



MEMORANDUM

TO: Geoff Mossemeneer
FROM: Director, Community and Library Services
DATE: 11 September 2014
RE: DA 260/14: 106-108 **Parraween Street**

The Development Application is supported on the following grounds:

RESIDENTIAL COMPONENT (Key Worker Housing & Community Housing)

Policy framework

Council's affordable housing objectives are articulated in its *Affordable Housing Strategy (2008)* which aims:

'To maintain and increase the amount of affordable rental stock in the North Sydney LGA'

The following is drawn from *North Sydney Council: Housing Needs Study Background Report November 2013*

Availability of sufficient comparable accommodation

NSW Department of Planning's *'Affordable Rental Housing SEPP: Guidelines for Retention of Existing Affordable Rental Housing (October 2009)'* uses the Sydney rental vacancy rate published by the Real Estate Institute of NSW as the benchmark to assess the availability of comparable accommodation. A Sydney vacancy rate of less than 3% is deemed to indicate that insufficient comparable accommodation is available to mitigate the impact of development on demand for such accommodation. The North Sydney rental vacancy rate has been below 3% since 2005 and as such, there is insufficient comparable accommodation available. A search of Real Estate Agents conducted by Community Development staff on the 3/02/2014 to 6/02/14 showed no accommodation matching the level of affordability defined as. "The BPRE Vacancy rate for our 500 properties is zero" reports one local Agent.

Cumulative Loss of Affordable Housing

Compounding the impact of a lack of affordable housing in North Sydney is the cumulative loss of affordable housing over the last 30 years. Since 1984, Council records show at least 2,000 affordable bed spaces have been lost in the North Sydney local government area.

The 2011 Census records 86.55% of dwellings in North Sydney as unaffordable to those on low incomes living in North Sydney. The number of persons on low incomes has dropped by 5.6% or 1,585 persons as a result of displacement of those who can no longer afford to reside in this area. Of those remaining, the proportion of those on low income who are suffering housing stress is 45% in 2011 compared with 19.8% in 2006.

Social and Economic Effects

The potential social and economic benefits of the proposed development on residents and general community include:

- More housing choice for existing and potential residents contributes to household diversity (socio-economic, structure, age and ethnicity) Community Health and Wellbeing studies confirm this can result in a more vibrant ,cohesive community
- Affordable rental housing can contribute to a more balanced equitable distribution of resources/opportunity this is once again an indicator of Community Health and Wellbeing
- The additional bed spaces increases Council's ability to respond to the needs of those at the risk of homelessness;
- Processes of gentrification have pushed much of the affordable housing out of area resulting in a loss of social mix.
- It contributes to Environmental sustainability through reduced commuter travel times and the potential for models of environmentally good design
- The reduced commuting arises both as an environmental benefit in terms of green house costs as well as individual increase in shared family and time in community.

EARLY CHILDHOOD CENTRE

Although fewer children reside in NSLGA compared to the average within the Greater Sydney area the largest population cohort is that of a young workforce (25-34) with a strong emerging group of parents and homebuilders. These groups are all of childbearing age suggesting the possibility of a large increase in young children from 2011 into the future. Draft Children's Education and Care Services Review 2014

There are only two Early Childhood Centres in the North Sydney/Mosman area. One (3 nurses) in what might be said to be the heart of North Sydney, and the other (four nurses) in the proposed (current) site, on the border with Mosman Council area. The proposal concerns therefore the most important resource in Early Childhood for the area.

The proposal has attracted the written support of both Mosman Council and NSW Health. The outcome would be a purpose built facility (unlike the current converted residence), suited to five nurses. The additional parking, park and public transport options make this an ideal facility for the service. Continued involvement by NSW Health should be encouraged as the Development Application progresses to Construction Certificate stage to reflect any changing standards in child health facilities.

DESCRIPTION OF SERVICE

Role of Early Childhood Health Centres

Early childhood health services are provided by Child and Family Health Nurses from a network of Early Childhood Health Centres (EHC). New parents are referred to the EHC service when they leave the care of a maternity unit. EHC services are free and are offered on a one-to-one basis (either drop-in or appointment) or through group sessions, telephone consultation/ counselling and home visiting. EHC provide support and information on any parenting issues for parents and carers of children up to 5 years of age including: breast feeding; sleep & settling; developmental health checks; immunisation; child behaviour & management; postnatal issues including postnatal distress/depression (PND); identification and support in domestic violence; parenting & care of children; infant, child & family nutrition; maternal health, pregnancy & family wellbeing; community networking & resources.

Using the personal health record (PHR) or 'Blue Book' parents are encouraged to attend their local EHC for regular health checks following birth, 1-4 weeks, 6-8 weeks, 6 months, 12

months, 18 months, 2 years, 3 years and 4 years. Problems identified that are not able to be resolved at this level can be referred to the next level of service for example, the Family Care Centres.

A range of group programs & information sessions are also conducted throughout the service. For example: support groups for new parents, toddler issues, age specific information & treatment groups for parents experiencing Post Natal Depression.

DESCRIPTION OF UNIT

The Cremorne Early Childhood Health Centre (EHC) will provide services to the residents of the North Sydney and Mosman municipalities.

The Early Childhood Health Centre will provide facilities for the following;

- Area for clients to wait, seek information from noticeboards and pamphlet racks, weigh children before seeing the nurse.
- Consult/counselling rooms for face to face consultation, counselling, infant and child assessment.
- Private space for breastfeeding and changing baby.
- Access to a large meeting room for parent education and large group work.
- Client amenities
- Storage and support areas for staff.

Patient Characteristics

Clients are families and carers with children 0-5 years of age who live in the municipalities of Mosman and North Sydney.

Hours of Operation

The centre will be open from 8.30 am to 5pm Monday to Friday. Staff are onsite from 8.00am to 6pm.

Maximum Number staff in Unit –.

Staff	Existing	Proposed
Nursing	4	5
Administration	0	0
Allied Health	Monthly groups	Monthly groups

ACTIVITY

Note: The current Crows Nest EHC, which is also provided by North Sydney Council, is at capacity and there is no room for expansion to take on new clients. To manage this situation and the growth in the area North Sydney Council will increase the number of consulting rooms in the new Cremorne EHC. The catchment areas for attendance at EHC will then be revised and some clients from Crows Nest will attend the new Cremorne EHC.