

# Social Impact Statement:

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



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

By

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# 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 a 90 place residential aged care facility (RACF) and 48 independent living units (ILUs) at 58 Laitoki Road.

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

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

The proposal is for a 90 place residential aged care facility (RACF) and 48 independent living units (ILUs) at 58 Laitoki Road.

There are two 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); and
- Existing 50 serviced self-care dwellings at 83 Booralie Road (approximately 200 metres/adjacent land to the north of proposal site).

In addition, a Site Compatibility Certificate (SCC) has been issued for:

- The 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, and the cumulative impact of the proposal plus the developments and current SCCs above, on demography and relevant services.

# 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 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>1</sup>

This increase in older people in Terrey Hills, between 2011 and 2016, occurred prior to the approval and occupation of the development at 83 Booralie and approval and construction of the development at 25 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, and current Site Compatibility Certificates 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 (145 people) is relatively minor at a 5% increase for Terrey Hills suburb and 0.06% increase for Northern Beaches LGA (from 2016 Census population counts).

Many of the new residents are likely to be aged 75 or over (120 people, 83% 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 46% increase in this age group and a minor 0.61% increase in this age group for the LGA.

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<sup>1</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 95 people to the suburb and LGA who need assistance with a core daily activity, resulting in a 56% increase for the Terrey Hills suburb and a 1.0% 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 74% of new residents will have 'no' motor vehicle (n=107, 74% of residents). Given the likely older age profile of the new residents (83% aged 75+) and the reduced likelihood of independent driving among people in this age group<sup>2</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, 600 to 650 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 upon 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.

## Cumulative Impact

The proposal will add to the cumulative impact of existing and approved seniors' developments and current Site Compatibility Certificates 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 145 new residents of the proposal contribute 55% 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.

Due to the inclusion of an RACF, its contribution to the cumulative impact of need for assistance is significant at 83% (95 people in need of assistance), compared with the additional 19 people in need of assistance in the existing retirement village, approved development and current Site Compatibility Certificates due to the much higher rate of need for assistance among those residing in nursing homes. That said, the 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.

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<sup>2</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.

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 25 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 **145 people** to the Terrey Hills suburb and Northern Beaches LGA, a +5% increase in total population for Terrey Hills and a +0.06% 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 55% of the cumulative impact to total population.
- The existing and approved developments, current Site Compatibility Certificates and new nursing home places since 2016 make up 45% of the cumulative impact to total population.

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

- The proposal will add a total of **144 people aged 55 and over** to the suburb and LGA - an increase for this age group of 15% in Terrey Hills and 0.21% in Northern Beaches LGA, **139 people aged 65 and over** – an increase for this age group of 23% in the suburb and 0.34% in the LGA, **120 people aged 75 and over** – an increase for this age group of 46% in Terrey Hills suburb and 0.61% 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 **258 people aged 55 and over**– for this age group an increase of 27% in Terrey Hills and 0.37% in the LGA, **248 people aged 65 and over** – for this age group an increase of 42% in Terrey Hills and 0.60% in the LGA and **203 people aged 75 and over** – for this age group an increase of 78% in Terrey Hills and 1.03% in Northern Beaches LGA.

### Need for Assistance

- The proposal will add a total of **95 people with a need for assistance with a core daily activity** to the suburb and the LGA, a change of +56.2% for Terrey Hills and +1.0% 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 +1.2% for the LGA.

- The proposal makes up 83% 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.
- The existing and approved developments and new nursing home places since 2016 make up 17% of the cumulative impact to need for assistance.

### Weekly personal income levels

- The weekly income profile of the 145 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 17% to 27% increase in the suburb and 0.20% to 0.29% increase in the LGA.
- The cumulative impact of the addition of 263 people from proposal, current Site Compatibility Certificates, 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 30% to 47% increase in the suburb and 0.34% to 0.51% 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=107, 74% of new residents) or 'one' vehicle (n=33, 23%).
- However this increase, using Northern Beaches retirement village residents as a proxy, will change the number of vehicles in the LGA slightly, by 35 vehicles or 0.02%.
- The cumulative impact of the addition of 263 people from proposal, the existing/approved developments, current Site Compatibility Certificates and new nursing home places since 2016 to the suburb and the LGA, using Northern Beaches retirement village residents as a proxy, will increase the number of vehicles in the LGA slightly, by 119 vehicles, or 0.08%.

### Public Transport and Human Services

There are two bus stops located within close proximity, approximately 600 to 650 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>3</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>4</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.

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<sup>3</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>4</sup> Google Maps, accessed online 26/02/2020 at <https://www.google.com.au/maps>.

# 1 The Proposal

The proposal is for a 90 place residential aged care facility (RACF) and 48 independent living units (ILUs) at 58 Laitoki Road.

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 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:

- A 90 bed Residential Aged Care Facility (RACF) contained in a predominantly two storey building with basement parking.
- 48 Independent Living Units (ILUs) in two buildings of two storeys with basement parking.

