SOCIAL IMPACT COMMENT

21 - 27 DURHAM STREET & 56 - 60 MOUNT DRUITT ROAD, MOUNT DRUITT
# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>1</td>
</tr>
<tr>
<td>1. Introduction</td>
<td>1</td>
</tr>
<tr>
<td>1.1. Legislative requirement</td>
<td>1</td>
</tr>
<tr>
<td>1.2. Assessing social impact</td>
<td>1</td>
</tr>
<tr>
<td>1.3. Methodology</td>
<td>1</td>
</tr>
<tr>
<td>2. The proposal</td>
<td>2</td>
</tr>
<tr>
<td>2.1. Anglicare management model</td>
<td>2</td>
</tr>
<tr>
<td>3. Site context</td>
<td>3</td>
</tr>
<tr>
<td>3.1. Surrounding services</td>
<td>3</td>
</tr>
<tr>
<td>3.2. Transport</td>
<td>4</td>
</tr>
<tr>
<td>4. Policy context</td>
<td>5</td>
</tr>
<tr>
<td>5. Social baseline</td>
<td>6</td>
</tr>
<tr>
<td>5.1. Demographic profile</td>
<td>6</td>
</tr>
<tr>
<td>5.1.2. Social and affordable housing</td>
<td>6</td>
</tr>
<tr>
<td>5.1.3. Crime and safety</td>
<td>6</td>
</tr>
<tr>
<td>6. Stakeholder Consultation</td>
<td>7</td>
</tr>
<tr>
<td>6.1. Stakeholder mapping</td>
<td>7</td>
</tr>
<tr>
<td>6.2. Consultation</td>
<td>7</td>
</tr>
<tr>
<td>7. Assessing social impacts</td>
<td>8</td>
</tr>
<tr>
<td>7.1. Level of impact</td>
<td>8</td>
</tr>
<tr>
<td>7.2. Likelihood</td>
<td>8</td>
</tr>
<tr>
<td>7.3. Social impact assessment</td>
<td>8</td>
</tr>
<tr>
<td>7.3.1. Improved access to social and affordable housing</td>
<td>8</td>
</tr>
<tr>
<td>7.3.2. Improved activation of the site and neighbourhood safety</td>
<td>9</td>
</tr>
<tr>
<td>7.3.3. Change in residential amenity</td>
<td>9</td>
</tr>
<tr>
<td>7.3.4. Increased pressure on local infrastructure and services</td>
<td>10</td>
</tr>
<tr>
<td>8. Conclusion</td>
<td>11</td>
</tr>
<tr>
<td>Disclaimer</td>
<td>12</td>
</tr>
</tbody>
</table>

## Appendix A
Crime data
EXECUTIVE SUMMARY

Urbis Pty Ltd. (Urbis) was engaged by Anglicare Community Services (Anglicare) to prepare a Social Impact Comment (SIC) in relation to the development application (DA) for an integrated housing development located at 21-27 Durham Street and 56-60 Mount Druitt Road.

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

ASSESSING SOCIAL IMPACT

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

SUMMARY OF POTENTIAL IMPACTS

Based on the assessment in this report, the proposal is very likely to deliver a long-term positive impact by delivering high-quality affordable housing in the Blacktown LGA. The proposal is aligned with best practice social housing, by providing a mix of housing tenure, communal space and onsite services to create a supportive environment that encourages social cohesion. The proposal will be managed by Anglicare, who are one of Australia's largest owner and operators of retirement living, aged care and affordable and transition housing.

A change in amenity is expected to be experienced by existing residents at No. 19 – No.15 Durham Street which should be managed where appropriate. Mitigation measures have been proposed to address the potential impacts.

An overview of the potential social impacts is outlined below:

