



JWP

JW Planning Pty Ltd

Level 1 Suite 13/478 The Esplanade
Warners Bay NSW 2282
email@jwplanning.com.au
Fax: (02) 49 484 366
Ph: (02) 49 484 322

ABN 45 102 698 242

Social Impact Assessment

Proposed Redevelopment of Existing Legacy Seniors Living Village involving Demolition, Construction of 54 Self Contained Apartments including Administration and Community Facilities, Landscaping and Car Parking, and Subdivision of the Land



**Lot 1 DP1082633 & Lot 8 DP218157
51-57 & 59 MASONS PARADE
POINT FREDERICK**

Landowner & Applicant:
Brisbane Water Legacy
July 2021
JWP Ref # 11533



Urban Planning, Project & Development Management.
PO Box 3252 Valentine NSW 2280
www.jwplanning.com.au



Town Planning

Level 1, Suite 13/478 The Esplanade
WARNERS BAY NSW 2282

Tel: 02 4948 4322

Fax: 02 4948 4366

Email: email@jwplanning.com.au

CONTENTS

1.0 Introduction	4
1.1 Background	4
1.2 Existing Site	4
1.3 The Proposal	4
2.0 Site Location and Context	6
2.1 Site Location	6
2.2 Site Context	7
2.3 Site Accessibility	8
3.0 Socio-Economic Context	9
3.1 Population Profile of East Gosford – Point Frederick	9
3.1.1 Demographic Profile	9
3.1.2 Resident Characteristics	11
3.2 War Widow(ers) and Veterans	12
3.2.1 Available Information	12
3.2.2 Veteran and War Widow(er) – Relevant Observations	13
4.0 Assessment of Social Impact	17
4.1 Attributes of the Proposal and Brisbane Water Legacy	17
4.2 How the Proposal Responds to the Issues Identified by the DVA	17
4.3 How the Proposal Responds to the Social Characteristics of the Community	18

TABLES

Table 1 Selected Subpopulation Categories	10
Table 2 Dwelling Structure	10

FIGURES

Figure 1 Site Location	6
Figure 2 Site Context	7
Figure 3 Site Neighborhood	7
Figure 4 Access to Adjacent Public Bus Stops	8
Figure 5 East Gosford- Point Frederick Suburb	9
Figure 6 Age Structure – Service Age Groups 2016	10
Figure 7 Weekly Household Income, 2016	11
Figure 8 Age and Gender	14
Figure 9 Self Rated Health	15
Figure 10 Frequency of Public Transport Use	16

1.0 Introduction

This Social Impact Assessment has been prepared to inform and accompany a Development Application for the redevelopment of an existing Seniors Housing Village at 51-7 & 59 Masons Parade, Point Frederick.

This report should be read in conjunction with the Development Application report prepared by JW Planning Pty Ltd.

1.1 Background

Legacy is a nationally recognised charity, being in existence for 98 years across Australia, caring for the families of Veterans. Brisbane Water (NSW) Legacy (BWL) has operated since 1951 on the NSW Central Coast.

BWL is a Company Ltd by Guarantee, registered with the Australian Charities and Not for profit Commission (ACNC). All Company Members are Volunteers, and in accordance with the BWL Constitution, no Legacy member can be paid a wage or benefit.

Brisbane Water Legacy has owned and operated the existing village providing affordable seniors' accommodation to War Widows and Veterans at their Mason Road Gosford site since 1964.

1.2 Existing Site

Currently, the accommodation is in a mix of single and two story buildings spread throughout a 1.2ha site. The site consists of 64 x 20sqm bedsit apartments and nine (9) marginally larger two-bedroom units. Supporting the accommodation is Legacy Hall for functions and gatherings, and the BWL Administration Office.

The accommodation and facilities within the existing Village is no longer appropriate for the needs of ageing War Widows and Veterans, and this application seeks Development Consent for the redevelopment of the existing Village.

1.3 The Proposal

In 2018, BWL commenced a masterplan for the site. Fundamental to that process has been the critical fact that BWL is self-funded and relies solely on current income streams to provide the supplementary funding required as an affordable housing provider. There is no Government funding for the project, from both a capital perspective, but also the recurrent costs required to operate.

BWL relies on returns from investments, community benefactors and returns from Retirement Village operations to fund Welfare support programs for the families of Veterans. The sale of surplus land is therefore necessary to raise the significant capital required to fund the proposed redevelopment.

The key objectives established in 2018 for the masterplan process remain valid, and include:

- To provide lifetime, affordable, dignified accommodation for Legacy Widows, Beneficiaries and Veterans, with appropriate facilities for Legacy Welfare operations and Village support
- To operate within the NSW Retirement Village Act, as a self-funding component of BWL.
- All considerations for any development will be based on low financial risk for Brisbane Water (NSW) Legacy
- Maintenance of current funding streams to support operations of BWL.
- Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units

The resulting Proposal replaces existing accommodation with 30 x one-bedroom apartments that will be rented to War Widows and Veterans at a maximum of \$90 per week, (CPI adjusted annually) based on pensioner assessments.

An additional 24 Retirement Village units will be leased in accordance with the NSW Retirement Village Act, with the entire building remaining owned and operated by BWL.

In 2019 the BWL Members approved the option to develop the early iterations of the Proposal.

The resulting Proposal is to redevelop the site to provide 54 units of dignified, high quality contemporary accommodation in the form of 1, 2 or 3 bedroom self-contained apartments that are no less than 60sqm in area. To rationalise the use of the land, the apartments are proposed within a multi-story building up to seven (7) floors in height which will occupy (with parking and landscaping) less than 50% of the 1.2ha site (**‘the Proposal’**).

