



Social Infrastructure Audit

Dee Why Bowling and Recreation Club

December 2015

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Executive Summary

Dee Why Bowling and Recreation Club Ltd is submitting a Site Compatibility Certificate Application for a seniors housing development on land currently used for overflow car parking.

The State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) requires a Site Compatibility Certificate (SCC) to be obtained for seniors housing. Clause 25 and 26 require an SCC to consider the services and infrastructure that are or will be available to meet the demands arising from the proposed development.

The purpose of this report is to identify the existing social infrastructure within the vicinity of the subject site and how these services will cater to future residents' needs.

A Development Application is proposed to be lodged with Warringah Council for the removal of one bowling green, demolition and relocation of the existing club house, development of two residential flat buildings each comprising 12 independent living units (ILU's) (in-fill self-care housing), resulting in a total of 24 ILU's provided on the site, and basement car parking.

METHODOLOGY

The social infrastructure audit involved the following steps:

- Step 1: Data and document review
- Step 2: Analysis of current social infrastructure provision
- Stage 3: Reporting.

SOCIAL INFRASTRUCTURE AUDIT

The social infrastructure audit shows there are limited facilities within 400m of the subject site, however there are good transport connections to facilities nearby.

The Dee Why Bowling Club, Dee Why Creek, Dumic Place Reserve, pedestrian/cycle links to Cromer Park and St Mathews Farm Reserve and Wabash Reserve, and Cromer Community Centre are all located within 400m of the subject site.

There are two bus stops located on Fisher Road North, at the frontage of the site, and across Fisher Road North (in front of no. 190 Fisher Road North), with access to three bus routes: 153, 179 and E79. These buses directly link to the Dee Why main centre on Pittwater Road and Warringah Mall, which provide significant shopping, retail, medical and banking services to meet the needs of the incoming population.

CONCLUSIONS

The proposed ILU's adjacent to the Dee Why Bowling Club meet the requirements for the provision of services and infrastructure in accordance with the Seniors Housing SEPP and are appropriately located in this regard.

The proposal meets the requirements of the Seniors Housing SEPP as follows:

- The ILU's are proposed to be located within club land that is used for overflow car parking and will not replace any existing open space. The site is located adjacent to Dee Why Creek and Dumic Place Reserve, and has pedestrian/cycle links to Cromer Park, St Mathews Farm Reserve and Wabash Reserve, all providing open space and recreational assets for use by incoming residents.
- The proposed ILU's are located within 400m walking distance of the Cromer Community Centre and the Fisher Road North bus stops

- Public transport services that run along Fisher Road North are frequent and exceed the availability requirements of Clause 26(2)(b)(iii) with multiple bus options in both the morning and afternoon.
- The public transport options link future residents to multiple shopping, banking, medical and community services primarily clustered within Dee Why main centre, on Pittwater Road, and within Warringah Mall.

In addition, the ILU's are considered appropriate for the following reasons:

- The opportunity through the development of a significant site to provide housing choice and affordability
- The opportunity to develop high amenity living for seniors adjoining an existing club, residential area and open space
- Providing independent living that has direct and convenient access to a range of facilities and services
- Proposed residents are likely to be recently retired and highly mobile, and therefore not requiring services and facilities to be provided on site.

It is recommended that an access consultant or the architect confirms that the proposed site design complies with the gradient requirements and the definition of a *suitable access pathway* within the Seniors Housing SEPP.

Overall, the proposed ILU's are considered accessible to a range of nearby social services and facilities. The development is appropriate in this location in accordance with the requirements of the Seniors Housing SEPP.

1 Introduction

Urbis has been engaged by Dee Why Bowling and Recreation Club Ltd to undertake a social infrastructure audit. This will inform a Site Compatibility Certificate application to provide seniors housing adjacent to the Club, located at 223 Fisher Road North, Cromer.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) requires a Site Compatibility Certificate (SCC) to be obtained for seniors housing. Clause 25 and 26 require a SCC to consider the services and infrastructure that are or will be available to meet the demands arising from the proposed development.

The purpose of this report is to identify the existing social infrastructure within the vicinity of the subject site and how these services will cater to future residents' needs.

1.1 METHODOLOGY

This assessment was conducted in 3 stages:

- 1: Data and document review, including:
 - Review of the proposal
 - Review of relevant Council policies and strategies to assess identified needs, priorities and current programmed funding
 - Demographic profile and population projections to assess current and emerging requirements
- 2: Analysis of current provision, including:
 - Audit of existing social infrastructure provision within 400m and 2km of the subject site, including retail, community, medical and transport services
 - GIS mapping of current provision.
- 3: Reporting.

2 Site description and context

The subject site is located at 223 Fisher Road North, Cromer, approximately 1.15ha and comprises the Dee Why Bowling and Recreation Club (the Club). The Club includes a two storey club house, three bowling greens and formal and informal car parking. Approximately 8,700m² of the site is utilised by the Club. The remaining 2,800m² is under-utilised and informally used as overflow car parking. The site has one vehicle entry and exit point to Fisher Road North. A single bus stop with seating is located at the frontage to Fisher Street.

The site is located in a residential area and to the rear of dwellings which front Fisher Road North. Dee Why Creek and Dumic Place Reserve run through and directly adjoin the site's eastern boundary. A pedestrian footpath runs along Dee Why Creek, along the eastern side of the watercourse. Industrial uses are located to the north and north east of the subject site. Cromer Park is located to the east of the site and includes five associated sports fields. Dee Why and Warringah Westfield Mall shopping centres are located approximately 1.8km south and 3.4km south west of the subject site respectively.

FIGURE 1 – SUBJECT SITE



2.1 THE PROPOSAL

A Development Application (DA) is proposed to be lodged with Warringah Council for the following:

- Removal of one bowling green
- Demolition and relocation of the existing club house
- Development of two residential flat buildings each comprising 12 independent living units (ILU's) (in-fill self-care housing), resulting in a total of 24 ILU's provided on the site
- Basement car parking.

2.2 POLICY CONTEXT

A review of relevant state and local policy documents is held at Appendix A

3 Community profile

In 2014, Warringah Local Government Area (LGA) had a total estimated resident population of 155,289 people over approximately 14,900ha, resulting in a population density of 10.4 persons per hectare. The suburb of Dee Why had a population of 19,638, which represents 12.6% of the population of Warringah.

