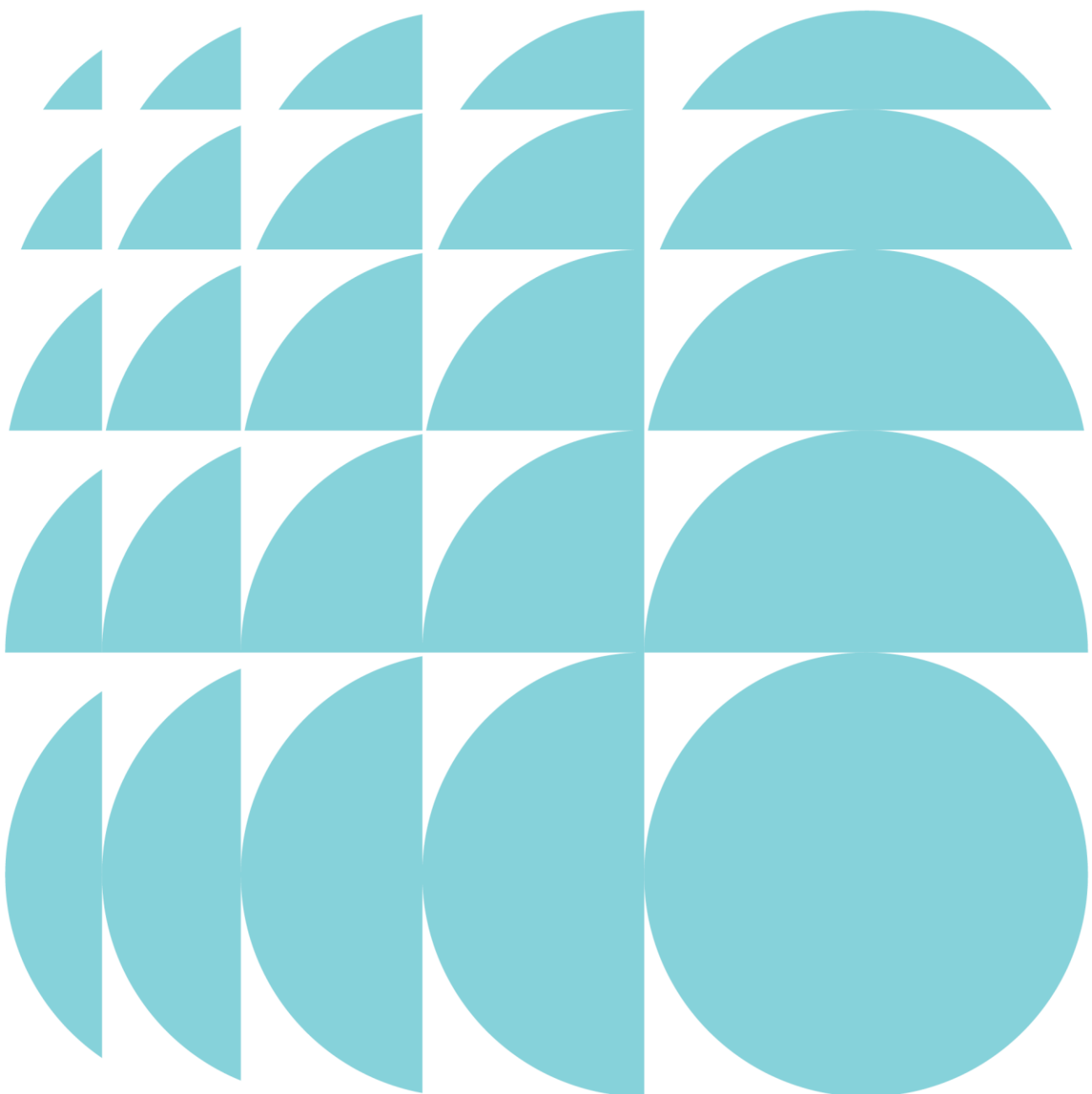


Frank Vickery Village

101 Port Hacking Road, Sylvania

Prepared for Wesley Mission

20 November 2020 | 2190517



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Executive Summary

Purpose and scope of this report

This report supports the Planning Proposal for the rezoning of the Frank Vickery ILU Village and Wesley Vickery RACF. The assessment has been prepared by Ethos Urban on behalf of Wesley Mission to accompany the Statement of Environmental Effects.

The report provides a Social Impact Assessment of the proposed works to be undertaken as part of the rezoning. It considers a range of social impacts – both positive and negative – arising from the redevelopment of the existing aged care facility and independent living units at 101 Port Hacking Road, Sylvania as a medium density, mixed use seniors living development with a range of communal, care and landscaped spaces.

This SIA also sets out proposed responses to these impacts, with a view to enhancing social benefits and mitigating negative impacts.

Approach and structure

To assess the social impacts of the proposed development, this document analyses the:

- Strategic policy context, including relevant state and local government social strategies;
- Social context, including the population profile of the area, local social issues and trends, local social infrastructure context and relevant outcomes of community consultation undertaken by Council and Left Field Communications;
- Potential social impacts of delivering the proposed development at this location, including during construction, and
- Opportunities for mitigation and enhancement measures for potential social impacts associated with the development.

Drawing on the above analysis, this document also sets out social strategy directions to demonstrate the alignment between the proposed scheme and strategic policy drivers, and to maximise the social benefits of the proposed development.

Application of SIA Guidelines

The assessment of social impacts has been based on the NSW DPIE *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development*, September 2017, which is recommended to be adaptively applied to all development types as a best practice approach. It also draws on guidelines published by the International Association for Impact Assessment (IAIA), *International principles for social impact assessment* (Vanclay 2003).

Outcomes of Social Impact Assessment and recommended responses

The most significant social benefits of the proposal relate to:

- Increased provision of more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal would provide increased opportunities to age in place for existing Sylvania residents, and meet demand generated by a growing and ageing population in the Sutherland LGA.
- Positive way of life and wellbeing benefits for residents and staff associated with improved quality of aged care facilities and enhanced layout of the site. The existing facilities on the site are in need of renewal, and the Planning Proposal would enable delivery of enhanced indoor

and outdoor spaces for residents, as well as an improved internal path network. These improvements will also enable Wesley Mission to align with contemporary best practice standards for aged care.

- Positive way of life impacts associated with defining and formalising the through-site link connecting Port Hacking Road to Bellingara Avenue, which would enable enhanced convenience for the following groups:
 - Students at Sylvania High School who may be walking from bus stops on Port Hacking Road;
 - Residents of the surrounding suburb who may be seeking to access amenities close to the site.
- Positive impacts to community cohesion associated with delivery of community facilities on the site, which are intended for shared use by residents of the site and the surrounding Sylvania community (e.g. new outdoor pavilion).

Potential negative social impacts may arise from the Planning Proposal in relation to potential increased traffic and congestion in association with the development, due to residents, workers and visitors accessing the site, and changes to surroundings associated with increased height and density on the site.

These impacts can be effectively mitigated through development of an Operational Plan of Management for the site, and undertaking community and stakeholder consultation to inform the ongoing development of the Planning Proposal and detailed Development Application.

There is strong demonstrated need for the development, given population forecasts for the Sutherland Shire indicate the proportion of people in Sutherland LGA aged 65 years and older is projected to increase significantly from 17.6% of all residents in 2020 to 23.0% by 2036.

Overall, the Planning Proposal would result in significant, long term positive social benefits to the Sutherland LGA community.

Social strategy directions to guide the future development

The following social strategy directions are recommended to optimise the social benefits of the development:

- Deliver an inclusive, welcoming and accessible community on the site.
- Deliver contemporary seniors housing and aged care services that support the growth and ageing population of Sutherland LGA.
- Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community.

1.0 Introduction

This social impact assessment (SIA) has been prepared by Ethos Urban to support a Planning Proposal for the rezoning of Frank Vickery ILU (Independent Living Units) Village and Wesley Vickery RACF (Residential Aged Care Facility) at 101 Port Hacking Road, Sylvania.

1.1 Overview

This report provides a Social Impact Assessment of the proposed works to be undertaken as part of the rezoning of a seniors housing village in Sylvania. It has been prepared by Ethos Urban on behalf of Wesley Mission to accompany the Planning Proposal.

This assessment has considered a range of social impacts – both positive and negative – arising from the redevelopment of the existing aged care facility and independent living units at 101 Port Hacking Road, Sylvania as a medium density, mixed use seniors living development with a range of communal, care and landscaped spaces. This SIA also sets out proposed responses to these impacts, with a view to enhancing social benefits and mitigating negative impacts.

To assess the social impacts of the proposed development, this document analyses the:

- Strategic policy context, including relevant state and local government social strategies;
- Social context, including the population profile of the area, local social issues and trends, local social infrastructure context and relevant outcomes of community consultation undertaken by Council and Left Field Communications;
- Potential social impacts of delivering the proposed development at this location, including during construction, and
- Opportunities for mitigation and enhancement measures for potential social impacts associated with the development.

Drawing on the above analysis, this document also sets out social strategy directions to demonstrate the alignment between the proposed scheme and strategic policy drivers, and to maximise the social benefits of the proposed development.

1.2 Background

1.2.1 Frank Vickery Village

The current site consists of Frank Vickery ILU Village and Wesley Vickery RACF that are jointly located but operate independently except for sharing some common facilities. The ILU village is part of the recent multi-storey built form that offers the main residential facility amongst other wellbeing amenities. The site also incorporates a heritage Federation era house, which is currently used for Lifeline services. A large part of the site remains under-utilised with old building stock, garages and storage rooms.

Wesley Mission is a leading not-for-profit seniors housing and residential aged care provider in Australia and has a long tradition of providing its residents a safe and welcoming community. Wesley Mission's Frank Vickery Village was originally opened in 1948 and was then known as the 'Sylvania Aged Couples Settlement'.

In the early years, units provided private self-contained living for couples and the original concept for the Village was to assist with the financial needs of the elderly in the community. However, now the housing concept of the village has altered to provide a mix of Residential Aged Care Facility (RACF) beds and Independent Living Units (ILUs) as well as assistance for those in financial and social need. Notably, the original brick orchard cottage which was part of the site during its opening in

1948 and was the birthplace of the Lifeline service, has since been re-modelled as a semi-detached cottage and remains occupied by Lifeline Sydney and Sutherland, providing services to residents and anyone across Australia experiencing a personal crisis.

The Frank Vickery Village has not undergone any major redevelopment since 1984 when a building program was approved to take place over a number of stages including Stage One for Bellingara Terraces, Stage Two for Grevillea Court, Stage Three for Garden Court and Stage Four for Sylvania Terraces. A number of additional units (known as Acacia Court) and a village auditorium was approved in 2000.

The Planning Proposal would facilitate the renewal of this aging facility, to better meet contemporary needs for seniors housing.

1.2.2 Wesley Mission

Wesley Mission provides a critical outreach and support role for members of the community facing disadvantage, including physical and mental health as well as providing a welcoming and comfortable village for seniors.

Like other not-for-profit organisations, financial sustainability is key to enabling the ongoing delivery and growth of its services to meet the needs of a growing and ageing population. Existing sites owned by Wesley Mission are a critical base for ongoing service delivery as well as the potential for funding and revenue generation to invest back into that service delivery.

This is crucial for the Frank Vickery Village, where the site has not undergone any recent development and is in need of an upgrade to enhance the facilities for existing residents and cater for new residents, as a result of population growth and demographic changes – including the growing ageing population in the Sutherland Shire, which is driving demand for senior's housing.

Wesley Mission intends to masterplan and redevelop its Frank Vickery Village at Sylvania to meet the modern needs of current and future residents, while continuing to provide the local and broader community with a range of services. These services include financial guidance, psychiatric support, 24/7 crisis support, family programs and mental health services.

Wesley Mission not only has the potential to address community needs for housing but to also generate essential revenue to reinvest in their service delivery. Importantly, its existing site has the characteristics and locality attributes to support additional capacity and development uplift, while responding to the demand for social infrastructure and services.

1.3 Planning Proposal

Through this Planning Proposal, Wesley Mission intends to renew the existing Frank Vickery Village at Sylvania to meet the modern needs of current and future residents, while continuing to provide the local and broader community with a range of services located on the site. These services include financial guidance, psychiatric support, 24/7 crisis support, family programs and mental health services.

The Planning Proposal for this site explores opportunities for development uplift to provide for housing growth, diversity and affordability, as well as community services. Renewal of this site would support the ongoing financial sustainability of Wesley Mission as a community service and housing provider.

2.0 Purpose, objectives and scope of the assessment

2.1 Social Impact Assessment

The purpose of this Social Impact Assessment (SIA) is to assess the impacts of the development, both positive and negative. This report supports the Planning Proposal for the rezoning of the Frank Vickery ILU Village and Wesley Vickery RACF. The assessment has been prepared by Ethos Urban on behalf of Wesley Mission to accompany the Statement of Environmental Effects.

Social Impact Assessment involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

2.2 Methodology and assessment framework

The SIA involves a number of steps, including the scoping of issues; identifying and assessing potential social impacts; determining the significance of these impacts, and identifying measures to manage or mitigate potential negative impacts and enhance potential benefits.

The methodology employed in preparing this SIA is designed to ensure that the social environment of communities potentially impacted by a project are properly accounted for and recorded, and anticipated impacts are adequately considered and assessed.

2.2.1 Social Impact assessment methodology

The assessment of social impacts in this report has been based on two guidelines:

- *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development* (NSW Department of Planning, Industry and Environment, September 2017), which is recommended to be adaptively applied more broadly as a best practice approach.
- Development Control Plan, Chapter 41 – Social Impact (Sutherland Shire Council, 2015).

