

Waverley Council  
PO Box 9  
Bondi Junction NSW 1355

Attn: The General Manager

19 January 2024

**Re: PAN-399197 Response to Additional Information – Social Impact Statement at No. 669-683 Old South Head Road, Vaucluse**

To Whom It May Concern,

We refer to the request made by Waverley Council (Council) to prepare a Social Impact Statement (SIS) to support a Development Application (DA) at No. 669-683 Old South Head Road, Vaucluse (the site).

Consent is sought to undertake the demolition of all structures on the site and construction of a seniors housing development involving 31 independent living units and ancillary facilities, including a ground floor retail/business premises, associated earthworks, lot consolidation, landscaping and tree removal works.

The proposal is subject to the general triggers for the preparation of a Social Impact Assessment under Part C of the Waverley Social Impact Assessment Guidelines 2022 as it proposes a Gross Floor Area (GFA) of more than 3,000m<sup>2</sup> and it has a construction cost of \$10 million or more.

The proposal seeks to rationalise two (2) previously approved developments on the site, DA-374/2020 for shop top housing and DA-455/2021 for seniors housing. It is noted that neither DA included the submission of an SIS.

Notwithstanding, this SIS has been prepared in accordance with the relevant requirements of the Waverley Social Impact Assessment Guidelines 2022, and it is concluded that the proposal will result in overall positive social impacts from the provision of seniors housing on the site, as detailed overleaf.

Should you require any further information, please do not hesitate to contact myself on (02) 9380 9911 or by email at [sgordon@sjb.com.au](mailto:sgordon@sjb.com.au).

Yours sincerely



Stuart Gordon  
Associate

## Social Impact Statement – No. 669-683 Old South Head Road, Vaucluse

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### 1. Site Description and Context

The site is located at No. No. 669-683 Old South Head Road, Vaucluse and is situated on the eastern side of Old South Head Road.

The site has an area of 4,345.03m<sup>2</sup> and is irregular in shape. The site is located on the north-eastern corner of Old South Head Road and Oceanview Avenue, with a splayed frontage to Old South Head Road of 105.17m in length. The site has a secondary frontage to Oceanview Avenue of 33.53m.

The location of the site is shown in Figure 1 below.



Figure 1: Aerial location map of site and locality (Source: SIX Maps)

The southern part of the site generally falls from the south-east to the north-west towards Old South Head Road. The northern part of the site falls to the rear of the site from west to east.

The site is located within a low-to-medium density mixed use locality comprising commercial development along Old South Head Road to the west and south of the site, with residential uses generally surrounding

the site. Surrounding residential development typically ranges from one-to-two storey residential dwellings to three-to-four storey residential flat buildings.

The site is located within the Waverley Local Government Area (LGA). The site is located approximately 6.5km to the north-east of the Sydney CBD and is identified as being located within the Rose Bay North Local Village centre.

The site is well serviced by public transport, including bus stops located along Old South Head Road providing services between Watsons Bay, the Sydney CBD and Bondi Junction (Routes 324, 325, 380, 386 and 387).

## 2. Assessment Catchment

The assessment catchment of this SIS has considered the following factors:

- **Scale and nature of the development:** Whilst the scale of the development exceeds the thresholds required for the preparation of an SIS under the Waverley Social Impact Assessment Guidelines 2022 in terms of GFA and construction cost, the nature of the development as a seniors housing development is not anticipated to generate substantial adverse social impacts.
- **Who may be affected:** Based on the physical scale of the development, it is considered that immediately surrounding residents and property owners may be affected by the proposal.
- **Built or natural features:** There are no significant built or natural features in proximity to the site that will be tangibly or intangibly affected by the nature of the proposal as a seniors housing development.
- **Relevant trends:** Demographic trends for the Waverley LGA and suburb of Vaucluse are discussed below.
- **History of the project:** The site has already been the subject of two (2) separate development approvals, DA-374/2020 and DA-455/2021, that this proposal effectively seeks to rationalise. By virtue of the current proposal resulting in less overall dwellings than what has been previously approved, the intensity of the proposal will be reduced.

Based on the above factors, the immediate locality within the suburb of Vaucluse will be captured within the assessment catchment of this SIS.

## 3. Social Baseline

### 3.1 Social Context

It is noted on Council's website that the Bidjigal, Birrabirragal and Gadigal First Nations communities traditionally occupied the Sydney Coast, within which the Waverley LGA is currently captured. 279 people in the Waverley LGA identified as Aboriginal and/or Torres Strait Islander in the 2021 Census.

The site is identified as being located within the Rose Bay North Local Village centre, which accommodates community-serving land uses in proximity to the site, including restaurants, supermarkets, chemists, and the like.

The nature of the proposal as a seniors housing development is tailored to those aged over 70 years. Tables 1 and 2 include the proportion of the population of the Waverley LGA and suburb of Vaucluse, respectively, who are aged 60 years or more to capture seniors, as defined under the State Environmental Planning Policy (Housing) 2021.