The proposal site is located on the corner of Laitoki Road and Cooyong Road. Laitoki Road forms the eastern boundary of the site and Cooyong Road forms the site's southern 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>5</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 public transport as well as the capacity of existing or future road infrastructure to meet any anticipated increase in traffic.<sup>6</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 and current Site Compatibility Certificates;

on key indicators for the suburb and LGA.

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<sup>5</sup> Warringah Local Environmental Plan 2011, Land Zoning Map - Sheet LZN\_006.

<sup>6</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.

## 1.2 Existing and approved developments

There are two 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:

- 42 Booralie Road – a residential aged care facility (RACF), Terrey Hills Nursing Home, providing 102 high-care places operated by Thompson Health Care.<sup>7</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>8</sup>
- 83 Booralie Road - a retirement village, Akuna Residences<sup>9</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>10</sup>

In addition, a Site Compatibility Certificate has been issued for:

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

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 600 metres walking distance.

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<sup>7</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>8</sup> Northern Beaches Council, Property Search, <https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchProperty.aspx>, accessed 21/01/2020.

<sup>9</sup> <http://akunaresidences.com.au/>, accessed 22/01/2020.

<sup>10</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.

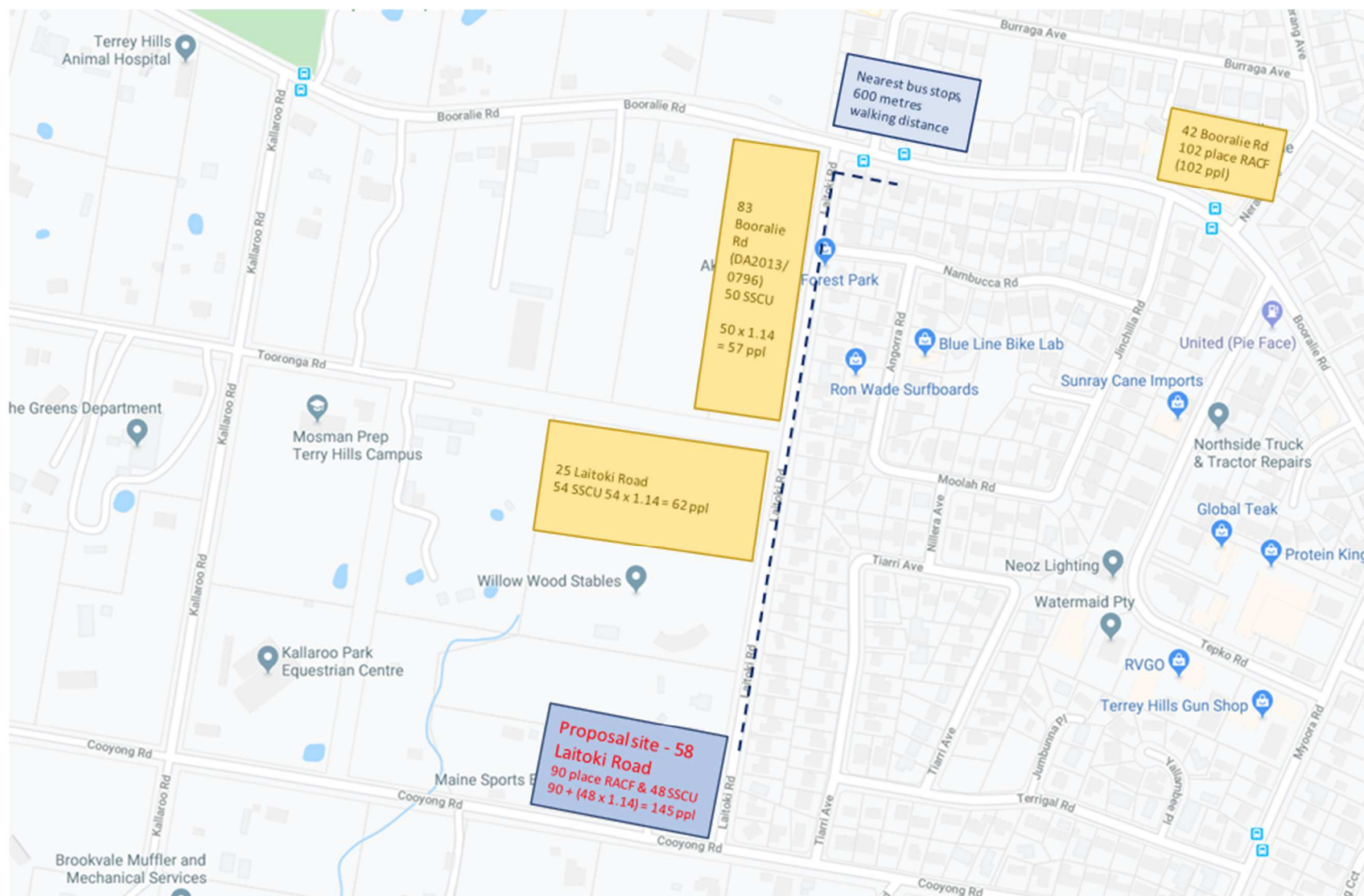


Figure 1.1: 58 Laitoki Road (proposal site) in context of existing and approved Seniors Housing developments in Terrey Hills suburb

