Sydney. The data shows that:

- Participation in the labour force is 61% for the Study Area and 58% for Auburn LGA compared to 65% across Greater Sydney
- The unemployment rate in the Study Area and Auburn LGA is almost 9% compared to compared to 6% across Sydney GCCSA.

4.1.8 INCOME

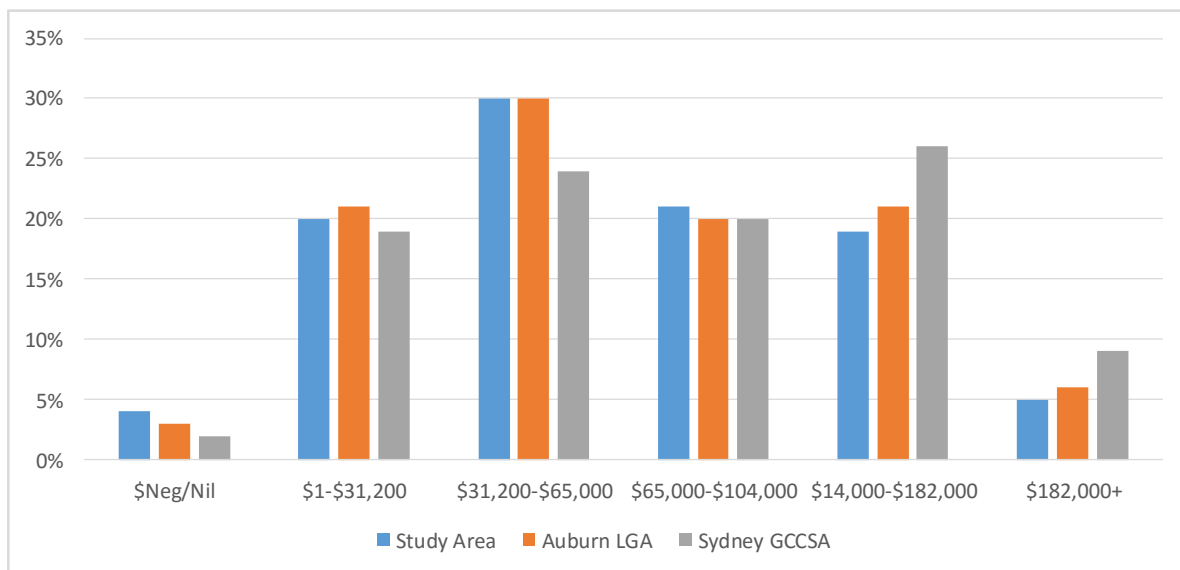
The Study Area and the Auburn LGA are characterised by lower average household income than Greater Sydney. Over half of households in the Study Area (54%) and in Auburn LGA (53%) are in the lower income brackets (<\$65,000) compared to 44% across Greater Sydney.

The per capita income in the Study Area (\$25,166) and Auburn LGA (\$26,241) are both lower than in Greater Sydney (\$36,285).

Conversely, the Study Area (25%) and the Auburn LGA (26%) have lower proportions of households in the higher income brackets (>\$104,000) than Greater Sydney (36%). The data shows that:

- The average household income for the Study Area at \$76,396 is slightly lower than for the Auburn LGA at \$78,490 and much lower than the Greater Sydney average of \$94,428.

FIGURE 5 – INCOME DISTRIBUTION



Source: ABS Census, 2011

4.1.9 FAMILY COMPOSITION AND HOUSEHOLD STRUCTURE

The majority of people in the Study Area live in family households. The proportion living in family households in the Study Area and the Auburn LGA is greater than the proportion in Greater Sydney. The data shows that:

- The proportion of family households within the Study Area (79%) is similar to the Auburn LGA (78%) and higher than Greater Sydney (73%)
- Only 16% of residents in the Study Area live in lone person households compared to 17% in the Auburn LGA and 23% in Greater Sydney
- Approximately one fifth of residents in the Study Area (21%) live in Non-Family households compared to 27% in Greater Sydney (26%).

4.1.10 DWELLING TYPE AND TENURE

As with the Auburn LGA, the Study Area is characterised by a low proportion of people living in separate houses compared to Sydney. The Study Area also has a higher proportion of people living in semi-detached dwellings than Auburn LGA or Greater Sydney.

The Study Area is also characterised by high levels of mortgage stress and rental stress compared to Greater Sydney. Auburn LGA also has higher levels of mortgage stress and rental stress than Greater Sydney. The data shows that:

- Less than half of dwellings in the Study Area (47%) and Auburn LGA (49.8%) are separate houses compared with 61% in Greater Sydney
- 23% of dwellings in the Study Area are semi-detached dwellings compared to 12% in Auburn LGA and 13% in Greater Sydney
- 30% of dwellings in the Study Area are flats, units or apartments which is a lower proportion than Auburn LGA (38%) but a higher proportion than Greater Sydney (26%)
- Eight percent (8%) are experiencing mortgage stress in the Study Area and Auburn LGA compared to 3% in Greater Sydney
- 18% in the Study Area and 15% in Auburn are experiencing rental stress compared to 8% in Greater Sydney.

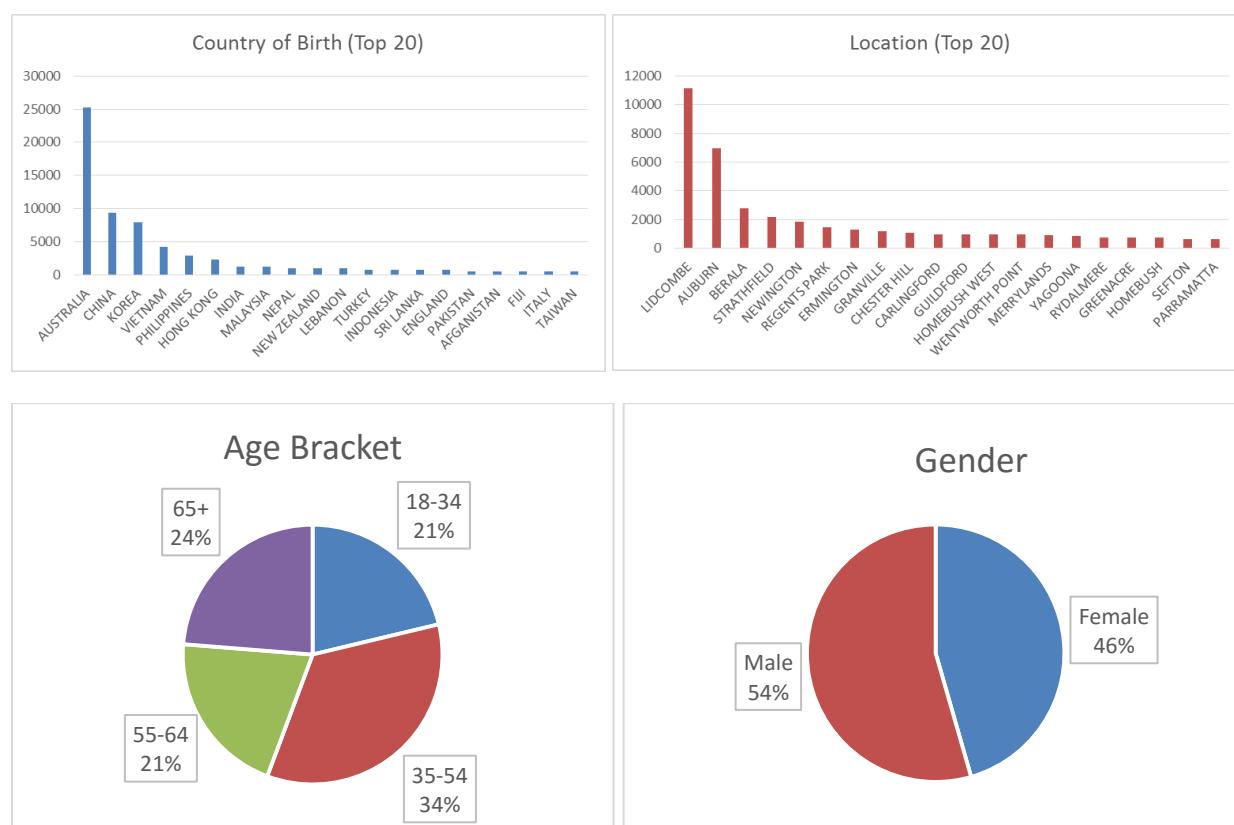
4.2 MEMBER PROFILE

The Club reports that 56.6% of those aged over 18 in Auburn LGA are Dooleys members.

Fifty-four percent of members live within 5km of the Club, 58% of live in the Auburn, Bankstown and Parramatta LGAs. More than one third of Club members are between 35 and 54 years of age.

The following are highlight demographic characteristics of the Club's members.

FIGURE 6 – KEY MEMBER DEMOGRAPHIC CHARACTERISTICS



Source: Dooleys

4.3 POPULATION PROJECTIONS

Population projections for the Auburn LGA are from *Forecast.id* and are based on data obtained from the Australian Bureau of Statistics. Table 5 below presents an age breakdown of the population projections for Auburn LGA from 2011 to 2036. The projection for current population (2016) is also included.

The population of the Auburn LGA is expected to grow at a rate of 2.8% per year until 2036. This is a significantly higher growth rate than for NSW of 1.2% per year. There is expected to be 54,866 people added to the estimated residential population of Auburn LGA in 2011 of 77,779. This represents a total growth of approximately 71% from 2011 to 2036.

The larger age group is the 25-29 year age group, which represents 11.4% of the population in 2011. The proportion in this group is expected to fall slightly to 10.5% of the population in 2036, but is expected to remain the dominant age group. This is followed by the 30-34 year age group which is expected to grow as a proportion of the population from 9.4% in 2011 to 10.4% in 2036.

By 2036 the proportion of people aged 65 years and over is expected to rise from just under 9% of the population, just over 11%.

The proportion of school aged children (5-19 years) is expected to fall slightly from 18% in 2011, to 16% in 2036.

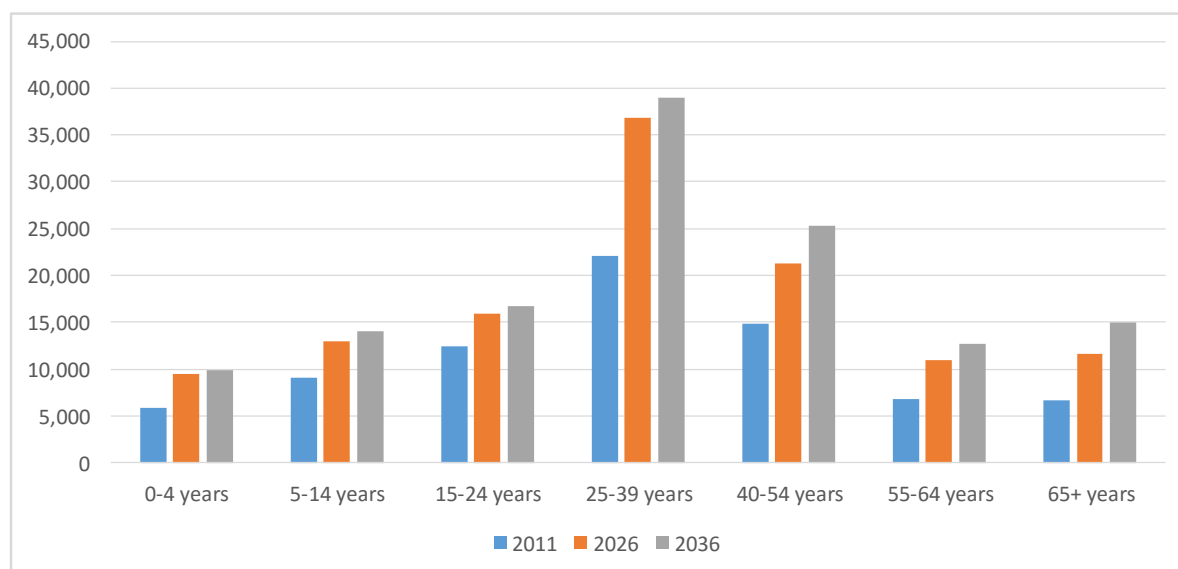
Proportions across other age groups are expected to remain relatively stable.

TABLE 5 – POPULATION PROJECTIONS AND AGE BREAKDOWN 2011-2036

AUBURN CITY - TOTAL PERSONS	2011		2026		2036		CHANGE BETWEEN 2011 AND 2036
AGE GROUP (YEARS)	NUMBER	%	NUMBER	%	NUMBER	%	NUMBER
0 to 4	5,835	7.5	9,476	8.0	9,878	7.4	+4,043
5 to 9	4,643	6.0	7,152	6.0	7,678	5.8	+3,035
10 to 14	4,396	5.7	5,762	4.8	6,340	4.8	+1,944
15 to 19	4,841	6.2	6,193	5.2	6,753	5.1	+1,912
20 to 24	7,612	9.8	9,681	8.1	9,997	7.5	+2,385
25 to 29	9,108	11.7	13,631	11.4	13,918	10.5	+4,810
30 to 34	7,311	9.4	13,076	11.0	13,820	10.4	+6,509
35 to 39	5,733	7.4	10,148	8.5	11,256	8.5	+5,523
40 to 44	5,184	6.7	8,046	6.8	9,281	7.0	+4,097
45 to 49	4,985	6.4	6,900	5.8	8,304	6.3	+3,319
50 to 54	4,719	6.1	6,388	5.4	7,678	5.8	+2,959
55 to 59	3,814	4.9	5,921	5.0	6,917	5.2	+3,103
60 to 64	2,941	3.8	5,024	4.2	5,851	4.4	+2,910
65 to 69	2,025	2.6	3,981	3.3	4,777	3.6	+2,752
70 to 74	1,659	2.1	3,011	2.5	3,886	2.9	+2,227
75 to 79	1,154	1.5	2,095	1.8	2,874	2.2	+1,720
80 to 84	959	1.2	1,325	1.1	1,881	1.4	+922
85 and over	860	1.1	1,286	1.1	1,556	1.2	+696
Total persons	77,779		119,098		132,645		+54,866
Change			+41,318		+13,547		+54,866
Overall % growth			53%		11%		71%
Growth rate per year			3.5%		1.1%		2.8%

Source: Forecast.id 2014

FIGURE 7 – POPULATION PROJECTIONS BY AGE GROUPS



Source: NSW Department of Planning and Environment, 2014

4.4 RELATIVE DISADVANTAGE

The Socio-Economic Indexes for Areas (SEIFA) was developed by ABS to provide a ranking for social and economic wellbeing and welfare of communities across a range of spatial scales. Four indices have been developed, as follows:

- Index of Relative Socio-economic Disadvantage: focuses primarily on disadvantage, and is derived from Census variables like low income, low educational attainment, unemployment, and dwellings without motor vehicles
- 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
- Index of Economic Resources: focuses on financial aspects of advantage and disadvantage, using Census variables relating to residents' incomes, housing expenditure and assets
- Index of Education and Occupation: includes Census variables relating to the educational attainment, employment and vocational skills.

Table 6 below presents 2011 SEIFA data results for the Lidcombe suburb and the Auburn LGA and gives the rankings of both within Australia.

This presents the relative score and rank for both areas. A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. The area with the lowest score in Australia is given a rank of 1, the area with the second lowest score is given a rank of 2 and so on, up to the area with the highest score (rank 8,262 for suburbs and 564 for LGA's), which is given the highest rank.

This also presents the decile results. All areas are ordered from the lowest to highest scores, the lowest 10% of areas are given a decile number of 1 and so on, up to the highest 10% of areas which are given a decile number of 10.

TABLE 6 – SEIFA RESULTS COMPARED WITH AUSTRALIA

AREA	ADVANTAGE AND DISADVANTAGE			DISADVANTAGE			ECONOMIC RESOURCES			EDUCATION AND OCCUPATION		
	Score	Rank	Decile	Score	Rank	Decile	Score	Rank	Decile	Score	Rank	Decile
Lidcombe	981	3453	5	957	2,160	3	963	2,068	3	1022	5,642	7
Auburn LGA	944	209	4	917	86	2	962	167	3	1001	429	8

Source: ABS 2011

The above results show the population of Lidcombe had a middle rating on the index of advantage and disadvantage while Auburn LGA was in the bottom 40%. Lidcombe is in the bottom 30% for disadvantage and Auburn LGA in the bottom 20%. Both Lidcombe and Auburn LGA were in the bottom 30% regarding economic resources. However, ratings for education and occupation show Lidcombe to be in the top 30% with Auburn LGA in the top 20%.

5 Crime Profile

Crime data is available from the NSW Bureau of Crime Statistics and Research (BOCSAR), which identifies the number and type of crimes reported to police at an LGA level from January 2014 to December 2015. While this does not reflect all crime which may occur, it does identify high risk areas and common types of crime.

The following sections provide an overview of crime rates for Auburn LGA and compare this to the NSW average to help assess local risk compared to state-wide averages.

5.1 TYPES OF CRIME

Table 7 below gives an overview of the most common crimes occurring in the suburb of Lidcombe and the Auburn LGA in 2015 based on crime rates per 100,000 people.

Data indicates the five highest crime rates in Lidcombe are for fraud, followed by drug offences, malicious damage to property, steal from motor vehicle, and non-domestic assault. For the Auburn LGA the highest crime rates are drug offences, fraud, non-domestic assault, and malicious damage to property.

In Auburn LGA, crime rates for drug offences, fraud, non-domestic assault, motor vehicle theft, and steal from person are higher than rates for these offences in NSW.

Lidcombe crime rates for fraud, motor vehicle theft, liquor offences, and steal from person are higher than rates in NSW for these offences. They are marked in red in Table 7 below.

TABLE 7 – 2015 CRIME RATES PER 100,000 PEOPLE

CRIME	LIDCOMBE	AUBURN LGA	NSW
Fraud	974.0	754.8	700.4
Drug offences	664.1	1,447.4	796.4
Malicious damage to property	536.8	601.8	874.9
Steal from motor vehicle	487.0	414.1	547.0
Assault – non-domestic	404.0	425.3	419.9
Assault - domestic	343.1	378.0	397.7
Break & enter - dwelling	343.1	329.5	432.4
Harassment, threatening behaviour and private nuisance	271.2	353.1	413.4
Steal from dwelling	238.0	197.7	293.0
Motor vehicle theft	221.4	222.6	193.1
Steal from retail store	199.2	140.5	300.7
Liquor offences	160.5	128.1	153.2
Steal from person	132.8	148.0	78.2
Break & enter – non-dwelling	110.7	157.9	162.7
Receiving & handling stolen goods	105.2	79.6	109.3

Source, BOCSAR 2016

5.2 CRIME TRENDS

The table below shows trends for crime rates for the most common crimes in Lidcombe and Auburn LGA.

Data shows that rates for most crimes are have been stable or decreasing for Auburn LGA and the suburb of Lidcombe between January 2015 and December 2015.

The most dramatic decrease in crime rates for has been for the crime of 'break and enter dwelling'. Rates for this offence are down 25.8% per year over the two year period in Auburn LGA and 35.4% for the suburb of Lidcombe.

TABLE 8 – TWO YEAR CRIME TREND FOR LIDCOMBE AND AUBURN LGA (JAN 2014 TO DEC 2015)

CRIME	LIDCOMBE	AUBURN LGA
Fraud	Stable	Stable
Drug offences	Stable	Stable
Malicious damage to property	Stable	Down 16% per year
Steal from motor vehicle	Stable	Down 21.5% per year
Assault – non-domestic	Stable	Down 13.1% per year
Assault – domestic	Stable	Stable
Break & enter – dwelling	Down 35.4% per year	Down 25.8% per year
Harassment, threatening behaviour and private nuisance	Stable	Down 13.7% per year
Steal from dwelling	Stable	Stable
Motor vehicle theft	Stable	Stable
Steal from retail store	Stable	Stable
Liquor offences	Stable	Stable
Steal from person	Stable	Stable
Break & enter – non-dwelling	Stable	Stable
Receiving & handling stolen goods	n.c.	Stable

Note: n.c. indicates trend not counted calculated.

