

# Social Impact Statement:

Proposed Housing for Seniors or People with a Disability at  
25 Laitoki Road, Terrey Hills



**February 2020**

**This report has been prepared for  
Tolucy Pty Ltd**

by

 **JUDITH STUBBS**  
& ASSOCIATES

The Old Post Office  
231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300  
[info@judithstubbs.com.au](mailto:info@judithstubbs.com.au)  
[www.judithstubbs.com.au](http://www.judithstubbs.com.au)

This Report has been prepared by:

Judith Stubbs BSW PhD MPIA

Colleen Lux BA MSc (Environmental Studies)

#### Disclaimer

© Judith Stubbs & Associates

All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Judith Stubbs & Associates.

#### Intellectual Property Rights

All Rights Reserved. All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Judith Stubbs & Associates and may not be used or disclosed to any party without the written permission of Judith Stubbs & Associates.

# Table of Contents

<b>Executive Summary .....</b>	<b>3</b>
The Proposal, Existing and Approved Seniors & Disability Housing Developments .....	3
Impact of the Proposal & Cumulative Seniors & Disability Housing Developments .....	4
Summary of Findings .....	4
Detailed Findings .....	6
<b>1 The Proposal .....</b>	<b>9</b>
1.1 Cumulative Impact Study .....	9
1.2 Existing and approved developments .....	10
<b>2 Impact of proposal on demography of the local area .....</b>	<b>12</b>
2.1 Establishing benchmarks .....	12
2.1.1 Retirement Villages .....	12
2.1.2 Nursing Homes .....	13
2.2 Total population & aged population .....	13
2.2.1 Terrey Hills Suburb .....	13
2.2.2 Northern Beaches LGA .....	14
2.3 Need for assistance with a core daily activity .....	15
2.3.1 Terrey Hills Suburb .....	16
2.3.2 Northern Beaches LGA .....	16
2.4 Weekly personal income levels .....	16
2.4.1 Terrey Hills Suburb .....	17
2.4.2 Northern Beaches LGA .....	18
2.5 Number of motor vehicles .....	18
2.5.1 Northern Beaches LGA .....	19
<b>3 Impact of proposal on relevant services .....</b>	<b>20</b>
3.1 Public transport .....	20
3.2 Home Care Packages .....	20
<b>Appendix A: Warringah LEP (2011) Zoning .....</b>	<b>22</b>
<b>Appendix B: Locality Maps .....</b>	<b>23</b>
Terrey Hills State Suburb .....	23
Warringah Statistical Area 3 .....	24
Northern Beaches Local Government Area .....	24
Greater Sydney Capital City Statistical Area .....	25
<b>Appendix C: Detailed Data Tables .....</b>	<b>26</b>
Total Population & Population Aged 55 + years .....	26
Need for Assistance .....	27
Weekly Personal Income .....	29
Number of Motor Vehicles .....	30

## Figures

Figure 1.1: 25 Laitoki Road (proposal site) in context of existing and approved Seniors Housing developments in Terrey Hills suburb	11
Figure 0.1: Warringah LEP 2011, Land Zoning Map - Sheet LZN_006, Proposal site indicated	22
Figure 0.1: Terrey Hills State Suburb	23
Figure 0.2: Warringah Statistical Area 3	24
Figure 0.3: Northern Beaches Local Government Area	24
Figure 0.4: Greater Sydney Capital City Statistical Area	25

## Tables

Table 2.1: Dwellings and People Counted in Retirement Villages	12
Table 2.2: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Population of Terrey Hills suburb	14
Table 2.3: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Population of Northern Beaches LGA	15
Table 2.4: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Need for Assistance of Terrey Hills suburb	16
Table 2.5: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Need for Assistance of Northern Beaches LGA	16
Table 2.6: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Weekly Personal Income Levels in Terrey Hills suburb	17
Table 2.7: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Weekly Personal Income Levels in Northern Beaches LGA	18
Table 2.8: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Number of Motor Vehicles per Person in Northern Beaches LGA	19
Table 0.1: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Population and Aged Population	26
Table 0.2: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Need for Assistance	27
Table 0.3: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Weekly Personal Income Levels	29
Table 0.4: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Number of Motor Vehicles	30

# Executive Summary

Judith Stubbs and Associates (JSA) has been engaged to provide social planning input to inform a Cumulative Impact Statement as per the requirements for a Site Compatibility Certificate under *State Environmental Planning Policy – Housing for Seniors or People with a Disability 2004* (the SEPP) for the proposed development of fifty-four (54) dwellings designed for seniors or people with a disability at 25 Laitoki Road, Terrey Hills.

This Social Impact Statement considers the impact of the proposal on the demography and relevant services in the Terrey Hills suburb.

## The Proposal, Existing and Approved Seniors & Disability Housing Developments

The proposal of 54 dwellings designed for seniors or people with a disability at 25 Laitoki Road, Terrey Hills are understood to be ‘self-contained dwellings’ as per the SEPP, which may be either in-fill or serviced self-care housing.<sup>1</sup>

The proposal is for serviced self-care housing.

There are three developments within the Terrey Hills suburb that have been approved or carried out under the SEPP or the former *State Environmental Planning Policy No 5 - Housing for Older People or People with a Disability*, which include:

- Existing 102 place residential aged care facility (RACF) at 42 Booralie Road (approximately 700 metres from the proposal site);
- Existing 50 serviced self-care dwellings at 83 Booralie Road (approximately 200 metres/adjacent land to the north of proposal site); and
- Approved (yet to be constructed) 90 place RACF and 48 serviced self-care dwellings at 58 Laitoki Road (approximately 450 metres south of the proposal site).

This Social Impact Statement considers the impact of the proposal, and the cumulative impact of the proposal plus these existing and approved developments, on demography and relevant services.

---

<sup>1</sup> Chapter 2, Clause 13(1): a **self-contained dwelling** is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis. (2) **in-fill self-care housing** is seniors housing on land zoned primarily for urban purposes that consists of 2 or more self-contained dwellings where none of the following services are provided on site as part of the development: meals, cleaning services, personal care, nursing care. (3) **serviced self-care housing** is seniors housing that consists of self-contained dwellings where the following services are available on the site: meals, cleaning services, personal care, nursing care.

# Impact of the Proposal & Cumulative Seniors & Disability Housing Developments

## Summary of Findings

The population of the Terrey Hills suburb increased by 148 people over the five years from the 2011 to 2016, an increase of 5%. During this time, there were significant increases in the older age groups, including an increase of 143 people aged 65+ (97% of the total population increase and a 33% increase among those aged 65+).<sup>2</sup>

This increase in older people in Terrey Hills, between 2011 and 2016, occurred prior to the approval and occupation of the developments at 83 Booralie and 58 Laitoki Road. It appears that the new seniors' developments in Terrey Hills **are responding to the housing needs of an area with a growing aged population.**

The impact of the proposal on the populations of Terrey Hills suburb and Northern Beaches LGA is not considered to be adverse in this context.

The cumulative impact of the proposal, existing and approved seniors' developments in Terrey Hills on the populations of Terrey Hills suburb and Northern Beaches LGA, is likewise not considered to be significantly adverse in this context; particularly given the provision of on-site care and transport services available.

The profile of new residents of the proposal indicates that existing public transport services, albeit located in close proximity, are not sufficient to meet the daily transport needs of residents. This is also an important issue with regard to positive 'aging in place'.

It is recommended that private transport services (minibus and on-demand individual transport service) be provided on-site to ensure transport needs of future residents are met as their ability to drive decreases after the age of 75 years.

These findings are detailed further below.

## Proposal Impact

Overall, the estimated increase in population due to the proposal (62 people) is relatively minor at a 2% increase for Terrey Hills suburb and 0.02% increase for Northern Beaches LGA (from 2016 Census population counts).

Many of the new residents are likely to be aged 75 or over (43 people, 69% of residents of the proposal). The increase in population of those aged 75 and older due to the proposal would be a more significant change for Terrey Hills suburb at a 16% increase in this age group and a minor 0.22% increase in this age group for the LGA.

