

COMMUNITY NEEDS ASSESSMENT

Montefiore Hunters Hill
Wallumedegal Land

Prepared for Montefiore
8 August 2023

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1.0

INTRODUCTION

INTRODUCTION

Purpose of the study

This study has been prepared by Urbis Pty Ltd on behalf of Montefiore to accompany a planning proposal for 116-120 High Street, 2- 20 Gaza Avenue and 45-47 Barons Crescent, Hunters Hill (the site), in the Hunters Hill Local Government Area (LGA).

The purpose of this study is to provide recommendations for social infrastructure, primarily community facilities and open space, to support the needs of the of the future population of the proposal site (the 'incoming population').

The findings of this study will inform the detailed design and management of the site.

Approach to assessment

There are a number of key inputs that are needed to determine the social infrastructure and open space needs of a community. As shown in Figure 1, this involves:

- Site visit
- Strategic policy and document review
- Demographic analysis of the current and future population
- Development of the anticipated incoming population profile of the site
- Audit of existing social infrastructure and open space near the site
- Qualitative assessment to identify the likely future demand for social infrastructure and open space
- Recommendations and considerations for preferred social infrastructure and open space provision on site or off site to meet the needs of the incoming population.

Figure 1: Approach to assessment



THE PROPOSAL

About Montefiore Hunters Hill

Montefiore Hunters Hill has been part of the community since 1939 and currently provides 333 residential aged care (RAC) beds.

There are multiple dining rooms and six activity/recreation rooms for residents to participate in activities such as art classes. There is also an onsite Café, a fashion boutique, hair salon and beauty salon, and gardens for the residents to use. As a Jewish organisation, there is also the Cyril Rosenbaum Synagogue located on site with Shabbat services every Friday evening, Saturday mornings and for all festivals.

Project proposal

This Planning Proposal seeks to amend the existing LEP, by the way of the following:

- Change the zoning of the land from R2 Low Density to SP2 Infrastructure (Seniors Housing).
- Increase the building height from 8.5m to 16m, 18m & 24m.
- Consolidate the floor space ratio control for the properties in Gaza Avenue from 0.5:1 to 1:1

A site specific development control plan will support the Planning Proposal, providing detailed controls for building setbacks, access and landscaping.

The Planning Proposal is supported by a Masterplan which includes:

- Modifications of the existing RAC facility
- Removal of existing 1-2 storey residential buildings along Gaza Avenue and construction of four two storey ILU buildings
- Removal of existing two storey decommissioned ILU buildings along Baron Crescent and construction of two four-storey ILU buildings
- Development of two six-storey ILU buildings at the centre of the site
- Development of two levels of basement parking.

After the above works are complete, the site will comprise of 207 RAC beds, 144 ILUs and 261 car parking spaces.

It is also proposed to provide allied health facilities, a café and more useable open space including a village square.

Figure 2: Proposed Ground Floor Plan



Source: Jackson Teece

DEFINING SOCIAL INFRASTRUCTURE

Social or community infrastructure is a combination of 'hard' and 'soft' infrastructure. Hard infrastructure is the buildings, spaces and facilities which serve a social need, while soft infrastructure is the programs, classes, services and networks that run from a building, space or facility.

						
	Community	Arts and culture	Open space	Recreation	Education	Health
HARD	- Community centre - Library - Men's shed - Seniors centre - Youth facility	- Cultural centre - Gallery - Exhibition space - Performance centre - Theatre - Museum - Creative spaces - Artist studios	- Parks - Informal sports play - Natural space - Green and blue links - Passive recreation opportunities (i.e. cycling, walking, running pathways)	- Sports fields - Outdoor courts - Aquatic facilities - Recreation centres - Outdoor gyms - Community gardens	- Early education - Primary school - High school - Technical college - University	- Community health centre - General practitioner - Hospitals
SOFT	- Community classes - Community events - Outreach services - Playgroups	- Performances - Art exhibitions - Community programs, classes and workshops (music, art, performance)	- Exercise classes - Playgroups - Public art	Community classes and programs (i.e. aqua aerobics, seniors gym classes)	Intergenerational programs/services	- Primary health services (health promotion, counselling, allied health, medical and nursing services) - Other health support services (alcohol support, aged care, maternal and child health, disability services, mental health and disability support)

SOCIAL INFRASTRUCTURE DELIVERY TRENDS

Over time the planning and delivery of social infrastructure needs to adapt to changes in the social, economic and environmental context. To meet the challenges of brownfield development including population growth and increased urban density, governments around the world are reviewing the way they plan and design social infrastructure. Current trends in the planning and design of social infrastructure are outlined below.

“Community infrastructure is “the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community.”

Department of Planning Western Australia, 2012

Planning trends

Co-design of facilities with the end users to encourage community ownership and a fit for purpose design

Partnerships which provide alternative approaches to funding and delivery of infrastructure, including share-use arrangement and public-private partnerships

Integrated delivery of community services in a single facility to improve service delivery for and create efficiencies through common areas and amenities

Accessibility of facilities by public, private and active transport is maximised to support a reduction in car use and convenience for different users

Co-location of social infrastructure to provide user convenience and encourage cross utilisation of clustered facilities

Extension of the home as backyards' are shrinking and people need open space and social infrastructure as places to connect and gather with others

Design trends

Flexible spaces and fittings that can respond to changing preferences over time and avoid redundancy of facilities and equipment

Multipurpose facilities and open space that are designed to support a range of user groups, including different ages, abilities and activities in one location to support increased utilisation by creating spaces that serve multiple functions

Compact designs that enable the delivery of critical social infrastructure in areas that are constrained by spaces or land values

Technology enabled facilities, including free wi-fi for users, online booking systems and high-tech maker spaces that may provide 3D printing, computer programming and music and movie production