5.3 CRIME HOTSPOTS

Crime 'hot spot' maps are produced by BOCSAR to show areas of high incidences of particular crimes or 'hot spots' for particular crimes.

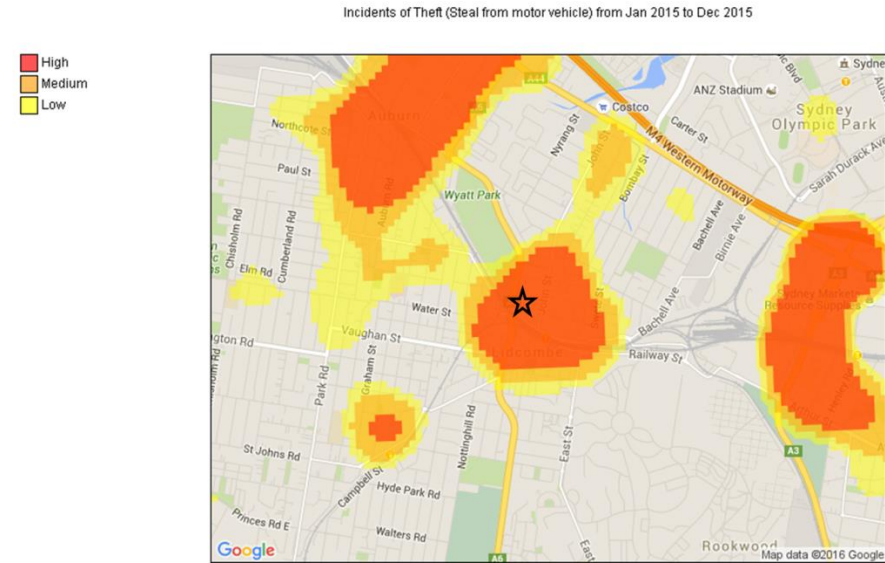
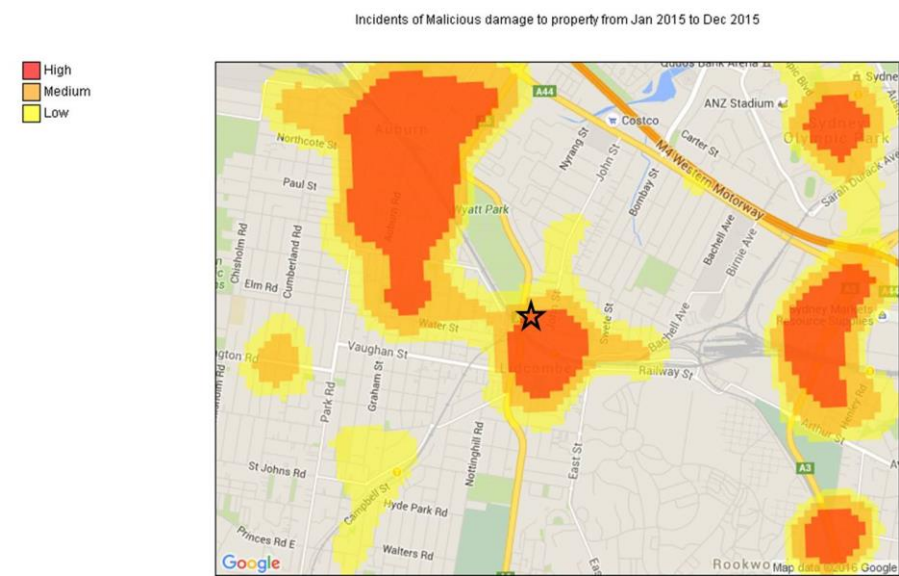
The "hot spot" maps below show that for the suburb of Lidcombe:

- The area either side of the railway line between John Street and Joseph Street to Olympic Drive is a 'hot spot' for domestic assault
- The area either side of the railway line between Sweet Street and Olympic Drive is a 'hot spot' for non-domestic assault
- 'Hot spots' for break and enter dwelling are the area between Railway Parade, Wilfred Street, Norval/Milton Street and Cockthorpe Road; and the area between Elimatta Street in the north to Cross Street in the south, and Platform Street in the east to Frances Street in the west
- A 'hot spot' for break and enter non-dwelling is the area around Lidcombe Station both sides of the railway line between Olympic Drive to the railway bridge east of the station
- There are several 'hot spots' for motor vehicle theft in Lidcombe. These are the area either side of John Street north of the railway as far as Dewrang Street; both sides of the railway line around

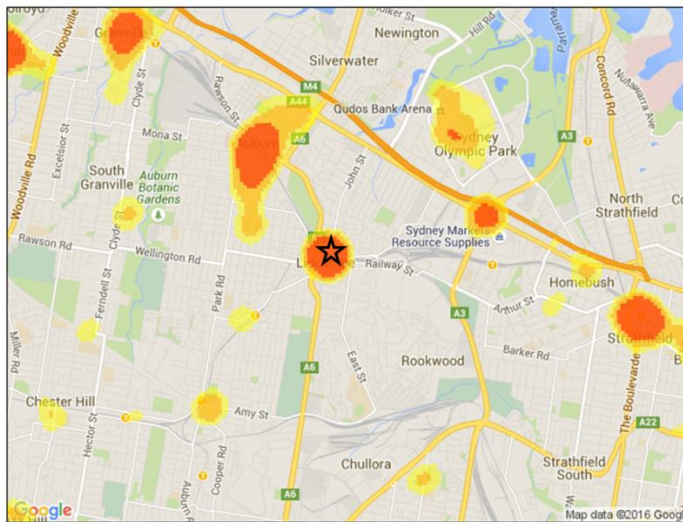
Church Street and Railway Street from Sweet Street to Bachell Avenue; the area between Victoria Street East, East Street, McVicars Lane and James Street; and the area west of Olympic Drive between Vaughan Street and Railway Street

- The entire area around the station and railway line from Maud Street in the north to Taylor Street in the south is a 'hot spot' for steal from motor vehicle
- The area both sides of the railway station from Ann Street in the north to James Street in the south and Olympic Drive in the west to Raphael Street in the east is a 'hot spot' for malicious damage to property.

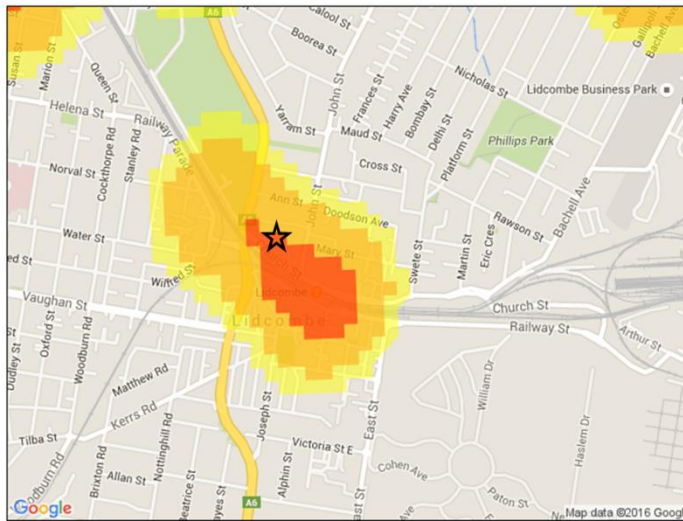
FIGURE 8 – CRIME HOTSPOTS IN LIDCOMBE



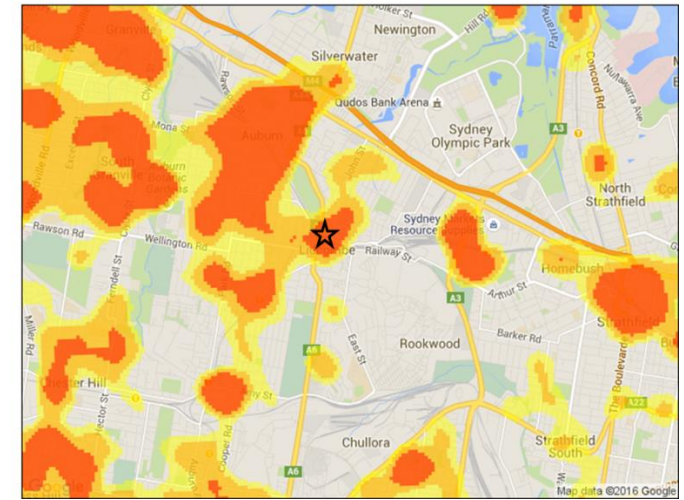
Incidents of Assault (Non-domestic assault) from Jan 2015 to Dec 2015



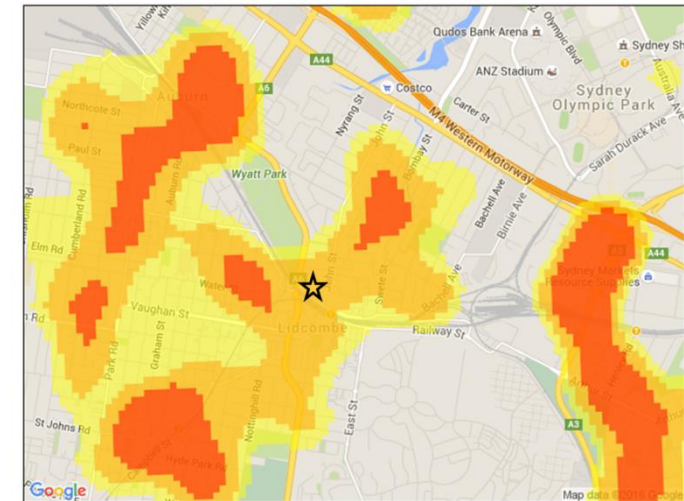
Incidents of Theft (Break & enter non-dwelling) from Jan 2015 to Dec 2015



Incidents of Assault (Domestic assault) from Jan 2015 to Dec 2015



Incidents of Theft (Break & enter dwelling) from Jan 2015 to Dec 2015



6 Community Context

The following provides an overview of the local context, including surrounding land uses, and key facilities including licensed venues within 1km and 2km of the site.

The local context includes uses that are considered sensitive receptors. The re-development of Dooleys Lidcombe Catholic Club must mitigate any negative social impacts originating from the development to sensitive receptors and enhance any benefits associated.

6.1 COMMUNITY CENTRES AND LIBRARIES

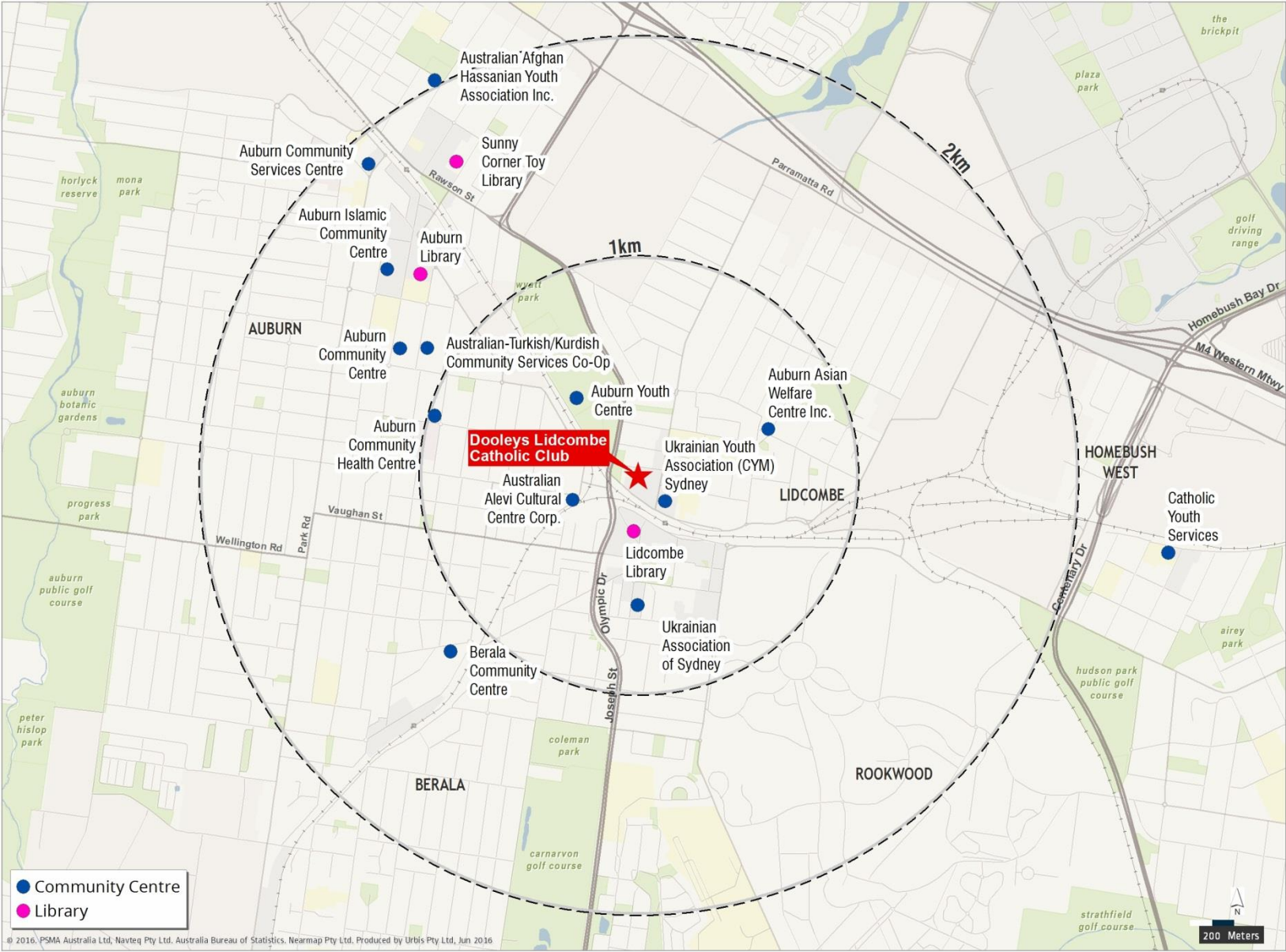
There is one library and one youth centre within 1km of the subject site. A number of cultural centres also exist within 1km of the site.

TABLE 9 – COMMUNITY HALLS, CENTRES AND LIBRARIES WITHIN 1KM OF THE SUBJECT SITE

TYPE	NAME	DESCRIPTION OF SERVICES AND FACILITIES
Library	Lidcombe Library	Operated by Auburn Council Opening hours 9.30 am - 5.00 pm - Monday, Wednesday, Friday 10.00 am - 6.00 pm - Tuesday, Thursday 9.30 am - 12 noon - Saturday
Youth Centre	Auburn Youth Centre	Independent charitable organisation. AYC aims to remove the barriers associated with culture, language, education, economic disadvantage, established stereotypes and racism.
Community Centre	Ukrainian Association of Sydney	Community Centre and Hall
Community Centre	Ukrainian Youth Association	Ukrainian Youth Centre
Community Centre	Auburn Asian Welfare Centre	Provides programs and activities for those migrating from Asian countries to settle successfully in Australia. The centre is run by volunteers and includes English classes, social activities and an emergency relief program.
Community Centre	Australian Turkish/Kurdish Community Services Co-op	Non-for-profit organisation. Provides services for the Australian Turkish/Kurdish Community, including child-care services.
Community Centre	Australian Alevi Cultural Centre	Local charity organisation that provides assistance for the Turkish Alevi and other community members that need support for settlement into Australian society.
Community Centre	Auburn Community Health Centre	Auburn Community Health Centre provides a range of services in the Auburn area to people who live, work or attend school/preschool in the Auburn local government area.

Source: Urbis GIS

FIGURE 9 – COMMUNITY CENTRES AND LIBRARIES MAP



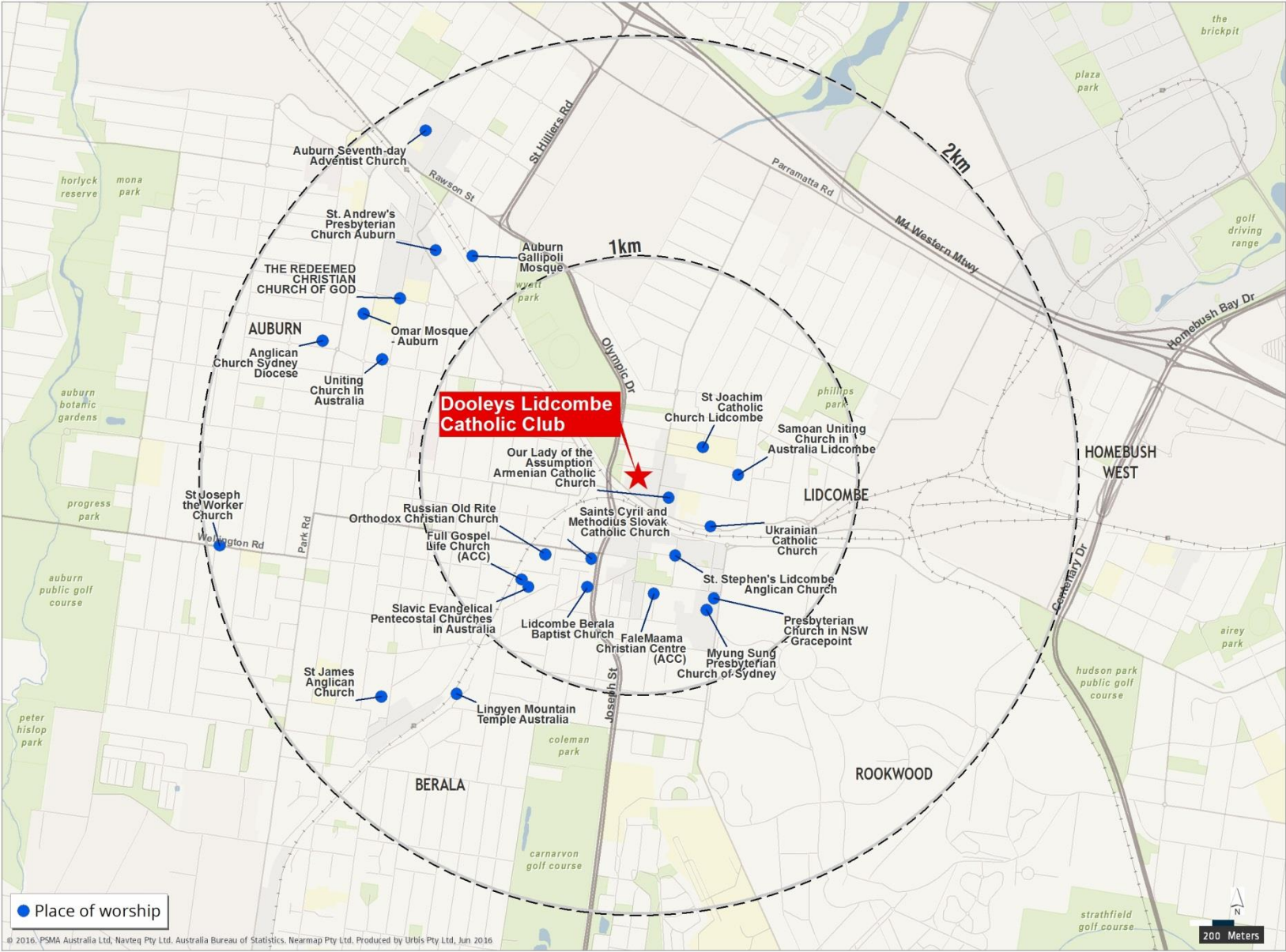
6.2 PLACES OF WORSHIP

There are 13 places of worship within 1km of the site.

