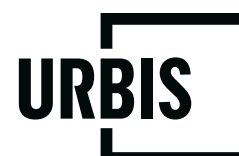




ENGAGEMENT AND COMMUNICATIONS OUTCOMES REPORT

80 Betty Cuthbert Drive Lidcombe

Prepared for
**PROPERTY AND DEVELOPMENT NSW (PDNSW),
NSW DEPARTMENT OF PLANNING, INDUSTRY AND
ENVIRONMENT**
26 July 2021



URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

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| Project Code | P0008330 |
| Report Number | Draft |

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1. INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Property and Development NSW (PDNSW), a division within NSW Department of Planning, Industry and Environment (DPIE) to prepare and execute an Engagement and Communications Strategy (Strategy) to support the preparation of a Local Environmental Plan (LEP) amendment for 80 Betty Cuthbert Drive, Lidcombe (the site).

The site is located south of the Lidcombe town centre within the Cumberland Local Government Area (LGA). The site is currently occupied by Multiple Sclerosis Limited (MSL) and consists of infrastructure and services that are approximately 30 years old and no longer meet MSL's ongoing operating requirements. The existing MSL facility covers approximately 12% of the site with the remainder of the site underutilised. The current zoning only permits health uses.

One of the functions of Development and Transactions is to repurpose underutilised state government land. Development and Transactions commissioned a feasibility study into the options for future uses on the site. The feasibility outcome led to a concept plan being developed which included a new health care facility for MSL, a proposed educational establishment and residential land. The plan was prepared in collaboration with MSL and the NSW Department of Education (DoE).

A Planning Proposal will be lodged with Cumberland Council in mid-2020 to rezone the land as well as an enabling 'early works' Development Application (DA) to begin the works associated with the proposed residential developments, including site preparation works, construction of internal roads, new services and utilities, footpaths and street lighting. Urbis Engagement supported Development and Transactions with community consultation for the Planning Proposal and early works DA – the outcomes of that consultation are included in this report.

The site will not be developed by Development and Transactions. The Planning Proposal will set controls for future development and site areas will be divested to a private developer through a tender process. Development will be subject to a Development Application process and further community consultation.

This Engagement and Communication Outcomes Report documents the engagement and communications process, feedback received and considerations in response to feedback collected between 19 May – 5 June 2020.

Figure 1 – Site aerial



Source: Urbis

2. THE PROPOSAL

The Planning Proposal seeks the following amendments to Auburn Local Environmental Plan 2010 (ALEP 2010):

- Amend the ALEP2010 Land Zoning Map applicable to the site from SP2 Infrastructure (Hospital) to the following zones:
 - SP2 Infrastructure (Education);
 - SP2 Infrastructure (Health);
 - SP2 Infrastructure (Drainage); and
 - R3 Medium Density Residential.
- Amend the ALEP2010 Height of Buildings Map applicable to the proposed residential land to 9 metres
- Amend the ALEP2010 Floor Space Ratio Map applicable to the proposed residential land to 0.75:1

These amendments will facilitate redevelopment of the site with the intention to deliver:

- A new MSL facility, replacing the existing outdated facility on site
- A residential subdivision that is compatible with the adjoining residential land use and character of the locality
- Land for an educational establishment for up to 1,000 students, subject to a separate funding arrangement and future planning approval sought by the NSW Department of Education (DoE).

Figure 2 – Indicative illustrative plan for the proposed subdivision and rezoning of 80 Betty Cuthbert Drive, Lidcombe



Source: Urbis

3. ENGAGEMENT PROCESS

3.1. PURPOSE OF ENGAGEMENT

The stakeholder and community engagement process for the rezoning of 80 Betty Cuthbert Drive aimed to:

- Provide accurate information about the proposed outcomes of the Planning Proposal
- Deliver an independent, transparent and accountable consultation process and provide a range of ways for people to engage and give feedback
- Create pathways for stakeholder interaction and feedback that are open and transparent
- Document key feedback to inform ongoing design and planning
- Collate feedback to inform the rezoning and future development of 80 Betty Cuthbert Drive.