<table>
<thead>
<tr>
<th>Impact description</th>
<th>Impacted groups</th>
<th>Impact level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved access to social and affordable housing</td>
<td>Women aged 55 + in the Blacktown LGA</td>
<td>Long term positive impact</td>
</tr>
<tr>
<td>There is currently a 5-10 year wait for studio/1-bedroom social housing properties in Mount Druitt. The proposal will help meet this need and deliver a long-term positive impact by significantly increasing the supply of affordable and supportive housing for women aged 55 years in the Blacktown LGA. The proposal includes integrated on-site services and a supportive management model to reduce potential impacts of concentrated social housing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Improved activation of the site and neighbourhood safety</td>
<td>Local neighbourhood</td>
<td>Long term positive impact</td>
</tr>
<tr>
<td>The proposal will activate the site which is currently vacant and is vulnerable to crime and antisocial behaviour. The proposal includes landscaping and design treatments to provide a visually appealing setting for future residents and the surrounding community.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Change in residential amenity during operation and temporary disruption during construction</th>
<th>Residents at No.19 – No.15 Durham Street</th>
<th>Moderate negative impact for</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposal is likely to have some amenity impacts for neighbouring residents from the change in built form, which may include privacy and noise impacts. Mitigation measures are proposed within the design and management of the proposal to help address this impact.</td>
<td>Local residents, businesses and visitors</td>
<td>Minor negative impact</td>
</tr>
<tr>
<td>Temporary disruption for the broader community is likely to be experienced during construction.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Increased pressure on local infrastructure and services</th>
<th>Local residents, businesses and visitors</th>
</tr>
</thead>
<tbody>
<tr>
<td>The proposal will result in an increase to the local population, which may place some additional demand on local facilities and services. Given the proximity of the site to a range of high-level services, including public transport and retail facilities the additional population is likely to be absorbed relatively easily.</td>
<td></td>
</tr>
</tbody>
</table>

### CONCLUSION

This SIC has been undertaken to assess the potential social impacts of the proposal. Based on the assessment in this report, overall it is expected the proposal will deliver a long-term positive impact.

### RECOMMENDATIONS

Based on the assessment in this SIC, it is recommended the following additional management measures are considered:

- The proposal should be designed in accordance with CPTED principles to reduce opportunities for crime and anti-social behaviour.
- Preparation of a plan of management for the site, to effectively manage maintenance and operational aspects of the site and interaction with the surrounding residential area, with consideration of the cultural and linguistic diversity of the existing and future residents.
1. **INTRODUCTION**

Urbis Pty Ltd. (Urbis) was engaged by Anglicare Community Services (Anglicare) to prepare a Social Impact Comment (SIC) in relation to the development application (DA) for an integrated housing development located at 21-27 Durham Street and 56-60 Mount Druitt Road.

1.1. **LEGISLATIVE REQUIREMENT**

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

1.2. **ASSESSING SOCIAL IMPACT**

A SIC is a specialist study undertaken to identify and analyse potential positive and negative social impacts associated with a development proposal, as well as relevant management measures.

Social impacts are those that impact on people’s way of life, their culture, community, environment, health and wellbeing, personal and property rights, and their fears and aspirations.

The extent to which potential social impacts and benefits will occur as a result of the proposal is assessed by considering the level of impact and the likelihood of the impact occurring.

1.3. **METHODOLOGY**

The following process is undertaken to inform this SIC:

| **Background review** | • Site visit and review of surrounding land uses  
|                       | • Policy review |
| **Social baseline**   | • Review of demographic, crime and housing data |
| **Assessment and reporting** | • Review of technical studies  
|                           | • Assessment of potential positive and negative impacts from the proposal  
|                           | • Identification of management measures to enhance benefits and minimise impacts |
2. THE PROPOSAL

This DA seeks consent for three (3) residential flat building comprising of strata apartment units and social and affordable housing units. The proposed comprises:

The proposed development comprises:

- Construction of three residential flat buildings (Block A, B and C), each of eight-storeys with a total of 173 units comprising of:
  - SAH studio (boarding house) – 53
  - SAH 1 bedroom (infill housing) – 60
  - Strata studio – 8
  - Strata 1 bedroom – 1
  - Strata 2 bedroom – 51
  - X accessible units
- ‘Anglicare Hub’ consisting of support services for residents located in residential Block A
- Communal areas, both internal and external, for the tenants
- Waste and loading at street level
- One (1) level of basement car parking
- Car parking spaces associated with the residential units, including:
  - 53 strata spaces
  - 35 SAH spaces
  - 12 visitor spaces
  - 1 Anglicare Office space
  - 1 Boarding Manager space
- 11 motorcycle spaces
- 14 bicycle spaces

2.1. ANGLICARE MANAGEMENT MODEL

Anglicare is committed to helping reduce the social isolation and loneliness that is experienced in many communities across Sydney. To achieve this, Anglicare has developed a community development model for older people known as Inside Out Communities (IOCs).

IOCs will encourage local village residents to participate and volunteer in the broader community and will aim to provide services within the development which are needed by the wider community.

