

# SOCIAL INFRASTRUCTURE ASSESSMENT

SENIORS HOUSING AT CONCORD RSL  
1 NULLAWARRA ROAD, CONCORD WEST



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SA7245  
FINAL  
PREPARED FOR CONCORD RSL



**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Clare Brown
Associate Director	Lucy Band
Consultant	Stewart Doran
Assistant Planner	Isabelle Kikirekov
Project Code	SA7245
Report Number	FINAL

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# 1. INTRODUCTION

Urbis Pty Ltd (Urbis) has been engaged by Concord RSL to undertake a social infrastructure assessment to inform an application for a Site Compatibility Certificate (SCC). The SCC is in relation a proposed seniors housing development within the Concord RSL and Community Club (the Club), located at Nirranda St, Concord West (the site).

The site is currently developed by a club house with sporting and health facilities and two bowling greens. The development proposal involves the redevelopment of the site to facilitate a new club facility and gymnasium in addition to seniors living.

This assessment will identify the existing social infrastructure within the vicinity of the subject site, the extent to which the provision in the surrounding catchment can cater for any additional demand, and how any on-site facility will cater to future demand.

## 1.1. PURPOSE OF THIS REPORT

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) outlines the requirements for development of seniors housing and requires a SCC to be obtained prior to lodging a development application (DA) for seniors housing development on land that adjoins land zoned primarily for urban purposes or for an existing registered club. This is to ensure new seniors housing development occurs in “appropriate places and is compatible with the local environment” (NSW Department of Planning, 28 Sept 2007, Planning Circular PS 07 016).

Clause 25(5)(b)(iii) of the Seniors SEPP establishes the key criteria that the Secretary of the Department of Planning and Environment must use to access the SCC application and states:

*The Director-General must not issue a site compatibility certificate unless the Director General:*

*(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:*

*(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in clause 26) and any proposed financial arrangements for infrastructure provision.*

Clause 26(1) requires the consent authority to be satisfied that the residents of the development will have access to:

*(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*

*(b) community services and recreation facilities; and*

*(c) the practice of a general practitioner.*

Clause 26(2)(b) identifies that access is satisfied if the nominated facilities above are within 400 metres walking distance of the proposed development, by means of a suitable access pathway, or within 400 metres of public transport. Clause 26(2)(b) also identifies that the bus services should be available at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive).

The purpose of this assessment is to identify the existing and planned social infrastructure within the vicinity of the site and the extent to which these facilities meet access and location requirements set out in clause 25 and clause 26 of the Seniors SEPP.

## 1.2. METHODOLOGY

This assessment has involved the following key stages and tasks:

Table 1 – Methodology

Stage	Detail
Stage 1: Data and document review	<ul style="list-style-type: none"><li>• Review of development proposal plans.</li><li>• Review of relevant Council policies and strategies to assess identified needs, priorities and current programmed funding.</li><li>• Demographic profile and population projections to assess current and emerging requirements.</li></ul>
Stage 2: Assessment of current provision	<ul style="list-style-type: none"><li>• Audit of existing social infrastructure within 400 metres and 2km of the site, including transport, retail, community services, open space and medical services.</li><li>• GIS mapping of current provision.</li></ul>
Stage 3: Reporting	<ul style="list-style-type: none"><li>• Reporting and assessment of the suitability of the site, in accordance with clause 25 and clause 26 of the Seniors SEPP.</li></ul>



## 2. SITE DESCRIPTION AND CONTEXT

### 2.1. SITE DESCRIPTION

The site is located at 1 Nullawarra Road, Concord West and is legally described as Lot 5 in DP217073 and is known as Concord RSL and Community Club (the Club).

The development within the site comprises a club house with sporting and health facilities, food and beverage, function and meeting rooms and two bowling greens. The site has a primary frontage to Nirranda Street and is surrounded by open space and sporting facilities.

To the north-east and east the Club is the Ron Routley Oval used as a cricket or soccer field, and Majors Bay Reserve comprising two hockey fields, a reserve, dog off-leash area and children's playground. To the immediate west is Arthur Walker Reserve which contains a cricket oval. The Concord Golf Club is located further to the south of the site.

Low density residential development is located further west and south-west of the subject site, on the opposite side of Nullawarra Road.

Concord West train station is located approximately 1.2km south-west of the site and Rhodes Shopping Centre is located approximately 1.6km north-west of the site.

Figure 1 – The site



Source: Six maps

### 2.2. DEVELOPMENT PROPOSAL

Three development proposals have been prepared for the site. Option one and option two both propose the provision of 101 Independent Living Units (ILUs) on site, however the layout and size of the apartments are varied in each option.

Both options provide landscaped areas and a public pedestrian through site link. The pedestrian linkage will provide residents with connection to the open space and recreational facilities located to the east and west of the site.