The key demographic characteristics for Warringah LGA and Dee Why (suburb) are outlined below:

- Almost one quarter (24.2%) of the population are parents and homebuilders (aged 35 to 49), with a similar proportion (23.6%) classified as babies, pre-schoolers and school aged children (0-17 years)
- There is a higher percentage of those aged 70 to 84 years in Warringah (8.5%), compared to Greater Sydney (7.2%)
- The largest changes in the age structure of Warringah between 2006 and 2011 were in the age groups 45-49 (+1,354 persons), 30-34 (-1,139 persons), 0-4 (+1,082 persons) and 40-44 (+1,017)
- Other than English (37.8%) and Australian (33.0%), the predominant ancestry of Warringah residents was Irish (11.1%), Scottish (9.2%), Italian (5.2%), German (3.5%) and Chinese (3.4%). Of those residents not born in Australia, the United Kingdom (8.2%), New Zealand (2.5%), China (1.4%), Italy (1.2%) and South Africa (1.2%) were the most common places of birth
- Almost two fifths (37.8%) of residents have an advanced diploma, a diploma, bachelor degree or higher. This is slightly higher than the Greater Sydney average (33.1%)
- Warringah LGA's labour force in 2011 was 74,889, of which 33.1% were employed part-time and 61.8% were full time workers. Almost half of employed residents are classified as managers and professionals (42.5%). Only 3.5% of residents were unemployed at the time of the 2011 Census in Warringah
- Warringah LGA has a higher than average weekly income for individuals earning \$2,000 or more a week (11.9% compared to 8.2% within Greater Sydney)
- Like Greater Sydney (34.8%), couples with children making up two fifths (36.7%) of the family types in Warringah. There were a higher proportion of lone person households (22.1%) compared to 21.5% in Greater Sydney
- Two thirds of dwellings in the LGA are classified as separate houses (58.9%).

3.1 POPULATION PROJECTIONS

Population forecasts for the local area have been based on data obtained from NSW Department of Planning and Environment.

Table 1 below presents population projections and age breakdown for the population of Warringah LGA. The total population of Warringah LGA is projected to grow by 27.2% by 2031 (19,300 people).

The growth rate is expected to remain relatively stable over the 20 year period, with the population growing at approximately 6% per year. This is a significantly higher growth rate than NSW, which is expected to grow at 1.2% per year over the next 20 years.

TABLE 1 – POPULATION PROJECTIONS AND AGE BREAKDOWN 2011-2031

	YEAR					% CHANGE 2011-2031
	2011	2016	2021	2026	2031	
Aged 0-4	4,950	5,100	5,350	5,550	5,600	13.1%
Aged 5-9	4,350	4,800	5,050	5,250	5,400	24.1%
Aged 10-14	3,800	4,300	4,700	4,900	5,100	34.2%
Aged 15-19	3,700	4,000	4,400	4,750	4,950	33.8%
Aged 20-24	4,850	4,700	4,900	5,200	5,550	14.4%
Aged 25-29	5,650	5,800	5,700	5,800	5,950	5.3%
Aged 30-34	6,050	6,350	6,500	6,450	6,450	6.6%
Aged 35-39	6,000	6,350	6,800	6,950	6,850	14.2%
Aged 40-44	5,650	6,000	6,300	6,800	6,950	23.0%
Aged 45-49	5,100	5,600	5,900	6,200	6,650	30.4%
Aged 50-55	4,400	4,950	5,400	5,700	5,950	35.2%
Aged 55-59	3,900	4,200	4,650	5,050	5,350	37.2%
Aged 60-64	3,650	3,600	3,900	4,300	4,650	27.4%
Aged 65-69	2,550	3,300	3,300	3,600	3,950	54.9%
Aged 70-74	1,950	2,350	3,000	3,050	3,350	71.8%
Aged 75-79	1,600	1,700	2,100	2,700	2,800	75.0%
Aged 80-84	1,350	1,300	1,450	1,800	2,400	77.8%
Aged 85+	1,550	1,700	1,800	2,000	2,450	58.1%
Total	71,050	76,100	81,200	86,050	90,350	27.2%
Change	-	5,050	5,100	4,850	4,300	-
Growth Rate (%)	-	7.1%	6.7%	6.0%	5.0%	-

Source: NSW Department of Planning and Environment

The 70 to 84 year age group is expected to experience substantial growth in the next 20 years, with 74.5% growth in this age group. The 65-69 and 85+ age groups are also expected to experience substantial growth, increasing by 54.9% and 58.1% respectively. The proportion of the population aged 65+ within Warringah is anticipated to grow from 15.5% to 16.5% by 2031.

3.2 INCOMING POPULATION

The proposal comprises 24 ILU's. It is understood that one to two people could be accommodated within these units, resulting in a potential incoming population of **24 to 48 people**.

Given that the proposal is for ILU's and that no senior support services are proposed to be provided on the site, it is assumed that the incoming population may be highly mobile, independent empty nesters or retirees (60 to 69 years) who are looking to down size. It is also likely that healthy active seniors aged 70 to 84 years may also live on the site.

4 Social infrastructure audit

The Seniors Housing SEPP provides the legislated requirements for the location and accessibility to services and facilities for older people living within any proposed seniors housing. This section considers the current supply of facilities and services within 400m and in the surrounding area, accessible by public transport connections. This audit concentrates on the facilities and services noted in Clause 25 of the Seniors Housing SEPP. Social infrastructure maps are held at Appendix B.

4.1 TRANSPORT

The site is located within 400m of two bus stops. These bus stops are located at the Fisher Road North frontage of the site, and across Fisher Road North (in front of no. 190 Fisher Road North), with access to three bus routes: 153, 179 and E79. Heading south-bound, the 153 provides a service from Fisher Road North near Ryrie Avenue, terminating at Warringah Mall and travelling via Willandra Road, McIntosh Road, Pittwater Road and Winbourne Road through Dee Why and Brookvale. The first 153 southbound service arrives at approximately 9:38am, and the last at 1:38 pm. Heading north, the 153 terminates at Wheeler Heights in close proximity to RSL LifeCare. The first northbound service arrives at 11:06 am and the last at 2:38 pm.

The 179 and E79 heading south, terminates at Wynyard Station in Sydney CBD, stopping at Warringah Mall, and travelling south via Condamine St, Manly Road, Military Road, the Warringah Freeway and the Bradfield Freeway. The first south-bound service is the 179 at 6:05 am and the last at 7:56 pm. The 179 and E79 services follow the same route heading north terminating at RSL LifeCare. The service commences with the 179 at 8:17 am and ends at 7:54 pm with the E79.

Especially crucial to note is the fact that all bus routes travel via Pittwater Road through Dee Why which has significant social infrastructure and support services. It takes approximately 15 minutes for the 179, E79 and 153 to reach Dee Why's main activity centre.