3.2. OVERVIEW OF ENGAGEMENT ACTIVITIES

3.2.1. Fact sheet

A fact sheet was prepared to outline key features of the proposal and invite members of the community to contribute their feedback. The fact sheet advertised details of a dedicated engagement and phone line and an invitation to attend an online community information session. A copy of the fact sheet and distribution catchment can be found in Appendix A and B.

The factsheet was distributed to approximately 250 households in neighbouring streets, including Georges Ave, Wayland Ave, Botanica Drive, Wattle Cres, Betty Cuthbert Drive, Magnolia Ave, East Street, Bud Greenspan Circuit, Norman May Drive, Cobden Parkes Cres, and Sketchley Way in Lidcombe on 19 May 2020.

While the catchment area was deemed appropriate for the proposal, some residents located in the lower end of Botanica Estate provided feedback that they did not receive a fact sheet, which was noted by the project team.

A detailed summary of feedback is included in Section 5 of this report.

3.2.2. Community information session

Two 45-minute information sessions were held on 26 and 28 May 2020 online via webinar.

Approximately 12 people registered, and eight people attended the two sessions.

Feedback collected at the information sessions has been collated into Section 5 of this report.

At the information webinar, feedback was received via direct discussions with members of the project team. All feedback was scribed by an Urbis staff member at the online sessions and that feedback and responses are included in this report.

A presentation outlining key project facts was shown at the information webinar and is provided in Appendix C.

3.2.3. Engagement email and phone line

Members of the public were invited to contact Urbis Engagement through a dedicated 1800 phone number and/or an email address for the duration of the engagement period. One person has phoned or emailed to provide feedback or seek further information during the period of 19 May – 3 June 2020.

A summary of feedback is included in Section 5 of this report.

3.3. NEXT STEPS

As discussed with Cumberland Council, no further consultation was required by the Proponent prior to lodgement. Council will undertake additional consultation during the assessment of the Planning Proposal.

4. ENGAGEMENT FEEDBACK

4.1. OVERALL FEEDBACK

Overall feedback about rezoning 80 Betty Cuthbert Drive was neutral to positive.

Residents in the Botanica Estate provided feedback about the importance of future residential development reflecting the local character of the area. Several queries were received about what is permissible under zoning sectors R3 and SP2. Traffic questions were asked regarding potential impacts and flow.

4.2. KEY THEMES

4.2.1 Engagement process

- Feedback was provided that not all residents in the Botanica Estate received an information fact sheet, however the identified catchment area was deemed appropriate for the proposal.
- The engagement and communication activities undertaken were considered appropriate for the rezoning process of an underutilised site, with the Department of Education and Multiple Sclerosis Limited undertaking their own engagement processes.

4.2.2 Residential

- Feedback was received regarding future residential buildings and a preference for them to reflect the character of Botanica Estate and Betty Cuthbert Drive current residences.
- Queries were received regarding what is permissible in R3 zoning, specifically whether units and social housing will be permissible and erected.

4.2.3 Open space

- Further clarification regarding the location of open space and green links on the site was sought.

4.2.4 Health

- Positive feedback was received regarding the Multiple Sclerosis Limited (MSL) facility moving to a more prominent location on the site and the upgrade of facilities.

4.2.5 Traffic and access

- Queries were received from residents living in Botanica Estate about managing traffic generated from the proposed educational facility.
- Queries were received regarding construction traffic entry and how it will be managed.

4.2.6 Environment

- Queries were received regarding the water basins currently on the site and their future protection.