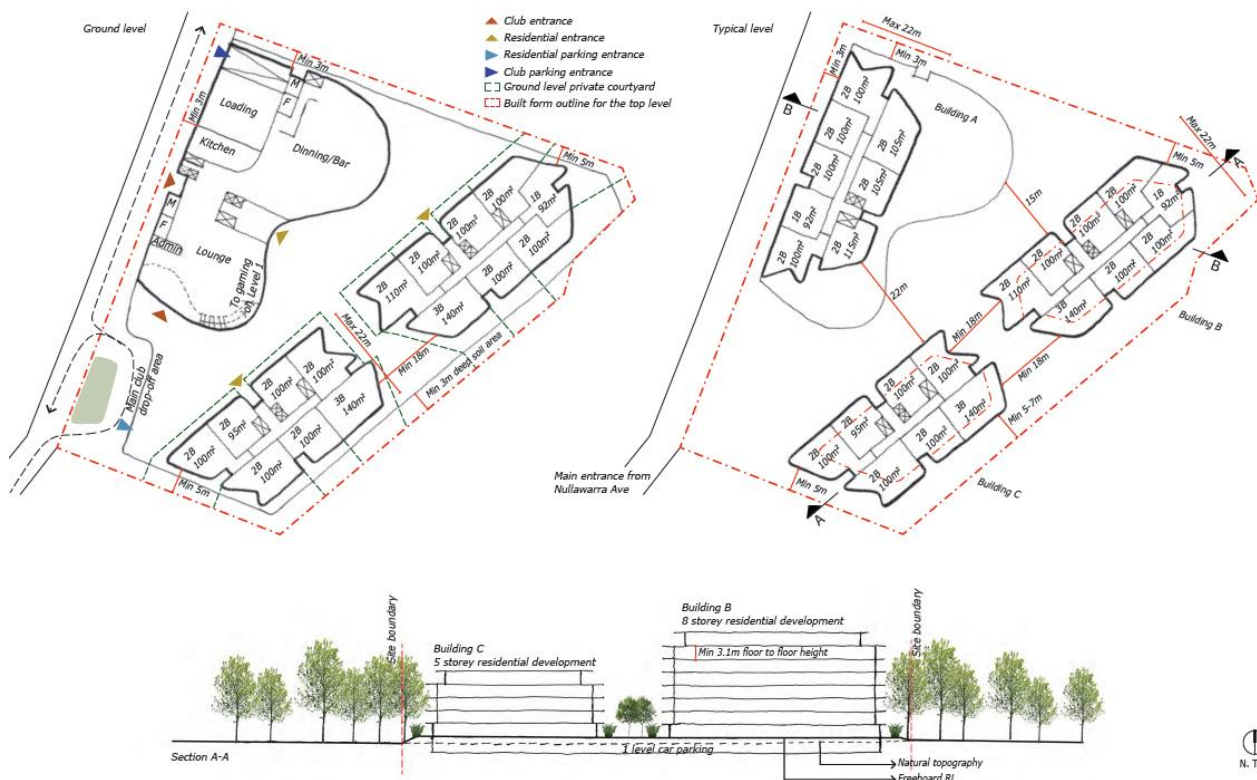
The details of option one and option two are provided below.

### 2.2.1. Option one

Option one proposes the following:

- Building A: one storey residential above two community storey club with 8 ILUs. The community club will provide residents with a dining/bar area, lounge area and a gaming room.
- Building B: eight storey residential building contains 61 ILUs.
- Building C: five storey residential building contains 32 ILUs.

Figure 2 – Ground level and typical level for option one



Source: GML Urban Design and Architecture

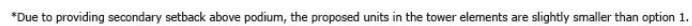
### 2.2.2. Option two

The second development option proposes the following:

- Building A: two storey club with a dining/bar area, lounge area and a gaming room.
- Building B: eight storey residential building comprising 45 ILUs.
- Building C: eight storey residential building comprising 39 ILUs.



Source: GML Urban Design and Architecture



Source: GML Urban Design and Architecture

### 3. POLICY CONTEXT

Key state and local government policies were reviewed to understand the strategic context of the proposed development.

The following table outlines key policy findings. A detailed summary is included in **Appendix A**.

Table 2 – Policy themes

Policy themes	Relevance to Proposal
Population Growth	<ul style="list-style-type: none"> <li>• The Eastern City District is expected to see a 102% proportional increase in people aged 85 years and over, and a 64% increase in the 65-84 age group by 2036.</li> <li>• Of the projected population in the Eastern City District's, 16% will be aged 65 years or over in 2036, up from 12% in 2016.</li> <li>• Between 2016 and 2021 the City of Canada Bay has a housing target of 2,150 dwellings which is for all types of housing including seniors housing.</li> </ul>
Access to seniors housing	<ul style="list-style-type: none"> <li>• City of Canada Bay Council has identified the need for more compact housing types and medium-density housing, as well as the design of walkable neighbourhoods to create opportunities for people to continue living in their community.</li> <li>• City of Canada Bay Council has identified that residents aged 65 years and older are moving out to surrounding suburbs due to a lack of affordable and appropriate housing for older people in the LGA.</li> <li>• Encourage and support the provision of a diverse range of housing stock which responds to changing needs.</li> </ul>
Liveability and inclusiveness	<ul style="list-style-type: none"> <li>• Reflect the diversity amongst older people.</li> <li>• The City of Canada Bay will investigate the extension of the Affordable Housing Policy to encompass low cost seniors' housing.</li> <li>• The City of Canada Bay Disability Inclusion Plan states that 6,700 carers identified themselves as providing unpaid assistance to a person who had a disability, long term illness or old age.</li> </ul>

## 4. COMMUNITY PROFILE

### 4.1. DEMOGRAPHIC PROFILE

To understand the social context that the proposed development will operate in, a community profile has been developed for the study area (2km radius from the site) based on 2016 Australian Bureau of Statistics (ABS) Census data. For comparison purposes, the study area has been compared to the Canada Bay LGA and Greater Sydney. The full demographic profile is available in **Appendix B**.

In 2016, the study area had a population of 41,926 persons, representing 47% of the Canada Bay LGA population. Key demographic trends for the study area include:

- Young adults are the highest population group in the study area, with 34.0% of the Canada Bay LGA and 35.7% of the study area aged between 20 and 39.
- Canada Bay LGA has higher rates of those aged 65 years and older, representing 14.7% of the population, compared with 13.0% for the study area and 13.9% for Greater Sydney.
- The study area and LGA have higher rates of cultural diversity when compared with Greater Sydney. Overseas born residents represent 46.3% of the study area and 46.7% of Canada Bay LGA compared with 42.9% for Greater Sydney. Approximately half (51.8%) of the study area speak English only, which is lower than the LGA (53.4%) and Greater Sydney (58.4%).
- Chinese born residents represent 12.2% of the study area which is higher than Canada Bay LGA (9.8%) and Greater Sydney (4.7%).
- Family households are the dominant household structure in the study area (76.0%) which is higher than Canada Bay LGA (71.6%) and Greater Sydney (73.6%).
- The current family structure in the study area is predominately couple families with no children (38.9%), followed by families with children (31.3%). Comparatively, the family structure for Canada Bay LGA is predominately couple families with children (45.5%), followed by couple families with no children (39.85%).
- Approximately half of the dwellings in the study area are flat, units or apartments (49.3%), followed by separate houses (41.3%). This is similar for Canada Bay LGA, however comparatively only 28.1% of dwellings in Greater Sydney are flat, units or apartments.
- The study area has similar rates (5.3%) of unemployment when compared with Canada Bay LGA (5.0%) and Greater Sydney (5.7%). Approximately a third (33.0%) of the study area are professionals, followed by managers (17.5%), which is similar for Canada Bay LGA.
- Over one third (37.9%) of the study area have a bachelor degree or higher, which is similar for Canada Bay LGA (38.0%) and higher than Greater Sydney (24.1%).