---

<sup>2</sup> ABS (2011) Census of Population and Housing, Enumerated Population for Terrey Hills suburb; ABS (2016) Census of Population and Housing, Enumerated Population for Terrey Hills suburb. ABS, TableBuilder Pro.

The proposal will add 10 people to the suburb and LGA who need assistance with a core daily activity, resulting in a 6% increase for the Terrey Hills suburb and a minor 0.1% increase for the LGA. As Home Care Packages, which support older people with complex care needs to live independently at home, are now assigned to consumers and not to services or geographic areas, new residents that need assistance will each be required to be assessed through My Aged Care (Federal Government) in order to access appropriate services whether they are living in Terrey Hills or elsewhere in Australia.

Despite the provision of on-site car parking, it is estimated that 28% of new residents will have 'no' motor vehicle (n=17, 28% of residents). Given the likely older age profile of the new residents (69% aged 75+) and the reduced likelihood of independent driving among people in this age group<sup>3</sup> and as people age, **there will be an increased need for transport.**

Public bus stops are located in relatively close proximity to the proposal site, 350 to 400 metres walking distance, noting that gradients have not been assessed. However, the frequency of services from these bus stops is very limited and could not be relied up to meet daily transport needs for grocery shopping or medical appointments.

As such, it will be important that the proposal includes provision of private transport, in particular, a minibus and on-demand individual transport, to meet the transport needs of new residents (particularly as they age and cease driving) to undertake daily shopping trips and attend personal appointments as necessary.

It is understood that the Applicant for the proposal is also the proponent of the approved development at 58 Laitoki Road. It may be a benefit to the proposal if there is an extension of the service offering at 58 Laitoki Road, such as the provision of in-home meals and private transport, to residents of the proposal.

## Cumulative Impact

The proposal will add to the cumulative impact of existing and approved seniors' developments in the Terrey Hills suburb. Apart from Terrey Hills Nursing Home (102 high care places), these developments have been approved and undertaken since the ABS 2016 Census.

The 62 new residents of proposal contribute 24% of the cumulative impact of the seniors' developments to the total population. The cumulative impact to population of 263 people represents an 8% increase in the Terrey Hills suburb and a minor 0.1% increase in the Northern Beaches LGA.

As the proposal does not include a RACF, its contribution to the cumulative impact of need for assistance is minor at 9% (10 people in need of assistance), compared with the additional 104 people in need of assistance in the existing retirement village and approved development due to the much higher rate of need for assistance among those residing in nursing homes. That said, the

---

<sup>3</sup> Liddle J, McKenna K, Broome K (2004) Older Road Users: From Driving Cessation to Safe Transportation, University of Queensland report for the Australian Government, Australian Transport Safety Bureau. A study of 235 Australians aged 65 years and older found that current drivers do not plan well for driving cessation and that driving cessation increases as people age – the mean age of retired drivers among the study sample was 78.7 years, while the mean age of current drivers was 73.2 years, Pg. 11.

services required to meet the needs of people in nursing homes are delivered entirely on-site and do not add need to the general population.

The provision of public transport is limited in this part of Terrey Hills and would impact each of the new and approved seniors' developments in the area. The provision of on-site private transport in the adjacent development (83 Booralie Road) is unknown, while it is understood that private transport (minibus) will be provided at the development at 58 Laitoki Road. Again, there may be potential expansion of transport services to the proposal site which would mitigate the impact to transport services and unmet transport need among older residents, and this (together with on-demand individual transport) is recommended as the primary mitigation.

## Detailed Findings

### Total Population

- The proposal will add **62 people** to the Terrey Hills suburb and Northern Beaches LGA, a +2% increase in total population for Terrey Hills and a +0.02% increase for the LGA.
- Cumulatively, the proposal and the existing/approved seniors developments and new nursing home places would add **263 people** in the Terrey Hills suburb and Northern Beaches LGA, a +8% change for the suburb and +0.10% change from the LGA.
- The proposal makes up 24% of the cumulative impact to total population.
- The existing and approved developments and new nursing home places since 2016 make up 76% of the cumulative impact to total population.

### Population Aged 55+, 65+ and 75+ years

- The proposal will add a total of **59 people** aged **55 and over** to the suburb and LGA - an increase for this age group of 6% in Terrey Hills and 0.09% in Northern Beaches LGA, **56 people** aged **65 and over** – an increase for this age group of 10% in the suburb and 0.14% in the LGA, **43 people** aged **75 and over** – an increase for this age group of 16% in Terrey Hills suburb and 0.22% in the LGA.
- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 in Terrey Hills suburb will add **255 people** aged **55 and over**– for this age group an increase of 27% in Terrey Hills and 0.37% in the LGA, **242 people** aged **65 and over** – for this age group an increase of 41% in Terrey Hills and 0.58% in the LGA and **183 people** aged **75 and over** – for this age group an increase of 70% in Terrey Hills and 0.93% in Northern Beaches LGA.

### Need for Assistance

- The proposal will add a total of **10 people with a need for assistance with a core daily activity** to the suburb and the LGA, a change of +5.9% for Terrey Hills and +0.1% for the LGA.
- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 will add **114 people with a need for assistance with a**



**core daily activity** to the suburb and the LGA, a change of +67.5% for Terrey Hills and +1.25% for the LGA.

- The proposal makes up 9% of the cumulative impact to need for assistance.
- The existing and approved developments and new nursing home places since 2016 make up 91% of the cumulative impact to need for assistance. This is due to the much higher rate of need for assistance amongst residents of nursing homes compared to those in retirement villages.

## Weekly personal income levels

- The weekly income profile of the 61 people that the proposal will add to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will impact the individual income profile of the Terrey Hills suburb and LGA, particularly in the individual income bands ranging from \$300 to \$649 per week. The % change in these income bands ranges from 6.5% to 10.6% increase in the suburb and 0.08% to 0.11% increase in the LGA.
- The cumulative impact of the addition of 263 people from proposal and the existing/approved developments and new nursing home places since 2016 to the suburb and the LGA, will impact the weekly individual income profile of the Terrey Hills suburb and LGA, particularly in the individual income bands ranging from \$300 to \$649 per week. The % change in these income bands ranges from 29.4% to 46.3% increase in the suburb and 0.35% to 0.5% increase in the LGA.

## Motor vehicles per person

- Despite the provision of on-site car parking in the proposal, many of the new residents are likely to have 'no' vehicle (n=17, 28% of new residents) or 'one' vehicle (n=37, 61%).
- However this increase, using Northern Beaches retirement village residents as a proxy, will change the number of vehicle profile of the LGA slightly, mainly by a small increase in the proportion of people who have 'no' or 'one' motor vehicle (0.06% and 0.19% increase). (Note this data is not available at suburb level).
- The cumulative impact of the addition of 263 people from proposal and the existing/approved developments and new nursing home places since 2016 to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will impact the number of vehicles profile of the LGA slightly, mainly by a small increase in people who have 'no' vehicle (1.55% increase) due to the inclusion of nursing home residents.

## Public Transport and Human Services

There are two bus stops located within close proximity, approximately 350 to 400 metres walking distance to the proposal site, on either side of Booralie Road. Bus services from these stops provide access to Duffys Forest, Terrey Hills Shopping Centre, Chatswood and Pymble Station. At these locations residents are able to access a wide range of services, community facilities and commercial/retail options. However, the frequency of servicing from these stops to these

locations is limited depending on the route and destination and could not be relied upon to meet the daily transport needs of future residents.<sup>4</sup>

The Terrey Hills Shopping Centre, located off Booralie Road and Yulong Avenue, approximately 1.2 km driving distance from the proposal site contains a range of retail and commercial services likely to be required on a daily basis. This precinct includes an IGA Xpress grocery, bakery, fruit and vegetable market, Australia Post outlet, pharmacy, medical centre, café and food outlets.<sup>5</sup>

In addition to the above and consistent with the requirements of Clause 43 of the SEPP, it is understood that the proposal will be provided with a minimum 10 seat mini-bus which will be available to take residents to shops and services as well as on day trips.

---

<sup>4</sup> Transport NSW, Bus Route 284, Duffys Forest to Terrey Hills & Chatswood, Valid from 28 January 2020, accessed online 26/02/2020 at <https://transportnsw.info/routes/details/sydney-buses-network/284/39284>.

