

Social Impact Comment:

SummitCare Residential Aged Care Facility
11-19 Frenchmans Road, Randwick



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This report has been prepared for
SummitCare

by

 **JUDITH STUBBS**
& ASSOCIATES

The Old Post Office
231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300
info@judithstubbs.com.au
www.judithstubbs.com.au

This Report has been prepared by:

Judith Stubbs BSW PhD MPIA

Colleen Lux BA MSc (Environmental Studies)

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Executive Summary

The proposal at 11-19 Frenchmans Road, Randwick NSW is for the redevelopment of an existing 94 bed residential aged care facility (RACF), SummitCare Randwick 'Frenchmans Lodge', with a new and expanded facility over four levels (two basement, ground floor and first floor) containing a 71 bed RACF (55 single bed rooms, 8 twin bed rooms) and 4 one-bedroom independent living units, basement parking, hairdresser/spa, gym, theatre, kitchen, staff room, café, multi-purpose room, dining area, outdoor balconies, reception and administration areas.

Judith Stubbs and Associates (JSA) were engaged by the Applicant to prepare a Social Impact Comment in accordance with Randwick City Council's *Social Impact Assessment Guidelines for Assessing Development Applications 2006* and *Development Application Guide 2017*.

This Social Impact Comment includes an overview of the proposal; assessment of the impacts of the proposal to population, housing, use of community and recreation services and facilities, safety and local economy and employment opportunities; and consideration of how the proposal responds to the local strategic planning context as set out in the Randwick City Council Local Strategic Planning Statement¹ and Housing Strategy².

Overview of the locality

The proposal is well-located on Frenchmans Road between Avoca Street and Clovelly Road in the Randwick suburb, in close proximity to a range of shops, services and public transport options.

The proportion of residents within 1km radius of the proposal site who are aged 65 and older and who need for assistance, are similar to the benchmark areas of Randwick suburb, Eastern Suburbs South SA3, Randwick LGA and Greater Sydney.

The proposal site is located in an area with low levels of relative disadvantage, based on high scores for Socio Economic Index for Australia (SEIFA) indices of Relative Disadvantage and Education and Occupation (ranking among the upper 20% of SA1s in Australia).

Overview of impacts of the proposal

The proposed development will result in the reduction of 23 RACF beds and the addition of four one bedroom apartments; an overall reduction of 15-19 bed spaces (depending on whether the one bedroom ILUs may be occupied by couples as well as singles) and the loss of two detached dwellings.

The proposal is estimated to result in a -0.08% decrease in the population of the Randwick suburb, a change that is not expected to impact services in the local area. The proposal will not significantly alter the dwelling mix in the locality.

¹ Randwick City Council (2020) Local Strategic Planning Statement - Vision 2040.

² Randwick City Council (2020) Housing Strategy – Vision 2040.

Despite the reduction of 23 Residential Care places from the existing facility, the proposal will not result in a shortfall for such accommodation in the locality (as per the national benchmark) to 2026 (Section 2.2.2).

The operator has advised that 20% of beds (14 beds) will be concessional, meeting the minimum supported ratio for South East Sydney Region of 19.5%. The operator has also advised that one of the four Independent Living Units (ILUs) will be designated as affordable, and offered for rent of \$380 per week (approximately an 80% discount for a median bedsitter/one-bedroom unit in the Randwick LGA).

As such, the development will provide affordable RACF accommodation (based on the means test) to 14 low income and/or asset poor people and one unit of rental accommodation that would be affordable to some low income households and moderate income households only as per benchmarks for Greater Sydney.

The quality of housing and the facility will be an improvement to the existing facility, as the facility will be newly constructed and will be purpose built to better cater to the needs of residents and include a range of enhanced on-site services and facilities for residents.

The provision of services within the new facility will be a public benefit to the extent that residents in the locality, who are currently users of community based services, enter the facility.

The proposal responds to the Randwick City Council LSPS and Housing Strategy through the provision of an accessible, well-located and well-designed facility that will meet the needs of the local ageing population and provision of some affordable accommodation (14 supported resident RACF beds and one ILU) for very low, low and moderate income households.

Proposed mitigations of negative impacts or enhancement of positive impacts

Overall, the development will make a positive contribution in the areas of housing supply, quality, mix, accessibility and affordability. The redevelopment of the existing facility will improve indoor and outdoor amenity for residents. Importantly, the development enables older people with higher support needs to age in place within their community to the extent that residents of the facility come from those living in the locality.

It is recommended that, to the extent possible, local people (existing residents of the LGA) be prioritised for access to the concessional beds and the designated affordable ILU to assist people on very low, low and moderate incomes to remain in the local area as they age and care needs increase.

1 The proposal

The proposal site is 11-19 Frenchmans Road, Randwick NSW.

The proposal is for the redevelopment of an existing 94 bed residential aged care facility (RACF), SummitCare Randwick 'Frenchmans Lodge', with a new and expanded facility over four levels (two basement, ground floor and first floor) containing a 71 bed RACF (55 single bed rooms, 8 twin bed rooms) and 4 one-bedroom independent living units, basement parking, hairdresser/spa, gym, theatre, kitchen, staff room, café, multi-purpose room, dining area, outdoor balconies, reception and administration areas.



Figure 1.1: Existing SummitCare RACF at 15 Frenchmans Road, Randwick

Source: JSA, 2020

1.1 Proposal site and adjoining properties

The existing facility is surrounded by residential properties on Frenchmans Road and to the rear off McLennan Avenue. The proposal will expand the footprint of the existing facility to include 11 and 19 Frenchmans Road, which are currently occupied by single storey detached dwellings.

There does not appear to be a significant height difference between the existing three storey facility (ground, first and second levels) and the proposal which is four storeys including two basement levels. As such, the proposal is unlikely to result in amenity impacts of adjoining neighbours in terms of overlooking.



Figure 1.2: Single storey dwelling at 11 Frenchmans Road, Randwick

Source: JSA, 2020



Figure 1.3: Single storey dwelling at 19 Frenchmans Road, Randwick

Source: JSA, 2020



Figure 1.4: Adjacent property at rear, 25 McLennan Avenue

Source: JSA, 2020



Figure 1.5: Adjacent property at rear, 27 McLennan Avenue

Source: JSA, 2020

1.2 Proposal site and the locality

The proposal site is located on the busy four-lane Frenchmans Road between Avoca Street and Clovelly Road in the Randwick suburb. JSA undertook a site visit of immediate locality of the proposal on the afternoon of 29 January 2020. Actual walking distance measurements were taken with a Bosch Professional GWM 32 trundle wheel.

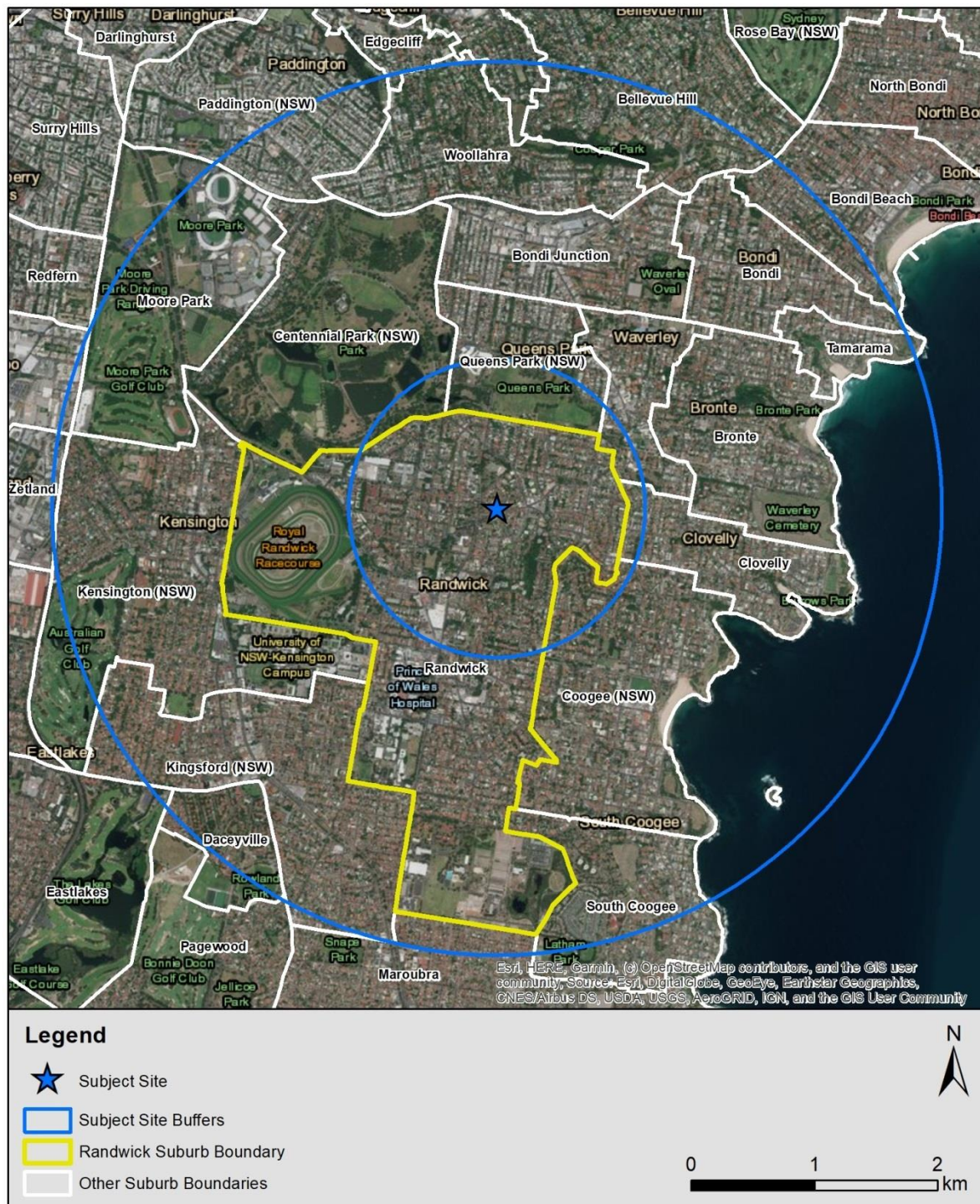


Figure 1.6: Proposal site in context of Randwick Suburb, 1km and 3km buffers

Source: JSA, 2020

1.2.1 Older age profile, need for assistance & SEIFA

The proportion of residents aged 65 and older in the local area, within 1km radius of the proposal site, is very similar to the benchmark areas (Randwick suburb, Eastern Suburbs South SA3, Randwick LGA and Greater Sydney) albeit with a slightly larger proportion of residents aged 85 years or older. The need for assistance in the local area is also very similar to the benchmark areas, and below the Greater Sydney average.