- St Joachim Catholic Church Lidcombe
- Samoan Uniting Church in Australia Lidcombe
- Ukrainian Catholic Church Lidcombe
- St. Stagehen's Lidcombe Anglican Church
- Presbyterian Church in NSW - Gracepoint
- Myung Sung Presbyterian Church of Sydney
- Fale Maama Christian Centre
- Lidcombe Berala Baptist Church
- Saints Cyrial and Methodius Slovak Catholic Church
- Our Lady of the Assumption Armenian Catholic Church
- Russian Old Rite Orthodox Christian Church
- Full Gospel Life Church
- Slavic Evangelical Pentecostal Church Lidcombe.

Source: Urbis GIS

FIGURE 10 – PLACES OF WORSHIP WITHIN 2KM OF THE SUBJECT SITE



6.3 EDUCATION FACILITIES

There are two primary schools and five child care centres within 1km of the subject site.

TABLE 10 – EDUCATION FACILITIES WITHIN 1KM OF SUBJECT SITE

TYPE	NAME
Primary School	Lidcombe Public School
Primary School (private)	St Joachim's Catholic Primary School Lidcombe
Outside School Hours Care	Berala OHSC
Outside School Hours Care	Lidcombe OSHC
Long Day Care	Tiny Feet Pre-School
Long Day Care	Cornwall Cottage Kerrs Road
Long Day Care	St Joseph's Child Care Centre

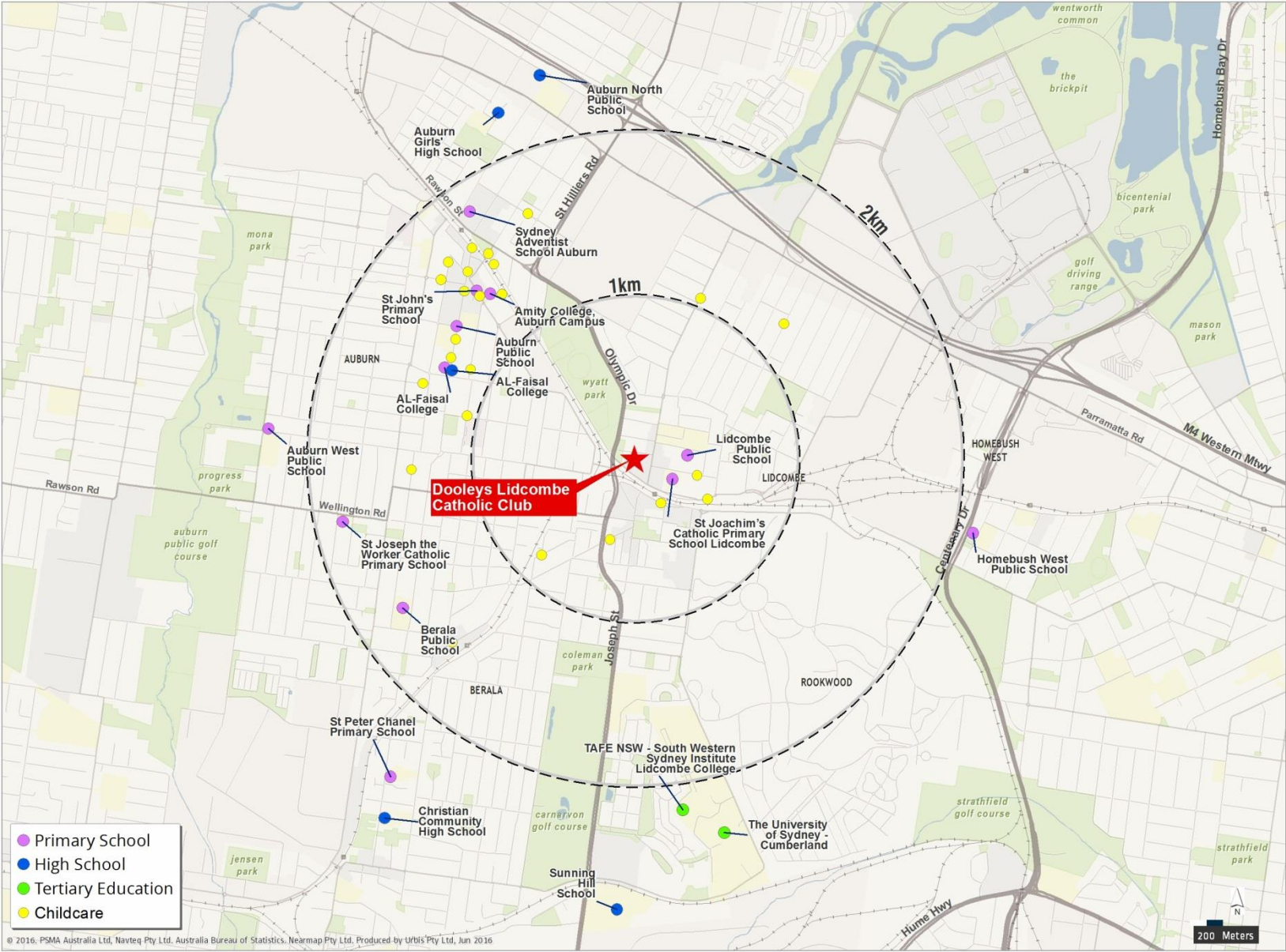
There are a number of public and private schools within 2km of the subject site. These include:

- Al-Faisal College
- Berala Public School
- St Joseph the Worker Catholic Primary School
- Amity College Auburn Campus
- St John's Primary School
- Auburn Public School.

There are two tertiary education institutions within 2km of the subject site:

- The University of Sydney Cumberland Campus
- TAFE South Western Institute Lidcombe.

FIGURE 11 – EDUCATION FACILITIES WITHIN 2KM OF THE SUBJECT SITE



6.4 HEALTH AND AGE CARE FACILITIES

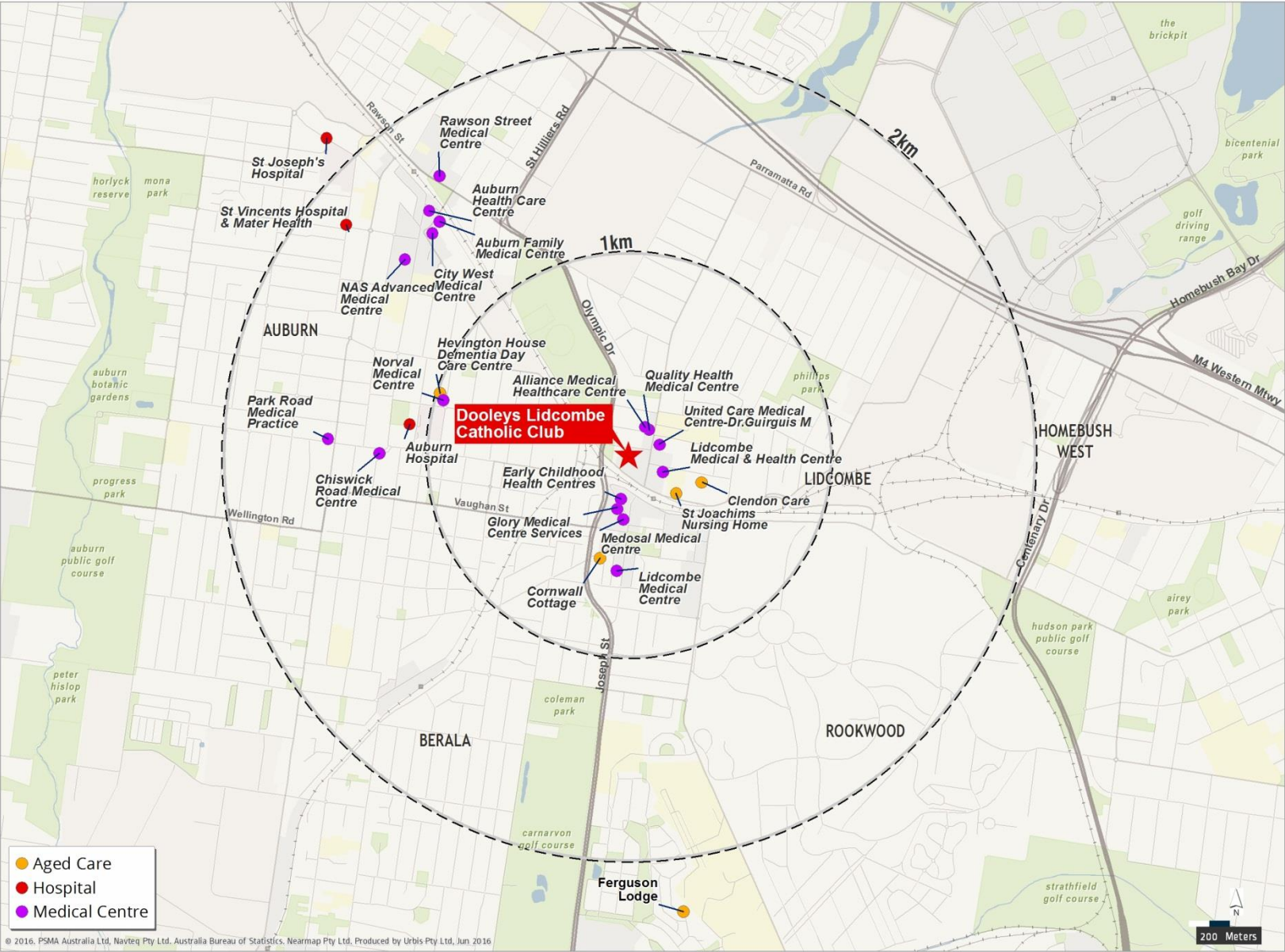
There are four aged care centres and nine medical centres within 1km of the site.

TABLE 11 – HEALTH AND AGED CARE FACILITIES WITHIN 1KM OF THE SUBJECT SITE

TYPE	NAME
Aged Care	Hevington House Dementia Dar Care
Aged Care	Clendon Care
Aged Care	St Joachim's Nursing Home
Aged Care	Cornwall Cottage
Medical Service	Lidcombe Medical Centre
Medical Service	Medosal Medical Centre
Medical Service	Glory Medical Centre
Medical Service	Early Childhood Health Centre
Medical Service	Lidcombe Medical and Health Centre
Medical Service	United Care Medical Centre
Medical Service	Quality Health Medical Centre
Medical Service	Alliance Medical Healthcare Centre
Medical Service	Norval Medical Centre

Source: Urbis GIS

FIGURE 12 – HEALTH AND AGE CARE FACILITIES



6.5 OPEN SPACE AND SPORTS AND RECREATION FACILITIES

There are a number of open space and recreational facilities within 2km of the subject site. These include Wyatt Park, located 500 metres North West of the site and Ruth Everuss Aquatic Centre, located within Wyatt Park. Lidcombe Bowling Club is located 500 metres south of the site.

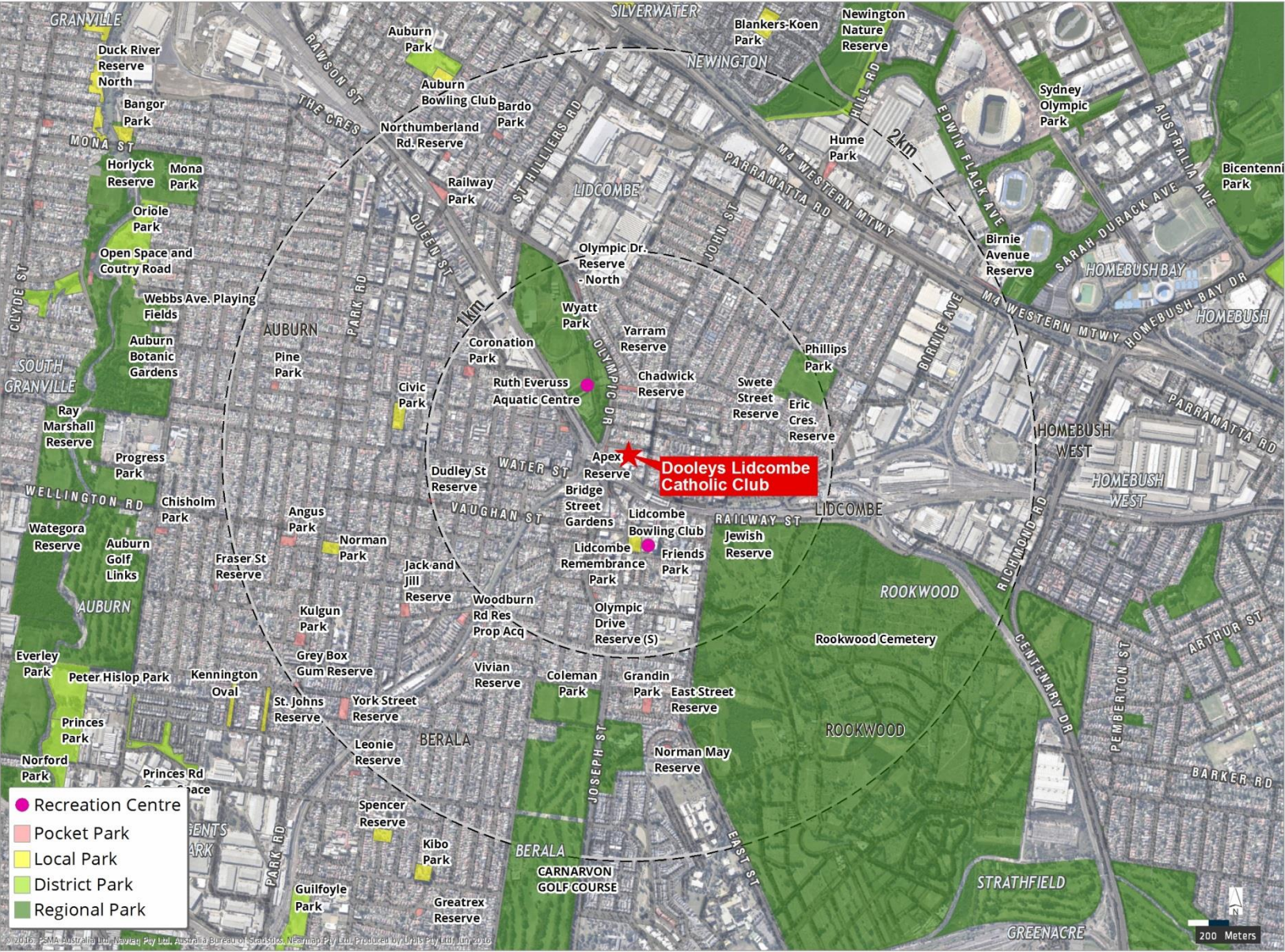
TABLE 12 – OPEN SPACE AREAS WITHIN 2KM OF THE SUBJECT SITE

Type	Name	Size (Hectares)
Pocket Park	Yarram Reserve	0.03
Pocket Park	Eric Cres. Reserve	0.03
Pocket Park	Bridge Street Gardens	0.04
Pocket Park	Woodburn Rd Res Prop Acq	0.05
Pocket Park	Grey Box Gum Reserve	0.06
Pocket Park	Jewish Reserve	0.07
Pocket Park	Dudley St Reserve	0.07
Pocket Park	Vivian Reserve	0.07
Pocket Park	Swete Street Reserve	0.07
Pocket Park	Apex Reserve	0.08
Pocket Park	Olympic Drive Reserve (S)	0.09
Pocket Park	Friends Park	0.10
Pocket Park	East Street Reserve	0.11
Pocket Park	Vivian Cres Drainage Res	0.12
Pocket Park	Olympic Dr. Reserve - North	0.13
Pocket Park	Northumberland Rd. Reserve	0.14
Pocket Park	Pine Park	0.15
Pocket Park	Bardo Park	0.16
Pocket Park	Milton Street Reserve	0.16
Pocket Park	Birnie Avenue Reserve	0.19
Pocket Park	Woodburn Reserve	0.21
Pocket Park	Norman May Reserve	0.23
Pocket Park	Coronation Park	0.27
Pocket Park	Jack And Jill Reserve	0.29
Pocket Park	Kulgun Park	0.32
Pocket Park	Hume Park	0.33
Pocket Park	Grandin Park	0.37
Pocket Park	Railway Park	0.39
Pocket Park	Angus Park	0.40

Type	Name	Size (Hectares)
Pocket Park	Chadwick Reserve	0.40
Pocket Park	York Street Reserve	0.49
Local Park	Norman Park	0.52
Local Park	Lidcombe Remembrance Park	0.66
Local Park	Civic Park	0.77
District Park	Newington Nature Reserve	4.81
Regional Park	Phillips Park	5.22
Regional Park	Coleman Park	6.04
Regional Park	Carnarvon Golf Course	14.10
Regional Park	Wyatt Park	21.57
Regional Park	Carnarvon Golf Course	28.77
Regional Park	Sydney Olympic Park	30.01
Regional Park	Narawang Wetland	65.29
Regional Park	Rookwood Cemetery	276.66
Other	Other	65.52
		Total 525 hectares

Source: Urbis GIS

FIGURE 13 – OPEN SPACE AND SPORT AND RECREATION FACILITIES MAP



6.6 LIQUOR LICENSED VENUES

There are 20 liquor licensed venues in Auburn LGA, including Dooleys Lidcombe Catholic Club.

TABLE 13 – LICENSED VENUES (HOTEL AND CLUB LICENCES) IN AUBURN LGA

Name	Location	Licence Type
Dooleys Waterview Club	Silverwater	Liquor - club licence
Auburn RSL Club Limited	Auburn	Liquor - club licence
Auburn Soccer Sports Club Ltd	Auburn	Liquor - club licence
Carnarvon Golf Club	Lidcombe	Liquor - club licence
Lidcombe Bowling Club Ltd	Lidcombe	Liquor - club licence
Dooleys Lidcombe Catholic Club	Lidcombe	Liquor - club licence
Dooleys Regents Park Sports Club	Regents Park	Liquor - club licence
Rosnay Golf Club Limited	Auburn	Liquor - club licence
Auburn Tennis & Recreation Club	Auburn	Liquor - club licence
Auburn Hotel	Auburn	Liquor - hotel licence
Berala Hotel	Berala	Liquor - hotel licence
Keighery Hotel	Auburn	Liquor - hotel licence
Lidcombe Hotel	Lidcombe	Liquor - hotel licence
Melton Hotel	Auburn	Liquor - hotel licence
Railway Hotel	Lidcombe	Liquor - hotel licence
Regents Park Hotel	Regents Park	Liquor - hotel licence
The Village Tavern Auburn	Auburn	Liquor - hotel licence
Royal Oak Hotel	Lidcombe	Liquor - hotel licence
Novotel & Ibis Hotel, Sydney Olympic Park	Sydney Olympic Park	Liquor - hotel licence
Pullman At Sydney Olympic Park	Homebush Bay	Liquor - hotel licence
Total		20

Source: NSW Liquor and Gaming

7 Stakeholders and Community Consultation

The SIA has been informed by stakeholder engagement to identify key issues, areas of concern or potential benefits of the proposed development.