5. DETAILED FEEDBACK AND RESPONSES

Table 1 – Detailed feedback and responses

| Themes | Feedback | Response |
|-------------|--|---|
| Residential | <ul style="list-style-type: none"> • Queries about whether R3 zoning allows for residential apartments to be built. • Feedback was provided about the importance of future residential buildings reflecting the character of Botanica Estate and associated residences surrounding Betty Cuthbert Drive. • Queries about whether social housing will be delivered on the site. • Queries as to whether approval will be sought for additional houses if a school is not pursued on the site. | <ul style="list-style-type: none"> • Development and Transaction will not be developing the residential land once the rezoning is complete. This land will be sold privately, and it will be up to the new owners to develop the land. • If the developer who purchases this land wanted to use it for residential uses, they will need to lodge another Planning Proposal and go through the planning process again. • Zone R3 is a zone where multi dwelling housing is allowed. Multi dwelling housing can take the form of townhouses or villas, but residential flat buildings or units are prohibited. • The adjoining land in Botanica Drive is zoned medium residential. The concept design for the site deliberately located housing next to housing and seeks to follow the precedent of Botanica Estate where residential apartments are not permissible. • The land reserved for a potential education establishment school is proposed to be zoned SP2, meaning it can only be used for education or health uses. |
| Open space | <ul style="list-style-type: none"> • Queries were received regarding the location of publicly accessible green and open space on the site. • Queries were received regarding the location of future green links to and from the site. | <ul style="list-style-type: none"> • A minimum 10-metre-wide vegetated buffer zone is proposed along the full length of Joseph Street as a continuation of the landscape buffer to the south within Botanica Estate. • The three new proposed stormwater basins situated along Joseph Street will include landscape treatments. • If the proposed educational establishment is built, it could provide recreational space out of school hours. • The future residential developer may provide open spaces for recreational |

| Themes | Feedback | Response |
|--------------------|--|--|
| Health | <ul style="list-style-type: none"> Positive feedback was provided regarding the Multiple Sclerosis Limited (MSL) facility moving to a more prominent location on the site and the upgrade of facilities. | <p>use within the land designated for residential use – this is to be confirmed.</p> <ul style="list-style-type: none"> A green link will be created for pedestrians and cyclists which will connect Ironbark Walkway to East Street and Botanica Street. A new shared path network will be built along Joseph Street within the landscape buffer zone. |
| Traffic and access | <ul style="list-style-type: none"> Queries were received from residents living in Botanica Estate about managing traffic generated from the proposed educational precinct. Queries were received regarding construction traffic entry and management during the development of the site. | <ul style="list-style-type: none"> The speed limit for Joseph Street is 80km / hour and there are currently no direct connections to the site via Joseph Street. The site is currently accessed via Betty Cuthbert Drive and the signalised intersection on Botanica Drive and Joseph Street. It is envisaged that this would remain the same for the relocation of the MSL Facility to the south of the site and enabling works for the remainder of the site until the new road connections are constructed. The proposed access to the whole site is via Joseph Street for all traffic, except for those students who live in Botanica Estate, who will enter through Betty Cuthbert Drive with traffic signals at the northern site entrance. Access to the site, including the potential educational facility, will be possible via Botanica Drive. However, the road configuration in both the site |

| Themes | Feedback | Response |
|--------|----------|---|
| | | <p>and Botanica Drive will discourage through traffic, with most school trips coming via Joseph Street.</p> <p>Based on the estimated catchment that the proposed educational facility would serve, access via Betty Cuthbert Drive would represent an increase in travel time which would typically discourage use of this route.</p> <ul style="list-style-type: none"> • The site has been designed to support traffic generated from an educational facility through: <ul style="list-style-type: none"> – A proposed new road that circulates around the potential educational establishment and will provide two new vehicular connection points to the facility from Joseph Street – Traffic should be minimised via Betty Cuthbert Drive except for those within the catchment area of Botanica Estate – The northern connection is proposed to be signalised, allowing access to the site from both the northbound and southbound travel lanes – The southern intersection is proposed to be a left in / left out arrangement, providing access to the southbound travel lanes only. • Any construction on the site is some time away. Further Development Applications and consultation will be undertaken before these are determined. • Construction traffic will be managed through approved construction traffic management plans. As part of future Development Application consent conditions, any Contractor will be required to prepare a Construction and Environmental Management Plan (CEMP) for approval by Council. This CEMP would include information related to construction access, construction site facilities, construction methodologies and construction traffic management |