The proposal site is located within an area with high scores for both Socio Economic Index for Australia (SEIFA) indices of Relative Disadvantage and Education and Occupation (ranking among the upper 20% of SA1s in Australia). The high Education and Occupation score indicates relatively higher education and occupation status of people in the area in general, while the high Index of Relative Disadvantage score indicates a relative lack of disadvantage in the area in general. See **Appendix B** for more detail and mapping.

1.2.2 Public transport

The proposal site is located in close proximity to multiple high frequency bus services operating along Frenchmans Road providing access to shopping and services in Bondi Junction and Sydney CBD and railway stations (Bondi Junction and Mascot Station). Nearest bus stops to the proposal site (walking distances to SummitCare Randwick entrance gate) include:

- Avoca St at Frenchmans Rd (Stop ID: 203156), 132 metres, provides access to bus route 357 to Mascot Station.
- Frenchmans Rd at Clovelly Rd (Stop ID: 203157), 153 metres, access to bus routes 314, 316, 317, 348, 400, 400N to Bondi Junction.
- Frenchmans Rd at Avoca St (Stop ID: 2031130), 163 metres, access to routes 314, 316 & 317 to Pagewood, Coogee, Eastgardens.
- Frenchmans Rd at Clovelly Rd (Stop ID: 2031129), access to routes 314, 316, 317, 348, 400, 400N to Pagewood, Coogee, Eastgardens, International Airport, Wolli Creek.
- Clovelly Rd opp McLennan Ave (Stop ID: 203163), access to routes 338, 339 to Clovelly Beach.
- Clovelly Rd at Frenchmans Rd (Stop ID: 2031103), access to routes 338, 339 to City including Railway Square, Gresham Street and City Museum.

Access to these bus stops is good, as there is concrete footpath from the existing pedestrian entry to the facility. It is noted that Frenchmans Road slopes downhill to the east to the shops located between Clovelly Road and Searle Avenue. These gradients were not measured.



Figure 1.7: Footpath along Frenchmans Road from SummitCare entrance

Source: JSA, 2020

The map below shows the proximity of the site to these bus stops.

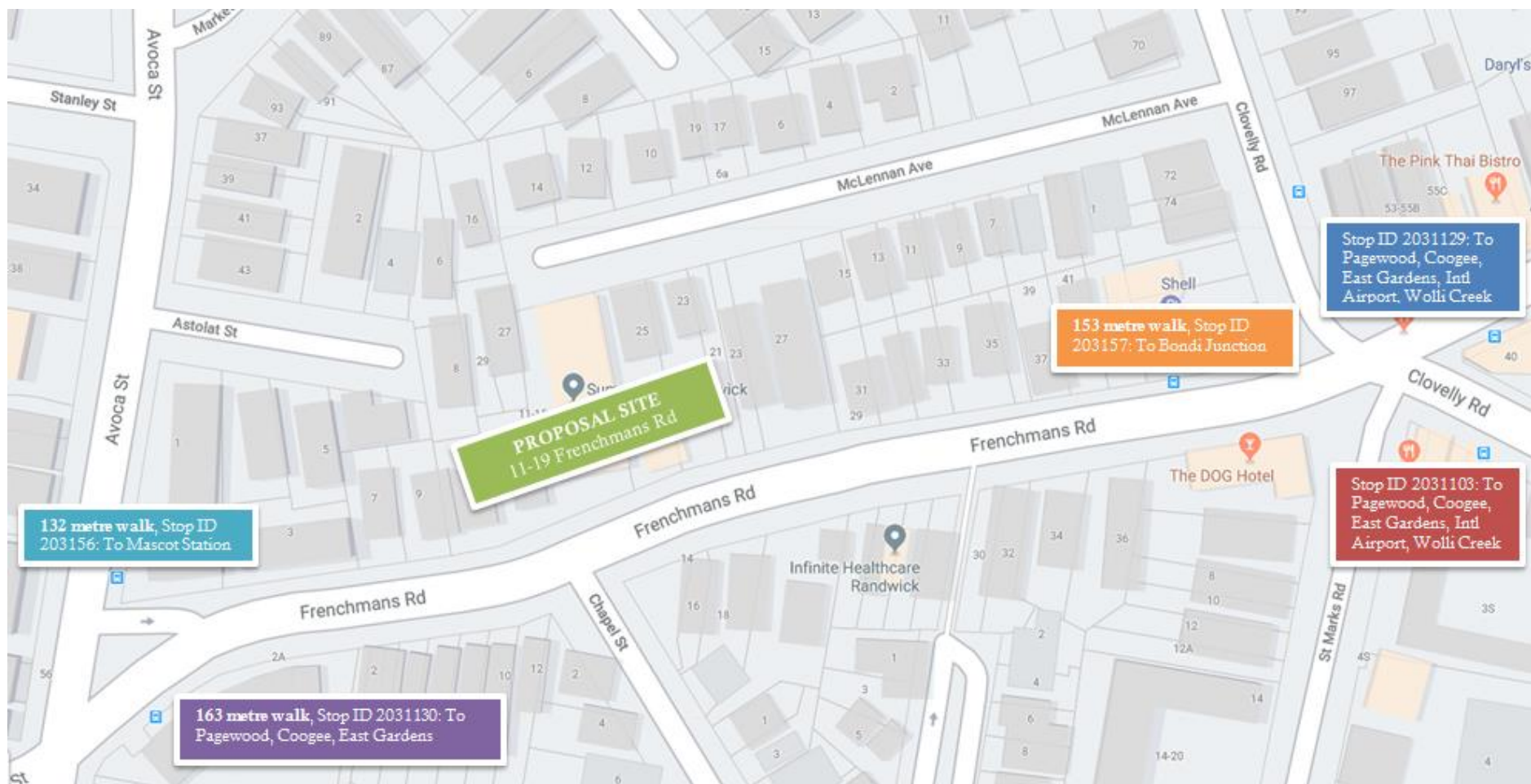


Figure 1.8: Walking distances to nearest bus stops to proposal site, 11-19 Frenchmans Road Randwick

Source: JSA, 2020

1.2.3 Shops and services

A range of shops and services are located along Frenchmans Road between Clovelly Road and Searle Avenue including restaurants and cafes, newsagency, pharmacy, accountant and take away food outlets. The nearest fresh food and grocery store is QE Foodstore, a 332 metre walk from the existing SummitCare entrance gate.



Figure 1.9: QE Foodstore, 1/62 Frenchmans Road, Randwick

Source: JSA, 2020

Extensive shops and facilities are also available in Randwick along Avoca Street and Cook Street, including the Royal Randwick Shopping Centre which is approximately 1km from the proposed development. Shops and services include Australia Post, chemists, banking outlets, grocery stores, take away food outlets, cafes, hair dressers and barbers, Randwick City Council library, newagency, Royal Randwick Medical Centre and much more.³

Multiple buses from stop #2031130 at the corner of Frenchmans and Avoca, a 163 metre walk from the proposal site, leaving every few minutes throughout the day provides access to a seven minute bus ride to the Alison Rd at Greenstead Lane bus stop at the Royal Randwick Shopping Centre (Stop ID 2031111).⁴

³ <https://www.royalrandwick.com.au/stores>, accessed 06/02/2020.

⁴ Bus routes 314, 316, 317, 357 all options to reach Royal Randwick Shopping Centre from this bus stop. Transport NSW, Trip Planner, <https://transportnsw.info/>, accessed 06/02/2020.