Social Impact Assessment Guideline (NSW DPIE, 2017)

The assessment of social impacts has been based on the NSW DPIE *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development*, September 2017, which is recommended to be adaptively applied to all development types as a best practice approach. It also draws on guidelines published by the International Association for Impact Assessment (IAIA), *International principles for social impact assessment* (Vanclay 2003), which defines Social Impact Assessment as:

‘The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.’ (2003, p.5)

The DPIE Guideline classifies social impacts in the following way, which forms the basis for this assessment:

- Way of life, including:
 - how people live, for example, how they get around, access to adequate housing
 - how people work, for example, access to adequate employment, working conditions and/or practices
 - how people play, for example, access to recreation activities

- how people interact with one another on a daily basis
- Community, including its composition, cohesion, character, how it functions and sense of place
- Access to and use of infrastructure, services and facilities, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups
- Culture, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- Health and wellbeing, including physical and mental health
- Surroundings, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity
- Personal and property rights, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- Decision-making systems, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- Fears and aspirations related to one or a combination of the above, or about the future of their community

As outlined in the IAIA Social Impact Assessment Guideline (2015), the assessment recognises that social impacts vary in their nature and can be: positive or negative; tangible or intangible (perception based); direct (caused by planned development itself), indirect (occurring as a result of a direct impact) interdependent (affecting each other) and/or cumulative (as a result of the incremental and combined impacts of one or more projects, including the current and foreseeable future projects); experienced differently by different individuals or groups within a community, and experienced differently at the local, regional, state or national level.

Stages in the preparation of the social assessment are as follows:

- Baseline analysis of the existing socio-economic environment, involving:
 - Study area definition, including primary and secondary geographic areas likely to be impacted;
 - Review of relevant background studies and technical reports, along with relevant local and state policy frameworks;
 - Demographic analysis, including current and forecast communities
 - Social infrastructure analysis – of existing and planned infrastructure accessible to the site.
- Stakeholder and community engagement: Findings of stakeholder and community engagement undertaken by Sutherland Council have been reviewed to identify community aspirations and values. Findings of stakeholder and community engagement undertaken by Left Field Communications to inform this Planning Proposal have also been reviewed.
- Scoping of issues: Analysis of potential impacts of the development, with each of the directly affected communities and other stakeholders identified in relation to the way they may be affected. Both positive and negative potential issues are identified.

- Identification of impacts as per DPIE Guideline assessment factors. The social impact assessment ultimately appraises the significance of each identified impact based on its duration, extent and sensitivity of impact 'receivers'. This results in a social risk rating for impacts, as per the social risk matrix shown in **Figure 1** below.

It is noted that at rezoning stage, construction impacts are not assessed; this assessment forms part of a future DA.

			Consequence Level				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Catastrophic
Likelihood Level	A	Almost certain	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5
Social Risk Rating							
Low		Moderate		High		Extreme	

Figure 1 Social risk matrix

Source: NSW Department of Planning and Environment 2017 Social Impact Assessment Guideline (based on matrix used in Vanclay, F., et al. (2015) p.49)

Development Control Plan, Chapter 41 – Social Impact (Sutherland Shire Council, 2015)

Sutherland Shire Council's DCP 2015 identifies the importance and rationale for Social Impact Assessment (SIA) in the Sutherland LGA. The policy sets out when a SIA is required, the methodological approach required and how the outcomes arising from a SIA are to be mitigated and enhanced.

The objectives of Council's SIA approach are to:

1. *To ensure social impact considerations are an integral part of the development assessment process;*
2. *To ensure communities are engaged in a meaningful way during the development assessment process;*
3. *To ensure the identification of potential risks and/or opportunities across each stage of the project lifecycle – that is, pre-development, during the development process and post-development.*
4. *To ensure the analysis, monitoring and adaptive management of social impacts in respect of: a. Health and wellbeing; b. Access to facilities, amenities and services (including transport, health, education, retail etc); c. Cultural cohesion, identity, safety and security; d. Socio-economic outcomes and e. Equitable, inclusive and sustainable opportunities in relation to the above.*
5. *To avoiding, mitigating or offsetting the predicted negative social impacts of new development*
6. *To capitalise on the potential for positive social impacts of new development on the existing environment and local communities.*

The DCP specifies the type of development that require an SIA. As the proposed development that is the subject of this development application is comprises a seniors housing development, a Social Impact Assessment is required.

A Social Impact Assessment requires the applicant to:

- Scope potential social impacts to establish the potential scale and reach of social impact associated with the proposed development;
- Engage the community to advise the community of project details, consult with communities to verify social impacts and opportunities and formulate mitigation strategies;
- Establish a social profile for the community including relevant data about the communities presently interacting in and around the space;
- Identify potential impacts and opportunities across each stage of the project;
- Identify how the progress and effectiveness of mitigation strategies will be monitored.

Relevant social impacts to consider include:

- Anti-social behaviour and crime prevention
- Access and mobility
- Culture and community values
- Economic advantage
- Housing mix
- Quality of life

- Participation and inclusion
- Contribution to the existing environment
- Safety and security
- Transportation
- Community risk perception.

These issues have been addressed in this report.

2.3 Information sources and assumptions

Information sources used to prepare this SIA include:

- ABS Census of Population and Housing 2016
- Other ABS publications as referenced
- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (NSW DPIE, 2004);
- NSW Ageing Strategy 2016-2020 (NSW FACS, 2016);
- Better Placed (Government Architect NSW 2017);
- Greener Places (Government Architect NSW 2020);
- South District Region Plan (Greater Sydney Commission, 2017);
- Draft Sutherland Local Strategic Planning Statement (Sutherland Shire Council, 2019);
- Our Community Plan (Sutherland Shire Council 2017);
- Sutherland Shire Council Infrastructure Audit (Sutherland Shire Council 2018); and
- Disability Inclusion Action Plan (Sutherland Shire Council 2017).

Assumptions applied to complete this SIA include:

- Socio-economic data for each study area accurately reflects the community demographic profile;
- The key findings of the background studies and technical reports are accurate;
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views, and
- All potential social impacts to the local community and special interest groups are identified.

3.0 Site context

3.1 The site

The site is located at 101 Port Hacking Road, Sylvania within the Sutherland Shire local government area (LGA). The site is located approximately 85m south east of Sylvania High School and approximately 960m north of Miranda town centre. The site's immediate urban context includes low density residential dwellings and warehouses lining Box Road and Port Hacking Road.

The site's locational context is shown at **Figure 1**.

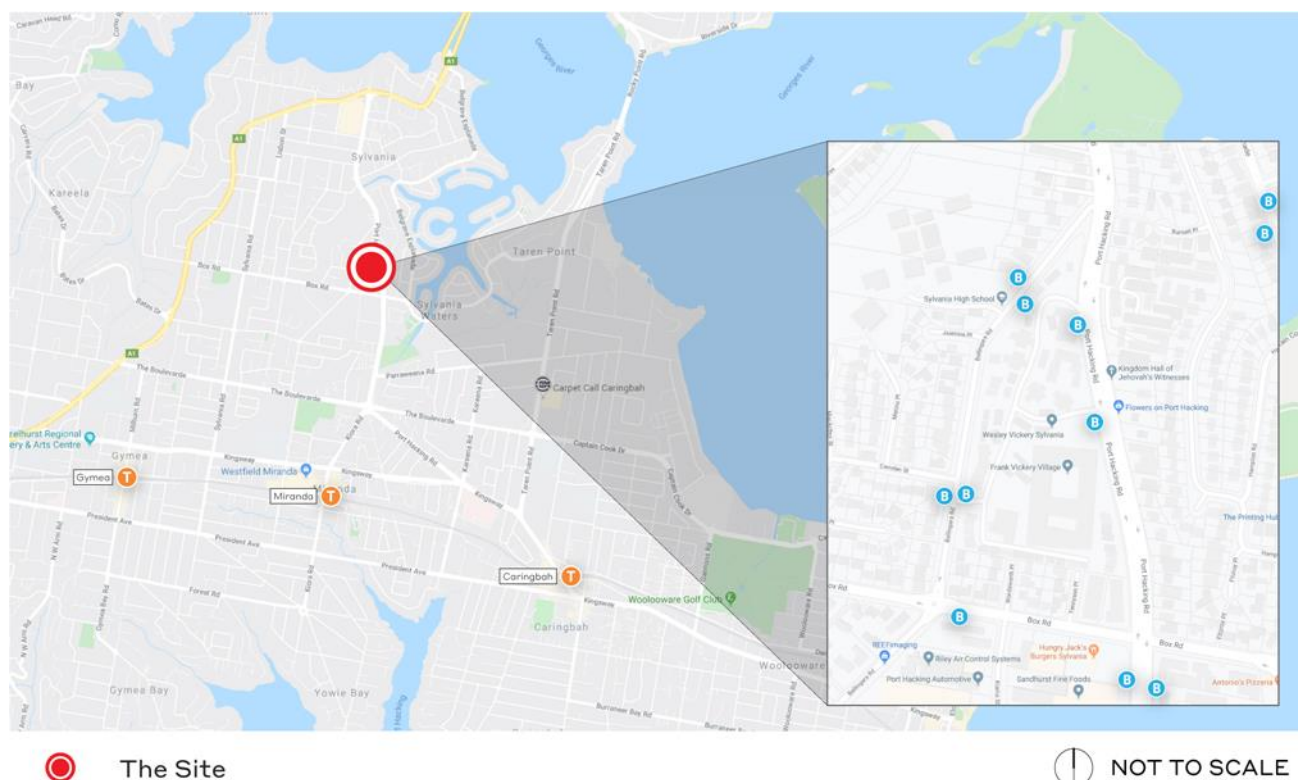


Figure 2 Locational context

Source: Nearmap / Ethos Urban

3.2 Site description

The site is legally described as Lot 1 in DP1025954 with an approximate area of 5.7 hectares (see **Figure 3**). The site is owned by Wesley Mission c/o Midson Group.

The site has an approximate street frontage to Port Hacking Road (which is classified as a State Road) of 435m and 450m to Bellingara Road. The internal road network, Vickery Drive, connects to the surrounding road network.



Figure 3 Aerial view of site and surrounds

Source: Nearmap / Ethos Urban

3.3 Existing development

The current village comprises a residential aged care facility (RACF), independent living units (ILUs), community facilities, and an administration centre in buildings ranging from single storey to four storey buildings. It also includes an office for the Sydney and Sutherland Lifeline centre. The site also comprises a heritage house, with a frontage to Bellingara Road (item no. 3707 under Schedule 5 of the SSLEP 2015). It also comprises a variety of mature trees and soft landscaping.

Refer to the site photos at **Figure 4** to **Figure 7** below.



Figure 4 Site entrance off Bellingara Road

Source: Ethos Urban



Figure 5 Existing ILU development

Source: Ethos Urban



Figure 6 Existing development

Source: Ethos Urban



Figure 7 Lifeline heritage cottage

Source: Ethos Urban

3.4 Surrounding development

The following development surrounds the site – as shown in **Figure 8** and **Figure 9** below:

- To the immediate north is Port Hacking Road which provides a north south connection through the suburb of Sylvania. Beyond Port Hacking Road development generally comprises of low density residential dwellings. Gwawley Creek is located further north.
- To the immediate south of the site is more low density residential development and Box Road which connects to Princes Highway further west. Past Box Road, industrial uses line Port Hacking Road and residential aged care facility, Hammond Care is located on Bellingara Road.
- To the east, and beyond Port Hacking Road, development mainly comprises of low-density residential dwellings.
- More low rise residential development adjoins the western boundary of the site. Sylvania High School is located adjacent to a vegetation corridor which acts as a continuation of Gwawley Creek.



Figure 8 Surrounding low rise residential development

Source: Ethos Urban



Figure 9 Surrounding new development

Source: Ethos Urban

4.0 Proposed development

4.1 Description of proposed development

The Planning Proposal seeks approval to rezone the existing site from R2 to R4, to increase floor space ratio and building height under the Sutherland LEP 2015.

The approval of the Planning Proposal would facilitate the renewal of an aging seniors housing development to enable delivery of independent living units (ILU), a residential aged care facility (RACF) and community and recreation uses to meet contemporary needs for seniors housing. The rezoning will enable the delivery of:

- 126 residential aged care beds
- 519 independent living units
- Community and recreation uses
- Retention of a heritage cottage
- Landscaping and communal open spaces
- Through site link connecting Port Hacking Road to Bellongara Avenue.

The development also provides a range of additional uses, including retail, indoor recreational facilities and a medical centre, for the benefit of residents, visitors, and the broader community.

The intended outcome of the Planning Proposal is to facilitate a better development solution that fully realises the strategic merit of the site and enables additional seniors housing that is consistent with the goals and vision of Sutherland Shire Council and the NSW Government. It seeks to provide a better use of land and transition in building heights to respond to the environmental attributes and the surrounding context, capitalising on the site's unique strategic merit.

In doing so, the proposal enables the study area to accommodate additional seniors housing in addition to improved public domain outcomes and capacity for community facilities.

