

GYDE

Social Impact Assessment

Pathways Cremorne

50-88 Parraween Street and 59-67 Gerard Street,
Cremorne

Submitted to the NSW Department of Planning and Environment
on behalf of Skermanic Pty Ltd

13 August 2024

This report was prepared by:

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Project: Pathways Cremorne Seniors Housing SSDA - SIA
Report Version: Final

I Paul Graham, confirm this Pathways Cremorne Seniors Housing SSDA - Social Impact Assessment addresses the requirement of SEARS and relevant State and local legislation, policies, and guidelines including the Department of Planning, Industry and Environment Social Impact Assessment Guideline for State Significant Projects, 2021. I further confirm that none of the information contained in the Pathways Cremorne Seniors Housing SSDA Social Impact Assessment is false or misleading.



Paul Graham
Senior Associate

Disclaimer

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Acknowledgement of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past and present. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary First Nations communities. Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

United Nations Declaration on the Rights of Indigenous Peoples

GYDE Consulting recognises the UN Declaration on the Rights of Indigenous Peoples, a global framework to promote efforts to advance Indigenous Peoples rights and guidance for building societies that ensure full equality and rights for Indigenous Peoples. The Declaration is a crucial instrument that inspires new dialogue and collaborations with Indigenous Peoples across the globe.

We will continue to engage and collaborate with Aboriginal and Torres Strait Islander Peoples and communities in alignment with the fundamental purpose and principles of the Declaration.

Towards Harmony by Aboriginal Artist Adam Laws

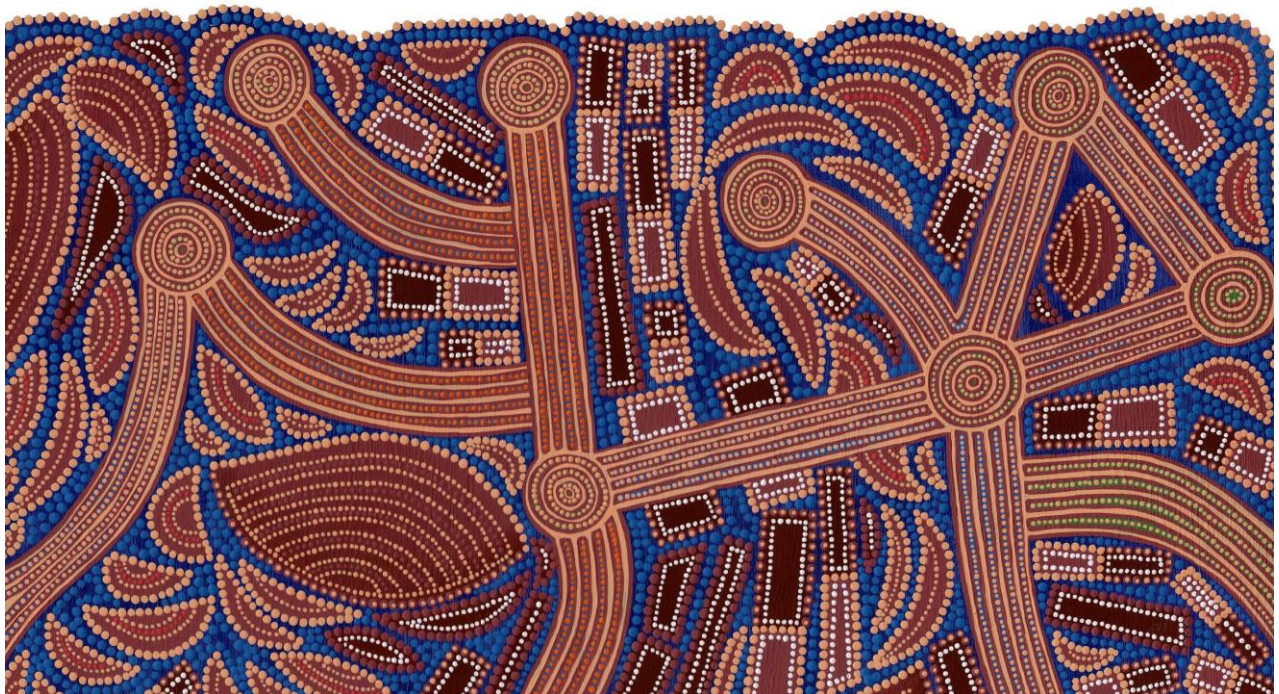


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EXECUTIVE SUMMARY

The SIA has been undertaken to identify the potential social impacts resulting from the Pathways Cremorne Seniors Housing Project.

Broadly, social impacts are the effect on people and communities that happen resulting from an action or inaction, an activity, project, program, or policy. The major purpose of a SIA is to identify and manage potential adverse impacts, and to maximize project benefits to local communities and other groups, achieving socially sustainable outcomes.

The assessment for the proposed Project has been conducted according to the Department of Planning and Environment Social Impact Assessment Guidelines for State Significant Projects.

The Pathways Cremorne Seniors Housing Project proposes:

- 60 independent living units (ILU)
- 40 bed residential aged care facility (RACF)
- through-site walking link and open spaces for community use
- conservation and adaptive reuse of six (6) heritage cottages on the eastern end of Parraween Street.

The Social Impact Assessment (SIA) considered both positive and negative impacts associated with the Project, and found that overall, it provides a significant positive impact for the community with minimal negative impacts.

Community perspectives

Engagement undertaken to begin the social impact assessment and understand community perspectives raised several issues that were considered by the project team. Community concerns and resolution measures include:

COMMUNITY CONCERNS	PROJECT RESPONSE
The loss of the cottages on Parraween Street was raised as a significant concern, wanting them to be retained and noting that Interim Heritage Orders were placed on some of the cottages in November 2022.	Pathways Cremorne Residents acknowledge the value of the existing street scape and will retain the six (6) existing cottages in a manner that aligns with the project. The final design reflected the engagement responses, and the six (6) cottages will be retained.
Some residents living in Gerard Street apartments neighbouring the site raised concern about privacy and visual impacts of the new buildings	The project has been designed to meet the set-backs required by the NSW Department of Planning <i>Apartment Design Guide</i>. The significant tree near the residential aged care building will be retained, as well as the existing plantings within the neighbouring boundary, and this will assist in minimising visual impacts. Window treatments or screening to improve privacy will be considered during detailed design. Acoustic treatments, such as acoustic screening will be in place to mitigate noise associated with air conditioning systems as required. The rooftop communal open space has been removed. The building on Gerard Street has been reduced from eight (8) to

	seven (7) storeys.
Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street, and the proposed development would potentially exacerbate the problem.	The proposed project will increase the number of on-street public parking spaces by reducing the number of driveways on Parraween Street and increasing kerb space. Gerard Street is not a viable location for the driveway entrance due to traffic conditions. Moving the driveway further east on Parraween Street would impact the Orpheum Theatre, pedestrian movement through the proposed green link, and the viability of a significant tree which is proposed to be retained. NSW Government Guidelines for Traffic Generating Development indicated that senior's living generates lower traffic volumes than a residential development, and the community may find traffic generated by the proposal to be lower than they anticipate. A detailed Traffic Management Plan was completed as part of the SSDA to consider traffic volumes, delivery management, and traffic management requirements on Parraween Street. The Traffic Impact Assessment found that there will be no adverse traffic impact on the road network as a result of the proposed development, including a net reduction of vehicle trips during commuter periods. While the Assessment found that construction traffic is unlikely to increase congestion, some construction staff are likely to utilise the surrounding residential area / streets until such time as the proposed basement car parking area is available to utilise for staff car parking. There will be a temporary loss of parking along Parraween Street due to the implementation of a Works Zone during construction, however there will be no major detours for pedestrians or cyclists.
Some community members questioned the proposal for an eight-storey building on Gerard Street	The height of the building fronting Gerard Street has been reduced to seven (7) storeys in response.

Social impact assessment findings

Purpose built and secure housing for older people has been identified as a major consideration for local governments across Australia as the population ages. The proposed Project will provide 60 ILUs for older people and a 40 bed RACF in a suburb where over 23% of the population are aged 60 and over.

The location of the proposed housing is proximal to local shops, cafes and restaurants, and provides easy access to a range of public transport options. The location will enable older residents to readily fulfill their daily living needs, but also help build and maintain social networks as they age.

Importantly, the colocation of ILUs on the same site as a RACF provides opportunities for a gentler transition for residents requiring a greater degree of care. This provides better ageing in place outcomes for residents and their families.

There will also be a positive impact on the health and wellbeing of residents moving into contemporary seniors housing designed according to best practice standards, incorporating on site health care, indoor and outdoor gathering spaces, and other facilities that enable interaction between residents and their families.

The Proposal also delivers on key state and North Sydney planning strategies to provide more housing that meets the needs of older populations.

The open space and through site link delivered as part of the proposed Project will provide a major community focal point and green relief for Parraween Street residents and visitors. Proposed commercial premises and seating areas in the new open space will enable community gatherings and help promote passive recreation and social cohesion. This focal point provided by the proposed open space will also contribute to the amenity and safety of the streetscape.

The addition of open space and the through site link also delivers on the needs for more open space within 300 metres of residential development in Cremorne, identified in North Sydney Council's Neutral Bay Town Centre Planning Study.

The inclusion of Connecting with Country elements in the landscape design of the through site link and open space creates opportunities for cultural exchange and building social connections in the neighbourhood and supports a cohesive community.

Retention of six (6) of the workers cottages along Parraween Street will help to maintain the character of the area. These cottages will also be repurposed to provide a function for the community.

Negative social impacts

Negative impacts of the proposed development on people's way of life primarily relate to the disruption on residents during the construction period. This will mainly impact on those residents in the Local Area (defined by the properties in the three Statistical Area 1s surrounding the site). Consideration also needs to be given to the residential aged care facility next door. Many of these residents may be experiencing cognitive decline, and would be highly sensitive to disruptions like noise, resulting in potential impacts on their wellbeing.

The potential for construction activities to have a negative impact once mitigation measures have been implemented have been assessed as having moderate impact.

1. INTRODUCTION

GYDE Consulting has been engaged by Pathways Cremorne to prepare a social impact assessment to inform the State Significant Development (SSD) for the proposed Seniors Housing comprising 60 independent living units and a residential care facility at 50-88 Parraween Street, 59-67 Gerard Street Cremorne.

Pathway Residences is a boutique organisation that provides excellence in aged care, accommodation, and services to older Australians. Pathways Cremorne offer a wide range of services from residential aged care, respite and luxury lifestyle options to person-centred palliative care and diverse memory support for those with a diagnosis of dementia. Pathways Cremorne currently operates three aged care residences in the Sydney suburbs of Northbridge, Killara and Cronulla.

The applicant details for this SSDA are listed below:

DETAILS	
Applicant Name	Skermanic Pty Ltd
Address	40 Chandos Street St Leonards, NSW 2065
Contact Details	admin@pathways.com.au or (02) 8437 1700
ABN	13 080 952 487

This Social Impact Assessment (SIA) informs and accompanies the State Significant Development Application (SSDA) – 49472213.