Once existing residents are accommodated within the new building, a subdivision will enable the sale of that part of the site that is no longer required. This will partly fund the Proposal and provide an endowment for the recurrent operational costs

The Proposal has been refined over the course of three (3) design workshops in consultation with the DPIE City of Gosford Design Advisory Panel (CoGDAP). The CogDAP Design Review Panel subsequently reviewed the Proposal and formed the opinion that the development has the ability to demonstrate Design Excellence and should proceed to the development assessment (DA) pathway. In particular, the Panel advised:

- *The proposed scale, built form, use of materials and landscaping will positively contribute to the existing and local character; and*
- *The building layout provides good levels of residential amenity and opportunities for social interaction.*

The Proposal has evolved through an exhaustive design process that will improve the standard of affordable seniors housing available to the War Widow and Veteran community.

2.0 Site Location and Context

2.1 Site Location

The location of the site is about 900m by footpath to Gosford CBD, and the site is therefore at the periphery of the walkable catchment of the CBD (refer **Figure 1**).

Figure 1 Site Location



Source: SIX map annotated by JWP

A frequent (every <10mins) and accessible bus service links residents with the goods, services, and facilities available in Gosford, with Gosford train station and Gosford Hospital within 2.1km of the site by road.

2.2 Site Context

The Proposal involves two (2) parcels of land that are legally described as Lot 1 DP1082633 and Lot 8 DP218157, 51-57 & 59 Masons Parade, Point Frederick ('site') (refer **Figure 2**).

Figure 2 Site Context



Source: Integrated Design Group

The site is also in the walkable catchment of a diversity of passive and active recreation facilities (refer **Figure 2**).

Figure 3 Site Neighborhood

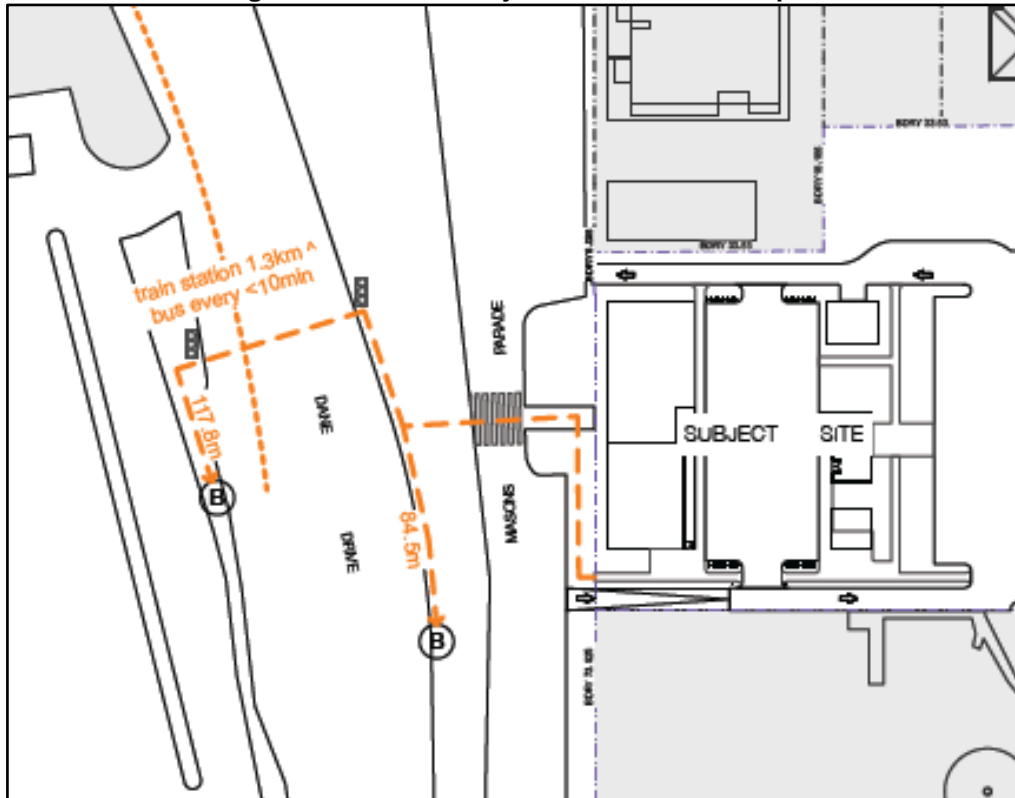


Source: SIX map annotated by JWP

2.3 Site Accessibility

Continuous networks of footpaths provide access to bus stops adjacent the site and an option to walk to Gosford CBD and the wider area. The bus stops are sheltered with seating, and the path of travel from the site to the bus stops is flat, clearly visible and passively supervised, with signalised pedestrian crossing of the highway.

Figure 4 Access to Adjacent Public Bus Stops



Source: SIX map annotated by JWP

The site forms part of an existing mixed use and medium density residential area that sits opposite the natural amenity of the Brisbane Water estuary and associated foreshore reserve and recreation areas.