### 4.2. POPULATION PROJECTIONS

Population projections for Canada Bay LGA are based on ABS Census data obtained from the NSW Department of Planning and Environment and are presented in **Table 3**.

**Table 3** represents the population breakdowns and age breakdown for the population of Canada Bay LGA. The total population is expected to grow to 122,800 by 2036, representing a 35.0% increase and an additional 32,000 people to be accommodated in the LGA by 2036.

The age groups which are expected to experience the largest growth are 85+ (94.7%), 80-84 (94.3%) and 75-79 (91.5%), consistent with an ageing population. By 2036, the number of people aged 65 years and over will represent 18.4% of the population within the LGA.

Between 2016 and 2036, there will be a slight shift in dominant age groups. In 2036, the largest age groups are expected to be 5-9 (7.9%), 30-34 (7.7%) and 35-39 (7.4%). This represents a slight change from 2016 where the largest age groups were 30-34 (9.7%), 25-29 (9.3%) and 35-39 (7.9%).

Table 3 – Population projections and age breakdown 2011-2031

Canada Bay LGA	Year						
	2016	2021	2026	2031	2036	% of 2036 population	% change 2016 - 2036
Aged 0 to 4	5,900	6,450	6,400	6,800	7,300	5.9%	23.7%
Aged 5 to 9	5,200	5,300	5,950	6,100	6,450	7.9%	24.0%
Aged 10 to 14	4,250	5,050	5,300	6,000	6,150	5.0%	44.7%
Aged 15 to 19	4,000	4,450	5,250	5,650	6,250	5.1%	56.3%
Aged 20 to 24	5,650	5,350	6,050	6,900	7,400	6.0%	30.8%
Aged 25 to 29	8,000	7,050	7,500	8,200	9,000	7.3%	12.5%
Aged 30 to 34	8,700	8,200	8,400	8,900	9,500	7.7%	9.2%
Aged 35 to 39	7,650	8,050	8,400	8,700	9,100	7.4%	18.6%
Aged 40 to 44	7,000	7,150	7,950	8,450	8,650	7.04%	23.6%
Aged 45 to 49	6,200	6,800	7,200	8,100	8,550	7.0%	38.0%
Aged 50 to 54	5,700	6,050	6,800	7,250	8,100	6.6%	42.1%
Aged 55 to 59	5,200	5,550	6,050	6,800	7,200	5.9%	38.5%
Aged 60 to 64	4,300	4,950	5,400	5,900	6,550	5.3%	52.3%
Aged 65 to 69	4,000	4,150	4,850	5,300	5,800	4.7%	45.0%
Aged 70 to 74	3,050	3,850	4,050	4,750	5,200	4.2%	70.5%
Aged 75 to 79	2,350	2,800	3,600	3,850	4,500	3.7%	91.5%
Aged 80 to 84	1,750	2,000	2,400	3,150	3,400	2.8%	94.3%
Aged 85 +	1,900	2,000	2,300	2,850	3,700	3.0%	94.7%
Total persons	90,800	95,200	103,850	113,650	122,800	-	-
Change	-	4,400	8,650	9,800	9,150	-	-
Growth rate (%)	-	4.8%	8.3%	8.6%	7.6%	-	-

#### 4.2.1. Resident population projection

Both development options one and two propose 101 ILU's. While the mix of dwelling sizes proposed for the ILU's are different for each option. Table 4 and Table 5 show the incoming population from the proposed seniors housing development based on the two options.



Table 4 – Proposed occupancy rates for option one

<b>Dwelling Type</b>	<b>Dwelling Number</b>	<b>Housing Occupancy Rate*</b>	<b>Projected Population</b>
ILU one-bedroom apartment	8	2.0	16
ILU two-bedroom apartment	80	2.0	160
ILU three-bedroom apartment	13	2.2	29
<b>ILU Total</b>	<b>101</b>		<b>205</b>

Table 5 – Proposed occupancy rates for option two

<b>Heading</b>	<b>Dwelling Number</b>	<b>Housing Occupancy Rate*</b>	<b>Projected Population</b>
ILU one-bedroom apartment	20	2.0	40
ILU two-bedroom apartment	67	2.0	134
ILU three-bedroom apartment	14	2.2	31
<b>ILU Total</b>	<b>101</b>		<b>205</b>

\* supplied by client

All ILU's will be self-contained without any senior support (such as meals, cleaning services or personal care). Therefore, it is assumed that the incoming population of these units will be highly mobile, independent, empty nesters or retirees (55 to 69 years) who are looking to down-size. It is also likely that healthy, active, independent seniors aged 70 upwards may also live within the ILUs.

Canada Bay's ageing population will create additional demand for seniors housing and aged care related services within the LGA. The proposed development will significantly assist in meeting additional seniors housing demand by accommodating up to 205 residents under either design option.

## 5. SOCIAL INFRASTRUCTURE ASSESSMENT

The Seniors SEPP outlines the legislative requirements for the location and accessibility to services and facilities for older people living within any proposed seniors housing. Clause 26(1) requires the consent authority to be satisfied that the residents of the development will have access to:

*(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*

*(b) community services and recreational facilities, and*

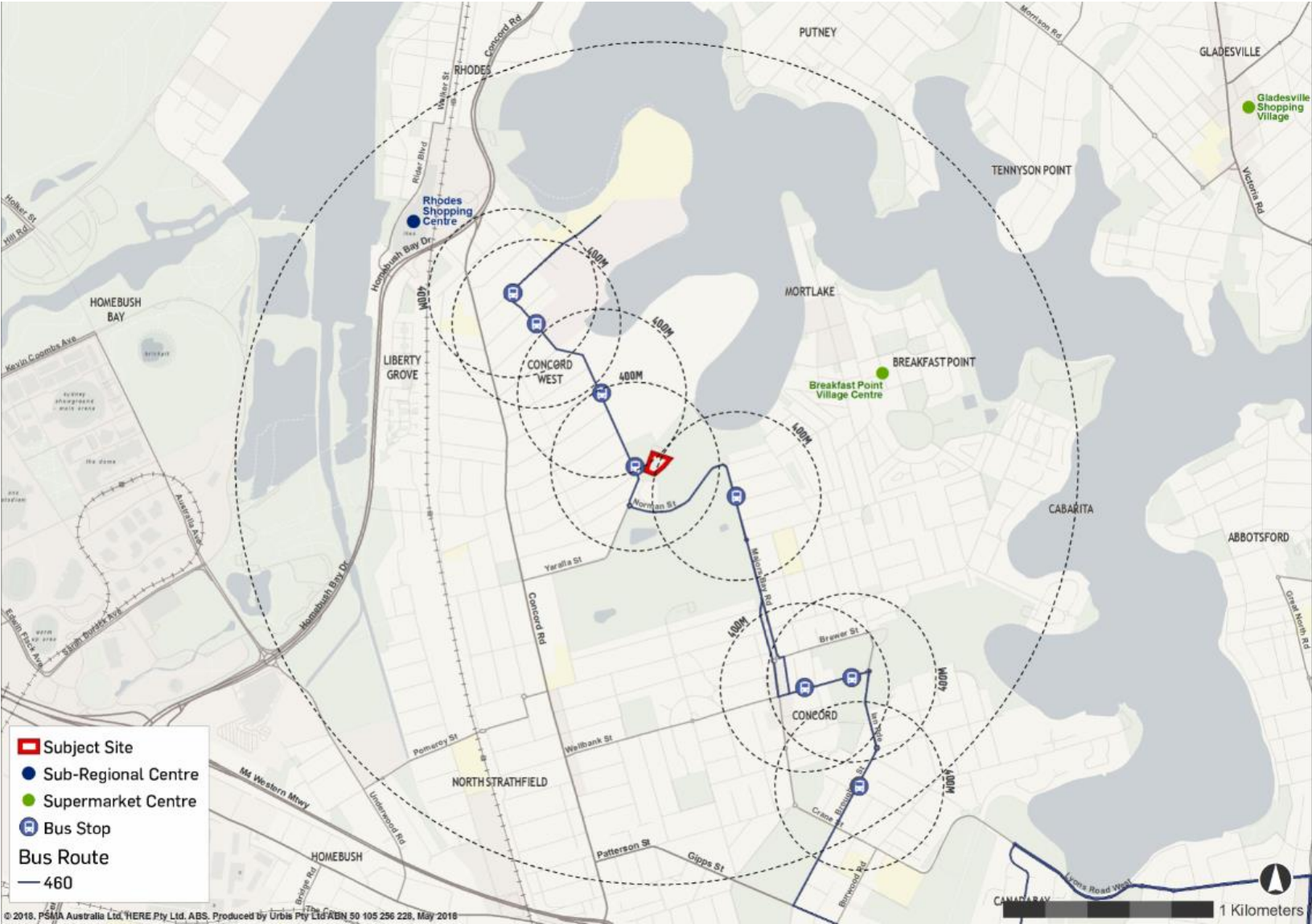
*(c) the practice of a general medical practitioner.*

Clause 26(2)(b) identifies that access is satisfied if the facilities above are within 400 metres walking distance of the proposed development, by means of a suitable access pathway, or within 400 metres of public transport.

This section identifies the current supply of facilities and services within 400m of the subject site and in the surrounding area accessible by public transport connections to satisfy clause 26(2) of the Seniors SEPP. This assessment concentrates on the facilities and services nominated in clause 26(1) of the Seniors SEPP.

Figure 4 overleaf outlines the public transport accessible to the subject site and the walking catchment to major centres.

Figure 4 –Bus route



## 5.1. WALKING DISTANCE

The club redevelopment will utilise the existing club site, with access from Nullawarra Avenue. All development options provide seniors living to the north of the proposed community club.

Residents will have access to the proposed facilities in the community club including lounge, dining/bar and gaming facilities. A publicly accessible pedestrian through link is proposed between the seniors living buildings and the community club. This will provide access to Arthur Walker Reserve to the north-west and Majors Bay Reserve to the south-east.

There are no services or facilities located within 400 metres walking distance of the site, however a bus stop is located less than 50 metres from the site on Nullawarra Avenue providing access to relevant services and facilities, primarily located at Majors Bay Road, Concord.

## 5.2. TRANSPORT

### 5.2.1. Public transport

The site is located within 50 metres of a bus stop on Nullawarra Road which provides access to the 460 bus route. The bus route connects the site to services located on Majors Bay Road, such as Coles, restaurants, bank services and a post office.

The 460 bus route runs from Concord Hospital to Five Dock, via Canada Bay. The bus route provides southbound access to services located along Majors Bay road via Nullawarra Avenue. The first southbound service from the site arrives at 10:09am and the last departs at 3:09pm. The first northbound service from the bus stop adjacent to the site arrives at 9:54am and the last at 2:54pm.

The 460 bus service takes approximately 8 minutes from the site to the bus stop located on Wellbank St, opposite Bent Street providing access to the Coles on Majors Bay Road. A wheelchair accessible bus with low-level floors and space for wheelchairs is available hourly.

The 460 bus schedule meets the requirements of Clause 26(2)(b)(iii) of the Seniors SEPP as at least one service is available between 8am and 12pm and 12pm and 6pm Monday to Friday.

**Table 6** below outlines the current times for the 460 bus service.

Table 6 – Bus linkages to surrounding services

Operator	Route	Schedule (Mon-Fri)	Timing
Transport NSW	460 Concord Hospital to First Ave, Five Dock	AM: 10:09, 11:09 PM: 12:09, 1:09, 2:09, 3:09	Arriving to Wellbank Street, opposite Bent Street, approximately 8 minutes after departure from site.
Transport NSW	460 First Ave, Five Dock to Concord Hospital	AM: 9:54, 10:54, 11:54 PM: 12:54, 1:54, 2:54	Arriving at the site approximately 6 minutes after departure.