<sup>5</sup> Google Maps, accessed online 26/02/2020 at <https://www.google.com.au/maps>.

# 1 The Proposal

The proposal is for fifty-four (54) dwellings designed for seniors or people with a disability at 25 Laitoki Road, Terrey Hills.

The development proposal is submitted in accordance with *State Environmental Planning Policy – Housing for Seniors or People with a Disability 2004* (the SEPP) which seeks to facilitate housing that to meet the needs of for seniors (people aged 55 and over) or people with a disability, make efficient use of existing infrastructure and services, and be of good design.

The proposal will include:

- 8 detached single storey houses (houses #1-8), with garage space for two cars in each dwelling.
- 4 attached two-storey dual occupancies (duplex houses #9-12) with stairs and garage space for one car in each dwelling.
- 5 two-storey lifted apartment blocks comprising a total of 32 units (blocks D, E, F and G), with one level of underground parking with each unit having two allocated car parking spaces.
- 10 attached two storey terrace houses (blocks A and B) with lifts and stairs available, and one level of underground parking with each unit having two allocated car parking spaces.
- One single-storey community centre located near the centre of the proposal site for use by future residents that will include kitchen and bathroom facilities, one larger meeting room adjoining kitchen facilities, one separate meeting room and outdoor open space area.

The proposal site is located on Laitoki Road between Booralie Road to the north and Cooyong Road to the south. Laitoki Road forms the eastern boundary of the site and the extension of Tooronga Road (to be formed) would form the sites northern boundary.

The site is within the RU4 Primary Production Small Lots Zone and adjoins land in the R2 Low Density Residential Zone as per the Warringah Local Environmental Plan 2011.<sup>6</sup>

## 1.1 Cumulative Impact Study

This Social Impact Statement has been prepared to inform the preparation of a Cumulative Impact Study required as part of the Applicant's documentation for a Site Compatibility Certificate as per the SEPP.

A Cumulative Impact Study must include an assessment of the impact of the proposed development on the capacity of existing or future services to meet demands arising from the proposed development. At a minimum this must include impacts on water, reticulated sewers and

---

<sup>6</sup> Warringah Local Environmental Plan 2011, Land Zoning Map - Sheet LZN\_006.

public transport as well as the capacity of existing or future road infrastructure to meet any anticipated increase in traffic.<sup>7</sup>

This Social Impact Statement will consider the impacts of the proposal, and the cumulative impact of the proposal, existing and approved developments carried out under the SEPP; on key indicators for the suburb and LGA.

## 1.2 Existing and approved developments

There are three developments within the Terrey Hills suburb that have been approved or carried out under the SEPP or the former State Environmental Planning Policy No 5 - Housing for Older People or People with a Disability, including:

- 42 Booralie Road – a residential aged care facility (RACF), Terrey Hills Nursing Home, providing 102 high-care places operated by Thompson Health Care.<sup>8</sup> This site has been utilised for a RACF for many years, with Northern Beaches Council records showing development applications for modifications to a nursing home on the site since 1983.<sup>9</sup>
- 83 Booralie Road - a retirement village, Akuna Residences<sup>10</sup>, providing 50 serviced self-care dwellings on land adjoining the proposal site that includes parking for 120 cars and provision for a private bus (DA2013/0796). The Final Occupation Certificate for this development was issued 10 September 2018.<sup>11</sup>
- 58 Laitoki Road - an approved retirement village development that will provide a 90 place RACF and 48 serviced self-care units (DA2018/1752).<sup>12</sup>

The map below shows the proposal site in context with the existing and approved seniors and disability housing in the locality, including the location of the nearest bus stops to the proposal site which are approximately 350 to 400 metres walking distance.

---

<sup>7</sup> NSW Department of Planning and Environment (2018) Planning Circular - State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 - Site Compatibility Certificates, PS 18-009, 2 October.

<sup>8</sup>Thompson Health Care, Terrey Hills Nursing Home, [https://www.thompsonhealthcare.com.au/thompson\\_houses/terrey-hills/](https://www.thompsonhealthcare.com.au/thompson_houses/terrey-hills/), accessed 21/01/2020.

<sup>9</sup> Northern Beaches Council, Property Search, <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx>, accessed 21/01/2020.

<sup>10</sup> <http://akunaresidences.com.au/>, accessed 22/01/2020.

<sup>11</sup> Application Number: FOC2018/1182, Final Occupation Certificate - Demolition works, Construction of Housing for Seniors or People with a Disability and Strata Subdivision - OC6A041A1, Northern Beaches Council, Application Search, <https://eservices.northernbeaches.nsw.gov.au/>, accessed 21/01/2020.

<sup>12</sup> Dr Judith Stubbs provided expert evidence with regard to social planning matters on behalf of the Applicant, Tolucy Pty Ltd v Northern Beaches Council [2019] NSWLEC 1284, date of decision 21 June 2019.

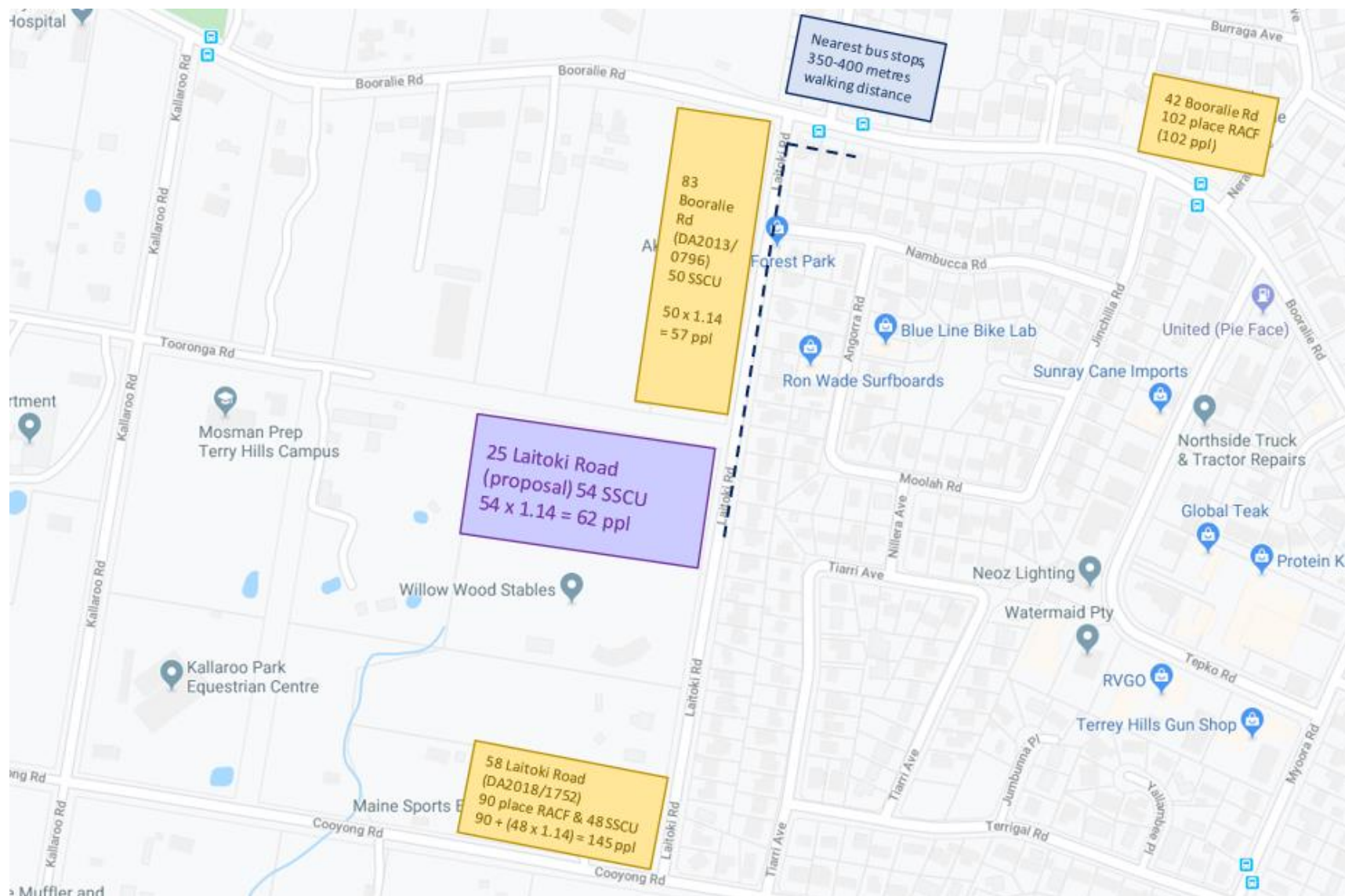


Figure 1.1: 25 Laitoki Road (proposal site) in context of existing and approved Seniors Housing developments in Terrey Hills suburb

Source: JSA, 2020; Google Maps, 2020

## 2 Impact of proposal on demography of the local area

This section assesses the impact on key demographic indicators for the Terrey Hills suburb and the Northern Beaches LGA due to:

- Existing and approved seniors housing and nursing home developments in Terrey Hills;
- The proposed seniors housing development in Terrey Hills (the proposal); and
- Cumulative impact of existing, approved and the proposed seniors housing and nursing home developments in Terrey Hills.