Smart buildings and spaces to help social infrastructure providers minimise the long term maintenance and environmental costs of infrastructure

2.0

CURRENT LANDSCAPE

SITE CONTEXT

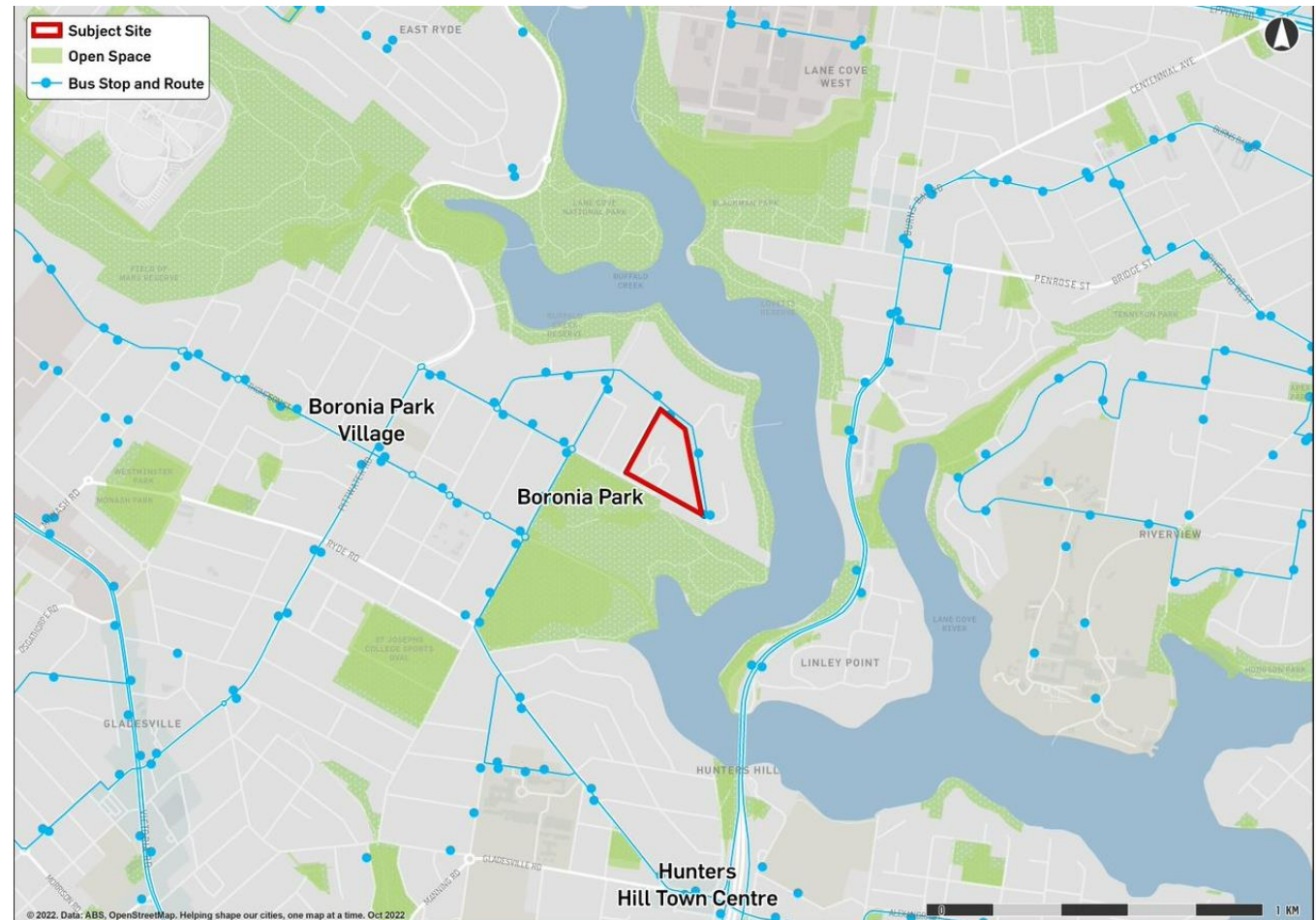
Site location and context

The site is located in the suburb of Hunters Hill, within the Hunters Hill Local Government Area (LGA).

The site is bounded by High Street to the south, Barons Crescent to the east and north, and Gaza Avenue to the north west. The site is located at the end of a quiet cul-de-sac street and is surrounded by 1-2 storey low density residential dwellings. On the opposite side of High Street, across from the site, is Boronia Park Reserve which provides walking and cycling tracks, a children's playground and playing fields.

The closest town centre to the site, which is around a two minute drive or 15 minute walk from the site, is Boronia Park Village located along Pittwater Road. The village provides access to supermarkets including Harris Farm and a Woolworths Metro, speciality retail including food and beverage and a medical centre. Residents at the site also have access to Hunters Hill Village Centre by vehicle or public transport (252, 506 and 438 bus routes) which also provides similar retail offerings and amenities to Boronia Park Village.