### 5.2.2. Community transport

#### 5.2.2.1. Access Sydney Community Transport (ASCT)

Access Sydney Community Transport (ASCT) is a not-for-profit organisation providing community transport in the City of Sydney, Eastern Sydney and Inner West Sydney. The service provides individual transport options to public hospitals and social or health appointments. An assistant shopping project is also available, either for one-to-one assistance at the shopping centre or group excursions.



ASCT trips within the Canada Bay Council area vary between \$5.00 and \$10.00 depending on the length of the trip.

#### **5.2.2.2. BayRider – Bus shuttle service**

Canada Bay Council operates BayRider, a bus shuttle service for those experiencing transport difficulties. The shuttle operates on Wednesdays and Thursdays. The service is able to collect passengers from their home and transport them to key community facilities:

- Five Dock and Concord libraries.
- Concord Hospital.
- Five Dock and Concord shopping centres.
- Rhodes shopping centre for the movies or shopping.
- Nursing home visits.
- Five Dock Leisure Centre.
- Burwood medical centre appointments – Wednesdays only.

Bookings are required the week before travel and gold coin donation payments are requested for use of this service.

### **5.3. RETAIL**

There are no significant retail and shopping facilities located within 400 metres of the subject site. However, there is a cluster of retail services located along Majors Bay Road available via the 460 route.

Also located within a 2km radius of the site is Rhodes Shopping Centre and Breakfast Point Village Centre. Rhodes Shopping Centre lists 105 stores available, with anchor tenants including Ikea, Coles, Bing Lee, Target and the Reading Cinemas. The closest 460 bus stop is located on Hospital Road, approximately a 500 metres walk to the Rhodes shopping centre. Residents are also able to use the 458 bus service from the 460 bus stop on Hospital Road for direct access to Rhodes Shopping Centre.

#### **5.3.1. Banks**

Majors Bay Road provides access to a Commonwealth Bank and St. George Bank ATM service, accessible via the 460 route. Rhodes Shopping Centre also has multiple bank services including ANZ, Commonwealth Bank, HSBC, NAB, St. George and Westpac.

#### **5.3.2. Post offices**

The Concord Post Office is located at 48 Majors Bay Road, Concord located in the same building as Coles Supermarket. The post office is located approximately a 300m walk from the bus stop on Wellbank Street, accessible via the 460 service.

#### **5.3.3. Food and groceries**

The only offering of a major food and grocery store that is accessible via the 460 route is the Coles Supermarket located at Majors Bay Road.

Rhodes Shopping Centre also provides a range of food and convenience stores, with anchor tenants including Ikea, Coles, Bing Lee, Target and Reading Cinemas.

**Figure 5** and **Figure 6** overleaf outline the retail services that are accessible from the site.

Figure 5 – Retail services



Figure 6 – Bank services and post offices



## **5.4. COMMUNITY SERVICES**

### **5.4.1. Senior citizen centre**

There are number of community halls available for hire for community functions, occasions, training sessions or corporate events within Canada Bay LGA.

The Concord Senior Citizens Centre is located on the corner of Wellbank Street and Bent Street and has an auditorium and meeting room available for private and corporate functions. The Concord Memorial Hall is located on the corner of Davidson Avenue and Majors Bay Road and provides capacity for up to 30 people in the main hall. Both community centres are accessible via the 460 bus route.

### **5.4.2. Libraries**

Concord Library is located on Flavelle Street, Concord. The library provides book lending services, as well as CD, DVDs and magazines. Other library services are offered for a range of interests, ages and languages. Some examples include multicultural language group meetings, home library service to hostels and nursing home and aged care facilities. Concord Library is approximately a 600m walk from the nearest 460 bus stop located on Wellbank Street.

**Figure 7** overleaf outlines the community facilities accessible from the subject site.

## **5.5. RECREATIONAL FACILITIES**

### **5.5.1. Social clubs**

The proposed development will include the redevelopment of the existing Concord RSL. The new community club will provide residents with a lounge and dining area and gaming room.

There are a number of clubs located within the Canada Bay LGA offering a range of recreation, art and social classes. Concord Seniors Citizens Centre offers computer classes, seniors art and handicrafts classes, which is accessible from the site via the 460 bus route.

### **5.5.2. Open space and recreation**

Residents of the proposed senior's development will have access to a range of open space and recreation facilities located adjacent to the site and in the surrounding area. The proposed development includes a public pedestrian through link which will allow access to Majors Bay Reserve to the east and Arthur Walker Reserve to the west. Concord Golf Club is also located to the south of the proposed development. The club offers both members only access to the golf club and practice facilities, as well as annual social membership subscriptions, allowing access to all areas of the clubhouse.

Whilst the proposed development is located adjacent to two large open space areas, there are also other opportunities for passive and active recreation, available via the 460 bus route. This includes Edwards Park, Queen Elizabeth Park, Rhodes Park and Massey Park Golf Course.