| Themes | Feedback | Response |
|-------------|--|---|
| Environment | <ul style="list-style-type: none"> • Queries about how the natural water basin catchments on the site will be protected. It was noted there is a preference not to have the water filled in with brick or concrete. | <p>(including temporary access from Joseph St, and relevant restrictions).</p> <ul style="list-style-type: none"> • Approval for constant construction access directly from Joseph St is unlikely. It is anticipated that general construction traffic would enter directly from Joseph St and it is expected that the timing of any access would be restricted to outside of the morning and afternoon peak hours. • Three new proposed stormwater basins will be designed in accordance with Council's controls and include bioretention and landscaped treatments. The current basin catchments will be realigned to capture water run-off and allow for the site redevelopment. |

DISCLAIMER

This report is dated 26 July 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Department of Planning, Environment and Industry: Development and Transactions (**Instructing Party**) for the purpose of Report (**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).

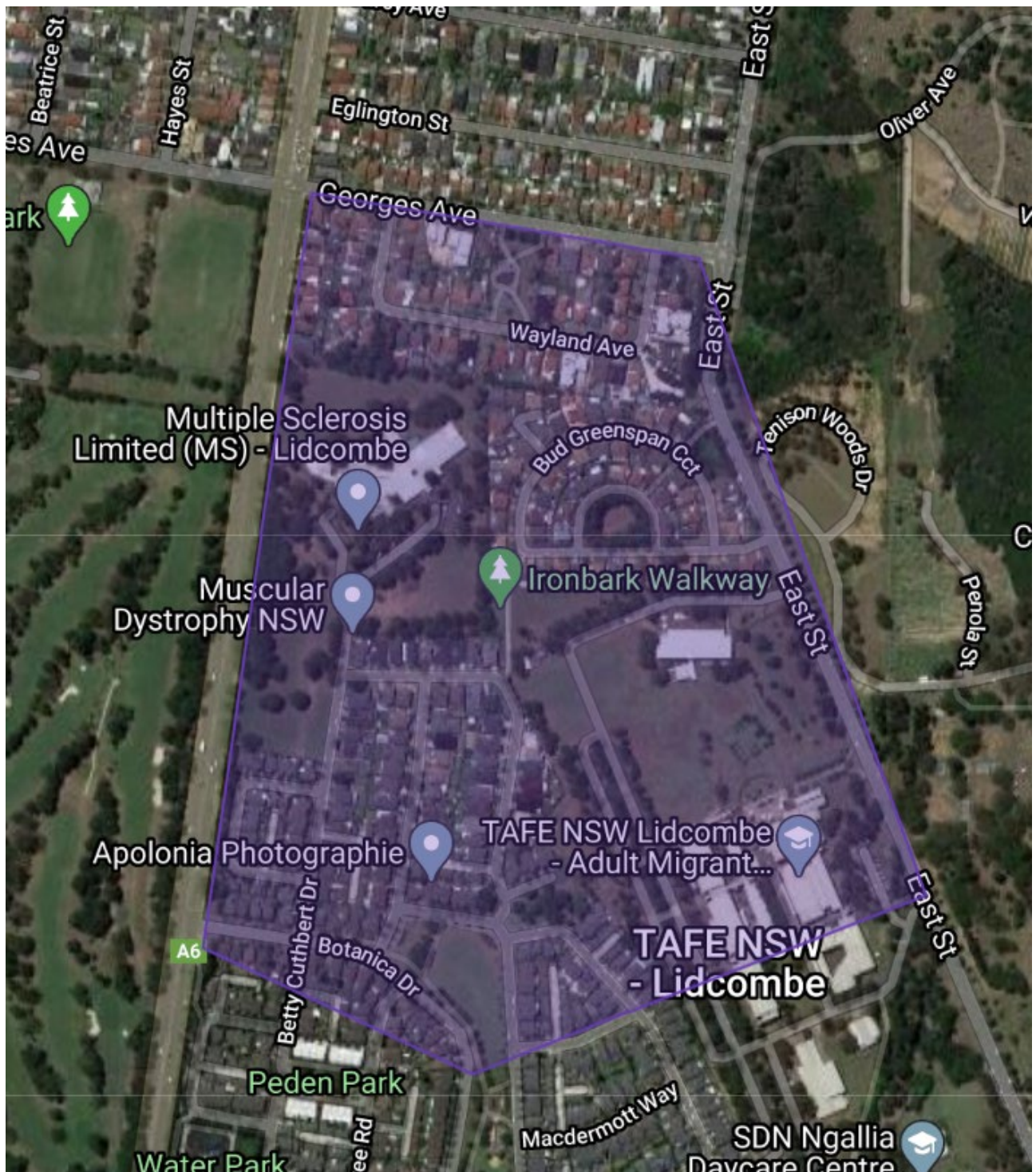
In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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 C