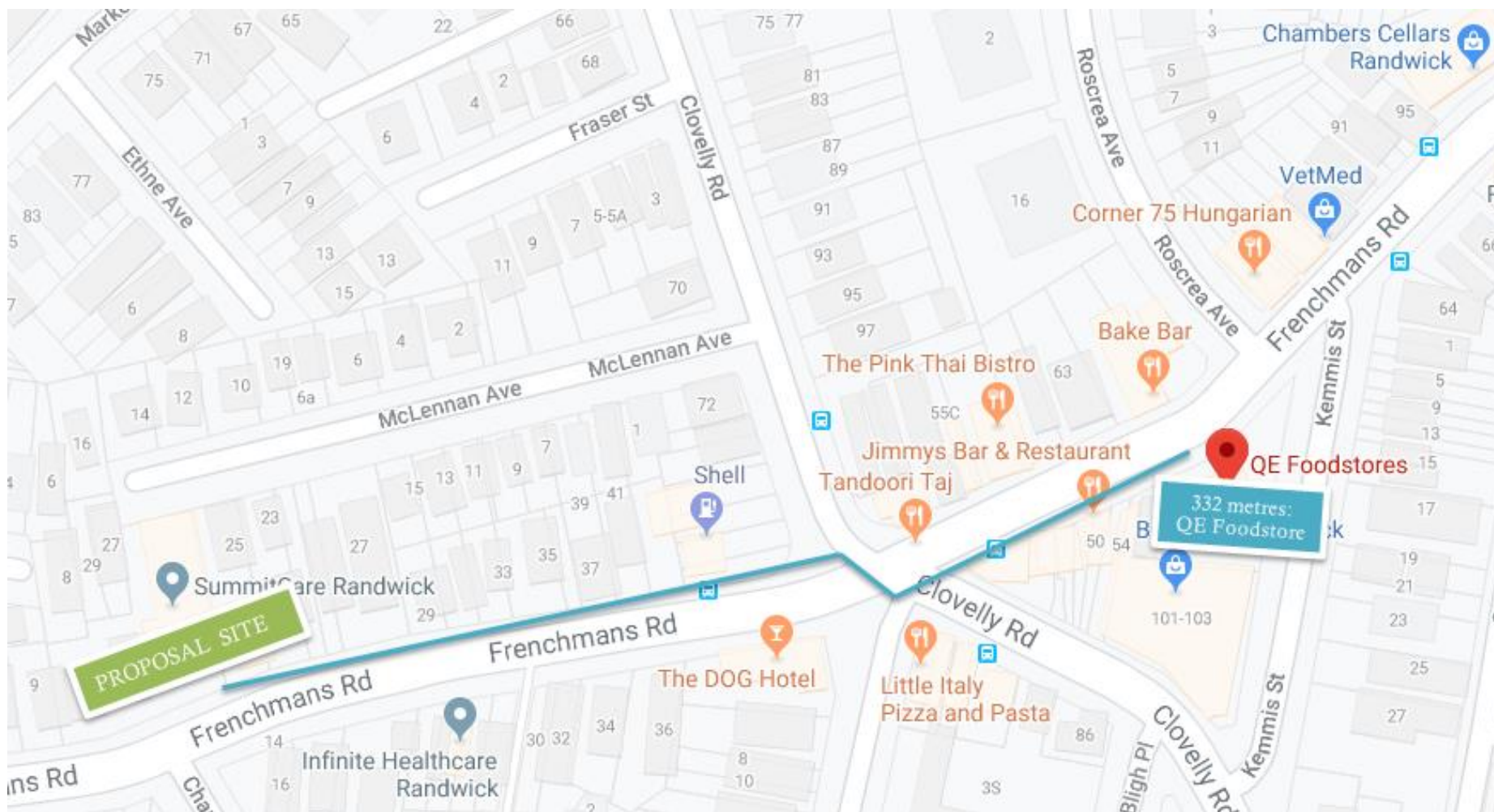


Figure 1.10: Shops and services on Frenchmans Road, Randwick

Source: JSA, 2020

1.2.4 Recreation and Open space

The nearest entrance to the Centennial Parklands and Queens Park is located at the corner of Daly Road and York Road, approximately 850 metres from the proposal site. Outdoor space will be provided as part of the development. As the facility is not in close proximity to quality open space, it will be important that the amenity of the outdoor space on site is of high quality.

The proposal site is located relatively close, 457 metres walking distance, to the entrance of the Randwick Bowling Club off The Avenue.



Figure 1.11: Randwick Bowling Club

Source: JSA, 2020

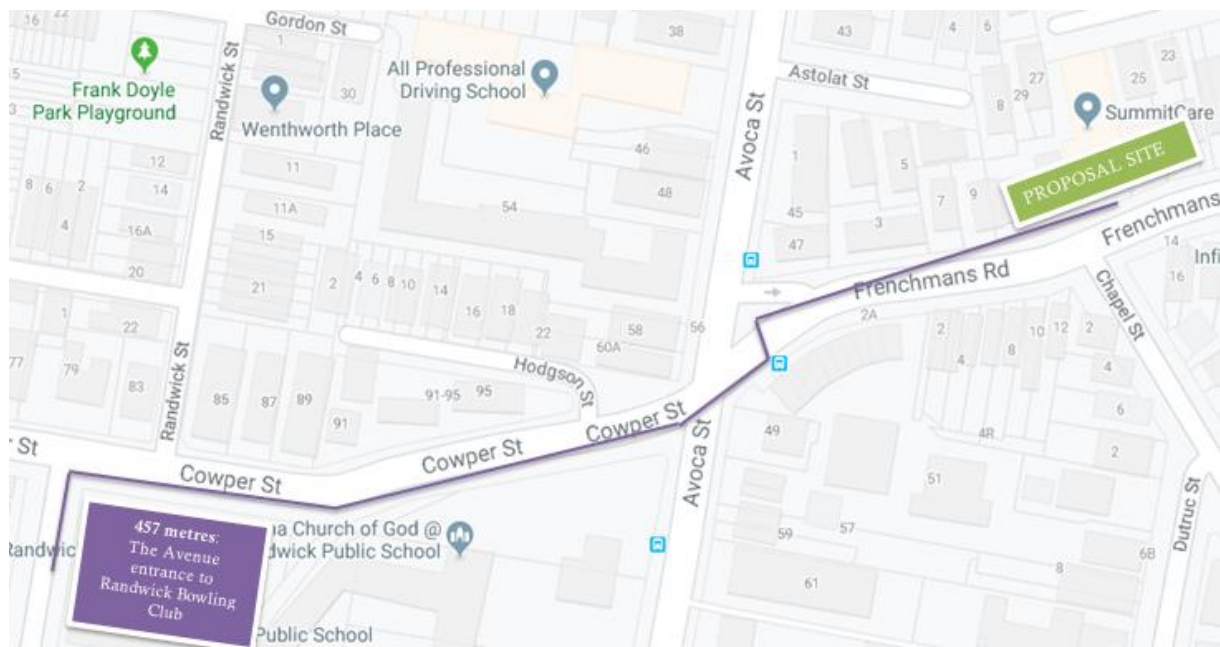


Figure 1.12: Walking route from proposal site to Randwick Bowling Club entrance

Source: JSA, 2020

2 Impacts of the proposal

2.1 Population

The proposed development will result in the reduction of 23 RACF beds and the addition of four one bedroom apartments; an overall reduction of 15-19 bed spaces (depending on whether the one bedroom suites may be occupied by couples as well as singles) and the loss of two detached dwellings.

At the 2016 Census, there were 1.48 people per one bedroom apartment, 2.13 people per two bedroom apartment and 2.79 people per three bedroom apartment in the Randwick LGA and 3.15 people per separate house,⁵ with 8.0% of private dwellings unoccupied.⁶

Using this data, the population of the development is estimated at 77 people $((1.48 \times 4) + 71)$ assuming full capacity of the RACF beds; a reduction of 17 people from full capacity of the 94 beds⁷ in the existing facility. The loss of the two detached houses will mean a further reduction in population of 6 people.

In 2016 the population of Randwick suburb was 29,986 (place of usual residence), so the change to population from the proposal is a -0.08% decrease.

The redevelopment and resultant change to the existing population will not impact services in the local area.

2.2 Housing

2.2.1 Quality

The quality of housing and the facility will be an improvement to the existing facility, as the facility will be newly constructed and will be purpose built to better cater to the needs of seniors.

A range of enhanced services and facilities for residents will be provided on site. Compared to the existing facility, all rooms will have their own ensuite bathroom facilities.

Outdoor space will be provided as part of the development. Some of the rooms will have private balconies. Lounge and dining areas will have common external terraces. Ground level gardens will also be for common use, as well as a rooftop garden that will be provided as common open space for supervised activity.⁸

⁵ Australian Bureau of Statistics (2016) Census of Population and Housing, Table Builder Pro.

⁶ Australian Bureau of Statistics (2016) Census of Population and Housing, Quick Stats, <https://quickstats.censusdata.abs.gov.au/>, accessed 28 January 2020.

⁷ SummitCare Randwick Accommodation Pricing information, <https://www.summitcare.com.au/sites/default/files/field-downloads-resources/centre/SC%20Accommodation%20Pricing%20R%20JAN%202020.pdf>, accessed 06/02/2020.

⁸ Information provided to JSA by the Applicant via email, 29 May 2020.

The provision of services within the new facility will be a public benefit to the extent that residents in the locality, who are currently users of community based services, enter the facility.

2.2.2 Mix of dwelling types & Residential Care places

The proposal will not significantly alter the dwelling mix in the locality.

At the 2016 Census, 67.5% of dwellings in Randwick Suburb were flats and apartments, compared to 55.8% for Randwick LGA and 28.1% for Greater Sydney, showing an oversupply of apartments in the locality.⁹

With regard to the provision of aged care places, successive governments have been working towards achieving a national provision level of 125 places for every 1,000 people aged 70 years or over, by 2021-22. This is known as the aged care provision ratio and comprises **78 residential care places**, 45 home care places¹⁰ and 2 restorative care places (including transition care and short-term restorative care places).¹¹

The most recent Aged Care Approval Round (2018/19) established a six level categorisation to prioritise the distribution and targeting of places ranging from Category 1 (highest priority) to Category 6 (lowest priority). The six levels takes into account a range of factors including the priority for regional, rural and remote applications, current levels of service provision including progress against the national target aged care provision ratio and unmet needs in residential care.¹²

The **Eastern Suburbs South SA3** was identified as a **Category 6 (lowest priority)** area.¹³

The Department of Health publishes aged care data sheets for all SA3s in Australia. At 30 June 2017, Eastern Suburbs South SA3¹⁴ was reported to contain 1,505 allocated and 1,174 operational Residential Care places.¹⁵ In 2016, the residential population of the Eastern Suburbs South SA3 was 140,651, including 9.6% aged 70 or over (n=13,470).¹⁶

Using this data, the rate of provision of Residential Care places in Eastern Suburbs-South SA3 is calculated at **112 allocated places per 1,000 people aged 70 or over** (and 87 operational places

⁹ Australian Bureau of Statistics (2016) Census of Population and Housing, Quick Stats, <https://quickstats.censusdata.abs.gov.au/>, accessed 28 January 2020.