The demographic characteristics assessed include:

- Total population
- Population aged 55+ years
- Need for assistance with a core daily activity
- Weekly personal income levels
- Number of motor vehicles

### 2.1 Establishing benchmarks

#### 2.1.1 Retirement Villages

The likely number of residents per dwelling for the proposal is estimated using the rate of people per dwelling located in retirement villages in the Northern Beaches LGA at the time of the most recent ABS Census in 2016. There were no dwellings located in retirement villages enumerated in the Census for the Terrey Hills suburb.

Table 2.1: Dwellings and People Counted in Retirement Villages

	Terrey Hills suburb	Northern Beaches LGA
# Dwellings located in retirement villages	0	3,701
# People counted in dwellings located in retirement villages	0	4,204
<b>Rate of persons per dwelling located in retirement villages</b>	-	<b>1.14</b>

Source: ABS (2016) Census of Population and Housing

Characteristics of people enumerated in dwellings located in retirement villages in the Northern Beaches LGA including age, need for assistance, personal income levels and number of motor vehicles are used as a proxy to calculate the characteristics of populations of approved developments and the proposal.



### 2.1.2 Nursing Homes

Data from the ABS Census for the number of Nursing Homes and the number of people counted in Nursing Homes is shown in the figure below. '0' Nursing Home dwellings are enumerated for Terrey Hills suburb, due to the randomisation of small sample sizes – e.g. that there was one nursing home in Terrey Hills in 2016. However, the Census also reports that 98 people were enumerated in a Nursing Home in the Terrey Hills suburb. It is assumed these 98 people represent those residing in the Terrey Hills Nursing Home and were therefore included in the Total Enumerated Population data for Terrey Hills suburb and Northern Beaches LGA in the 2016 Census.

Our calculations for 'existing and approved' developments and cumulative totals, add the 90 new nursing home spaces at the approval of the development at 58 Laitoki Road; to avoid double counting residents of the existing nursing home in Terrey Hills which were included in the 2016 Census population counts.

## 2.2 Total population & aged population

The figures below provides detail of how the proposal and the approved seniors housing and nursing home developments will impact the population and aged population (people aged 55+) in the Terrey Hills suburb and Northern Beaches LGA. Rates and benchmarks, as described above, for Northern Beaches LGA have been used in calculations. With regards to total population:

- The proposal will add **62 people** to the Terrey Hills suburb and Northern Beaches LGA, a +2% increase in total population for Terrey Hills and a +0.02% increase for the LGA.
- Existing and approved seniors housing developments, including new nursing places, in Terrey Hills suburb (since the 2016 Census) will add **201 people** in Terrey Hills suburb and Northern Beaches LGA.
- Cumulatively, the proposal and the existing/approved seniors developments and new nursing home places would add **263 people** in the Terrey Hills suburb and Northern Beaches LGA, a +8% change for the suburb and +0.10% change from the LGA.
  - The proposal makes up 24% of the cumulative impact to total population.
  - The existing and approved developments and new nursing home places since 2016 make up 76% of the cumulative impact to total population.

### 2.2.1 Terrey Hills Suburb

The table below details the impact of the proposal and the cumulative impact of the new seniors developments and nursing home placements in the suburb since 2016.

- The proposal will add a total of **59 people aged 55 and over** to the suburb - an increase of 6% for this age group, **56 people aged 65 and over** – an increase of 10% for this age group and **43 people aged 75 and over** – an increase of 16% for this age group.

- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 will add **255 people** aged **55 and over** to the suburb – an increase of 27% for this age group, **242 people** aged **65 and over** to the suburb – an increase of 41% for this age group and **183 people** aged **75 and over** to the suburb – an increase of 70% for this age group.

Table 2.2: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Population of Terrey Hills suburb

Terrey Hills		Terrey Hills + Proposal			Terrey Hills + Cumulative		
	Total Pop (PEP)	Total Pop	# Change	% Change	(+ Cumulative)	# Change	% Change
<b>Total Pop</b>	3,140	3,202	+62	+2%	3,403	+263	+8%
<b>55-64 years</b>	358	361	+3	+1%	371	+13	+4%
<b>65-74 years</b>	332	346	+14	+4%	392	+60	+18%
<b>75-84 years</b>	152	176	+24	+15%	253	+101	+67%
<b>85+ years</b>	109	128	+19	+17%	191	+82	+75%
<b>Total 55+ years</b>	951	1,010	+59	+6%	1,206	+255	+27%
<b>Total 65+ years</b>	593	649	+56	+10%	835	+242	+41%
<b>Total 75+ years</b>	261	304	+43	+16%	444	+183	+70%

Source: ABS (2016); JSA (2020)

## 2.2.2 Northern Beaches LGA

The table below details the impact of the proposal and the cumulative impact of the new seniors developments and nursing home placements in the Terrey Hills suburb since 2016, on the Northern Beaches LGA.

- The proposal will add a total of **59 people** aged **55 and over** to the LGA - an increase of 0.09% for this age group, **56 people** aged **65 and over** – an increase of 0.14% for this age group and **43 people** aged **75 and over** – an increase of 0.22% for this age group.
- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 in Terrey Hills suburb will add **255 people** aged **55 and over** to the LGA – an increase of 0.37% for this age group, **242 people** aged **65 and over** to the LGA – an increase of 0.58% for this age group, and **183 people** aged **75 and over** – an increase of 0.93% for this age group.



Table 2.3: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Population of Northern Beaches LGA

	Northern Beaches LGA	Northern Beaches LGA + Proposal			Northern Beaches LGA + Cumulative		
		(+ Proposal)	# Change	% Change	(+ Cumulative)	# Change	% Change
<b>Total Pop</b>	251,314	251,376	+62	+0.02%	251,577	+263	+0.10%
<b>55-64 years</b>	27,955	27,958	+3	+0.01%	27,968	+13	+0.05%
<b>65-74 years</b>	21,806	21,820	+14	+0.06%	21,866	+60	+0.27%
<b>75-84 years</b>	12,810	12,834	+24	+0.18%	12,911	+101	+0.79%
<b>85+ years</b>	6,871	6,890	+19	+0.28%	6,953	+82	+1.19%
<b>Total 55+ years</b>	69,442	69,501	+59	+0.09%	69,697	+255	+0.37%
<b>Total 65+ years</b>	41,487	41,543	+56	+0.14%	41,729	+242	+0.58%
<b>Total 75+ years</b>	19,681	19,724	+43	+0.22%	19,864	+183	+0.93%

Source: ABS (2016); JSA (2020)

## 2.3 Need for assistance with a core daily activity

The tables below detail the impact of the proposal and the cumulative impact of the new seniors developments and nursing home placements in the suburb since 2016 on the need for assistance within the Terrey Hills suburb and Northern Beaches LGA.

The rate of need for assistance among those living in retirement villages and nursing homes in the Northern Beaches LGA at the time of the 2016 has been used as a proxy for the proposal and existing/approved developments. The need for assistance among the total population of Terrey Hills suburb and the Northern Beaches LGA, at 5.9% and 3.9% respectively, are much lower than rates of need for assistance among residents in retirement villages in the Northern Beaches LGA at 16.2% and those in nursing homes in the Northern Beaches LGA at 96%.