The following stakeholders were consulted:

- Monica Cologna, Manager Strategy, Cumberland Council (interviewed 30 June 2016)
- Mark Mcrae, Dooleys Chief Financial and Information Officer (interviewed on 14 June 2016)
- James Dickson, Flemington LAC Crime Prevention Officer (interviewed on 17 June 2016)

TABLE 14 – STAKEHOLDER COMMENTS

STAKEHOLDER	TOPIC	STAKEHOLDER COMMENTS
Cumberland Council Manager Strategy	Crime	<ul style="list-style-type: none"> ▪ Not aware of any issues associated with Dooleys. It is considered that the current operation of the Club has adequate crime prevention measures ▪ Communal open spaces are a focus for CPTED measures, such as lighting, staff presence, sight lines, landscaping and access.
	Local character	<ul style="list-style-type: none"> ▪ An important issue to consider is the position of the development within the town centre, including interface, scale and activation of Church and John Streets ▪ Retail uses on site should be culturally appropriate and not negatively affect other retail area in the local centre but complement the town centre character.
	Open and Communal Areas	<ul style="list-style-type: none"> ▪ The through-site link and proposed communal spaces would contribute to the activation of the town centre.
Dooleys Chief Financial and Information Officer	Crime	<ul style="list-style-type: none"> ▪ A number of crimes have been reported in the local area, including theft from vehicles and robbery. However, the Club has never had an issue with any of these crimes.
	Community identity	<ul style="list-style-type: none"> ▪ The area has become increasingly multicultural since the establishment of the Club. The Club acknowledges the need for social infrastructure that caters for the multicultural ▪ The local area is one of the most disadvantaged areas in Greater Sydney. Dooleys supports a number of community support programs, including the Asylum Seeker Employment Training Project, RACS Legal Clinic and Fitted for Work Project.
	Health	<ul style="list-style-type: none"> ▪ Additional open space provision will have a positive impact on the health outcomes of the Lidcombe village centre.
	Traffic	<ul style="list-style-type: none"> ▪ There is potential negative impact on traffic due to an increase in car spaces, which will be managed by the increase in the number of entry and exit points to the new car park areas.
	Other Social Impacts	<ul style="list-style-type: none"> ▪ Disruptions during construction will be managed through measures outlined in the construction management plan ▪ The re-development of the Club will contribute to the town centre character of Lidcombe, including the addition of a number of social amenities and open space.
Flemington LAC Crime	Crime	<ul style="list-style-type: none"> ▪ The surroundings of Lidcombe train station are a hotspot for a number of crimes, especially for 'steal from motor vehicle'. A number of robberies on Church and

STAKEHOLDER	TOPIC	STAKEHOLDER COMMENTS
Prevention Officer		<p>John Street have also been reported</p> <ul style="list-style-type: none"> It was noted that Dooleys Lidcombe is known for its good reputation in preventing and mitigating crime through highly effective measures such as CCTV cameras and security patrols.
	Other Social Impacts	<ul style="list-style-type: none"> The Club currently has a very good reputation in the local area for its role in activating the town centre and for the amenities it provides to the local community.

7.1 CONSULTATION WITH CLUB MEMBERS AND LOCAL RESIDENTS

Dooleys Lidcombe Catholic Club has undertaken consultation with Club members and local residents to inform the re-development of the Club.

The *Community Consultation Outcomes Report* document prepared by Wells Haslem on behalf of Dooleys, identifies the following issues raised during consultation:

TABLE 15 – CONSULTATION OUTCOMES

TOPIC AREA	STAKEHOLDER VIEWS
Traffic and Parking	<ul style="list-style-type: none"> Concerns about the effects of the proposal on parking provision, especially in regards to on-street parking and member-only parking Questions about the proposal's provision of disability parking Concerns about increased traffic congestion in the surrounding streets.
Resident and business eviction	<ul style="list-style-type: none"> Concerns about the ability of current tenants to find another rental in the local area Questions about the opportunities for current business tenants to be included in the new development Concerns about further acquisitions on An Street, Board Street and Browns Street.
Aged Care and Independent Living Units	<ul style="list-style-type: none"> Wide support for the development of aged care facilities on-site Interest about the facilities that will be provided and the ownership arrangements for the independent living units.
Fitness	<ul style="list-style-type: none"> Concerns about changes to the existing fitness centre.
Town Centre Activation	<ul style="list-style-type: none"> There is a lack of a genuine town centre at Lidcombe (opportunity for activation) The development should be designed so that it is inclusive for the community The position of retail on-site should allow for an activation of the town centre Questions about the height of the new building and the height impacts on the surrounding area Questions about foot traffic and relationship with the train station.
Community and demographic	<ul style="list-style-type: none"> Concerns about the addition of residential uses on-site, especially in relation to the scale

TOPIC AREA	STAKEHOLDER VIEWS
changes	<p>and visual impacts</p> <ul style="list-style-type: none"> ▪ Concerns about the provision of new commercial spaces and the type of shops that would be provided ▪ Concerns about the impact of a hotel on site and the demographic changes associated with this land-use.
Open Space provision	<ul style="list-style-type: none"> ▪ Concerns about the inclusiveness of the proposed green space. Wide support for a development that is designed to be inclusive for the surrounding community ▪ Views that more green space is needed than a promenade ▪ Questions about the relation between Dooleys and Wyatt Park and the tennis courts.
Liquor and gaming	<ul style="list-style-type: none"> ▪ Questions about the existing pub and the relation between Dooleys and the Lidcombe Hotel ▪ Questions about government restrictions on poker machines and the future gaming floor space.
Employment and business	<ul style="list-style-type: none"> ▪ Questions about the opportunities for local business, such as the eateries on John Street ▪ Questions about employment generation.
Community Engagement	<ul style="list-style-type: none"> ▪ Questions about construction timing, further engagement with members and the community and plans ▪ Concerns about engagement with local indigenous Australians ▪ Concerns about the adequacy of community engagement so-far.
Club Services	<ul style="list-style-type: none"> ▪ Concerns about the disruption of existing operations during construction and the phasing of works ▪ Questions about integration between old and new facilities.

Source: Dooleys

Dooleys has considered the feedback in amending the plans for the development. The *Community Consultation Outcomes Report* identifies the following responses to feedback:

TABLE 16 – RESPONSES TO CONSULTATION FEEDBACK

ISSUE	RESPONSE
Community inclusiveness	<ul style="list-style-type: none"> ▪ New designed focused on the creation of a genuine town centre for Lidcombe, including new open spaces ▪ The Plan positions retail in harmony with the existing precinct. This includes an expansion of shops along the John Street retail precinct.
Services provision	<ul style="list-style-type: none"> ▪ To reduce the impact of construction, new and more services will be provided and the staging process will be faster and more concise ▪ Review of proposed services and inclusion of aged care and independent living options in

ISSUE	RESPONSE
	<p>the proposal</p> <ul style="list-style-type: none"> Dooleys has committed to providing a neighbourhood shopping centre in phase two, including one of the major supermarkets.
Traffic and Parking	<ul style="list-style-type: none"> Preparation of a traffic management plan which incorporates a rationalisation and reconfiguration of access into the site, including a proposal to gain access from Olympic Drive Concerns in regards to provision of parking have been addressed by communication to members that there will be an overall increase in parking Business tenants will have the same level of car park access pre and post development.
Consultation	<ul style="list-style-type: none"> Dooleys has taken into consideration Council's feedback in relation to community consultation, including its recommendation to engage with NSW Health, NSW Ambulance Service, local bus providers, and Fire and Rescue NSW Dooleys has committed to continue to keep local businesses and residents up to date throughout the lifetime of the development Dooleys has offered all small businesses in the area opportunities to attend the information sessions, undertaken a door knock, and held one-on-one meetings with interested parties.
Fitness	<ul style="list-style-type: none"> There will be no impact on the gym, except for a change of location (same block). The gym will remain open at all times.
Tenant Relocation	<ul style="list-style-type: none"> Dooleys is working with the local real estate agent to assist tenants in finding new accommodation.

Source: Dooleys

8 Review of Technical Studies

The following sections summarise relevant technical studies provided in relation to the CPTED outcomes for the proposed development.

8.1 ECONOMIC IMPACT ASSESSMENT

The EIA, prepared by Urbis, identified the following key impacts of the three major commercial components of the development (hotel, conference and food and beverage):

- **Hotel Development:** In 2019 the opening of the Dooleys hotel is estimated to have an average impact of -7.2% on occupied room nights at existing and proposed competitive locations within the catchment (i.e. the market share forecast for Dooleys) relative to the 2019 forecast turnover at these locations if Dooleys did not to open
- **Food and Beverage:** strong growth in the market will still enable existing f&b operators who currently draw from the trade area by an estimated +14% relative to today, even after accounting for the development at Dooleys
- **Conference facilities:** the business focus of the development and synergy with the proposed hotel, suggests that additional conference business is likely to be generated from outside the catchment, minimising the impacts on existing facilities
- **Employment:** Creation of an estimated 410 direct jobs and a further 646 indirect jobs annually from the ongoing operations of the hotel, food and beverage and conference facilities. Additionally, 470 direct jobs are forecast during construction and a further 730 indirect jobs created through multiplier effects. The project will generate enhanced employment containment within the Auburn local government area (LGA) from the current low rate of 19%
- **Local Economy:** The proposed development at Dooleys will increase the level of visitation to and investment in the Lidcombe town centre and likely have flow on benefits to surrounding local businesses. Annually, some 72,000 hotel visitor nights, 217,000 food and beverage visits and 90,000 conference visits are forecast to be generated by the development. The additional hotel guests are likely to add an extra \$7.0 million (\$2016) to the local retail economy
- **Convenience and choice:** Increased convenience and enhanced choice for Lidcombe and Boarder Auburn LGA residents for food and beverage and function facilities.

8.2 CONSTRUCTION/SITE MANAGEMENT PLAN

The CMP identifies the following issues, which must be considered in relation to site management:

- Quiet enjoyment of surrounding residences
- Construction vehicles in surrounding residential streets
- Existing Club business continuity
- Materials lifting over neighbours air space.

The CMP outlines the following security procedures in relation to the construction phase of the development:

- The site will be fenced and gated to control access to the site
- The pedestrian entry to the site will be controlled via a swipe card and turnstile system
- Entry points for vehicles will be manned or have a locked gate to stop unauthorised pedestrian entry

- Internal fences may be erected to control and demarcate the work area if required
- Gates will be locked out of hours
- Where required, security guards will control access and will apply access protocol. This will be predominantly at the main site pedestrian entry and at others as required
- Security flood lighting will be provided and positioned to prevent disturbance to neighbouring residences
- When required, security guards will patrol the site overnight and at weekends during non-work hours.

8.3 TRAFFIC MANAGEMENT PLAN

The TMP outlines the following responsibilities for the construction phase of the development:

- Ensure traffic management controls are established, maintained and monitored to underpin the safety of workers, other personnel and the general public
- Establish traffic management controls in consultation with relevant stakeholders
- Ensure traffic management controls comply with regulatory and legislative requirements
- Ensure traffic management controls maintain the flow of traffic within the site and on surrounding public roads
- Reinstate any areas affected by the temporary construction access requirements to their original condition.

The following issues and management strategies were identified:

TABLE 17 – TRAFFIC MANAGEMENT PLAN

ISSUE	MANAGEMENT STRATEGY
No interruption to traffic flow on Olympic Drive or Church St	Traffic management plan, traffic controller and signage to warn the public and entry only gate.
Illegal parking of construction delivery vehicles	Construction parking zone to be established, no stopping for any other vehicles if not in construction zone. Materials handling to be done from within the site at appropriate time.
Noise from engines if construction vehicles are idling	All drivers to be instructed during delivery driver induction to turn off engines.
High truck and plant movements within the site during piling and excavation	Designated vehicle paths within the site, physically separated from pedestrian paths.
Exit and entry of construction vehicles from the site	Traffic controller in place at Gate 4, main entry gate; Gate 2 main exit gate; and Gate 1B (during concrete pours).

Source: Dooleys TMP, R0 02/06/2016

8.4 CLUB AND HOTEL SCHEMATIC DESIGN REPORT

Marshall Day Acoustics were engaged to provide acoustic advice for the early design phase. Potential issues identified are:

- Potential noise impacts on nearby sensitive receivers from outdoor/ ground level café and playground

- Impacts from hotel gym health facilities
- Impacts on nearby residents of traffic entering and exiting carpark and patron noise
- Noise emissions of external plant and equipment on nearby noise sensitive receivers.

Recommendations include:

- Structural isolation and sound isolation of the cocktail lounge and hotel gym
- Screening of the podium deck from podium level plant and nearby noise sensitive residents
- Building envelope design - performance requirements for hotel, hotel common and Dooleys Club areas
- As road noise levels in Ann Street typically currently exceed local road noise criteria, confirmation be sought from Council regarding use of Ann Street as a delivery vehicle exit
- Noise emission of external plant and equipment operate to nominated noise criteria.

8.5 ABOVE GROUND CARPARK NOISE IMPACT ASSESSMENT

Marshall Day Acoustics was engaged to undertake the noise impact assessment for the multi-level carpark associated with the Dooleys' Lidcombe Catholic Club proposal. Five levels of carpark will include spaces for 608 including rooftop parking.

The report found:

- Noise emission impacts on nearest sensitive from the carpark are generally compliant with Industrial Noise Policy criteria
- Potential marginal exceedance during night time operations was identified at 12 Ann Street
- Sleep arousal assessment based on maximum noise levels from on site vehicular activity through the night time period may be marginally exceeded at one residential receiver in Board Street if northern windows include a bedroom
- Noise levels from existing traffic on Board Street are likely to be similar to or higher than levels from the carpark.

Suggested mitigation measures are:

- Final acoustic treatment to be confirmed once carpark numbers and designs are finalised
- A one metre high concrete upturn on the eastern half of the southern façade for each parking level be considered
- Mandate all car parking on the southern be rear to curb only to ensure engine noise is further from residents
- Potentially apply absorptive treatment to the underside on each level.

8.6 CAR PARKING & TRAFFIC REPORT

GTA Consultants undertook traffic modelling on roads around the proposed site and found that the road network in the vicinity of the site operates well during morning and afternoon peak periods.

The majority of nearby intersections operate with acceptable levels of service during both peak periods, the Olympic Drive/Vaughan Street intersection during the AM peak hour being the only intersection operating with a 'poor' level of service.

Spot counts in 2015 confirmed a car parking demand study undertaken in 2011 that found car parking demands do not exceed current on site car parking provision. Occupancy rates did not exceed 81% of available spaces (520 spaces).

Phase 1 of development proposes 608 car spaces, with 1,467 spaces overall including Phase 2. The report suggests provision of car parking included in the proposal will be more than adequate to meet demand. It is anticipated that demand for parking related to the new development proposals will be less than rates imposed by the Development Control Plan due to:

- Close proximity to public transport (Lidcombe Railway Station and two main bus routes)
- Location within the Lidcombe Town Centre which is a mixed use development area.

Additional traffic generation during the weekday AM peak as a result of the proposal is expected to be modest (an additional 254 movements per hour) but weekday PM peaks higher at 775 movements per hour.

Potential traffic impacts include:

- Additional traffic generation and impacts on road network particularly in the weekday PM peaks
- Peak vehicle queues may increase at Church Street heading towards Olympic Drive and potential longer queues in John Street and Child Street during Phase 1
- Ann Street for exit movements onto Olympic Drive may encourage a westbound 'rat run' along the length of Ann Street
- Impacts from service vehicles.

Potential mitigation measures are:

- Overall, the proposal is not expected to impose unacceptable traffic and travel impacts
- Road upgrades associated with Phase 2 development expected to restore current traffic conditions on local road network
- John Street/ Church Street intersection may warrant capacity improvement in RMS/Council future planning
- Traffic management measures in Ann Street immediately east of the proposed vehicle access to deter 'rat running'
- Servicing/ loading activities will occur underground in the dedicated loading area designed to accommodate heavy vehicle movements.

8.7 MULTI-LEVEL CAR PARK LIGHT SPILL ASSESSMENT

SLR undertook assessment of light spill impacts associated with the proposed multi-deck carpark associated with Phase 1.

Potential impacts are associated with:

- Lighting of the car park outside normal curfew hours (11pm to 6am) due to operating hours of the Club
- Potential adverse light spills on facades of nearby dwellings
- Properties most at risk are 1 and 2 Board Street, 36-44 John Street, 2 to 14 Ann Street, and 13 and 15 Ann Street

- Impacts from vehicle lights exiting the carpark.

Potential mitigation measures include:

- Light spill from carpark should be kept to below 10 lux in non-curfew hours and below 2 lux in curfew hours for residential properties
- Light spill at boundaries for commercial properties should be below 25 lux in non-curfew hours and below 4 lux during curfew hours
- Direct lights be angled downward as much as possible and direct lighting away from sensitive locations such as residential properties
- Where possible locate lighting away from site boundaries
- Use luminaries aimed to minimise light spill
- Don't over light area
- Where possible use floodlights with asymmetric beams
- Retain green walls in car park as on design
- Balustrades on car park high enough to prevent car headlights spilling onto surrounding properties
- Pole mounted lights on roof to face inwards
- Additional shielding may be required for properties near exists in the form of a fence or additional vegetation.

8.8 GENERAL OPERATIONS PLAN OF MANAGEMENT

Dooleys State Significant Development Application General Operations Plan of Management (June 2016) outlines the framework for the management of Dooleys Lidcombe Catholic Club general operational risks, processes, procedures during the proposed construction period, and beyond.

The plan of Management identifies objectives and controls to comply with statutory regulations in relation to the following operations:

- | | |
|----------------------------|--------------------------------------|
| ▪ Trading Hours | ▪ Venue Security & Patron Management |
| ▪ Gaming Operations | ▪ Work Health And Safety |
| ▪ Liquor Operations | ▪ Community Liaison |
| ▪ Food Service Operations | ▪ Employee Training |
| ▪ Environmental Management | ▪ Complaints Handling |
| ▪ Risk Management | ▪ Car Park Management. |

Please refer to Dooleys Plan of Management for details on objectives and controls for each of the operations.

8.9 TENANT RELOCATION STRATEGY

Dooleys has engaged with Elder Real Estate Lidcombe to manage the relocation strategy for Club tenants.

According to the strategy, notices were hand delivered to each tenant advising them of the intention for re-development and the real estate agent provided all tenants with the required vacating notice period of 3 months.

The following strategies have been undertaken to assist these tenants:

- Provided tenants with copies of rental lists
- Made other agents in the immediate vicinity aware of the situation and requested assistance in securing tenants suitable properties
- Showed tenants alternative premises
- Providing tenancy references and payment ledgers to tenants to assist with the application process
- Maintained regular contact with tenants and general assistance.

8.10 ASSESSMENT OF THE LIDCOMBE RENTAL MARKET

The relocation of Dooleys tenants was considered as part of this SIA. An analysis of the Club relocation strategy has been undertaken (see section 8.9). Additionally, an assessment of potential accommodation requirements and availability of properties at comparable rates was undertaken by Urbis (refer to Appendix B). This assessment has indicated that:

- The average weekly rental price for Club owned properties is \$462
- The average number of bedrooms in Club owned properties is 3
- The majority of the Club owned properties (78%) have leases that started after 2014. Only three leases started between 2011 and 2012 and one in 1998
- Four out of the 19 leases have increased their rents since the lease started.

A survey of the rental market in the surrounding suburbs found that on 10 May 2016 there were 172 properties for rent for a price between \$200 and \$600 per week in the suburbs of Lidcombe, Auburn, and Wentworth point, Sydney Olympic Park, Homebush West, Granville and Regents Park. Half of these properties have rents between \$400 and \$500 per week. The average number of rooms for these rental properties is 2.

A survey of the rental market in the surrounding suburbs has found that on 20 May 2016 there were 98 properties for rent for a price between \$200 and \$600 per week in the suburbs of Lidcombe, Auburn, and Wentworth point, Sydney Olympic Park, Homebush West, Granville and Regents Park. One in four of these properties have rents between \$400 and \$500 per week. The average number of rooms is 2.