	2011	2016	2021
60-64 years	4.5%	3.8%	4.1%
65-69 years	3.2%	3.8%	3.3%
70-74 years	2.6%	2.7%	3.4%
75-79 years	2.1%	2.2%	2.4%
80-84 years	1.9%	1.7%	1.8%
85 years and over	2.2%	2.3%	2%

Table 1: Proportion of the population of the Waverley LGA by age group (Source: ABS)

The above demonstrates a gradual growth in the number of those aged 70 years or more in the Waverley LGA in line with overall population growth, with increases in the proportion of the population of those aged between 70 and 84 years between 2016 and 2021.

	2011	2016	2021
60-64 years	5.7%	5.3%	5.8%
65-69 years	4.6%	5.0%	4.9%
70-74 years	3.1%	3.9%	4.6%
75-79 years	2.6%	2.7%	3.4%
80-84 years	2.1%	2.0%	2.6%
85 years and over	2.7%	2.6%	3.5%

Table 2: Proportion of the population of the suburb of Vacluse by age group (Source: ABS)

Generally, the number of people aged 60 years or more residing in both Vacluse and the Waverley LGA has increased since 2011.

As shown above, the suburb of Vacluse has accommodated an increase in the proportion of the population aged 70 years or more since 2016. This suggests an increase in the proportion of the population above the age of 70 years who will require seniors housing development and independent living to suit their changing needs, which the proposal is tailored to.

### 3.2 Consideration Groups

Based on the above social context of the suburb of Vacluse and the assessment catchment, it is considered that the key consideration groups specific to this proposal are as follows:

- The elderly population of Vacluse;
- Future residents of the proposed seniors housing development; and
- Existing residents and land owners surrounding the proposed seniors housing development.

## 4. Assessment of Social Impacts

An assessment of the level of change and impact to the identified social baseline is discussed below.

### 4.1 Desired Social Outcomes

The proposal will achieve the desired social outcomes expressed in Part B of the Waverley Social Impact Assessment Guidelines 2022 in the following ways:

- **Accessibility** – The nature of the seniors housing development will provide only independent living units. This seeks to facilitate autonomy and independence for residents whilst complying with the relevant accessibility standards as outlined in the Access Report prepared by Vista Access Architects. Key services are to the south of the site along Old South Head Road in the Rose Bay Village North ensure that future residents are able to access community-serving land uses in proximity to the site.
- **Accommodation** – A diversity of independent living units is provided to suit the changing needs of the surrounding elderly population that will reside within the proposed development. In the context of the Waverley LGA, the proposal supports housing diversity for seniors under the State Environmental Planning Policy (Housing) 2021.
- **Community** – The high quality design of the development will serve a purpose of creating a sense of community amongst senior residents. The proposal provides an abundance of communal spaces that improve health, wellbeing and engagement, and the associated facilities ensures a high level of support for residents.
- **Health and Wellbeing** – The proposal provides a contemporary development for a community that requires generous and varied spaces to promote social inclusion, comfortability, and wellness to improve overall quality of life.
- **Safety and Security** – The proposal has incorporated the needs of key consideration groups in its design to protect residents and ensure they are able to move freely and comfortably throughout the development.
- **Surroundings** – The proposal has been designed to be wholly physically accessible by virtue of seniors housing being situated on the site. The proposal will improve visual amenity through highly articulated buildings with a comprehensive landscape design, which will contribute to positive visual impacts for surrounding residents and land owners that have an interface with the site.

### 4.2 Cumulative and Consequential Impacts

The cumulative social impacts of the proposed development have been considered. Generally, the land use intensity of the development, and consequently the associated potential adverse social impacts, are likely to be reduced when compared to what has previously been approved on the site.

As stated in the assessment of both DA-374/2020 and DA-455/2021, the previously approved developments were “considered to have no significant detrimental effect relating to environmental, social or economic impacts on the locality.” By virtue of the current proposal producing similar outputs in terms of GFA, land use and built form, it is considered that it will continue to have no significant detrimental social impacts on the locality.

Section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979, which both DA-374/2020 and DA-455/2021 were assessed under, requires the consent authority to consider the likely impacts of the development, which includes social impacts. The approvals of DA-374/2020 and DA-455/2021 indicates an acceptable level of social impact resulting from the development, whereby the site has previously been assessed to be suitable for seniors housing and associated land uses.

The proposal will result in overall positive and long-term social impacts resulting from its land use functions. Where any potential impacts arise from the development, it is unlikely that these would be as a result of any adverse social impacts.

## **5. Mitigation of Potential Social Impacts**

To ensure any potential adverse social impacts are addressed and mitigated, a Plan of Management has been submitted, which will monitor the operational aspects of the seniors housing development.

In addition, a VPA has been submitted to support the provision of affordable housing within the Waverley LGA, which intends to provide significant public benefit and promote positive social outcomes through the provision of affordable housing above what is required by the current planning legislation.

## **6. Conclusion**

In conclusion, it is considered that the proposal will have an overall positive social impact resulting from the associated benefits of the development of seniors housing.