Figure 3: The site and surrounding context



STRATEGIC CONTEXT

This section provides a summary of the strategic context for the planning and provision of social infrastructure and open space, based on a review of relevant state and local government strategies and plans. These include:

- Northern City District Plan (now Greater Cities Commission, 2018)
- Ageing Well in NSW: Seniors Strategy 2021–2031 and Action Plan 2023-2024 (NSW Government)
- Regional Disability Inclusion Action Plan (Hunter's Hill, Lane Cove and Ryde Councils, 2017)
- Northern Sydney Regional Organisation of Councils (NSROC) Social and Cultural Infrastructure Strategy (CDC Smith, 2020)
- Hunter's Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020 (Hunter's Hill Council, 2019)
- Hunters Hill Community Plan 2022-2032 (Hunter's Hill Council)
- Hunter's Hill Council Community Facilities Plan 2009-2019 (SGL Group and Suters Prior Cheney Architects, 2008)
- Hunter's Hill Council Outdoor Sport and Recreation Plan (Hunter's Hill Council, 2013)

Key implications for this assessment

- District level strategic plans highlight the importance of the planning and provision of adequate social infrastructure to service the diverse needs of the existing and future population.
- Planning should consider the needs of older people and support this cohort to age in place, access their neighbourhoods, be socially connected, participate in community life and be safe, active and healthy.
- Supporting aging in place by facilitating seniors housing developments across established neighborhoods in the Greater Sydney Region is encouraged.
- People need access to a broad range of social infrastructure, including community, cultural, sport and recreational facilities. This includes access to small neighbourhood facilities within their local areas (e.g. meeting rooms, community halls and centres), district facilities within their LGA (e.g. libraries and multipurpose community centres), as well as larger facilities serving regional and metropolitan catchments (e.g. performance venues and entertainment facilities).
- Consider innovative approaches to funding and providing social infrastructure, including shared-use of private facilities through partnership arrangements.

Our Greater Sydney 2056 North District Plan – connecting communities

The Northern City District Plan (now Greater Cities Commission, 2018) is a 20-year plan to manage growth and provides a guide to implementing the Greater Sydney Region Plan, A Metropolis of Three of Three Cities. The Northern City District includes nine LGAs north of Sydney Harbour, including Hunters Hill. The plan informs the local strategic planning statements and other strategies of the councils within the district.

The plan contains 22 planning priorities under four key themes: infrastructure and collaboration, liveability, productivity and sustainability. The following planning priorities are relevant to this assessment.

Planning Priority N3: Providing services and social infrastructure to meet people's changing needs:

- Facilities can be the focus of neighbourhoods with the co-location of schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation. These facilities need to be accessible with direct and safe walking and cycling connections that can be used by people of all ages and abilities
- More diverse housing types and medium density housing, as well as the design of walkable neighbourhoods, will create opportunities for older people to continue living in their community, where being close to family, friends and established health and support networks improves people's wellbeing
- Universal design of places, homes and public transport is increasingly required as the population grows and demographics change. It is a key part of planning for 30-minute cities ensuring that children, young people, people with disability and older people can easily access services.

Planning Priority N4: Fostering healthy, creative, culturally rich and socially connected communities:

- Connectivity of, and access to, diverse open spaces and opportunities for recreational physical activity are also essential to improved mental and physical health outcomes
- Community facilities connect people with one another. These social connections help foster healthy, culturally rich and networked communities.

STRATEGIC CONTEXT [CONTINUED]

Ageing Well in NSW: Seniors Strategy 2021–2031 & Action Plan 2023-2024

The Ageing Well in NSW: Seniors Strategy 2021–2031 (NSW Government) is the NSW Government's ten-year plan that responds to the needs of older people, and recognises the opportunities and challenges associated with planning for an ageing population. The strategy identifies five principles to guide an approach to planning for seniors and is supported by two year action plans (most recent being 2023-2024).

The strategy identifies focus areas and proposes key actions. Those of particular relevance to the proposal and this assessment include:

Living in age-friendly environments

- Work to improve the built environment so older people can live in and enjoy environments that include open spaces, buildings, green infrastructure, natural shade, comfortable walkways, and rest areas, all of which are accessible, safe and easy to navigate
- Work towards increased housing options for older people that are age appropriate, affordable, accessible and close to transport, recreation and community services.
- Supporting ageing in place and facilitating seniors housing developments across established neighborhoods in the Greater Sydney Region.

Participating in inclusive communities

- Work to encourage social participation so that older people are engaged and active in their communities, doing the things they value and enjoy (recreational, social, cultural, creative, educational and spiritual)

Staying safe, active and healthy

- Continue to support initiatives that improve physical health and mental wellbeing for older people.

Regional Disability Inclusion Action Plan

The Regional Disability Inclusion Action Plan was developed jointly by Hunter's Hill, Lane Cove and Ryde Councils. The plan aims to make the three LGAs more accessible and inclusive communities for through actions implemented by the three councils.

The plan was informed by an extensive consultation process involving community groups, people with disabilities, carers and Council staff. The process provided information on the issues and barriers facing people with disabilities and ideas for improvement.

The themes emerging from the consultations relating specifically to the Hunters Hill LGA included:

- Attitudes and Behaviours - Respect is as important as accessibility for people with disability; Business that that are welcoming of people with disability should be supported
- Liveable communities - Council's Administration Building should be accessible; parks, wharfs, swimming spots should be accessible for all abilities and have sufficient accessible toilets; services are required to meet the needs for people with disability
- Meaningful employment - Disability awareness and inclusion training is needed to support employment of people with disability
- Services and processes – There has been a loss of essential services, including transport, within the area which is a particular barrier to people with disability.

The plan includes actions for Council. Those relating to improving the accessibility of physical environment, as well as information and services will also benefit the broader community, including older people.

STRATEGIC CONTEXT [CONTINUED]

Social and Cultural Infrastructure Strategy

Northern Sydney Regional Organisation of Councils (NSROC) Social and Cultural Infrastructure Strategy (CDC Smith, 2020) provides a framework for the planning and provision of social infrastructure across the region, that is, LGAs associated with organisation members, including Hunters Hill.

The strategy includes a hierarchy and standards or benchmarks for social infrastructure, applied to estimate demand for social infrastructure, including community and cultural facilities, required in the region as the population grows. The strategy recognises the importance of all levels of social infrastructure including community halls, centres and meeting spaces accessible to a neighbourhood and local community, through to large, regional facilities serving a metropolitan catchment (refer Figure 4).