- The proposal will add a total of **10 people with a need for assistance with a core daily activity** to the suburb and the LGA, a change of +5.9% for Terrey Hills and +0.1% for the LGA.
- The existing and approved seniors housing developments, including new nursing places, in Terrey Hills suburb (since the 2016 Census) will add **104 people with a need for assistance with a core daily activity** to the Terrey Hills suburb and Northern Beaches LGA.
- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 will add **114 people with a need for assistance with a**

**core daily activity** to the suburb and the LGA, a change of +67.5% for Terrey Hills and +1.25% for the LGA.

- The proposal makes up 9% of the cumulative impact to need for assistance.
- The existing and approved developments and new nursing home places since 2016 make up 91% of the cumulative impact to need for assistance.
- This is due to the much higher rate of need for assistance amongst residents of nursing homes compared to those in retirement villages.

### 2.3.1 Terrey Hills Suburb

Table 2.4: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Need for Assistance of Terrey Hills suburb

Terrey Hills	Terrey Hills + Proposal			Terrey Hills + Cumulative		
Total Need for Assistance (PEP 2016)	(+Proposal)	# Change	% Change	(+ Cumulative)	# Change	% Change
169 (5.9% of total population)	179	+10	+5.9%	283	+114	+67.5%

Source: ABS (2016); JSA (2020)

### 2.3.2 Northern Beaches LGA

Table 2.5: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Need for Assistance of Northern Beaches LGA

Northern Beaches LGA	Northern Beaches + Proposal			Northern Beaches + Cumulative		
Total Need for Assistance (PEP 2016)	Total Need for Assistance	# Change	% Change	(+ Cumulative)	# Change	% Change
9,177 (3.9% of total population)	9,187	+10	+0.1%	9,291	+114	+1.24%

Source: ABS (2016); JSA (2020)

## 2.4 Weekly personal income levels

The tables below detail the impact of the proposal and the cumulative impact of the new seniors developments and nursing home placements in the suburb since 2016 on weekly personal income levels in the Terrey Hills suburb and Northern Beaches LGA.

- The weekly income profile of the **61 people** that the proposal will add to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will impact the individual income profile of the Terrey Hills suburb and LGA, particularly in the

individual income bands ranging from \$300 to \$649 per week (as highlighted in the table below). The % change in the LGA is very small compared to the LGA.

- The cumulative impact of the addition of **263 people** from proposal and the existing/approved developments and new nursing home places since 2016 to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will impact the individual income profile of the Terrey Hills suburb and LGA, particularly in the individual income bands ranging from \$300 to \$649 per week (as highlighted in the table below). The % change in the LGA is very small compared to the LGA.

## 2.4.1 Terrey Hills Suburb

Table 2.6: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Weekly Personal Income Levels in Terrey Hills suburb

Terrey Hills		Terrey Hills + Proposal			Terrey Hills + Cumulative		
	Total Pop		# Change	% Change	(+ Cumulative)	# Change	% Change
Negative income	13	13	0	1.6%	14	1	9.1%
Nil income	218	219	1	0.5%	227	9	4.1%
\$1-\$149 (\$1-\$7,799)	126	127	1	1.1%	132	6	4.4%
\$150-\$299 (\$7,800-\$15,599)	138	143	5	3.3%	155	17	12.4%
\$300-\$399 (\$15,600-\$20,799)	148	158	10	6.5%	191	43	29.4%
\$400-\$499 (\$20,800-\$25,999)	133	147	14	10.6%	195	62	46.3%
\$500-\$649 (\$26,000-\$33,799)	145	155	10	6.9%	191	46	31.6%
\$650-\$799 (\$33,800-\$41,599)	180	186	6	3.5%	202	22	12.4%
\$800-\$999 (\$41,600-\$51,999)	185	190	5	2.6%	202	17	9.0%
\$1,000-\$1,249 (\$52,000-\$64,999)	202	206	4	2.0%	218	16	7.7%
\$1,250-\$1,499 (\$65,000-\$77,999)	143	145	2	1.2%	151	8	5.5%
\$1,500-\$1,749 (\$78,000-\$90,999)	145	146	1	0.6%	148	3	2.2%
\$1,750-\$1,999 (\$91,000-\$103,999)	82	83	1	0.9%	85	3	3.6%
\$2,000-\$2,999 (\$104,000-\$155,999)	165	166	1	0.8%	171	6	3.5%
\$3,000 or more (\$156,000 or more)	206	207	1	0.4%	211	5	2.2%
<b>Total</b>			<b>61</b>			<b>263</b>	

Source: ABS (2016); JSA (2020)

## 2.4.2 Northern Beaches LGA

Table 2.7: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Weekly Personal Income Levels in Northern Beaches LGA

Northern Beaches LGA		Northern Beaches LGA + Proposal			Northern Beaches LGA + Cumulative		
	Total Pop		# Change	% Change	(+ Cumulative)	# Change	% Change
Negative income	702	702	0	0.03%	703	1	0.17%
Nil income	15570	15571	1	0.01%	15579	9	0.06%
\$1-\$149 (\$1-\$7,799)	8409	8410	1	0.02%	8415	6	0.07%
\$150-\$299 (\$7,800-\$15,599)	9563	9568	5	0.05%	9580	17	0.18%
\$300-\$399 (\$15,600-\$20,799)	10862	10872	10	0.09%	10905	43	0.40%
\$400-\$499 (\$20,800-\$25,999)	12277	12291	14	0.11%	12339	62	0.50%
\$500-\$649 (\$26,000-\$33,799)	13089	13099	10	0.08%	13135	46	0.35%
\$650-\$799 (\$33,800-\$41,599)	13368	13374	6	0.05%	13390	22	0.17%
\$800-\$999 (\$41,600-\$51,999)	15439	15444	5	0.03%	15456	17	0.11%
\$1,000-\$1,249 (\$52,000-\$64,999)	17351	17355	4	0.02%	17367	16	0.09%
\$1,250-\$1,499 (\$65,000-\$77,999)	13170	13172	2	0.01%	13178	8	0.06%
\$1,500-\$1,749 (\$78,000-\$90,999)	12024	12025	1	0.01%	12027	3	0.03%
\$1,750-\$1,999 (\$91,000-\$103,999)	8693	8694	1	0.01%	8696	3	0.03%
\$2,000-\$2,999 (\$104,000-\$155,999)	16503	16504	1	0.01%	16509	6	0.03%
\$3,000 or more (\$156,000 or more)	17694	17695	1	0.00%	17699	5	0.03%
<b>Total</b>			<b>61</b>			<b>263</b>	

Source: ABS (2016); JSA (2020)

## 2.5 Number of motor vehicles

The tables below detail the impact of the proposal and the cumulative impact of the new seniors developments and nursing home placements in the suburb since 2016 on the number of motor vehicles among people in the Northern Beaches LGA. Data is not available for the Terrey Hills suburb for this indicator.

- The addition of the proposal and its 61 new residents to the LGA, using Northern Beaches retirement village residents as a proxy, will change the number of vehicle profile slightly, mainly by adding to those groups of people who have 'no' or 'one' motor vehicle.
- The cumulative impact of the addition of 263 people from proposal and the existing/approved developments and new nursing home places since 2016 to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will impact the number of vehicles profile of the LGA slightly, mainly by adding to those groups of people who have 'no' vehicle due to the inclusion of nursing home residents.

### 2.5.1 Northern Beaches LGA

Table 2.8: Impact of Proposal and Cumulative (Existing, Approved & Proposed) on Number of Motor Vehicles per Person in Northern Beaches LGA

Northern Beaches LGA		Northern Beaches + Proposal		Northern Beaches + Cumulative			
	Total Pop	(+ Proposal)	# Change	% Change	(+ Cumulative)	# Change	% Change
No motor vehicles	8,887	8,904	17	0.19%	9,025	138	1.55%
One motor vehicle	62,873	62,910	37	0.06%	62,978	105	0.17%
Two motor vehicles	104,825	104,831	6	0.01%	104,843	18	0.02%
Three motor vehicles	35,057	35,057	0	0.00%	35,058	1	0.00%
Four or more motor vehicles	20,634	20,635	1	0.00%	20,636	2	0.01%
<b>Total</b>			<b>61</b>			<b>263</b>	

Source: ABS (2016); JSA (2020)

## 3 Impact of proposal on relevant services

### 3.1 Public transport

There are two bus stops located within close proximity, approximately 350 to 400 metres walking distance to the proposal site, on either side of Booralie Road. The nearest bus stops to the proposal site are.