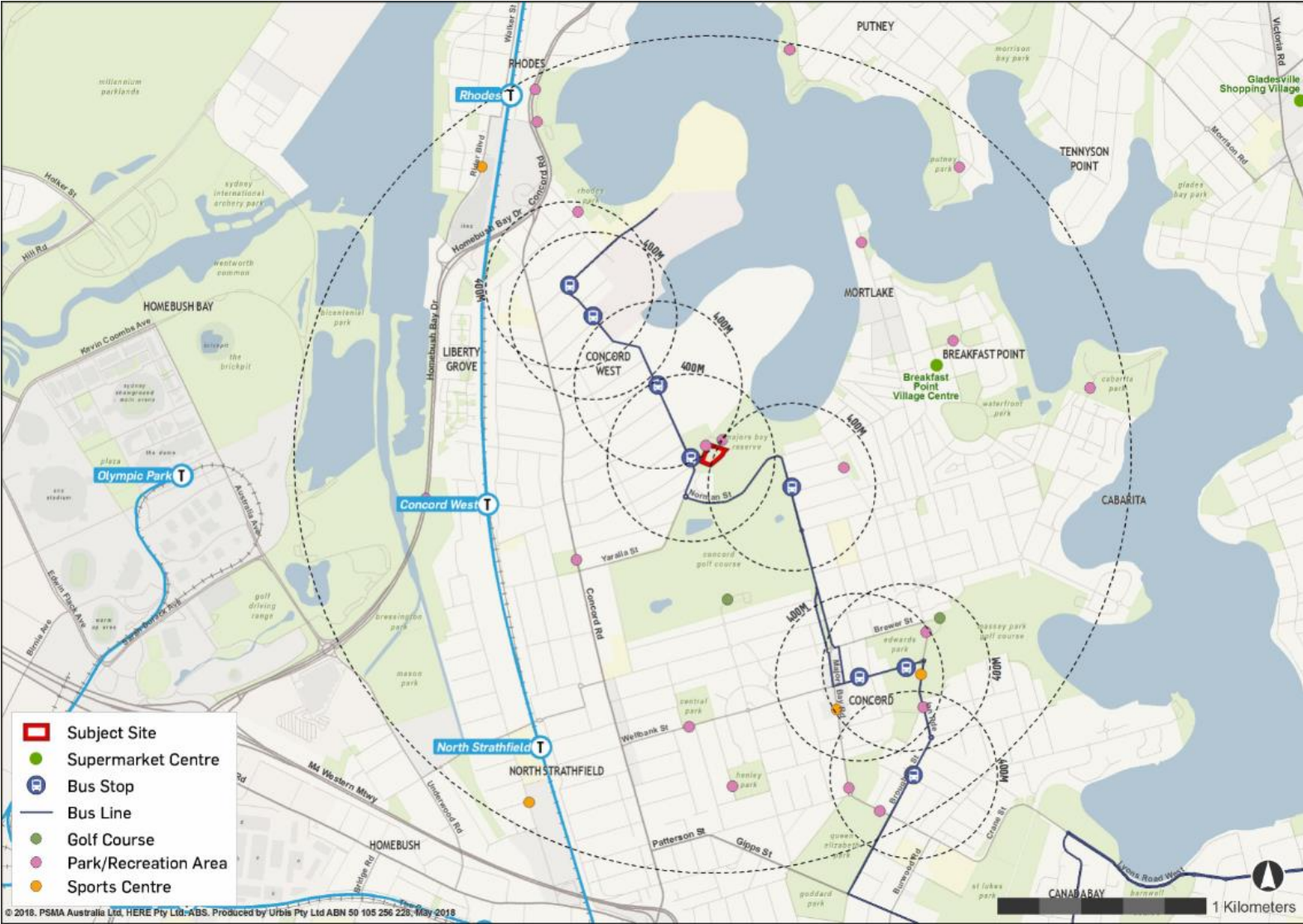
**Figure 7** on the following pages outlines the open space and recreational facilities accessible from the subject site.



Figure 7 – Community facilities



Figure 8 – Open space and recreational facilities



## 5.6. MEDICAL

A range of medical services, aged care and dental services are located along Majors Bay Road, however there are also medical centres located at Hospital Road, located approximately 1km from the site.

Concord Hospital, located on Hospital Road, Concord, is located approximately 1km from the site and available via the 460 bus route. The hospital is a public hospital with an emergency department and over 500 beds. In June 2017, the NSW Government announced a \$341 million redevelopment to build a new clinical services building at Concord Hospital. The redevelopment will provide additional inpatient capacity and outpatient services for the growing local community including new aged care, complex care and rehabilitation services, a cancer care centre and the nation's first Defence Force Centre of Excellence to provide specialist service to veterans.

The existing Hospital and the proposed new works are accessible via the 460 bus route, or the community transport options outlined in section 5.2.2 of this report.

### 5.6.1. General practitioners and medical centres

There are a range of medical services located in the Majors Bay Road precinct accessible via the 460 route, as well as the Rhodes Shopping Centre. The two large medical centres located within 400m of a bus stop on Majors Bay Road, and Wellbank Street as detailed below:

- Wellbank Street Medical Practice is located at 28 Wellbank Street and is open Monday to Saturday. Five doctors are available to patients, as well as on-site pathology, three psychologists and nurses. The medical centre also provides after hours care and both doctor and nursing home visits.
- Concord Medical Centre is located at 1-2/114 Majors Bay Road and is open seven days a week. There are five doctors available as well as a Chiropractor, Diabetes Clinic, Dietitian, Kids Clinic, Podiatrists, psychologist and travel vaccine clinic.

Majors Bay Family Dental located at 148 Majors Bay Road is open Monday to Saturday and accessible via the 460 bus route.

The Rhodes Shopping Centre includes a range of other medical services including Bodyfocus physiotherapy, Dr Li's TCM Clinic, Dynamic Spine Clinic, Myhealth Medical Centre, Rhodes Medical Imaging, Rhodes Podiatry and Rhodes Waterside Dental.

A Priceline Pharmacy is available on Majors Bay Road, as well as within the Rhodes Shopping Centre.

**Figure 9** overleaf outlines the medical facilities accessible from the subject site.



Figure 9 – Medical facilities





## 6. RECOMMENDATIONS AND CONCLUSIONS

The proposed seniors living development and new community club outlined in this assessment meets the requirements for the provision of services and infrastructure in accordance with clause 25 and clause 26 of the Seniors SEPP as follows:

- The proposed seniors housing will be located 400 metres walking distance from the new community club proposed on site.
- The new community club will provide residents with access to a lounge and dining area. The proposal also incorporates landscaped areas and a public pedestrian through site link for ease of access to Majors Bay Reserve and Arthur Walker Reserve.
- The proposed seniors housing is located within 400 metres walking distance of public bus stops along Nullawarra Avenue. The 460 bus service available adjacent the site has multiple services throughout the day, meeting the availability requirements of clause 26(2)(iii) with more than one bus service operating between 8am and 12pm and 12pm and 6pm Monday to Friday.
- The 460 bus service is a public transport option with bus stops located within 400m walking distance of the site. The bus service links future residents of the development with a range of services available in the Majors Bay Road precinct including retail, food, banking, medical and community services.
- The public transport option also provides residents with access to Concord Hospital which is a public hospital with over 500 beds and a range of services. Redevelopment of Concord Hospital is also underway to provide additional services, including a new aged care, complex care and rehabilitation service.
- There are multiple open space areas, and two golf clubs, located within a 2km radius of the site, both within a 400m walking distance of the site and accessible via the 460 route.
- There is access to multiple retail, community and medical services from the site, most of which are located on Majors Bay Road, or the streets surrounding. Rhodes Shopping Centre is also located approximately 1.6km from the site.
- Community transport options are also available, including the Canada Bay BayRider service and Access Sydney Community Transport (ASCT), available for those with transport access difficulties, including seniors. The BayRider provides shuttle services two days per week and is able to provide transport from the site to Rhodes Shopping Centre, Concord Hospital, Concord Library and other services in the Canada Bay LGA. ASCT is a user pay service which is able to provide residents with door-to-door transport options such as to medical appointments and retail services.