4.1.1 Proposed LEP amendment

The Planning Proposal seeks approval for the rezoning of the site from R2 to R4, and to increase FSR and building height on the site under Sutherland LEP 2015. The proposed LEP amendment is as follows:

Part 6 Local provisions

6.23 Frank Vickery Village

- (1) *The objective of this clause is to allow for the redevelopment of Frank Vickery Village into a modern seniors housing village that also provides for supporting non-residential uses.*
- (2) *This clause applies to the land known as Frank Vickery Village and identified as "Area 8" on the Height of Buildings Map and the Floor Space Ratio Map.*
- (3) *Despite clause 4.3(2), the height of a building on land to which this clause applies may exceed the maximum height shown for the land on the Height of Buildings Map by an additional X metres if—*
 - a) *the building is predominately (or entirely), used for seniors housing;*
 - b) *a building located adjacent to the southern boundary of the site and to Bellongara Road provide a transitional scale of building height; and*

- c) *building setbacks to all property boundaries including to Port Hacking Road and Bellingara Road are a minimum of 7.5 metres and comprise deep soil planting including large scale indigenous trees.*
- (4) *Despite clause 4.4(2), the maximum floor space ratio for the land identified as “Area 8” on the Floor Space Ratio Map may exceed the maximum floor space ratio shown for the land on the Floor Space Ratio Map by an additional X:1 if*
 - a) *the land is predominately used for seniors housing;*
 - b) *a building located adjacent to the southern boundary of the site and to Bellingara Road provide a transitional scale of building height; and*
 - c) *building setbacks to all property boundaries including to Port Hacking Road and Bellingara Road are a minimum of 7.5 metres and comprise deep soil planting including large scale indigenous trees.*

Schedule 1: Additional Permitted Uses

31. Use of land at 101 Port Hacking Road, Sylvania

- a) *This clause applies to land at 101 Port Hacking Road, Sylvania, being Lot 1, DP 1025954 (also known as Frank Vickery Village) and identified as “31” on the Additional Permitted Uses Map*
- b) *Development for the purposes of retail premises, recreational facility (indoor) and medical centre is permitted with development consent.*
- c) *The total gross floor area (GFA) of retail premises uses on the land must not exceed 1,000m².*
- d) *The total gross floor area (GFA) of recreational facility (indoor) uses on the land must not exceed 3,000m².*
- e) *The total gross floor area (GFA) of medical centre uses on the land must not exceed 1,000m².*

4.2 Master plan

Group GSA has undertaken modelling and testing to understand the site’s opportunities and constraints and have developed an indicative master plan for the site.

The master plan sets out the potential built form outcomes as a basis for the proposed amendments to planning controls for the site. It also identifies additional public benefits that can be delivered on site to cater for the increased demands of a larger resident population. The master plan is detailed in **Figure 10** and **Figure 11** over page. It is noted that the master plan demonstrates on potential outcomes for the site, and should not form part of any site-specific DCP.

The master plan identifies five distinct precincts within the Frank Vickery Village site:

- *Precinct 1 - Garden Gateway: The Garden Gateway is the main entry and arrival experience of the Village. It features the central green space that offers a variety of recreational and social amenities for the site.*
- *Precinct 2 - Heritage Heart: The Heritage Heart is the central community place. It celebrates and positions the historic building at the centre of an important through site link and meeting place.*
- *Precinct 3 - Northern Nature: Northern Nature is designed to help residents engage with the outdoors. They have the option to socialise or spend time alone and enjoy the natural qualities of the site. This will encourage activity, mobility, independence and contributing to the community.*

- *Precinct 4 - Urban Village: The Urban Village is the densest precinct, supported by a number of formal outdoor and organised activities. It leverages the proximity to The Avenue to connect to the rest of the site.*
- *Precinct 5 - Neighbourhood Connector: The neighbourhood connector is characterised by stepped buildings that sensitively interface the local context and a series of smaller open spaces that provide opportunity to interact or sit and rest. (Group GSA, Urban Design Report, p.45).*

The precincts are shown in **Figure 12** over page.



Figure 10 Master plan

Source: Group GSA, 2020.



Figure 11 Indicative massing

Source: Group GSA, 2020

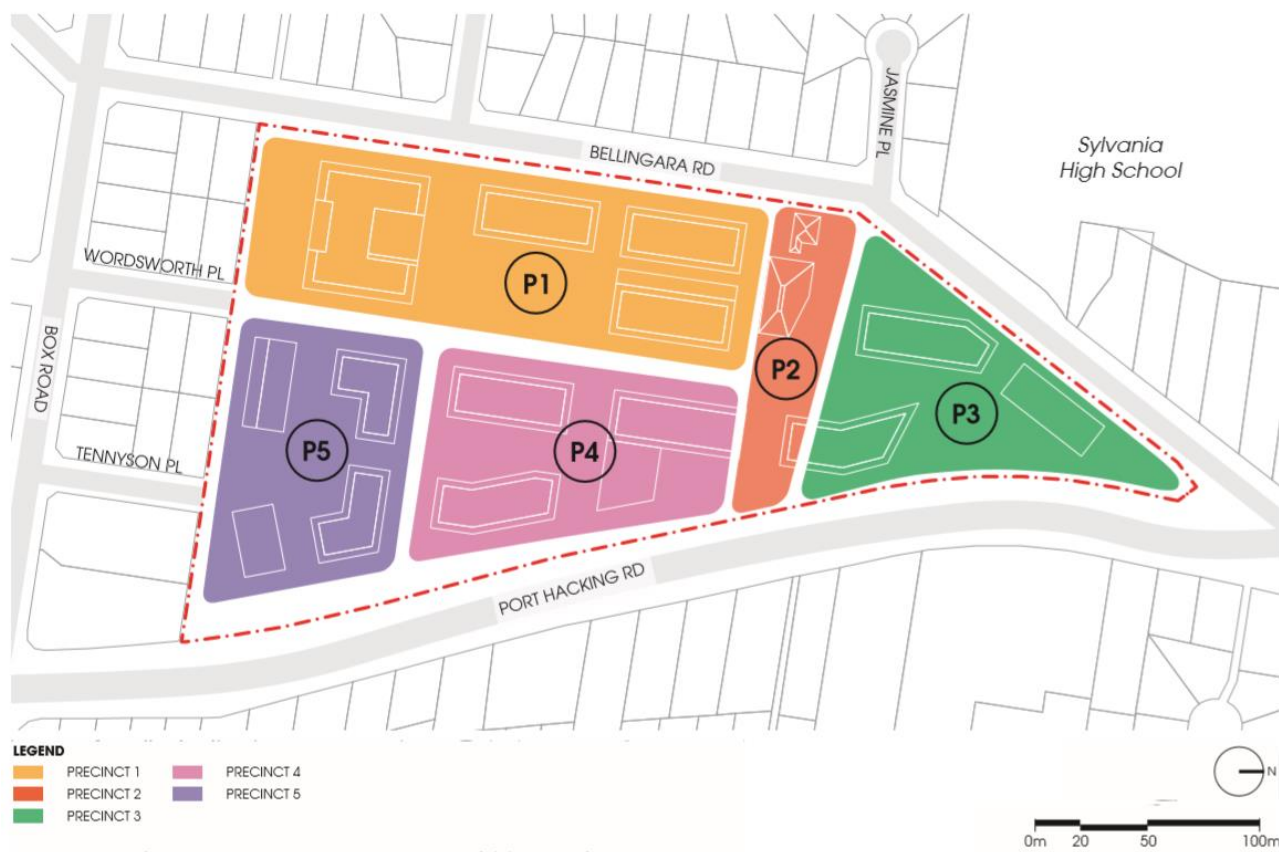


Figure 12 Master plan precincts

Source: Group GSA, 2020.

4.3 Landscape intent

The proposed landscape intent for the site emphasizes delivery of high quality and familiar residential garden setting for the new facilities, to provide an uplifting environment for residents and as well as for visiting family and friends, while connecting to the existing characteristics of the site.

Consideration has been given to accessibility to ensure residents can move about the spaces with ease and confidence. The landscape proposals seek to utilise the available site amenity and provides a diversity of external destinations and experiences for visitors, residents and passers-by. The outdoor areas provide a range of activities to cater for different functions and the specific needs of the facility, recognising that outdoor areas are important social spaces, used for both gatherings and places for quiet reflection.

An overview of the landscape intent is shown in **Figure 13** below.



Figure 13 Landscape intent

Source Group GSA

5.0 Strategic context

The following section identifies a series of social drivers for the scheme, based on a review of relevant state and local policies and strategies.

5.1 Key policy themes and drivers

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies. A summary of the key themes of this review is provided in Error! Reference source not found. below. The following documents have been reviewed:

- *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (NSW DPIE, 2004);
- *NSW Ageing Strategy 2016-2020* (NSW FACS, 2016);
- *Better Placed* (Government Architect NSW 2017);
- *Greener Places* (Government Architect NSW 2020);
- *South District Region Plan* (Greater Sydney Commission, 2017);
- *Draft Sutherland Local Strategic Planning Statement* (Sutherland Shire Council, 2019);
- *Our Community Plan* (Sutherland Shire Council 2017);
- *Sutherland Shire DCP 2015: Chapter 41 – Social Impact* (Sutherland Shire Council, 2015);
- *Sutherland Shire Council Infrastructure Audit* (Sutherland Shire Council 2018); and
- *Disability Inclusion Action Plan* (Sutherland Shire Council 2017).

A comprehensive review of the strategic policy context for the proposal is available at **Appendix A**.

Table 1 Strategic policy review themes

Policy theme	Key implications for social impact assessment	Relevant documents
Liveability and socially sustainability	<ul style="list-style-type: none"> • Across the Sutherland Shire LGA it is a priority to strengthen community networks. Residents want to connect with each other and ensure that their neighbourhoods provide them with a high quality of life. • Liveable places are accessible to a diverse range of community members, and must be designed to be safe, inclusive, accessible and support active lifestyles. To enable this, there is a need to co-locate schools, health and aged care as well as sporting and cultural facilities to create more diverse built environments and support liveability and community sustainability. • To achieve these goals and cater for the diverse population, a place-based and collaborative approach is required to enhance the liveability of the Sutherland Shire LGA. • It is a Council priority that social impact considerations are an integral part of the development assessment process, to ensure that development contributes to liveability and social sustainability across the Sutherland Shire LGA. 	<ul style="list-style-type: none"> • <i>South District Plan</i> (Greater Sydney Commission 2018) • <i>Disability Inclusion Action Plan</i> (Sutherland Shire Council 2017) • <i>Draft Sutherland Local Strategic Planning Statement</i> (Sutherland Shire Council 2019) • <i>Our Community Plan</i> (Sutherland Shire Council 2017) • <i>Sutherland Shire Council Infrastructure Audit</i> (Sutherland Shire Council 2018) • <i>DCP</i> (Sutherland Shire Council, 2015).
Growing demand for seniors living developments	<ul style="list-style-type: none"> • NSW DPIE has developed planning regulations for seniors living developments, which aim to ensure that older people, people with disabilities and those on low incomes have access to affordable and well-designed housing. • The SEPP aims to balance the growing demand for accommodation for older people and people with a disability with maintaining the character and feel of local neighbourhoods. 	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability)</i> (NSW Government 2004)

Policy theme	Key implications for social impact assessment	Relevant documents
Ageing well	<ul style="list-style-type: none"> It is a state priority to ensure that all people in NSW can “experience the benefits of living longer and enjoy opportunities to participate in, contribute to and be included in their communities”. Older people value staying independent and mentally and physically healthy for as long as possible, and value connections to their friends and family and local neighbourhood. Affordable, accessible, adaptable and stable housing contributes to the wellbeing of people as they age. 	<ul style="list-style-type: none"> <i>NSW Ageing Strategy</i> (Family & Community Services 2016)
Affordable and diverse housing options	<ul style="list-style-type: none"> The location, type and cost of housing has profound impacts on people’s quality of life. With a growing population, it is important that the Sutherland Shire LGA provides housing opportunities which assist those who want to age in place. Different residents have different needs and ways of living. A diversity of housing choices should be provided which are affordable and have access to jobs, services and public transport. 	<ul style="list-style-type: none"> <i>South District Plan</i> (Greater Sydney Commission 2018) <i>Draft Sutherland Local Strategic Planning Statement</i> (Sutherland Shire Council 2019) <i>Our Community Plan</i> (Sutherland Shire Council 2017)
High quality community facilities and services which encourage social cohesion	<ul style="list-style-type: none"> Future development within the Sutherland Shire LGA should prioritise services and social infrastructure that meets people’s changing needs. Communal spaces should be designed to accommodate the needs of the older population and those who may have a disability. 	<ul style="list-style-type: none"> <i>South District Plan</i> (Greater Sydney Commission 2018) <i>Draft Sutherland Local Strategic Planning Statement</i> (Sutherland Shire Council 2019) <i>Our Community Plan</i> (Sutherland Shire Council 2017)

5.2 Australia’s ageing population

Australia’s population is ageing, with the population aged 65 and over growing significantly faster than the total population and working age populations, a trend now reflected in economic and social policy initiatives¹. As seen in **Figure 4**, the growth of the population aged 65 and over will be significantly faster than the remaining population, with fastest growth for those aged 75 years and over.

Figure 4 Australia: Population change by age, 2011 and projected 2031

	2011	2031	% Change
Total population	22,340,024	30,501,192	+ 36.5
15-64 years	15,018,500	19,255,273	+ 28.2
65-74 years	1,681,931	2,878,511	+ 71.1
65+ years	3,087,911	5,705,279	+ 84.8
75+ years	1,405,980	2,826,768	+101.1

Source: ABS *Estimated Resident Population and 2031 Projections Series B 2031*

¹ Hugo, G (2014) *The Demographic Facts of Ageing in Australia*.

Factors contributing to the ageing population relate to fertility rates, mortality rates, migration and the 'ageing in place' of residents. Increased longevity of the population requires consideration of the implication of increased demand for aged care, with a focus on the additional years of life that may be lived with a long-term disability.

Literature also shows that older Australians have a high level of attachment to home place, not necessarily the dwelling they occupy but instead the locality in which they live. Therefore, greater importance is placed on ensuring residents are able to remain attached to their local area as their health and support needs change.²

5.3 Trends in seniors housing provision

The following section provides a brief overview of the key social issues and trends impacting the provision of seniors housing at this location, including:

- Demand for residential aged care facilities;
- Ageing in place and age-friendly communities;
- Rising levels of dementia, and
- Increased scrutiny of the quality of aged care.

5.3.1 Increasing demand for residential aged care facilities across Australia

In 2013, the Living Longer Living Better aged care reforms were passed into legislation in Australia to deliver more support and care at home, with additional residential care places, responding to the changing needs of older Australians. The passing of the reforms recognised there would be a growing longer-term need for higher care residential services in Australia.

Further, the prevalence of chronic diseases increases with age: as people age, they are more likely to suffer from multiple illnesses. The need for specialised care is forecast to increase dramatically over the next 50 years, with aged care providers required to assist in these specialised care needs.