- Booralie Rd opp Burruga Ave (Stop ID: 208420), approximately 350 metres from the proposal site, which provides access to westbound routes 283 to Pymble Station and 284 to Duffys Forest.
- Booralie Rd at Burruga Ave (Stop ID: 208448), approximately 400 metres from the proposal site, which provides access to eastbound routes 283 and 284 to Terrey Hills and Chatswood.

Bus services from these stops provide access to Duffys Forest, Terrey Hills Shopping Centre, Chatswood and Pymble Station. At these locations residents are able to access a wide range of services, community facilities and commercial/retail options. However, the frequency of servicing from these stops to these locations is limited depending on the route and destination and could not be relied upon to meet the daily transport needs of future residents.<sup>13</sup>

The Terrey Hills Shopping Centre, located off Booralie Road and Yulong Avenue, approximately 1.2 km driving distance from the proposal site contains a range of retail and commercial services likely to be required on a daily basis. This precinct includes an IGA Xpress grocery, bakery, fruit and vegetable market, Australia Post outlet, pharmacy, medical centre, café and food outlets.<sup>14</sup>

In addition to the above and consistent with the requirements of Clause 43 of the SEPP, it is understood that the proposal will be provided with a minimum 10 seat mini-bus which will be available to take residents to shops and services as well as on day trips.

### 3.2 Home Care Packages

The Home Care Packages Program supports older people with complex care needs to live independently in their own homes. There are 4 levels of Home Care Packages, ranging from basic to high care needs, which can include help with household tasks, equipment, minor home modifications, personal care and clinical care such as nursing, allied health and physiotherapy services.

---

<sup>13</sup> Transport NSW, Bus Route 284, Duffys Forest to Terrey Hills & Chatswood, Valid from 28 January 2020, accessed online 26/02/2020 at <https://transportnsw.info/routes/details/sydney-buses-network/284/39284>. Timetables for bus routes 282 Davidson Belrose to Chatswood, 283 Belrose to Chatswood and 284 Duffys Forest to Terrey Hills Chatswood, accessed online <https://transportnsw.info/routes/bus>, 04/02/2020.

<sup>14</sup> Google Maps, accessed online 26/02/2020 at <https://www.google.com.au/maps>.

Following the *Increasing Choices* changes on 27 February 2017, the Department of Health advises that places for the Home Care Packages Program are now assigned to consumers and not to services, through a 'consumer directed care approach' designed to give people choice, flexibility and control over the provision of services they need.<sup>15</sup>

As such, any person requiring a Home Care Package is required to access these services through this 'consumer directed care approach' including in-home assessment of their needs, regardless of where they live in Australia, including any new residents of the proposed development in Terrey Hills.

---

<sup>15</sup> About the Home Care Packages Program, accessed online <https://www.health.gov.au/initiatives-and-programs/home-care-packages-program/about-the-home-care-packages-program>, 04/02/2020.

## Appendix A: Warringah LEP (2011) Zoning

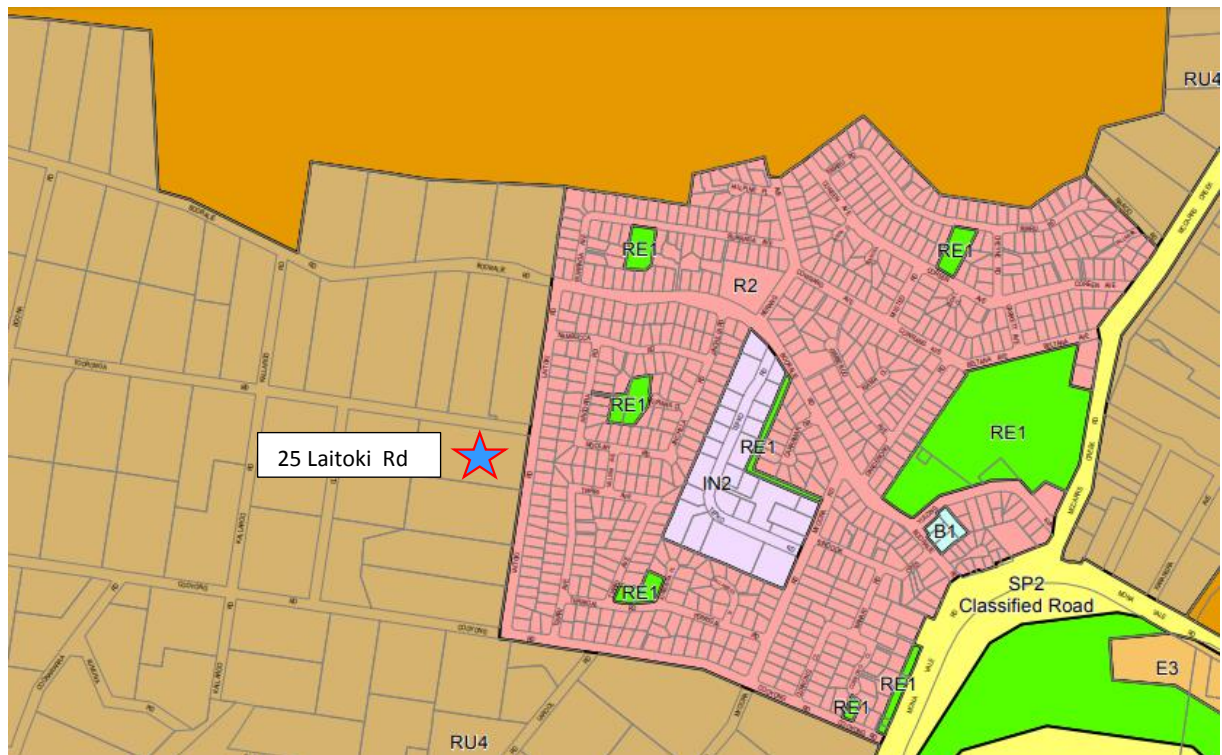


Figure 0.1: Warringah LEP 2011, Land Zoning Map - Sheet LZN\_006, Proposal site indicated

Source: Warringah LEP 2011



## Appendix B: Locality Maps

### Terrey Hills State Suburb

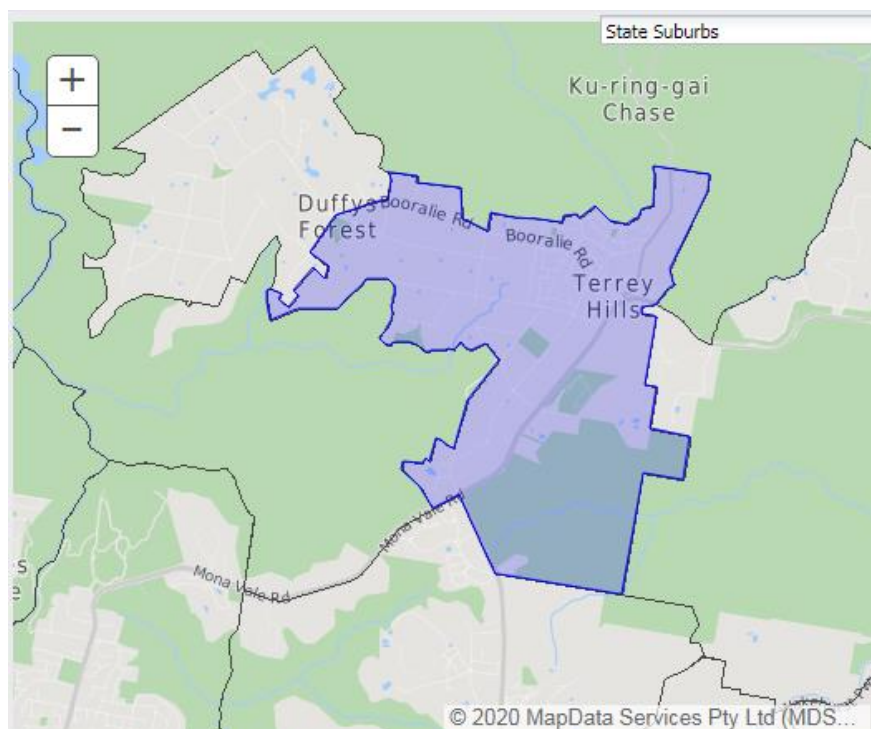


Figure 0.1: Terrey Hills State Suburb

Source: ABS (2016) Census of Population and Housing; ABS (2020) Advanced Search by Geography, [www.abs.gov.au](http://www.abs.gov.au)