3.0 Socio-Economic Context

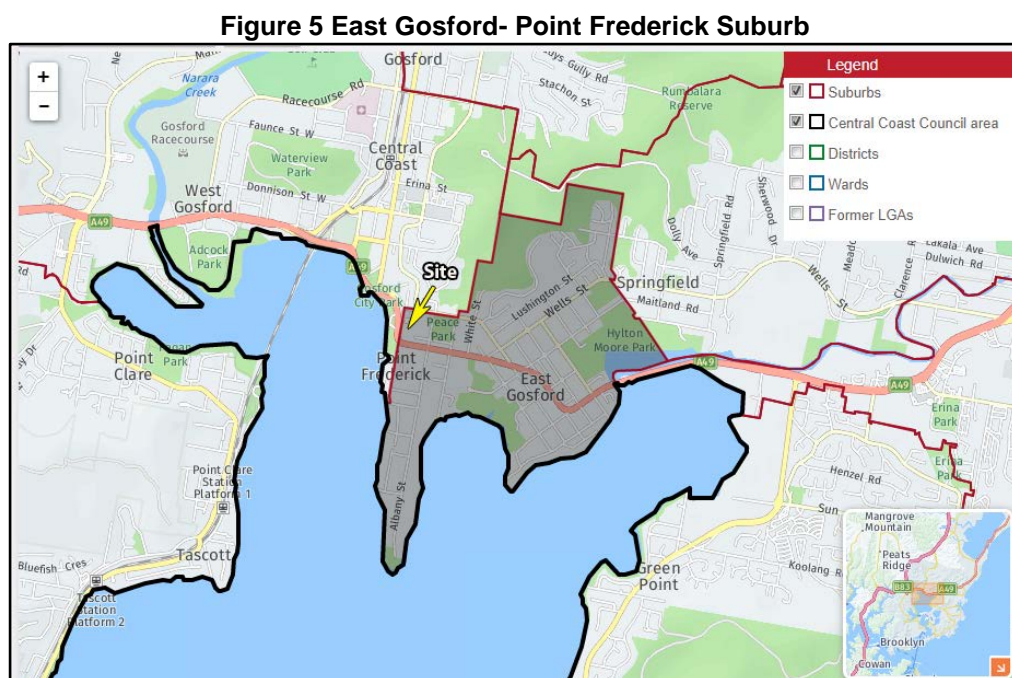
3.1 Population Profile

For the purposes of this assessment, the subject site is located within the East Gosford-Point Frederick suburbs.

3.1.1 Demographic Profile of East Gosford – Point Frederick

East Gosford - Point Frederick is bounded by the suburb of Springfield in the north, Coburg Street and the suburb of Springfield in the east, Brisbane Water in the south, and Broad Water, Masons Parade, Henry Parry Drive and the suburb of Gosford in the west.

East Gosford-Point Frederick Community Profile (<https://profile.id.com.au/central-coast-nsw/about?WebID=160> accessed 29/07/21) identifies the site on the boarder of suburb (Figure 5).



Source: .idcommunity

Relevant statistical data for this community is provided in **Table 1** and **Table 2** and **Figure 6** and **Figure 7**.

The interpretation of this data can be compared against the same data for the Central Coast LGA.

The data utilised within the report is from .ID Community-Demographic Resources 2020, of which the data is sourced from the Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Table 1 Selected Subpopulation Categories

East Gosford - Point Frederick - Total people (Usual residence)	2016			2011			Change
Population group	Number	%	Central Coast Council area %	Number	%	Central Coast Council area %	2011 to 2016
Males	2,875	46.5	48.4	2,544	44.9	48.3	+331
Females	3,303	53.5	51.6	3,127	55.1	51.7	+176
Aboriginal and Torres Strait Islander population	129	2.1	3.8	108	1.9	2.9	+21
Australian citizens	5,257	85.1	89.1	4,900	86.4	89.7	+357
Eligible voters (citizens aged 18+)	4,262	69.0	68.5	4,038	71.2	68.2	+224
Population over 15	5,203	84.2	81.6	4,889	86.2	80.6	+314
Employed Population	2,609	93.9	93.3	2,395	90.9	93.1	+214
Overseas visitors (enumerated)	41			19			+22