The SIA has been undertaken to identify the potential social impacts resulting from the Project. Broadly, social impacts are the effect on people and communities that happen resulting from an action or inaction, an activity, project, program, or policy. The major purpose of a SIA is to identify and manage potential adverse impacts, and to maximize project benefits to local communities and other groups, achieving socially sustainable development outcomes.

1.1. SEARS

This Social Impact Assessment (SIA) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), to inform the State Significant Development Application (SSDA) for the construction of a seniors living development comprising 60 independent living units and a residential care facility at 50-88 Parraween Street, 59-67 Gerard Street Cremorne.

This report addresses Secretary's Environmental Assessment Requirements (SEARs) to: *Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.*

1.2. Assessment framework

This SIA has been prepared in accordance with the Department of Planning and Environment:

- Social Impact Assessment Guideline for State Significant Development (2021)
- Social Impact Assessment Technical Supplement (2021).

1.3. Authorship

The report has been prepared by Paul Graham, Senior Associate, who has completed a Bachelor of Leisure Studies at the University of Technology Business School, a Graduate Diploma in Social Impact from the University of New South Wales and undertaking a Masters of Adult Education.

Paul is a member of the Australasian Evaluation Society and an accredited IAP2 practitioner.

Paul has worked in state and local government roles for 25 years in the disciplines of social and cultural policy and strategy.

I Paul Graham, confirm this Social Impact Assessment addresses the requirement of the SEARs and relevant State and local legislation. I further confirm that none of the information contained in the Social Impact Assessment is false or misleading.

A handwritten signature in black ink that reads "P. Graham". The signature is written in a cursive, flowing style.

2. THE PROJECT

2.1. Project details

The project is an integrated seniors housing development containing approximately 60 independent living units (ILUs) and a residential aged care facility. Specifically, the proposed development will comprise the following:

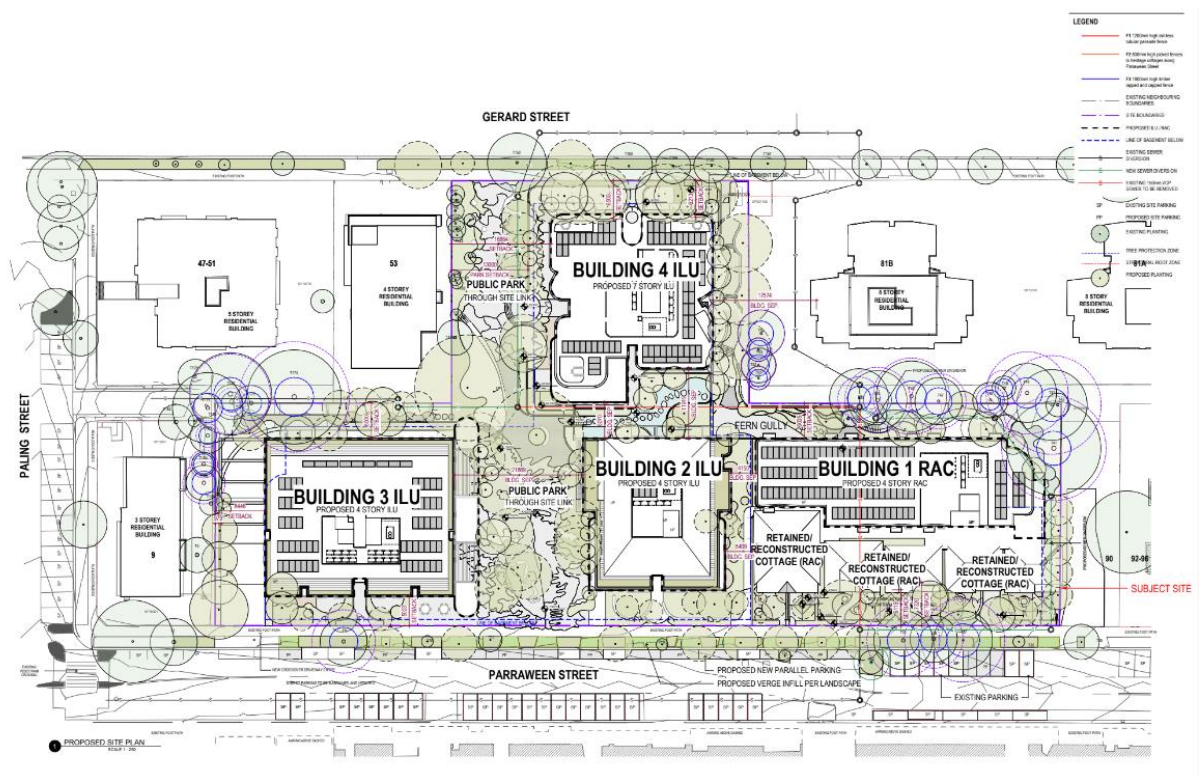
- construction of a Residential Care Facility (RCF) comprising:
 - 42 single rooms each with ensuite
 - On-site kitchen and laundry facilities
 - On-site ancillary facilities including shared lounge/dining area, media room, gym, indoor pool and spa, in addition to other ancillary services.
- retention/adaptive reuse of six (6) semi-detached cottages on the eastern end of Parraween Street frontage and adaptive reuse into the design
- construction of 2 x 4 storey stepped buildings containing Independent Living Units (ILUs) on the western end of Parraween Street comprising:
 - 10 x 2 bedroom and 18 x 3 bedroom self-contained apartments
 - On-site ancillary services including café.
- construction of a 7-storey building containing Independent Living Units (ILUs) fronting Gerard Street comprising:
 - 9 x 2 bedroom, 21 x 3 bedroom, and 1 x 4 bedroom self-contained apartments.
- amalgamation of multiple driveways into a single vehicular driveway on Parraween Street and construction of basement level parking containing 88 car parking spaces (not including 'share'), nine (9) motorcycle spaces and 33 bicycle spaces.
- creation of open space and through site link between Parraween and Gerard Streets
- extensive landscaping, tree replenishment and public domain works
- site preparation including demolition, remediation, earthworks and inground building services and utility works
- site (lot) consolidation.

2.2. Project objectives

The Project objectives are to:

- Create a vibrant seniors housing and aged care facility to service the Cremorne locality and the North Sydney LGA
- Provide additional diverse housing opportunities within the community
- Facilitate the development of a large strategically located site in close proximity to the Cremorne Town Centre
- Provide a high-quality seniors housing development comprising of ILUs and a RAC which deliver a full continuum of services to all residents, supporting them through each stage of their seniors' life, and allowing for ageing in place
- Provide quality, person-centred aged care services, that respond to the changing needs of older people within the community
- Support improved connections with the local community through the establishment of new open space and through site link connecting Parraween Street to Gerard Street
- Contribute to the sustainability and vibrancy of the precinct through new green links, water sensitive urban design initiatives, connecting with Country initiatives, and an improved landscaped interface with the public domain
- Address and minimise any potential environmental impacts arising from the proposed development.

Figure 1: Proposed site plan



Source: Morrison Design partnership Architects

2.3. Site description

The site is to be located on the land located on 50-88 Parraween Street, and 59-67 Gerard Street, Cremorne. The site is formerly described as being situated within lots: SP 95237, DP 442573, DP 978497, DP 4785, DP 1050050, DP 366345, DP 419832, DP 412718, DP 1001062, DP 442664, DP 438187, DP 441402, and DP 19887.

The subject site is rectangular in shape with a northern street frontage to Gerard Street and southern rear boundary length of 20.12m, and eastern and western side boundaries of 37.86m. The site has a total area of 7355.3sqm. The site is relatively flat with a gentle slope of 1m down from south to north. The site currently contains 6 dwelling houses, 17 attached semi-detached dwellings, and a residential flat building containing 18 strata titled dwellings fronting Gerard Street.

Figure 2: Site Location (in red) in relation to the Cremorne Town Centre (in blue)

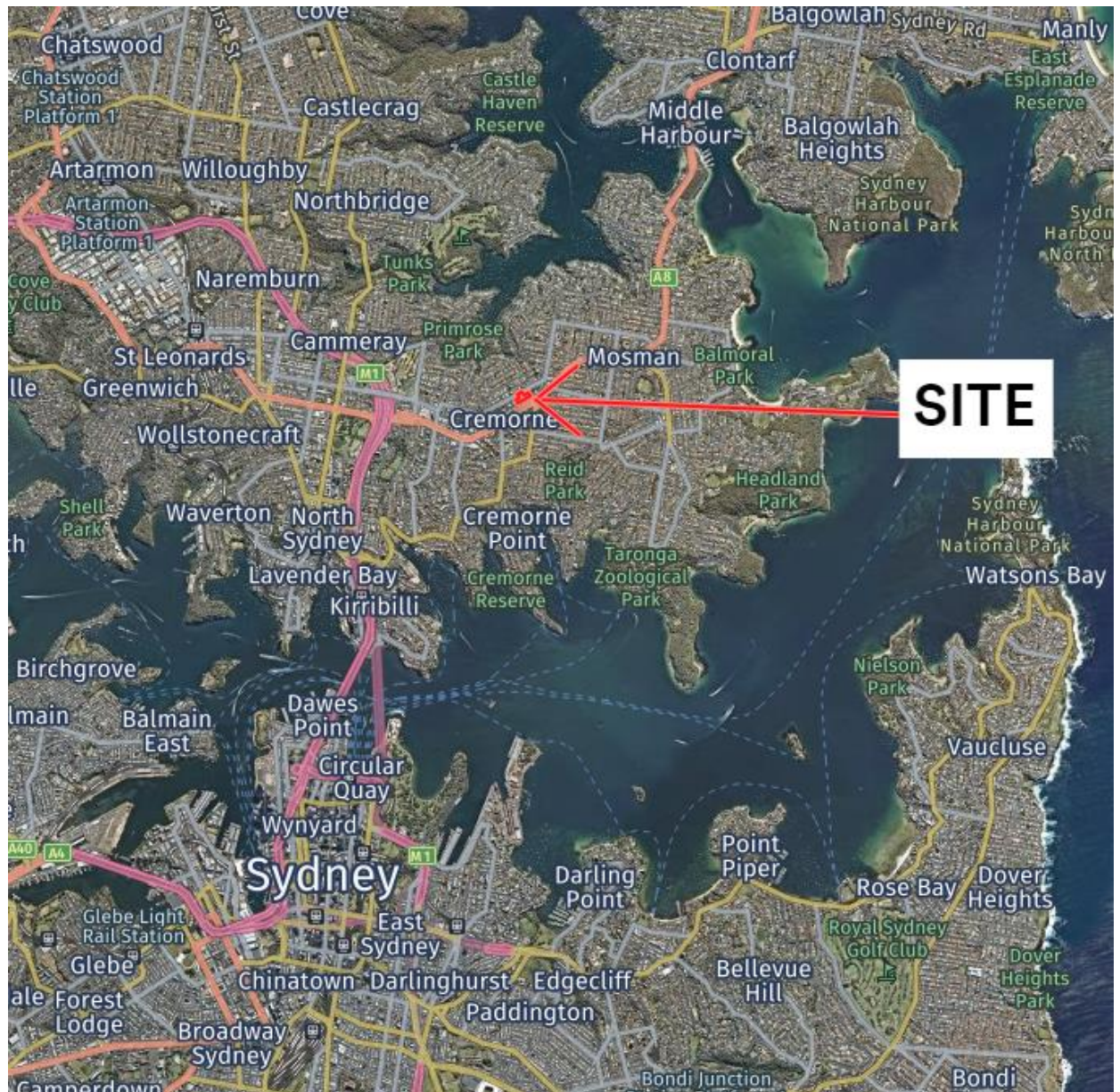


Source: Nearmap

2.4. Surrounding context

Cremorne which is categorised as a 'local centre' based on the North District Plan, sits within the North Sydney LGA, and is located approximately 3.3km north-east of North Sydney CBD and approximately 6km north-east of Sydney CBD.