The redevelopment of Frank Vickery Village is ultimately in keeping with the Living Longer Living Better aged care reforms and trends in the demand for retirement living and residential aged care. The proposed redevelopment will bring the Village up to current good practice standards and provide a positive outcome for residential care in the Sylvania area. Providing an aesthetically improved, safe and healthy physical environment will ultimately enhance quality of life for residents and the working environment for the Village staff.

5.3.2 Forecast demand for independent retirement living

Analysis undertaken by Ethos Urban³ has identified that currently, Sutherland Shire contains 18 retirement villages which provide around 1,450 ILUs.

The proportion of people in Sutherland LGA aged 65 years and older is projected to increase significantly from 17.6% of all residents in 2020 to 23.0% by 2036.

In 2020, around 5% of Sutherland Shire residents aged 65 years or over reside in retirement villages. Assuming this market penetration remains constant, demand for an additional +440 ILUs is forecast for the period up to 2031. This demand is driven by the aging population in Sutherland

² Ibid.

³ Ethos Urban 2020, *Frank Vickery Village – Economic Impact Assessment*, prepared for Wesley Mission.

Shire, as the number of residents aged 65 years and over is forecast to increase by more than 12,600 persons over this period.

However, potential exists for an increase in the market penetration. Assuming the market penetration increases to 6%, which is considered highly likely, this would result in demand for an additional +840 ILUs over the 2020 to 2031 period.

Having regard for the above, sufficient demand exists to accommodate an expansion of independent retirement living at Frank Vickery Village comprising an additional 317 ILUs.

5.3.3 Demand for residential aged care facilities in Sutherland Shire Council

Analysis undertaken by Ethos Urban⁴ has identified that there are currently 27 residential aged care facilities located in Sutherland Shire which comprise a total of approximately 2,630 government-funded residential aged care places. In addition, a review of the Cordell Connect database and aged care operator websites, indicates a potential pipeline of 198 residential aged care beds, including the proposed addition of 57 beds at the Frank Vickery Village.

The current provision of residential aged care beds of 90 beds per 1,000 residents aged 70 years or over is above national planning benchmark of 78 beds per 1,000 residents aged 70 years or over. However, significant growth in the older age cohort of 70 plus years is forecast over the coming decades which will contribute to the need for additional residential aged care beds.

The population in Sutherland Shire aged 70 years or over is forecast to increase from 29,300 persons in 2020 to approximately 40,460 persons in 2031, representing growth of +11,160 persons. Assuming the national planning benchmark of 78 residential aged care beds remains, demand for a total of 3,160 aged care beds in the study area will eventuate by 2031.

Having regard for the potential future pipeline of 198 aged care beds, including the proposed 57 bed expansion of Frank Vickery Village, there will still be demand for an additional 330 beds in 2031 over and above the planned pipeline. On this basis, sufficient demand for the proposed expansion of residential aged care at Frank Vickery Village exists.

5.3.4 Ageing in place and age-friendly communities

As reported by the Productivity Commission, in a research paper addressing the Housing Decisions of Older Australians⁵, older Australians prefer to age in place, with assistance for home care less costly than that of residential aged care. *The quality and location of housing can influence the physical and psychological health and social engagement*⁶ is therefore an important consideration in the allocation and development of new housing for an ageing population.

Many older individuals have formed attachments to their neighbourhoods or family homes, which provide a significant source of security and comfort. While it has been shown that housing and care needs change as a person ages, there is a significant period in the life of an older person where there is a need for comfortable living in a home where a person can be self-sufficient.

Many people will live in conventional housing for the majority of their life (up to the age of 90 years), with the capacity of a person to age in place determined by the appropriateness of the family home to their changing needs. The study found that many who move to age-specific accommodation do so much later in life.⁷

Ageing in place at home can be enabled through ensuring that dwellings meet universal design principles, minimises fall, trip and injury risks for older people and that dwellings can be easily and cost-effectively adapted as residents' needs change.

Research by the Australian Catholic University⁸ highlights the following important factors in ensuring that older people are able to move around their local area independently:

- High quality footpaths, which are both level and crack-free to minimise fall risks;
- Connected pedestrian networks, e.g. footpaths at the end of no-through roads;

⁴ Ethos Urban 2020, *Frank Vickery Village – Economic Impact Assessment*, prepared for Wesley Mission.

⁵ Commonwealth of Australia, Productivity Commission. 2015 *Housing Decisions of Older Australians*.

⁶ Commonwealth of Australia, Productivity Commission. 2015 *Housing Decisions of Older Australians*. P. 4.

⁷ Commonwealth of Australia, Productivity Commission. 2015 *Housing Decisions of Older Australians*.

⁸ <https://theconversation.com/eight-simple-changes-to-our-neighbourhoods-can-help-us-age-well-83962>

- Slowing traffic in high pedestrian areas to improve safety;
- Age-friendly street crossings that enable people who take longer to cross the road to do so safely;
- Disabled access at public transport points;
- Improving pedestrian amenity through creating rest spots and shade;
- Improving perceptions of safety, e.g. by ensuring that footpaths are well-lit and graffiti is removed.

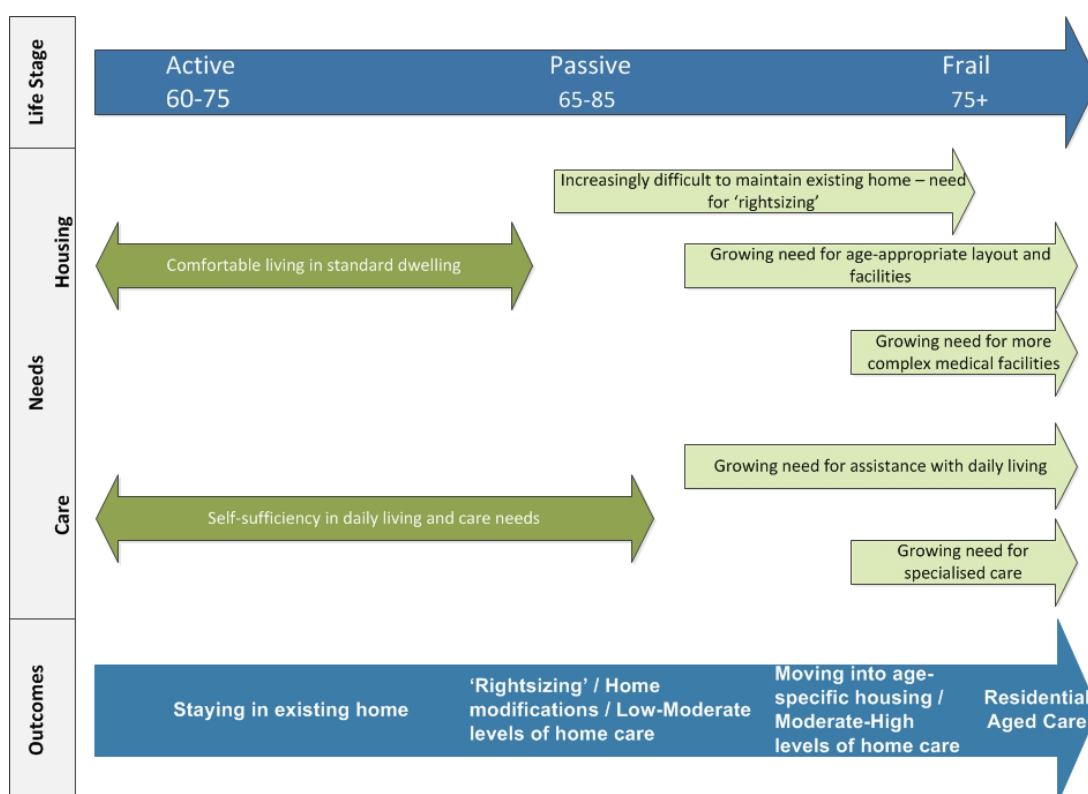


Figure 5 Housing and care needs

Source: Australian Productivity Commission. December 2015 *Housing Decisions of Older Australians*.

Retirement Villages are designed to meet the needs of people aged 65 years and over, with independent living units a popular form of dwelling. However, figures show that the average age of a retirement living resident has increased to 81 years, with the average entry age being that of 75 years.⁹

Studies have found that residents within retirement villages often reflect the demographic of that of the surrounding area, with *income levels reflecting that of the average income level of older people in the immediate area*.¹⁰ The decision to move to a retirement village is identified as a lifestyle choice, where an individual or couple seek a sense of community in a safe and secure environment. Often the increased access to support services and maintenance of properties is an attractor.

⁹ Property Council of Australia. 2018 *2018 Retirement Census Confirms Vertical and Service Trends*.

¹⁰ Commonwealth of Australia, Productivity Commission. 2015 *Housing Decisions of Older Australians*. P.98

Community lifestyle and access to onsite facilities is attractive to people seeking to downsize or transition to a lower maintenance lifestyle.¹¹

Wesley Mission's services align with the trends in retirement village living, assisting people to age in a community setting, connected to their local area. With village services that include entertainment, social, lifestyle, and health at home the village lifestyle fosters a sense of community with the benefit of 24/7 emergency call systems.

5.3.5 Rising levels of dementia

In 2018, there were more than 400,000 Australians living with dementia, and it is the second leading cause of death in Australia. Many residents of aged care facilities have, or will develop dementia, and require specialist care to ensure their quality of life.

Government support and intervention generally focuses on the health and care needs of people with dementia, rather than their social needs. Recent research by Alzheimers Australia has highlighted that many people living with dementia experience social isolation and stigma, and give up work and other activities that they enjoy, including hobbies, shopping and sport.

In communities with a high number of older people, there is a need to develop "dementia friendly communities":

"The goal is to create places where people with dementia are supported to live a high quality of life with meaning, purpose and value. Every community will look different but may include:

- *Businesses that have staff who are trained to understand dementia and know how to communicate well with people who have dementia*
- *Volunteering and employment opportunities for people with dementia*
- *Memory cafe's, choirs, walking groups, sporting clubs and social groups that are welcoming and inclusive of people with dementia."*¹²

Some local government areas that are home to a significant proportion of older people are investigating developing "dementia friendly communities."

5.3.6 Increased scrutiny on quality of aged care

In the 2017-18 financial year, more than 1.2 million Australians accessed some form of aged care service, including home support, residential aged care and home care.¹³ Residential care is the most resource-intensive category of aged care, providing higher level care to older people with complicated medical needs, those in the last years of life, and people who can no longer live independently in their own homes.

A large proportion of aged care residents are 90 and over. This reflects the increasing preference of older Australians to remain in their own homes longer, and only moving into residential care when home care is no longer adequate. Many of these residents are physically frail and vulnerable, and may be experiencing dementia or other illnesses that reduce their independence at home and in their communities.

The aged care sector in Australia is large and growing, but currently undergoing significant review. In October 2018, a Royal Commission into Aged Care Quality and Safety was established to hear

¹¹ NSW Government, 2017. *Inquiry into the NSW retirement village sector*

¹² Alzheimers Australia 2014, *Living with dementia in the community: Challenges and opportunities*, https://www.dementia.org.au/sites/default/files/DementiaFriendlySurvey_Final_web.pdf

¹³ Donegan & Jeyaratnam 2019, "Nearly 2 out of 3 nursing homes are understaffed. These 10 charts explain why aged care is in crisis," *The Conversation*, May 6 2019 <<https://theconversation.com/nearly-2-out-of-3-nursing-homes-are-understaffed-these-10-charts-explain-why-aged-care-is-in-crisis-114182>>

evidence from families, medical experts, aged care bodies and unions regarding the quality of aged care across Australia. The Commission is currently underway, and initial evidence has highlighted that the sector is seen to be under-resourced and under-paid.

Key issues that have been raised at the Commission include: perceived overuse of chemical restraints to sedate or restrict the movements of difficult residents; many older Australians are fearful of entering aged care, and the broader aged care sector is generally under-resourced and poorly paid and requires a significant funding boost.

5.3.7 Long term impact of COVID-19 on residential aged care facilities

While the long term impact of COVID-19 on residential aged care facilities is uncertain, communal living, chronic disease and the older age of most residents of aged care facilities very vulnerable to the health risks of COVID-19 and other pandemics in the future. The Australian Government has recently issued physical distancing guidelines to protect residents of aged care facilities from COVID-19, including:

- No more than two visitors per resident per day;
- No children under 16, and
- No “non-essential” visitors, including hairdressers, allied health professionals, musicians and volunteers’ visits should take place in residents’ rooms or outdoors.

Even as COVID-19 restrictions relax, aged care providers will be forced to balance the health risks posed by COVID-19 with residents' rights to social engagement and the mental and physical health risks posed by loneliness and social isolation, including high blood pressure, cardiovascular disease, disability, cognitive decline, depression and early mortality. Disruption to familiar routines and decreased access to communal and visitors can also have a negative impact on quality of life for residents, particularly those with dementia.¹⁴

Contemporary residential aged care facilities will need to be flexibly designed to enable physical distancing and minimise other potential long term health risks to residents, while enhancing social connection between residents, staff and visitors.

¹⁴ Laging, B & Doyle, C 2020, "Virtual karaoke and museum tours: How older people can cope with loneliness during the coronavirus crisis," *The Conversation*, March 20, 2020 <<https://theconversation.com/virtual-karaoke-and-museum-tours-how-older-people-can-cope-with-loneliness-during-the-coronavirus-crisis-133771>>

6.0 Local social context

6.1 Key findings

- The study area selected for this study is the Sutherland LGA, reflecting that retirement village and age care residents typically seek retirement living and aged care accommodation within their own communities, and this is typically reflected in a high proportion of residents originating from within 10km.
- The demographic profile of the study area is characterised by an older age profile, relatively high levels of socio-economic advantage and lower levels of cultural and linguistic diversity. Compared to Greater Sydney, a higher proportion of residents of the study area own their own home and live in separate houses.
- The proportion of people in Sutherland LGA aged 65 years and older is projected to increase significantly from 17.6% of all residents in 2020 to 23.0% by 2036.
- The site is located in close proximity to a range of social infrastructure, including health infrastructure, and several open spaces and recreation facilities. Community infrastructure available for the convenience of residents, including the residential aged care facility, indoor recreation facility, a medical centre, and localised retail, will also be co-located on the site, as part of the development.
- The site is conveniently accessible to public transport options. Bus stops linking the site to Cronulla, Hurstville and Miranda are located along both the Port Hacking and Bellingara Road frontages of the site, providing easy access to these centres, including Miranda – less than 2km away, which in turn provides convenient rail access to the Sydney CBD, Sutherland/ Cronulla and broader Sydney rail network.