INFORMATION SESSION PRESENTATION

80 Betty Cuthbert Drive Lidcombe

Development and Transactions is proposing to repurpose the State government owned site at 80 Betty Cuthbert Drive, Lidcombe to offer a site suitable for:

- Multiple Sclerosis Limited (MSL) to build a new facility;
- residential use; and
- a future educational establishment to address potential enrolment growth.

The proposal includes subdivision of the 5.9-hectare site and a planning proposal to amend the zoning to permit the proposed uses.



Indicative illustrative plan for the proposed subdivision and rezoning of 80 Betty Cuthbert Drive, Lidcombe.

Multiple Sclerosis Limited

This proposal includes a land allocation to MSL, who will construct a new facility on the site for people living with multiple sclerosis and other neurological conditions to:

- provide care, support and treatment; and
- promote better life outcomes and preventative measures.

The new facility will replace the existing MSL building on the site which is 30 years old, in a dilapidated state and no longer fit for purpose.

Queries regarding the MSL facility can be directed to:

John Blewonski
Chief Executive Officer
John.blewonski@ms.org.au
03 9845 2700

Housing delivery

There is currently a shortage of housing options and available land within the Lidcombe and wider Cumberland Council Local Government Area (CCLA). The Greater Sydney Commission's Central City District Plan targets 9,350 new dwellings by 2021 for the CCLA. The proposed rezoning and large lot subdivision of this site will contribute to this target.

The intention of the rezoning of the site is to improve the diversity of housing options in the Lidcombe area. A diverse range of housing options will allow for housing which will be affordable for seniors, single people and young families.

The proposal will increase housing options for those currently living in or wanting to move to the CCLA.

Enhancing and connecting open space

The proposal will link together the regional green spaces from Lidcombe's east to west.

It is proposed that active transport options such as walking, and cycling will be prioritised across the site. The proposal includes a pedestrian and cycle network extending from TAFE NSW Lidcombe in the east, through the site and into Coleman Park in the west. To maintain the safety of community members, it is proposed that shared spaces between pedestrians and vehicles will be limited.

Possible site for a possible new educational establishment

The proposal includes the allocation of suitable land to the NSW Department of Education if planning requirements identify a need for a future educational establishment.

Queries regarding potential school infrastructure can be directed to schoolinfrastructure@det.nsw.edu.au or **1300 482 651**.

Traffic and access

- Pedestrian connections will link commuters to improved bus services on Joseph Street and East Street.
- Primary vehicle access is currently under review and is likely to be through a new intersection on Joseph Street.
- A generous setback to Joseph Street will provide a landscape buffer to better separate the site from the main road.