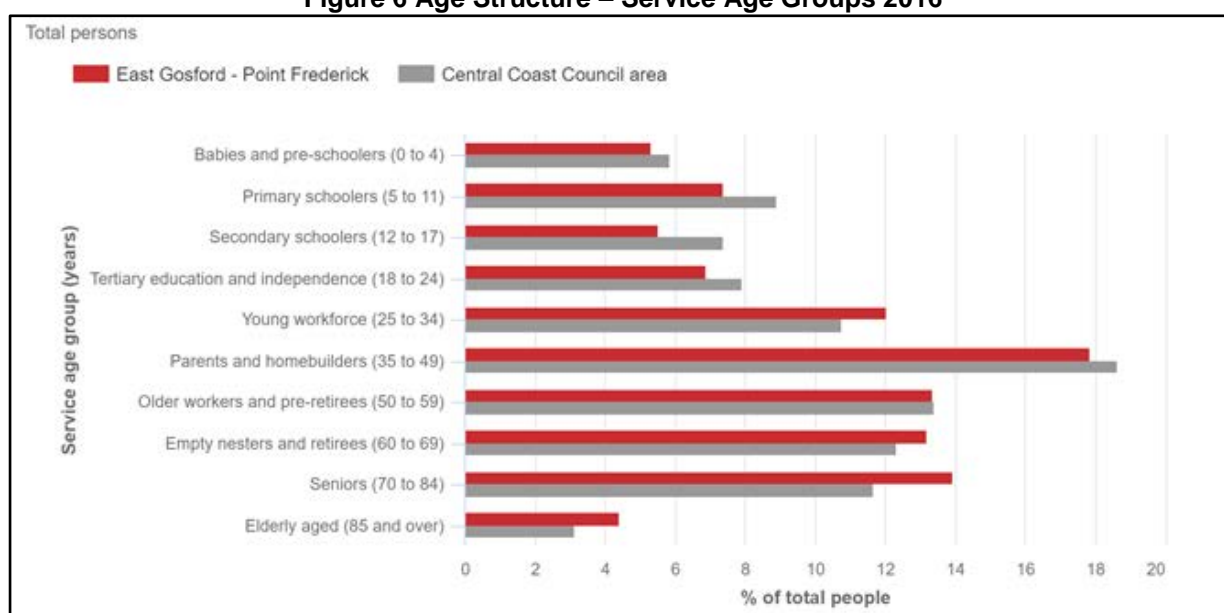
Source: .idcommunity

Table 2 Dwelling Structure

East Gosford - Point Frederick - Dwellings (Enumerated)	2016			2011			Change
Dwelling type	Number	%	Central Coast Council area %	Number	%	Central Coast Council area %	2011 to 2016
Separate house	1,175	37.6	76.6	1,194	40.2	77.9	-19
Medium density	1,625	52.0	18.3	1,498	50.4	17.4	+127
High density	290	9.3	3.4	261	8.8	3.3	+29
Caravans, cabin, houseboat	0		0.9	0		1.0	0
Other	7	0.2	0.4	12	0.4	0.3	-5
Not stated	28	0.9	0.4	5	0.2	0.1	+23
Total Private Dwellings	3,125	100.0	100.0	2,970	100.0	100.0	+155

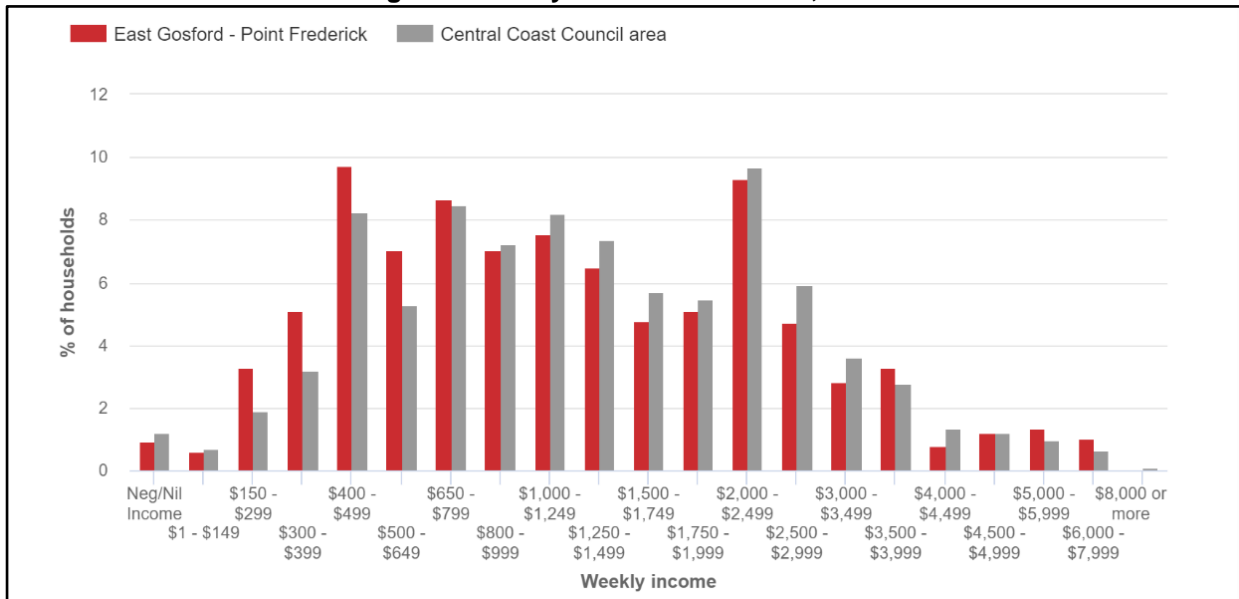
Source: .idcommunity

Figure 6 Age Structure – Service Age Groups 2016



Source: .idcommunity

Figure 7 Weekly Household Income, 2016



Source: .idcommunity

3.1.2 Resident Characteristics

Characteristics relevant to the Proposal include:

- Point Frederick in 2016 compared to Central Coast Council area shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).
- Overall, 18.3% of the population was aged between 0 and 17, and 31.6% were aged 60 years and over, compared with 22.1% and 27.1% respectively for Central Coast Council area.
- The major differences between the age structure of East Gosford - Point Frederick and Central Coast Council area were:
 - A larger percentage of 'Seniors' (14.0% compared to 11.7%)
 - A larger percentage of 'Frail aged' (4.4% compared to 3.1%)
 - A smaller percentage of 'Secondary schoolers' (5.5% compared to 7.4%)
 - A smaller percentage of 'Primary schoolers' (7.4% compared to 8.9%)
- From 2011 to 2016, East Gosford - Point Frederick's population increased by 484 people (8.5%). This represents an average annual population change of 1.65% per year over the period.
- The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:
 - Primary schoolers (5 to 11) (+144 people)
 - Empty nesters and retirees (60 to 69) (+130 people)
 - Parents and homebuilders (35 to 49) (+91 people)