It should be further noted that all new buses on the route are wheel-chair accessible with low-level floors and space for wheelchairs.

A company called Easy Transport provides community transport services to the Dee Why area, with the capacity to provide services for frail and younger people with a disability. Additionally, Manly Warringah Pittwater Community Transport collects passengers from their home to take them to appointments, regular shopping trips, recreational outings, and also runs a shuttle to Royal North Shore Hospital.

TABLE 2 – BUS LINKAGES TO SURROUNDING SERVICES

OPERATOR	ROUTE	SCHEDULE (MON-FRI)	TIMING
Sydney Buses	153 Fisher Road North (near Ryrie Av) – Pittwater Road - Warringah Mall	AM: 9:38am, 11:38am PM: 1:38pm	Arriving Pittwater Road near Howard Ave: <ul style="list-style-type: none"> 9:52am 11:52am 1:51pm Arriving Warringah Mall 5minutes past the hour.
Sydney Buses	153 Warringah Mall – Pittwater Road - Fisher Road North (near Ryrie Av)	AM: 10:45am, 12:45am PM: 1:15am	Arriving Pittwater Road near St Davids Av: <ul style="list-style-type: none"> 10:54am 12:55am 2:25pm Arriving back at the site: <ul style="list-style-type: none"> 11:15am 1:16pm 2:46pm
Sydney Buses	179	AM: 6:04am, 8:49am, 9:53am,	Arriving Pittwater Road near Howard Ave:

OPERATOR	ROUTE	SCHEDULE (MON-FRI)	TIMING
	Fisher Road North (near Ryrie Av) – Warringah Mall - City	10:54am PM: 12:55pm, 1:55pm, 2:55pm, 3:56pm, 4:56pm, 5:56pm, 6:56pm, 7:56pm	AM:6:14am, 9:03am, 10:07am, 11:07am PM: 12:08pm, 1:08pm, 2:08pm, 3:09pm, 4:10pm, 5:10pm, 6:10pm, 7:10pm, 8:09pm Arriving Warringah Mall: AM:6:21am, 8:18am, 9:13am, 10:17am, 11:17am PM:12:18pm, 1:18pm, 2:18pm, 3:20pm, 4:21pm, 4:21pm, 5:21pm, 6:20pm, 7:18pm, 8:15pm
Sydney Buses	179/E79 Warringah Mall – Pittwater Road - Fisher Road North (near Ryrie Av)	AM: 7:56am, 9:02am, 9:59am, 10:59am, 11:59am PM: 12:59pm, 1:59pm, 2:59pm, 4:03pm, 4:42pm	Arriving Pittwater Road near St Davids Av: AM:8:05am, 9:11am, 10:09am, 11:09am PM:12:09pm, 1:09pm, 2:09pm, 3:09pm, 4:13pm, 4:52pm Arriving back at the site: AM: 8:15am, 9:21am, 10:18am, 1:18am PM: 12:18pm, 1:18pm, 2:18pm, 3:20pm, 4:24pm, 5:01pm

The commentary in the following sections concentrates on facilities and services accessible within the 400 meter radius, as well as those accessible via public transport.

4.2 RETAIL

There are no significant retail facilities located within 400m of the subject site. There are, however, a high concentration of retail and a good range of shops located in various shopping centres that line Pittwater Road in Dee Why, less than 2km from the site. Dee Why Village Plaza is located a five minute walk from the Pittwater Road (Howard Avenue) bus stop (179, E79, 153). Senior residents travelling from the site are not required to cross any roads, needing only to walk a short distance adjacent to Pittwater Road and Howard Avenue before reaching the entrance to the centre. The store directory lists Coles as the anchor tenant with a Chemist Warehouse and Liquorland and includes a range of small, independent businesses including hair-dressers, cafes. The site is wheelchair accessible and also provides ample disabled parking.

Dee Why Grand Shopping Centre is less than one minute walk from the Pittwater Road (Pacific Parade) bus stop, adjacent the centre. Senior residents have to walk a short distance along Pittwater Road and Pacific Parade. Senior residents wishing to return to the site would need to cross Pittwater Road at the traffic lights opposite Pacific Parade in order to access the bus stop for buses travelling back to the site. The shopping centre occupies two floors and is host to three large supermarket chains, a food court, homewares, fashion and hair, health and beauty related retail.

As mentioned previously, the E79 and 179 stops in close proximity to Westfield Warringah Mall, with the 153 terminating at centre. The shopping centre is a large indoor/outdoor shopping centre with approximately 300 specialty stores and tenants including David Jones, Myer, Target, Big W, Woolworths and many others. The bus stops are adjacent to the centre, with access to the centre provided via a undercover walkway from the bus stop into the centre.

A new development site on the corner of Fisher Road North and Carawa Road may provide additional retail facilities within 400m of the subject site. A Development Application for the construction of a “mixed use development comprising residential and commercial units” was lodged in April of 2009, and is currently in the final stages of assessment. While it is largely unknown what services will be located within the commercial units, it would not be unfeasible to suggest the provision of some kind of retail offering.

4.2.1 BANKS

Bendigo, Westpac and Commonwealth Bank are located along Pittwater Road in Dee Why's main activity centre. There is also a Commonwealth Bank located north of the site in Collaroy Plateau which is also

accessible via a six minute bus ride with the 179 and 153 bus routes. Residents would just need to cross Veterans Parade, which can be safely done at a zebra crossing.

4.2.2 POST OFFICES

There is a post office located approximately 1 km north of the site and is easily reachable via a two minute bus ride with either the 179 or 153 bus. Senior residents would need to cross South Creek Road to reach the post office.

There is another post office located in Dee Why on Oaks Avenue less than a five minute walk from the nearest relevant bus stop.

4.2.3 FOOD AND GROCERIES

The largest offering of grocery and convenience stores is in Dee Why in the shopping centres. Dee Why Village Plaza and Dee Why Grand Shopping Centre are host to a variety of large chain supermarkets.

There is also an independent grocery store called Welcome Mart located 3 minutes bus ride north of the site. This store can be travelled to on the 153 or 179 bus. As mentioned previously, residents would be required to cross South Creek Road without the aid of a zebra crossing or traffic light.

4.3 COMMUNITY SERVICES

4.3.1 LIBRARIES

The Dee Why Library is located at the corner of Pittwater Road, St David Avenue and Civic Drive. The library is accessible to future residents by bus stops located on Fisher Road and Pittwater Road. The library is approximately 200m walk from the Pittwater Road (Howard Avenue) bus stop over the signalised intersection of Pittwater Road with Howard Avenue.