Protecting the environment

It is proposed that native flora will be planted across the site to supplement existing vegetation providing a green and sustainable area for the community to enjoy.

The removal of some vegetation will be required as part of the rezoning and upgrades, however all efforts will be made to minimise the number of trees removed from the site during the process.

The health and safety of our community is important at this time. Webinars will be hosted rather than face to face information events to ensure the community can find out more about the proposal and ask questions.

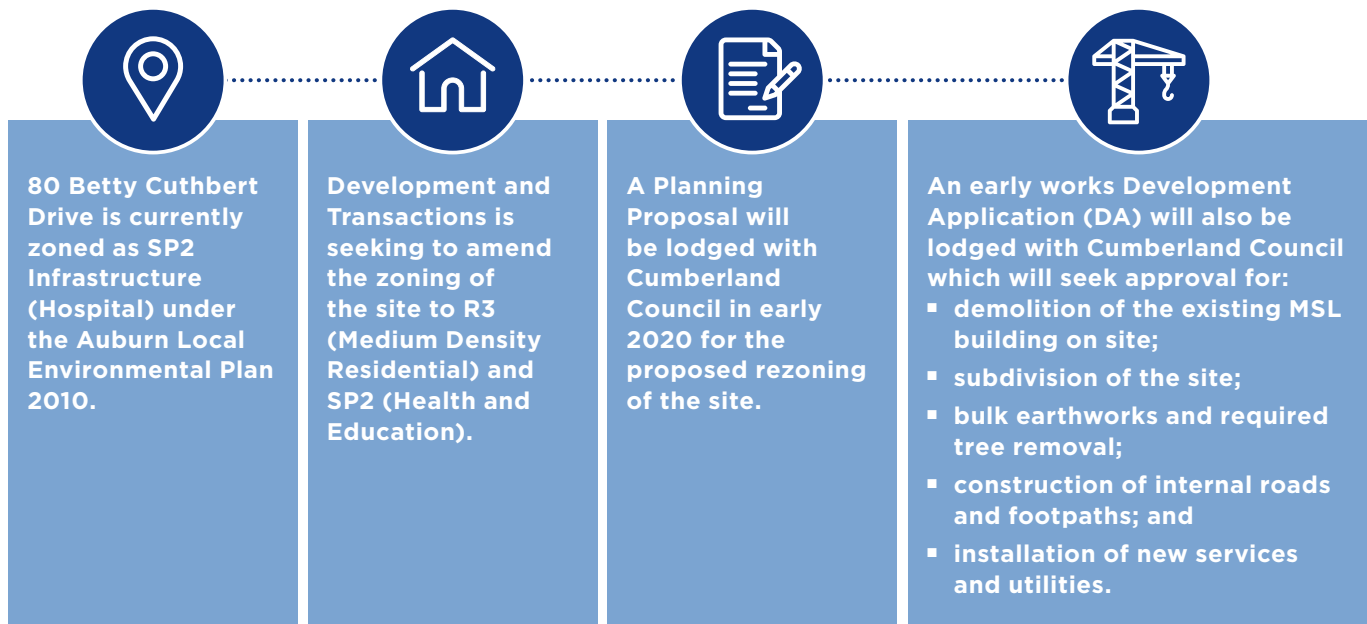
We welcome your attendance and you can dial in on:

Wednesday 27 May
12.00pm to 12.45pm

Thursday 28 May
6.30pm to 7.15pm

To register, please visit www.eventbrite.com.au and search '80 Betty Cuthbert Drive'.

Planning pathway for site rezoning



Development and Transactions

Development and Transactions (D&T) is a division within the NSW Department of Planning, Industry and Environment. One of D&T's functions is to repurpose underutilised state government land. The repurposing of 80 Betty Cuthbert Drive provides the opportunity for a new health related facility, a site suitable for an education facility and delivery of new housing, in an integrated, community focused redevelopment.