- In 2016, there were 1,175 separate houses in the area, 1,625 medium density dwellings, and 290 high density dwellings.
- The types of dwellings in East Gosford - Point Frederick in 2016 shows that 37.6% of all dwellings were separate houses; 52.0% were medium density dwellings, and 9.3% were in high density dwellings, compared with 76.6%, 18.3%, and 3.4% in the Central Coast Council area respectively.
- The total number of dwellings in East Gosford - Point Frederick increased by 183 between 2011 and 2016.
- The largest change in the type of dwellings found in East Gosford - Point Frederick between 2011 and 2016 was: Medium density (+127 dwellings)
- The household income levels in East Gosford - Point Frederick in 2016 compared to Central Coast Council area shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a higher proportion of low income households (those earning less than \$650 per week).
- Overall, 15.1% of the households earned a high income and 26.7% were low income households, compared with 16.6% and 20.6% respectively for Central Coast Council area.
- The major differences between the household incomes of East Gosford - Point Frederick and Central Coast Council area were:
 - A larger percentage of households who earned \$300 - \$399 (5.1% compared to 3.2%)
 - A larger percentage of households who earned \$500 - \$649 (7.0% compared to 5.3%)
 - A larger percentage of households who earned \$400 - \$499 (9.7% compared to 8.3%)
 - A smaller percentage of households who earned Not stated (9.2% compared to 10.7%)

3.2 War Widow(ers) and Veterans

3.2.1 Available Information

The Department of Veteran Affairs (DVA) and the Australian Institute of Health and Welfare (AIHW) have established a 4-year strategic partnership from 2017–2021 to build a comprehensive profile of the health and welfare of Australia's Veteran population to inform policy development, and to better monitor and report on the current status and future needs of Veterans and their families to ensure interventions and services are well targeted to improve the health and welfare of Veterans.

A report prepared by the AIHW, *A profile of Australia's Veterans 2018*, appears to be the most recent assessment of the characteristics; health and welfare of the national Veteran and War Widower community. The DVA also provide Information in a survey published in 2008 of the lifestyles, health and well-being of the Veteran and War Widow community *2006 Your Lives Your Needs Survey*. While dated, the themes and trends remain relevant, and are recognised by the 2018 AIHW report.

It is important to note that both reports reflect information derived from assessments at a National level, and should not be taken to be characteristics particular to the Central Coast Veteran and War Widow(er) community, or the existing residents of the BWL village. Nonetheless, the information provides useful insight in to the health, welfare and wellbeing of the broader Veteran and War Widow(er) community, and a basis for considering how the Proposal facilitates the needs of that broader community as distinct to the community in general.

3.2.2 Veteran and War Widow(er) – Relevant Observations

The following extracts of the AIHW report are relevant to understanding the potential social impact of the the Proposal:

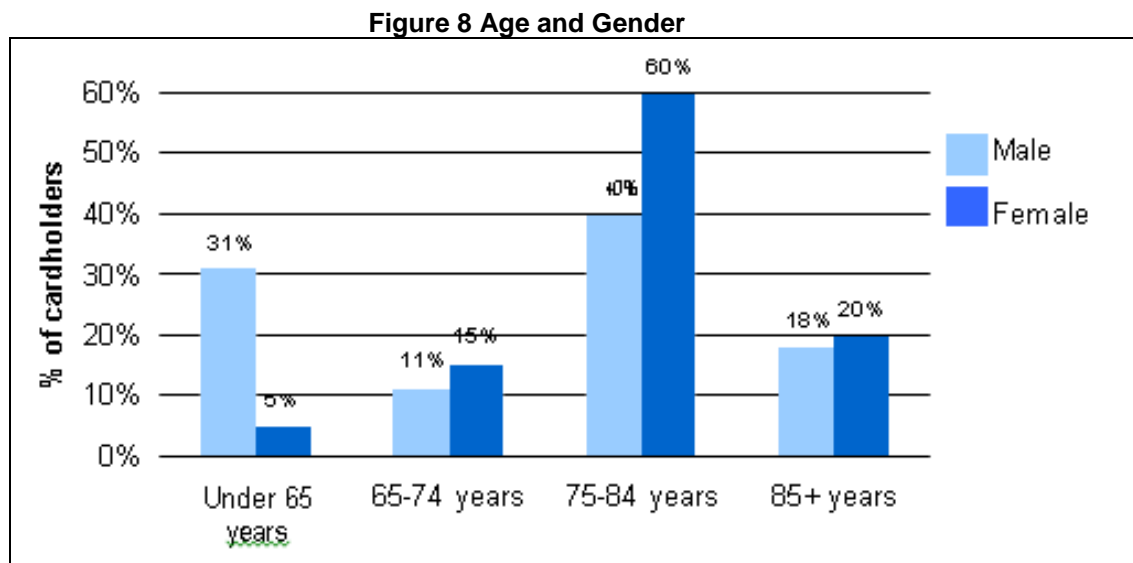
- Very limited information is available on housing for Australian Veterans. Of the available data, most are related to the DVA client population, which includes both Veterans and dependants, making it difficult to identify issues relating specifically to Veterans. These data also exclude Veterans who are not DVA clients. As well, this information is captured at a high level, meaning it is not possible to gain an in-depth understanding of how Veterans are faring with housing.
- Key gaps in the housing domain include:
 - the housing status of Veterans, how this differs between the various subgroups (such as recently transitioned Veterans or older Veterans), and how housing status changes over time
 - the pathways of Veterans through housing across their life course, and the transition points where additional support is needed
 - the number and characteristics of Veterans who are experiencing housing challenges, such as homelessness, rental or mortgage stress, overcrowded accommodation, or the need to frequently relocate
 - the number and characteristics of Veterans who are accessing mainstream housing assistance, such as homelessness services or public housing
- *What do we know about Veterans' housing?*