The strategy also includes a plan for provision of social infrastructure to meet the needs of the community and ensure liveability is maintained. The strategy also includes suggested funding and partnership arrangements.

The strategy is underpinned by a needs assessment which identified existing unmet need in the NSROC region for community and cultural facilities, and that population growth will generate a need in the NSROC region for a significant number of community and cultural facilities.

The strategy poses twelve guiding principles. Those of particular relevance to the proposal include:

- Best use of existing facilities, including better knowledge and access to private spaces in schools, clubs, churches etc., should be made before creating new facilities
- Innovative partnerships, as have already been established in NSROC, should continue to be sought with the State and Federal Governments, charitable and community organisations, private sector and developers, to develop and enable shared use of common facilities.

Figure 4: Social and cultural infrastructure hierarchy



Source: (NSROC) Social and Cultural Infrastructure Strategy (CDC Smith, 2020)

STRATEGIC CONTEXT [CONTINUED]

Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) (Hunter's Hill Council, 2020), outlines the 20 year vision for land use in the Hunters Hill LGA, and directs how future growth will be managed through planning priorities and actions. The plan makes specific reference to the LGA's ageing population and the need to adequately plan to address specific needs of this section of the community, including for housing and community facilities.

The plan identifies planning priorities and actions organised in alignment with the North District Plan. Those of particular relevance to the proposal and this assessment include:

Infrastructure and collaboration - Provide infrastructure to support community needs and aspirations

- Explore opportunities for shared use of private infrastructure
- Review Hunters Hill s7.12 Contribution Plan, to ensure development activities contribute to local infrastructure provision and support increased population needs.

Liveability - Provide a caring and safe community where healthy activities are encouraged and promote a strong sense of community and connection among residents by 2040

- Investigate ageing and disability housing needs, to support ageing in place and community health and wellbeing outcomes.

Section 7.12 Local Infrastructure Contribution Plan 2020

The Hunter's Hill Council Section 7.12 Local Infrastructure Contribution Plan 2020 (Hunter's Hill Council, 2019) identifies the local infrastructure required to meet the demand from new development, and the contributions Council can levy from developers to fund the required works, in accordance with Section 7.12 (S7.12) of the Environmental Planning and Assessment Act 1979.

The plan includes a works schedule that includes several projects in the area surrounding the proposal site and the Hunters Hill Village Centre on Gladesville Road, that will be accessible to the future population of the proposal site.

These include:

- Upgrades to Boronia Park, including playground improvements
- Safety and access improvement works to the Hunters Hill Village Centre (as outlined in the Hunters Hill Village Pedestrian Access and Mobility Plan (ARUP, 2014).

Hunters Hill Community Plan 2022-2032

The Hunters Hill Community Plan 2022-2032 (Hunter's Hill Council) sets out a vision and framework to guide Council's actions to meet the aspirations and needs of the Hunters Hill community over a ten year period. The plan recognises the challenges of meeting the diverse needs of the LGA population, including those of a significant ageing population, as well as a high proportion of young people 5 to 17 years.

The plan identifies the following key themes and goals:

1. Connected and Accessible Infrastructure - Maintain local infrastructure so people can walk, drive, cycle and catch public transport safely and easily.
2. Environment, Sustainability and Open Space - Protect and sustain the environment and so people can enjoy outdoor spaces and places.
3. Community and Belonging - Connect people to information and accessible experiences to help them feel included and safe in the community.
4. Character, Heritage and Places - Create a liveable place where everyone can enjoy the heritage, neighbourhoods, thriving village centres, parks, playgrounds and recreational areas.
5. Governance, Participation and Partnerships - Bring people and local business together to share ideas and engage in collaborative projects.

The plan notes that Council's approach will be underpinned by social justice principles and that Council will ensure fair distribution of available resources across the community, including equitable provision of a wide range of cultural, recreational and leisure activities, events and support services for people of all ages, backgrounds and abilities. The plan also acknowledges there are community members who may be in more vulnerable situations, and confirms Council's commitment to addressing housing equity issues and ensuring that low cost and adaptive housing is considered in Council's planning process and policies.

STRATEGIC CONTEXT [CONTINUED]

Hunters Hill Council Community Facilities Plan 2009-2019

The Hunter's Hill Council Community Facilities Plan 2009-2019 (SGL Group and Suters Prior Cheney Architects, 2008) details the findings of a study into community facilities in the Hunters Hill LGA, recommendations for future provision of facilities, and potential funding opportunities.

The study undertaken to inform the plan identified:

- A lack of community facilities and increasing demand and capacity constraints associated with existing facilities
- Existing community facilities are aged, inadequate, do not meet contemporary community needs, standards and regulations
- A lack of infrastructure to support participation in sport and recreation
- A lack of informal, incidental & passive recreation opportunities (i.e. recreation space linkages, trails, bike and walking paths)
- A lack of outdoor events infrastructure
- A lack of appropriate artist studio/workshop space and appropriate gallery and public exhibition space for local artists.

The plan identifies specific facility and service needs of older people including health, community support, passive recreation and wellbeing, socialisation, and community transport services.

The plan also identifies guiding principles for future facility provision including being centrally located, accessible, multipurpose ('one stop shop'), colocated in centres or with other facilities, and environmentally and financially sustainable.

The plan proposes investigations into the development of three community hubs, including a Health and Wellness Centre in the Hunters Hill village/retail centre on Gladesville Road.

Hunters Hill Council Outdoor Sport and Recreation Plan

Hunter's Hill Council Outdoor Sport and Recreation Plan (Hunter's Hill Council, 2013) highlights the importance of sport and recreation to the general health, wellbeing and social cohesion of the community.