¹⁰ Department of Health 2018-19 Aged Care Approval Round Following the Increasing Choices changes on 27 February 2017, places for the Home Care Packages Program are now assigned to consumers and not to services. Correspondingly, places data for the Home Care Packages Program are no longer captured.

¹¹ Australian Government Department of Health, 2018-19 Aged Care Approval Round: Essential Guide, Pg 10.

¹² Australian Government Department of Health, 2018-19 Aged Care Approval Round: Essential Guide, Pg 12.

¹³ 2018-19 ACAR - Targeting of Residential Aged Care Places by State/Territory, SA3, Category, SNGs and KIs, accessed online <https://www.health.gov.au/resources/publications/2018-19-aged-care-approvals-round-acar-targeting-of-residential-aged-care-places>.

¹⁴ See Appendix A for locality geography maps, it is noted that the Eastern Suburbs South SA3 and Randwick LGA have very similar but not identical geographies.

¹⁵ Department of Health, 2018-19 Aged Care Approvals Round — NSW - Eastern Suburbs - South SA3, provided by the ACAR via email request 29/01/2020 as a 'historical resource' as SA3 snapshots for the ACAR will be updated and published in March 2020 as part of the 2020 ACAR.

¹⁶ ABS 3218.0 Regional Population Growth, Australia.

per 1,000 people aged 70 or over), exceeding the national target of 78 allocated residential care places per 1,000 people aged 70 or over by a total of 458 places.¹⁷

Population projections for NSW are provided by the Department of Planning, Industry and Environment. The population of Randwick LGA aged 70 and over is projected to increase by 3,997 between 2016 and 2026 (13,851 to 17,848).¹⁸

This projected increase in the population aged 70 and over to 2026 in the Randwick LGA will create demand for an additional 278 allocated Residential Care places by 2026 to maintain the national benchmark of 78 allocated Residential Care places per 1,000 people aged 70 or over (using the DPIE 2016 population figures given for Randwick LGA).

As such, it can be concluded that the reduction of 23 Residential Care places from the existing to the proposed facility will not result in a shortfall for such accommodation in the locality (as per the national benchmark) to 2026.

2.2.3 Accessibility

It is understood that the proposed building will be designed to comply with the relevant access provisions of the Building Code of Australia 2019 and provide easy access and useable areas in accordance with the Disability Discrimination Act.

Plans show that one accessible car space will be provided at basement level.

2.2.4 Affordability

Payment for residential aged care services consists of three charges:

- a basic daily fee set at 85% of the single aged care pension and payable by all residents;
- an accommodation payment payable either by lump sum, daily payments or a combination of both. This payment is supported by the Federal Government, based on a means test. People with income of less than \$27,460 per week and assets of less than \$49,500 receive a full subsidy, while those with assets of greater than \$169,079.20 or income of \$69,430, (or combination) receive no subsidy.¹⁹ When the payment is by lump sum it is refundable subject to agreed deductions. Where it is a daily payment, it is similar to a rental payment;
- a means tested care fee, which is an additional fee payable by those above the asset or income thresholds.

All aged care services, whether or not they are certified, are required to meet the supported resident ratio - formerly known as the concessional resident ratio - which applies to their region.

¹⁷ ACAR 2018-19, Key Program Data as at 30 June 2017 - 1,505 allocated and 1,174 operational residential care places in in Eastern Suburbs South SA3.

¹⁸ NSW DPIE, ASGS (2019) Population, Household and Implied Dwelling Projections by LGA, Table: LGA projected population by Sex and 5 year Age Group (2 digit to 85+), accessed online <https://www.planning.nsw.gov.au/Research-and-Demography/Population-projections/Projections>, 04/02/2020.

¹⁹ <https://www.myagedcare.gov.au/aged-care-home-costs-and-fees>, accessed 07/02/2020.

Sanctions may be applied to those services that do not meet the required ratio. Exceptions to the requirement are homes that provide only extra service or the distinct part of a home that provides extra service. Assisted, concessional, low-means care and supported residents count towards the supported resident ratio.²⁰

The minimum supported ratio for **South East Sydney** is **19.5%**²¹, meaning that as a minimum 14 beds (assuming no extra service beds are provided) will be available as supported accommodation. We are advised by the operator that **20% of beds (14 beds) will be concessional**. Hence, the development will provide affordable RACF accommodation (based on the means test) to a minimum of 14 low income and/or asset poor people.

For those people above the asset or income threshold, using the existing SummitCare Randwick Accommodation Pricing as a guide, the maximum Refundable Accommodation Deposit payable for a single room is \$445,000 and a twin room is \$395,000, with a maximum Daily Accommodation Payment of \$59.86 for a single room and \$53.13 for a twin room (\$419.02 and \$371.91 per week). These maximum DAP levels, would be affordable to all moderate income and some low income households as per the Greater Sydney benchmark (**Appendix C**).²²

We have been advised that one of the four Independent Living Unit (ILUs) will be designated as affordable and offered for rent of \$380 per week.²³ The median weekly rent for a bedsitter and one bedroom in Randwick LGA is \$480²⁴, which would be affordable to some moderate income households. The estimated rate for this ILU of \$380, approximately an 80% market discount, would be affordable to some low income households and moderate income households only as per benchmarks for Greater Sydney.

Due to the government subsidy to those with limited incomes and assets, the availability of supported beds and the designation of one of the four ILUs as affordable, the development will provide affordable accommodation (14 RACF bed spaces and one ILU) to some very low, low and moderate income single person households.

It is recommended that local people (existing residents of the LGA) be prioritised for access to the concessional beds and the designated affordable ILU to assist people on very low, low and moderate incomes to remain in the local area as they age.

²⁰ Department of Health, Responsibilities of residential aged care providers, Supported Resident Ratios, accessed online 02/06/2020 <https://www.health.gov.au/initiatives-and-programs/residential-aged-care/responsibilities-of-residential-aged-care-providers>

²¹ Department of Health, Responsibilities of residential aged care providers, Supported Resident Ratios, accessed online 02/06/2020 at <https://www.health.gov.au/initiatives-and-programs/residential-aged-care/responsibilities-of-residential-aged-care-providers>

²² Affordable rental benchmarks for Greater Sydney adjusted for the September Quarter 2019 are: <\$277 per week for a very low income household (total weekly household income <\$923 per week), \$278-\$443 per week for a low income household (total weekly household income \$924-\$1,477 per week, \$444-665 per week for a moderate income household (total weekly household income \$1,478-\$2,215 per week). JSA, 2019 based on data from ABS (2016) Census and ABS (2019) Consumer Price Index.

²³ Information provided to JSA by the Applicant via email, 29 May 2020.

²⁴ Department of Communities and Justice, Quarterly Rent Statistics, September Quarter 2019, Randwick LGA, Flats and Units, Bedsitter and One bedroom median \$480, accessed 07/02/2020 https://public.tableau.com/profile/facs.statistics#!/vizhome/Rentandsales_15565127794310/Rent.

2.2.5 Response to the Local Strategic Planning Statement and Housing Strategy

The Randwick City Local Strategic Planning Statement (LSPS) provides the framework for land use planning and decision making in the LGA to 2040. The Randwick LSPS sets projected demographic trends and implications for land use planning, particularly housing demand and delivery across the city. The Randwick City Housing Strategy responds to the 20 year vision for land use planning for the LGA as set out in the LSPS, and establishes the strategic framework for residential growth.²⁵

The Randwick LSPS was finalised and officially published on the NSW Planning Portal in March 2020.²⁶ As at June 2020, Randwick City Council had endorsed its Housing Strategy to be submitted to the Department of Planning, Industry and Environment for endorsement.

The Randwick City Housing Strategy provides a housing vision for the LGA,

“Housing in our City will meet the housing needs of our diverse community by providing a mix of housing types and sizes located in and around our town centres and suburbs. New housing will be of a high quality design and contribute to our desired future character. Affordable housing will be delivered to cater to the specific housing needs of lower to middle income residents.”²⁷

The aged population of Randwick City is projected to increase by 2036, in line with national trends. The Housing Strategy reports that people aged 85+ and 75-84 are forecast to grow significantly between 2016 and 2036, accounting for increases of 74% and 67% respectively.²⁸

Planning Priority 1 of the LSPS is to provide diverse housing options close to employment, services and facilities. The LSPS identifies that to meet the needs of its growing aged population, housing will need to be accessible, well designed, close to services and located in areas free from the hazards of bushfire, sea level rise and erosion.²⁹ The Housing Strategy reinforces these needs and notes that Council will ensure that new housing stock is adaptable and suitable for its growing aged population through the provision of adaptable housing, smaller housing types and retirement villages and care facilities that provide critical care for Randwick City’s older population and allows residents to ‘age in place’.³⁰

The proposal is located in an accessible area, close to services and transport. The proposal is a redevelopment of an existing RACF, with improvements in design that will enhance amenity for residents.

Planning Priority 2 of the LSPS is to ‘increase the supply of affordable rental housing stock to retain and strengthen our local community’. Along with a suite measures to deliver more

²⁵ Randwick City Council (2020) Housing Strategy – Vision 2040, Pg 4.

²⁶ Randwick City Council (2020) Local Strategic Planning Statement - Vision 2040.

²⁷ Randwick City Council (2020) Housing Strategy – Vision 2040, Pg 11.

²⁸ Randwick City Council (2020) Housing Strategy – Vision 2040, Pg 30.

²⁹ Randwick City Council (2020) Local Strategic Planning Statement - Vision 2040, Pg 26.

³⁰ Randwick City Council (2020) Housing Strategy – Vision 2040, Pg 30.

affordable rental housing through the LGA, Council notes that more affordable rental housing is required to allow people to stay in the community as they move through different life stages.³¹

The proposal provides the amount of supported resident RACF beds as per the ratio required for the South East Sydney region.³² The proposal will also designate one of the four ILUs as affordable with an estimated rent approximately 80% of local market median, which would be affordable to some low income and moderate income households as per the Greater Sydney benchmark.