Poor quality housing can influence physical and mental health and may also affect employment, education and social relationships. Homelessness, in particular, can profoundly affect a person's health, their education and employment opportunities and their ability to participate fully in social and community life. In 2015, nearly all (94%) ADF personnel who discharged between 2010 and 2014 were in stable housing (Van Hooff et al. 2018). However, little is known about the housing situation or concerns of these personnel, or of other Veterans. As such, housing remains an important focus area for understanding the welfare of Veterans.
- Once personnel are discharge from the ADF they are no longer able to access housing support from Defence Housing Australia (Department of Defence 2017a). Two-thirds of older DVA payment recipients own their home without a mortgage. According to estimates from the ABS 2014 General Social Survey, 68% of DVA payment recipients (aged 55 and over) were an owner of a house without a mortgage, 12% were an owner of a household with a mortgage, and 19% were 'other' ('other' includes tenures such as renting, government- or employer-provided accommodation) (ABS 2017d). The 2006 Survey of Veterans, War Widows and their Carers showed that 3 in 4 (74%) DVA White and Gold Card holders lived in a separate house, semi-detached house or terrace (DVA 2008), with 44% surveyed living alone.
- Substandard housing can be associated with chronic illness and mental health conditions, and people who are homeless tend to have limited access to, and engagement with, primary and/or preventive care (Gabrielian et al. 2014; Krieger & Higgins 2002).
- Communities and neighbourhoods that are more socially cohesive, that promote physical and psychological wellbeing, and that protect the natural environment are considered beneficial to an individual's health and welfare (Commission on Social Determinants of Health 2008).
- Individuals who are not able to access affordable housing with their own economic and social resources may require housing assistance (AIHW 2018e). Housing assistance aims to support individuals in maintaining housing and in avoiding homelessness. It can include home purchase assistance, rent assistance, the provision of social housing, and services that support people in maintaining their tenancies.

- Secure housing is associated with improved health, and often facilitates other opportunities, such as stable employment, education, connection to the community, and positive outcomes for social and familial relationships (AIHW 2017b; Mallett et al. 2011).
- Access to affordable, secure and appropriate housing can help to reduce the likelihood that a person will experience social exclusion, overcrowding, homelessness, and poor physical and mental health (AIHW 2017b). As such, housing is a key element in understanding the welfare of Veterans.
- While people who are recruited to the ADF are required to be in good health, the unique experience of ADF service means many Veterans experience health and welfare challenges above those of the Australian population.
- In 2010, nearly 1 in 5 (18%) serving ADF personnel were estimated to have sought help for stress related, emotional, mental health or family problems in the last 12 months (McFarlane et al. 2011). According to the National Hospital Morbidity Database, anxiety disorders were the most common reason for both Department of Defence-funded hospitalisations for men aged 18–54 (22% of hospitalisations) and for DVA-funded hospitalisations for men aged 55 and over (9%) in 2015–16.

Similarly, relevant extracts of the 2008 DVA Veteran and War Widow survey are as follows:

- Age and Gender - more than 3 in 5 of the Veterans and War Widows surveyed (in 2006) were male (61%). The following graph shows the distribution of males and females by age group (refer **Figure 8**).

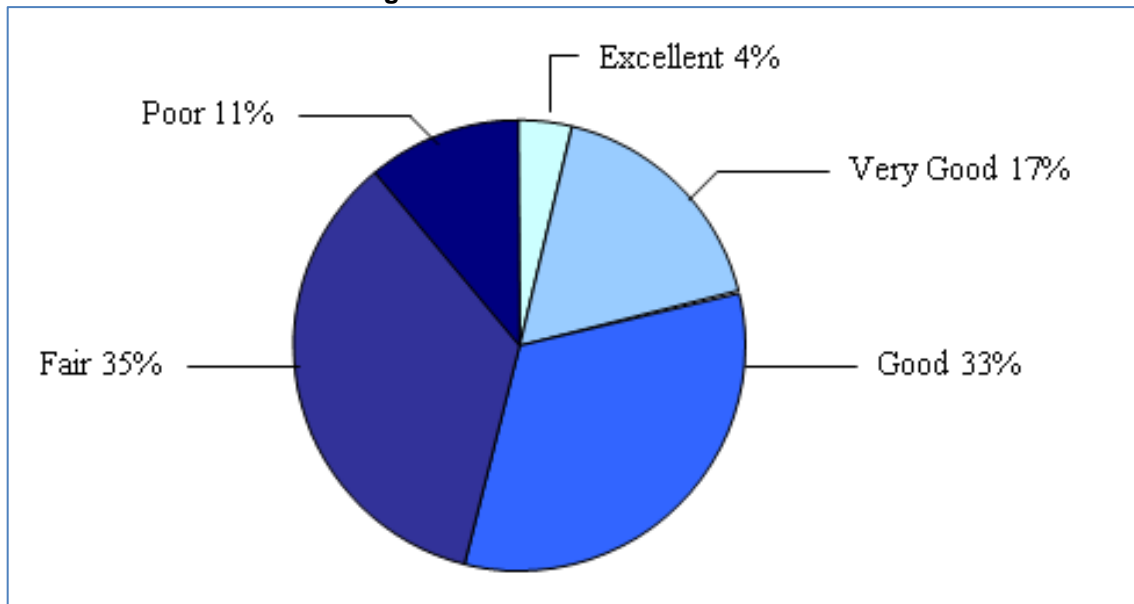


Source: DVA Survey - Your lives, your needs 2006

- The distribution is skewed towards the older age groups, with two-thirds (67%) aged 75+ (19% are aged 85+). A further 12% are aged between 65 and 74 years. However, 17% are aged 45 to 64 and 4% are under 45;
- The distribution of Veterans and War Widows closely reflects the total population's distribution, with the majority living in NSW/ACT (35%);
- When asked about activities they do during a typical day, three in four Veterans and War Widows (75%) reported being limited by their health in undertaking moderate activities (eg vacuuming etc). A further three in four (77%) reported that their health limits them climbing several flights of stairs.