These results indicate that properties with similar rental prices are advertised in the local area. Some of these properties are similar in size and amenities to the ones currently owned by the Club. It is recommended that the Club continues its efforts to support the relocation of existing tenants to appropriately sized and priced properties, as per the requirements of each tenant.

9 Social Impact Assessment

Based on the data analysis undertaken in previous sections, the following key impacts have been identified for assessment. Under each impact area, the baseline condition is reported, potential negative or positive impacts are identified, and mitigation measures are proposed.

The impact areas assessed are¹:

- Housing
- Employment
- Crime and safety
- Traffic, parking and access
- Access to a usage of community facilities and services
- Neighbourhood identity
- Liquor licensing and gaming
- Social equity and belonging.

¹ *The identified social impacts are in line with 'IAIA. Social Impact Assessment: Guidance for assessing and managing the social impact of projects. April 2015'*

9.1 HOUSING

TABLE 18 – HOUSING – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> A Plan for Growing Sydney has identified the West Central subregion as key to accelerate housing supply, choice and affordability for Western Sydney's residents The Auburn Positive Ageing Strategy 2013-2023 identifies the need to create an age-friendly community that allows for independent ageing in place of choice and increased access to facilities and health and fitness by older people, especially those of culturally and linguistically diverse backgrounds and refugees The population for Auburn LGA is projected to grow at 2.8% per year until 2036, which is significantly higher than NSW The Study Area is characterised by high levels of mortgage stress and rental stress compared to Greater Sydney. It is also characterised by 47% of dwellings being separate houses and an increasing number of flats, units and apartments (currently 30%) The profile of Club residential tenants indicates that the average weekly rental price for Club owned properties is \$462 and the average number of bedrooms in Club owned properties is 3 Consultation outcomes show there is member support for the development of aged care facilities on-site. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The redevelopment requires the relocation of existing Club residential tenants on Board and Ann Streets The concept plan (Phase 2) includes residential aged care in the form of independent living units (ILUs) and residential accommodation on-site (to be considered during Phase 2). 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> Inclusion of aged care residential land uses (ILUs) in the proposal (Phase 2), which are in line with increasing local opportunities to age in place Additional housing supply within the Lidcombe town centre, close to transport and amenities (Phase 2). 	<ul style="list-style-type: none"> Consultation has outlined concerns around the ability of current Club tenants who will be relocated to find another rental property in the Study Area Club dwelling acquisitions in the local area have the potential to negatively affect existing tenants and neighbouring residents. This impact can be minimised with relocation assistance measures.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> It is recommended that housing affordability is included as a matter for consideration at later stages of the project (Phase 2) Continued engagement by the Club in community assistance programs, throughout the life of the project, could enhance the alleviation of housing and rental stress on vulnerable populations. 	<ul style="list-style-type: none"> Dooleys has been assisting tenants with relocation through a local Real Estate Agent.

9.2 EMPLOYMENT

TABLE 19 – EMPLOYMENT – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> A Plan for Growing Sydney has identified the West Central subregion as key to leverage investment and economic development opportunities for Western Sydney's residents Lidcombe is in the bottom 30% regarding disadvantage in access to economic resources, and in the top 30% for access to education and occupation The Study Area is characterised by a higher unemployment rate than Greater Sydney, and lower average householder income The Auburn Youth Strategy 2013-2016 identified a high proportion of those aged 15 to 24 as being disengaged (not working or studying), and high levels of youth unemployment. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The development includes new retail facilities, the relocation of existing Club facilities and the fitness centre The development includes a hotel with approximately 260 rooms The development is expected to generate new employment in the Lidcombe town centre and activate the local economy. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> The proposal is expected to establish a local market for tourism purposes The proposed development at Dooleys will increase the level of visitation to and investment in the Lidcombe town centre and likely have flow on benefits to surrounding local businesses The proposal is expected to contribute to the creation of an estimated 410 direct jobs and a further 646 indirect jobs annually from the ongoing operations of the hotel, food and beverage and conference facilities Additionally, 470 direct jobs are forecast during construction and a further 730 indirect jobs created through multiplier effects. 	<ul style="list-style-type: none"> Consultation indicated concerns from local businesses and Club business tenants in regards to the competition generated by incoming businesses There are concerns around the potential for the development to negatively affect local businesses, if the design and operations do not incentivise pedestrian activity on John and Church Streets.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> Continued engagement by the Club in community assistance programs, such as the Job-ready Program and the Refugee Assistance Program, could enhance the creation of jobs in the town centre for vulnerable populations Consider the inclusion of jobs for people aged 15 to 24 in the Club and Hotel Management Plan Maintain employee training program, as outlines in Dooleys Plan of Management. 	<ul style="list-style-type: none"> The continued engagement of the Club with local business and business tenants could reduce uncertainty in regards to local retail competition It is considered that a design that further activates retail activity on John and Church Street will mitigate any issues associated with local jobs and employment.

9.3 CRIME AND SAFETY

TABLE 20 – CRIME AND SAFETY – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> The crime profile of Auburn LGA indicates that Fraud, Motor Vehicle Theft, Liquor Offences and Steal from person have higher rates than those for NSW CPTED Assessment for this development has indicated that the following are hotspot areas for Dooleys Lidcombe: <ul style="list-style-type: none"> 'Malicious damage to property' 'Theft from persons' 'Motor vehicle theft' 'Steal from motor vehicle' 'Break and enter (non-dwelling) incidents' 'Assault'. Most of these crimes have been stable or decreasing in Auburn LGA Consultation has indicated that Dooleys Lidcombe has a good reputation for its CPTED measures, including the use of CCTV cameras, security patrolling, and signage and design measures. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> Potential risk areas associated with the proposed expansion of the Club which should be the focus of design mitigations include: <ul style="list-style-type: none"> Carpark areas (basement and multi-storey car park) Access points (vehicle and pedestrian entries) External layout (communal open spaces, site boundaries) Internal layouts (areas for potential entrapment, ATM locations, stairwells, lifts etc.) Construction Areas. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> The development further activates the retail corridor along John Street and Church Street The Concept Plan includes increasing access through the site, adequate sight lines and increased passive surveillance measures. 	<ul style="list-style-type: none"> The local area is subject to a number of crime issues, which could affect the operation of the development. However, it is considered that the Club currently manages safety and security well.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> Apply CPTED principles to the final design of Phase 1 and Phase 2 of the development. 	<ul style="list-style-type: none"> It is considered that the Club currently manages safety and security well. To maintain this standard, a series of specific recommendations have been made (refer to separate CPTED Assessment) Light-spill assessment indicated that green walls, light minimisation measures and additional shielding would mitigate any light spilling issues associated with the development.

9.4 TRAFFIC, PARKING AND ACCESS

TABLE 21 – TRAFFIC, PARKING AND STREET ACCESS – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> Auburn Council's Lidcombe Town Centre Strategy identified the need to improve traffic and pedestrian circulation in the town centre The Auburn DCP 2010 identifies the need to improve pedestrian access and circulation within the Lidcombe town centre The Auburn Community Access Plan 2013-2017 sets a goal to eliminate practices that may result in the discrimination against people with a disability, including physical disabilities Local context analysis has identified St Joachim's Catholic Primary School and surrounding child care centres as sensitive receptors for traffic impacts, especially during construction Local context analysis has identified the proximity of Lidcombe train station to the site as potential for an increase in sustainable transport initiatives. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> Noise impact assessment has found that noise emission impacts from the proposed multi-level car park are generally compliant with Industrial Noise Policy criteria, potential marginal exceedance exists for 12 Ann Street and for Board Street GTA Traffic and Parking report indicated that the nearby roads operate well during peak periods and that the car park demand associated with the proposal will be less than rates imposed by the DCP. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> Overall, the proposal is not expected to impose unacceptable traffic and travel impacts (refer to Traffic Management Plan) Road upgrades associated with Phase 2 development are expected to restore current traffic conditions on local road network Servicing/ loading activities will occur underground in the dedicated loading area designed to accommodate heavy vehicle movements Additional car parking spaces will benefit Club members. 	<ul style="list-style-type: none"> Consultation has indicated that there is a perception that the development has the potential to negatively affect traffic and congestion in the local area Consultation has indicated concerns about the effects of the development on on-street parking and member-only parking There is a potential for the development to generate traffic-related noise, which could negatively affect neighbouring properties There is a potential for rail noise to affect the Club and Hotel users.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> The proximity of the site to Lidcombe train station and the increasing town centre character of Lidcombe present an opportunity for the Club to encourage members to switch to alternative forms of transport, including cycling, walking, train and bus It is recommended that the current operation of a Courtesy bus continues during construction and the future operation of the Club It is recommended that the Club actively discourages the use of private vehicles to access the site, since the majority of its members live within the local area It is recommended that bicycle parking facilities and active transport facilities are included in the development. 	<ul style="list-style-type: none"> Dooleys has engaged with local schools and education facilities in regards to traffic impacts, changes and impacts on students and school staff The proposal will increase the number of entry and exit points to the site, which will mitigate traffic congestion at vehicle access points Traffic disruptions during construction are managed as per measures outlined in the Construction and Traffic Management Plans The traffic management plan incorporate measures to reconfigure access into the site and include an access point from Olympic Drive, in order to reduce heavy traffic on Church and Board streets Noise impacts could be mitigated by including speed reduction measures on Board Street and noise strategies within the multi-storey car park (refer to report prepared by Marshall Day Acoustics).

9.5 ACCESS TO AND USAGE OF COMMUNITY FACILITIES AND SERVICES

TABLE 22 – ACCESS AND USAGE OF COMMUNITY FACILITIES AND SERVICES – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> Auburn DCP 2010 outlines that mixed use development must encourage the integration of retail and commercial uses with urban housing Auburn Community Strategic Plan 2013-2023 identifies the need to provide opportunities for people to be involved in the local community, including providing additional community facilities in growth areas, such as Lidcombe. It includes the need for attractive public and open spaces Auburn Community Facilities Strategy 2014-214 identified the need to increase access to public transport and commercial areas. It also identified the under-provision of child care centres in the LGA Local context analysis has identified Wyatt Park as the largest and closest open space facility to the site Consultation has indicated the need for additional open space in the town centre, which will provide a number of health outcomes and will be inclusive for the surrounding community. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The proposal includes a hotel, additional retail floor space, new Club spaces and the relocation of the fitness centre The proposal will provide additional communal open space in the Lidcombe town centre Phase 2 of the proposal will increase the number of residents in the Lidcombe town centre. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> The retention of the fitness centre is considered to be a positive aspect of the development The inclusion of a pedestrian promenade and open communal space are considered positive aspects. 	<ul style="list-style-type: none"> Concerns about the disruption of a number of services during construction and the phasing of works.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> The inclusion of adequate landscaping and public amenities in communal open spaces of the development would enhance the access and usage of these facilities by the wider community The inclusion of diverse retail options that take into account the cultural aspects of the local community Auburn Community Facilities Strategy identified the need for additional childcare facilities in the local area. It is recommended that additional childcare spaces be considered as a benefit enhancement. 	<ul style="list-style-type: none"> Engagement with local groups and members to minimise any impacts related to the disruption of services.

9.6 NEIGHBOURHOOD IDENTITY

TABLE 23 – NEIGHBOURHOOD IDENTITY – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> Dooleys Catholic Club is identified in Auburn Council's Lidcombe Town Centre Strategy as a key feature of the Northern Precinct. The strategy identifies the need to maintain heritage character, while increase the scale of development in the town centre Auburn Council's Lidcombe Town Centre Strategy identified the need for more diverse shopping, retail and commercial opportunities in the town centre The Auburn DCP 2010 identified the need to promote a vibrant, attractive and sustainable local centres by providing active street frontages and contributing to the character of the area Local context analysis has identified nine medical centres, six cultural community centres and 13 places of worship within 1km of the site. These are considered sensitive receptors and also contributors to the town centre character of the site The Lidcombe town centre has a higher population density than the rest of the Auburn LGA, making it viable for additional town centre facilities The Study Area is characterised by a high proportion of linguistic diversity Consultation has indicated the need to consider culturally and linguistically diverse populations and disadvantaged communities in the operation of the proposed development. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The proposal includes a hotel, additional retail floor space, new Club spaces and the relocation of the fitness centre The proposal will provide additional communal open space in the Lidcombe town centre Phase 2 of the proposal will increase the number of residents in the Lidcombe town centre. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> The design has focused on the creation of a genuine town centre for Lidcombe, including open spaces and diverse retail areas. 	<ul style="list-style-type: none"> The scale of the development could negatively impact existing neighbouring low density residential areas, especially detached houses with boundaries with the site.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> Continue the engagement with culturally and linguistically diverse populations and disadvantaged communities in the operation of the proposed development. 	<ul style="list-style-type: none"> The changing nature of the Lidcombe town centre from lower density commercial and residential to high density uses is changing the neighbourhood identity of the Study Area. The re-development of Dooleys Lidcombe is part of this changing identity Engagement with the local community would mitigate any impacts related to negative perceptions Dooleys has been in contact with neighbouring property owners to discuss the potential for the amalgamation of these properties.

9.7 LIQUOR AND GAMING

TABLE 24 – LIQUOR LICENSING AND GAMING – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> Local context analysis has identified 20 liquor licensed venues in Auburn LGA, 9 of these with club licences. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The proposed development will not increase the number of gaming machines or make alterations to the gaming operations According to the Dooleys Plan of Management, the proposed development complies with the Liquor Act 2007 and Liquor Regulations 2008. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
No potential positive impacts were identified.	<ul style="list-style-type: none"> It is important to consider any cumulative impact of Dooleys and Lidcombe Hotel on liquor and gaming in the LGA.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
No benefit enhancements were identified.	<ul style="list-style-type: none"> Provide a responsible service of alcohol management plan and policy Provide a customer friendly and easily assessable liquor self-exclusion program for customers, and Contribute to liquor awareness campaigns for the community Provide a responsible service of gaming by complying with the Gaming Machines Act 2001 and Gaming Machines Regulations 2010 Provide transparency in regards to relevant financial compliance information on gaming Ensure gaming harm minimisation controls are in place and accessible to customers.

9.8 SOCIAL EQUITY AND BELONGING

TABLE 25 – SOCIAL EQUITY – IMPACTS, BENEFITS AND RECOMMENDATIONS

BASELINE	
<ul style="list-style-type: none"> Auburn Cultural Plan 2007-2017 identified the need for public families and spaces that support Auburn's multiculturalism. The plan identifies a gap in availability and access to venues for cultural events Local context analysis has identified Auburn Youth Centre as a potential sensitive receptor Local context analysis has identified 4 aged care centres within 1km of the site The Club has identified that 56.6% of those aged over 18 in Auburn LGA are Dooleys members, 54% of members live within 5km of the Club and more than one third of Club members are between 35 and 54 years of age The Club has identified that almost one third of Club members were born in China or Korea, consistent the Study Area The Study Area has a higher proportion of people aged 25-39 and a lower proportion of people aged 5-19 than Greater Sydney The proportion of people identifying as Aboriginal and Torres Strait Islander is 0.2% of the population of the Study Area. 	
PROPOSED DEVELOPMENT	
<ul style="list-style-type: none"> The proposal includes a hotel, additional retail floor space, new Club spaces and the relocation of the fitness centre The proposal will provide additional communal open space in the Lidcombe town centre Phase 2 of the proposal will increase the number of residents in the Lidcombe town centre. 	
POTENTIAL POSITIVE IMPACTS	POTENTIAL NEGATIVE IMPACTS
<ul style="list-style-type: none"> Additional spaces for community interaction (open spaces and new retail spaces). 	<ul style="list-style-type: none"> Potential for new facilities to exclude vulnerable social groups.
BENEFIT ENHANCEMENT	MITIGATION MEASURE
<ul style="list-style-type: none"> Engage with culturally and linguistically diverse groups that do not form part of the Club membership base Consider planning cultural events for the wider community on-site and in the proposed communal open spaces Ensure that the design is in line with Council disability access support measures Dooleys already supports a number of community programs, such as Asylum Seeker Employment Training Project, RACS Legal Clinic and Fitted for Work Project. 	<ul style="list-style-type: none"> Maintain the consultation process with local business, community groups, aged care facilities, education and childcare facilities and the local community throughout all stages of the project.

9.9 OTHER IMPACTS

The proposed development may also have additional impacts relating to visual, shadowing, privacy impacts, or additional environmental impacts. No technical reports relating to these subjects have been available to inform this social impact assessment and therefore a full assessment of any impacts cannot be made at this time.

9.10 LEVEL AND SIGNIFICANCE OF IMPACTS

Table 26 assesses the level and significance of the social benefits and impacts which are likely to result from the proposed development. This includes an assessment of the duration, extent, ability for populations to adapt, social outcomes, management measures and residual impact should these measures be implemented. This is based on the criteria set out in Table 1.

TABLE 26 – IMPACT LEVEL AND SIGNIFICANCE

	DURATION	EXTENT	ABILITY TO ADAPT	SOCIAL OUTCOMES	IMPACT	MITIGATION MEASURES/BENEFIT ENHANCEMENTS	RESIDUAL IMPACT
BENEFITS							
Increased level of investment in and visitation to the Lidcombe town centre	Long term	Local study area	Long term transition process	Development of new mixed use communities	Major	Engagement with local community, businesses and members	Major, long term
Activation of the retail corridor along John Street and Church Street	Long term	Local study area	Immediate	Additional social amenities	Major		Major, long term
Increasing accessibility through site	Long term	Local study area	Immediate	Enhanced town centre character	Major	Application of CPTED Principles	Major, long term
Additional car parking spaces for Club members and reduction of on-street parking	Long term	Local study area	Immediate	Additional services to meet the needs of members	Moderate	Traffic Management Strategy	Moderate, long term
Reduction of heavy vehicle movement along Board and Church Streets due to loading dock access through Olympic Drive	Long term	Local study area	Immediate	Traffic safety	Moderate	Traffic Management Strategy	Moderate, long term
Creation of an estimated 410 direct jobs and a further 646 indirect jobs	Long term	Regional	Long term transition process	Employment and earning ability	Major	Youth employment strategy, disability employment strategy and strategy for employment of vulnerable groups	Major, long term
Creation of 470 direct jobs during construction	Long term	Regional	Immediate		Moderate		Moderate, long term
Additional open communal spaces and a pedestrian promenade through the site	Long term	Local study area	Immediate	Additional social infrastructure and public health	Major	Application of CPTED Principles Consideration of site for community events	Major, long term
Introduction of additional retail areas	Long term	Local study area	Long term transition process	Potential for increased number of culturally appropriate shopping options	Moderate	Engagement with local community, businesses and members	Moderate, long term

Retention of the fitness centre	Long term	Local study area	Immediate	Public health	Minimal	Strategy to encourage member healthy lifestyle (food options, sustainable transport options, community sport and activities etc.)	Minor, long term
Inclusion of aged care residential land uses (ILUs)	Long term	Regional	Immediate	Housing	Major	Affordable housing	Major, long term
Additional housing supply within the Lidcombe town centre	Long term	Regional	Immediate	Housing	Major	Affordable housing	Major, long term
IMPACTS							
Relocation of current Club tenants	Short term	Site specific	Immediate	Housing	Major	Relocation assistance and strategy.	Minor, short term
Local crime issues	Long term	Local study area	Immediate	Crime	Moderate	Application of CPTED principles to operation and design	Minimal, long term
Potential loss of competitiveness of local businesses	Medium term	Local study area	Medium term	Employment and earning ability	Moderate	Engagement with local businesses and tenants. Multiplying effect on local businesses.	Minor, long term
Additional car parking spaces	Long term	Local study area	Medium term	Sustainable transport	Moderate	Sustainable transport strategy	Minor, long term
Potential to negatively affect traffic and congestion and traffic noise in the local area	Long term	Local study area	Medium term	Sustainable transport	Moderate		Minor, long term
Potential for rail noise to affect the Club and Hotel users	Long term	Site specific	Immediate	Social amenity	Moderate	Noise minimisation through building design and materials	Minor, long term
Disruption of Club services during construction	Short term	Site specific	Immediate	Social amenity	Moderate	Phased development. Communication with members and provision of alternative services	Minor, long term
Cumulative impact of Dooleys and Lidcombe Hotel on liquor and gaming in the local area	Long term	Local study area	Long term	Liquor and Gaming	Minimal	Provide a responsible service of alcohol management plan and policy, Provide a customer friendly and easily assessable liquor self-	Minor, long term

						exclusion program for customers, and Contribute to liquor awareness campaigns for the community.	
Overshadowing, noise, loss of views and potential loss of value on detached houses with boundaries with the site.	Long term	Site specific		Social amenity	Major	Engagement and communication with neighbours. Club dwelling acquisitions through open and transparent process	Minor, short/medium term

10 Conclusions

This report has assessed the potential social impacts, and potential benefits, arising from the re-development of Dooleys Lidcombe Catholic Club, especially in relation to the Concept Plan and Phase 1 of the project.