The IOCs model has been adapted in this proposal. The IOCs model contain several characteristics including:

- Provision of services from an accessible hub at the ground floor of the development.
- Provision of different types of housing (e.g. short, medium and/or long-term rentals) to support at need groups as required.

Anglicare social and affordable housing units are aimed at vulnerable households, particularly targeting women aged 55 years and older. The layout configuration and support services available on site aim to respond to the needs of this age group.
3. SITE CONTEXT

The site comprises of seven (7) lots known as Nos. 21-27 Durham Street and Nos 56-60 Mount Druitt Road, Mount Druitt and legally described as Lot 8 in DP 113113, Lots 22 and 23 in DP 568729, Lots 21 and 22 in DP 1036967, Lot 2 in DP 558901 and Lot 8 in DP 28045.

The site is located in a residential area and is surrounded by medium – high density apartments to the north and east and single storey dwellings to the south along Durham Street and throughout the wider street network. The site contains six unoccupied dwellings which are generally derelict.

Urbis conducted a site visit on 15 November 2018 at 10:30am. The site visit was conducted to understand the local context, how the site interfaces with the surrounding land uses, and to identify any potential impacts.

3.1. SURROUNDING SERVICES

The site is located within 400m to several services and facilities including:

- Mount Druitt commercial centre – a sub-regional centre containing a range of services including food shops, grocery stores, newsagent, medical centres, post office, general store, pharmacy and fitness services. The commercial centre is accessible from the site via paved pedestrian path on Mount Druitt road.
- Mount Druitt Community Hall – Council owned facility which can be hired for community events and private functions. The community hall has capacity for 150 people and contains a kitchen, stage and amenities.
- Sacred Heart Primary School and Parish – A kindergarten to Year 12 Catholic Primary School, co-located with the Catholic Church.
- Manse Reserve - an area of public open space which also houses the heritage listed ‘The Manse’, a former Victoria Georgian style residence and current community museum.
A number of other services are also contained within 2km of the site including:

- Mount Druitt Westfield – Contains over 60 stores including Kmart, Coles, Target and Woolworths, and is located 700m from the site.
- The Mount Druitt Hub – Council operated library with associated facilities including study rooms, printing, computer access and community programs.
- Mount Druitt Park – Public park with a mix of active and passive uses including a cricket oval, tennis courts, playground and seating.

3.2. TRANSPORT

The site is located within 700m to Mount Druitt Train Station, which is part of the T1 North Shore Line, providing connection to Penrith, Blacktown, Parramatta, Strathfield and Sydney CBD. Pedestrian access is facilitated from the train station to the site via a paved pedestrian path and a traffic light crossing on Carlisle Avenue.

The site is within walking distance (400m) to several bus stops along Durham Street, serviced by Busways route 774 which runs between Mount Druitt Station and Penrith interchange via St Mary’s and Nepean Hospital.

Figure 2 – Site visit photos

Picture 1 – Single storey houses on Durham Street, opposite the site

Picture 2 – Site perimeter fencing and pedestrian path

Picture 3 – Adjacent properties on Durham Street

Picture 4 – Residential apartments adjoining site boundary
4. POLICY CONTEXT

The following policies were reviewed to understand the strategic context of the proposed development and to understand any potential impacts arising from the proposal.

Future Directions for Social Housing

*Future Directions for Social Housing in NSW (Future Directions)* sets out the Government’s 10-year vision for social housing. The strategy recognises that the demand for social and affordable rental housing is increasing and people are staying in social housing longer. In response, *Future Directions* sets three strategic priorities:

- More social housing
- More opportunities, support and incentives to avoid and/or leave social housing
- A better social housing experience.

Greater Sydney Commission – Central City District Plan (2018)

The *Central City District Plan (2018)* (the Plan) is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. The Plan is guided by four key themes that represent the planning priorities for each district, with ten directions to guide delivery.

To meet the growing demand for housing in the Central District, the Plan has established five-year housing targets for each LGA. Blacktown LGA has a five-year housing target of 13,950 new homes by 2021, the second highest in the District.

The Plan highlights that local responses are required to address variants in socio-economic disadvantage across the District, particularly in neighbourhoods that experience greater disadvantage.

The Plan recognises a better social housing experience can be achieved by:

- Creating communities where social housing is part of the same urban fabric as private and affordable housing; and
- Where communities have good access to transport, employment, community facilities and open space.