In addition to book lending services the library provides CD, DVDs and magazines. It also offers books a variety of languages. Additionally, the library provides a home library services which includes delivery to nursing homes and aged care facilities. The library is wheelchair accessible and disabled parking is provided in very close proximity to the library.

4.4 RECREATION FACILITIES

4.4.1 CIVIC AND COMMUNITY CENTRES

There are a number of halls and centres providing a range of services for the community of the study area. These range from halls which can be hired by the public to centres which provide educational and recreational activities.

The nearest centre to the development site is Cromer Community Centre which is approximately 250m south of the site, on Fisher Road North, opposite Dee Why Gardens Retirement Village.

The community centre is a large multi-purpose centre with sports hall, lounge/loft room with access to outdoors area and kitchen as well as a craft room and gallery. The centre is suitable for large and small meetings and social functions. The site has access for people with a disability.

4.4.2 SOCIAL CLUBS

There is a range of social clubs in the area providing entertainment, classes and courses; from computers, art, singing, card playing. The proposed development will be situated on the same plot as the Dee Why Bowling and Recreation Club. The club offers function rooms and bistro meals as well as the opportunity to participate in bowling.

Dee Why RSL is approximately 500m walk from the Pittwater Road (Howard Avenue) bus stop and is a large, modern club with more than 40,000 members. The club has a range of regular events including

bingo, raffles, live music, bowling, and ticketed shows. Additionally, The RSL has a day club for seniors, which is a group run by volunteers who provide activities and companionship for frail aged and socially isolated elderly people.

4.4.3 SPORTS AND FITNESS

There is a range of sporting and fitness activities located within the study areas including soccer, cricket pitch, bike track and other sports amenities. The majority of these facilities are located in Cromer Park which is within a 400 meter radius of the study site and was recently redeveloped to include a brand new sports field, a synthetic turf pitch and a new bike track.

An organisation called Active Seniors has a Health Centre located 270 meters from the nearest bus stop in Dee Why. The health centre focuses purely on the health and fitness of people over the age of 55. They offer exercise physiology, chiropractic and diet and nutrition services.

4.4.4 PARKS AND OPEN SPACE

There is a significant offer of open space facilities in close proximity to the site. Cromer Park is approximately 150m walk south of the proposed site. The park has a kiosk, viewing platform and parking. There is also a trail that leads from Cromer Park, running adjacent to Dee Why Creek, to Dee Why Park which is a large green space that straddles Pittwater Road and eventually leads to Dee Why lagoon Wildlife Refuge.

James Morgan Reserve is located adjacent to the Cromer Community Centre approximately 300m to the south of the site along Fisher Road North. Approximately 250 meters north of the site is St Matthews Farm Reserve, which features large sports fields, public toilets and parking and links to the Wabash Reserve.

4.5 MEDICAL

The majority of medical services are located in Dee Why's activity centre along Pittwater Road. However there are some medical services provided in Collaroy Plateau, Collaroy and Narrabeena. Warringah Mall also provides a number of medical centres. Larger hospitals are located south of the site in Manly or North Sydney, as identified below.

4.5.1 HOSPITALS

The site is located in reasonable proximity to:

- Delmar Private Hospital, Dee Why – 3.5 km south of the site
- Mona Vale Hospital
- Manly Hospital, Manly – 10 km south of the site. The hospital has approximately 150 beds, and provides acute care services including critical care, emergency medicine, surgical and orthopaedic services. The hospital also provides non-acute services including day programs for aged care rehabilitation, stroke management and cardiac rehabilitation
- Manly Waters Private Hospital, Manly – 10 km south of the site. Manly Waters is a private hospital with approximately 66 beds for acute care and catering for a range of ages and conditions
- Mater North Sydney, North Sydney – 20 km south of site. Mater Hospital Sydney is a private hospital with approximately 300 beds and working across core specialties including obstetrics, orthopaedics
- Royal North Shore, North Sydney – 20 km south of site. The Royal North Shore is a large hospital with approximately 600 beds.

4.5.2 GENERAL PRACTITIONERS AND MEDICAL CENTRES

There are more than 10 medical centres in the Dee Why's main activity centre. The Dee Why Family Medical Centre is located within the Dee Why Grand Shopping Centre adjacent to the Pittwater Road

(Pacific Parade) bus stop. The centre provides General Medicine, Cardio-Vascular, Chronic Disease Management and other services. The Dee Why General Practice is also located within the Dee Why Grand Shopping Centre and provides family medicine, mental health and health assessment for over 75's services.

Warringah Mall also provides a number of medical services including Medibank, a traditional Chinese medical centre and the Vale Medical Practice. Vale Medical Practice provides family, women's, men's healthcare and health assessments for people over 75 years of age.

4.6 PLACE OF WORSHIP

There are approximately eight places of worship within a 400 meter radius of bus stops along Pittwater Road in Dee Why. These services cover a wide range of denominations including Catholic, Baptist and Jehovah's Witness.

4.7 SUPPORT SERVICES

4.7.1 PERSONAL CARE AND HOME NURSING

There are a number of aged care facilities located in Dee Why:

- LINC Service Warringah – LINC Referral Centres provide volunteers from local churches to help with welfare assistance, transport, home help, visitation, phone calls and shopping and is available from 9:00 am to 4 pm on weekdays.
- Quality Medical Nursing Services - QMNS provide personalised care service helping with a variety of needs like companionship, housekeeping, personal care, nursing care and high dependency care. QMNS offer a 24-hour service through a variety of specialist care packages.
- Palm Grove Nursing Home – Provides aged care services to surrounding suburbs of Cromer, Narrabeena, Dee Why and Collaroy. The home is a 54 bed high care residential nursing home catering to individuals requiring dementia care, respite care and palliative care.
- RSL LifeCare ANZAC Village– A large care facility with a range of services including residential care which offers services to help individuals maintain independence and dignity.

4.7.2 FOOD SERVICES

Northern Beaches Food Services – A program championed by the Benevolent Society in partnership with Meals on Wheels delivering hot and frozen meals to residents on the Northern Beaches with the support of 250 volunteers. Meals start from \$5.60 and delivery is free.

5 Conclusions and recommendations

The proposed ILU's adjacent to the Dee Why Bowling Club meet the requirements for the provision of services and infrastructure in accordance with the Seniors Housing SEPP and are appropriately located in this regard.