The plan identifies:

- A high participation in outdoor unstructured recreational activities, which far exceeds participation in organised sports. This high participation results in a high demand for recreational infrastructure, including walking trails and paths
- Walking and wellness activities are popular activities for older people, in particular females
- Hunters Hill parks and open spaces are highly used and highly valued. Future population growth will generate greater demand for these places, place pressure on natural areas and create potential conflict between users.
- At the time of writing, the rate of provision of open space was 4-7ha per 1,000 people, however this will reduce in the future as the population grows but will remain adequate and within the range of recommended industry levels
- There is a good balance between local, district and regional open space catering for different needs and offering a good range of recreational opportunities
- There is a reasonable distribution of open space across the LGA
- Council has limited resources to maintain existing services and infrastructure and to develop new facilities and services.

Strategies included in the plan focus on encouraging continued participation in sport and recreation by providing and maintaining a range of open spaces and facilities to support diverse recreational experiences.

The plan also proposes that new facilities are developed to provide a broader range of opportunities to meet the needs of target groups, including women, older people, and people with a disability.

CURRENT POPULATION OF HUNTERS HILL

This section provides an overview of the current and future demographic profile of the suburb of Hunters Hill using data from the 2016 ABS Census and population projections from DPE (2019) NSW population projections. The demographic characteristics of Hunters Hill LGA and Greater Sydney have been used, where relevant, to provide comparison.

Data from the 2021 Census will be released in a phased approach, with key population data being released in June 2022, location variable and employment data being released in October 2022, and complex topics in 2023.

In 2021, Hunters Hill was home to 9,014 permanent residents. This is representative of a large proportion (66%) of Hunters Hill LGA which shares a similar geographic area.

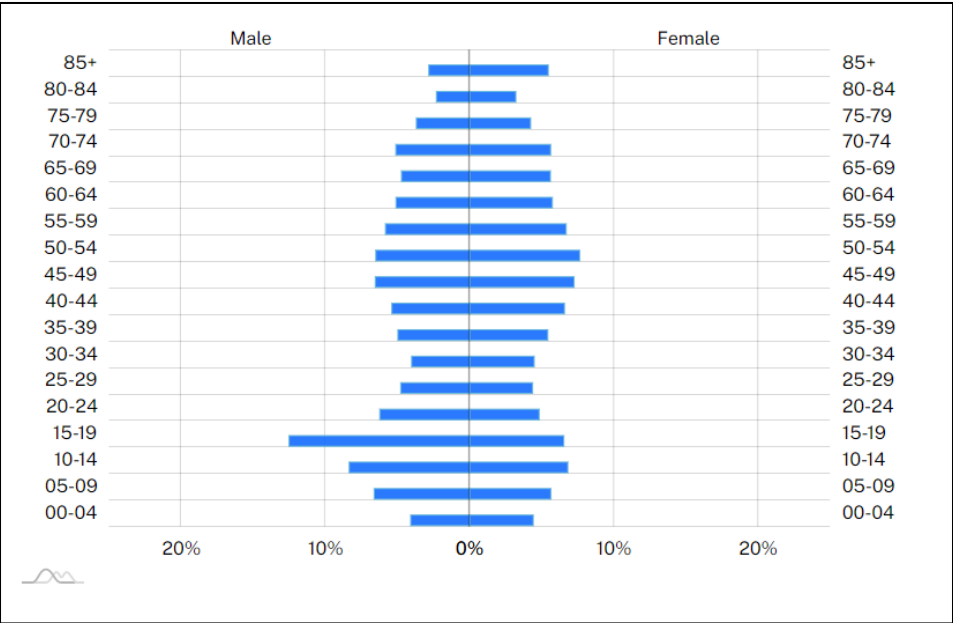
	An ageing population Almost one quarter of the Hunters Hill suburb population (23.8%) and Hunters Hill LGA (23.9%) population are over the age of 65. This is higher than Greater Sydney (15.2%).
	Less cultural and linguistic diversity Almost 70% of residents in Hunters Hill suburb and the LGA were born in Australia which is higher than Greater Sydney (65.8%). Over 70% of residents in Hunters Hill speak English only at home compared with 57.3% in Greater Sydney. The top languages spoken at home, other than English, in Hunters Hill suburb are Mandarin, Cantonese and Greek.
	Family households Over three quarters (76.3%) of Hunters Hill suburb residents live in family households. Over half (54.8%) are couple families with children. This is slightly higher than Greater Sydney where just under three quarters (72.65) of residents live in family households and just under half (48.4%) are couple families with children. There is a similar proportion of lone households in Hunters Hill suburb (22.2%) to Greater Sydney (23.2%).
	High levels of socio-economic advantage The median weekly household income in Hunters Hill suburb is \$3,413 which is higher than the LGA (\$2,998) and Greater Sydney (\$2,077 respectively).
	Hospitals is the top industry of employment In Hunters Hill suburb and the LGA, 4.5% of employed people over the age of 15 years work in Hospitals. The top industry of employment in Greater Sydney is also hospitals, however a slightly less proportion at 4.1%.

FUTURE POPULATION OF HUNTERS HILL

The future population of Hunters Hill LGA is projected to largely remain the same. It is projected the population will grow by around 615 people to a total of around 15,562 in 2031.