Blacktown City Council – Our Blacktown 2036, Community Strategic Plan (2017)

*Our Blacktown 2036 Community Strategic Plan (2017)* (The CSP) establishes the priorities and future directions of the community. The CSP recognises the important role Blacktown plays in affordable housing and that the City welcomes people of all background into our vibrant and diverse neighbourhoods. A key strategic focus outlined in the CSP is to pursue the provision of more affordable housing for Blacktown City.
5. SOCIAL BASELINE

The following contains a demographic analysis of Mount Druitt suburb, based on 2016 Australian Bureau of Statistics (ABS) data provided by Anglicare. The demographic characteristics of Blacktown LGA and Greater Sydney have been utilised for comparison purposes.

5.1.1. Demographic profile

In 2016 Mount Druitt had a population of 16,890 people. Key findings of the suburb’s population include:

- Mount Druitt is a family area. The majority of households are couple families with children (42%) which is higher than Greater Sydney (33%).
- The suburb is highly culturally diverse, with only 40% of the population born in Australian and 36% speaking English only at home.
- Mount Druitt is economically disadvantaged, with half (48%) of the suburb’s households having a weekly income less than $1,500 which is lower than Blacktown LGA (36%) and Greater Sydney (35%).
- The suburb has higher rates of housing stress, with 23% of households having rent payments greater than or equal to 30% of the household income, compared to only 14.2% in Greater Sydney.
- The Blacktown LGA is expected to experience significant population growth, increasing by 49% between 2016 and 2036. The number of people aged 55 years is expected to grow by 82% (58,500 persons) by 2036, the sixth highest growth in all NSW LGAs.
- In Blacktown LGA population is relatively stable, more than half (56.4%) of the population have not moved house in the last 5 years.

5.1.2. Social and affordable housing

Mount Druitt and its surrounding suburbs have a history of social housing provision. Throughout the 1950s – 1970s the NSW Government undertook a series of social housing (formally public housing) estates across the state. Since this period, a number of the social housing estates have been sold and redeveloped to provide a more integrated, and dispersed model of social housing provision.

A review of Department of Family and Community Services (FACS) data indicates that in the GW04 Mount Druitt Allocation Zone there are more 1,000 people on the waitlist for social housing and there is a 5 – 10 year waiting time for studio/1-bedroom, 3 bedroom and 4+ bedroom properties.

5.1.3. Crime and safety

Crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) was assessed to understand the crime and safety profile of Mount Druitt and Blacktown LGA. The complete crime data set is contained in Appendix A. Key crime trends of relevance to this assessment include:

- Over the past two years (July 2016 to June 2018) crimes trends in Blacktown LGA have stabilised, with the exception of ‘steal from motor vehicle’ which has increased by 11.2%.
- BOCSAR publishes hotspot maps (July 2017 to June 2018) to illustrate areas of high crime density relative to crime concentrations across NSW. These maps show the site is an area of high crime concentration for:
  - Domestic assault;
  - Non-domestic assault;
  - Break and enter non-dwelling;
  - Malicious damage to property;
  - Motor vehicle theft;
  - Steal from dwelling;
  - Steal from motor vehicle;
  - Steal from person.
6. STAKEHOLDER CONSULTATION

6.1. STAKEHOLDER MAPPING

Identifying stakeholders who may be impacted by a proposal is an essential process to understanding and assessing the level of impact generated by the development. Potential stakeholders are summarised below in Table 1 and were identified through a desktop analysis.

Table 1 – Stakeholder identification

<table>
<thead>
<tr>
<th>Stakeholder group</th>
<th>Stakeholders</th>
<th>Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community</td>
<td>• Surrounding local residents, particularly Durham Street</td>
<td>• Potential change to local amenity during construction and operation.</td>
</tr>
<tr>
<td></td>
<td>• Blacktown LGA residents</td>
<td>• Increased availability of social and affordable housing.</td>
</tr>
<tr>
<td></td>
<td>• Vulnerable women aged 55 years and over in Western Sydney</td>
<td>• Potential increased pressure on local infrastructure.</td>
</tr>
<tr>
<td></td>
<td>• Registrants on the NSW Housing Register.</td>
<td></td>
</tr>
<tr>
<td>Surrounding services</td>
<td>• Owners and users of adjacent services</td>
<td>• Potential increased pressure on local infrastructure.</td>
</tr>
<tr>
<td></td>
<td>• Road and bus users</td>
<td></td>
</tr>
<tr>
<td>Government</td>
<td>• Blacktown City Council</td>
<td>• Increased availability of social and affordable housing.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Maintaining community safety and local amenity.</td>
</tr>
</tbody>
</table>

6.2. CONSULTATION

As part of the SIA process, Urbis requested an interview with Council to understand any potential impacts from the proposal. At the time of this report, no interview had been completed.