Figure 3: Site Location and Context Map



Source: Nearmap

The site is positioned to the north of Military Road and located opposite to the Cremorne town centre which envelopes portions of Military Road. The commercial area of Cremorne provides high order retail, commercial and community facilities which are significant on a local scale. The town centre is bordered by residential uses of mainly high and medium densities. The Cremorne town centre is home to a historic cinema, the Hayden Orpheum Picture Palace, which is located opposite to the site across Parraween Street.

The streetscape consists of generally uniform front setbacks with some small/medium size trees fronting the sites

mostly within the public domain. The locality can be described as undergoing change given newer more contemporary developments can be seen at 89 Parraween Street, 93 Parraween, and 59-61 Parraween amongst others.

More broadly, the suburb of Cremorne is characterised by predominately residential developments comprising varied building typologies including single detached dwellings, semi-detached dwellings, multi dwelling housing and residential flat buildings. There is a mixture of older style buildings punctured by newer more contemporary developments.

3. METHODOLOGY

The methodology for this assessment utilises approaches outlined the Department of Planning and Environment Social Impact Assessment and Guideline 2021¹, and the Social Impact Assessment Technical Supplement, 2021². The methodology incorporates the following stages:

A. Initial scoping study that enables:

- initial understanding of the project's social locality
- initial understanding of the characteristics of the communities within the project's social locality
- review of draft technical reports
- initial evaluation of the likely social impacts for different groups in the social locality and the level to which these impacts need to be assessed
- consideration of potential refinements or approaches in response to likely social impacts
- consideration of the remainder of the SIA tasks, including engagement scope.

B. Literature review

A review of the literature is undertaken in three main categories:

- state and local government policy and planning context in which the project is situated
- academic and other research to support the assessment
- technical reports to enable a thorough understanding of the project and the potential impacts.

C. Community and stakeholder engagement

Community and stakeholder engagement is vital to ensure that the voices of those likely to be impacted by the Project are included in the SIA. Consultation for the SIA includes engagement with First Nations Peoples, local residents technical specialists and other key stakeholders.

D. Identify the social locality and prepare social baseline

The identification of the social locality will enable consideration of the potential affected communities and stakeholders in one or more geographical areas, and how positive and negative impacts may be reasonably perceived or experienced by different people in that catchment.

The review and analysis of selected demographic data and other characteristics of the social locality will be undertaken to create an understanding of the existing community and conditions (social baseline), and how it may change or be impacted by the proposed development.

¹ NSW Government (2021) Social Impact Assessment Guidelines for State Significant Projects, November 2021
<https://www.planning.nsw.gov.au/sia>

² NSW Government (2021) Technical Supplement: Social Impact Assessment Guidelines for State Significant Projects, November 2021 <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Policy-and-legislation/Social-Impact-Assessment/SIA-Guideline---Technical-Supplement-2v7.pdf?la=en>

E. Social impact assessment

Based on information collected and collated in the previous sections, potential social impacts will be assessed against the corresponding impact categories as outlined in the SIA Guideline. These seven categories provide for high level groupings of potential social impacts that will be interrogated, which then forms the basis of the assessment. The level and scope of interrogation of the categories will depend on the nature of the project. The categories have been established to provide a standard approach to measuring social impact assessments.

The impact assessment process will utilise tools from the SIA Guideline and the SIA Technical supplement to assess each impact in relation to its likelihood and magnitude (including the extent, duration, severity/scale, sensitivity/importance, level of concern/interest).

F. Mitigation and enhancement / residual impact assessment

Mitigation and/or enhancement measures will be developed which aim to avoid or reduce potential negative impacts, or improve potential positive social impacts identified. Based on these measures an assessment of residual social risk will be conducted, and post mitigation and monitoring mechanisms put in place to support the successful delivery of the Project.

4. ASSESSMENT FRAMEWORK

4.1. Social Impact Scoping Worksheet Summary

The preliminary identification of potential social impacts resulting from the Project were documented using the Department of Planning and Environment Social Impact Scoping Worksheet for State Significant Developments.

Based on the inputs, the worksheet calculated that all impacts identified required a detailed assessment, broad consultation and targeted research.

These impacts were further interrogated and form the basis of the Social Impact Assessment detailed in **Section 5** of this report.

The early identification of some social impacts resulted in refinements to the overall scheme of the project and changes to the design. These included:

- the retention and adaptive reuse of 9 of the cottages along Parraween Street
- the inclusion of Connecting with Country design elements in the through site link and open space areas.
- the retention of significant trees to support privacy for surrounding residents.

The worksheet can be found at **Appendix A: Social Impact Scoping Study**.

4.2. Strategic context

4.2.1. Key policy and planning

The NSW Government has key strategies and plans that align with the Project. The strategic plans / documents most relevant to the site are:

[State Environmental Planning Policy \(Housing\) 2021 \(NSW\), NSW Government](#)

The Housing SEPP aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. It marks the completion of phase three of the NSW Government's housing reforms. The Housing SEPP incorporates the now repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

[Seniors Housing Guideline, 2021, NSW Government](#)

The purpose of this guide is to inspire developers and design professionals to improve building design to deliver improved health and social outcomes for the occupants, contribute positively to neighbourhoods and be recognised as noteworthy contributions to the built environment.

[Ageing Well in NSW: Seniors Strategy 2021 – 2031, NSW Government](#)

The Ageing Well Strategy sets out the NSW Government's ten-year plan to respond to the opportunities and challenges of the ageing population. It builds on the NSW Ageing Strategy 2016–2020 and initiatives already underway across government and the community. The strategy has four focus areas:

1. Living in age-friendly environments
2. Participating in inclusive communities

3. Staying safe, active and healthy
4. Being resilient and informed.

Northern Sydney Ageing Strategy, NSW Government

The Northern Sydney Ageing Strategy was developed as a joint plan of action that will involve the efforts of Commonwealth, state and local governments in partnership with non-government organisations and the private sector. The Strategy has been developed in the context of, and is linked to, national, state and local ageing initiatives. Its priorities include increasing the housing supply for older people.

Council has key strategies and plans that align with the Project. The strategic plans / documents most relevant to the site's development potential are:

North Sydney Council Community Strategic Plan, 2040

The Community Strategic Plan provides direction for Council approach to its activities and projects. Key outcomes for the Council and community to 2040 include:

- Well utilised open space and recreation facilities
- Infrastructure and assets meet diverse community needs
- North Sydney is connected, inclusive and safe
- North Sydney's history is preserved and recognised.

North Sydney Local Strategic Planning Statement, 2020

The North Sydney Local Strategic Planning Statement (LSPS) brings together and builds upon the planning work found in a range of established Council policies and plans and community views, to set a framework as to how the North Sydney LGA will evolve, while also ensuring those elements unique to the character and identity of North Sydney are protected and enhanced. Relevant local planning priorities include:

Provide infrastructure and assets that support growth and change: Plan and deliver critical infrastructure (such as open space, roads, footpaths, stormwater drains and public buildings), to support the growing and changing needs of the North Sydney community.

Diverse housing options that meet the needs of the North Sydney community: Plan for housing that supports North Sydney's growing and changing population with a range of housing types and tenures, and provide new housing in the right locations with good access to public transport, services and amenity.

Provide a range of community facilities and services to support a healthy, creative, diverse and socially connected North Sydney community: Deliver social infrastructure and services (such as open space, sport and recreation facilities, libraries, community and cultural facilities and services) that create an inclusive, healthy, safe and socially connected North Sydney community.

Provide a high quality, well connected and integrated urban greenspace system: Improve North Sydney's open space network and tree canopy cover to support a healthy environment and community wellbeing.

North Sydney Housing Strategy, 2019

The North Sydney Local Housing Strategy (NSLHS) sets out the strategic direction for housing in the North Sydney Local Government Area (LGA) over the next 20 years. It is a mandated strategy which aligns with the hierarchy of Regional and District Plans directions, objectives and actions for housing in Metropolitan Sydney. North Sydney Council is required to meet the North District Plan 0-5 year housing target of 3000 dwellings.

Objectives of the Strategy are to:

1. Achieve the directions, objectives and actions identified in A Metropolis of Three Cities (GSC, 2018) and the North District Plan (GSC, 2018)
2. Delivery of 0-5 and 6-10 year housing supply targets and identify capacity to contribute to the District's 20 year strategic housing target
3. Inform housing diversity and affordability issues in North Sydney LGA
4. Identify the right locations for mandated housing growth, including an understanding of areas that are unsuitable for significant change in the short to medium term and support the role of centres
5. Coordinate growth with the planning and delivery of local and State infrastructure and planned precincts
6. Manage residential development growth to ensure that ad hoc Planning Proposals are rejected if not in line with Council's strategic framework to manage growth.

Under Objective 3, the Strategy identifies that future housing supply will need to focus on identified demographics by, for example, providing for a growing number of smaller households and older people living in the LGA.

North Sydney Older Persons Strategy, 2016

The purpose of North Sydney Council's Older Persons Strategy 2018-2022 is to help guide the services it provides to older people. Areas of action in the Plan include housing for older people, and social inclusion and participation.

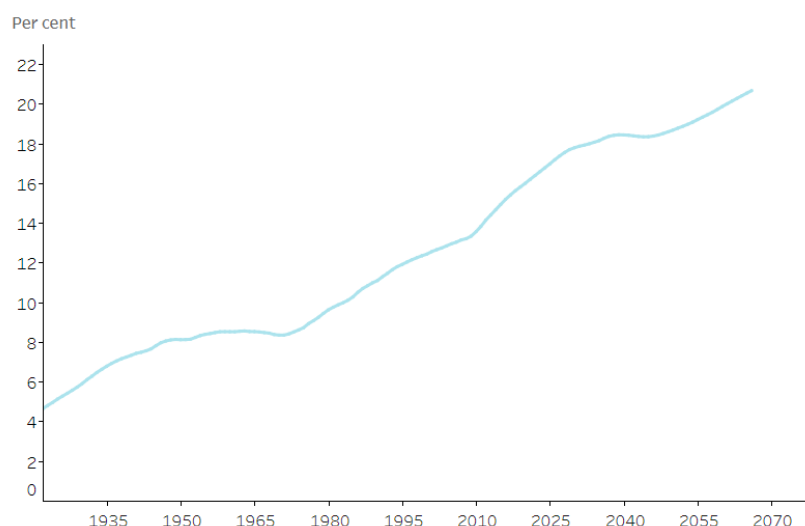
Refer to **Appendix B: Policy and Strategy Framework** for details of how project aligns with the above NSW Government and North Sydney Council policies and strategic documents.