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, approved and current site compatibility certificates for 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, current site compatibility certificates and the proposed seniors housing and nursing home development 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>-</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 characteristics of



households in retirement villages are used as a proxy to calculate the characteristics of populations of approved developments, current SCCs and the impacts of 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 shows '0' Nursing Home dwellings 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, current Site Compatibility Certificates and cumulative totals add in the 90 new nursing home spaces for the proposed development at 58 Laitoki Road; but do not include the existing nursing home in Terrey Hill to avoid double counting residents who were included in the 2016 Census population counts.

## 2.2 Total population & aged population

The tables below provide detail of how the proposal, approved seniors housing and nursing home developments and current site compatibility certificates 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 regard to total population:

- The proposal will add **145 people** to the Terrey Hills suburb and Northern Beaches LGA, a +5% increase in total population for Terrey Hills and a +0.06% increase for the LGA.
- Existing and approved seniors housing developments, including new nursing places, and current Site Compatibility Certificates in Terrey Hills suburb (since the 2016 Census) will add **119 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 55% of the cumulative impact to total population.
- The existing and approved developments and new nursing home places since 2016 make up 45% 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, nursing home placements and current site compatibility certificates in the suburb since 2016.

- The proposal will add a total of **144 people** aged **55 and over** to the suburb - an increase of 15% for this age group, **139 people** aged **65 and over** – an increase of 23% for this age group and **120 people** aged **75 and over** – an increase of 46% for this age group.
- The cumulative impact of the proposal and the existing/approved developments and new nursing home places since 2016 will add **258 people** aged **55 and over** to the suburb – an increase of 27% for this age group, **248 people** aged **65 and over** to the suburb – an increase of 42% for this age group and **203 people** aged **75 and over** to the suburb – an increase of 78% 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	3,285	+145	+5%	3,403	+263	+8%
<b>55-64 years</b>	358	363	+5	+1%	368	+10	+3%
<b>65-74 years</b>	332	350	+18	+5%	377	+45	+14%
<b>75-84 years</b>	152	194	+42	+28%	240	+88	+58%
<b>85+ years</b>	109	187	+78	+72%	224	+115	+106%
<b>Total 55+ years</b>	951	1,095	+144	+15%	1,209	+258	+27%
<b>Total 65+ years</b>	593	732	+139	+23%	841	+248	+42%
<b>Total 75+ years</b>	261	381	+120	+46%	464	+203	+78%

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 new seniors developments and nursing home placements and current site compatibility certificates in the Terrey Hills suburb since 2016, on the Northern Beaches LGA.

- The proposal will add a total of **144 people** aged **55 and over** to the LGA - an increase of 0.21% for this age group, **139 people** aged **65 and over** – an increase of 0.34% for this age group and **120 people** aged **75 and over** – an increase of 0.61% 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 **258 people** aged **55 and over** to the LGA – an increase of 0.37% for this age group, **248 people** aged **65 and over** to the LGA – an increase of 0.60% for this age group, and **203 people** aged **75 and over** – an increase of 1.03% 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	251,459	+145	+0.06%	251,577	+263	+0.10%
<b>55-64 years</b>	27,955	27,960	+5	+0.02%	27,965	+10	+0.04%
<b>65-74 years</b>	21,806	21,824	+18	+0.08%	21,851	+45	+0.21%
<b>75-84 years</b>	12,810	12,852	+42	+0.33%	12,898	+88	+0.69%
<b>85+ years</b>	6,871	6,949	+78	+1.14%	6,986	+115	+1.67%
<b>Total 55+ years</b>	69,442	69,586	+144	+0.21%	69,700	+258	+0.37%
<b>Total 65+ years</b>	41,487	41,626	+139	+0.34%	41,735	+248	+0.60%
<b>Total 75+ years</b>	19,681	19,801	+120	+0.61%	19,884	+203	+1.03%

Source: ABS (2016); JSA (2020)

## 2.3 Need for assistance with a core daily activity

The tables below detail the impact on the need for assistance of the proposal and the cumulative impact of the new seniors' developments and nursing home placements and current site compatibility certificates since 2016 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 95.9%.

- The proposal will add a total of **95 people with a need for assistance with a core daily activity** to the suburb and the LGA, a change of +56.2% for Terrey Hills and +1.0% for the LGA.
- The existing and approved seniors housing developments, including new nursing places, in Terrey Hills suburb (since the 2016 Census) will add **19 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 +1.2% for the LGA.

- The proposal makes up 83% of the cumulative impact to need for assistance.
- The existing and approved developments and new nursing home places since 2016 make up 17% 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)	264	+95	+56.2%	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)	9,272	+95	+1.0%	9,291	+114	+1.2%

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, approvals and current site compatibility certificates since 2016 on weekly personal income levels in the Terrey Hills suburb and Northern Beaches LGA.