Prior to undertaking the SIC, Urbis sought confirmation from Council regarding the SIC methodology. Council’s Social Planning Officer provided additional items to be incorporated in the SIC as recorded in the pre-DA minutes signed 15 November. These have been included in this SIC and include:

- Information about affordable housing supply and demand in this location;
- Access to social infrastructure and services; and
- Crime and safety analysis.
7. **ASSESSING SOCIAL IMPACTS**

The significance of potential positive and negative impacts of the project have been assessed by comparing the level of impact (low, moderate and high) against the likelihood (unlikely to very likely) of the impact occurring. For any impacts identified, consideration is also given to their potential contribution to cumulative impacts.

7.1. **LEVEL OF IMPACT**

The following criteria is used to assess the level of impact:

- **Duration** – The timeframe over which the impact occurs or the frequency of potential impacts.
- **Extent** – The geographical area or the number of people affected.
- **Severity** – Scale or degree of change from the existing condition as a result of an impact.
- **Sensitivity** – The extent to which people or an environment can adapt to or mitigate the impact.

7.2. **LIKELIHOOD**

The following outlines a matrix for understanding the likelihood of an impact:

- Unlikely that the impact will occur throughout the project lifecycle
- Likely that the impact will occur throughout the project lifecycle
- Very likely that the impact will occur throughout the project lifecycle

7.3. **SOCIAL IMPACT ASSESSMENT**

7.3.1. **Improved access to social and affordable housing**

<table>
<thead>
<tr>
<th>Description of impact</th>
<th>Impacted groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved access to SAH to help meet the existing and future demand in Blacktown LGA.</td>
<td>Women aged 55+ in Blacktown LGA.</td>
</tr>
</tbody>
</table>

**Assessment of the impact**

- Mount Druitt has a significant need for additional SAH. As at June 2018, there was a 5 – 10 year waiting time for studio/1-bedroom, 3 bedroom and 4+ bedroom properties and 865 people on the social housing waiting list. Mount Druitt is also economically disadvantaged with lower household incomes and high levels of rental stress. The proposal will help meet the needs of the local area by increasing the supply of social and affordable housing for women aged 55+ in Blacktown LGA.

- The proposal supports state and local strategic directions to provide a better social housing experience. The proposal includes mixed tenure and supportive management model. The site also in a location that is accessible to a range of services and facilities as well employment nodes in Penrith and Blacktown via Mount Druitt Train Station and bus services.

**Management measures**

- Anglicare are experienced operators of housing developments and have adopted the development model of Inside Out Communities to facilitate greater connection between residents with the broader community and to help reduce social isolation.
• An on-site manager will be employed to assist with effective day-to-day operations
• Additional Anglicare management staff will be located on-site to provide support services beyond those required under the SEPP

**Overall impact level**

The proposal will deliver a long-term positive impact by improving access to SAH for women aged 55 years and over in the Blacktown LGA.

### 7.3.2. Improved activation of the site and neighbourhood safety

#### Description of impact

• Improved activation of vacant site and neighbourhood safety

#### Impacted groups

• Residences on Durham Street and surrounding streets.

#### Assessment of the impact

• The proposal will occupy a site which is currently vacant. By developing the site this will increase activation and surveillance and decrease opportunities for crime and antisocial behaviour, which is demonstrated in the crime statistics in Section 5.1.3. The proposal includes landscaping and area of open space to provide a visually appealing setting for future residents and the surrounding community.

#### Management measures

• Secure basement car parking to reduce opportunities for motor vehicle crimes.
• Landscaping and design treatments to provide a visually appealing setting for future residents and the surrounding community.

#### Overall impact level

The proposal will provide a long-term positive impact through activation of the site which is currently vacant and vulnerable to crime and antisocial behaviour.