6.2 Study area

Retirement village and age care residents typically seek retirement living and aged care accommodation within their own communities, and this is typically reflected in a high proportion of residents originating from within 10km.

Having regard for a desire to retire within the same community and the geographic features of the surrounding area including the Georges River to the north of the subject site and the Royal National Park to the south, it is reasonable to expect a large proportion of future residents at the Frank Vickery Village will originate from the Sutherland Shire.

On this basis, a study area has been identified for the purpose of assessing the demand and supply of independent retirement living and aged care accommodation which reflect the boundaries of Sutherland Local Government Area and which is shown in in **Figure 14**.



Figure 14 Study area

Source: Ethos Urban using MapInfo, Bingmap and StreetPro

6.3 Current community profile

Demographic characteristics of the total study area population are summarised in **Appendix B** and provide a general understanding of the characteristics of the broader population within the local area.

The key demographic characteristics of the study area population include:

- Older age profile, with 16.9% of the population aged 65 years or older, compared to 13.9% for Greater Sydney, and a median age of 39.6 years compared to 36.4 years.
- Higher household incomes, with the median household income 37.4% above the median for Greater Sydney.
- Lower density form of development, with separate houses accounting for 64.0% of occupied households compared to 57.2% for Greater Sydney.
- High level of home ownership, with 77.7% of households either fully-owning their dwelling or purchasing their dwelling with a mortgage, compared to 64.2% for Greater Sydney.
- 5.1% of residents are in need of assistance with daily living activities, which is slightly higher than the share of residents in Greater Sydney (4.9%).
- The Study Area has an Index of Relative Socio-economic Advantage and Disadvantage score of 1,088 which indicates it has relatively higher levels of socio-economic advantage compared to other local government areas in NSW, while compared to other LGA's in Sydney, it has a score below many LGA's in Greater Sydney's north and east, but above those LGA's in the west.
- The Study Area has relatively lower levels of cultural and linguistic diversity when measured using country of birth and language spoken at home indicators. 82.% of residents were born in Australia compared to 61.9% of residents in Greater Sydney. While, English was by far the highest language spoken at home at 87.1% compared to 62.5% in Greater Sydney.

6.4 Forecast community profile

Population forecasts for the study area population, including the older age cohort of 65 years plus are summarised in **Table 2**. Population forecasts have been prepared with reference to ABS data and official state government forecasts (NSW Population Projections 2019).

A total of approximately 40,910 persons aged 65 years or older reside in the study area in 2020, with this figure forecast to increase to approximately 58,140 persons over the next 16 years to 2036. This represents an average annual growth of 1,080 persons at an average of 2.2% per annum, well above the projected growth rate for the entire population of 0.5% per annum.

Over the period 2020 to 2036, the share of persons aged 65 years and over is projected to increase from 17.6% in 2020 to 23.0% by 2036, illustrating a significant ageing of the study area population. These residents will seek a mix of both independent retirement living and aged care accommodation dependent upon their own circumstances and preferences.

Overall, the population of the study area is projected to become older, a trend that is consistent across Australia.

Table 2 Forecast Population in the Study Area, 2016 to 2036

	2016	2020	2026	2031	2036
Total Population	226,460	232,210	242,790	251,100	252,750
Growth		1,440	1,760	1,660	330
Average Annual Growth Rate		0.6%	0.9%	0.7%	0.1%
Persons aged 65+	37,140	40,910	47,950	53,540	58,140
Share of total population	16.4%	17.6%	19.7%	21.3%	23.0%
Growth		680	1350	1120	920
Average Annual Growth Rate		2.4%	4.0%	2.8%	2.1%

Source: NSW 2019 Population Projections; ABS; Ethos Urban

Between 2020 to 2036, the 85 years and over age group is forecast to have the largest percentage increase at 85.0%, while its share of population is forecast to increase from 2.7% in 2020 to 4.6% in 2036 (see **Table 3** below).

Similarly, the 65 to 84 age group is forecast to increase by 38.2%. While younger age groups are forecast to experience a decline in their share of the population. Both the 0 to 4 years and 20 to 34 years age groups are forecast to experience a decline in their share of population, from 6.4% to 5.5% for the 0 to 4 year age group, and 17.9% to 15.6% for 20 to 34 years age group.

These trends by age groups are consistent with the broader trends in Australia and indicate a population that is aging.

Table 3 Projected change in share of population for each age group (percentage point change, 2020 to 2036)

Age groups	2020	2026	2031	2036	2020 to 2036 %change
0-4 years	6.4%	6.1%	5.7%	5.5%	-6.4%
5-19 years	18.8%	18.8%	18.5%	18.1%	4.8%
20-34 years	17.9%	16.6%	16.1%	15.6%	-5.4%
35-64 years	39.3%	38.8%	38.4%	37.9%	4.8%
65-84 years	14.9%	16.8%	17.7%	18.4%	34.3%
85 years and over	2.7%	3.0%	3.7%	4.6%	85.0%
Total	100.0%	100.0%	100.0%	100.0%	8.8%

Source: Department of Planning, Industry and Environment; Ethos Urban

6.5 Local social infrastructure

A review of local social infrastructure has been undertaken to inform this SIA. This review has identified and mapped social infrastructure within a local catchment of 800m from the site, a distance equivalent to a 10-15 minute walk (refer to **Figure 23**). Social infrastructure has been grouped into the following categories:

- Aged care facilities
- Education
- Child care facilities
- Health facilities
- Places of worship
- Open spaces and recreation facilities
- Public transport.

Education

Sylvania High School is located adjacent to the site. The school is a public, coeducational secondary school featuring large fields and basketball/netball facilities.



Figure 15 HammondCare Miranda Seniors Facility

Source: Ethos Urban



Figure 16 Entrance to Sylvania High School on Bellingara Road

Source: Ethos Urban

Child care facilities

There are two child care facilities located within the local area. Time 4 Kindy and Little Branches Early Learning Centre are both privately owned and cater for children between the ages of 6 weeks to 5 years of age.

Health facilities

The site is located within walking distance of the 'Medical Practice Sylvania,' a local pharmacy.

Places of worship

There is one place of worship within the immediate local area is the Kingdom Hall of Jehovah's Witnesses located on Port Hacking Road.

Open spaces and recreation facilities

There are several open spaces and recreational facilities located within walking distance of the site. Southern Districts Rugby Club is located at the Forshaw Rugby Park (see **Figure 17**) and was formed by the amalgamation of the St George and Port Hacking clubs.

Port Hacking Little Athletics Centre is located adjacent to the Sylvania Waters Athletics Track (see **Figure 18**) providing fitness programs for young athletes aged 4 to 17 years old. The Sylvania Water Tennis Centre (see **Figure 19**) is also located at Forshaw Park and comprises six tennis courts and provides lessons to all ages.

GyMEA Junior Rugby Club is located on Corea Oval (see **Figure 20**) located south west of the site. The club features 44 teams across a wide range of ages. North west of the site is Sylvania Bowling Club which provides function spaces, a restaurant and three bowling greens (see **Figure 21**). Bellingara Netball Courts is also located south west of the site featuring 34 sealed courts utilised by the Sutherland Shire Netball Association.

Other pieces of open space include Port Hacking Reserve (see **Figure 22**) and three small public reserves.

Public transport

The site is serviced by the 971 and 972 buses. The 971 bus stops every half hour and runs from Cronulla through to Hurstville, bypassing Miranda town centre. The 971 takes approximately 5 minutes to travel from the site to Miranda train station which is served by the T4 Eastern Suburbs and Illawarra line. The 972 bus also stops every half hour at the site providing access to Sylvania and Miranda suburbs.



Figure 17 Forshaw Rugby Park

Source: Sutherland Shire Council



Figure 18 Sylvania Waters Athletics Track

Source: Sutherland Shire Council



Figure 19 Sylvania Waters Tennis Centre

Source: Sutherland Shire Council



Figure 20 Corea Oval

Source: Sutherland Shire Council



Figure 21 Sylvania Bowling Club

Source: Sylvania Bowling Club



Figure 22 Port Hacking Road Reserve

Source: Sutherland Shire Council



Figure 23 Local social infrastructure context

Source: Ethos Urban

7.0 Community views and perceptions

The following chapter provides an overview of community views and perspectives relevant to the Planning Proposal. It draws on the outcomes of LGA-wide consultation undertaken by Sutherland Council and engagement undertaken by Left Field Communication specific to the Planning Proposal.

7.1 Key findings

- Residents and their families, staff and the broader community who responded to the survey distributed by Left Field Communications were supportive of providing quality seniors living and aged care in Sylvania, and most stakeholders support increased density on the site to facilitate this, depending on the specific plans.
- Staff and residents are seeking an increased diversity of activities on site, increased numbers of spaces for socialising (e.g. gardens, open space) and improved opportunities to connect with the surrounding community.
- There are some concerns about the transition of residents during the construction phase, however, this is not within the scope of this Social Impact Assessment, which is focused on the rezoning of the site.

7.2 Outcomes of LGA-wide consultation undertaken by Council (2017)

Consultation undertaken by Council to inform the development of the Community Strategic Plan in 2017 has highlighted the following key values of the Sutherland Shire community:

- *Our access to our beautiful beaches, parks and natural reserves*
- *Our sense of community – we are a place of locals*
- *Our location - it's near to the city without being too close*
- *Our lifestyle and quality of life*
- *Our peace and quiet*
- *Our safety.*¹⁵

7.3 Community engagement undertaken to inform this Planning Proposal (2020)

7.3.1 Engagement approach:

Left Field Communications was engaged to deliver and reinforce messages to support the objectives of the Planning Proposal. The following engagement approach was undertaken:

- Letters sent to key Council stakeholders prior to wider engagement program;
- Surveys intended to capture feedback and sentiment from Village staff, residents and their families, broader community
 - Online survey;
 - Hard copy survey delivered to 270 residences close to the site.

¹⁵ Sutherland Shire Council 2017, *Our Community Plan*, <<https://www.sutherlandshire.nsw.gov.au/files/content/website/council/strategies-plans-and-reports/community-strategic-plan/download-our-community-strategic-plan/community-strategic-plan-2017-20160630-final-a4401174.pdf>>

- Online engagement website (live between 15 September and 26 October 2020);
- Promotion of engagement channels in The Leader newspaper and paid Facebook ads.

7.3.2 Engagement outcomes

Left Field Communications received 10 online survey responses and 35 hard copy survey responses. Left Field Communications has noted that:

“Despite being widely promoted externally, the response rate from community members was very low. This could suggest indifference towards the proposal and/or that visitors found sufficient information on the engagement site and were not motivated or personally interested enough to take the next step to fill out a survey.

The survey response rate from staff was also low which could suggest that adequate information about the current status and opportunity for further input as the proposal (and subsequent DAs) progresses was provided at the face to face staff briefings.”¹⁶

The key outcomes of the survey included:

- *All stakeholders support the provision of quality seniors living and aged care in Sylvania*
- *Most existing residents moved to the village from within a 10km radius (supporting the demand for local seniors living and aged care)*
- *Most stakeholders support the proposal to increase in the number of independent living units and aged care beds at Frank Vickery Village in principle, however for some (particularly community members) this is dependent on the specific plans (e.g. density and height proposed)*
- *Staff currently enjoy being surrounded by gardens and green space, but also helping others and having a sense of pride in what they do and being part of the wider Wesley Mission organisation*
- *Residents currently enjoy the sense of community and belonging, location and low maintenance homes*
- *When considering the redevelopment:*
 - *Residents are looking for respite care and activities for day visitors, improved security and access, more interaction with the wider community, larger modern accommodation and more places to take friends or visitors to sit and talk*
 - *Residents are concerned about existing and future parking provision*
 - *Staff are looking for more places to take friends or visitors to sit and talk, the provision of gardens, trees and landscaped areas and a good café that is also open to people from outside the village*
 - *There is a high level of concern among residents about what will happen to them during the redevelopment process highlighting the need for open and ongoing communication.*

¹⁶ Left Field Communications 2020, *Strategic Community Engagement Report: Sylvania Redevelopment Project*, prepared for Wesley Mission, 28 October 2020, p.4.

8.0 Social Impact Assessment

8.1 Introduction

The following section describes the potential social impacts of the development – positive and negative – arising from the Planning Proposal.

It is noted that the social impacts of the development will be experienced differently by different parts of the community. Key affected communities include:

- Future residents, workers and visitors to the proposed development;
- Local residents;
- Adjacent neighbours, and
- Broader community in the locality.

It is also noted that this Social Impact Assessment has been developed primarily via a desktop review, also drawing on the outcomes of prior community consultation undertaken to date by Left Field Communications.

8.2 Impact assessment framework

This Social Impact Assessment has been undertaken in line with the NSW DPIE *Social Impact Assessment Guideline for state significant mining, petroleum production and extractive industry development*, September 2017 and *Sutherland Shire DCP* (Sutherland Shire Council, 2015). It also draws on guidelines published by the International Association for Impact Assessment (IAIA), *International principles for social impact assessment* (Vanclay 2003), which defines Social Impact Assessment as:

‘The process of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.’ (2003, p.5)

The impact assessment framework applied in this report is described in detail in **Chapter 2.0**.

8.3 Impact assessment

The following provides an assessment of the key potential social impacts and positive benefits of the proposal, with comment on the likelihood of impact, duration, spatial extent, level of significance and severity and scale.

Recommended responses have been provided – including enhancement or mitigation measures that may be taken.