- The weekly income profile of the **145 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, existing/approved developments, new nursing home places and current Site Compatibility Certificates 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	14	1	7.7%	14	1	7.7%
Nil income	218	225	7	3.2%	227	9	4.1%
\$1-\$149 (\$1-\$7,799)	126	129	3	2.4%	131	5	4.0%
\$150-\$299 (\$7,800-\$15,599)	138	147	9	6.5%	155	17	12.3%
\$300-\$399 (\$15,600-\$20,799)	148	173	25	16.9%	192	44	29.7%
\$400-\$499 (\$20,800-\$25,999)	133	169	36	27.1%	196	63	47.4%
\$500-\$649 (\$26,000-\$33,799)	145	171	26	17.9%	190	45	31.0%
\$650-\$799 (\$33,800-\$41,599)	180	191	11	6.1%	202	22	12.2%
\$800-\$999 (\$41,600-\$51,999)	185	195	10	5.4%	203	18	9.7%
\$1,000-\$1,249 (\$52,000-\$64,999)	202	211	9	4.5%	219	17	8.4%
\$1,250-\$1,499 (\$65,000-\$77,999)	143	148	5	3.5%	151	8	5.6%
\$1,500-\$1,749 (\$78,000-\$90,999)	145	147	2	1.4%	148	3	2.1%
\$1,750-\$1,999 (\$91,000-\$103,999)	82	84	2	2.4%	85	3	3.7%
\$2,000-\$2,999 (\$104,000-\$155,999)	165	168	3	1.8%	170	5	3.0%
\$3,000 or more (\$156,000 or more)	206	209	3	1.5%	211	5	2.4%

Terrey Hills		Terrey Hills + Proposal			Terrey Hills + Cumulative		
	Total Pop		# Change	% Change	(+ Cumulative)	# Change	% Change
<b>Total</b>			<b>145</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	703	1	0.14%	703	1	0.14%
Nil income	15570	15577	7	0.04%	15579	9	0.06%
\$1-\$149 (\$1-\$7,799)	8409	8412	3	0.04%	8414	5	0.06%
\$150-\$299 (\$7,800-\$15,599)	9563	9572	9	0.09%	9580	17	0.18%
\$300-\$399 (\$15,600-\$20,799)	10862	10887	25	0.23%	10906	44	0.41%
\$400-\$499 (\$20,800-\$25,999)	12277	12313	36	0.29%	12340	63	0.51%
\$500-\$649 (\$26,000-\$33,799)	13089	13115	26	0.20%	13134	45	0.34%
\$650-\$799 (\$33,800-\$41,599)	13368	13379	11	0.08%	13390	22	0.16%
\$800-\$999 (\$41,600-\$51,999)	15439	15449	10	0.06%	15457	18	0.12%
\$1,000-\$1,249 (\$52,000-\$64,999)	17351	17360	9	0.05%	17368	17	0.10%
\$1,250-\$1,499 (\$65,000-\$77,999)	13170	13175	5	0.04%	13178	8	0.06%
\$1,500-\$1,749 (\$78,000-\$90,999)	12024	12026	2	0.02%	12027	3	0.02%
\$1,750-\$1,999 (\$91,000-\$103,999)	8693	8695	2	0.02%	8696	3	0.03%
\$2,000-\$2,999 (\$104,000-\$155,999)	16503	16506	3	0.02%	16508	5	0.03%
\$3,000 or more (\$156,000 or more)	17694	17697	3	0.02%	17699	5	0.03%
<b>Total</b>			<b>145</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 new seniors developments and nursing home placements and current site compatibility certificates on the number of motor vehicles in Terrey Hills suburb and Northern Beaches LGA.

- The addition of the proposal and its 145 new residents to Terrey Hills, using Northern Beaches retirement village residents as a proxy, will increase the number of vehicles by 35, or 1.8%.
- The cumulative impact of the addition of 263 people from the proposal, current Site Compatibility Certificates and the existing/approved developments and new nursing home places since 2016 to the suburb, using Northern Beaches retirement village residents as a proxy, will increase the number of vehicles by 119, or 6.0%.
- The addition of the proposal and its 145 new residents to Northern Beaches LGA, using Northern Beaches retirement village residents as a proxy, will increase the number of vehicles by 35, or 0.02%.
- The cumulative impact of the addition of 263 people from the proposal, current Site Compatibility Certificates and the existing/approved developments and new nursing home places since 2016 to the LGA, using Northern Beaches retirement village residents as a proxy, will increase the number of vehicles by 119, or 0.08%.