The proposal meets the requirements of the Seniors Housing SEPP as follows:

- The ILU's are proposed to be located within club land that is used for overflow car parking and will not replace any existing open space. The site comprises the Dee Why Bowling Club and is located adjacent to Dee Why Creek and Dumic Place Reserve and has pedestrian/cycle links to Cromer Park, St Mathews Farm Reserve and Wabash Reserve, that provide open space and recreational assets for use by the incoming residents
- The proposed ILU's are located within 400m walking distance of the Cromer Community Centre and the Fisher Road North bus stops
- Public transport services that run along Fisher Road North are frequent and exceed with the availability requirements of Clause 26(2)(b)(iii) with multiple bus options in both the morning and afternoon
- Public transport options link future residents to multiple shopping, banking, medical and community services primarily clustered within Dee Why main centre, on Pittwater Road, and within Warringah Mall.

In addition, the ILU's are considered appropriate for the following reasons:

- The opportunity, through the development of a significant site, to provide housing choice and affordability
- The opportunity to develop high amenity living for seniors adjoining an existing club, residential area and open space
- Providing independent living that has direct and convenient access to a range of facilities and services
- Proposed residents are likely to be recently retired and highly mobile such that services and facilities will not be required to be provided on the site.

It is recommended that an access consultant or the architect confirms that the proposed site design complies with the gradient requirements and the definition of a *suitable access pathway* within the Seniors Housing SEPP.

Overall, the proposed ILU's are considered accessible to a range of social services and facilities and is appropriate in this location in accordance with the requirements of the Seniors Housing SEPP.

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Appendix A

Policy review

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) outlines the requirements for development of seniors housing and requires a Site Compatibility Certificate (SCC) to be obtained prior to lodging a Development Application (DA) for seniors housing developments 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) of the SEPP establishes the key criteria that the Director General of the Department of Planning must use to assess 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,

(iv) in the case of application in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.”

In addition, an assessment of the accessibility to these services is also required under Clause 26 which states:

“(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) 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 medical practitioner.*

(2) Access complies with this clause if:

- (a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:*
 - i. a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,*
 - ii. a gradient of no more than 1:10 for a maximum length of 5 metres at a time,*
 - iii. a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or*
- (b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:*
 - i. that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
 - ii. that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and*

- iii. *that is available both to and from the proposed development 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),*

and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3)."

A *suitable access pathway* is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like. (subclause 4)

Clause 44 deals with the staging of provision. It states that a consent authority must be satisfied that any facility or service provided as a part of a proposed development will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

NSW NORTHERN SYDNEY AGEING STRATEGY

The NSW Northern Sydney Ageing Strategy outlines the regional framework for how local governments within the region can work with community organisations and other stakeholders to support an ageing population. The strategy outlines seven key priority areas, including:

- providing community information and making referrals
- collaborating across sectors on planning for population ageing
- supporting people to plan for their old age
- increasing the supply of housing for older people and essential workers
- improving the accessibility of transport for older people
- supporting the community to be healthy and active
- providing opportunities for older people to connect with their communities.

Of relevance to the proposed development, is the priority to increase the supply of housing for older people and essential workers in Northern Sydney.

The Strategy identifies that the key factors influencing housing supply include:

- high land and housing costs presenting a barrier for aged care workers and older people to live in the local area
- a limited supply of housing to accommodate the changing needs of older people, including independent living and supported care environments
- community resistance to medium density and social housing, and the subsequent impact on the supply of suitable housing.

WARRINGAH COUNCIL SOCIAL PLAN 2010

The Warringah Social Plan outlines a 'way forward' to cater for diverse needs and priorities for residents of Warringah LGA. Warringah's population is ageing at a higher rate than the national average, and generally living longer, and the key issues for older people are identified within the Plan as follows:

- Continuing need for relevant services for older people

- Need for health and safety information and services targeted to older people
- Social isolation and community involvement
- Access to services and public transport, and increased demand for services
- Support of 'informal' carers

The Plan identifies the following strategic actions for older people in Warringah:

- Facilitate healthy and active lifestyles for older people which encourages participation and reduces the potential for social isolation
- Build social capital amongst community and business organisations and older people to improve provision and delivery of a range of support services throughout Warringah
- Represent older people in local and regional planning and ensure their needs are considered and integrated into relevant projects
- Integrate relevant initiatives from other levels of government in Council's local planning processes and service delivery
- Improve access to supportive and appropriate services for older people and their carers
- Celebrate and harness the knowledge and experience of older people in Warringah, through the development of initiatives focusing on intergenerational events and programs and volunteering opportunities.

WARRINGAH COUNCIL'S AGEING STRATEGY: LIVING WELL WARRINGAH

The Warringah Council's Ageing Strategy outlines the LGA specific approach to ageing. The Strategy identifies that in 2011 there were 21,750 residents aged 65+ and compared to the rest of Sydney the proportion of people in this age bracket is very high. The population of older people is not spread evenly across the local government area. Suburbs with the highest numbers of people aged 65+ are Dee Why, Narrabeen, Frenchs Forest, Belrose and Collaroy. This is partly attributed to retirement villages and nursing homes being located in these suburbs.

<i>Strengths</i>	<i>Opportunities</i>
A large and reasonably affluent population of older people with high levels of education, high rates of home ownership and a wide range of skills and expertise to contribute to the community.	Recognising the different stages of ageing, and the needs and issues for the younger active. It is around the lifestyle needs of the well aged that local government is particularly well placed to respond.
High rates of volunteering and the provision of informal care by family and friends.	Responding to the demands for more Council services and facilities to keep pace with the growing numbers of older people.
Attractive physical geography, with the beaches, bushland and parks providing a multitude of recreation and lifestyle opportunities.	Ensuring that housing, town centres and local communities are age-friendly and support older people to live independently and get around easily.
A wide variety of social, leisure, learning and cultural opportunities.	Understanding the diverse needs of different groups of older people, and keeping in touch with changing expectations and preferences.
A strong network of community care services.	Balancing the needs of ageing people with those of other sections of the community.
Emerging number of older people from Culturally and Linguistically Diverse (CALD) backgrounds	Understanding the diversity of CALD communities and responding in appropriate ways

Older people in Warringah felt that future development needed to include more housing that is:

- Compact, on smaller blocks, with courtyard gardens
- Single store with level access
- Adaptable and accessible, with no stairs, wide doorways, and bathrooms that can be used by people with mobility aids
- Close to neighbourhood shops and services, but away from main roads.

Warringah residents have access to community transport through two services, Easy Transport Manly Warringah Pittwater and Manly Warringah Pittwater Community Aid who provide social support alongside transport assistance.