Through the provision of supported resident RACF beds and the one designated affordable ILU, the development will provide affordable accommodation to some very low, low and moderate income households, ideally from the local area allowing them to remain in the community as they age.

2.2.6 Proposed mitigations of negative impacts or enhancement of positive impacts

Overall, the development will make a positive contribution in the areas of housing supply, quality, mix, accessibility and affordability. The redevelopment of the existing facility will improve indoor and outdoor amenity for residents. Importantly, the development enables older people with higher support needs to age in place within their community to the extent that residents of the facility come from those living in the locality.

The availability of subsidised places means that some lower income people seeking residential care will not be displaced from the locality. We are advised that 20% of beds (14 beds) will be for supported residents and one of the four ILUs will be designated as affordable and offered at approximately 80% of market rent at \$380 per week, making it affordable for some low income households and moderate income households as per Greater Sydney benchmark.

The proposal responds to Planning Priority 1 (provide diverse housing options close to employment, services and facilities) and 2 (increase the supply of affordable rental housing stock to retain and strengthen our local community) of the Randwick City Council Local Strategic Planning Statement and the Housing Strategy's Priority 2 (diverse housing to meet the needs of our community) through the provision of housing that is accessible, well designed, close to services and allows residents to 'age in place' including through the provision of retirement villages and care facilities that provide critical care for Randwick City's older population.

³¹ Randwick City Council (2020) Local Strategic Planning Statement – Vision 2040, Pg 28.

³² <https://www.health.gov.au/initiatives-and-programs/residential-aged-care/responsibilities-of-residential-aged-care-providers>, accessed 02/06/2020.

2.3 Use of community and recreation services & facilities

The proposal is estimated to decrease the population of Randwick Suburb by 23 people, thereby reducing the demand on community and recreation services and facilities.

The redevelopment of the existing facility will provide enhanced on-site services and facilities including café, hair dresser/spa, theatre/multi-purpose activity room, theatre, kitchen and outdoor balconies and open spaces.

2.3.1 Proposed mitigations of negative impacts or enhancement of positive impacts

Enhanced services will be provided within the new facility.

2.4 Safety

The design has been reviewed with regard to Crime Prevention Through Environmental Design (CPTED) principles.

2.4.1 Surveillance

A reception desk is provided overlooking the main entrance to the residential aged care facility. Security Cameras will be provided to the front entrance and access points to the building with 24 hour security surveillance. The facility will be staffed at all times, providing additional surveillance. Outdoor open space is overlooked by residential units and by apartments, and the complex itself is sited on a major road, with high volumes of passing traffic.

2.4.2 Access Control

Secure fencing will be provided to outdoor space, and access from dwellings to the outdoor space will be available. Parking areas will be boom gate operated during the day with roller shutters at night.

2.4.3 Territorial Reinforcement

A secure boundary fence will be provided to the perimeter of the site.

2.4.4 Space Management/Maintenance

The operator will have a program in place to manage and maintain space.

2.4.5 Local crime context

A review of the most recent NSW Bureau of Crime Statistics and Research (BOCSAR) crime hotspot maps for local area³³ show that the proposal site is located within a:

- High density hotspot for theft - break and enter dwelling and theft – steal from dwelling; and
- Medium density hotspot for theft – steal from motor vehicle and malicious damage to property.

The area is not located within a high, medium or low density hotspot for assault domestic, assault non-domestic, robbery, theft – break and enter non-dwelling, theft motor vehicle or theft steal from person.

Overall, the location of the existing and proposed facility is a relatively low crime environment. Crime is not expected to be problematic for the proposal within this context considering the type of use (which is an existing use) and the target group.

2.5 Local economy and employment opportunities

There will be employment associated with the redevelopment of the facility during the construction period. The quantum of employment has not been estimated.

The operation of the RACF is expected to employ 16 Full Time Equivalent workers including administrative, care staff, cleaning services and landscape maintenance. Many of these jobs will provide employment opportunities for lower skilled people. This is a significant benefit of the proposal.

³³ NSW Bureau of Crime Statistics and Research (BoCSAR), NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, Incidents from October 2018 to September 2019, Randwick suburb, accessed 04 February 2020.