### 2.5.1 Terrey Hills Suburb

Table 2.8: Impact of Proposal and Cumulative (Existing, Approved, SCC & Proposed) on Estimated Number of Motor Vehicles in Terrey Hills Suburb by household

	Terrey Hills	Terrey Hills + Proposal			Terrey Hills + Cumulative		
	Total Pop	(+ Proposal)	# Change	% Change	(+ Cumulative)	# Change	% Change
No motor vehicles	15	31	16		64	49	
One motor vehicle	165	194	29		256	91	
Two motor vehicles	400	403	3		410	10	
Three motor vehicles	165	165	0		165	0	
Four or more motor vehicles	128	128	0		130	2	
<b>Total Estimated vehicles</b>	<b>1,972</b>	<b>2,007</b>	<b>35</b>	<b>1.8%</b>	<b>2,091</b>	<b>119</b>	<b>6.0%</b>

Source: ABS (2016); JSA (2020)

## 2.5.2 Northern Beaches LGA

Table 2.9: Impact of Proposal and Cumulative (Existing, Approved, SCC & Proposed) on Estimated Number of Motor Vehicles in Northern Beaches LGA by household

Northern Beaches LGA		Northern Beaches + Proposal			Northern Beaches + Cumulative		
	Total Pop	(+ Proposal)	# Change	% Change	(+ Cumulative)	# Change	% Change
No motor vehicles	5,894	5,910	16		5,943	49	
One motor vehicle	31,115	31,144	29		31,206	91	
Two motor vehicles	34,185	34,188	3		34,195	10	
Three motor vehicles	9,893	9,893	0		9,893	0	
Four or more motor vehicles	4,989	4,989	0		4,991	2	
<b>Total Estimated Vehicles</b>	<b>149,120</b>	<b>149,155</b>	<b>35</b>	<b>0.02%</b>	<b>149,239</b>	<b>119</b>	<b>0.08%</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 600 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 600 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 650 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>11</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>12</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.

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<sup>11</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>12</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>13</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.

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<sup>13</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

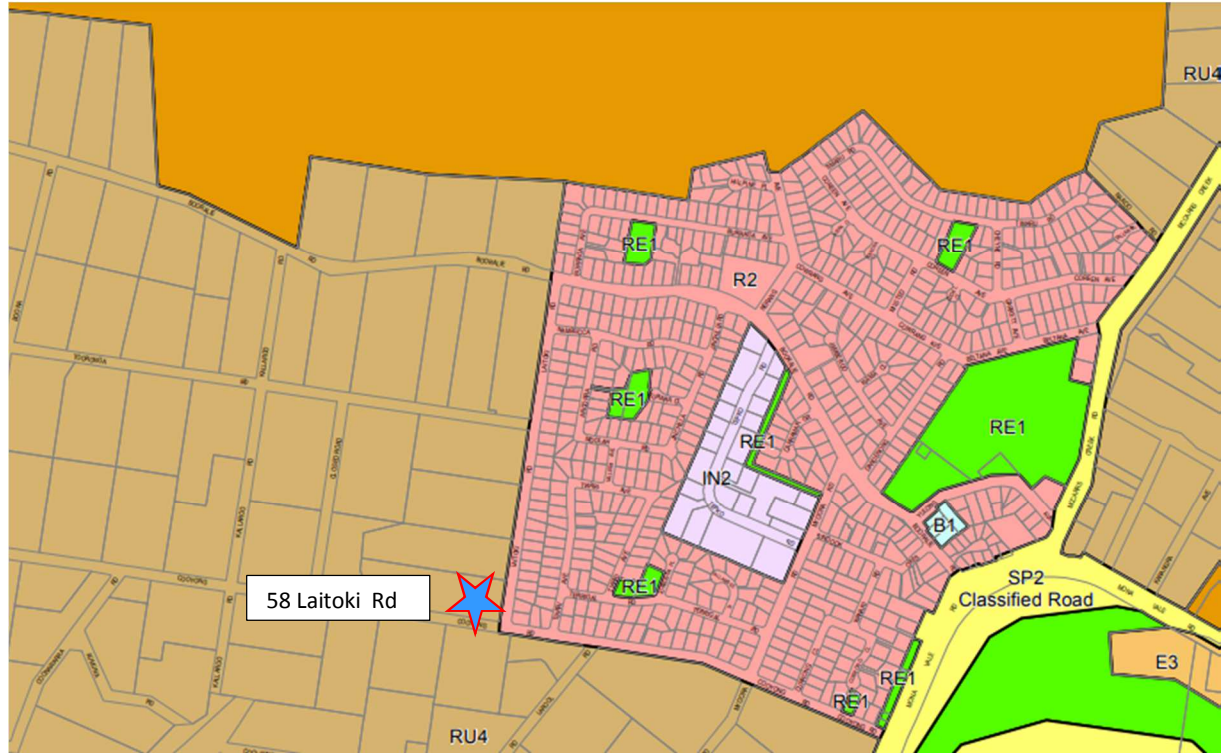


Figure 0.1: Warringah LEP 2011, Land Zoning Map - Sheet LZN\_006, Proposal site indicated