Appendix B

Mapping

FIGURE 2 – RETAIL FACILITIES

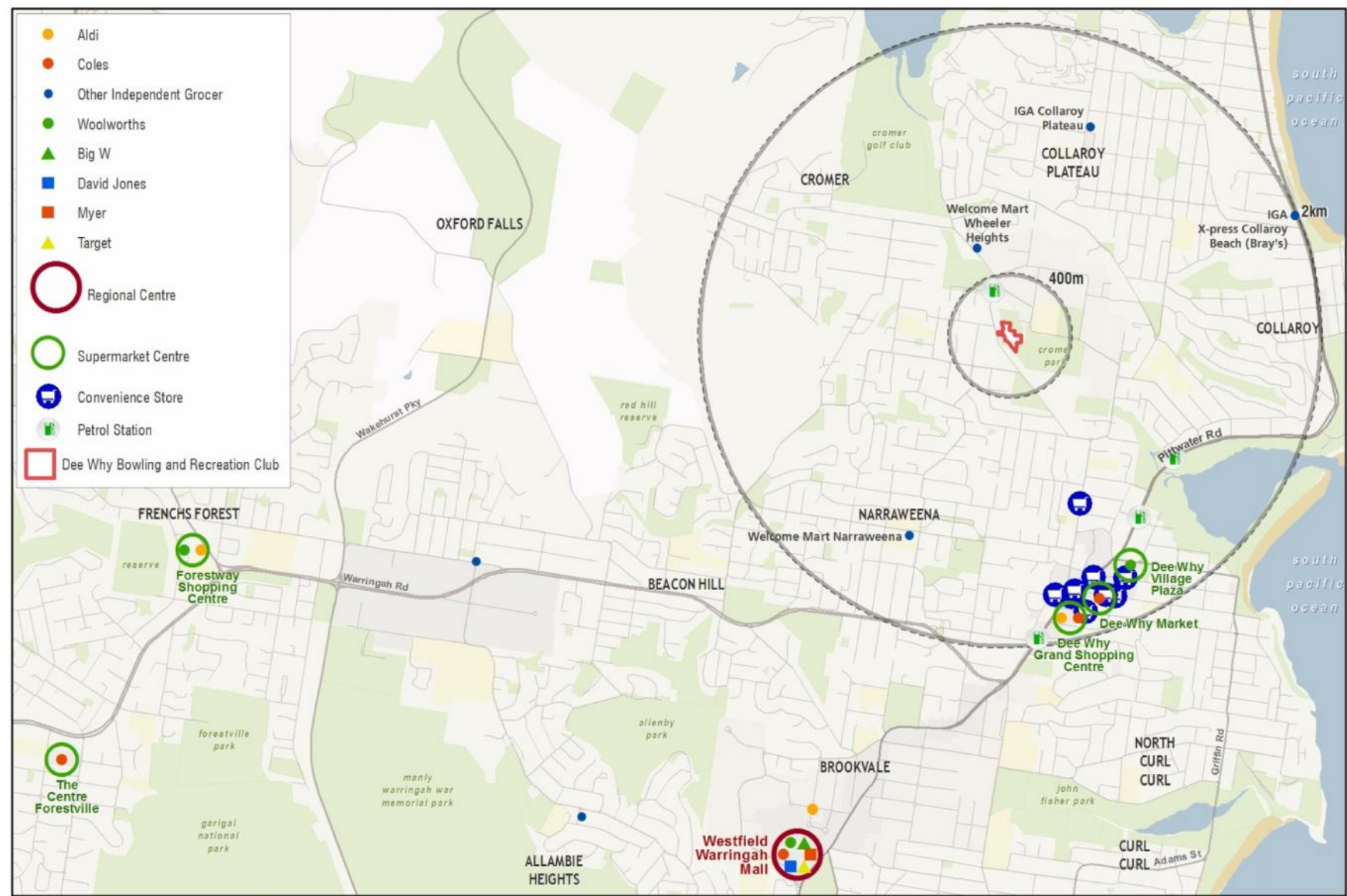


FIGURE 3 – BANKING AND POST OFFICES

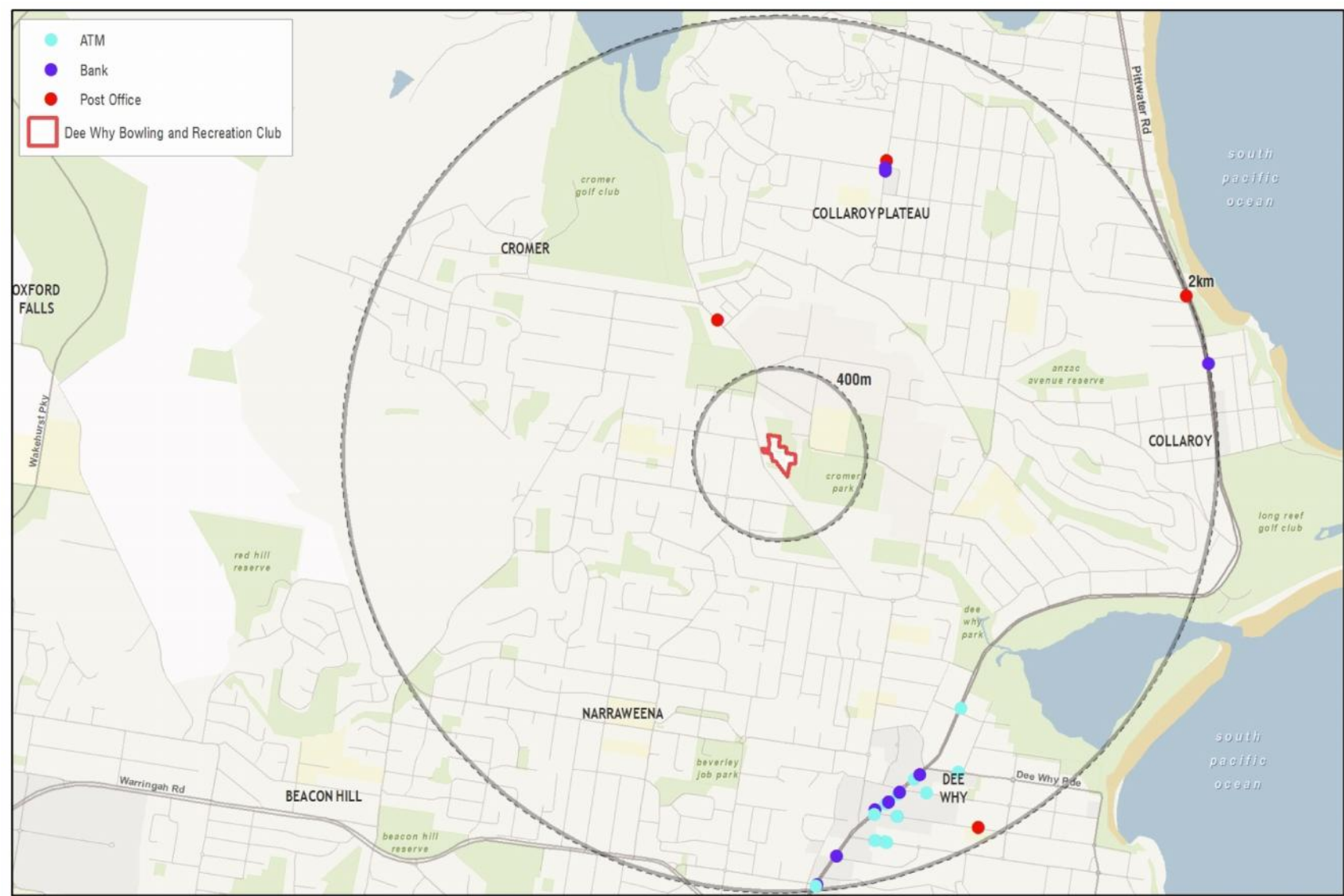