## Warringah Statistical Area 3

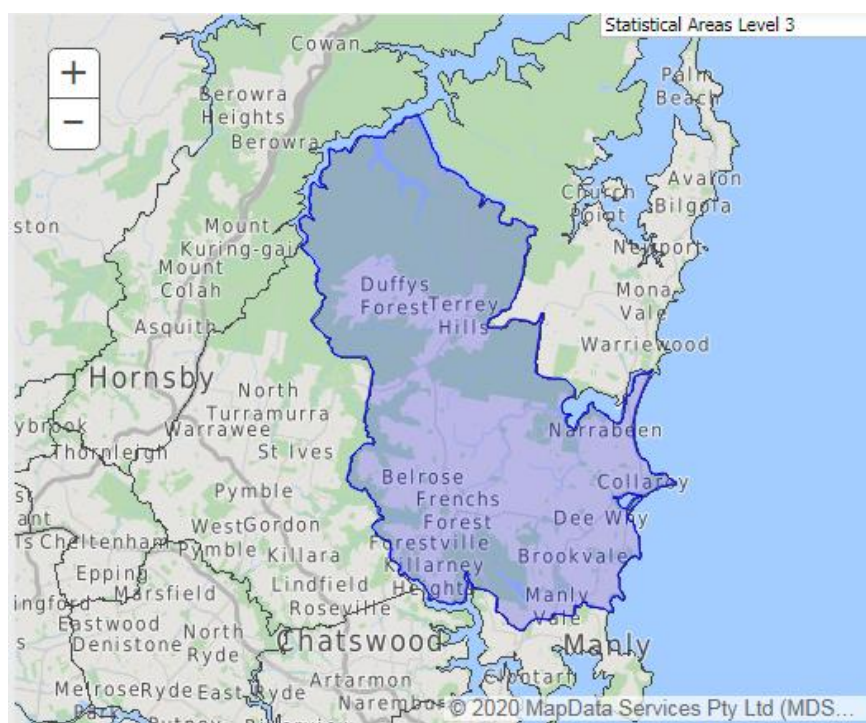


Figure 0.2: Warringah Statistical Area 3

Source: ABS (2016) Census of Population and Housing; ABS (2020) Advanced Search by Geography, [www.abs.gov.au](http://www.abs.gov.au)

## Northern Beaches Local Government Area

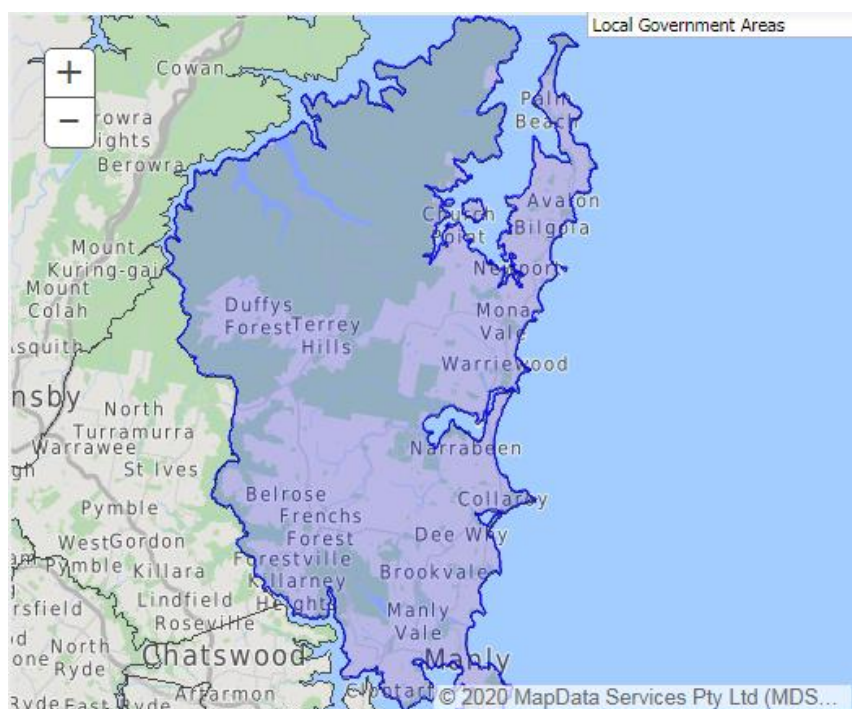


Figure 0.3: Northern Beaches Local Government Area

Source: ABS (2016) Census of Population and Housing; ABS (2020) Advanced Search by Geography, [www.abs.gov.au](http://www.abs.gov.au)

## Greater Sydney Capital City Statistical Area

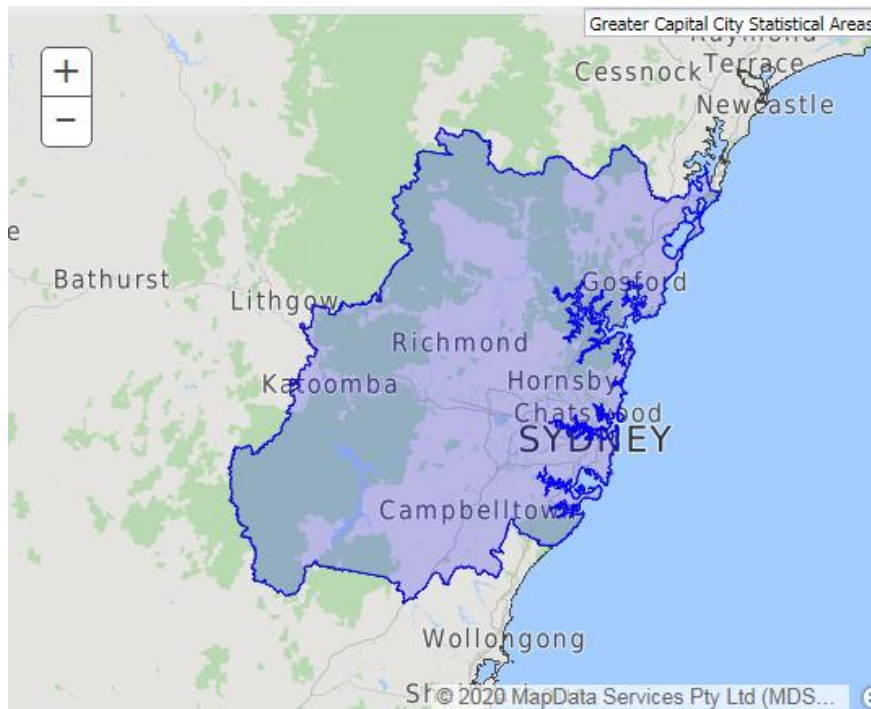


Figure 0.4: Greater Sydney Capital City Statistical Area

Source: ABS (2016) Census of Population and Housing; ABS (2020) Advanced Search by Geography, [www.abs.gov.au](http://www.abs.gov.au)

# Appendix C: Detailed Data Tables

## Total Population & Population Aged 55 + years

Table 0.1: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Population and Aged Population