Source: Warringah LEP 2011

## Appendix B: Locality Maps

### Terrey Hills State Suburb

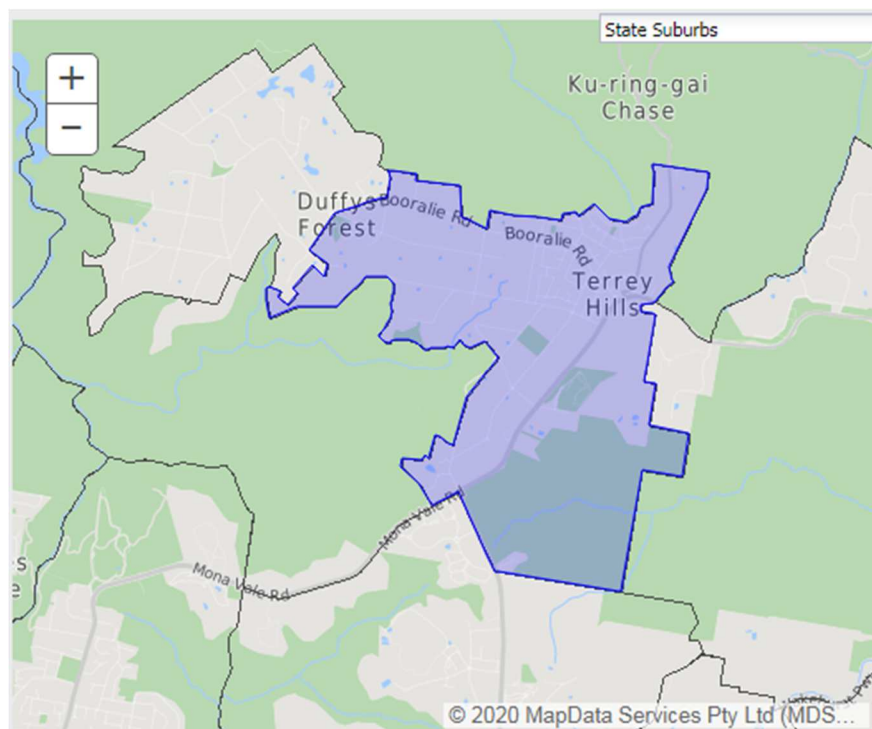


Figure 0.1: Terrey Hills State Suburb

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

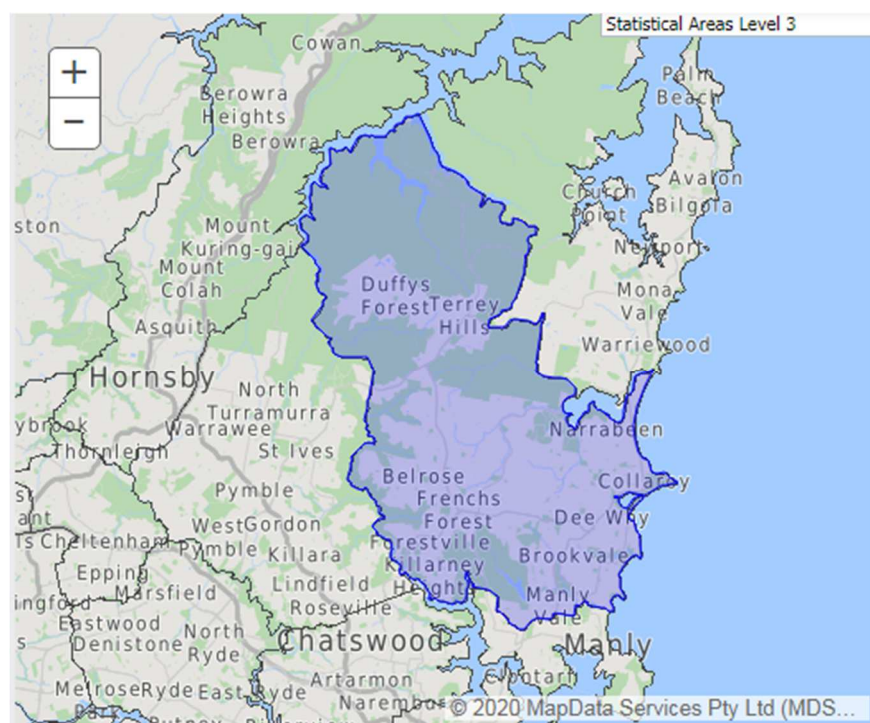


Figure 0.2: Warringah Statistical Area 3

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

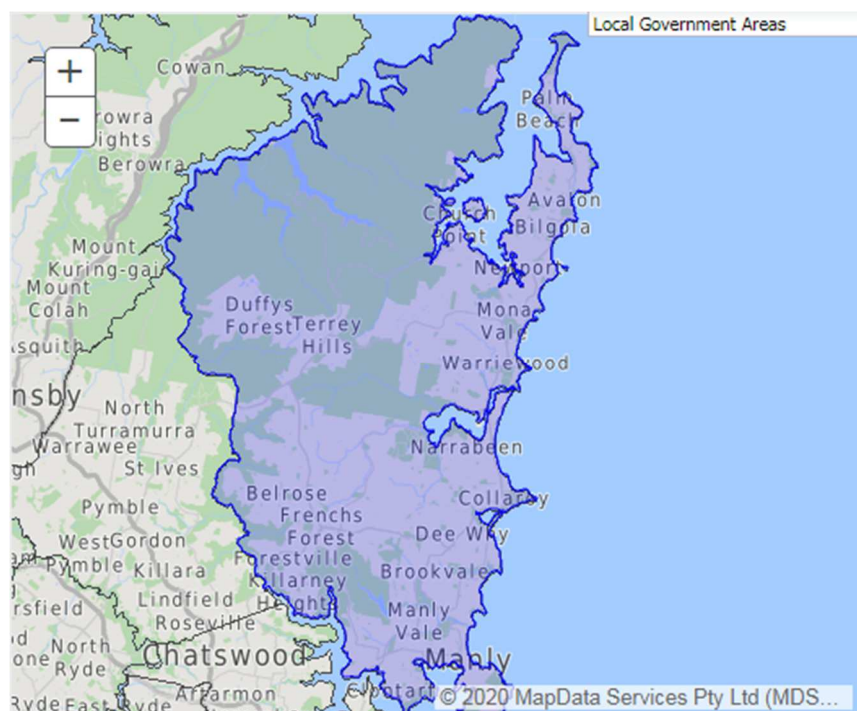


Figure 0.3: Northern Beaches Local Government Area

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

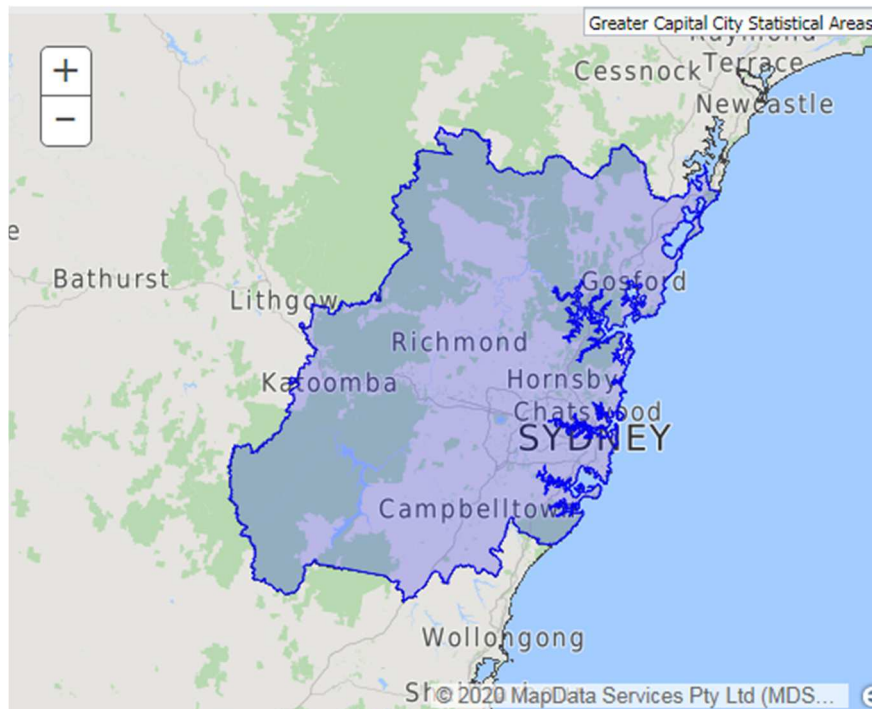


Figure 0.4: Greater Sydney Capital City Statistical Area

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 and Current Site Compatibility Certificates since 2016 (using NB LGA rates for ppl/dw & age profile)								
	Retirement village	119	6	27	46	37	116	110
Proposal (using NB LGA rates for ppl/dw & age profile)	Retirement village	55	3	12	21	17	54	51
	Nursing Home (new)	90	2	6	21	61	90	88