FIGURE 4 – MEDICAL SERVICES

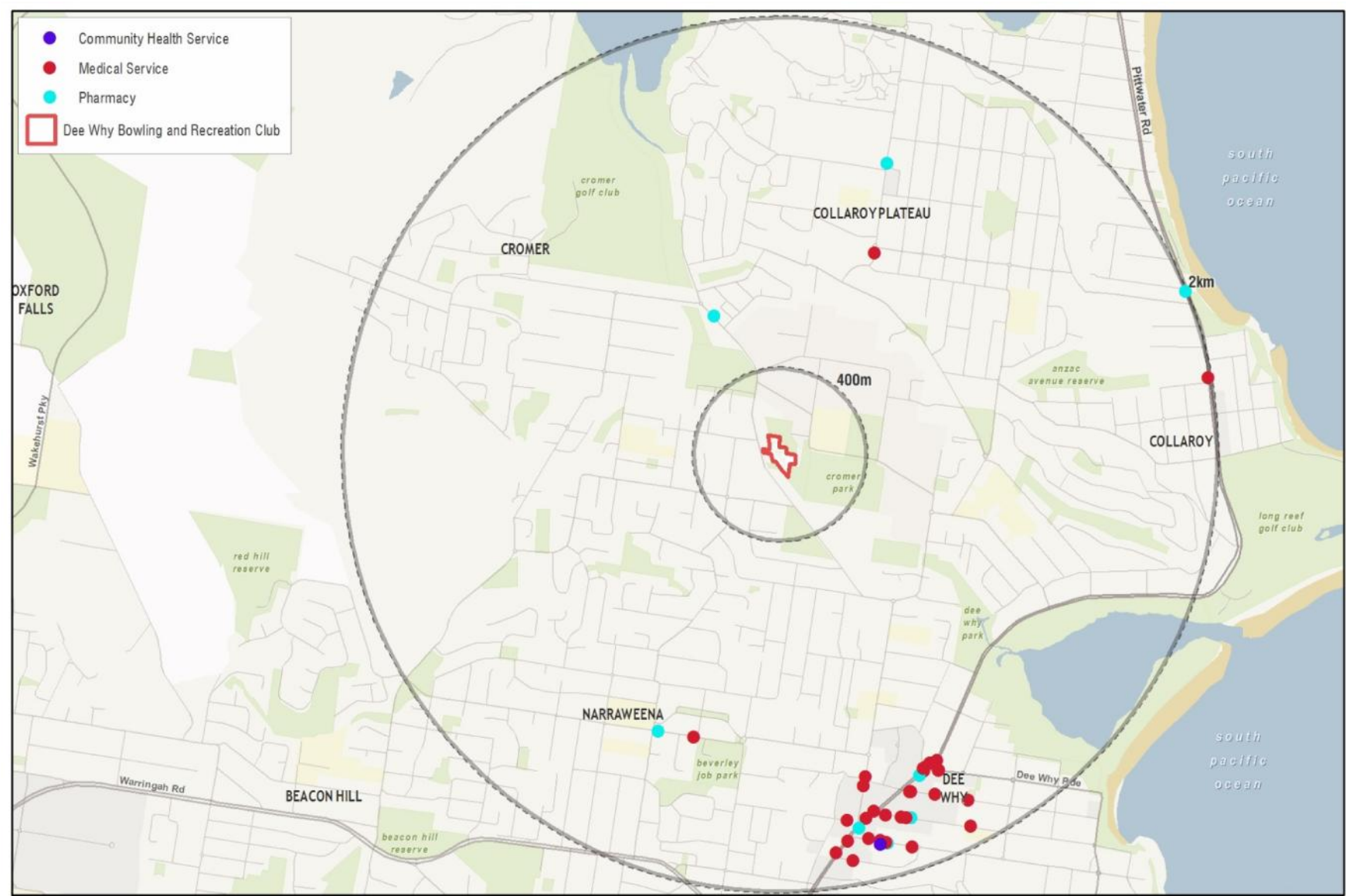


FIGURE 5 – COMMUNITY FACILITIES

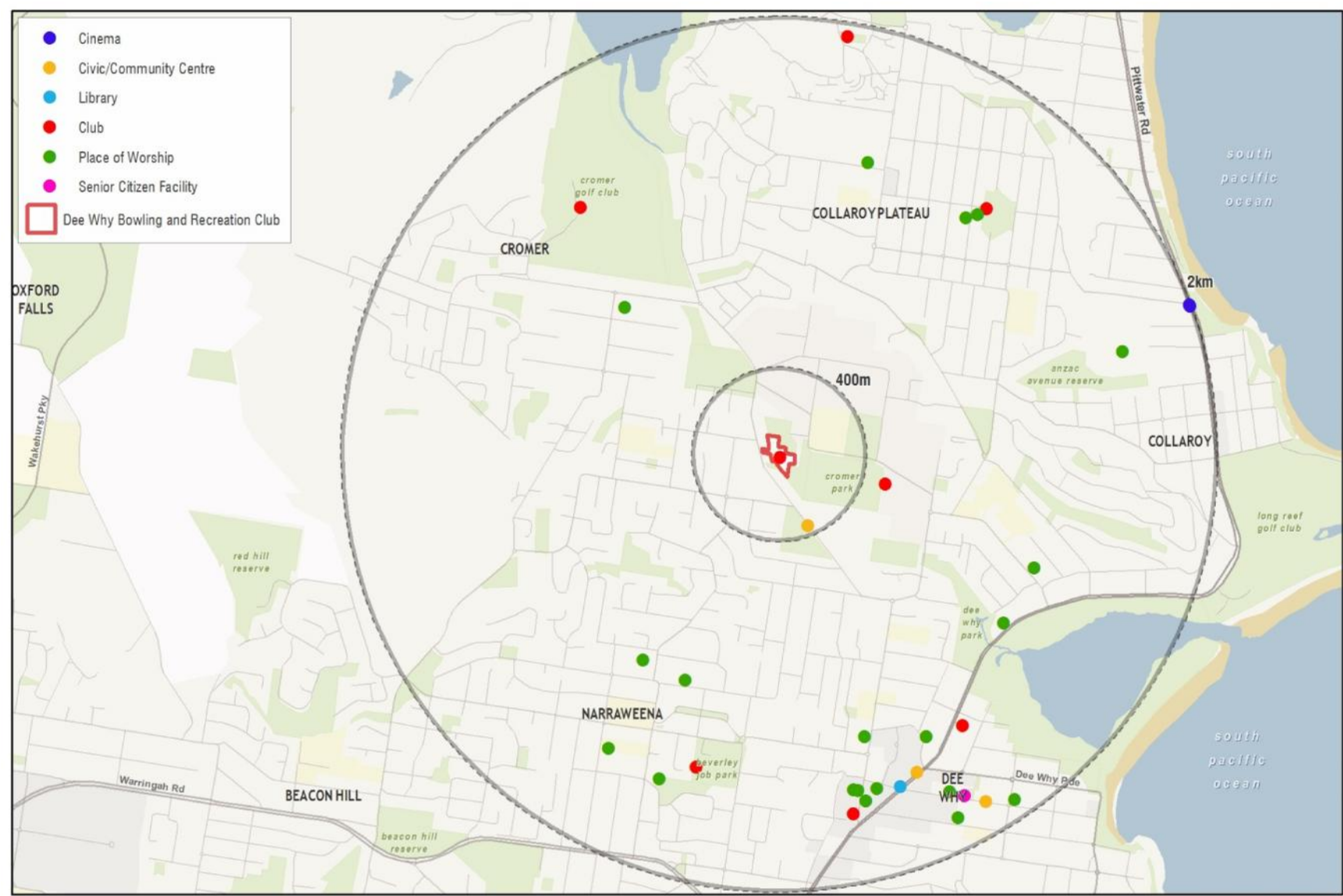