- A little more than half of all Veterans and War Widows (54%) rated their overall health as Good, Very Good or Excellent, while eleven per cent rated their health as poor (refer **Figure 9**).

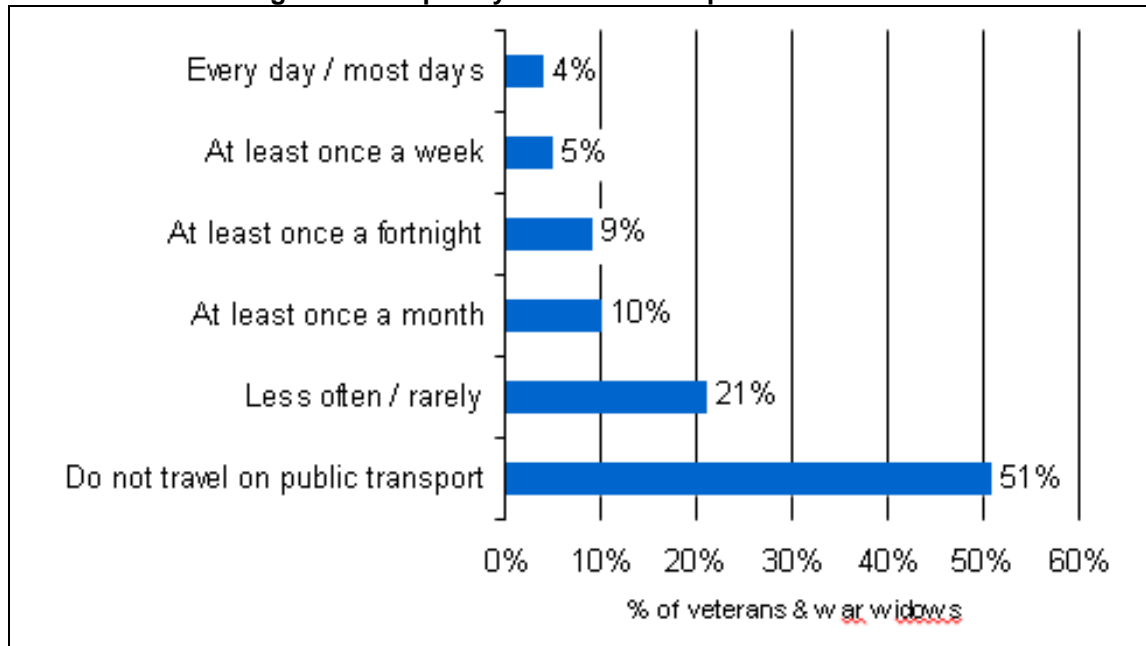
Figure 9 Self Rated Health



Source: DVA Survey - Your lives, your needs 2006

- Two in five Veterans and War Widows (38%) have been hospitalised under DVA arrangements at least once in the twelve months prior to the survey. Two thirds of these (67%) were admitted to a private hospital, with the remainder going to a public hospital (30%), or a private day care procedure centre (2%).
- While the majority of Veterans and War Widows surveyed are now aged over 75 years, many report they are fit and healthy. Many also report active social lives focused around friends, family and social organisations.
- With the ageing of the Veteran and War Widow community comes a series of health related issues. A large number suffer from chronic diseases that can make communication difficult and limit mobility. The biggest single health factor is problems with vision which can have broad-reaching impact on lifestyle. The relative frailty of the Veteran community is also evident, with more than half reporting that they received a community service in the past six months, and one in seven having a carer.
- Over a third of those surveyed (36%) believe they can change their weight to improve their health, and 75% have tried to do this in the last 12 months. More than a third (35%) believe they can change the amount they exercise to improve their health, and 74% of card holders have tried to do this in the last 12 months.
- Half of all Veterans and War Widows (49%) travel on public transport. The frequency of public transport travel, however, is low. The majority who travel on public transport do so less often than once a month or rarely (42% of those who use public transport, which is 21% of all those surveyed) (refer **Figure 10**).

Figure 10 Frequency of Public Transport Use



Source: DVA Survey - Your lives, your needs 2006

- The vast majority of Veterans and War Widows (95%) reported feeling safe in their home at least 'most of the time' and almost two thirds (64%) feel safe 'all of the time'. However, in comparison with this, they feel less safe outside their home, with 84% feeling safe at least most of the time outside their home. These are almost equally divided between those who feel safe 'all of the time' (41%) outside their home and those who feel safe 'most of the time' (43%).
- Membership of organisations and clubs is fairly high, with two thirds of Veterans and War Widows (66%) belonging to a service or ex-service organisation. Membership to a social, recreational or sports club is slightly lower, with 59% of those surveyed belonging to this type of club. However, 22% do not belong to either.
- Participation in activities is highest for general social activities such as phoning and spending time with family/friends. Nine in ten (89%) Veterans and War Widows phone family/friends, 78% spend time with family they don't live with and the same proportion spend time with friends. A high proportion also does household activities such as housework or garden/yard work (75% and 65% respectively). Other activities commonly undertaken include going to restaurants/hotels (61%) and walking (53%).
- Around a half of Veterans and War Widows reported difficulty performing house maintenance (50%) or with gardening (45%). Around four in five of these receive help with these activities (78% and 86% respectively). Approximately three in ten reported having difficulty with housework (30%), with 89% receiving assistance.