	Total (RV + NH)	145	5	18	42	78	144	139

		Total Pop	55-64 years	65-74 years	75-84 years	85+ years	Total 55+ years	Total 65+ years
<b>Cumulative (Existing &amp; Approved &amp; Current Site Compatibility Certificates + Proposal) (using NB LGA rates for ppl/dw &amp; age profile)</b>	Retirement Village	173	8	39	67	54	168	160
	Nursing Home (new)	90	2	6	21	61	90	88
	Total (RV + NH)	263	10	45	88	115	258	248
<b>Terrey Hills</b>	Population (PEP)	3,140	358	332	152	109	951	593
<b>Terrey Hills + Proposal</b>	(+ Proposal)	3,285	363	350	194	187	1,095	732
<b>Terrey Hills + Cumulative</b>	(+ Cumulative)	3,403	368	377	240	224	1,209	841
<b>Northern Beaches LGA</b>	Population (PEP)	251,314	27,955	21,806	12,810	6,871	69,442	41,487
<b>Northern Beaches LGA + Proposal</b>	(+ Proposal)	251,459	27,960	21,824	12,852	6,949	69,586	41,626
<b>Northern Beaches LGA + Cumulative</b>	(+ Cumulative)	251,577	27,965	21,851	12,898	6,986	69,700	41,735