Appendix A: Geographies

Randwick Suburb

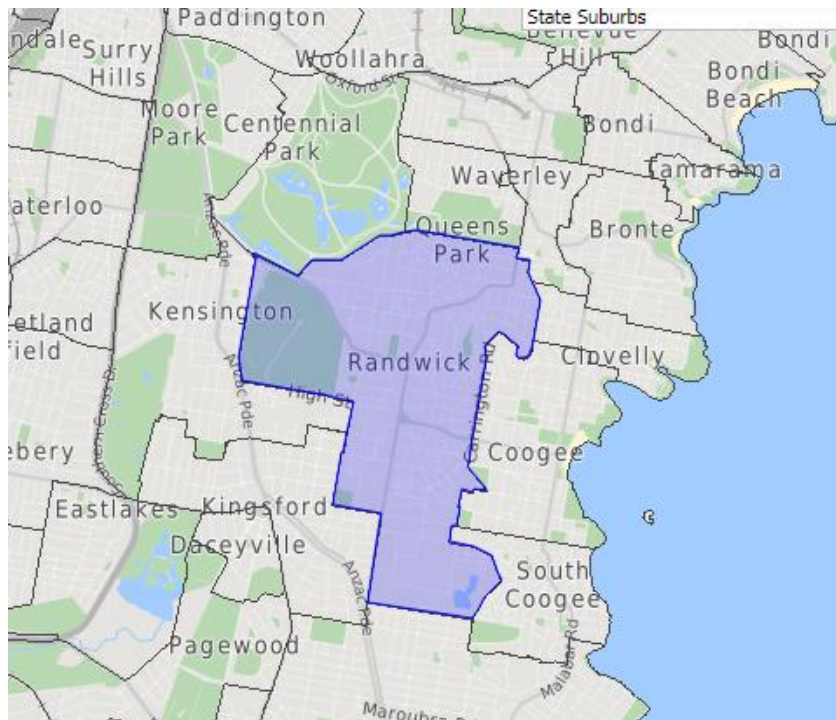


Figure 0.1: Randwick State Suburb

Source: ABS, 2016

Randwick LGA

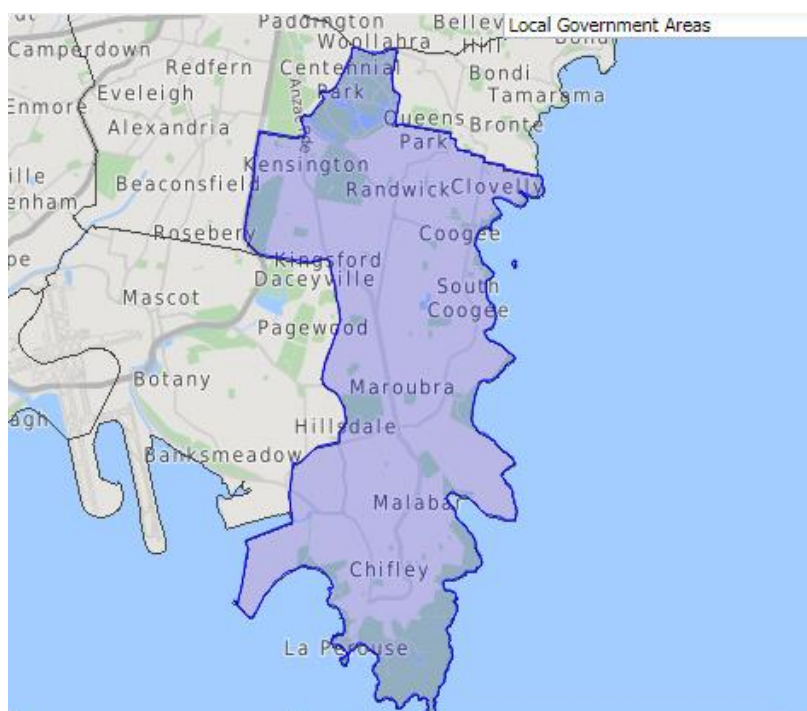


Figure 0.2: Randwick LGA

Source: ABS, 2016

Eastern Suburbs South – SA3

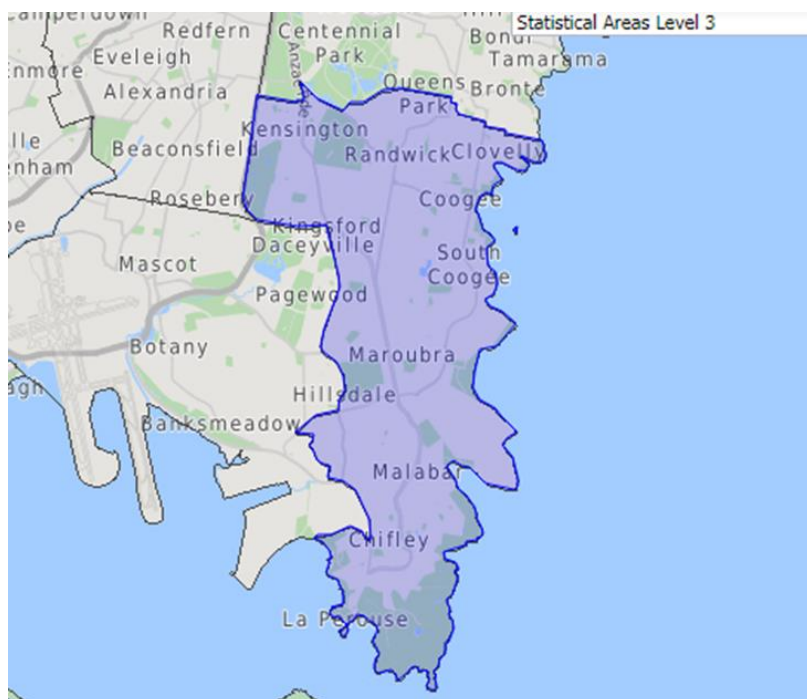


Figure 0.3: Eastern Suburbs South – Statistical Area 3

Source: ABS, 2016

Greater Sydney

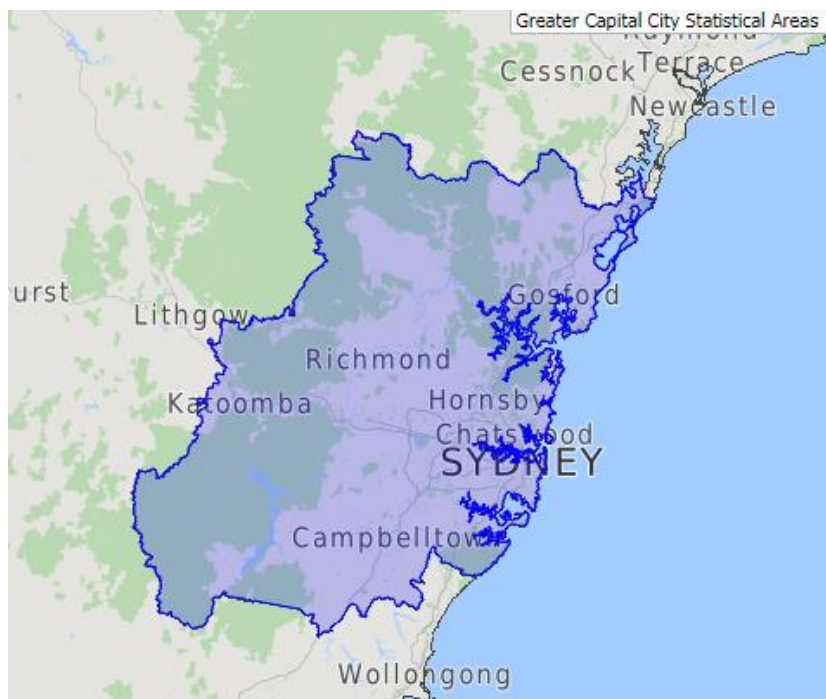


Figure 0.4: Greater Sydney Capital City Statistical Area

Source: ABS, 2016

Appendix B: Demography of the local area

Older Age Profile, Need for Assistance & Disadvantage

The age profile of residents aged 65 and older in the local area, within 1km radius of the proposal site, is very similar to the benchmark areas (Randwick suburb, Eastern Suburbs South SA3, Randwick LGA and Greater Sydney) albeit with a slightly larger proportion of residents aged 85 years or older. The need for assistance in the local area is also very similar to the benchmark areas, and below the Greater Sydney average.

Table 1: Older Age Profile & Need for Assistance

	Within 1 km	Within 3 km	Randwick Suburb	Eastern Suburbs – South SA3	Randwick (C)	Greater Sydney
65-74 years	6.4%	6.6%	6.1%	6.9%	6.9%	7.7%
75-84 years	3.9%	4.0%	3.5%	4.2%	4.2%	4.2%
85+ years	3.3%	2.2%	2.7%	2.3%	2.3%	2.0%
Total 65+ years	13.6%	12.8%	12.3%	13.4%	13.4%	13.9%
Need for Assistance	3.8%	3.0%	3.5%	3.8%	3.8%	4.9%

Source: JSA, 2020; ABS, 2016

The maps below show the older age profile of the area in its context of surrounding suburbs in eastern Sydney.

Two of the maps show the Socio Economic Index for Australia (SEIFA) indices of Relative Disadvantage and Education and Occupation; which show that the proposal site is located within an area with a high score for both indices (ranking among the upper 20% of SA1s in Australia).

The high Education and Occupation score indicates relatively higher education and occupation status of people in the area in general, while the high Index of Relative Disadvantage score indicates a relative lack of disadvantage in general.³⁴

³⁴ Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2016.