Canada Bay LGA is experiencing an increasing ageing population, with the number of people aged 65 years and over expected to represent 18.4% of the population by 2036. The policy review identified a need to provide more housing stock to accommodate seniors, as well as appropriate open space and community facilities. The proposed development will help meet part of the housing demands projected for the Canada Bay LGA in a location that is close to open space, services and facilities.

Therefore, with the inclusion of the above recommendation, this assessment concludes that the proposal is appropriate in this location and meets the access requirements as set out in clause 25 and clause 26 of the Seniors SEPP.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# APPENDIX A      POLICY CONTEXT

# STATE ENVIRONMENTAL PLANNING POLICY (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004

The Housing for Seniors or People with a Disability SEPP was developed by NSW Planning & Environment with the aim to “increase the supply and diversity of residences that meet the needs of seniors or people with a disability, make efficient use of existing infrastructure and services and be of good design”.

The SEPP outlines development standards relating to different types of senior housing including seniors housing, residential care facilities, hostels and self-contained dwellings.

Of relevance to this report are clauses 25 and 26 which outline the requirement for a site compatibility certificate and the location to services and facilities in the area that will meet the demands arising from the proposed development relating to retail, community, medical and transport services. A comprehensive assessment against the requirements outlined in clause 26 are provided in the social infrastructure assessment.

## EASTERN CITY DISTRICT PLAN

The District Plans divide Greater Sydney into five districts which represent their common locality and future planning opportunities. The district plans relate to longer term metropolitan planning for Greater Sydney. The site is located within the Eastern City District, covering Bayside, Burwood, City of Sydney, Canada Bay, Inner West, Randwick, Strathfield, Waverley and Woollahra local government areas.

The Eastern City District Plan is a 20-year plan to manage growth in the context of economic, social, and environmental matters and supports the 40-year vision for Greater Sydney. It is a guide for implementing the Sydney Regional Plan at a district level and is a bridge between regional and local planning.

The District Plan contains four key themes that represent the planning priorities for the district, with ten directions to guide delivery. The four key themes are:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability

The priorities relevant to the proposed seniors housing development relate to the plans *liveability* themes which outlines the following in relation to seniors living:

- *District is expected to see a 102% proportional increase in people aged 85 and over and a 64% increase in the 65-84 age group by 2036.*
- *16% of the District's population will be aged 65 years or over in 2036, up from 12% in 2016.*
- *Housing targets for City of Canada Bay between 2016 and 2021 are 2,150 dwellings to include all types of housing including seniors housing.*
- *More compact housing types and medium-density housing, as well as the design of walkable neighbourhoods to create opportunities for people to continue living in their community.*

## CITY OF CANADA BAY FUTURES PLAN 20 (COMMUNITY STRATEGIC PLAN)

The City of Canada Bay Futures Plan 20 is a 20-year vision that has been developed to take local action and enable residents to respond in a positive way to the challenges the community faces. The vision was initially developed in 2008 and involved consultation with the community and stakeholder meetings. In 2012 legislation required a further review of *FuturesPlan20*. A number of structural and content changes were made to the plan to ensure clarity of the goals and directions provided under each key theme. The final *FuturesPlan20* was adopted by Council in June 2013.

The key themes are intended to express the “desired look and feel of the city in twenty years’ time”. The four key themes are:

- Active and vibrant
- Sustainable spaces and places
- Innovative and engaged
- Thriving and connected

The *Thriving and Connected* theme is relevant to the proposal as it outlines the direction to “encourage and support the provision of a diverse range of housing stock which responds to changing needs”. Additionally, the plan recognises a number of challenges that the community faces including the need to maintain and renew ageing infrastructure.

## CITY OF CANADA BAY POSITIVE AGEING STRATEGY 2010

The City of Canada Bay Positive Ageing Strategy 2010 is a plan to “*reflect the diversity amongst older people and recognise that although each of us is ageing, we will all experience this process in different ways*”. The plan addresses arising health issues for the ageing population and outlines Council’s role and actions to address present challenges. The plan also creates a linkage to the *FuturePlan20* by providing a range of actions to address the directions in the *FuturesPlan20*.

Of most relevance to this report is *Section 24 Appropriate Housing* which outlines a number of challenges and key issues relevant to seniors living in Canada Bay as well as the wider ageing community, as sources from The Australian Local Government Association (ALGA). The plan outlines the following key challenges:

- The only age group moving out of the City of Canada Bay in more numbers than they are moving in is the older aged groups, particular those over 65 years. Majority are moving to close-by suburbs of Ryde and Burwood due to the lack of affordable and appropriate housing for older people in the Canada Bay LGA.
- Most people do not want to live in residential care – typically associated with ‘old people’s homes’, ‘care homes’ or ‘nursing homes’.
- Reports suggest that people are likely to be attached to their local area, but not necessarily to their home and most rejected the idea of living with extended family.
- Canada Bay is a desirable area and so rents and houses are unaffordable
- Barrier for older people is the need to find housing that is close to public transport, shops and other essential services.
- A belief amongst the community that Council is losing a lot of opportunities to build retirement villages, and that they should work in partnerships with Churches and other organisations that may have land available.

Council identified a number of options to improve the supply and development of senior’s accommodation, some of which are listed below:

- Investigate the possibility of villa development; and
- Investigate the extension of Affordable Housing Policy to encompass low cost seniors’ accommodation.

## CITY OF CANADA BAY DISABILITY INCLUSION ACTION PLAN 2017-2021

The City of Canada Bay Disability Inclusion Action Plan 2017-2021 outlines the strategies and actions Council will undertake to remove the barriers that people with a disability experience in their day-to-day lives. The plan is intended to continue addressing the ongoing needs, issues, barriers and concerns that people with a disability encounter, as well as those in support roles. The strategies and actions in this plan are aligned with the four themes identified in *FuturesPlan20*.