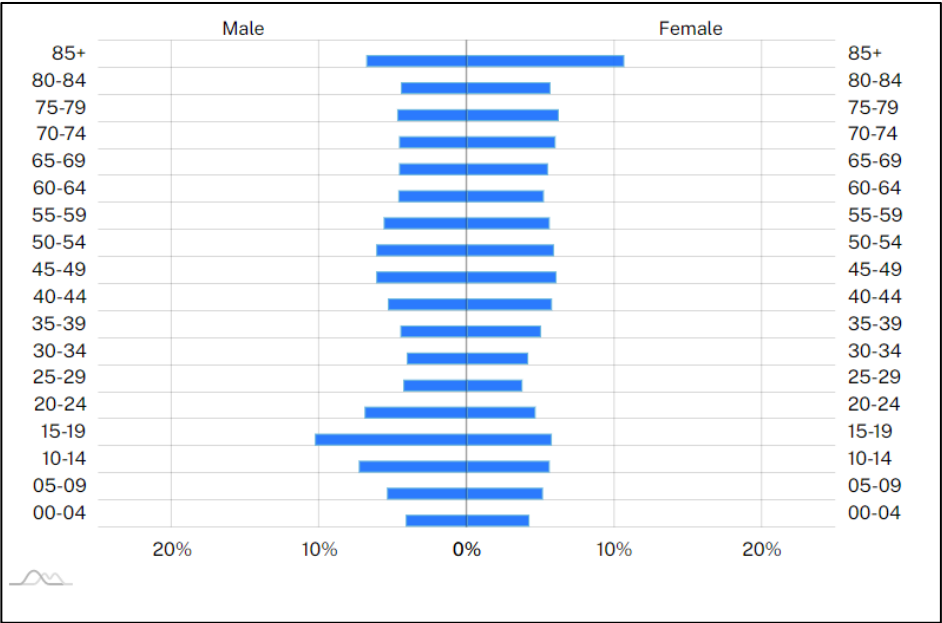
DPE population projections also indicate that by 2041 Hunters Hill LGA will see a decrease in younger age groups and an increase in older age groups (shown in Figures 5 and 6 below). As the population ages over the next twenty years, there will be a larger cohort of the population in Hunters Hill LGA aged over 70 years.

Figure 5: Projected population of Hunters Hill LGA by age in 2021



Source: Department of Planning and Environment

Figure 6: Projected population of Hunters Hill LGA by age in 2041



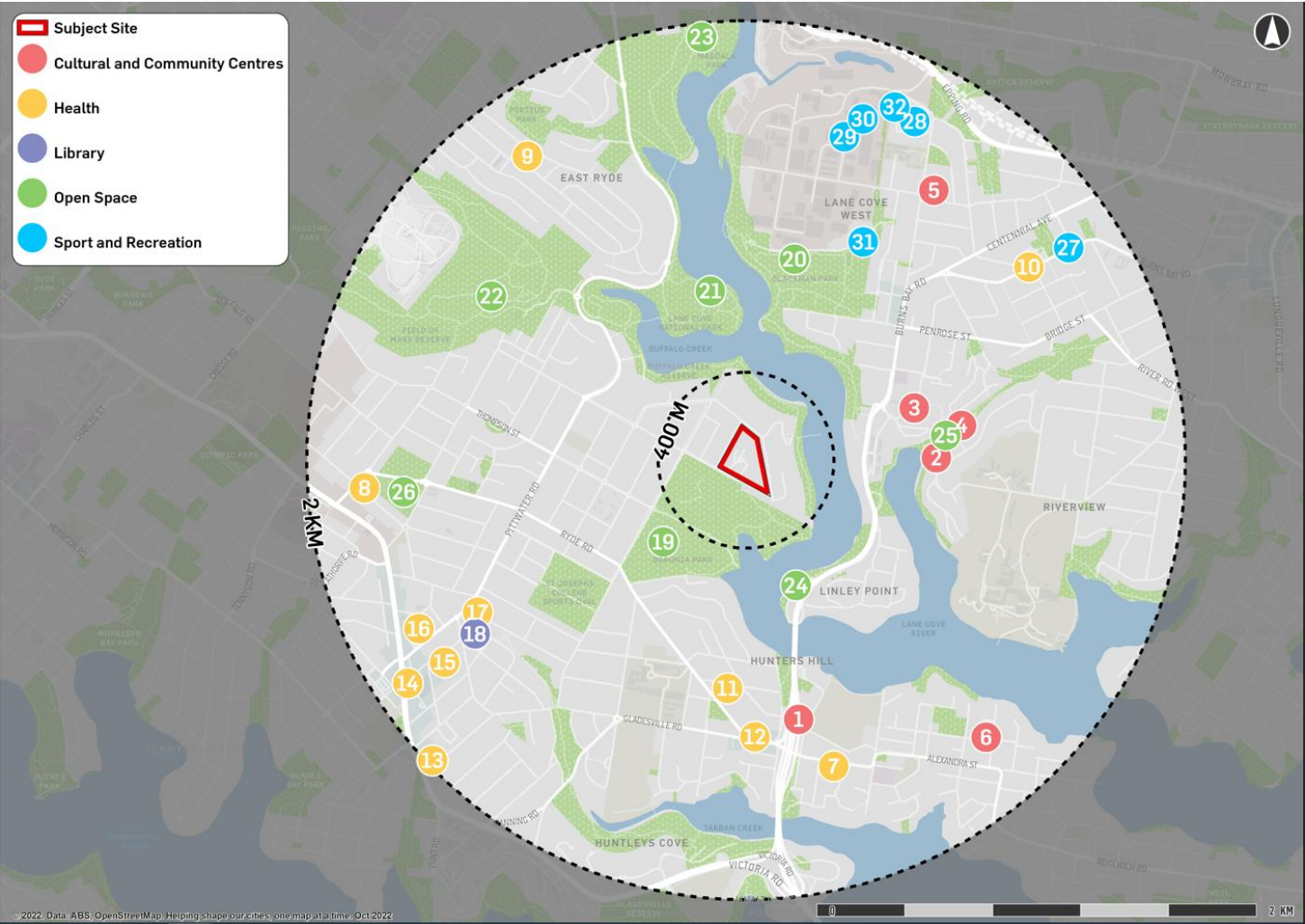
Source: Department of Planning and Environment

AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE

Overview of social infrastructure and open space

Existing provision of social infrastructure and open space within a 400m and 2km radius of the site is shown in Figure 7 below and further detailed on the following pages. The infrastructure types considered for assessment (see Section 3) are cultural and community centres, libraries, open space, and sport and recreation facilities.