Way of life

Potential impacts

- Positive way of life impacts associated with improved connectivity and access across the site, resulting in increased convenience for residents and staff. Accessible developments assist in fostering inclusive communities, ultimately creating an environment that fosters healthy active living and greater health and wellbeing for local communities. The improved layout of the site will assist in encouraging clear delineation of spaces, pathways and access points, safer street networks to allow for residents (including those with cognitive impairment) to effectively navigate the site.
- Positive way of life impacts for residents and staff associated with improved quality of aged care facilities, enhanced opportunities for continuum of care and enhanced layout of the site, which would result in greater convenience and more enjoyment of daily living routines. The proposed redevelopment will deliver a state-of-the-art seniors living development, including an enhanced diversity of indoor and outdoor spaces for programming and socialising, spaces for residents to connect with each other and visitors for improved convenience and enhanced street layouts within the development. These improvements will also enable Wesley Mission to align with contemporary best practice standards for aged care, and will enable staff to implement physical distancing and other aged care service requirements that may arise, noted to be of particular relevance given the recent COVID-19 outbreak. The layout and detailed design of the site will be further explored in subsequent planning stages.
- The redevelopment of the Village would increase the quantity and diversity of local employment opportunities.
- Positive way of life impacts associated with defining and formalising the through-site link connecting Port Hacking Road to Bellingara Avenue, which would enable enhanced convenience for the following groups:
 - Students at Sylvania High School who may be walking from bus stops on Port Hacking Road;
 - Residents of the surrounding suburb who may be seeking to access amenities close to the site.

Responses / mitigation measures

- Develop an operational plan of management to address:
 - Management of residents' transition between different care types;
 - Regular review and quality audit of aged care services to maintain quality of care;
 - Complaints and comments handling procedures;
 - Programming of communal spaces within the development;
 - Safety and security of residents, including those with dementia;
 - Maximising opportunities for residents to be independent.
- Develop a Communications Strategy that will outline:
 - Approach to communicating with residents, staff and families about the operational phase of the project
 - Mechanism for neighbouring residents, onsite residents and families, and staff to provide feedback during operation, such as resident preferences for new programs etc.
- Consider opportunities to enhance pedestrian connections between the site and surrounding social infrastructure (e.g. Sylvania Water Tennis Centre, surround open spaces) to ensure that residents are able to easily access surrounding facilities (e.g. ensuring surrounding walking paths are level and well-maintained, there are frequent resting places).
- Design elements of the redevelopment should also have regard to dementia-friendly design principles, including clear wayfinding, rails and seating and sensory gardens.
- It is essential that any new accessways and connection points to the site are designed to enhance the connectivity to the surrounding neighbourhood (e.g. bus stops).
- It is recommended that newly developed private open spaces are clearly delineated from the semi-private and public spaces throughout to promote improved perceptions of safety.
- It is recommended that local businesses are encouraged to promote their services to new residents. The redevelopment of the site should promote local contracts for construction.

Summary

Overall impact	Overall improved access to aged care facilities will create a high positive impact on staff, current and future residents, and older people in the Sutherland LGA. The redevelopment of the site, if impacts associated with transition are well mitigated, will ensure positive social outcomes for the
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Potential impacts	
	community. The overall social impact risk rating during operation is identified as D1 (unlikely minimal).
Duration	Long term positive impacts associated with improved facilities and layout.
Likelihood of impact	Most likely to positively impact residents, staff and visitors, as well as surrounding residents.
Spatial extent	Access to improved aged care facilities will impact residents within Sutherland LGA, as identified in the Economic Impact Assessment prepared by Ethos Urban (2020).
Sensitivity/importance	High sensitivity to impacts, as changes to way of life will impact older people, including frail aged residents and people with cognitive impairment, including dementia – a vulnerable group who may be more sensitive to changes to routine.
Severity/scale	Moderate change associated with development of the site as it currently functions as an seniors housing development, and the proposal will expand the facility and change its layout.
Ability to adapt	Once practices and programs are revised, particularly considering the wellbeing and daily routine benefits associated with the facility, there is a high ability for residents and staff to adapt to new facilities.

Community, including its composition, cohesion, how it functions and sense of place

Potential impacts	
<ul style="list-style-type: none"> The development will result in a permanent increase in housing diversity in the area, and an increase the number of older persons living within the Sylvania suburb. However, it is noted there is already a large residential aged care facility at the site, so the proposal will not have a significant impact on the overall community profile of Sylvania. Enhanced community interactions at the site, which may result in improved community cohesion. Improved permeability and integration with the surrounding Sylvania community at various scales (e.g. through site link) will allow for greater exchange between residents, visitors and the general public. Improved integration with the Sylvania local centre, potentially resulting in increased social interactions and strengthening community networks. The site is adjacent to Sylvania High School, and the redevelopment will increase connections to this school and other surrounding social infrastructure for residents. Increased opportunities to improve community cohesion within facility, for example through programming opportunities and spaces (e.g. indoor recreation facility, outdoor library, men's shed, greenhouse and productive garden) that connect ILU residents and RACF residents. Consultation undertaken to inform this Planning Proposal identified that residents and staff are looking for places to take friends and visitors to socialise, including open spaces, and increased opportunities for interactions with the wider community. Increased opportunities to age in place in Sutherland LGA, contributing to enhanced community cohesion. This redevelopment will enhance the capacity of the site and enable older residents of Sylvania to find appropriate accommodation within their suburb, and to enable a continuum of care within the Village. This will support older people to remain close to their established social networks as they age in place. Consultation undertaken to inform this Planning Proposal identified that existing residents moved to the village from within a 10km radius, which indicates localised demand for seniors living and aged care. Positive impacts to community cohesion associated with delivery of community facilities on the site, which are intended for shared use by residents of the site and the surrounding Sylvania community (e.g. new outdoor pavilion). Consultation undertaken to inform this Planning Proposal identified that residents value opportunities for enhanced interactions with the surrounding community. 	
Responses / mitigation measures	
<ul style="list-style-type: none"> Recognising that this project will be subject to a future detailed DA, consideration of delivery of public places, semi-public and private spaces, which allow for residents and visitors to interact and engage with shared amenities, should be considered in future detailed designs for the site. Design concepts should ensure seamless transition of public and private spaces, ensuring the overall objectives of the redevelopment scheme are achieved. 	

Potential impacts	
<ul style="list-style-type: none"> The creation of shared spaces for residents and the surrounding community is encouraged however, careful consideration should be given as to how these spaces are managed to prioritise the safety of vulnerable older residents of the site. Multiple uses of the shared spaces should be incorporated within the design concept, to allow a range of activities at one time. Develop a Communications Strategy that will outline: <ul style="list-style-type: none"> Approach to communicating with residents, staff and families about the operational phase of the project Mechanism for neighbouring residents, onsite residents and families, and staff to provide feedback during operation, e.g. to understand preferences for events and programming (e.g. movie nights, cultural celebrations, happy hour). 	
Summary	
Overall Social Risk Rating and social benefit	There is overall positive social benefit to the local and broader community, with negative short term impacts to the community, likely to be felt during construction. The social risk rating is considered low during operation, with the overall rating of risk is E1 (rare minimal).
Likelihood	It is likely that during operation, there would be positive impacts on the community of the facility and their families. While some impacts may be felt to the community during construction, the improvement to the aged care facilities on site will have a likely positive impact in the long term.
Consequence	The consequence will likely be minimal for operation.
Duration	Operational benefits are longer term.
Severity/ sensitivity	Impacts are likely to be experienced differently by different groups and individuals.
Extent	The impact during operation is likely to be experienced by the community, including residents, visitors and staff. Some potential impact to the local neighbours in the immediate vicinity.
Potential to mitigate/ enhance	There is a high potential to enhance the positive social impacts of the proposed development through taking account of social issues raised above in its delivery and ongoing operational management.

Access to and use of services and facilities

Potential impacts
<ul style="list-style-type: none"> There are positive social impacts associated with the increased provision of more diverse range of appropriate housing and aged care services to support the Sutherland Shire LGA. Demographic analysis and needs analysis undertaken by Ethos Urban (2020) indicates an undersupply of 330 aged care places in Sutherland Shire by 2031, and demand for an additional 840 independent living units, driven by an ageing population and population growth. The current demographic profile and forecast trend shows that the Sutherland LGA is forecast to change significantly between 2016 and 2036, with the share of people aged over 65 years forecast to increase from 16.4% in 2016 to 23.0% in 2036. Positive social impacts associated with increased access to aged care facilities in Sutherland LGA, leading to opportunities for residents of the proposed development to age in place in Sylvania. Due to the range of housing options and levels of care available (including specialist care for residents with dementia) there would be opportunities for residents of the proposed development to remain at this location as they age and their care needs increase, resulting in minimal disruption to the lives of residents and their families and friends. The site is within walking distance to bus transport, social infrastructure, services and retail opportunities. The location of the site would enable residents to access many daily living needs within short walking distance, to maintain their independence, improve physical health and maintain social connections beyond their immediate context. Recreation opportunities are also being provided on-site through open space and the indoor recreation facility, which will be available to residents. Future residents of the site would also be able to access improved facilities on site, including through the indoor recreation facility, open space and other amenities, including an outdoor library, men's shed, greenhouse and productive garden. These will contribute to increased quality of life for residents along with the enjoyment of and participation in programs and activities by a broader range of community members on site. Consultation undertaken to inform this Planning Proposal

Potential impacts

identified that residents and staff are looking for places to take friends and visitors to socialise, including open spaces, and increased opportunities for interactions with the wider community.

- Provision of rooms with ensuites, and private and semi-private spaces (e.g. small break out areas, lounges and dining rooms) would also support residents and their families to enjoy increased privacy and greater control over social interactions.
- The layout will enhance access to Sylvania High School, through the provision of a through site link connecting Port Hacking Road to Bellingara Avenue, resulting in improved convenience for students and their families.
- Improvements to access to social infrastructure associated with delivery of community facilities on the site, which are intended for shared use by residents of the site and the surrounding Sylvania community (e.g. new outdoor pavilion). It is noted that preliminary consultation with Council has indicated that they do not wish this facility to be dedicated to Council for maintenance and management.
- Continued access to counselling services associated with the retention of Bellingara Cottage, and its use as a Lifeline counselling service. This site provides counselling services to the broader community.

Responses / mitigation measures

- Develop an operational plan of management to address:
 - Management of residents' transition between different care types;
 - Regular review and quality audit of aged care services to maintain quality of care;
 - Complaints and comments handling procedures;
 - Programming of communal spaces within the development;
 - Safety and security of residents, including those with dementia;
 - Maximising opportunities for residents to be independent.
- Consider opportunities to enhance pedestrian connections between the site and surrounding social infrastructure to ensure that residents are able to easily access surrounding facilities (e.g. ensuring surrounding walking paths are level and well-maintained, there are frequent resting places).

Summary

Overall impact	Overall improved access to aged care facilities will create a high positive impact on current and future residents of the facility, their families, staff and older residents of Sutherland LGA. The overall social impact risk rating during operation is identified as D1 (unlikely minimal).
Duration	Short term construction impacts with longer term wellbeing and community benefit associated with access to high quality aged care facilities.
Likelihood of impact	Most likely to positively impact future residents, staff and their families.
Spatial extent	Access to improved aged care facilities will impact residents within the Sutherland Shire, as per the Economic Impact Assessment undertaken by Ethos Urban (2020).
Sensitivity/importance	High sensitivity to impacts, as changes to access to aged care facilities will impact older people, including frail aged residents and people with cognitive impairment, including dementia – a vulnerable group who may be more sensitive to changes to routine.
Severity/scale	Moderate change associated with development of the site as it currently functions as an seniors housing development, and the proposal will expand the facility and change its layout.
Ability to adapt	Once practices and programs are revised and considering the wellbeing benefits associated with the facility, there is a high ability for residents and staff to adapt to new facilities.

Culture, including shared beliefs, customs, values and stories and connections to land, places, and buildings (including Aboriginal culture and connection to country)

Potential impacts	
<ul style="list-style-type: none"> Demographic profile indicates limited numbers of older residents from culturally and linguistically diverse communities. However, the cultural diversity of Sutherland LGA is likely to increase, in line with Australia-wide trends. Positive impacts to culture associated with the retention of Bellingara Cottage, and its continued use as a Lifeline counselling service. The masterplan aims to establish this heritage item “as a site entry marker for the village” through generous setbacks which visually highlight the cottage and celebrate its contribution to the community. 	
Responses / mitigation measures	
<ul style="list-style-type: none"> To support potential future cultural and linguistic diversity amongst residents of the future Frank Vickery Village, it is recommended that culturally appropriate spaces are incorporated in and around buildings within the redeveloped site. 	
Summary	
Overall Social Risk Rating and social benefit	The overall social impact risk rating during operation is identified as D1 (unlikely minimal).
Likelihood	The likelihood of social impact to culture occurring is unlikely/rare.
Consequence	Minimal during operation.
Duration	Longer term benefits associated with the continued operation of Bellingara Cottage as a Lifeline counselling service.
Severity/ sensitivity	The community has moderate sensitivity to the redevelopment of the site, associated with potential community attachment to Bellingara Cottage.
Extent	Impacts are most likely to be experienced by users of the seniors housing development and surrounding residents.
Potential to mitigate/ enhance	There is potential to mitigate the negative impacts and enhance the positive benefits of the proposed development by ensuring measures are employed to maintain heritage connection, values and stories to the site, place and building.