4.2.2. The ageing population in Australia

Australia's population is ageing due to increasing life expectancy. Recent data show that:

- at 30 June 2020, there were an estimated 4.2 million older Australians (aged 65 and over) with older people comprising 16% of the total Australian population (ABS 2020b)
- the number and percentage of older Australians is expected to continue to grow. By 2066, it is projected that older people in Australia will make up between 21% and 23% of the total population
- for those aged 85 and over, the proportion has increased from 0.5% (63,200) in 1970 to 2.1% at 30 June 2020 (528,000). The proportion is expected to continue to rise to between 3.6% and 4.4% in 2066 (ABS 2020b).

Figure 4: Percentage of the Australian population aged 65 and over, at June 30 2020, over time.



Source: Institute of Health and Welfare, Australian Government.

At 30 June 2020, over half (53%) of older Australians (aged 65 and over) were women. There were an estimated 2.2 million women and almost 2.0 million men aged 65 and over (ABS 2020b)³.

Women tend to live longer than men. This is seen in the differences in life expectancy and is particularly apparent in the older age groups. The sex ratio at older ages reflects the higher male mortality of the older Australian population. At 30 June 2020, there were 88.1 older males (aged 65 and over) for every 100 older females.

4.2.3. Trends in aged care provision

Australia's aged care system comprises a range of services from basic supports to enable people to remain independent at home, through to living in a residential aged care facility with access to full-time care. This section identifies several aged care trends.

Increasing demand for residential aged care (RAC) accommodation

Demographic forecasts indicate that the demand for aged care services will continue to outstrip supply for the foreseeable future. The number of people using permanent residential aged care increased from approximately 165,000 people in 2011 to approximately 184,000 people—an increase of 11%, in 2021.

On 30 June 2021, 371,000 were using residential aged care (permanent or respite). 59% of people living in permanent residential aged care were aged 85 or older. More women than men were using permanent residential aged care (66% women, 34% men). Almost two-thirds (64%) of women living in permanent residential care were

³ ABS 2020b. <https://www.aihw.gov.au/>

aged 85 years and over, compared with 48% of men.

Proportionately more men have entered residential aged care over time (men made up 30% of residents in 2011, compared to 34% in 2021). The increase in people using permanent residential aged care since 2011 was proportionately higher among older people (15% increase in people aged 85 years or older; 6.8% increase in people aged under 85 years).

Increasing demand in independent living accommodation

Along with the ageing population is a shift in perceptions around what retirement living offers and who it is for. Many retirement living options are open to residents from ages 60 and up. This is below the age at which many Australians choose to retire, and indeed, some residents that live in these arrangements are still in the workforce.

Unlike previous generations who had limited accommodation options, the housing preferences of seniors today have changed as both a greater accommodation variety and broader range of services are demanded. The design and development of newer facilities has changed and more recently has led to the emergence of integrated care facilities. Incorporating both retirement and independent living options, these facilities allow for a continuum of care, enabling residents to age in place as their needs change.

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) commenced on 26 November 2021, which aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. In addition to other reforms related to seniors housing, the SEPP creates improvements to the process of developing land for seniors housing, including allowing all seniors living, including independent living unit developments, in R2 Low Density Residential zones.

4.3. Technical report summary

Following is a summary of the relevant technical reports that have informed this social impact assessment.

Noise Impact Assessment (Pulse White Noise Acoustics, March 2023)

The noise assessment addresses the relevant Secretary's Environmental Assessment Requirements for noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that should be implemented.

The assessment identified the following most sensitive receivers nearest the site:

- single and two-story residential dwellings between 2-6 Ada Street, and 52-54 Gerard Street
- a single-story residential dwelling located at 1C Ada Street, and a two-story residential apartment building at 58 Gerard Street
- a four-story residential apartment complex at 55 Gerard Street, and a five-story residential apartment complex at 47-51 Gerard Street
- a seven-story residential apartment complex at 81B Gerard Street
- a three-story residential dwelling located to the west of the project site at 9 Paling Street
- a two-storey residential dwelling located to the east of the project site at 92 Parraween Street
- mixed-use multilevel buildings located along the southern boundary of the site at 51 – 89 Parraween Street.

The construction noise and vibration assessment considers all sensitive receivers and notes that a number of construction works are indicatively predicted to have the potential to exceed the internal noise management level

when working near a receiver.

The construction traffic noise assessment, based on the number of vehicles projected over each of the phases, concluded that noise impacts from construction traffic are unlikely to have an impact at the nearest affected properties.

The vibration assessment recommended that indicative safe distances be maintained and validated prior to the start of construction works by undertaking measurements of vibration levels generated by construction and demolition equipment to be used on site.

Review of existing onsite noise levels from nearby roadways has resulted in recommended acoustic treatments to the future buildings facades to ensure internal noise levels are within the permissible limits. These recommendations also assist with the control of noise emissions from the operation of the facility to comply with the relevant guidelines at nearby receivers.

The assessment identifies a number of noise and vibration mitigation procedures that have been considered in the assessment of social impacts.

Aboriginal Cultural Heritage Assessment (ACHA)

The purpose of the ACHA by Biosis Pty Ltd (Biosis) was undertaken to determine the impacts the proposed development will have on any Aboriginal heritage values present within the study area.

The results of engagement of Registered Aboriginal Parties for the Aboriginal Cultural Heritage Assessment found they considered the study area to have a moderate level of cultural significance, although that significance was not clearly defined.

An archaeological survey was conducted on 18 May 2023 and 1 June 2023. No previously unrecorded Aboriginal cultural heritage sites were identified during the archaeological survey and no areas of archaeological potential were identified. While the study area does not contain any tangible Aboriginal cultural values, the consultation received indicates that the study area is situated within a culturally significant landscape due to its proximity to natural resources such as water and food resources, as well as other significant Aboriginal sites.

The ACHA provided detailed actions on the following recommendations:

- No further archaeological assessment is required
- Continued consultation with the registered Aboriginal parties
- Discovery of unanticipated Aboriginal objects
- Discovery of unanticipated historical relics
- Discovery of human remains.

Traffic and Parking Assessment

The Traffic and Parking Impact Assessment for the site by McLaren Traffic Engineering was undertaken with consideration to the industry-wide Planning Secretary's Environmental Assessment Requirements (SEARs) for Seniors Housing developments. The Assessment was based on a review of the existing traffic and parking conditions which included:

- Road hierarchy

- Existing traffic and pedestrian management
- Existing traffic volumes
- Public transport
- Future road and infrastructure upgrades
- Parking assessment including accessible parking, bicycle and motor cycle parking
- Servicing and loading
- Green travel
- Pedestrian management.

The assessment found that:

- there would be a net reduction of nine (9) and five (5) vehicle trips during commuter periods.
- there will be no adverse traffic impact on the road network as a result of the proposed development
- construction vehicular traffic is not expected to exceed the operating capacities of nearby intersections
- some construction staff are likely to utilise the surrounding residential area / streets until such time as the proposed basement car parking area is available to utilise for staff car parking
- it is highly unlikely that heavy construction traffic in conjunction with staff traffic will exceed the assessed 19 peak hour movements or the existing estimated traffic generation of the site being 25 vehicle trips
- considering the location and constraint of the site and surrounding environs, it is considered that construction vehicle will be capable of entering and exiting the site in a forward direction during construction, especially demolition and excavation stages
- there will be no impact to existing public transport facilities, namely bus and train facilities
- temporary loss of parking would occur along Parraween Street due to the implementation of a Works Zone and there will be no major detours for pedestrians or cyclists
- it is likely that all construction vehicles using the site will utilize the arterial road of Military Road to access the site
- two (2) RACF spaces are allocated to the ILU to ensure compliance with the SEPP Housing 2021 requirements.

Heritage Impact Statement (Architectural Projects, 4 August 2023)

The Heritage Statement addressed the potential significance of the properties within the subject site subject to the Interim Heritage Orders (IHO) and provide advice regarding heritage listing.

The historical analysis of the subject site and relevant subject houses located within found that while the buildings have some significance in providing general history of the Parraween Estate 1885, the representative nature of the building as examples and their level of integrity (diminished by alterations and additions), particularly in comparison with existing heritage listed properties, does not result in them reaching the threshold for heritage listing.

The Statement concluded that because individual buildings do not meet the listing threshold, there are no heritage requirements for retention.

The Statement also recognised that despite the low level of integrity of the cottages and federation dwellings they may have interest to the community but again, not of sufficient merit to meet the threshold for listing.

Overall, the buildings at 50 to 88 Parraween Street are not within a conservation area and are not listed as heritage items. They have however been nominated for draft listings. Finalisation of listing is subject to a future planning proposal.

The Statement concluded that the demolition of all or part the cottages and federation dwellings within the subject

site does not have a heritage impact.

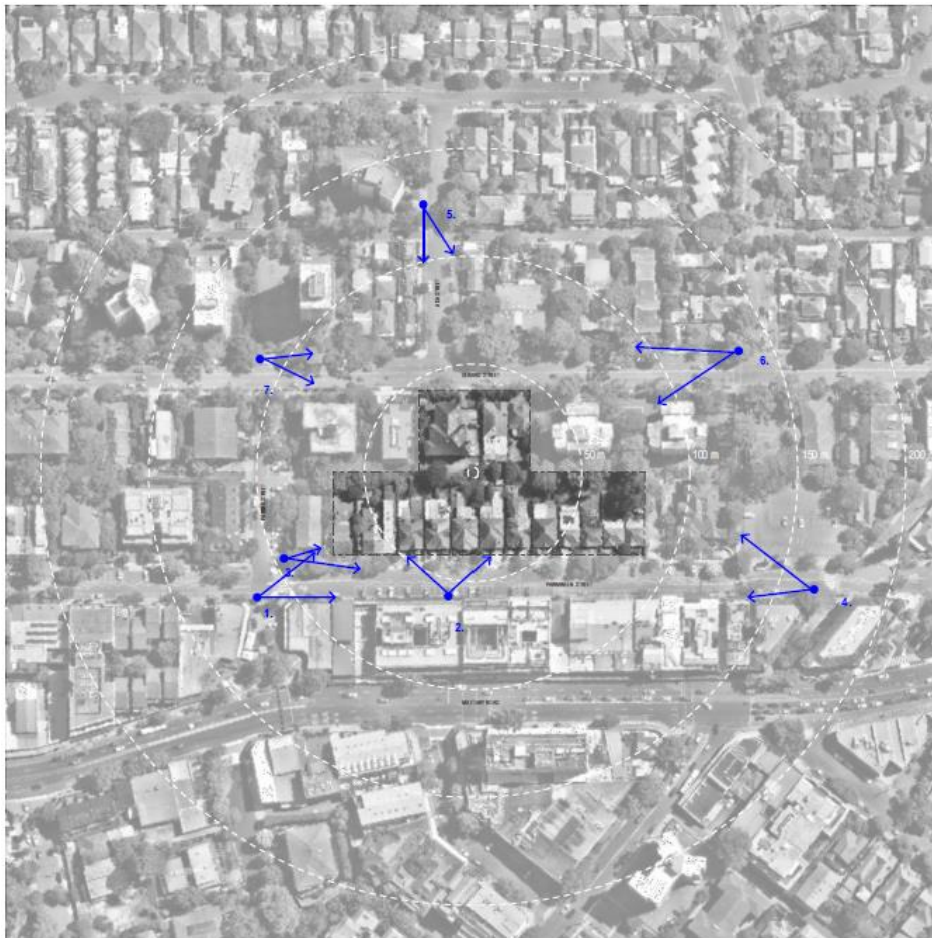
Visual Impact Analysis

The properties tested by Chrofi Architects for view impact were predominantly to the south of the site in Parraween Street, and to the east in Gerard Street. These included:

- 57-73 Parraween Street
- 65-71 Parraween Street
- 43-63 Parraween Street
- 81B Gerard Street
- 53 Gerard Street.