### 7.3.3. Change in residential amenity

#### Description of impact

• Amenity impacts for neighbouring residents during operation and temporary impact during construction

#### Impacted groups

• No. 19 – 15 Durham Street
• Local residents, businesses and visitors

#### Assessment of the impact

• Durham Street is undergoing a period of change with the construction of new medium density apartments on the northern and eastern site boundaries. Three low rise residential homes at No. 19 – 15 Durham Street are situated between the proposed developed to the west and new medium density apartments to the east. The amenity at these dwellings is likely to be impacted by the proposal, including some privacy and noise impacts.
• There will be temporary disruption to for the broader community during the construction period.
Management measures

- Landscaping to provide a visually appealing setting for future residents and surrounding community and buffer between the proposal and No. 19 – No.15 Durham Street.
- Noise generating activities are in Block A and Block B, away from the dwellings at No. 19 – No.15 Durham Street.
- Preparation and implementation of a Construction Management Plan.

Overall impact level

The proposal will have some ongoing negative amenity impacts for residents at No.19 – No.15 Durham Street and temporary disruption for the broader community during construction.

7.3.4. Increased pressure on local infrastructure and services

<table>
<thead>
<tr>
<th>Description of impact</th>
<th>Impacted groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increased pressure on local transport, retail and general social services.</td>
<td>Local residents, businesses and visitors</td>
</tr>
</tbody>
</table>

Assessment of the impact

- The proposal will introduce 173 new dwellings and approximately 200 additional people into the local area. This will be a minor increase (around 1%) to the existing Mount Druitt population. The incoming residents are likely to use the local transport, retail, medical and other services. Given the site’s proximity to a range of high-level services and inclusion of on-site services, the additional population is likely to be absorbed relatively easily.

Management measures

- Provision of a an ‘Anglicare Hub’ consisting of support services for residents.
- Provision of adequate off-street parking which meets minimum requirements as identified in the Traffic Impact Assessment.

Overall impact level

The incoming development population is likely to have minor negative impact on local infrastructure and services.
8. CONCLUSION

This SIC has been undertaken to assess the potential social impact of the proposal. Based on the assessment in this report, overall it is expected the proposal will deliver a long-term positive impact.

RECOMMENDATIONS

Based on the assessment in this SIC, it is recommended the following additional management measures are considered:

- The proposal should be designed in accordance with CPTED principles to reduce opportunities for crime and anti-social behaviour.
- Preparation of a plan of management for the site, to effectively manage maintenance and operational aspects of the site and interaction with the surrounding residential area, with consideration of the cultural and linguistic diversity of the existing and future residents.
DISCLAIMER

This report is dated July 2019 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 Anglicare Community Services (Anglicare) (Instructing Party) for the purpose of Social Impact Comment (Purpose) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

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

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

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

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

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.
APPENDIX A  CRIME DATA
Figure 3 – Crime hotspots, July 2017 to June 2018. Site indicated by black star. Source: BOCSAR.

Picture 5 – Incidents of domestic assault

Picture 6 – Incidents of non-domestic assault

Picture 7 – Incidents of break and enter dwelling

Picture 8 – Incidents of malicious damage to property

Picture 9 – Incidents of motor vehicle theft

Picture 10 – Incidents of steal from dwelling
The following table contains the two year crime trends for Campbelltown LGA and NSW. BOCSAR does not calculate crime trends at a suburb level.

Table 2 – Two-year crime trends (July 2016 to June 2018)

<table>
<thead>
<tr>
<th>Crime type</th>
<th>Blacktown LGA</th>
<th>NSW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic assault</td>
<td>Stable</td>
<td>Stable</td>
</tr>
<tr>
<td>Non domestic assault</td>
<td>Stable</td>
<td>Stable</td>
</tr>
<tr>
<td>Break and enter dwelling</td>
<td>Stable</td>
<td>Down – 6.5%</td>
</tr>
<tr>
<td>Malicious damage to property</td>
<td>Stable</td>
<td>Down – 4.7%</td>
</tr>
<tr>
<td>Motor vehicle theft</td>
<td>Stable</td>
<td>Stable</td>
</tr>
<tr>
<td>Steal from dwelling</td>
<td>Stable</td>
<td>Stable</td>
</tr>
<tr>
<td>Steal from motor vehicle</td>
<td>Up – 11.2%</td>
<td>Stable</td>
</tr>
<tr>
<td>Steal from person</td>
<td>Stable</td>
<td>Stable</td>
</tr>
</tbody>
</table>

Source: BOCSAR