The plan identifies that there were 6,700 carers who identified themselves as providing unpaid assistance to a person who either had a disability, long term illness or old age. With the expected increase of Canada Bay’s ageing population and forecast population growth the number of people with a disability will rise.



**APPENDIX B      COMMUNITY PROFILE**

Data Item	Study Area (2km)	City of Canada Bay (LGA)	Sydney GCCSA
Population 2016 Census	41,926	88,015	4,823,991
Average Age of Persons	36	36	36 (median)
<b>Age Distribution (%)</b>			
Aged 0-4	6.2%	6.2%	6.4%
Aged 5-9	5.5%	5.5%	6.4%
Aged 10-14	4.87%	4.6%	5.8%
Aged 15-19	4.8%	4.5%	6.0%
Aged 20-24	7.65%	7.1%	7.1%
Aged 25-29	9.93%	9.3%	7.9%
Aged 30-34	10.27%	9.7%	8.1%
Aged 35-39	7.85%	7.9%	7.4%
Aged 40-44	7.03%	7.3%	7.1%
Aged 45-49	6.45%	6.6%	6.7%
Aged 50-54	6.07%	6.2%	6.3%
Aged 55-59	5.67%	5.7%	5.8%
Aged 60-64	4.71%	4.9%	5.0%
Aged 65-69	4.12%	4.5%	4.4%
Aged 70-74	3.1%	3.3%	3.3%
Aged 75-79	2.36%	2.6%	2.4%
Aged 80-84	1.7%	2.0%	1.8%
Aged 85+	1.71%	2.3%	2.0%
<b>Country of Birth and Indigenous Identification (%)</b>			
Australia born	53.73%	53.3%	57.1%
Overseas born	46.27%	46.7%	42.9%
China	12.19%	9.8%	4.7%

Data Item	Study Area (2km)	City of Canada Bay (LGA)	Sydney GCCSA
Korea	5.54%	3.6%	3.1%
England	2.05%	2.5%	0.33%
Hong Kong	1.69%	1.36%	1.8%
Aboriginal and Torres Strait Islander population	0.09%	0.5%	1.5%
<b>Language Spoken at Home (%)</b>			
English only	51.82%	53.4%	58.4%
Korean	6.36%	4.0%	4.7%
Chinese Cantonese	5.24%	3.9%	2.9%
<b>Car Ownership (%)</b>			
0 Cars	8.72%	10.1%	10.7%
1 Car	45.36%	43.1%	35.4%
2 Cars	35.89%	32.9%	31.1%
3+ Cars	12.63%	11.2%	14.9%
<b>Household Structure (%)</b>			
Family Households	75.98%	71.6%	73.6%
Group	4.33%	6.4%	4.7%
Lone Person	19.7%	22.0%	21.6%
<b>Family Composition (%)</b>			
Couple family with no children	38.83%	39.8%	33.4%
Couple family with children	31.29%	45.5%	49.5%
One parent families	12.6%	12.6%	15.2%
Other families	1.94%	2.2%	1.8%
<b>Housing Tenure (%)</b>			
Owner	32.4%	30.8%	29.1%
Purchaser	32.7%	29.4%	33.2%

Data Item	Study Area (2km)	City of Canada Bay (LGA)	Sydney GCCSA
Renter	37.0%	37.1%	34.1%
<b>Mortgage and Rent (\$)</b>			
Loan Mortgage Repayments (\$/monthly)	\$2,487	\$2,600	\$2,167
Rent Payments (\$/weekly)	\$536	\$510	\$440
<b>Labour Force (%)</b>			
% Unemployed	5.29%	5.0%	5.7%
Labour Force Participation	68.19%	63.8%	65.6%
<b>Occupation (%)</b>			
Professionals	33.0%	33.1%	26.0%
Clerical & Administrative Workers	15.8%	14.8%	16.5%
Technicians & trades workers	9.5%	8.7%	12.4%
Managers	17.5	18.4%	15.5%
Community & Personal Service Workers	7.7%	7.4%	9.0%
Machinery operators & Drivers	2.56	2.3%	5.8%
Sales Workers	9.7%	9.1%	9.2%
Labourers	4.86%	4.3%	7.5%
<b>Tertiary Education (%)</b>			
Bachelor Degree or Higher	37.9%	38.0%	24.1%
Advanced Diploma or Associate Degree	9.6%	9.7%	9.0%

Data Item	Study Area (2km)	City of Canada Bay (LGA)	Sydney GCCSA
<b>Highest Level of Schooling Achieved (%)</b>			
Year 8 or Below	4.13%	3.5%	4.0%
Year 9 or Equivalent	2.53%	2.8%	3.8%
Year 10 or Equivalent	12.42%	10.4%	16.6%
Year 11 or Equivalent	3.32%	3.2%	4.0%
Year 12 or Equivalent	76.41%	57.7%	62.1%
Did not go to School	1.21%	0.9%	1.4%
<b>Dwelling Structure (%)</b>			
Separate house	41.3%	45.6%	56.9%
Semi-detached	8.9%	9.3%	14.0%
Flat, Unit or apartment	49.3%	43.9%	28.1%





### **BRISBANE**

Level 7, 123 Albert Street  
Brisbane QLD 4000  
Australia  
T +61 7 3007 3800

### **GOLD COAST**

45 Nerang Street,  
Southport QLD 4215  
Australia  
T +61 7 5600 4900

### **MELBOURNE**

Level 12, 120 Collins Street  
Melbourne VIC 3000  
Australia  
T +61 3 8663 4888

### **PERTH**

Level 14, The Quadrant  
1 William Street  
Perth WA 6000  
Australia  
T +61 8 9346 0500

### **SYDNEY**

Tower 2, Level 23, Darling Park  
201 Sussex Street  
Sydney NSW 2000  
Australia  
T +61 2 8233 9900

### **CISTRI – SINGAPORE**

*An Urbis Australia company*  
#12 Marina View  
21 Asia Square, Tower 2  
Singapore 018961  
T +65 6653 3424  
W [cistri.com](http://cistri.com)