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
<b>Terrey Hills Suburb</b>	Total Population (not incl 'not stated' need for assistance)	2,868	169	5.9%
<b>Northern Beaches LGA</b>	Total Population (not incl 'not stated' need for assistance)	235,831	9,177	3.9%



			# Need Assistance with Core Daily Activity	% Need Assistance with Core Daily Activity
	Retirement village	3,770	611	16.2%
	Nursing Home	1,423	1364	95.9%
Existing & Approved & Current Site Compatibility Certificates since 2016 (using NB LGA rates for ppl/dw & age profile)	Retirement Village		19	16.2%
Proposal (using NB LGA rates for ppl/dw & age profile)	Retirement village		9	16.2%
	Nursing Home (new)		86	95.9%
	Total (RV + NH)		95	
Cumulative (Existing & Approved & Current Site Compatibility Certificates + Proposal) (using NB LGA rates for ppl/dw & age profile)	Retirement Village		28	16.2%
	Nursing Home (new)		86	95.9%
	Total (RV + NH)		114	
Terrey Hills	Total Need Assistance (2016)		169	
Terrey Hills + Proposal	(+ Proposal)		264	
Terrey Hills + Cumulative	(+ Cumulative)		283	
Northern Beaches LGA	Total Need Assistance (2016)		9,177	
Northern Beaches LGA + Proposal	(+ Proposal)		9,272	
Northern Beaches LGA + Cumulative	(+ 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
<b>Terrey Hills</b>	#	13	218	126	138	148	133	145	180	185	202	143	145	82	165	206	2236
<b>Northern Beaches LGA</b>	#	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%
<b>Existing, Approved &amp; SCC</b>	Retirement village	0	2	2	8	19	27	19	12	10	8	4	1	1	2	1	119
<b>Proposed</b>	Retirement Village	0	1	1	4	9	13	9	6	4	4	2	1	1	1	1	55
	Nursing Home (new)	1	6	2	5	16	23	17	5	4	5	3	1	1	2	2	90
<b>Total Proposed</b>	RV + NH (new)	1	7	3	9	25	36	26	11	10	9	5	2	2	3	3	145
<b>Cumulative (Existing &amp; Approved + Proposed)</b>	Retirement Village	0	3	3	12	28	40	28	17	14	12	5	2	2	3	3	173
	Nursing Home	1	6	2	5	16	23	17	5	4	5	3	1	1	2	2	90
<b>Cumulative Total</b>	RV + NH	1	9	5	17	44	63	45	22	18	17	8	3	3	5	5	263
<b>Terrey Hills</b>		13	218	126	138	148	133	145	180	185	202	143	145	82	165	206	2236
<b>Terrey Hills + Proposal</b>		14	225	129	147	173	169	171	191	195	211	148	147	84	168	209	2381
<b>Terrey Hills + Cumulative</b>		14	227	131	155	192	196	190	202	203	219	151	148	85	170	211	2499



		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 LGA		702	15570	8409	9563	10862	12277	13089	13368	15439	17351	13170	12024	8693	16503	17694	199035
Northern Beaches + Proposal		703	15577	8412	9572	10887	12313	13115	13379	15449	17360	13175	12026	8695	16506	17697	199188
Northern Beaches + Cumulative		703	15579	8414	9580	10906	12340	13134	13390	15457	17368	13178	12027	8696	16508	17699	199306

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 (By Households)

		No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles	Total Estimated vehicles
Terrey Hills suburb	#	15	165	400	165	128	1,972
	%	1.7%	18.9%	45.8%	18.9%	14.7%	100.0%
	Retirement village	No data					
	Nursing Home	No data					
Northern Beaches LGA	#	5,894	31,115	34,185	9,893	4,989	149,120
	%	6.8%	36.1%	39.7%	11.5%	5.8%	100.0%
	Retirement village	32.4%	59.8%	6.6%	0.2%	1.0%	100.0%
	Nursing Home	No data					
Existing, Approved & SCC	Retirement village	34	62	7	0	1	80

		No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles	Total Estimated vehicles
<b>Proposed</b>	Retirement Village	16	29	3	0	0	35
	Nursing Home	N/A					
<b>Proposed Total</b>	RV + NH (new)	16	29	3	0	0	35
<b>Cumulative (Existing, Approved &amp; SCC + Proposed)</b>	Retirement Village	49	91	10	0	2	119
	Nursing Home	N/A					
<b>Cumulative Total</b>	RV + NH (new)	49	91	10	0	2	119
<b>Terrey Hills + Proposal</b>		31	194	403	165	128	2,007
<b>Terrey Hills + Cumulative</b>		64	256	410	165	130	2,091
<b>Northern Beaches + Proposal</b>		5,910	31,144	34,188	9,893	4,989	149,155
<b>Northern Beaches + Cumulative</b>		5,943	31,206	34,195	9,893	4,991	149,239

Source: ABS (2016) Census of Population and Housing