		Total Pop	55-64 years	65-74 years	75-84 years	85+ years	Total 55+ years	Total 65+ years
Terrey Hills Suburb	Population (PEP)	3,140	358	332	152	109	951	593
			11.4%	10.6%	4.8%	3.5%	30.3%	18.9%
Northern Beaches LGA	Population (PEP)	251,314	27,955	21,806	12,810	6,871	69,442	41,487
			11.1%	8.7%	5.1%	2.7%	27.6%	16.5%
	Retirement village	4,204	207	955	1,621	1,309	4,092	3,885
			4.9%	22.7%	38.6%	31.1%	97.3%	92.4%
	Nursing Home	1,510	25	98	358	1,021	1,502	1,477
			1.7%	6.5%	23.7%	67.6%	99.5%	97.8%
Existing & Approved since 2016 (using NB LGA rates for ppl/dw & age profile)	Retirement village	111	5	25	43	35	108	103
	Nursing Home (new)	90	4	20	35	28	88	83
	Total (RV + NH)	201	10	46	78	63	196	186
Proposal (using NB LGA rates for ppl/dw & age profile)	Retirement Village	62	3	14	24	19	59	56
Cumulative (Existing & Approved + Proposal)	Retirement Village	173	8	39	66	54	168	159

		Total Pop	55-64 years	65-74 years	75-84 years	85+ years	Total 55+ years	Total 65+ years
(using NB LGA rates for ppl/dw & age profile)	Nursing Home (new)	90	4	20	35	28	88	83
	Total (RV + NH)	263	13	60	101	82	255	242
Terrey Hills	Population (PEP)	3,140	358	332	152	109	951	593
Terrey Hills + Proposal	(+ Proposal)	3,202	361	346	176	128	1,010	649
Terrey Hills + Cumulative	(+ Cumulative)	3,403	371	392	253	191	1,206	835
Northern Beaches LGA	Population (PEP)	251,314	27,955	21,806	12,810	6,871	69,442	41,487
Northern Beaches LGA + Proposal	(+ Proposal)	251,376	27,958	21,820	12,834	6,890	69,501	41,543
Northern Beaches LGA + Cumulative	(+ Cumulative)	251,577	27,968	21,866	12,911	6,953	69,697	41,729

Source: ABS (2016) Census of Population and Housing

## Need for Assistance

Table 0.2: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Need for Assistance

			# Need Assistance with Core Daily Activity	% Need Assistance with Core Daily Activity
Terrey Hills Suburb	Total Population (not incl 'not stated' need for assistance)	2,868	169	5.9%
Northern Beaches LGA	Total Population (not incl 'not stated' need for assistance)	235,831	9,177	3.9%
	Retirement village	3,770	611	16.2%
	Nursing Home	1,423	1364	95.9%

		# Need Assistance with Core Daily Activity	% Need Assistance with Core Daily Activity
<b>Existing &amp; Approved since 2016 (using NB LGA rates for ppl/dw &amp; age profile)</b>	Retirement village	18	16.2%
	Nursing Home (new)	86	95.9%
	Total (RV + NH)	104	
<b>Proposal (using NB LGA rates for ppl/dw &amp; age profile)</b>	Retirement Village	10	16.2%
<b>Cumulative (Existing &amp; Approved + Proposal) (using NB LGA rates for ppl/dw &amp; age profile)</b>	Retirement Village	28	16.2%
	Nursing Home (new)	86	95.9%
	Total (RV + NH)	114	
<b>Terrey Hills</b>	Total Need Assistance (2016)	169	
<b>Terrey Hills + Proposal</b>	(+ Proposal)	179	
<b>Terrey Hills + Cumulative</b>	(+ Cumulative)	283	
<b>Northern Beaches LGA</b>	Total Need Assistance (2016)	9,177	
<b>Northern Beaches LGA + Proposal</b>	(+ Proposal)	9,187	
<b>Northern Beaches LGA + Cumulative</b>	(+ Cumulative)	9,291	

Source: ABS (2016) Census of Population and Housing

## Weekly Personal Income

Table 0.3: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Weekly Personal Income Levels

		Negative income	Nil income	\$1-\$149	\$150-\$299	\$300-\$399	\$400-\$499	\$500-\$649	\$650-\$799	\$800-\$999	\$1,000-\$1,249	\$1,250-\$1,499	\$1,500-\$1,749	\$1,750-\$1,999	\$2,000-\$2,999	\$3,000 or more	Total
Terrey Hills	#	13	218	126	138	148	133	145	180	185	202	143	145	82	165	206	2236
Northern Beaches LGA	#	702	15570	8409	9563	10862	12277	13089	13368	15439	17351	13170	12024	8693	16503	17694	199035
	%	0%	8%	5%	5%	6%	7%	7%	7%	8%	9%	7%	7%	5%	9%	10%	100%
	Retirement village	0%	2%	2%	7%	16%	23%	16%	10%	8%	7%	3%	1%	1%	2%	1%	100%
	Nursing Home	1%	7%	2%	5%	18%	25%	19%	5%	4%	5%	3%	1%	1%	2%	2%	100%
Existing & Approved	Retirement village	0	2	2	8	17	25	18	11	9	7	3	2	1	2	2	111
Existing & Approved	Nursing Home (new)	1	6	2	4	17	22	18	5	3	4	3	1	1	2	2	90
Total Existing & Approved	RV + NH (new)	1	8	4	13	34	48	36	16	12	12	6	2	2	4	4	201
Proposed	Retirement Village	0	1	1	5	10	14	10	6	5	4	2	1	1	1	1	61
Cumulative (Existing & Approved + Proposed)	Retirement Village	1	3	4	13	27	40	28	17	14	11	5	2	2	4	2	173
	Nursing Home	1	6	2	4	17	22	18	5	3	4	3	1	1	2	2	90
Cumulative Total	RV + NH	1	9	6	17	43	62	46	22	17	16	8	3	3	6	5	263
Terrey Hills		13	218	126	138	148	133	145	180	185	202	143	145	82	165	206	2236
Terrey Hills + Proposal		13	219	127	143	158	147	155	186	190	206	145	146	83	166	207	2297
Terrey Hills + Cumulative		14	227	132	155	191	195	191	202	202	218	151	148	85	171	211	2499
Northern Beaches LGA		702	15570	8409	9563	10862	12277	13089	13368	15439	17351	13170	12024	8693	16503	17694	199035



		Negative income	Nil income	\$1-\$149	\$150-\$299	\$300-\$399	\$400-\$499	\$500-\$649	\$650-\$799	\$800-\$999	\$1,000-\$1,249	\$1,250-\$1,499	\$1,500-\$1,749	\$1,750-\$1,999	\$2,000-\$2,999	\$3,000 or more	Total
Northern Beaches + Proposal		702	15571	8410	9568	10872	12291	13099	13374	15444	17355	13172	12025	8694	16504	17695	184775
Northern Beaches + Cumulative		703	15579	8415	9580	10905	12339	13135	13390	15456	17367	13178	12027	8696	16509	17699	184977

Source: ABS (2016) Census of Population and Housing

## Number of Motor Vehicles

Table 0.4: Impact of Existing & Approved Seniors Developments in Terrey Hills & Proposal on Number of Motor Vehicles

		No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles	Total
<b>Terrey Hills suburb</b>	Data not available						
	#	8887	62873	104825	35057	20634	232278
	%	3.8%	27.1%	45.1%	15.1%	8.9%	100.0%
<b>Northern Beaches LGA</b>	Retirement village	27.5%	60.9%	10.2%	0.5%	1.0%	100.0%
	Nursing Home	0	0	0	0	0	0
<b>Existing &amp; Approved</b>	Retirement village	31	68	11	1	1	111
<b>Existing &amp; Approved</b>	Nursing Home (new)	90	0	0	0	0	0
<b>Total Existing &amp; Approved</b>	RV + NH (new)	121	68	11	1	1	111
<b>Proposed</b>	Retirement Village	17	37	6	0	1	61



		No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles	Total
<b>Cumulative (Existing &amp; Approved + Proposed)</b>	Retirement Village	48	105	18	1	2	173
	Nursing Home	90	0	0	0	0	0
<b>Cumulative Total</b>	RV + NH (new)	138	105	18	1	2	263
<b>Northern Beaches + Proposal</b>		8,904	62,910	104,831	35,057	20,635	232,339
<b>Northern Beaches + Cumulative</b>		9,025	62,978	104,843	35,058	20,636	232,541

Source: ABS (2016) Census of Population and Housing