More information will be provided about the proposal in the coming months to ensure neighbours and the community are kept up to date.

D&T have commissioned Urbis to collect feedback and answer any questions about this proposal. You can contact the team on 1800 244 863 or engagement@urbis.com.au.



APPENDIX C

INFORMATION SESSION PRESENTATION

80 BETTY CUTHBERT DRIVE LIDCOMBE



**WELCOME
TO COUNTRY**

DEVELOPMENT AND TRANSACTIONS



Development and Transactions (D&T) is a division within the NSW Department of Planning, Industry and Environment.

One of D&T's functions is to repurpose underutilised state government land.

COLLECTING YOUR FEEDBACK

Development and Transactions has commissioned Urbis to collect your feedback, thoughts and ideas and to keep you updated.



**Colby
Crane**



**Lauren
Fawcett**



TODAY'S SESSION



This session will be recorded.



A short
presentation
followed
with a Q&A.



You can ask
questions
throughout the
presentation
or at the end.



You can
choose to speak
out loud or type
your questions.

TO ASK A QUESTION



As an attendee you can also **like** or **comment** on other attendee's questions. This helps the host or participant identify popular questions, especially in a webinar with many attendees.

- Click the thumbs up icon to **like** a comment.
Tip: The number beside the icon is the total number of likes the question has received so far.
- Click the red thumbs up icon to **unlike** a comment.
- Click **Comment** to write a reply to an existing question.
- Type your comment and click **Send**. Your comment will appear beneath the question.

80 BETTY CUTHBERT DRIVE LIDCOMBE

Development and Transactions is proposing to repurpose the State government owned site at 80 Betty Cuthbert Drive, Lidcombe to offer a site suitable for:



Multiple Sclerosis Limited (MSL) to build a new facility



Residential use



A future educational establishment to address potential enrolment growth



The proposal includes subdivision of the 5.9-hectare site and a planning proposal to amend the zoning to permit the proposed uses.



80 Betty Cuthbert Drive is currently zoned as SP2 Infrastructure (Hospital) under the Auburn Local Environmental Plan 2010.



Development and Transactions is seeking to amend the zoning of the site to R3 (Medium Density Residential) and SP2 (Health and Education).



Multiple Sclerosis Limited

This proposal includes a land allocation to MSL, who will construct a new facility on the site for people living with multiple sclerosis and other neurological conditions to:

- provide care, support and treatment; and
- promote better life outcomes and preventative measures.



New Housing delivery

- The intention of the rezoning of the site is to improve the diversity of housing options in the Lidcombe area.



Site for a possible
new educational
establishment



ENHANCING AND CONNECTING OPEN SPACE



Link together the regional green spaces from Lidcombe's east to west.



Active transport options such as walking, and cycling will be prioritised across the site.



Shared spaces between pedestrians and vehicles will be limited.

TRAFFIC & PARKING



Pedestrian connections will link commuters to improved bus services on Joseph Street and East Street.

Primary vehicle access is currently under review and is likely to be through a new intersection on Joseph Street.

A generous setback to Joseph Street will provide a landscape buffer to better separate the site from the main road.



PROTECTING THE ENVIRONMENT



Native flora will be planted across the site.




A green and sustainable area for the community to enjoy.



All efforts will be made to minimise the number of trees removed from the site.

PROJECT UPDATE



A Planning Proposal will be lodged in mid 2020 with Cumberland Council to change the zoning to R3 (Medium Density Residential) and SP2 (Health and Education).

An early works Development Application (DA) will also be lodged with Cumberland Council.

The Planning Proposal will be on Public Exhibition with Cumberland Council in mid-late 2020.



QUESTIONS?

Development and Transactions has commissioned Urbis to collect your feedback, thoughts and ideas. You can contact the team on **1800 244 863** or **engagement@urbis.com.au** for more information.