The proposed development will have an overall beneficial impact on the local community in terms of social outcomes. The negative impacts identified can be successfully managed and, where possible, negated, if recommended measures are incorporated or implemented as part of the development proposal (refer to Section 9).

11 Disclaimer

This report is dated July 2016 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's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions and for the benefit only, of Dooleys Lidcombe Catholic Club (**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.

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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

Summary of Demographic Data

TABLE 27 – DEMOGRAPHIC DATA²

DATA ITEM	1 KM RADIUS	AUBURN LGA	SYDNEY GCCSA
Total population	13,837	73,716	4,390,956
Population Density (Persons per Sq.km)	4,486.3	2,270.4	355.0
Average per capita income	\$25,166	\$26,241	\$36,285
Age Distribution (%)			
Aged 0-4	6.47%	7.64%	6.8%
Aged 5-9	4.85%	6.12%	6.3%
Aged 10-14	4.94%	5.85%	6.1%
Aged 15-19	6.11%	6.39%	6.3%
Aged 20-24	10.47%	9.18%	7.0%
Aged 25-29	12.03%	11.22%	7.8%
Aged 30-34	9.93%	9.33%	7.6%
Aged 35-39	7.3%	7.41%	7.6%
Aged 40-44	6.23%	6.78%	7.3%
Aged 45-49	6.23%	6.43%	7.0%
Aged 50-55	6.79%	6.15%	6.6%
Aged 55-59	5.35%	5.09%	5.7%
Aged 60-64	3.87%	3.93%	5.1%
Aged 65-69	2.5%	2.53%	3.9%
Aged 70-74	2.15%	2.05%	3.0%
Aged 75-79	1.81%	1.58%	2.3%
Aged 80-84	1.35%	1.17%	1.9%
Aged 85+	1.62%	1.17%	1.8%
Aged 18+	80.4%	76.71%	77.1%
Average Age	35.2	33.9	37.1
Dependency Ratio	25.69%	28.11%	32.1%
Country of Birth and Indigenous Identification (%)			
Australia born	30.79%	38.7%	63.7%
Overseas born	69.21%	61.3%	36.4%
China	14.5%	12.2%	3.6%
Korea (South)	11.3%	4.46%	0.97%
Viet Nam	7.3%	4.88%	1.69%

² Source: ABS

India	3.4%	3.9%	2.12%
Turkey	2.9%	3.81%	0.28%
Indigenous population	0.2%	0.6%	1.2%
Language Spoken at Home (%)			
English only	16.3%	22.4%	65.7%
Chinese Total (Cantonese, Mandarin &	26.8%	22.17%	6.8%
Korean	13.4%	5.55%	1.11%
Indio-Aryan (Total)	8.76%	8.7%	3.62%
Household Income (%)			
\$Neg/Nil	3.71%	2.67%	1.7%
\$1-\$10,400	2.63%	2.3%	1.7%
\$10,400-\$15,600	2.66%	3.16%	2.8%
\$15,600-\$20,800	5.12%	5.34%	5.7%
\$20,800-\$31,200	9.83%	10.16%	8.5%
\$31,200-\$41,600	10.33%	10.76%	8.0%
\$41,600-\$52,000	9.42%	9.15%	7.6%
\$52,000-\$65,000	10.42%	9.84%	8.1%
\$65,000-\$78,000	8.14%	8.08%	7.6%
\$78,000-\$104,000	13.05%	12.2%	12.6%
\$104,000-\$130,000	9.61%	8.91%	9.4%
\$130,000-\$156,000	5.65%	7.55%	10.6%
\$156,000-\$182,000	4.07%	4.23%	6.4%
\$182,000-\$208,000	2.33%	2.36%	3.3%
\$208,000 plus	3.02%	3.29%	6.1%
Average Household Income	\$76,396	\$78,490	\$94,428
Household Income Variation	-19.1%	-16.9%	-
Housing Status (%)			
Owner	27.09%	25.59%	31.1%
Purchaser	33.33%	33.25%	35.7%
Renter	38.88%	40.45%	32.4%
Public Renter	2.98%	4.77%	5.4%
Private Renter	35.9%	35.68%	27.0%
Households in Mortgage Stress (% Households)	7.5%	8.01%	3.0%
Loan Mortgage Repayments (monthly \$)	\$2,003	\$2,152	\$2,424

Households in Rental Stress (% Households)	18.3%	14.94%	7.8%
Rent Payments (weekly \$)	\$366	\$363	\$397
Car Ownership (%)			
0 Cars	16.72%	14.8%	12.5%
1 Car	46.26%	44.4%	39.6%
2 Cars	27.6%	30.63%	33.9%
3 Cars	6.69%	7.33%	9.5%
4+ Cars	2.73%	2.85%	4.5%
Household Structure (%)			
Family Households	78.66%	77.78%	73.1%
Non-Family Households	21.34%	22.22%	26.9%
Group	5.8%	5.13%	4.3%
Lone Person	15.54%	17.09%	22.6%
Family Composition (%)			
Couple family with no children	31.98%	29.19%	33.5%
Couple family with children under 15	29.73%	35.16%	32.5%
Couple family with no children under 15	18.91%	17.39%	16.4%
One parent family with children under 15	6.36%	6.68%	7.3%
One parent family with no children under 15	9.19%	8.51%	8.4%
Other	3.82%	3.07%	1.9%
Labour Force (%)			
% Unemployed	8.48%	8.52%	5.7%
Labour Force Participation	60.57%	57.62%	65.6%
Occupation (%)			
Managers	6.64%	9.72%	13.5%
Professionals	21.19%	21.64%	26.0%
Technicians & trades workers	15.68%	14.7%	12.4%
Community & Personal Service Workers	8.94%	8.69%	9.0%
Clerical & Administrative Workers	14.43%	14.87%	16.5%
Sales Workers	9.78%	9.01%	9.2%
Machinery operators & Drivers	7.75%	8.25%	5.8%
Labourers	15.59%	13.12%	7.5%

White Collar (%)	60.97%	63.93%	74.3%
Blue Collar (%)	39.03%	36.07%	25.7%
Tertiary Education (%)			
Bachelor Degree or Higher	22.8%	21.23%	24.1%
Advanced Diploma or Associate Degree	9.02%	8.14%	9.0%
Undertaking Tertiary Education	9.25%	7.47%	6.5%
Highest Level of Schooling Achieved (%)			
Year 8 or Below	7.7%	8.55%	5.3%
Year 9 or Equivalent	3.67%	4.12%	5.3%
Year 10 or Equivalent	10.93%	12.99%	21.0%
Year 11 or Equivalent	3.4%	3.63%	4.7%
Year 12 or Equivalent	69.56%	65.92%	62.3%
Did not go to School	4.74%	4.79%	1.5%
Dwelling Structure (%)			
Separate House (%)	47.04%	49.77%	61.0%
Semi-detached (%)	22.72%	12.08%	12.8%
Flat, Unit or apartment (%)	29.94%	37.89%	25.8%
Other dwelling (%)	0.3%	0.26%	0.5%

Appendix B

Rental Property Analysis

Supply of rental properties under \$700 per week in Lidcombe and surrounding suburbs³.

TABLE 28 – SUPPLY OF RENTAL PROPERTIES UNDER \$700 PER WEEK IN LIDCOMBE AND SURROUNDING SUBURBS

Item ID	Price	Address	Beds	Baths	Carparks
1018	\$200	45 Church Street, Lidcombe, NSW 2141	20	2	
1025	\$220	202/7A Henley Road, Homebush West, NSW 2140	1	1	
1086	\$250	19 Seventh Street, Granville, NSW 2142	1	1	
1096	\$250	Auburn, address available on request	1	1	
1033	\$280	24a Steel Street, South Granville, NSW 2142	1	1	
1117	\$280	160 South Parade, Auburn, NSW 2144	1		
1004	\$290	Lidcombe, address available on request	1	1	1
1120	\$300	40B PAUL STREET,, Auburn, NSW 2144	1	1	
1021	\$310	11/23 The Crescent, Berala, NSW 2141	1	1	1
1112	\$330	9A79-87 Beaconsfield Street, Silverwater, NSW...	1	1	1
1044	\$340	6/79 DARTBROOK ROAD, Auburn, NSW 2144	2	1	1
1063	\$340	5/46 The Trongate, Granville, NSW 2142	2	1	1
1060	\$350	13 The Trongate street, Granville, NSW 2142	2	1	
1073	\$350	102 PARK ROAD, Auburn, NSW 2144	2	1	1
1052	\$360	6/90 Park Rd, Auburn, NSW 2144	2	1	1
1081	\$360	16/7-17 Edwin St, Regents Park, NSW 2143	2	1	1
1091	\$360	07/18 CROWN STREET, Granville, NSW 2142	2	1	1
1097	\$360	4/120 Harrow Road *DEP*, Auburn, NSW 2144	2	1	1
1010	\$375	4B Mark St, Lidcombe, NSW 2141	2	1	1
1055	\$380	7/27-31 The Crescent, Berala, NSW 2141	2	1	1

³ Source: RealEstate.com (accessed 10 and 20 June 2016)

1051	\$390	2/8 Crawford Street, Berala, NSW 2141	2	1	1
1075	\$390	6/35 The Avenue, Granville, NSW 2142	2	1	1
1098	\$390	2/120 Railway Street, Granville, NSW 2142	2	1	1
1105	\$390	61 Harrow Road, Auburn, NSW 2144	2	1	
1016	\$400	81 Botanica Drive, Lidcombe, NSW 2141	1	1	
1017	\$400	4B Mark Street, Lidcombe, NSW 2141	2	1	
1059	\$400	1/105 DARTBROOK ROAD, Auburn, NSW 2144	2	1	1
1083	\$400	5/29 Dartbrook Road, Auburn, NSW 2144	2	1	
1085	\$400	8/52 The Trongate, Granville, NSW 2142	2	1	1
1037	\$410	6/34-40 The Trongate, Granville, NSW 2142	2	1	1
1048	\$410	95 Chiswick Road, Auburn, NSW 2144	2	1	
1058	\$410	6/7 GIBBONS STREET, Auburn, NSW 2144	2	1	1
1001	\$420	7 ALPHIN STREET, Lidcombe, NSW 2141	2	1	1
1062	\$420	Unit 7/50A Amy Street, Regents Park, NSW 2143	2	1	1
1028	\$430	2/29 LIDBURY STREET, Berala, NSW 2141	2	1	1
1029	\$430	4A GIBBS STREET, Auburn, NSW 2144	2	1	1
1078	\$430	6/19-21 THE CRESCENT, Berala, NSW 2141	2	1	1
1089	\$440	11/46-48 Carnarvon Street, Silverwater, NSW 2128	2	1	1
1012	\$450	194 John St, Lidcombe, NSW 2141	2	1	2
1014	\$450	132 Joseph Street, Lidcombe, NSW 2141	3	1	1
1036	\$450	13 Myall St, Auburn, NSW 2144	3	1	1
1038	\$450	335/21 Marine Parade - Catania, Wentworth...	1	1	1
1046	\$450	1st floor/403 park road, Regents Park, NSW 2143	3	1	
1047	\$450	Application Received/3 Waterways Street,...	1	1	1
1077	\$450	116 Sheffield Street, Auburn, NSW 2144	3	1	1
1124	\$450	15 Second Street, Granville, NSW 2142	2	1	1

1009	\$46018/18 Clarence Street, Lidcombe, NSW 2141	2	1	2
1050	\$4608/1-5 Kitchener Avenue, Regents Park, NSW 2143	2	1	1
1064	\$460205/17 Monza Boulevard, Wentworth Point, NSW...	1	1	1
1087	\$46012/35 Gibbons Street, Auburn, NSW 2144	2	1	
1076	\$470A504/19 Verona Dr, Wentworth Point, NSW 2127	1	1	1
1111	\$4755 Mons Street, South Granville, NSW 2142	4	1	1
1008	\$480Lidcombe, address available on request	2	1	
1022	\$480163/2 Macquarie Road, Auburn, NSW 2144	2	1	1
1024	\$480707/4 Footbridge Bvd, Wentworth Point, NSW 2127	1	1	1
1031	\$48074 YILLOWRA STREET, Auburn, NSW 2144	3	1	1
1043	\$48074 Yillowra St, Auburn, NSW 2144	3	1	1
1053	\$480706/55 Hill Road, Wentworth Point, NSW 2127	1	1	1
1106	\$4802/16 Hampstead Road,, Homebush West, NSW 2140	2	1	
1107	\$4806/80-82 Pitt Street, Granville, NSW 2142	2	2	1
1074	\$4909/12-22 Railway Parade, Granville, NSW 2142	2	2	1
1020	\$495190 Blaxcell Street, Granville, NSW 2142	3	1	2
1061	\$495A104/6 Avenue of Oceania, Newington, NSW 2127	1	1	1
1007	\$5004 Baret St, Lidcombe, NSW 2141	1	1	1
1027	\$50055 Hill road, Wentworth Point, NSW 2127	1	1	1
1054	\$50074 Yillowra St, Auburn, NSW 2144	3	1	
1070	\$50013/9 Elizabeth Street *DEPOSIT TAKEN*, Berala...	2	2	2
1080	\$50098 Elizabeth Street, Granville, NSW 2142	3	1	1
1104	\$500Wentworth Point, address available on request	1	1	
1114	\$50098 Elizabeth St, Granville, NSW 2142	3	1	1

1039	\$51019/50-54 Henley RD, Homebush West, NSW 2140	2	2	1
1109	\$51015/17 Pearce Avenue, Newington, NSW 2127	2	2	1
1035	\$520C203/2 Rowe drive, Potts Hill, NSW 2143	2	2	1
1057	\$52039/35-37 Harrow Rd, Auburn, NSW 2144	2	2	1
1071	\$520912/10 Burroway Road, Wentworth Point, NSW 2127	1	1	1
1023	\$5254 Killeen Street, Auburn, NSW 2144	3	1	1
1006	\$53018/81 Church street, Lidcombe, NSW 2141	2	2	1
1032	\$5305 Elm road, Auburn, NSW 2144	4	1	1
1069	\$53017/7 Blaxland Avenue, Newington, NSW 2127	2	2	1
1100	\$5302107/1 Australia Ave, Sydney Olympic Park,...	1	1	1
1119	\$5308 Grimwood Street, Granville, NSW 2142	3	1	1
1049	\$5403/64 Harrow Road, Auburn, NSW 2144	3	2	1
1103	\$540603/2 The Piazza, Wentworth Point, NSW 2127	2	2	1
1113	\$540201/25 Hill Road, Wentworth Point, NSW 2127	2	1	1
1002	\$550116/81 Church St, Lidcombe, NSW 2141	2	2	1
1040	\$55045-47 Marion Street, Auburn, NSW 2144	3	2	1
1066	\$550Level 4/14 Baywater Drive, Wentworth Point,...	2	2	1
1084	\$550A104/81 Courallie Avenue, Homebush West, NSW...	2	2	1
1108	\$5506-14 Park Road, Auburn, NSW 2144	2	2	2
1042	\$56081-86 Courallie Ave, Homebush West, NSW 2140	2	2	1
1065	\$5601/9 Elizabeth Street *DEPOSIT TAKEN*, Berala,...	3	2	2
1072	\$5601/9 Hampstead Road, Homebush West, NSW 2140	2	2	2
1045	\$59557 Beaconsfield Street, Silverwater, NSW 2128	4	1	1
1003	\$600029 Eglington St, Lidcombe, NSW 2141	3	1	5
1041	\$6001 Australia Avenue, Sydney Olympic Park,	2	2	1

	NSW...			
1088	\$6003313/57-72 Queen Street, Auburn, NSW 2144	3	2	2
1092	\$600G3.603/55 Hill Road, Wentworth Point, NSW 2127	2	2	1
1126	\$600506/1 Australia Ave, Sydney Olympic Park, NSW...	2	2	1
1019	\$680632/26 Baywater Drive, Wentworth Point, NSW 2127	2	2	2

Supply of rental properties under \$700 per week in Lidcombe and surrounding suburbs⁴.