Median Age

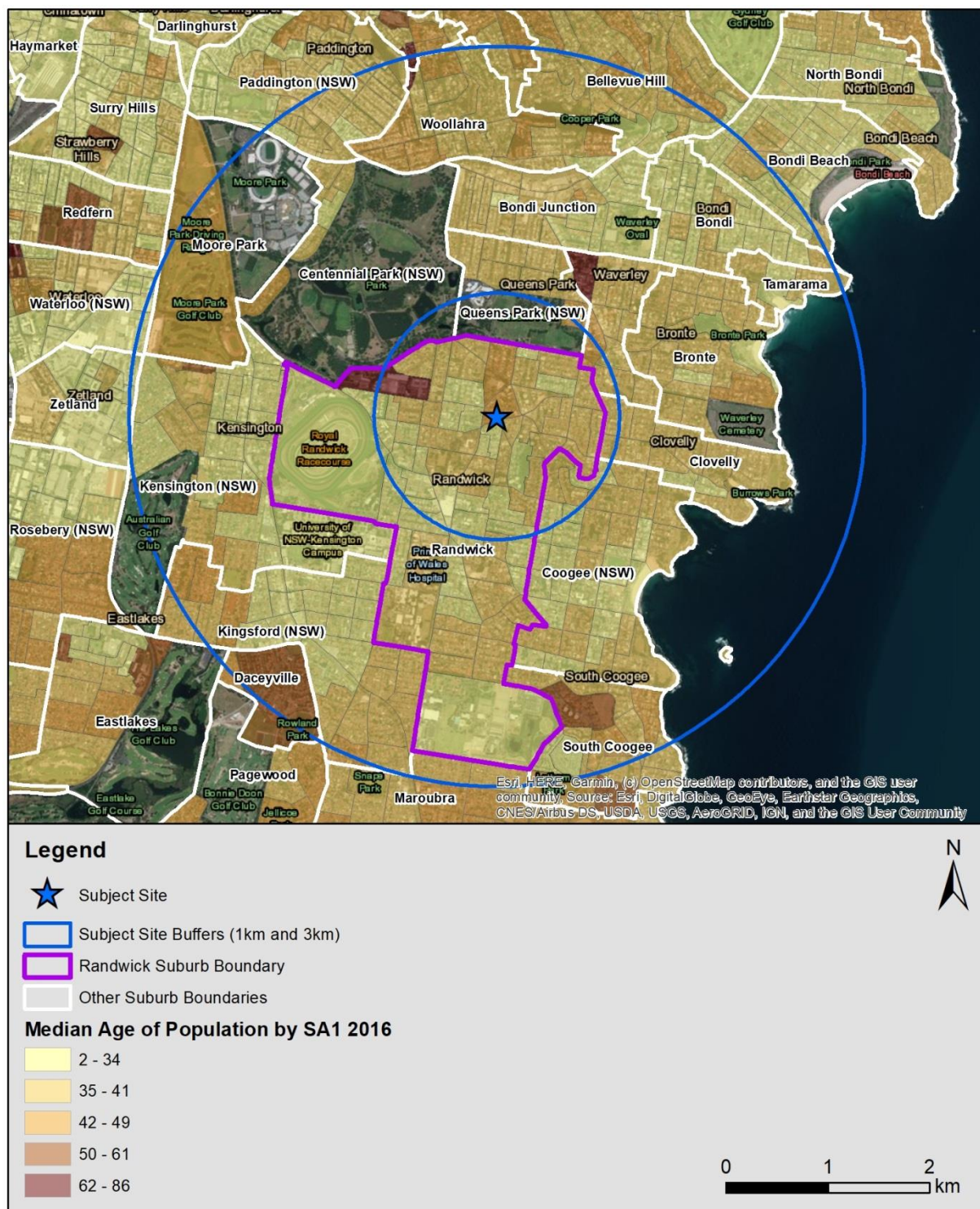


Figure 0.1: Median Age by SA1

Source: JSA, 2020; ABS, 2016

Need for Assistance



Figure 0.2: Need for Assistance by SA1

Source: JSA, 2020; ABS 2016

Population Aged 65-74 years

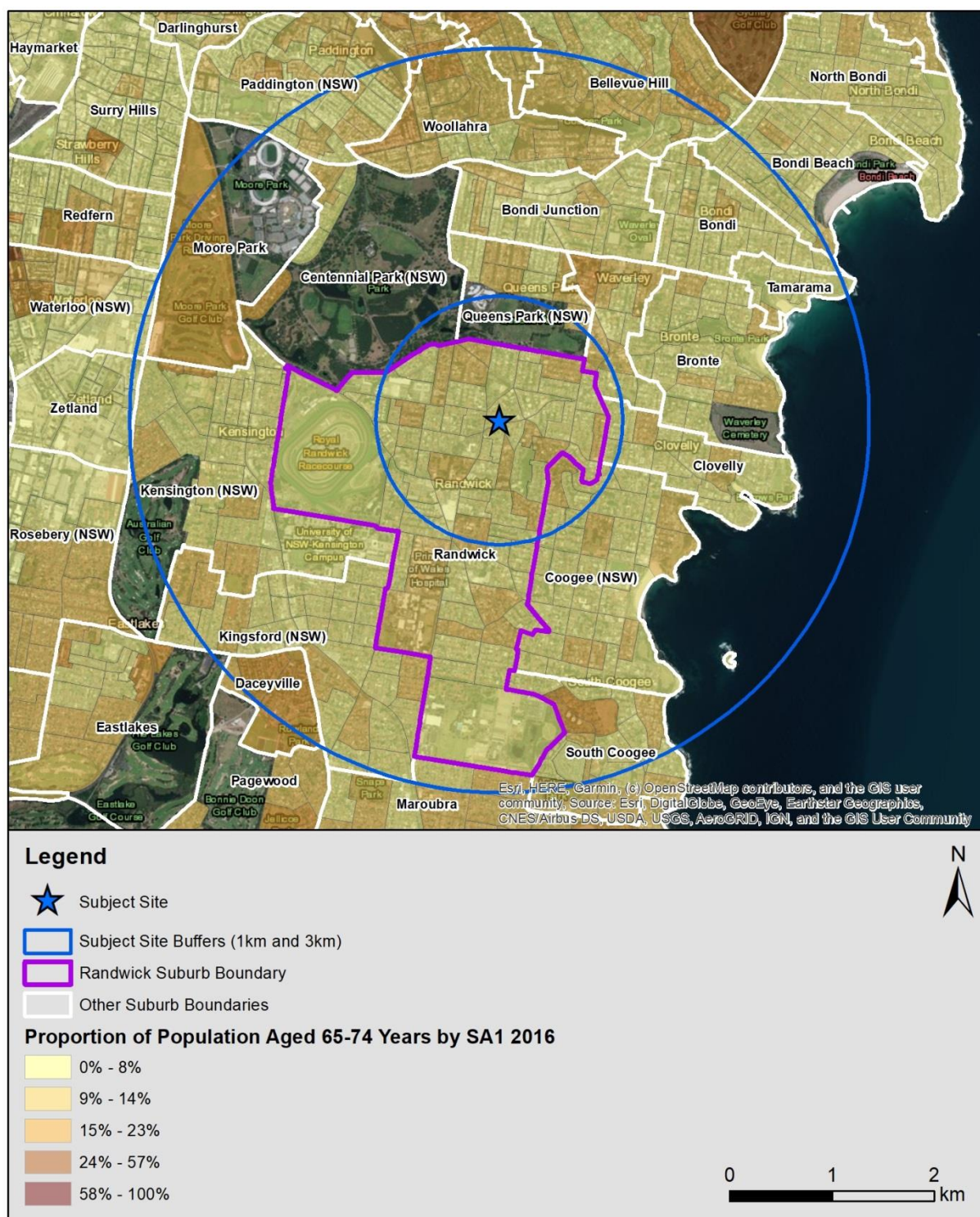


Figure 0.3: Population aged 65-74 years by SA1

Source: JSA, 2020; ABS, 2016

Population Aged 75-84 years

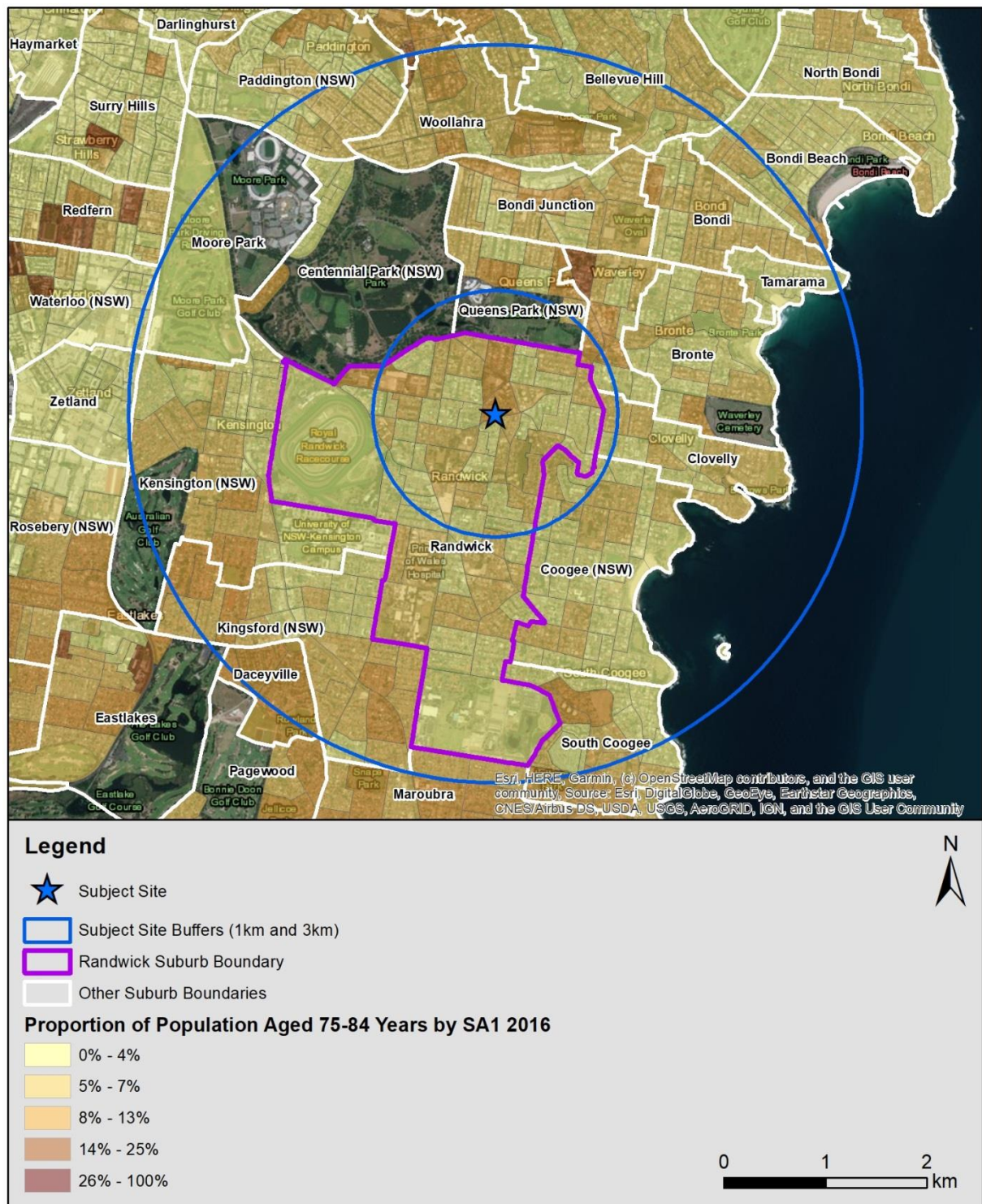


Figure 0.4: Population aged 75-84 years by SA1

Source: JSA, 2020; ABS, 2016

Population Aged 85+ years

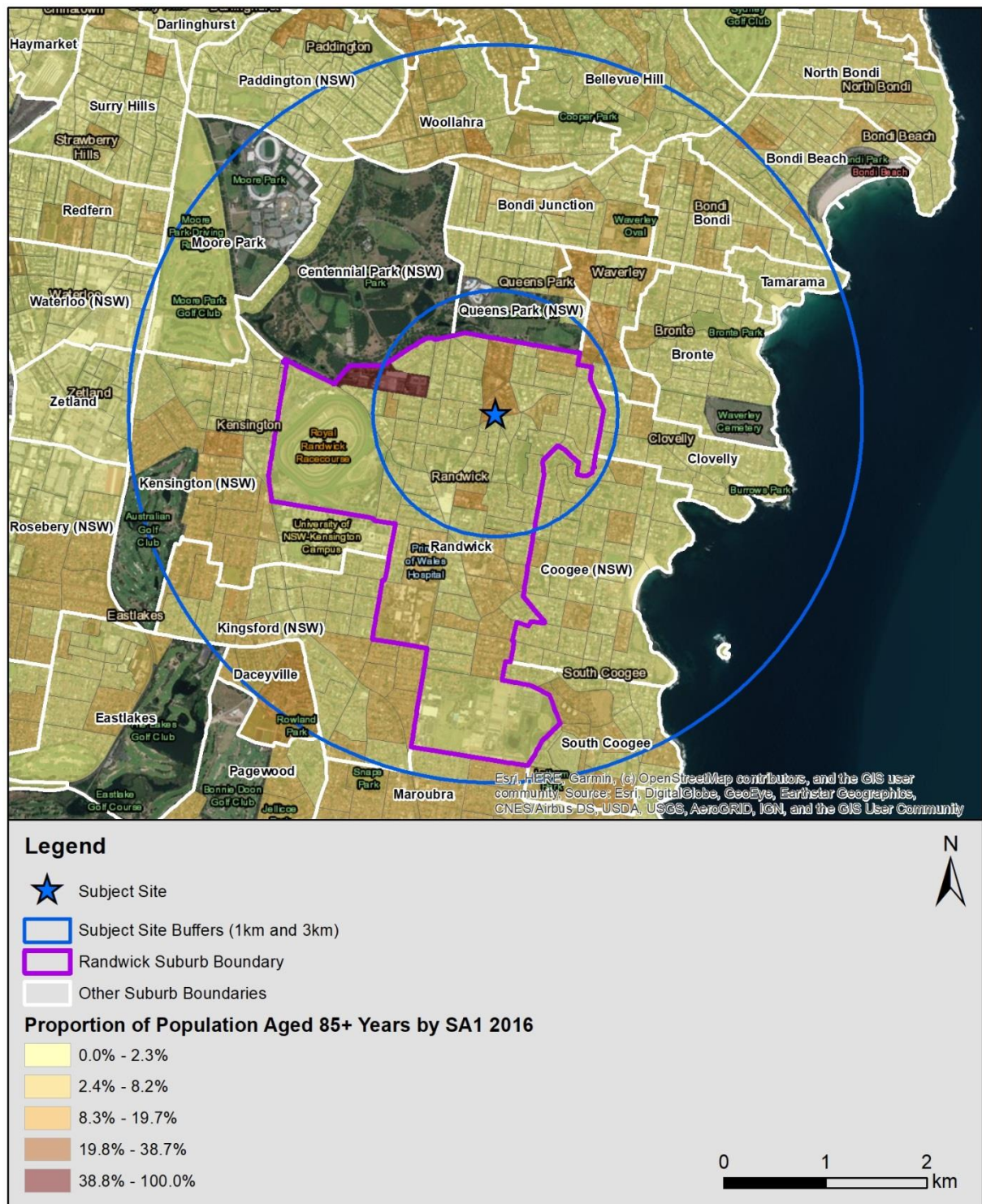


Figure 0.5: Population Aged 85+ Years by SA1

Source: JSA, 2020; ABS, 2016

SEIFA Disadvantage

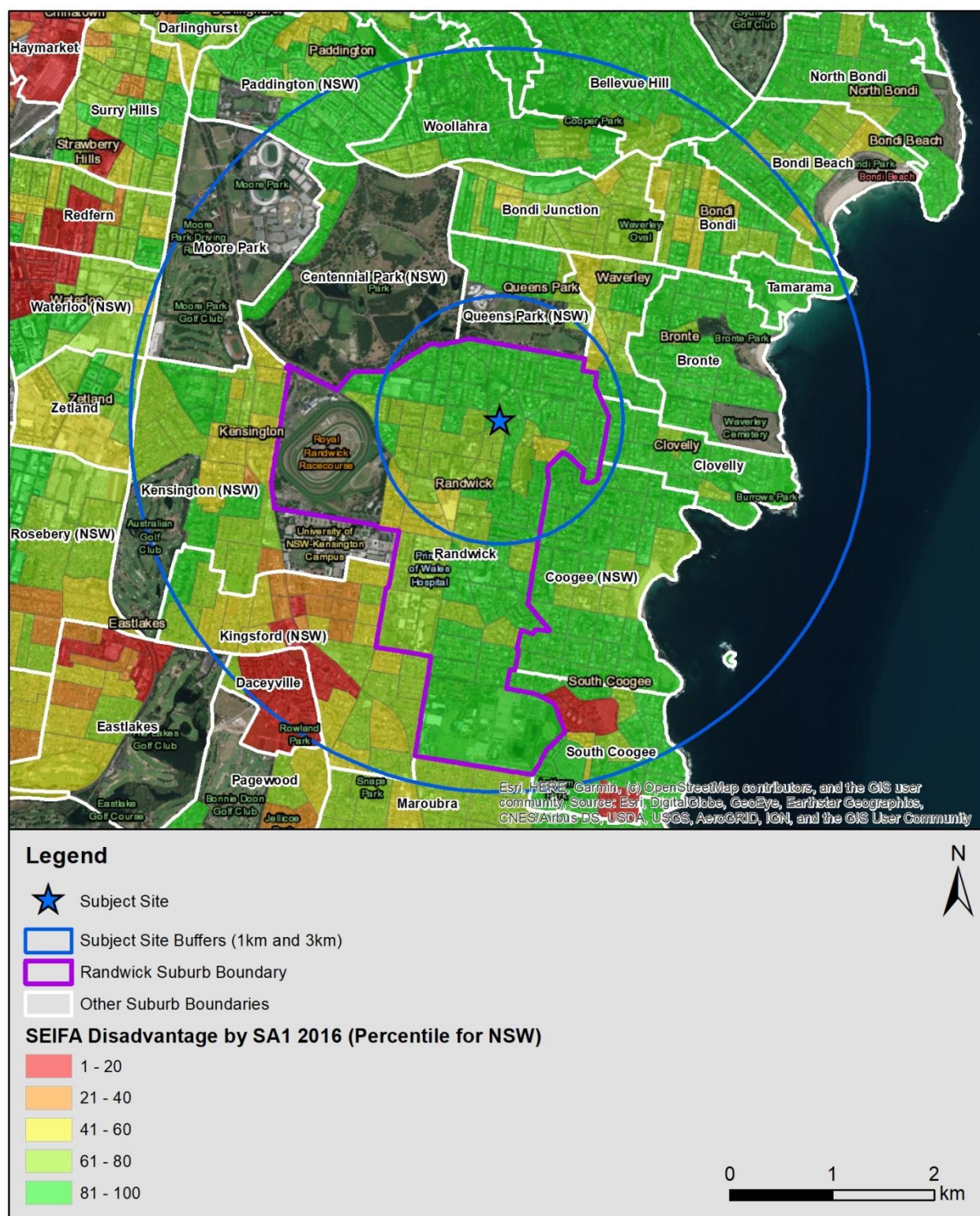


Figure 0.6: SEIFA Disadvantage by SA1

Source: JSA, 2020; ABS, 2016

SEIFA Education and Occupation

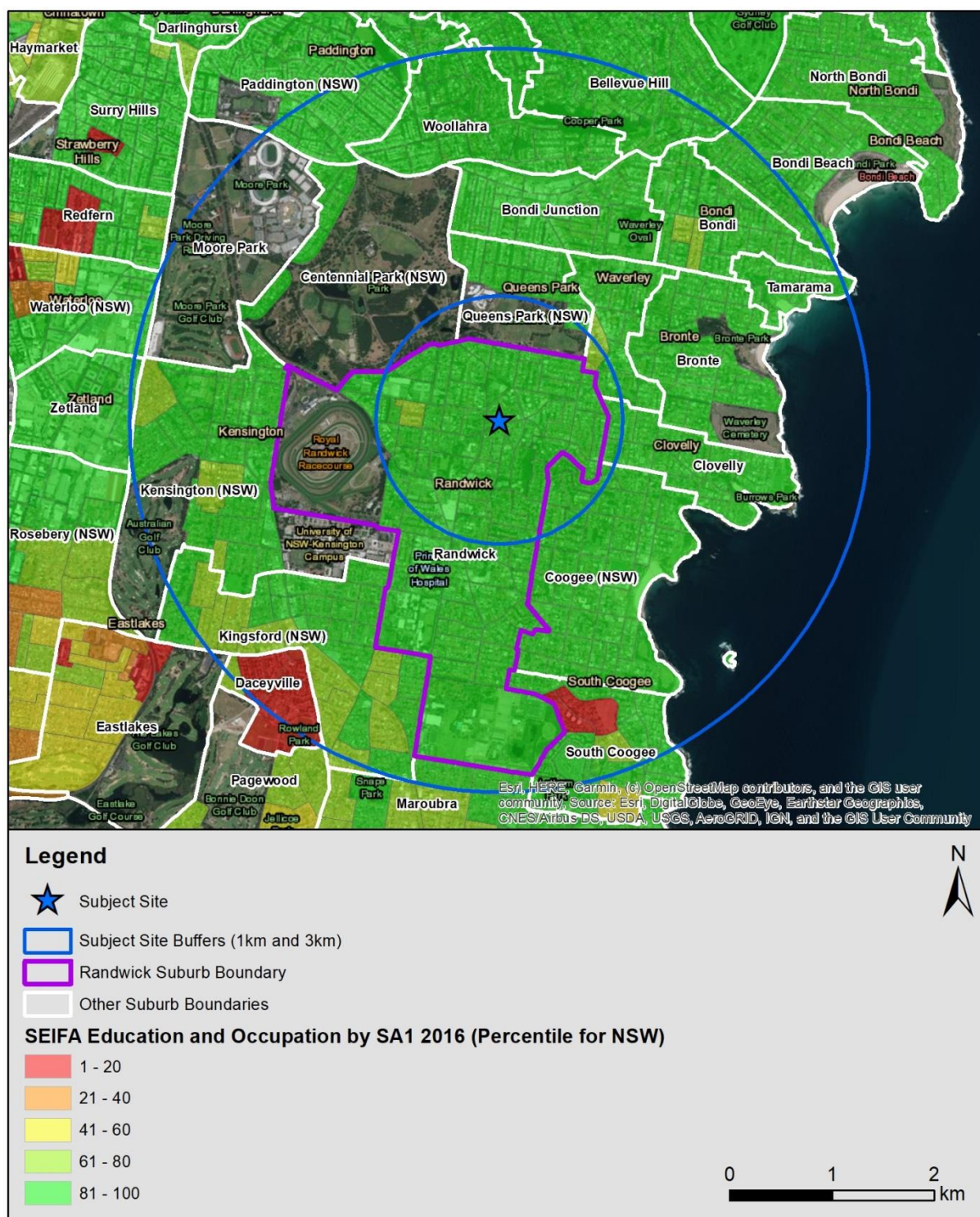


Figure 0.7: SEIFA Education and Occupation by SA1

Source: JSA, 2020; ABS, 2016

Appendix C: Affordability Definition and Benchmarks

Housing is generally considered to be ‘affordable’ when households that are renting or purchasing are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education.

‘Affordable housing’ has a statutory definition under the NSW Environmental Planning and Assessment Act 1979 (NSW), being housing for very low, low or moderate income households, where ‘very low-income’ households as those on less than 50% of median household income; ‘low-income’ households as those on 50-80% of median household income, and ‘moderate-income’ households as those on 80-120% of median household income for Greater Sydney (referred to as ‘Greater Sydney Statistical Area’ in 2016 ABS Census of Population and Housing).