Figure 5. below identifies the sites assessed for view impact.

Figure 5: Visual impact analysis from sites the public realm



Source: Chrofi

The visual impact analysis found that in reference to the above, for views 1 to 4 there was negligible impact, view 5

there was moderate to high impact, and views 6 and 7 had moderate impacts.

Arborist Impact Assessment (Bradshaw Consulting Arborists, April 2023)

The aim of the assessment was to determine the health and condition of the trees and the impact of the proposed development.

The assessment supports the proposal that two trees (identified as 2 and 3 in the assessment) are removed for the entry driveway into the site. Tree 2 is in poor health and condition and of very low retention value. Tree 3 has recently been planted and is readily replaced.

The assessment recommends the removal of a number of trees on the site that are either in poor health, have a low retention value, or are an unsuitable species.

The assessment also identifies trees to be retained and protected and recommends that incursion zones are reduced to Council owned and neighbouring trees, as well as a requirement to transplant current palms and smaller trees such as Camellia and Frangipani trees. The assessment also recommends tree root surveys should development encroach within 10% of the tree protection zone.

4.4. Community engagement

The method and outcomes of community and stakeholder engagement, including key issues and queries summarised. Consistent with the community consultation objectives of DPIE's SIA Guideline, consultation was aimed at:

- reaching a range of stakeholders who are likely to be affected or have an interest in the proposal
- increasing awareness and understanding of the proposed development and seeking input on issues of concern to guide the ongoing development/refinement of project parameters and inform the impact assessment.

4.4.1. Community and stakeholder engagement activities

- **Connecting with Country engagement survey:** Murawin was engaged to provide guidance on Connecting with Country for the project, and to assist in undertaking meaningful and genuine engagement with Aboriginal Knowledge Holders. Activities included a Yarning Circle held on 5 May 2023, and surveys distributed to stakeholders and significant community members, asking questions about how the development could incorporate Connecting with Country principles.

Additional engagement was conducted with First Nations stakeholders to review the landscape plans and the design responses to Connecting with Country inputs.

- **Community newsletter:** A project newsletter was distributed to 300 properties neighbouring the site on 12 November 2022, introducing Pathways Cremorne and providing initial information about the project proposal.
- **Letter of Notification:** A letter was distributed to 300 properties on 7 November 2022 advising that Complying Development Certificates had been applied for the site to demolish some of the dwellings. Following placement of Interim Heritage Orders (IHO) on a number of cottages on Parraween Street, a letter was distributed to 23 impacted properties on 19 January 2023 advising that the CDCs had been withdrawn pending the outcome of further heritage investigations.

- **Business Door-Knocking:** Door knocking of 21 local businesses was undertaken on 19 January 2023, to provide information about the project proposal and respond to questions regarding project impacts and next steps.
- **Stakeholder Meetings:** A meeting was held with Tim James, Member of Willoughby on 14 December 2022 to provide project updates and seek feedback regarding community engagement. The project team met with planners from North Sydney Council on 12 September 2022 and 17 January 2023 to brief them on the project plans and share timeframes for engagement and lodgement of the SSDA.
- **Project email address:** Community members were invited to contact community@gyde.com with any project enquiries. The email address was provided in the project newsletter, letters, community information session invitations, and on all collateral on display at the information sessions. One email was received from a Parraween Street resident in support of the proposal, while another requested more information about the proposal. The remaining emails were registration emails for the community webinar.
- **Project website:** A dedicated project website pathwayscremorne.com.au was launched 20 January 2023, outlining the proposed project, the current planning process, and the project timeframes. Following the community information sessions the website was updated to include a copy of the webinar presentation and some of the key images and FAQs for the project.
- **Newspaper advertisement:** The community information sessions were advertised in the North Shore Times and Mosman Daily on 19 January 2023.
- **Postcard Invitation:** 10,000 postcards inviting people to attend the community information sessions were distributed on 18 January 2023 across Cremorne and to some additional surrounding streets in Mosman.
- **Community drop-in information session:** A community drop-in information session was held on Saturday 4 February 2023 at the Neutral Bay Community Centre from 2:00pm-5:00pm. The drop-in session was advertised by postcard invitation and local paper advertisement. 70 community members attended the drop-in session. Attendees were invited to provide contact details to receive project updates. Representatives from Pathways Cremorne (proponent), Gyde Consulting (town planning and community engagement), CHROFI (design and architecture), MDPA (design and architecture), and Anchor Excellence (aged care advisory services) were available to discuss the proposed development, artist impressions and plans.
- **Community webinar:** A community webinar was held on Monday 13 February 2023 via Microsoft Teams from 4:00pm-5:00pm. The online community information session was advertised by postcard invitation and local paper advertisement. Eight community members attended the online community information session. Attendees were invited to provide an email address to receive project updates. Representatives from Pathways Cremorne (proponent), Gyde Consulting (town planning and community engagement), CHROFI (design and architecture), MDPA (design and architecture), and Anchor Excellence (aged care advisory services) were available to discuss the proposed development, artist impressions and plans.

4.4.2. Connecting with Country engagement findings

Murawin were engaged to provide guidance on Connecting with Country (CwC). To support this guidance important stakeholders and community representatives with an interest in helping shape project outcomes in the Northern Beaches area in a direction that is beneficial for the local Aboriginal community were invited to a Yarning Circle. Murawin also distributed a survey.

The engagement asked a series of broad questions to identify how Connections with Country could be established as part of the development. A summary of responses is provided below.

- architects and landscape designers need to feel and connect to Country. Spend time sitting on Country. Build a relationship with people from Country. See, hear, feel to understand.

- how will people feel, move through spaces, feel within green spaces? How can totemic symbols be used with permission?
- at the opening have a smoking ceremony.
- place visibly inviting – inviting for people and creatures – water features, plants that attract creatures.
- designers should contribute to Country through imagery in pathways – colour and texture, seating arrangements and symbolism.
- design of the place should:
 - no bird spikes, sky would be their space.
 - habitat trees – resting places, window sills
 - water features for creatures: birds and bees.
 - organic shapes
 - billabong feel
 - multipurpose spaces
 - grass area
 - seating
 - shade
 - BBQ and tables
 - sharing across the generations spaces.

Local stories

- original story
- today's story
- future story
- maybe short stories, eg: three small panels or images. Symbolic
- understanding of Traditional seasons of Country
- use of local pre-colonial plant species
- connection to Community-Connection to the Cammeraygal

Other ideas

- use of lighting
- exploration of the elements, sun, wind etc
- patterns, textures, natural materials
- connect with local community, have a relationship to the project. For example: percentage of funds and profits contribute to community activities, children's education and health programs.
- like the ideas of scribbly gums because they bring t messages from the elementals / fairies.
- Angophoras are special trees.
- maybe a percentage of the units could be identified for First Nations Community to give back for land stolen, non-indigenous profiteering and First Nations struggling to heal from trauma. Think beyond affordable housing and be philanthropic. Developers need to make a bigger contribution, for example, with a percentage of their profit.

4.4.3. General engagement findings

There was a high level of interest in and engagement with the project, with over 70 community members attending the face-to-face community drop-in session and an additional 8 people attending the community webinar.

Overall, response to design was positive, with community members identifying the following benefits:

- a high quality senior's living service offering for the local community
- low-level street frontage on Parraween Street in keeping with existing conditions
- adaptive re-use of some of the existing
- green through-site link for public use.

Community members also identified their concerns with certain elements of the proposal, including:

- demolition of some of the cottages on Parraween Street
- scale of the building on Gerard Street
- traffic and parking impacts for Parraween Street.

A summary of key issues raised during the information sessions is provided below.

Traffic management

Traffic was identified as a key concern for the community, and issues raised related to parking, pedestrian access, and safety.

Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street. Some felt that the proposal would increase vehicle movements on Parraween Street and worsen traffic conditions and that night-time deliveries would have noise impacts.

Some members of the community raised concern about the location of the driveway. While the community recognised the planning considerations, there was concern that the driveway on Parraween Street would both require the removal of a cottage and compound existing traffic problems.

Residents also identified that parking on Parraween Street would be impacted by the development, as there is already competition for on-street parking spaces.

Building height on Gerard Street

While the proposed low-level street frontage on Parraween Street was generally well received, some community members questioned the proposal for an eight-storey building on Gerard Street.

Privacy, noise and view impacts

Some residents living in Gerard Street apartments neighbouring the site raised concern about privacy and visual impacts of the new buildings. This particularly related to the residential aged care building, which faces an existing apartment building. One resident stated that the residential aged care building should be further set-back to match the distance between the neighbouring building and the boundary line.

Another resident located to the north-west of site was concerned about maintaining access to natural light.

One community member was concerned about the potential noise from air conditioning systems.

Heritage

Heritage was noted by a number of stakeholders as a concern, noting that Interim Heritage Orders were placed on

some of the cottages on Parraween Street in November 2022. Some community members wanted the existing cottages and the current Parraween Street frontage to be retained.

One community member noted concern that driveway location requires the removal of the oldest cottage on the site.

While some community members were not satisfied with the potential removal of some of the cottages, others responded well to the intention to retain some of the key properties for adaptive reuse and maintain a low-level street frontage of 1-2 storeys on Parraween Street.

An email received from a local resident stated that “the demolishing of the mixed assortment of free standing houses existing in Parraween Street will not damage the street scape and should (with careful architectural design) create a long lasting improvement to the Street.”