TABLE 29 – SUPPLY OF RENTAL PROPERTIES UNDER \$700 PER WEEK IN LIDCOMBE AND SURROUNDING SUBURBS

Item ID	Price	Address	Beds	Baths	Carparks
1155	\$175	room 10/29 Gelibolu parade, Auburn, NSW 2144	1	1	
1156	\$175	room 14/29 Gelibolu parade, Auburn, NSW 2144	1	1	
1024	\$200	45 Church Street, Lidcombe, NSW 2141	20	2	
1043	\$220	2/7A Henley Road, Homebush West, NSW 2140	1	1	
1168	\$250	Auburn, address available on request	1	1	
1184	\$265	115/95 Station Road, Auburn, NSW 2144	1	1	
1152	\$270	19 Seventh Street, Granville, NSW 2142	1	1	
1061	\$280	24a Steel Street, South Granville, NSW 2142	1	1	
1200	\$280	160 South Parade, Auburn, NSW 2144	1		
1113	\$300	Berala, address available on request	1	1	
1203	\$300	40B PAUL STREET,, Auburn, NSW 2144	1	1	
1005	\$310	Lidcombe, address available on request	1	1	1
1076	\$330	36/79-87 Beaconsfield Street, Silverwater,...	1	1	1
1092	\$330	9/18 Crown Street, Granville, NSW 2142	2	1	1
1145	\$330	92A Beaconsfield St, Silverwater, NSW 2128	1	1	1
1196	\$330	9A79-87 Beaconsfield Street, Silverwater, NSW...	1	1	1
1075	\$340	6/79 DARTBROOK ROAD, Auburn, NSW 2144	2	1	1
1115	\$350	13 The Trongate street, Granville, NSW 2142	2	1	
1123	\$350	28A CHISWICK ROAD, Auburn, NSW 2144	1	1	

1131	\$350	102 PARK ROAD, Auburn, NSW 2144	2	1	1
1094	\$360	6/90 Park Rd, Auburn, NSW 2144	2	1	1
1103	\$360	7/48 STATION ROAD, Auburn, NSW 2144	2	1	1
1119	\$360	5/46 The Trongate, Granville, NSW 2142	2	1	1
1144	\$360	16/7-17 Edwin St, Regents Park, NSW 2143	2	1	1
1170	\$360	4/120 Harrow Road, Auburn, NSW 2144	2	1	1
1114	\$370	9/43 Macquarie Road, Auburn, NSW 2144	2	1	1
1016	\$375	4B Mark St, Lidcombe, NSW 2141	2	1	1
1100	\$380	7/27-31 The Crescent, Berala, NSW 2141	2	1	1
1112	\$380	1/43 The Trongate, Granville, NSW 2142	2	1	1
1161	\$380	7/18 CROWN STREET, Granville, NSW 2142	2	1	1
1177	\$385	12/67 Harrow Road, Auburn, NSW 2144	2	1	1
1087	\$390	2/8 Crawford Street, Berala, NSW 2141	2	1	1
1118	\$390	11/102 Auburn Rd, Auburn, NSW 2144	2	1	1
1171	\$390	2/120 Railway Street, Granville, NSW 2142	2	1	1
1183	\$390	61 Harrow Road, Auburn, NSW 2144	2	1	
1147	\$395	5/29 Dartbrook Road, Auburn, NSW 2144	2	1	
1201	\$395	32A Thomas Street, Granville, NSW 2142	3	1	2
1205	\$395	6/29 Dartbrook, Auburn, NSW 2144	2	1	1
1002	\$400	4B Mark Street, Lidcombe, NSW 2141	2	1	
1010	\$400	22/18 CLARENCE STREET, Lidcombe, NSW 2141	2	1	1
1023	\$400	81 Botanica Drive, Lidcombe, NSW 2141	1	1	
1097	\$400	2/2 William Street, Granville, NSW 2142	2	1	1
1104	\$400	186A Joseph Street, Regents Park, NSW 2143	2	1	2
1110	\$400	1/105 DARTBROOK ROAD, Auburn, NSW 2144	2	1	1
1149	\$400	8/52 The Trongate, Granville, NSW 2142	2	1	1
1067	\$410	6/34-40 The Trongate, Granville, NSW 2142	2	1	1
1084	\$410	95 Chiswick Road, Auburn, NSW 2144	2	1	
1107	\$410	6/7 GIBBONS STREET, Auburn, NSW 2144	2	1	1

⁴ Source: RealEstate.com (accessed 10 and 20 June 2016)

1095	\$42019 Asquith Street, Silverwater, NSW 2128	4	1	
1117	\$420Unit 7/50A Amy Street, Regents Park, NSW 2143	2	1	1
1173	\$42014/7 Edwin Street, Regents Park, NSW 2143	2	1	1
1051	\$4302/29 Lidbury Street, Berala, NSW 2141	2	1	1
1053	\$4304A Gibbs Street, Auburn, NSW 2144	2	1	1
1137	\$4306/19-21 The Crescent, Berala, NSW 2141	2	1	1
1188	\$4305/124 Railway Street, Granville, NSW 2142	2	1	1
1189	\$430G9/95 Station Road, Auburn, NSW 2144	1	1	1
1089	\$4409 Chestnut Road, Auburn, NSW 2144	3	2	1
1099	\$4403** / 1 Park Street North, Wentworth Point,...	1	1	1
1158	\$44011/46-48 Carnarvon Street, Silverwater, NSW 2128	2	1	1
1195	\$44060 Elizabeth Street, Granville, NSW 2142	3	1	1
1210	\$440501/3 Waterways St, Wentworth Point, NSW 2127	1	1	1
1019	\$450194 John St, Lidcombe, NSW 2141	2	1	2
1020	\$450132 Joseph Street, Lidcombe, NSW 2141	3	1	1
1027	\$4508a Cornwall Road, Auburn, NSW 2144	2	1	2
1033	\$45033a Cowper Street, Granville, NSW 2142	2	1	1
1039	\$45018 Phillips Street, Auburn, NSW 2144	2	1	
1052	\$45025 Mona Street, Auburn, NSW 2144	2	1	1
1065	\$4508B Cornwall Road, Auburn, NSW 2144	2	1	
1068	\$450335/21 Marine Parade - Catania, Wentworth...	1	1	1
1080	\$4501st floor/403 park road, Regents Park, NSW 2143	3	1	
1082	\$450Application Received/3 Waterways Street,...	1	1	1
1106	\$45016/1 Civic Road *DEPOSIT TAKEN*, Auburn, NSW...	2	1	1
1108	\$450303/4 Footbridge Blvd, Wentworth Point, NSW 2127	1	1	1
1136	\$450116 Sheffield Street, Auburn, NSW 2144	3	1	1

1141	\$45055 Hill Road, Wentworth Point, NSW 2127	1	1	1
1162	\$4508A Cornwall Rd, Auburn, NSW 2144	2	1	
1169	\$450807/51 Hill Road, Wentworth Point, NSW 2127	1	1	1
1208	\$45015 Second Street, Granville, NSW 2142	2	1	1
1014	\$46018/18 Clarence Street, Lidcombe, NSW 2141	2	1	2
1044	\$460G2.306/57 Hill Road, Wentworth Point, NSW 2127	1	1	1
1057	\$460G2.305/57 Hill Road, Wentworth Point, NSW 2127	1	1	2
1086	\$4608/1-5 Kitchener Avenue, Regents Park, NSW 2143	2	1	1
1091	\$4608/6 HYDE PARK Rd, Berala, NSW 2141	2	1	1
1130	\$460604/4 Footbridge Boulevard, Wentworth Point,...	1	1	1
1139	\$460805/4 Footbridge Boulevard, Wentworth Point,...	1	1	1
1153	\$46012/35 Gibbons Street, Auburn, NSW 2144	2	1	
1025	\$46568 Beaconsfield Street, Silverwater, NSW 2128	2	2	2
1090	\$465B212 1 Avenue Of Europe, Newington, NSW 2127	1	1	1
1079	\$47036 Langtry Ave, Auburn, NSW 2144	2	1	
1109	\$470420/5 Verona Drive, Wentworth Point, NSW 2127	1	1	1
1120	\$470205/17 Monza Boulevard, Wentworth Point, NSW...	1	1	1
1135	\$470A504/19 Verona Dr, Wentworth Point, NSW 2127	1	1	1
1028	\$47521/54-60 Dartbrook Road, Auburn, NSW 2144	2	2	1
1102	\$47548 Blaxcell Street, Granville, NSW 2142	3	1	3
1194	\$4755 Mons Street, South Granville, NSW 2142	4	1	1
1013	\$480Lidcombe, address available on request	2	1	
1045	\$480202/55 HILL ROAD, Wentworth Point, NSW	1	1	1

	2127			
1055	\$48074 YELLOWRA STREET, Auburn, NSW 2144	3	1	1
1071	\$480163/2 Macquarie Road, Auburn, NSW 2144	2	1	
1074	\$48074 Yillowra St, Auburn, NSW 2144	3	1	1
1078	\$480707/57 Hill Road, Wentworth Point, NSW 2127	1	1	1
1096	\$480706/55 Hill Road, Wentworth Point, NSW 2127	1	1	1
1126	\$48082 Amy street, Regents Park, NSW 2143	4	1	3
1129	\$480201/7 Waterways Street, Wentworth Point, NSW...	1	1	1
1142	\$48018a Phillips St, Auburn, NSW 2144	2	1	
1186	\$4802/16 Hampstead Road,, Homebush West, NSW 2140	2	1	
1187	\$4806/80-82 Pitt Street, Granville, NSW 2142	2	2	1
1192	\$48018 PHILLIPS STREET, Auburn, NSW 2144	2	1	
1193	\$48047 (G/F) Alice St, Auburn, NSW 2144	2	1	
1035	\$4909/12-22 Railway Parade, Granville, NSW 2142	2	2	1
1185	\$490906/4 Footbridge blvd, Wentworth Point, NSW 2127	1	1	1
1029	\$495190 Blaxcell Street, Granville, NSW 2142	3	1	2
1116	\$495A104/6 Avenue of Oceania, Newington, NSW 2127	1	1	1
1001	\$50013/33-37 Livingstone Road, Lidcombe, NSW 2141	2	1	1
1009	\$5004 Baret Street, Lidcombe, NSW 2141	2	1	2
1011	\$5004 Baret St, Lidcombe, NSW 2141	1	1	1
1022	\$50020 Gallipoli Street, Lidcombe, NSW 2141	2	1	2
1030	\$500E316.B2/78 Marlborough Road, Homebush West,...	3	1	1
1038	\$50098 Elizabeth St, Granville, NSW 2142	3	1	1
1042	\$500808/55 Hill Road, Wentworth Point, NSW 2127	1	1	1
1047	\$50055 Hill road, Wentworth Point, NSW 2127	1	1	1
1060	\$500309/12 Nuvolari Place, Wentworth Point, NSW	1	1	1

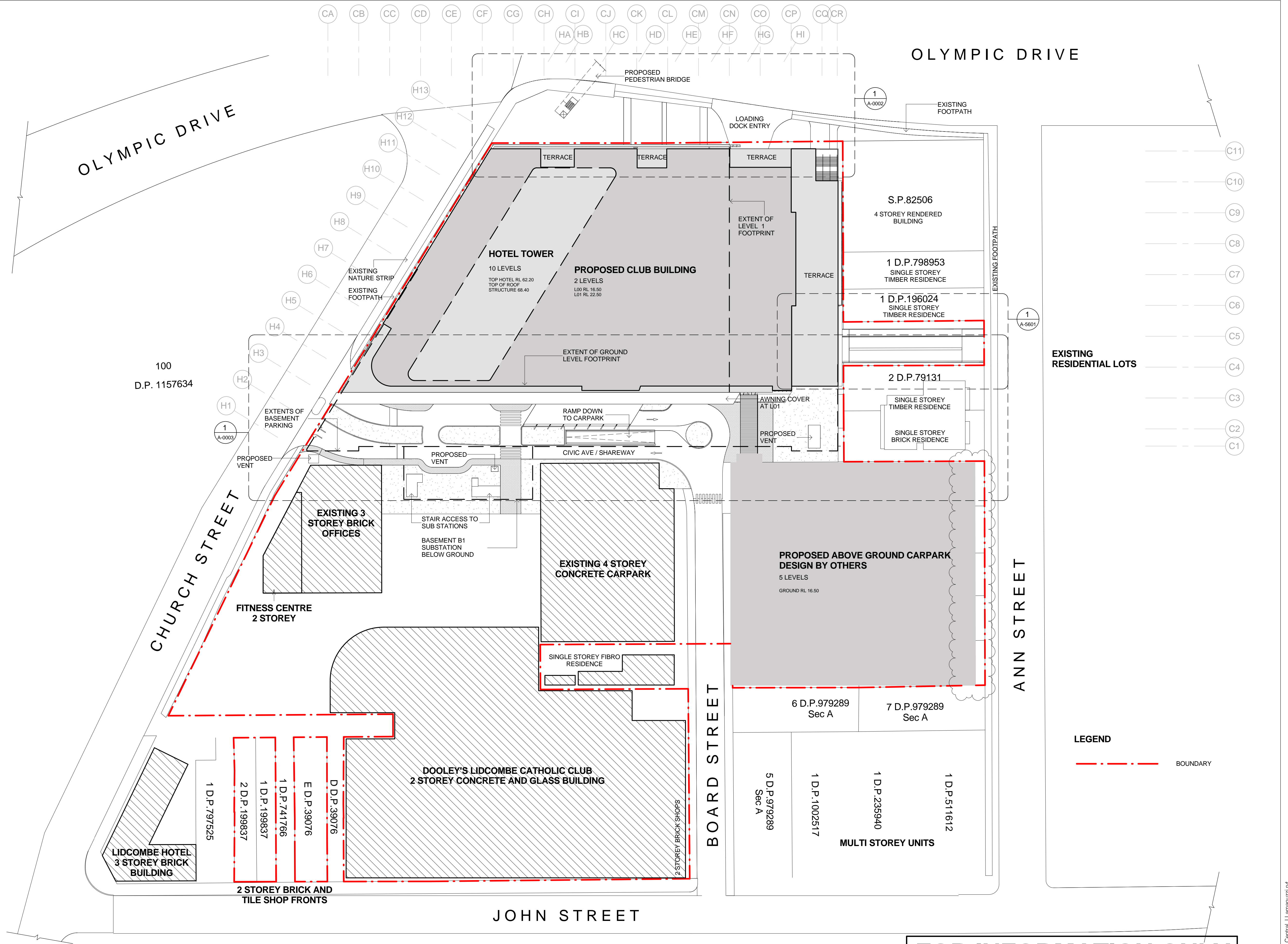
	2127			
1066	\$50013 Myall St, Auburn, NSW 2144	3	1	1
1128	\$50013/9 Elizabeth Street *DEPOSIT TAKEN*, Berala...	2	2	2
1181	\$500Wentworth Point, address available on request	1	1	
1054	\$510507/55 Hill Road, Wentworth Point, NSW 2127	1	1	1
1190	\$51015/17 Pearce Avenue, Newington, NSW 2127	2	2	1
1064	\$520C203/2 Rowe drive, Potts Hill, NSW 2143	2	2	1
1083	\$5203 Embers Way, Auburn, NSW 2144	2	2	1
1098	\$52074 Yillowra St, Auburn, NSW 2144	3	1	
1105	\$52039/35-37 Harrow Rd, Auburn, NSW 2144	2	2	1
1175	\$520EG01/78 Marlborough Road, Homebush West, NSW...	2	2	1
1040	\$5254 Killeen Street, Auburn, NSW 2144	3	1	1
1007	\$53018/81 Church street, Lidcombe, NSW 2141	2	2	1
1037	\$53098 Elizabeth Street, Granville, NSW 2142	3	1	1
1069	\$53019/50-54 Henley RD, Homebush West, NSW 2140	2	2	1
1088	\$530506/1 Park Street North, Wentworth Point, NSW...	2	1	1
1127	\$53017/7 Blaxland Avenue, Newington, NSW 2127	2	2	1
1134	\$53013/3 Blaxland Avenue, Newington, NSW 2127	2	2	1
1157	\$53022/38-40 Marlborough Road, Homebush West, NSW...	3	2	1
1176	\$5302107/1 Australia Ave, Sydney Olympic Park,...	1	1	1
1202	\$5308 Grimwood Street, Granville, NSW 2142	3	1	1
1085	\$5403/64 Harrow Road, Auburn, NSW 2144	3	2	1
1132	\$540408/55 Hill Road, Wentworth Point, NSW 2127	2	1	1
1151	\$5404A Cutcliffe Avenue, Regents Park, NSW 2143	4	1	2
1180	\$540603/2 The Piazza, Wentworth Point, NSW 2127	2	2	1
1197	\$540201/25 Hill Road, Wentworth Point, NSW 2127	2	1	1

1003	\$550116/81 Church St, Lidcombe, NSW 2141	2	2	1
1008	\$55040/7-19 James Street, Lidcombe, Lidcombe, NSW...	2	2	1
1012	\$5506/61-67 John Street, Lidcombe, NSW 2141	3	1	1
1056	\$5505 Elm road, Auburn, NSW 2144	4	1	1
1070	\$55045-47 Marion Street, Auburn, NSW 2144	3	2	1
1081	\$550337 Park Rd, Auburn, NSW 2144	4	1	5
1124	\$550Level 4/14 Baywater Drive, Wentworth Point,...	2	2	1
1133	\$550710/55 Hill Road, Wentworth Point, NSW 2127	2	1	1
1148	\$550A104/81 Courallie Avenue, Homebush West, NSW...	2	2	1
1101	\$555704/57 Hill Road, Wentworth Point, NSW 2127	2	1	1
1073	\$56081-86 Courallie Ave, Homebush West, NSW 2140	2	2	1
1121	\$5601/9 Elizabeth Street *DEPOSIT TAKEN*, Berala,...	3	2	2
1138	\$560G2.Lvl3/57 Hill Street, Wentworth Point, NSW...	2	2	1
1048	\$570812/55 Hill Road, Wentworth Point, NSW 2127	2	2	1

1032	\$58016/11 Blaxland Ave, Newington, NSW 2127	3	2	1
1174	\$580A210/6 Ave of Oceania, Newington, NSW 2127	2	2	1
1049	\$5908 Nuvolari Place, Wentworth Point, NSW 2127	2	2	1
1072	\$59057 HILL ROAD, Wentworth Point, NSW 2127	2	1	1
1143	\$590707/19 Verona Drive, Wentworth Point, NSW 2127	2	2	1
1077	\$59557 Beaconsfield Street, Silverwater, NSW 2128	4	1	1
1004	\$600029 Eglington St, Lidcombe, NSW 2141	3	1	5
1041	\$600203/57 Hill Road, Wentworth Point, NSW 2127	2	2	1
1058	\$60057 Hill Road, Wentworth Point, NSW 2127	2	2	1
1062	\$600603/57 Hill Road, Wentworth Point, NSW 2127	2	2	1
1150	\$600607/18 Corniche Drive, Wentworth Point, NSW 2127	2	2	2
1163	\$600G3.603/55 Hill Road, Wentworth Point, NSW 2127	2	2	1
1211	\$600506/1 Australia Ave, Sydney Olympic Park, NSW...	2	2	1
1026	\$680632/26 Baywater Drive, Wentworth Point, NSW 2127	2	2	2