4.0 Assessment of Social Impact

4.1 Attributes of the Proposal and Brisbane Water Legacy

The Proposal is to provide 30 units of accommodation for War Widows and Veterans, supplemented by 24 Retirement Units that will be leased in accordance with the NSW Retirement Village Act 1999 to provide an income stream to BWL. The proposed redevelopment will enable BWL to continue the existing use of their site for seniors housing, which has operated on the same land since 1964. The entire new building will remain owned and operated by BWL.

The Project means residents will re-locate from 20sqm bedsitter units to 1 bedroom units of about 60sqm that will be rented to War Widows and Veterans at a maximum of \$90 per week (CPI adjusted annually) based on pensioner assessments.

BWL operates the seniors housing with funds through the wise investment of its assets and relies on community benefactors and returns from Retirement Village operations to fund in excess of \$2m each year in Welfare support programs for the families of Veterans.

BWL operates without incurring a cost the government and the taxpayer. This contribution to society therefore allows the government to direct taxpayer money to other important DVA initiatives and broader social needs such as education, health and law enforcement.

The Proposal achieves key objectives of the BWL, which is to ensure:

- Low Financial risk for Brisbane Water (NSW) Legacy
- Maintenance of current funding streams to support operations of BWL.
- Maintaining permanency for Legacy beneficiaries and Veterans currently residing in Units

4.2 How the Proposal Responds to the Issues Identified by the DVA & AIHW

While BWL is not a Social Housing Provider (as defined), the Proposal clearly fulfils an important societal need to provide contemporary, affordable and dignified accommodation to War Widows, Beneficiaries, and Veterans with appropriate facilities for Legacy Welfare operations and Village support;

The Proposal will replace small, outdated, 1960s designed residential units with larger, modern units that comply with contemporary building requirements and will address the health, welfare, and wellbeing issues identified in the DVA survey of 2006, in particular:

- serve the access and mobility needs of an aging population and specifically, people with a disability, providing residents with confidence in daily mobility.
- provide an actual and perceived safe and comfortable living environment that employs both passive and active crime prevention techniques and design considerations, with subtle access management and systems to monitor resident welfare.
- provide quality and dignified accommodation which provides a sense of place and community, with design concepts that are known to improve mental health and wellbeing such as communal spaces with views and high amenity that are located to foster guest and family visitations, random and planned social interactions between residents and guests, and indoor and outdoor spaces for activities and hobbies, events, and gatherings.
- provide a sense of identity and inclusion with street presence along a verandah/colonnade that will facilitate and encouraging interaction between semi-private and public realm areas, with a line of sight to the Brisbane Water foreshore and frequent public transport, and the legible pedestrian connections that tend to invite residents to use those facilities for recreation and or access to other facilities further afield.

- Enabling the Proposal will ensure the existing residents are not displaced from their local community with which they are familiar, maintaining the social networks and existing access routines to existing recreation and health facilities, good services, and facilities within and adjacent Gosford City.
- The Proposal will retain local employment associated with the existing facility, and the associated economic multiplier effect of the demand for goods, services and facilities generated by the residents and staff.
- The Proposal will maintain or increase the demand for services and facilities in the community, encouraging continued public and private investment in medical and health facilities, and the economic sustainability of public transport and recreation facilities.

The broader community and the residential community surrounding the site is also likely to be positively affected by the Proposal, introducing a modern and contemporary landscaped urban environment, while retaining a low impact land use of the kind that already exists.

4.3 How the Proposal Responds to the Social Characteristics of the Community

While parents and the homebuilders (ages 35 to 49) represent the single highest percentage of the East Gosford - Point Frederick population, the age groups between 50 to 84 together represent the highest proportion of that population (about 40%).

It is apparent that an older population is choosing to locate in the area for reasons of:

- availability and supply of medium density housing;
- proximity to health and medical facilities (including 1 private and 1 regional public hospital);
- proximity to recreation facilities and the natural amenity of Brisbane Water;
- proximity to goods, services and facilities in Gosford CBD; and
- regular public transport options (both train and bus).

The Proposal will add 24 Retirement Village units leased in accordance with the NSW Retirement Village Act to the supply of Seniors housing with access to the locational attributes of the site. The 24 Retirement Village units will not only help to fund the ongoing operational costs and welfare programs of the BWL , but will add to the critical mass of population required to ensure sustainable and continued public and private investment in medical and health services, frequent public transport, and recreation facilities.

The social-impacts of the Proposal will be positive.

Assessment by:

JW PLANNING PTY LTD



Kayla Edwards
URBAN PLANNER
B.A. Human Geography, Peace &
Development (U.N.E), Grad. Dip. Urban &
Regional Planning (U.N.E)

JW PLANNING PTY LTD



Jason Wasiak
DIRECTOR – PRINCIPAL URBAN PLANNER
Bach. Urban & Regional Planning (U.N.E)
Assoc. Dip. Eng (LESD) (H.I.T)