Figure 7: Map of social infrastructure and open space



“Social infrastructure connects people and communities to services and opportunities that enhance their quality of life, enable them to live together and help each other, keep them safe, and healthy”

Infrastructure Australia, 2019

AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE [CONTINUED]

Libraries, community and cultural facilities

Future residents of the site will have good access to a range of community and cultural facilities. This includes The YARN which provides a library and community space, and the Waterview Community Centre which provides spaces to hire. Gladesville Library is also located within a 2km radius of the site. There are also two community gardens for community members, which provide opportunities for volunteering and participation in sustainability sessions. Future residents will also be in close proximity to two museums.

Map no.	Name
1	The YARN
2	Casrisbrook House Museum
3	Waterview Community Centre
4	FoodFaith Lane Cove Community Garden
5	Lane Cove Community Nursery & Eco Gardens
6	Hunters Hill Historical Society Musuem
18	Gladesville Library

Figure 8: The YARN



Source: Hunters Hill Council

Health facilities

Future residents of the site will have good access to health facilities.

Within a 2km radius of the site is Hunters Hill Private Hospital which provides a 40 bed surgical, medical and rehabilitation hospital operated by Ramsay Health Care.

There are ten medical centres located within a 2km radius of the site, providing bulk billing general practitioner (GP) and other health services such as pathology, children's health, physiotherapy and dietetics.

The closest medical centre to the site is Hunters Hill Medical Practice.

Map no.	Name
7	Hunters Hill Private Hospital
8	NewHealth Medical Centre
9	East Ryde Family Medical Practice
10	Burns Bay Medical Centre
11	Hunters Hills Medical Practice
12	Mindbodywellth Family Medical Practice
13	The Bennelong Medical Clinic
14	Gladesville Family Medical Centre
15	Massey Street General Practice
16	Gladesville Medical
17	Family & Sports Medicine Centre

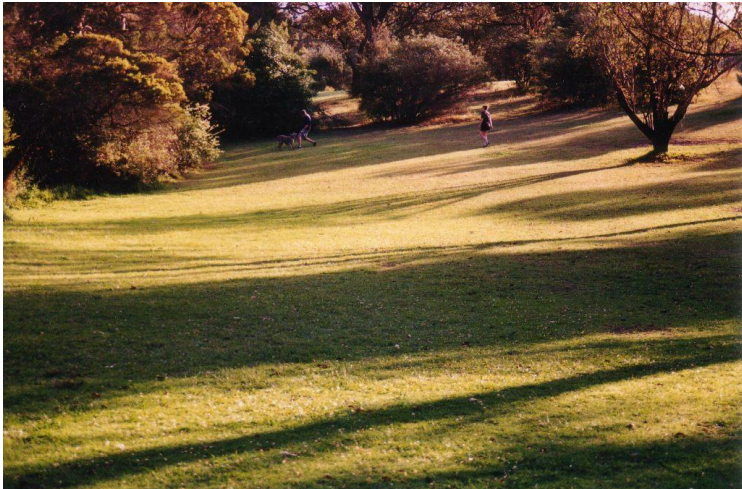
AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE [CONTINUED]

Open space

Within walking distance from the site is Boronia Park Reserve , which provides around 24ha of open space. It provides natural bushland, sports fields and playgrounds including a customised three level bike track course. It also includes the Great North Walk which provides bushland walking tracks. Within a 2km radius is around an additional 55ha of open space including Field of Mars Reserve, another large area of open space, and smaller parks and reserves.

Map no.	Name
19	Boronia Park Reserve
20	Blackman Park
21	Lane Cove National Park
22	Field of Mars Reserve
23	Magdala Park
24	Cunninghams Reach
25	Burns Bay Reserve
26	Monash Park

Figure 9: Boronia Park Reserve



Source: Hunters Hill Council

Sport & recreation

Most of the sport and recreation facilities accessible within a 2km radius of the site are located in Lane Cove. This includes a bowling club, two tennis clubs and a rock climbing gym.

There is also a private swimming centre and gymnastics centre, primarily targeted for child learn to swim and gymnastics programs.

Map no.	Name
27	Lane Cove Bowling and Recreational Club
28	Carlile Swimming Lane Cove West
29	Lane Cove Gymnastics Club
30	Hallam Avenue Tennis Club
31	Lane Cove West Tennis Club
32	9 Degrees Lane Cove Rock Climbing Gym

Figure 10: Hallam Avenue Tennis Club



Source: Hallem Avenue Tennis

3.0

GAPS AND NEEDS OF THE INCOMING POPULATION

INCOMING POPULATION

To assess the needs of the incoming population for social infrastructure, it is important to understand the number of people a proposal will introduce into an area and the likely demographic characteristics of the incoming population.

Dwelling mix and density of the proposal

The proposed development will result in a small increase in the number of residents on site.

Table 1 below shows the change in residents expected by the proposal. The proposal will reduce the number of RAC beds and introduce new ILUs to the site.

Overall, there is expected to be an increase of 61 people to the site.

Table 1: Change in number of residents on site

	Existing	Proposed	Change
RAC Beds	333	207	-126
ILUs	0	144	+144
RAC Residential Capacity (at 1 per bed*)	333	207	-126
ILU Resident Capacity (at 1.3 per unit*)	0	187	+187
Total residents	333	394	+61

*Occupancy rates sourced from the Economic Impact Assessment prepared by Urbis

Indicative age profile

The incoming population will all be over 60 years of age, with most likely to be over 70 years of age.