As a commonly used rule of thumb, housing is considered to be affordable where households pay no more than 30% of their gross household income on their rent or mortgage payments. This is often regarded as the point at which such households are at risk of having insufficient income to meet other living costs, and deemed to be in ‘housing stress’. Those paying more than 50% of gross income are regarded as being in ‘severe housing stress’.

The following table provides benchmarks that are used in this policy when referring to ‘affordable housing’, in September Quarter 2019 dollars, and are consistent with relevant NSW legislation.

Table 0-1: Affordable Housing Income and Rental Benchmarks - Greater Sydney

	Very Low Income Household	Low Income Household	Moderate Income Household
Income Benchmark	<50% of Gross Median Household Income for Greater Sydney	50%-80% of Gross Median Household Income for Greater Sydney	80%-120% of Gross Median Household Income for Greater Sydney
Income Range (2)	<\$923 per week	\$924-\$1,477 per week	\$1,478-\$2,215 per week
Affordable Rental Benchmarks (3)	<\$277 per week	\$278-\$443 per week	\$444-\$665 per week

Source: JSA 2020, based on data from ABS (2016) Census of Population and Housing, ABS (2019) Consumer Price Index, indexed to September Quarter 2019 dollars

- (1) All values reported are in September Quarter 2019 dollars
- (2) Total weekly household income
- (3) Calculated as 30% of total household income