Health and wellbeing

Potential impacts	
<ul style="list-style-type: none"> Improved health outcomes associated with increased access to high quality aged care in the Sutherland LGA, including care for older people with complex needs, including dementia. The proposed development will provide residents with access to health professionals and support, as well as healthy active living facilities (i.e. (e.g. medical facilities, art therapy and consultation rooms). Improved mental health and wellbeing for residents of the development due to access to opportunities for social connection within the proposed development (e.g. outdoor library, community pavilion, men’s shed gardens and multipurpose rooms). Social isolation and loneliness have a significant detrimental impact on health and wellbeing, and opportunities for increased social connection are likely to enhance resident wellbeing. Consultation undertaken to inform this Planning Proposal identified that residents and staff are looking for places to take friends and visitors to socialise, including open spaces, and increased opportunities for interactions with the wider community.f Improvements to wellbeing associated with opportunities for residents to maintain their independence as they age, due to the convenient location of the proposed development and proximity to daily living needs, including multiple forms of public and active transport. A sense of independence is key to residents’ ongoing wellbeing as they age. In addition, new private and semi-private spaces, and rooms with ensuites will enable residents to retain a sense of privacy and have access to their own space in a communal setting. 	

Potential impacts

- Improved health outcomes associated with quality of housing and facility design within the site. Many residents of the facility are likely to be frail, and all facilities within the development have been universally designed to reduce risks of fall, trip and injury, while encouraging residents to remain independent.
- Improved wellbeing outcomes associated with enhanced pedestrian connections within the site and between surrounding streets to ensure that residents are able to easily access surrounding facilities and other parts of the proposed development.
- Continued wellbeing benefits associated with continued access to counselling services delivered at Bellingara Cottage, which will be retained as a Lifeline counselling service. This site provides counselling services to the broader community.

Responses / mitigation measures

- The new design will implement dementia-friendly design principles where feasible and appropriate, to support the independence of residents with cognitive impairment.
- It is important that opportunities to enhance physical activity and promotion of healthy lifestyles are sought. Consider opportunities to undertake stakeholder and community engagement to identify resident preferences for health and wellbeing programs and events.

Summary

Overall Social Risk Rating and social benefit	The overall social risk rating is considered low-moderate, with social benefit considered to be high in the contribution to improvements in health and wellbeing of future residents. The overall social impact risk rating during operation is identified as D2 (unlikely minor).
Likelihood	The likelihood level of social impact occurring is unlikely during operation.
Consequence	Minor during operation.
Duration	The social benefits are realised long term, with improved facilities for all and flow on effects to health and wellbeing for future residents and their families.
Severity/ sensitivity	High sensitivity to impacts, as changes to the site will impact older people, including frail aged residents and people with cognitive impairment, including dementia – a vulnerable group who may be more sensitive to health and wellbeing impacts.
Extent	Impacts are mostly likely to be experienced by existing residents and staff at the site, and their families, however, the redevelopment may have long term flow on effects with the improved facilities at the site. The proposal is likely to have significant positive contributions in the long term.
Potential to mitigate/ enhance	Ability to enhance positive benefit is high, through an effective engagement and participation strategy that realises the needs of existing stakeholders and redevelops the facility in line with best practice in aged care provision.

Surroundings – amenity**Potential impacts**

- Improved amenity due to the revitalisation of the streetscape along Port Hacking Road and Bellingara Avenue which is likely to enhance activation and vibrancy in the area.
- Positive social benefits associated with improvements to the amenity of the site itself, including incorporation of an improved street layout, enhanced public domain and landscaping elements. The existing aged care facility and independent living units are in need of renewal and the Planning Proposal would significantly enhance the amenity of the site.
- Potential negative social impacts to residents surrounding the site, associated with:
 - Increased traffic and congestion in association with the development, due to residents, workers and visitors to the site. However, that older people have different patterns of car use compared with the rest of the community, and are less likely to drive. Therefore the impact of the development of congestion may be limited.
 - Increased noise and activity on the site associated with increased population density;
 - Changes to the streetscape due to increased height and density on the site.

Potential impacts

- Potential negative safety impacts associated with risks of:
 - Residents leaving the proposed development and experiencing injury or harassment in the local community, particularly residents with dementia.
 - If access and use of spaces throughout the site is not clearly defined there is a risk that members of the public enter the facility and engage in anti-social behaviours within the proposed development.

Responses / mitigation measures

- Design elements of the redeveloped facility should have regard to Safety by Design Principles, including the provision of clearly defined access points, appropriate lighting to improve night time surveillance and minimise potential hiding spots throughout the site. It is also considered beneficial to introduce events and activities that will increase social connections and strong, positive relationships between neighbours. Ensure that operational plan of management that considers measures to enhance the safety of residents and visitors, including:
 - Lighting,
 - Presence of a security guard for residents and visitors;
 - Monitoring of access/entry points.
- Design elements of the redevelopment should also have regard to dementia-friendly design principles, including clear wayfinding, rails and seating and sensory gardens.

Summary

Overall Social Risk Rating and social benefit	Low Social Risk Rating, however positive social benefit anticipated in the redevelopment and expansion of existing facilities, having a flow on effect of improving overall amenity for the local area with increased activation of the streetscape and an overall positive amenity outcome. The social risk rating is considered low with the overall rating of risk of E1 (rare minimal) during operation.
Likelihood	Improved amenity and surroundings is very likely following the completion of the construction.
Duration	The most impacts are likely to be experienced during the short term, during construction.
Consequence	The impact on the amenity is likely to be minimal during operation.
Severity/ sensitivity	High sensitivity to impacts, as changes to the site will impact older people, including frail aged residents and people with cognitive impairment, including dementia – a vulnerable group who may be more sensitive to health and wellbeing impacts.
Extent	Impacts are predicted to be felt by residents and staff, and some nearby residents during operation.
Potential to mitigate/ enhance	High potential to mitigate any negative amenity impacts and enhance positive contributions through implementation of best practice design approaches.

8.4 Monitoring, measurement and management of social impacts

As per the *Sutherland Shire DCP 2015*, Wesley Mission would be responsible for monitoring the mitigation measures used to minimise social impacts during the construction and operational phases of the proposed development.

To adaptively monitor and manage the social impacts over time, the following monitoring and management framework is recommended:

- Regular reviews of the effectiveness of the Plan of Management for the site against the objectives and outcomes outlined in the Plan. As outlined above, the Plan is to include responses to possible issues including management of traffic, shared use of community facilities and potential conflicts between different users of the site. Regular reviews of this document are recommended to ensure appropriate responses to social impacts are in place.
- Ongoing consultation with residents and their families, staff, visitors to the site and surrounding residents to identify and address emerging issues during the operational phase. As outlined above, development and implementation of a Communications Strategy is recommended.

9.0 Concluding comments

An assessment of the social impact categories, as defined within the *Social Impact Assessment Guideline* (DPIE, 2017) and *Sutherland Shire DCP* (Sutherland Shire Council, 2015), has been undertaken with consideration to the issues identified through the baseline analysis.

Each category of impact is appraised with a significance of the impact based on the likelihood, consequence and social risk rating. Overall, the level of impacts are rated as low, with no significant permanent negative impacts identified in relation to the proposal.

The most significant social benefits of the proposal relate to:

- Increased provision of more diverse range of appropriate housing and aged care services at a site located within walking distance to public transport and social infrastructure. The proposal would provide increased opportunities to age in place for existing Sylvania residents, and meet demand generated by a growing and ageing population in the Sutherland LGA.
- Positive way of life and wellbeing benefits for residents and staff associated with improved quality of aged care facilities and enhanced layout of the site. The existing facilities on the site are in need of renewal, and the Planning Proposal would enable delivery of enhanced indoor and outdoor spaces for residents, as well as an improved internal path network. These improvements will also enable Wesley Mission to align with contemporary best practice standards for aged care.
- Positive way of life impacts associated with defining and formalising the through-site link connecting Port Hacking Road to Bellingara Avenue, which would enable enhanced convenience for the following groups:
 - Students at Sylvania High School who may be walking from bus stops on Port Hacking Road;
 - Residents of the surrounding suburb who may be seeking to access amenities close to the site.
- Positive impacts to community cohesion associated with delivery of community facilities on the site, which are intended for shared use by residents of the site and the surrounding Sylvania community (e.g. new outdoor pavilion).

Potential negative social impacts may arise from the Planning Proposal in relation to potential increased traffic and congestion in association with the development, due to residents, workers and visitors accessing the site, and changes to surroundings associated with increased height and density on the site.

These impacts can be effectively mitigated through development of an Operational Plan of Management for the site, and undertaking community and stakeholder consultation to inform the ongoing development of the Planning Proposal and detailed Development Application.

Overall, Planning Proposal would result in significant, long term positive social benefits to the Sutherland LGA community.

10.0 Social Strategy directions

10.1 Introduction

This social strategy has been prepared to assist in articulating the social benefits of the redevelopment of Frank Vickery ILU Village and Wesley Vickery RACF, and to identify and embed positive social outcomes that can be delivered through the project.

The purpose of the social strategy is to align the development process and outcomes with the social vision and directions for the project – as established through relevant strategic policies and plans and through stakeholder and community engagement outcomes identified in the Social Impact Assessment.

This strategy draws on the perspectives and aspirations expressed through government policy and community and stakeholder engagement to guide the project's delivery of ensure the proposed scheme delivers social outcomes for the existing, emerging and future community of the site.

10.2 Key directions for delivering social outcomes through the scheme

The following social strategy directions are suggested to guide the development:

- Deliver an inclusive, welcoming and accessible community on the site.
- Deliver contemporary seniors housing and aged care services that support the growth and ageing population of Sutherland LGA.
- Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community.

These key themes and directions for the social strategy are explored in further detail below, and will inform subsequent refinement and delivery of the masterplan for the site.

Deliver an inclusive, welcoming and accessible community on the site

The masterplan is an opportunity to deliver a vibrant and activated seniors living development that establishes a new, welcoming and inclusive destination for current and future residents, their families and staff. There are a number of strategies that can be explored to ensure that the site is welcoming and accessible, and encourages social interaction and community connection between residents, visitors and staff:

- Providing high quality spaces and urban design to enable social interactions between residents and surrounding neighbours, while ensuring that the safety of older residents is prioritised,
- Designing public spaces to align with CPTED principles – including high quality design and ongoing maintenance – to ensure that all residents feel safe to access open spaces on site,
- Aligning design of indoor and outdoor spaces with dementia-friendly principles to support residents with cognitive impairment to maintain their independence,
- Exploring opportunities for surrounding community service providers to utilise community facility spaces within the facility for programming and events, and identify opportunities for a broader range of activities on site, including night time activities (e.g. happy hour),
- Providing spaces and programming that encourages intergenerational connections between residents of the facility and students of Sylvania High School and Hammondcare Miranda Aged Care (e.g. communal gardening opportunities),

- Ensuring communal spaces are welcoming and accessible, including for the families and friends of visitors, who may be uncomfortable in traditional residential aged care settings,
- Designing spaces and connections that encourage healthy and active lifestyles, including for people experiencing limited mobility.

Deliver contemporary seniors housing and aged care services that support the growth and ageing population of Sutherland LGA

The redevelopment of the site is an opportunity to align the current seniors housing and aged care development on the site with contemporary best practice standards. The proposed development will include high quality design, activation, semi-private and private spaces to encourage social connection, selective social interaction and a more “home like” atmosphere for residents – rather than traditional institutional aged care settings.

The improvements to the facility would also improve the flexibility of the facility to meet changing community demands, including needs for physical distancing that may be implemented after the COVID-19 outbreak.

Ongoing consultation with residents, visitors and staff is recommended to ensure that seniors housing and aged care services on the site align with customer expectations and needs.

The design and layout of the site will be further refined during the detailed Development Application stage.

Increase social connections with the surrounding neighbourhood and sustain a connected, cohesive community

An activated, vibrant and permeable seniors housing at this site, including an aged care facility and independent living units, with range of high quality communal and open spaces, a broader range of seniors housing options will support the diversity and social sustainability of the Sutherland LGA community in the long term.

The benefits of delivering a seniors housing community at this site can be maximised by ensuring that residents, visitors and neighbours of all ages are able to interact and meet within indoor and outdoor communal spaces. To enhance opportunities to deliver a connected and cohesive community in the area, the following opportunities could be considered:

- Ongoing engagement and involvement of the surrounding Sylvania community in the planning process to ensure that urban design, housing and community facilities reflect community values and aspirations;
- Exploring opportunities to include heritage and storytelling elements that celebrate local community identity and history,
- Providing informal seating and gathering spaces that encourage new residents to meet and interact, such as the outdoor library, men’s shed and gardens included in the development. These spaces should be encouraged to be developed in a safe and inclusive way;
- In the longer term, exploring opportunities to enhance connections between the site and surrounding social infrastructure, including Sylvania High School.