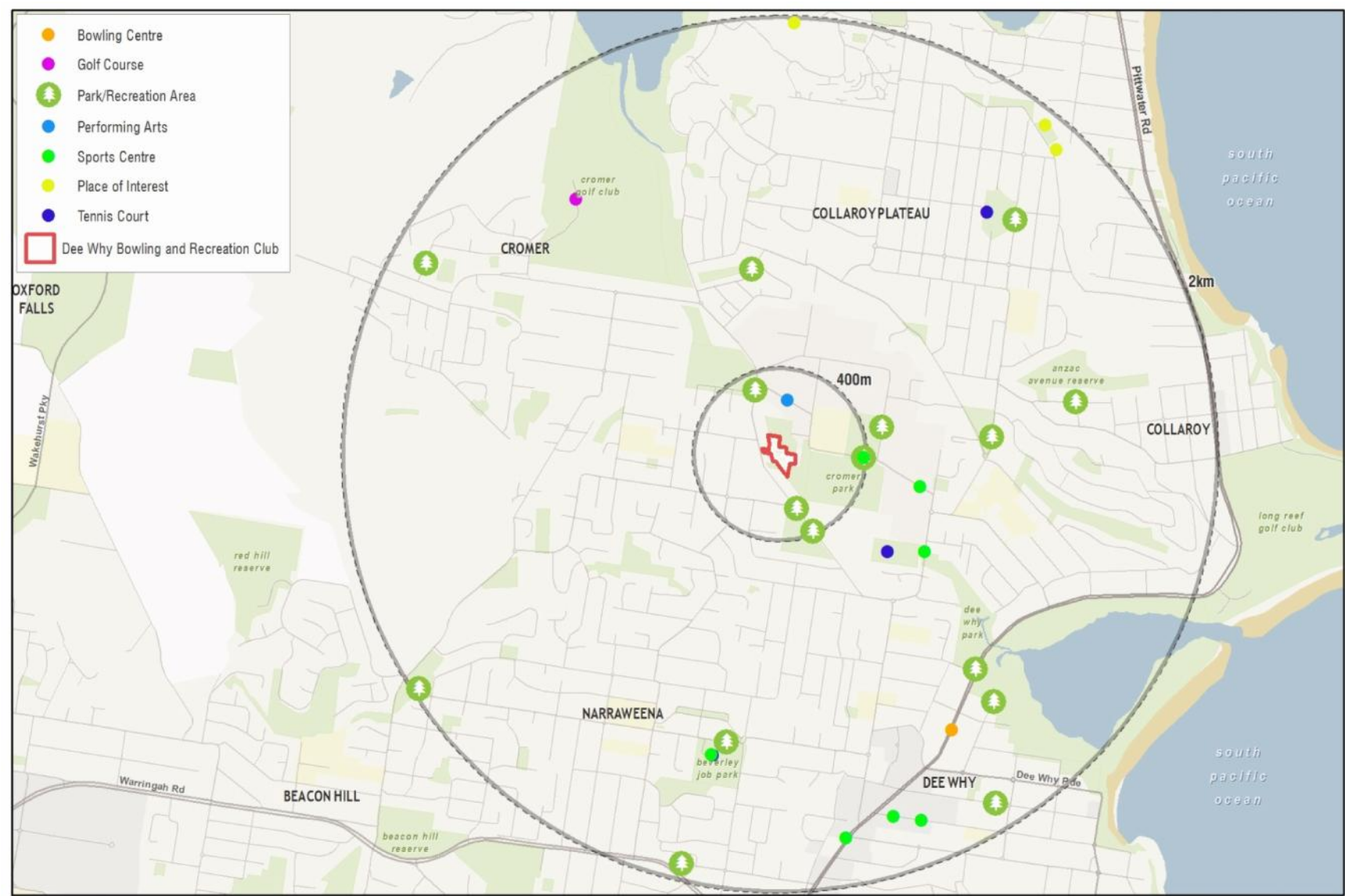


FIGURE 6 – RECREATION AND OPEN SPACE FACILITIES



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