4.5. Social locality

4.5.1. The ‘Local Area’

The Local Area (LA) includes the Statistical Areas (SA1) defined by the ABS directly around the site, each with an average population of around 400 people. The SA1s are 1210414337; 1210414335; 1210414334. If impacts arise such as noise, a reduction in air quality, increased traffic in residential streets around the site, parking or general reductions in amenity, residents in the Local Area are those most likely to be impacted through both the construction and operational stages of the Proposal. The SA1s are identified in Figure 6 below.

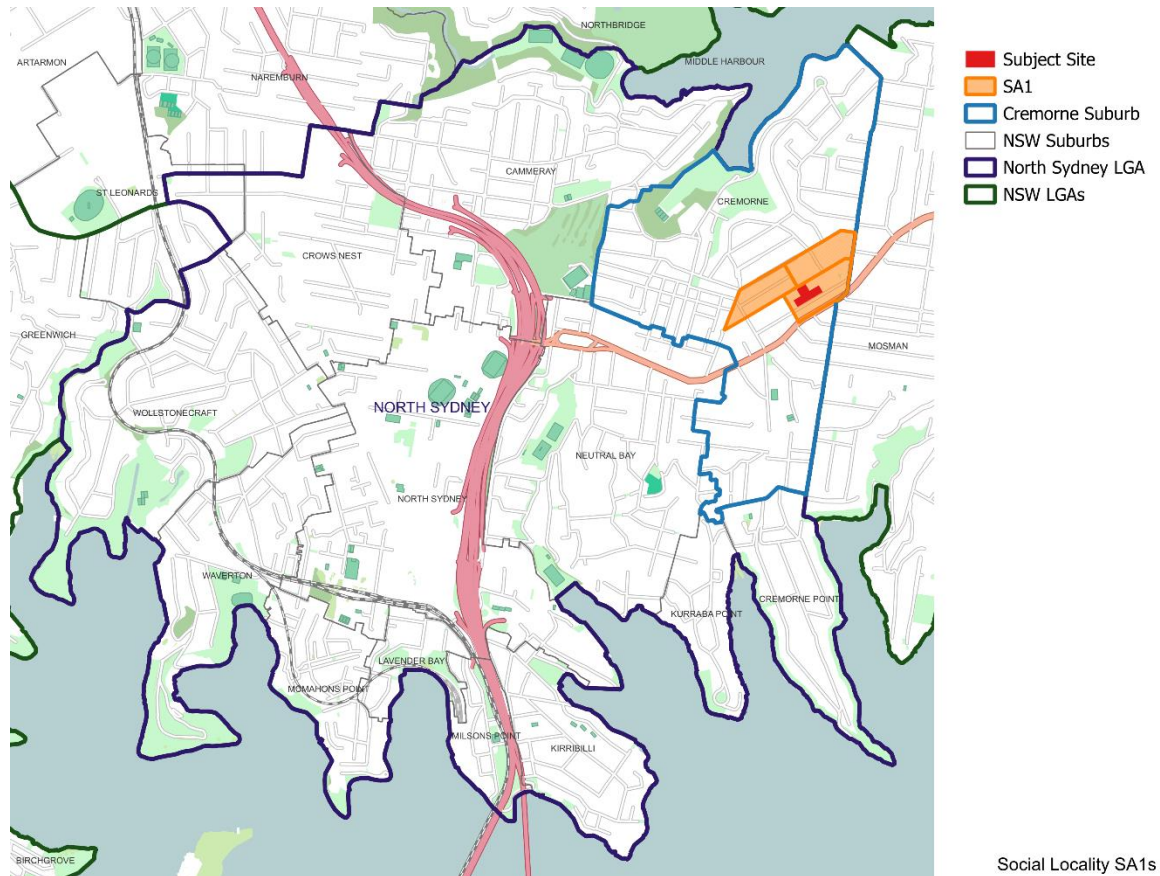
4.5.2. The suburb of Cremorne

The suburb of Cremorne is identified in Figure 6. below. The boundary is defined by number of residents and businesses in are likely to experience a range of direct and indirect impacts due to the Project.

4.5.3. North Sydney Local Government Area (NSLGA)

North Sydney LGA (NSLGA) is identified in Figure 6. below. Some residents and businesses in the North Sydney LGA are likely to experience a range of indirect impacts due to the Project.

Figure 6: Social locality – SA1, Cremorne and North Sydney LGA



Source: GYDE

4.6. Social baseline

The social baseline summarises the existing social environment in which the Project is located. The eventual social change that results from the project is measured against the social baseline. The social baseline provides data based on geographic scales and locations to understand the likely impacts that may occur between the different areas. This is identified as the social locality.

The social baseline is developed through selected demographic data and maps other characteristics including existing social infrastructure to develop an understanding of the existing community, and how it may be impacted by the Project.

The baseline analysis is provided as part of the social impact assessment in **Section 6** of this report.

Please refer to **Appendix C: Social Baseline data** for a full breakdown of demographic and other information.

4.6.1. Demographic snapshot

THEME	DEMOGRAPHIC SNAPSHOT
 Population	- There are 1627 people that live in the Local Area, 11,263 in Cremorne, and 68,950 in North Sydney according to the 2021 ABS Census. - Those over 60 currently make up 23% of the Cremorne population - Compared to NSW (50.6% female and 49.3% male), there is a significantly higher proportion of females (55.6%) to males (44.4%) in the Local Area, and across the Social Locality generally. - The population of North Sydney is projected to increase to 83,980 by 2041.
 Culture	- There is a low percentage of Aboriginal and Torres Strait Islander people (0.4%) in North Sydney compared to NSW (3.3%). 44.4% of people in the Local Area, 41.4% in Cremorne, and 44.0% in North Sydney were born overseas, compared with 34.6% in NSW. - The language spoken at home with the highest representation was Mandarin speakers. 3.2% of the Cremorne population were born in China. 0.2% of the population in the Local Area, 0.5% in Cremorne and North Sydney do not speak English at all, lower than NSW at 1.1%.
 Household Type	- There are a high number of lone person households in the Local Area (46.7%), significantly more than Cremorne (37.0%), North Sydney LGA (38.6%) and NSW 25.0%). - Family households (couples with and without children) are the predominant household type in Cremorne and the North Sydney LGA. - Couple families with children represent the largest single-family group in the Local Area (25.2%), while Couple family without children have significantly higher representations in Cremorne and North Sydney LGA.
 Age	- Those in the 25 to 29, 30 to 34 and 35-to-39-year age groups have the highest representation across the Social Locality. - In the Local Area, those in the 60 and above age group make up 23.3% of the population. - In 2041, the 60 and above age group is projected to make up 27.0% of the population in the North Sydney LGA. - From 2026 to 2041, the 80- to 84-year-old group will increase by 1%, and the 85 + age group will increase by 2.2% in the North Sydney LGA - Those in the 30-to-34-year age group will become the most represented cohort across the Social Locality by 2041
 Dwellings	- The dominant dwelling structure across the Social Locality are flats or apartments, with percentages significantly higher than the NSW average. - Most households across the Social Locality are rented.
 SEIFA	- The North Sydney LGA has high levels of advantage according to the SEIFA scores. - The weekly household income range of \$2,000-\$2,499 is most frequent in the Local Area, while those in the \$4,000 - \$4,499 have a high representation across the Social Locality. - There are high representations of those with a Bachelor Degree and Post Graduate Degree across the Social Locality, almost double NSW.

5. SOCIAL IMPACT ASSESSMENT

The Social Impact Assessment considers the potential of the proposed development to have impacts (positive and negative) on the community. The impact assessment is informed by information from chapters, social baseline data for the social locality, and various specialist technical reports. The assessment is based on the social impact categories identified below. The purpose of this social impact analysis is to:

- assess the potential social impacts generated by the Project against the seven social impact categories:
 - **Community:** Composition, cohesion, character, how the community functions and people's sense of place
 - **Culture:** Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
 - **Accessibility:** How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation
 - **Way of Life:** How people live, how they get around, how they work, how they play, and how they interact each day
 - **Health and Wellbeing:** Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
 - **Surroundings:** Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
 - **Livelihoods:** People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.
 - **Decision Making Systems:** Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.
- identify the social impacts (low, medium, high and very high) against the impact assessment tools to systematically predict, analyse and evaluate the likely significance of both positive and negative impacts associated with the Project
- identify enhancement and mitigation measures
- identify residual impacts post enhancement and mitigation measures.

5.1. Assessment matrix

The metrics and definitions used for the social impact assessment are identified in Tables 2 - 5 below. The information in these tables is used to inform the likely significance of each impact prior to enhancement and mitigation, and then again to demonstrate the anticipated effectiveness of the enhancement and mitigation measures.

The ratings of likelihood and magnitude and the overall significance impacts are informed by subjective (perceptions and individual experiences) and objective components (technical data and reports).

Table 1: Likelihood levels of social impact.

LIKELIHOOD LEVEL	MEANING
Almost certain	Definite or almost definitely expected
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbably or remote probability

Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement.

Table 2: Dimensions of social impact magnitude.

	DIMENSIONS	DETAILS NEEDED TO ENABLE ASSESSMENT
Magnitude	Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).
	Duration	When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?
	Intensity or scale	What is the likely scale or degree of change? (e.g. mild, moderate, severe)
	Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change
	Level of concern/interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity

Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement.

Table 3: Defining social impact magnitude levels.

MAGNITUDE LEVEL	MEANING
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement.

Table 4: Social impact significance matrix

LIKELIHOOD		MAGNITUDE				
		1	2	3	4	5
		Minimal	Minor	Moderate	Major	Transformational
	A. Almost certain	A1	A2	A3	A4	A5
	B. Likely	B1	B2	B3	B4	B5
	C. Possible	C1	C2	C3	C4	C5
	D. Unlikely	D1	D2	D3	D4	D5
	E. Very unlikely	E1	E2	E3	E4	E5

Social risk rating

	Low		Medium		High		Very high
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Source: Adapted from Department of Planning, Industry and Environment, SIA Technical Supplement.

5.2. Way of Life

How people live, how they get around, how they work, how they play, and how they interact each day.

5.2.1. Housing needs for older people

The Project will increase the provision of housing and accommodation for older people.

Impact description
Housing plays a critical role in the health and wellbeing of older Australians⁴. It serves the basic human need for physical shelter and contributes to physical, psychological, health and emotional security. Home ownership provides older people with security of housing tenure and long-term social and economic benefits. It can be a key determinant of wealth and financial security in retirement. As older people age housing that is accessible, adaptable and well located to suit retirement years is an important part of maintaining health and wellbeing⁵. Research by the AHURI identified key housing attributes which older Australians look for as autonomy, security, social connectivity, amenity and adaptability⁶. Ageing in place is also a key location attribute, enabling older people to maintain and strengthen connections with family, friends and remain in the communities they are familiar with. Affordability can also become an overriding factor as older people consider how they will manage beyond their working years on a limited income or aged pension. Traditionally, older people in Australia have had high rates of home ownership. In recent years the rate of home ownership has decreased among older people in line with decreasing rates of ownership across the population and increasing house prices. The Property Council of Australia National Overview of the Retirement Village Sector Report in 2014 concludes that retirement villages are part of the solution to the challenge of ensuring there are enough affordable homes for Australians of all ages that are compatible with different stages of life⁷.
Social baseline / Current environment
The Project proposes independent living units in a village environment for older people who are actively independent and will offer a wide range of different activities and social events tailored to needs and interests of residents. The inclusion of a residential aged care facility on site is intended so resident needs can be catered for and that when the time comes a seamless move can be made within the one location.