Appendix A – Social Policy Context

The following section includes a review of state and local policies, strategies and documents that articulate the desired social outcomes for the area. The following documents have been reviewed:

NSW Ageing Strategy 2016-2020	
FACS NSW (2016)	
Purpose and Vision	<p>The Ageing Strategy is the NSW Government's commitment to respond to the opportunities and challenges of our older population. The vision of the strategy is: <i>People in NSW experience the benefits of living longer and enjoy opportunities to participate in, contribute to and be included in their communities.</i></p> <p>To develop the Strategy, FACS undertook extensive consultation with older people, including identifying the priorities of people as they age:</p> <ul style="list-style-type: none"> • <i>staying independent and physically and mentally healthy for as long as possible</i> • <i>being able to get around on a daily basis for as long as possible.</i> • <i>staying financially independent for as long as possible</i> • <i>having easy access to a range of transport options</i> • <i>maintaining solid social ties and staying in close contact with family, friends and the community</i> • <i>remaining in their current home for as long as possible.</i>
Key Objectives and Guiding Principles	<p>The Strategy contains a number of priorities relevant to the proposed development, including:</p> <ul style="list-style-type: none"> • <i>Health and wellbeing: Older people in NSW are encouraged to live active and healthy lives with improved physical and mental wellbeing.</i> • <i>Working and retiring: Older people in NSW have opportunities to remain in the workforce, are financially secure and independent in retirement, and plan their finances based on their circumstances and needs.</i> • <i>Housing choices: Older people in NSW live in affordable, accessible, adaptable and stable housing.</i> • <i>Getting around: Older people in NSW travel safely and appropriately to participate in social and economic life and access services.</i> • <i>Inclusive communities: Older people in NSW stay connected and contribute to their communities.</i>

Greener Places	
Government Architect (2020)	
Purpose and Vision	<p>Greener Places has been prepared by the Government Architect providing the strategic approach for planning, design and management of green infrastructure as well as connected urban ecosystems across NSW. A summary as framed by the Government Architect is provided below.</p> <p><i>Greener Places is a framework for ensuring connection and integration of our green assets, ensuring their contribution to quality of life, and that the environment and the economy are maximised, rendering a working whole that is far greater than the sum of its parts.</i></p> <p>The vision:</p> <p><i>Our vision is for a network of well-planned green infrastructure that will make NSW more attractive, better connected, healthier, and more resilient.</i></p> <p>The principles of green infrastructure as outlined within the document include:</p> <ul style="list-style-type: none"> • <i>Principle 1 - Integration;</i> • <i>Principle 2 - Connectivity;</i> • <i>Principle 3 - Multifunctionality; and</i> • <i>Principle 4 - Participation.</i> <p>The document outlines that the physical and mental benefits of the natural environment to society are well known and documented.</p>

South District Region Plan	
Greater Sydney Commission (2017)	
Purpose and Vision	<p>The Greater Sydney Commission's South District Plan is a 20-year plan to manage growth in the Canterbury-Bankstown, Georges River and Sutherland LGAs. The plan represents what should be reflected in local planning documents.</p> <p>The overarching vision for the South District, where the site is located, is for a "30 minute city" with "quicker and easier access to a wide range of jobs, housing types and activities ... [to] improve the District's lifestyle and environmental assets".</p>
Key Priorities and Actions	<p>The plan contains a number of priorities and actions relevant to the proposed development:</p> <ul style="list-style-type: none"> • <i>Planning Priority S3: Providing services and social infrastructure to meet people's changing needs.</i> <ul style="list-style-type: none"> – <i>Action 8: Deliver social infrastructure that reflects the needs of the community now and in the future.</i> • <i>Planning Priority S4: Fostering healthy, creative, culturally rich and socially connected communities.</i> <ul style="list-style-type: none"> – <i>Action 10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:</i> <ul style="list-style-type: none"> a. <i>Providing walkable places at a human scale with active street life.</i> b. <i>Prioritising opportunities for people to walk, cycle and use public transport.</i> • <i>Planning Priority S9: Growing investment, business opportunities and jobs in strategic centres.</i> <ul style="list-style-type: none"> – <i>Action 32: Review the current planning controls and create capacity to achieve the job targets for each of the District's strategic centres.</i> • <i>Planning Priority S16: Delivering high quality open space.</i> <ul style="list-style-type: none"> – <i>Action 71: Maximise the use of existing open space and protect, enhance and expand public open space by:</i> <ul style="list-style-type: none"> a. <i>providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.</i> b. <i>investigating opportunities to provide new open space so that all residential areas are within 400 metres of open space and all high density residential areas (over 60 dwellings per hectare) are within 200 metres of open space.</i> c. <i>requiring large urban renewal initiatives to demonstrate how the quantity of, or access to, high quality and diverse local open space is maintained or improved.</i> d. <i>planning new neighbourhoods with a sufficient quantity and quality of new open space.</i> e. <i>delivering shared and co-located sports and recreational facilities including shared school grounds and repurposed golf courses.</i> f. <i>delivering on or complementing the Greater Sydney Green Grid.</i> g. <i>providing walking and cycling links for transport as well as leisure and recreational trips.</i> • <i>Planning Priority S17: Reducing carbon emissions and managing energy, water and waste efficiently.</i> <ul style="list-style-type: none"> – <i>Action 73: Support precinct-based initiatives to increase renewable energy generation, and energy and water efficiency, especially in Planning Precincts, Collaboration Areas and Urban Transformation projects.</i> – <i>Action 74: Protect existing and identify new locations for waste recycling and management.</i> – <i>Action 76: Encourage the preparation of low-carbon, high efficiency strategies to reduce emissions, optimise the use of water, reduce waste and optimise car parking provision where an increase in floor area greater than 100,000 square metres is proposed in any contiguous area of 10 or more hectares.</i> – <i>Action 77: Investigate potential regulatory mechanisms such as a Protection of the Environment Policy (PEP) that sets low carbon, high efficiency targets to be met through increased energy efficiency, water recycling and waste avoidance, reduction or re-use. This could include a framework for the monitoring and verification of performance for precincts in Planned Precincts, Collaboration Areas, urban renewal precincts and housing growth areas that are planned to have an increase in floor area greater than 100,000 square metres.</i>

Draft Sutherland Local Strategic Planning Statement	
Sutherland Shire Council (2019)	
Purpose and Vision	<p>The Draft Sutherland draft LSPS responds to a number of key strategic documents, including the GSC's Greater Sydney Region Plan and South District Plan as well as the Community Strategic Plan. The LSPS outlines the vision and planning principles to guide land use decisions for the next 20 years. It identifies a series of priorities to deliver specific land use outcomes for infrastructure, housing, town centres, employment, transport, recreation and the environment.</p> <p>The vision for the LGA seeks for a place which treasures the natural surroundings and ensures neighbourhoods comprise a diversity of housing that provide opportunities for residents to live in homes that suit their family structures, lifestyles and incomes.</p>
Key Priorities and Actions	<p>Key priorities included within the LSPS include:</p> <ul style="list-style-type: none"> • <i>Planning Priority 13: Maintain our industrial land and investigate opportunities to grow local employment in industrial and urban services.</i> <ul style="list-style-type: none"> – <i>Action 13.1: Retain and manage all land zoned for industrial and urban services.</i> – <i>Action 13.2: Retain the potential of Kurnell industrial lands to accommodate large format businesses, industrial and urban services.</i> • <i>Planning Priority 6: Better understand how open spaces and sports facilities are used, what are the community's future needs, and optimise the use and management of existing assets to meet this challenge.</i> <ul style="list-style-type: none"> – <i>Action 6.2: Provide open space within 10 minute walk of homes in low and medium density residential areas.</i> – <i>Action 6.5: Prioritise removal of barriers to disability inclusion and provide facilities to include people of all levels of ability, when preparing Masterplans or Plans of Management for open space.</i>

Our Community Plan	
Sutherland Shire Council (2017)	
Purpose and Vision	<p>Our Community Plan outlines the community's aspirations and long-term vision for the Sutherland Shire. The Plan has been prepared by Council in collaboration with, and on behalf of residents, other levels of government and agencies. The vision guiding the Plan is outlined below:</p> <p><i>A connected and safe community that respects people and nature, enjoying active lives in a strong local economy.</i></p> <p>Council have outlined a series of goals they hope to achieve which are listed below:</p> <ol style="list-style-type: none"> 1. <i>Work together in Sutherland Shire as a community informed and engaged in its future</i> 2. <i>Enhance and protect the beautiful and healthy natural environment of Sutherland Shire</i> 3. <i>Sustain Sutherland Shire as a caring and supportive community.</i> 4. <i>Evolve Sutherland Shire's culturally rich and vibrant community.</i> 5. <i>Progress the Sutherland Shire as a prosperous community for all.</i> 6. <i>Sustain Sutherland Shire as a liveable place where we can all continue to enjoy a high quality of life.</i>
Key Objectives and Guiding Principles	<p>A series of outcomes have been included within the Plan which provide key drivers for future decision-making in planning for the Sutherland Shire community's future. Those of relevance are outlined below:</p> <ul style="list-style-type: none"> • Outcome 2 – Sutherland Shire: A beautiful, protected and healthy natural environment: The community strongly value their access to the natural environment of the Sutherland Shire especially the beaches and national parks. Council have acknowledged that green spaces provide the community a multitude of benefits as well as supporting a more sustainable future for the area. The Community Plan outlines the importance of protecting natural resources especially as climate change continues to have impacts on both the environment and the population. A series of strategies have been identified to help achieve Outcome 2. Those of relevance to the proposed development include: <ul style="list-style-type: none"> – <i>Strategy 2.1 Effectively manage and conserve our resources.</i> <ul style="list-style-type: none"> 2.1.1 <i>Avoid, reduce, reuse and recycle our resources.</i> 2.1.2 <i>Promote and pursue energy and water efficiency, productivity and clean generation.</i> – <i>Strategy 2.2 Enhance and protect diverse natural habitats.</i> <ul style="list-style-type: none"> 2.2.1 <i>Enhance and protect our diverse flora, fauna and ecological communities.</i> 2.2.2 <i>Manage, promote and enhance our tree canopy in urban and natural areas.</i>

Our Community Plan	
	<p>2.2.3 Encourage responsible urban planning which balances growth with environmental sustainability.</p> <ul style="list-style-type: none"> • Outcome 5 – Sutherland Shire: A prosperous community for all: Council acknowledge the importance of the local economy and providing employment opportunities for the community. A series of strategies have been identified to help achieve Outcome 5. Those of relevance to the project include: <ul style="list-style-type: none"> – Strategy 5.1 Collaborate with our business community to support thriving local business. 5.1.3 Promote our community as a place to visit, live, work and invest. – Strategy 5.2 Increase access to local employment and training opportunities 5.2.1 Enhance and promote opportunities to work locally. • Outcome 6 - Sutherland Shire: A liveable place with a high quality of life: Quality of life is important to the community. They are appreciated sporting facilities and areas for leisure and recreation however acknowledge the existing supply is nearing capacity. A series of strategies have been identified to help achieve Outcome 6. Those of relevance to the project include: <ul style="list-style-type: none"> – Strategy 6.3 Provide welcoming, safe and accessible places and spaces that encourage active lifestyles. 6.3.1 Improve the design, accessibility and safety of our spaces and places.

Disability Inclusion Action Plan	
Sutherland Shire Council (2017)	
Purpose and Vision	<p>The Disability Inclusion Action Plan was created in consultation with community disability services in accordance with the NSW Disability Inclusion Act 2014. The Plan aims to improve the lives of people with disability by making more accessible and inclusive neighbourhoods.</p> <p>The vision which underpins the Plan is outlined below:</p> <p><i>A connected and safe community that respects people and nature, enjoying active lives in a strong local economy.</i></p> <p>The following key areas form the basis of the Plan:</p> <ul style="list-style-type: none"> • Creating liveable communities; • Supporting access to meaningful employment; • Development positive community attitudes and behaviours; and • Improving access to services through better systems and processes.
Key Outcomes	<p>A series of outcomes have been established within the Plan and include:</p> <ul style="list-style-type: none"> • Council's planning framework and processes result in Sutherland Shire being a liveable place with a high quality of life. • Increase in visits to the Sutherland Shire by people with disability and their support persons.

Appendix B – Demographic Profile

Table 4 Demographic Profile, 2016

Category	Study Area	Greater Sydney
<u>Income</u>		
Median household income (annual)	\$104,190	\$92,200
Variation from median	13.0%	0.0%
% of Households earning \$2,500pw or more	37.4%	31.8%
<u>Age Structure</u>		
0-4 years	6.2%	6.4%
5-19 years	18.8%	18.2%
20-34 years	17.8%	23.1%
35-64 years	40.2%	38.3%
65-84 years	14.2%	12.0%
85 years and over	2.7%	2.0%
Total persons	218,500	4,823,900
Median Age (years)	39.6	36.4
<u>Household Composition</u>		
Couple family - Total	65.9%	61.3%
Family Households - Total	76.8%	73.7%
Lone person household	21.0%	21.7%
<u>Dwelling Structure (Occupied Private Dwellings)</u>		
Separate house	64.0%	57.2%
Semi-detached, row or terrace house, townhouse etc.	13.7%	14.0%
Flat, unit or apartment	21.9%	28.2%
Other dwelling	0.4%	0.5%
Occupancy rate	93.6%	92.3%
Average household size	2.7	2.8
<u>Tenure Type (Occupied Private Dwellings)</u>		
Owned outright	38.1%	30.0%
Owned with a mortgage	39.6%	34.2%
Rented	21.7%	35.1%
<u>Monthly Mortgage Repayments (occupied private dwellings being purchased)</u>		
Median monthly mortgage repayment	2,490	2,240
Variation from median	11.2%	0.0%
<u>Weekly Rent</u>		
Median weekly rent	460	450
Variation from median	2.2%	0.0%
<u>Need for Assistance</u>		
With Need for Assistance	5.1%	4.9%
No Need for Assistance	88.5%	88.7%
Need not stated	6.4%	6.4%
<u>SEIFA</u>	1,088	

Source: ABS; profile.id

Table 5 Cultural and Linguistic Diversity

<u>Top 10 Countries of Birth</u>	<u>Study Area</u>	<u>Greater Sydney</u>
1	Australia (82.9%)	Australia (61.9%)
2	England (3.9%)	China (5.0%)
3	New Zealand (1.6%)	England (3.4%)
4	China (1.4%)	India (2.9%)
5	Philippines (0.5%)	New Zealand (1.9%)
6	Italy (0.5%)	Vietnam (1.8%)
7	South Africa (0.5%)	Philippines (1.7%)
8	India (0.5%)	Lebanon (1.2%)
9	Greece (0.5%)	Korea South (1.1%)
10	Egypt (0.4%)	Hong Kong (0.9%)
<u>Top 10 Languages Spoken at Home</u>	<u>Study Area</u>	<u>Greater Sydney</u>
1	English (87.1%)	English (62.5%)
2	Greek (2.0%)	Mandarin (5.1%)
3	Mandarin (1.4%)	Arabic (4.3%)
4	Cantonese (1.0%)	Cantonese (3.1%)
5	Arabic (0.9%)	Vietnamese (2.2%)
6	Italian (0.8%)	Greek (1.7%)
7	Spanish (0.7%)	Hindi (1.4%)
8	Macedonian (0.5%)	Italian (1.4%)
9	Russian (0.4%)	Indo Aryan - other (1.3%)
10	German (0.3%)	Korean (1.3%)

Source: ABS