It is likely that residents living in the RAC will represent an older cohort. As outlined in Australia's Welfare 2021 report prepared by Australian Institute of Health and Wellbeing, the average age of people who use RAC in Australia are 85.

People living in ILUs are likely to be slightly younger. As outlined in the PwC/Property Council Retirement Census, an annual survey of the retirement living sector, the average age of those living in ILUs are 74 years of age.

APPROACH TO ASSESSING NEEDS AND CHANGE IN DWELLING TYPE

Planning for future social infrastructure, whether in new or established communities, is a complex task. The typical approach to assessing social infrastructure needs is to take a multi-faceted approach of quantitative and qualitative measures. This involves understanding the demographic characteristics of the incoming community, existing provision of social infrastructure, the site and strategic context and considering leading practice principles and benchmarks.

Consultation with key stakeholders, including a council social planner or equivalent, is also undertaken to gain expert insights into the needs of the community. A request for a meeting was sent to Hunter's Hill Council, however no response has been received at time of writing this report.

The proposal will only introduce 61 additional people to the site and will continue to provide housing for seniors. In considering the site context, the proposal and the homogenous incoming population of the site, a quantitative benchmarking exercise has not been undertaken as such a small increase in population will not trigger any need for new provision of social infrastructure based on benchmarking.

The assessment approach is focused on considering the unique needs of the incoming ageing community which will be met through on-site provision and current infrastructure. The assessment also provides commentary on the change to the type of dwelling being provided on site.

“It may be perceived to be a simple solution to apply off-the-shelf benchmarks... but they should be used only as a tool as part of a wider analysis”

Infrastructure Victoria, 2020

DWELLING TYPE ANALYSIS

Ageing in place

The Ageing Well in NSW Action Plan encourages the need to increase seniors living development in established areas to enable ageing in place. As noted by Australian Institute of Health and Welfare (AIWH) (2021) “many Australians prefer to age in place, meaning they wish to stay in their local home or community”. As noted by AIWH (2021) there are several factors that can impact the ability for older people (aged over 65 years) to age in place including the:

- Appropriateness and quality of their home
- Ability to modify their home to suit functional requirements
- Cost and availability of suitable housing
- Need for formal care and assistance
- Proximity to services and social support.

The above factors do not necessarily mean that a person aged 65 years and over requires the support of a RAC bed, rather they seeking an adjustment to their current housing situation to better allow independent living later in life.

Need for ILUs

As shown in Table 1 on page 21, the proposal will reduce the number of RAC beds available from 333 to 207 (a reduction in 126 beds). Currently, the site does not provide any ILU's, however proposes to provide 144.

Providing a greater diversity of housing type on the site will cater to differing needs of the older population, which can vary significantly between someone aged 65 years old compared to someone aged 90 years old. Providing ILU's at the site will particularly suit the cohort of older people who likely looking to adjust their current housing situation, while still living independently and in their local community.

Hunters Hill suburb and LGA has an ageing population and will continue to experience an ageing population over the next twenty years (as shown in Section 2). There are two retirement living communities in Hunters Hill with independent living unit offerings. Based on a desktop review, The Australian Unity community currently have 42 apartments, with two currently available for sale. The Hunters Hill Lodge have 49 apartments with six available for purchase and one available for rent. In addition to the two retirement living communities, there is also Twilight Aged Care in Hunters Hill, providing homes for those living with dementia or who can no longer live independently. The desktop review of currently available independent living units suggests there is relatively high demand for this type of housing in the suburb.

The proposal for Montefiore Hunters Hill will add to the availability of ILUs in Hunters Hill, while also maintaining a diversity of housing type to suit the different needs of the older population.

Having the two different accommodation types supports ageing in place from two perspectives. Firstly, the availability of ILUs will suit older people who may have retired and are looking for a smaller home but want to stay within their existing community. Residents living in ILUs will also still have access to additional care and support services on an as-needed basis, such as access to on site nurses if needed. Therefore, while there is some removal of RAC beds, residents living in ILUs will still retain access to support when needed, without comprising their independence. Secondly, residents living in ILUs can move to an RAC bed on site if their needs change, and they cannot live independently anymore.

NEEDS ANALYSIS

The incoming population of 61 people will not generate demand for any additional social infrastructure provision. Key considerations to meet the unique needs of the incoming ageing population should focus on providing opportunities for:

- **Social connection**
- **Enhancing health and wellbeing outcomes**
- **Ease of access to existing social infrastructure and services off site.**

Future residents will have good access to existing community and cultural facilities, libraries, medical centres, a private hospital, sport and recreation centres and a good network of open space including Boronia Park, a 24ha reserve, next to the site. They will also have access to on-site open space and allied health spaces.

Recommendations

To further meet the incoming needs of the population it is recommended to:

- Provide an multipurpose and flexible indoor community room on site for residents to gather for a range of events. This space could cater for one off special events, dancing or exercise classes or be set up with tables to cater for group activities (e.g. art or craft activities and lifelong learning classes).
- As part of the allied health offer, consider providing other services that encourage seniors to engage in exercise. This could include a small gym and/or hydrotherapy pool where residents could participate in group classes. Consider also making these spaces accessible to other organisations, services, groups or the wider community to contribute to the provision of social infrastructure for the broader community.
- Also consider shared community use of open space on site to encourage informal social interaction and places for residents and their family and friends to gather. Provision of a play space could also cater to visiting families with children and potentially encourage greater and more frequent visitation.
- Provide a shuttle bus service from the site to Boronia Park and Hunters Hill Village, and Lane Cove for residents to access existing social infrastructure and services and support residents to access and participate within their communities.

Figure 11: Example of a flexible community room at a seniors housing development



Source: Station One Architects

Figure 12: Example of on site seniors living gym



Source: Downsizing Newsroom