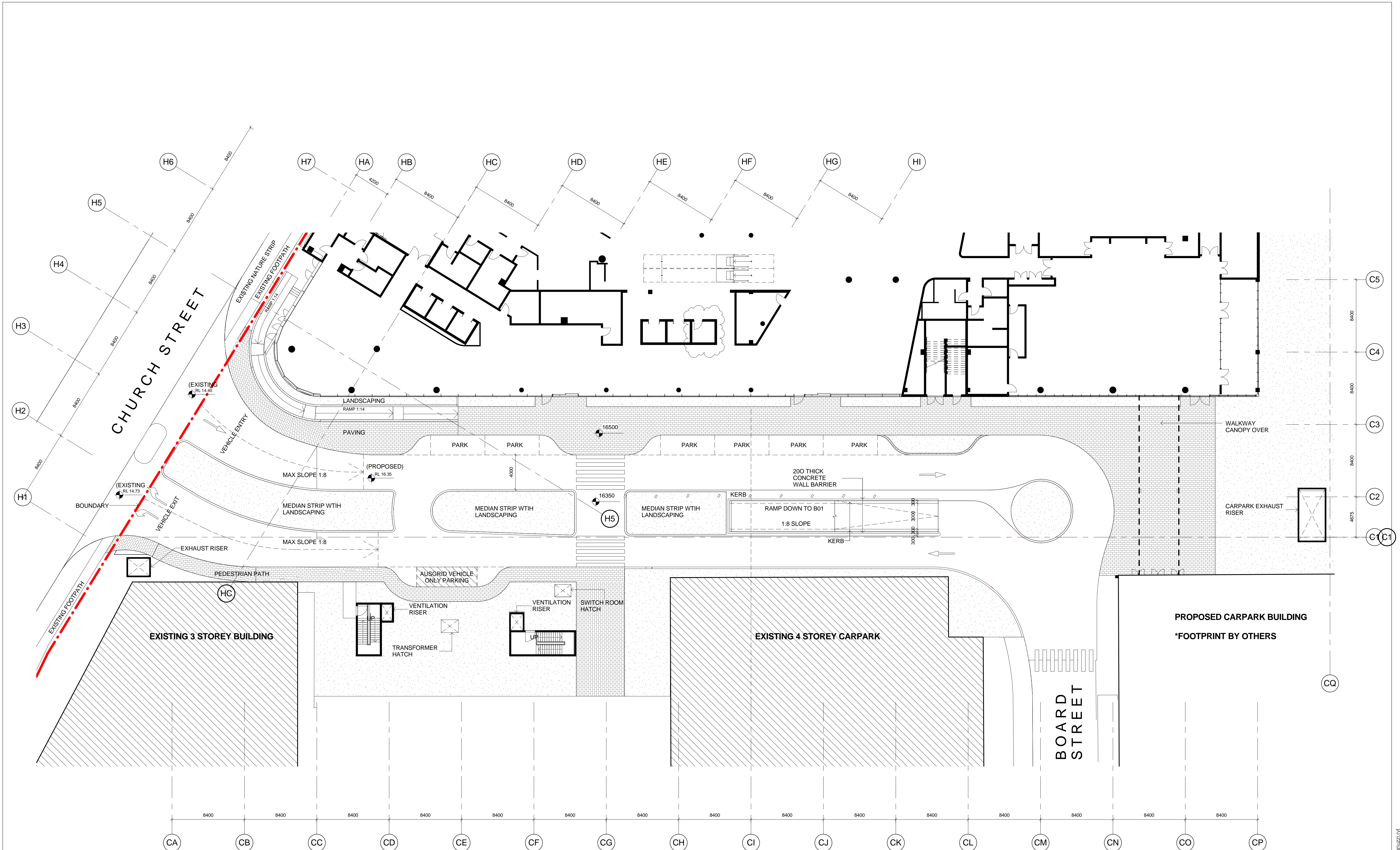
Appendix C

Concept Plans



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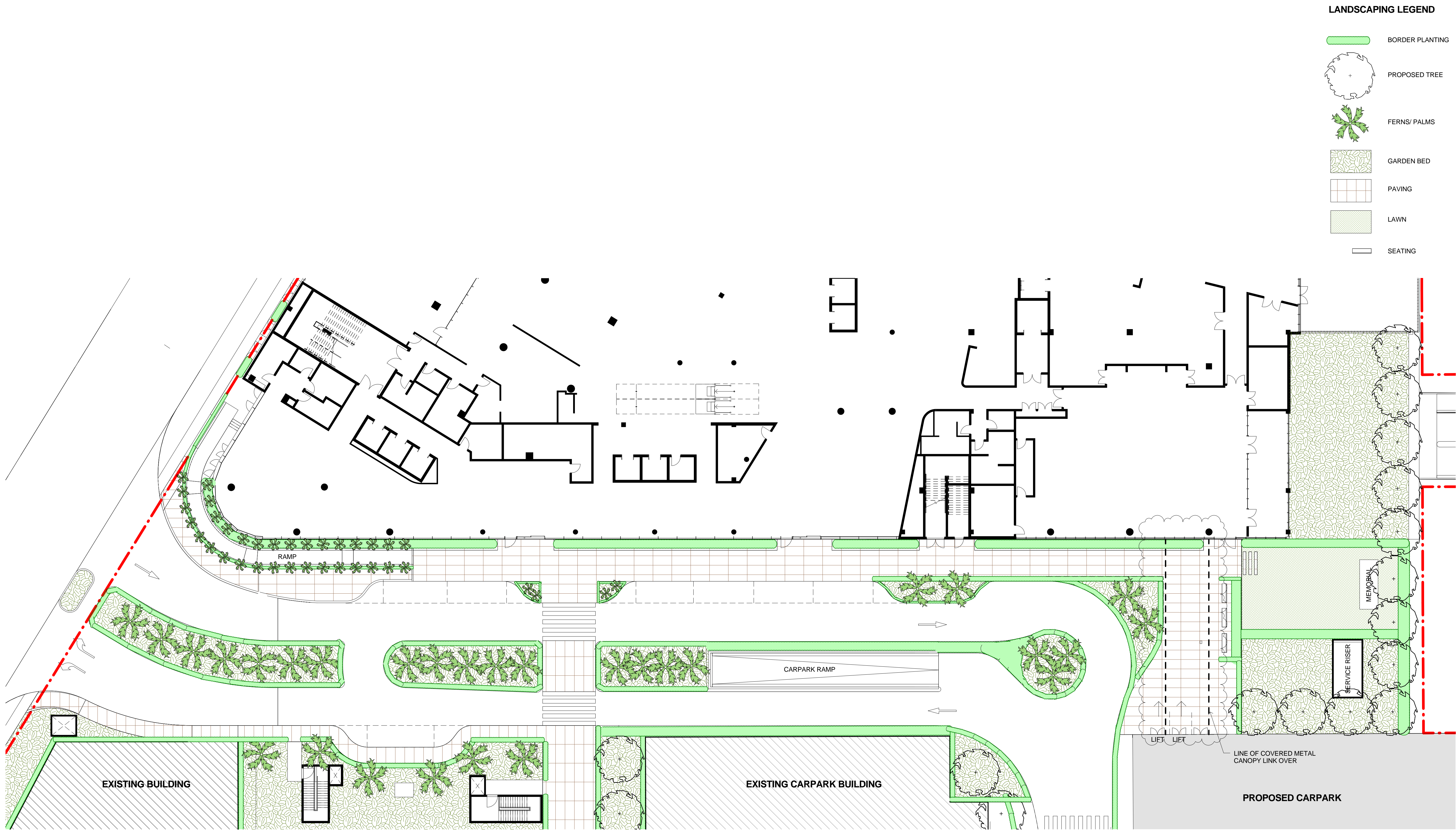
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	E	ISSUED FOR INFORMATION			08/04/16											
	D	ISSUED FOR COORDINATION			4/03/2016											
	C	ISSUED FOR COORDINATION			12/02/16											
	B	ISSUED FOR COORDINATION			08/02/16											
	A	CONCEPT ISSUE			22/12/15											



1 SITE PLAN_CHURCH STREET
1 : 200

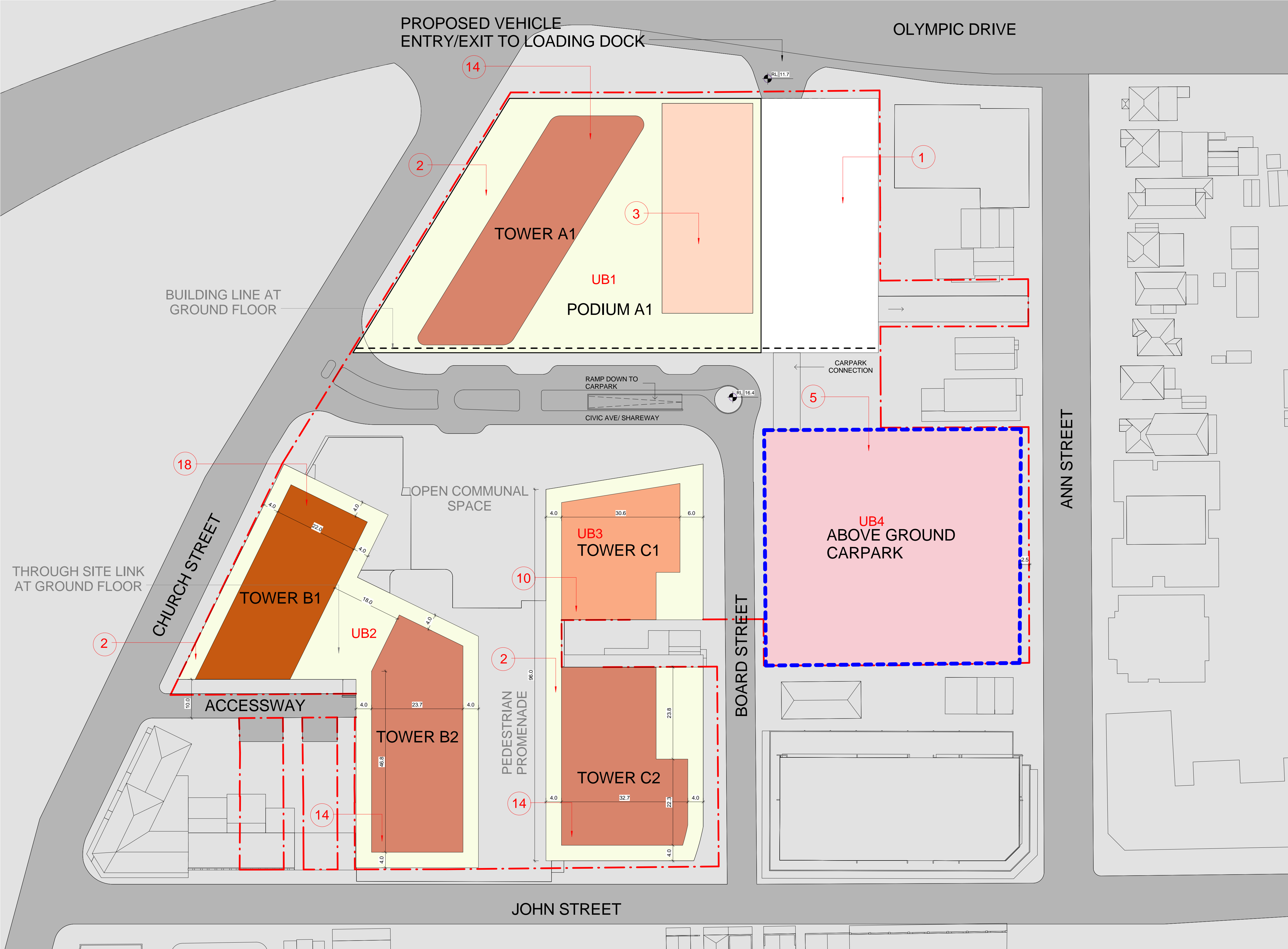
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	B	ISSUED FOR INFORMATION			08/04/16									Scale: AS indicated	Plot Date: 11/04/2016 5:30:49 PM	Job No: 2014.019
	A	ISSUED FOR COORDINATION			26/02/16									Dwg No: A-0013	Revision: B	
														Status: SCHEME DESIGN		



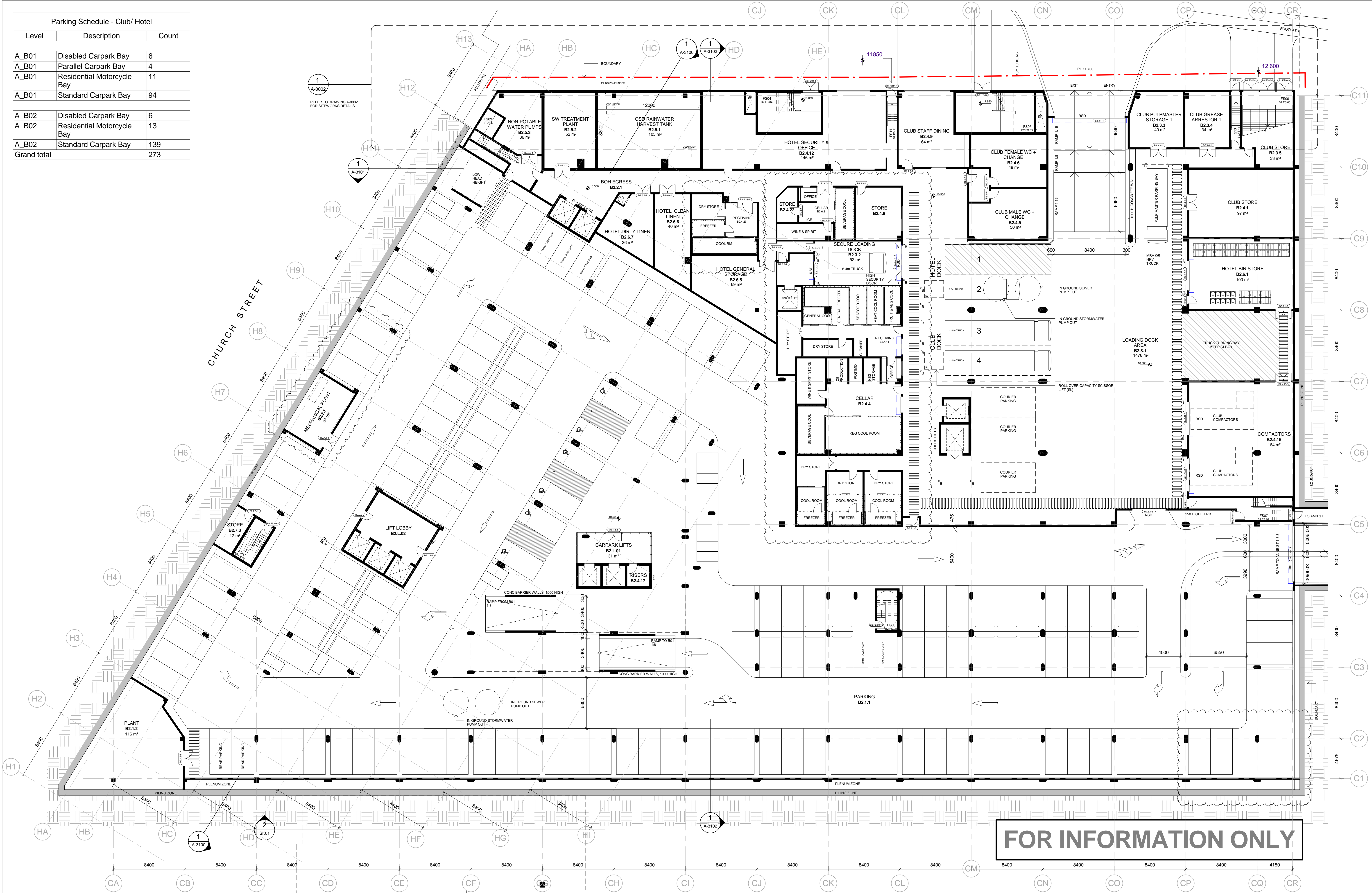
MASTER PLAN LEGEND

- GF TERRACE
- 2 STOREYS
- 3 STOREYS
- 5 STOREYS
- 11 STOREYS
- 12 STOREYS
- 14 STOREYS
- 17 STOREYS
- SITE BOUNDARY
- BOUNDARY FIRE RATED WALL

5 BUILDING STOREYS

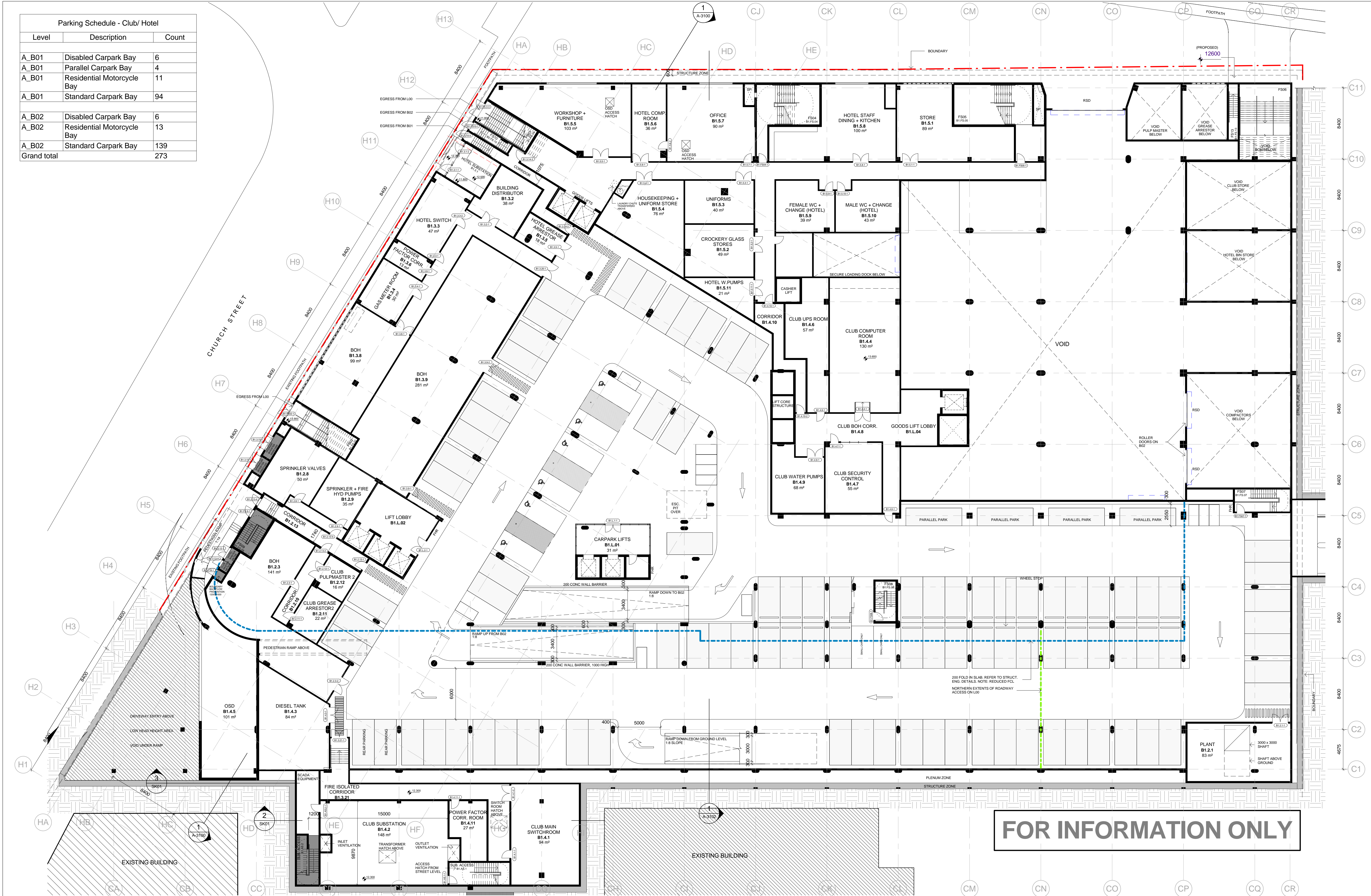
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	A	ISSUED FOR INFORMATION			08/04/16								Scale: As indicated @A1 Plot Date: 11/04/2016 5:30:55 PM Job No: 2014.019				
													Dwg No: A-0100 Revision: A				
													Status: PRELIMINARY				

Parking Schedule - Club/ Hotel		
Level	Description	Count
A_B01	Disabled Carpark Bay	6
A_B01	Parallel Carpark Bay	4
A_B01	Residential Motorcycle Bay	11
A_B01	Standard Carpark Bay	94
A_B02	Disabled Carpark Bay	6
A_B02	Residential Motorcycle Bay	13
A_B02	Standard Carpark Bay	139
Grand total		273



Do not scale from drawings.		No:		Amendment		By		Date		Key Plan:		Consultants:		Client:		PTW Architects Level 13, 9 Castlereagh St Sydney NSW Australia 2000		PTW T + 612 9232 5877 F + 612 9221 4139		Approvals By:		Date:		Project:		0		1		2		5		10		15m	
Verify all dimensions on site before commencing work.		I		ISSUED FOR INFORMATION				17/03/16												PTW Approval:						DOOLEYS LIDCOMBE CATHOLIC CLUB		Scale: 1 : 200		@A1		Plot Date: 17/03/2016 2:32:30 PM		Job No: 214019			
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The recipient of the data shall be responsible for checking accuracy and completeness of data received. Any use of the electronic data in part or whole shall be at the user's risk.		F		ISSUED FOR COORDINATION				19/02/16																													
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		D		ISSUED FOR COORDINATION				06/02/16																													
		C		CONCEPT ISSUE				28/01/16																													
		B		CONCEPT ISSUE				22/01/16																													
		A		CONCEPT ISSUE				22/12/15																													

Parking Schedule - Club/ Hotel		
Level	Description	Count
A_B01	Disabled Carpark Bay	6
A_B01	Parallel Carpark Bay	4
A_B01	Residential Motorcycle Bay	11
A_B01	Standard Carpark Bay	94
A_B02	Disabled Carpark Bay	6
A_B02	Residential Motorcycle Bay	13
A_B02	Standard Carpark Bay	139
Grand total		273



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