⁴ SCRGSP (Steering Committee Report on Government Service Provision) 2020. Report on Government Services 2020, Chapter 18: Housing

⁵ AIHW 2021. Housing Assistance in Australia 2020. Cat. no. HOU 325. Canberra

⁶ James, A., Rowley, S. and Stone, W. (2020) *Effective downsizing options for older Australians*, AHURI Final Report No. 325, Australian Housing and Urban Research Institute, Melbourne, <https://www.ahuri.edu.au/research/final-reports/325>, doi: 10.18408/ahuri-8118801.

⁷ Property Council of Australia: National overview of the retirement village sector

By 2041 the population in North Sydney of those aged 65 and over will increase from 17.8% in 2021 to almost 22%, an additional 7,740 people. In 2021 the population of people aged 65 and over in Cremorne was slightly higher than North Sydney at 18.2%. By 2041 the Cremorne percentage of people over 65 will decrease slightly to 17.6%, however there will be an additional 93 people over the age of 65.

According to the 2021 Census, in North Sydney there were 249 self-contained retirement village dwellings decreasing from 2016, when there were 262 dwellings. In Cremorne according to the 2021 Census there were no self-contained retirement village dwellings.

The NIC MAP Market Fundamentals Data report⁸ for the fourth quarter of 2022 shows that occupancy rate across all three senior living service/care segments — independent living, assisted living and memory care — increased for the sixth consecutive quarter due to continued strong demand that outpaced inventory growth. The highest occupancy gains were seen in assisted living.

Based current and projected penetrations of Australians living in residential aged care, a 2019 North Sydney Council Report indicated that it required at least another 242 residential aged care places to meet the national target ratio. The Report foreshadowed the need for 308 places by 2021 and 425 by 2036⁹.

A 2021 PwC study found that despite an increase in the average 2 bed ILU price by 4% from \$463,000 to \$484,000 between FY20 and FY21, ILUs on average have become more affordable, with the average ILU sale price being 55% of the median house price in the same postcode, compared to 67% in FY20. This has been largely driven by strong house price growth nationally¹⁰. The Cremorne median house price in June 2022 was \$3,460,000, and for units \$1,185,000.

Impact of proposed project

- Improvements to way of life associated with the increased provision of more appropriate housing options and aged care services to meet housing needs.
- Improvements in way of life associated with retirement accommodation with the potential to age in place.
- Improvements to way of life associated with more affordable housing options.

Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Major	Major	Major
Likelihood		Magnitude		Significance rating
• Almost certain		• Major		• Very High – B4

⁸ McKnights Seniors Living Senior living begins 2023 with record demand, occupancy, 2023
<https://www.mcknightsseniorkiving.com/home/news/senior-living-begins-2023-with-record-demand-occupancy>.

⁹ North Sydney Council Reports, State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) www.northsydney.nsw.gov.au/ecm/download/document-8824028 cited on 04/04/2023

¹⁰ 2021 PwC / Property Council Retirement Census

5.2.2. Social cohesion

The Project may contribute to social cohesion among village residents and the broader community.

Impact description
Public spaces including squares and green area provide a variety of health benefits by promoting physical activity, but they also provide a place where people can meet and interact, which improves community connections. Social connections are important to the whole community. When people are socially connected and have stable and supportive relationships, they are more likely to make healthy choices and to have better mental and physical health outcomes. They are also better able to cope with hard times, stress, anxiety, and depression. As people age maintaining social connections is increasingly important, with research showing that lacking social connection is an indicator of premature mortality comparable to many leading health indicators¹¹.
Social baseline / Current environment
The project includes an area of open space and through site link which will provide opportunities for retirement village residents and the broader community to gather. The Project proposes 19 two bedroom apartments, some of which will be likely to have one occupant, and a 42 bed RACF. According to the 2021, there are a high number of lone person households across the Social Locality, particularly in the Local Area, at 46.7% of all households. 82.4% of dwellings in the Local Area are 'Flats or apartments' which may be restrictive for gatherings and meeting others. There is currently no public open space along Parraween Street. The closest area of public open space is 300 metres away to the north of the site (Prospect Avenue Road Reserve), and approximately 1 km west of the site (Grasmere Reserve).
Engagement inputs
Community engagement revealed support for the through site link as a green spine but also creating better and safer access from Gerald Street to Parraween Street.
Impact of proposed project
• Improvements to way of life through the provision of the new open space for gathering and meeting spaces, helping to support older people to maintain social connections in the community as they age. • Improvements to way of life resulting from the additional seniors in creating more opportunities for friendships and social interactions between older people on the site and in the Local Area, which contributes to community cohesion. • Improvements to way of life as a result of greater opportunities to participate in physical activity through better connections to Cremorne town centre and public transport along Military Road.

¹¹ Usar Suragarn, Debra Hain, Glenn Pfaff, Approaches to enhance social connection in older adults: an integrative review of literature, Aging and Health Research, Volume 1, Issue 3, 2021
<https://www.sciencedirect.com/science/article/pii/S2667032121000275>

Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction	Minor	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – B3

5.2.3. Getting around - walkability

The Project may improve active transport options.

Impact description				
Physical inactivity is a major contributor to the burden of chronic disease, including cardiovascular disease (heart, stroke and blood vessel disease), and is an important driver of the overweight/obesity epidemic ¹² . Active transport has the ability to increase the amounts of physical activity leading to better health and wellbeing. It also helps to address social disadvantage by providing affordable transport options, and enhance social interaction and connectedness. Creating a bicycle and walking friendly environment increases accessibility and social amenity for all Australians ¹³ .				
Social baseline / Current environment				
Footpaths for pedestrian and bicycle use are available on each of the site's frontages. Currently the site includes 18 vehicular crossings onto Parraween Street and 1 crossing onto Gerard Street. The high number of existing vehicular crossings result in an uneven streetscape presentation and likely disrupts active transport opportunities along the footpaths. The development aims to removal 18 vehicular crossings and consolidate all vehicular movement to one main driveway crossing located at 50 Parraween Street. The result of this would allow for an improved public domain interface and reduce disruptions to pedestrian and bicycle movement. The proposed public through site link connecting Gerard Street to Parraween Street, pedestrian movement will be improved and the walking distance between Ada Street and Parraween Street reduced from 290m to 80m. The reduced walking distance is considered beneficial in this case given connectivity with the Cremorne town centre will be improved in addition to access to the various bus services along Military Road.				
Impact of proposed project				
- Improvements to way of life through better walkable connections to Cremorne town centre and along Parraween Street. - Improvements to way of life through increased potential for the integration of active transport with public transport options along Military Road. - Improvements to way of life through health and wellbeing and general liveability benefit as a result better connections and increased physical activity. - Improvements to way of life through the potential for reduced traffic and parking pressures along Parraween Street.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Major	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – B3

¹² Heart Foundation, 2014. Move it: Australia's Healthy Transport Options.

¹³ Garrard J., Crawford S., Hakman N., 2006. Revolutions for Women: Increasing women's participation in cycling for recreation and transport, School of Health and Social Development, Deakin University, Melbourne.

5.2.4. Getting around – public transport

The Project is well serviced by public transport.

Impact description				
There are many benefits resulting from good access to public transport services. Public transport creates social opportunity for members of the community who may not have access otherwise. Being able to easily and conveniently access public modes of transport effectively heightens and promotes positive mental health and a sense of belonging through social connection. Public transport also can be a much more affordable option, and there is a direct correlation between physical activeness and its utilisation.				
Social baseline / Current environment				
The main closest bus stop (Military Road opposite Holt Avenue) is located along Military Road approximately 180m walking distance from the site. These stops service at least 17 bus routes connecting Cremorne with surrounding suburbs and Sydney CBD. The stop further services 21 school bus routes. The site is also located 70m from another bus stop along Gerard Street (Gerard Street opposite Benelong Road) which services route 243 connecting Spit Junction to Sydney CBD. The site is located 2.6km north-east of the future Victoria Cross Metro Station, which is due to open in 2024.				
Impact of proposed project				
- Improvements to way of life by proving easy access to public transport that connects to a variety of centres including the Sydney CBD, helping older people age in place. - Improvements to way of life created by the proximity of the site to public transport and increasing opportunities for visitation by family and friends.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Moderate	Major	Major
Likelihood		Magnitude		Significance rating
Likely		Major		Very High – B4

5.2.5. Getting around - traffic

The Project has the potential to increase in traffic in the area.

Impact description				
Construction including the demolition of existing buildings and general associated building activity around sites is likely to increase traffic, including impacts from an influx of heavy vehicles. This may increase demands on the local road networks which will reduce amenity and efficiency for residents in the immediate area, but also potentially creating congestion on the broader traffic network. During the operational stage, creating additional dwellings has the potential to increase the number of private vehicles in an area, which in turn can contribute to rising traffic volumes that has a number of negative impacts on people's way of life.				
Social baseline / Current environment				
Overall, 'Mode of travel to work data' shows that on Census day in 2021, 11.4% of the population in the Local Area, 18.8% in Cremorne and 16.1% in the North Sydney LGA used a private car as the method of travel to work. This indicates that far fewer people in the Social Locality drive to work compared to NSW at 43.1%.				
The Traffic and Parking Impact Assessment ¹⁴ shows the existing developments generate 25 and 24 vehicle trips during the AM and PM peak hour periods respectively. When considering the proposed development, this is therefore a net reduction of nine (9) and five (5) vehicle trips during commuter periods. Traffic modelling shows that the Project is expected to generate 16 vehicle trips in the AM peak hour period and 19 vehicle trips in the PM peak hour period, a net reduction of nine (9) and five (5) vehicle trips during commuter periods from the existing numbers. The Traffic and Parking Impact Assessment found that it is highly unlikely that heavy construction traffic in conjunction with construction staff traffic will exceed the assessed 19 peak hour movements or the existing estimated traffic generation of the site being 25 vehicle trips.				
Engagement inputs				
Traffic was one of the major areas of concern expressed through the engagement. Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street. Some felt that the proposal would increase vehicle movements on Parraween Street and worsen traffic conditions and that night-time deliveries would have noise impacts.				
Impact of proposed project				
- Way of life is unlikely to be impacted by traffic generated by the Project. - Way of life will possibly be impacted by an increase in traffic in the area during construction.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction / Operations	Minimal	Major	Moderate
Likelihood		Magnitude		Significance rating
Possible		Moderate		High– C3

¹⁴ McLaren Traffic Engineering and Road Safety Consultants 2023, Traffic and Parking Impact Assessment.

5.2.6. Parking

The Project has the potential to increase parking pressures.

Impact description				
Automobiles typically spend 95% of their existence parked, using either on-street parking supplied free by the community or privately supplied off-street parking. Since on-street parking is an expensive and limited public resource it seems fair to mandate off-street parking. Most local governments require building owners to provide a certain minimum amount of parking based on the assumption that buildings create parking demand ¹⁵ .				
Social baseline / Current environment				
The existing on-street car parking provided along Parraween Street is ten (10) linemarked car parking spaces of which seven (7) are provided as 90-degree parking and three (3) as kerbside parking and approximately 13 motorcycle spaces. Based upon the restoration of driveways along Parraween Street, it is anticipated that 15 additional on-street car parking spaces will be provided to the public, which consists of an additional 16 car parking spaces and a loss of one (1) space due to the proposed driveway. Further, this would provide motorcycle car parking for approximately six (6) spaces, although additional motorcycle parking can be provided in lieu of some car parking spaces if preferred by Council. The Project will provide a total of 88 basement car parking and nine (9) motorcycle spaces. Considering the location and constraints of the site and surrounding environs, some construction staff are likely to use the surrounding residential area / streets until such time as the proposed basement car parking area is available for staff car parking.				
Engagement inputs				
Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street. Residents raise concerns that parking on Parraween Street would be impacted by the development, as there is already competition for on-street parking spaces.				
Impact of proposed project				
- There is a potential for traffic generated through the construction phase to temporarily reduce the availability of parking in surrounding streets, which may negatively of way of life. - Way of life is unlikely to be impacted by parking pressures during the operational phase.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction / Operations	Minimal	Major	Moderate
Likelihood		Magnitude		Significance rating
Unlikely		Moderate		Medium – D3

¹⁵ Victoria Transport Policy Institute, 2023. Parking Requirement Impacts on Housing Affordability.

5.3. Community

Composition, cohesion, character, how the community functions and people's sense of place.

5.3.1. Community composition, character and cohesion

The Project may result in changes to the sense of place.

Impact description				
A sense of community describes 'a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together. ¹⁶ A sense of community is made up of membership; influence; integration and fulfillment of needs; and shared emotional connection. A sense of community is positively related to experiencing higher levels of mental wellbeing. ¹⁷ Changes to a sense of community can result when a significant number of new people move into a place, or unfamiliar faces frequent the area during construction periods.				
Social baseline / Current environment				
In terms of community composition, the Local Area has a population of 1627 people, and the streets around the site are predominantly residential. 46.7% of households in the Local Area are lone person, while couples with children represent the largest single-family group in the Local Area at 25.2%. 22.3% of the Local Area population make up those age 60 and above. In 2041, the 60 and above age group is projected to make up 27.0% of the population in the North Sydney LGA. The incoming population generated by the Project is estimated at approximately 190 people, the majority of which will be aged 60 and above. In character terms, the dominant dwelling structure in the Social Locality is flats or apartments, with percentages significantly higher than the NSW average. There are currently several cottages along Parraween Street that will be impacted by the Project.				
Engagement inputs				
Some community members were not satisfied with the potential removal of some of the cottages. Others responded well to retaining some cottages for adaptive reuse.				
Potential impact of proposed project				
- It is possible the increase in the older population will change the composition of the area and sense of place. - There is the potential for increased community cohesion as a result of the addition of an older population. - In response to community feedback, the retention of the six (6) cottages is likely to maintain a sense of place.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction / Operation	Minor	Minor	Minor
Likelihood		Magnitude		Overall significance rating
Possible		Minor		Medium – C2

¹⁶ 6 McMillan, D. W., & Chavis, D. M. (1986). Sense of community: A definition and theory. Journal of Community Psychology, 14(1), 6-23

¹⁷ Boyd, N. M., & Nowell, B. (2017). Testing a theory of sense of community and community responsibility in organizations: An empirical assessment of predictive capacity on employee well-being and organizational citizenship. Journal of Community Psychology, 45(2), 210-229.

5.4. Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings.

The Project may create tensions in the community due to a perceived loss of heritage.

Impact description				
A report by the NSW Office of Environment (2017) found there was a high level of interest by the public in 'historical public architecture', and people develop a sense of relationship between themselves and heritage sites over time. Intangible heritage impacts are also important considerations. Community members have personal experience and history associated with heritage sites that hold meaning made up of memories, stories and folklore.				
Social baseline / Current environment				
There are several cottages along Parraween Street that will be impacted by the Project. The Heritage Impact Statement undertaken by Architectural Projects ¹⁸ found that the subject dwellings have some historical interest, the representative nature of the building as examples and their level of integrity (diminished by alterations and additions), particularly in comparison with existing heritage listed properties, does not result in them reaching the threshold for heritage listing. The Statement concluded that the demolition of all or part the cottages and federation dwellings within the subject site does not have a heritage impact.				
Engagement inputs				
Heritage was noted by stakeholders as a concern, noting that Interim Heritage Orders were placed on some of the cottages on Parraween Street in November 2022. Some community members wanted the existing cottages and the current Parraween Street frontage to be retained. One community member noted concern that driveway location requires the removal of the oldest cottage on the site. An email received from a local resident stated that "the demolishing of the mixed assortment of free standing houses existing in Parraween Street will not damage the street scape and should (with careful architectural design) create a long lasting improvement to the Street."				
Impact of proposed project				
The retention of the six (6) heritage cottages on the eastern end of Parraween Street frontage and adaptive reuse into the design will minimize negative impacts, and adaptive reuse may lead to positive impacts.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Construction	Minor	Moderate	Minor
Likelihood		Magnitude		Significance rating
Possible		Minor		Medium – C2

¹⁸ Architectural Projects, Heritage Impact Statement, 50 – 88 Parraween Street & 59 – 67 Gerard Street, Cremorne, August 2023

5.4.1. Opportunities for community Aboriginal cultural development

The Project will incorporate First Nations Connecting with Country principles to acknowledge and celebrate Aboriginal culture.

Impact description				
The Project can help support the health and wellbeing of Aboriginal people by valuing, respecting, reflecting and involving Aboriginal People through the design of the built environment.				
Social baseline / Current environment				
The results of engagement of Registered Aboriginal Parties for the Aboriginal Cultural Heritage Assessment found they considered the study area to have a moderate level of cultural significance, although that significance was not clearly defined.				
An archaeological survey was conducted on 18 May 2023 and 1 June 2023. No previously unrecorded Aboriginal cultural heritage sites were identified during the archaeological survey and no areas of archaeological potential were identified. While the study area does not contain any tangible Aboriginal cultural values, the consultation received indicates that the study area is situated within a culturally significant landscape due to its proximity to natural resources such as water and food resources, as well as other significant Aboriginal sites.				
Members of the First Nations community were invited to explore elements of the landscape design to reflect Connecting with Country principles. The proposed landscape design for the public space has incorporated various elements that capture input from Connecting with Country engagement.				
There are 27 residents in Cremorne that identify as Aboriginal and / or Torres Strait Islander.				
Engagement inputs				
Given the relatively small Aboriginal population of Cremorne, at only 0.3 of the Cremorne population, in conjunction with consultation fatigue, the number of invitees and respondents severely limited the amount of consultation that was achieved. Several people were invited to participate. Unfortunately, the majority of invitees were unable to attend or chose not to attend. One reason for not attending was that two invitees felt there was no provision for Aboriginal or affordable housing so there was little to offer them in this project. There were, however, two attendees and one respondent. A summary of inputs related to the design of the project included:				
- Place visibly inviting features, including inviting features for people, flora and fauna - Include water features and plants that will attract fauna and other creatures - Use imagery, colour and texture in pathways - Provide habitat trees and resting places for fauna - Use local native plant species - Spaces for sharing across generations - Incorporate local stories - Include explanations on the Gammaraigal/Cammeraygal clans - Connect with local community so they develop a relationship to the project.				
Impact of proposed project				
- Cultural and health and wellbeing impacts on Aboriginal People through reconnection with Country. - Cultural impacts through building connections between Aboriginal and non-Aboriginal People.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Construction / Operation	Moderate	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – B3

5.5. Access

How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation.

5.5.1. Access to aged care services

The Project will increase access to aged care services.

Impact description				
As people get older, they become more likely to experience ill-health, including much higher rates of chronic disease and injuries resulting from falls. As such older people are likely to benefit from preventative health services such as specialised exercise programs, falls prevention programs and guidance about how to maintain good nutrition.				
Social baseline / Current environment				
The current demographic profile and forecast trend shows that the North Sydney LGA is forecast to change significantly between 2021 and 2041, with the population projected to become much older. Currently, over 23% of the Cremorne population is over the age of 60, and this is projected to increase to 27.0% by 2041. Almost 90% of those in the North Sydney Local Health District identified as having excellent, very good or good health. long term health conditions such as Asthma and Mental health conditions are the most common. of those with long term health conditions, across the Social Locality the greatest number had only one condition. Relatively small numbers of residents in the Social Locality indicated a need for assistance with core activities.				
Impact of proposed project				
The Project will provide access to allied health services and other services directly related to the health and wellbeing of older people living on the site and in the community.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Moderate	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – C4

5.5.2. Access

The Project will improve access to goods, services and social infrastructure.

Impact description				
Having access to appropriate goods, services and infrastructure is important for all Australians. Being able to live in a neighbourhood where shopping, business services, education, community facilities, recreational and sporting resources are close by have a range of social, economic and environmental benefits. For older people, having access to appropriate goods and services supports them to live independently, which is important for their health and wellbeing. Having access to close by services and facilities also helps to develop and maintain social connections. Designing neighbourhoods so they are more accessible can also reduce greenhouse gas emissions, support physical activity and promote healthy eating¹⁹.				
Social baseline / Current environment				
The proposed development is a short walk from Cremorne shopping village. Shops including cafes and restaurants, supermarket, liquor stores, clothing and a cinema, with a post office, pathology collection centre and medical practice. The closest bus stop along Military Road approximately is 180m walking distance from the site. Regular buses along Military Road provide access to the City, as well as centres like Crows Nest and Chatswood, medical precinct at St Leonard's, and the upper north shore and beaches. North Sydney has a network of community centres that provide services, activities and programs, including those for older people. These include Neutral Bay Community Centre located on Military Road, less than 1km from the site. As a result of the proposed public through site link connecting Gerard Street to Parraween Street, pedestrian movement will be improved for the existing community, and the walking distance between Ada Street and Parraween Street reduced from 290m to 80m. The reduced walking distance is considered beneficial in this case given connectivity with the Cremorne town centre will be improved in addition to access to the various bus services along Military Road.				
Engagement inputs				
Community engagement revealed support for the through site link as a green spine but also creating better and safer access from Gerald Street to Parraween Street.				
Impact of proposed project				
- The Project will increase accessibility in and around the neighbourhood which may contribute a reduction in private motor vehicle use, increased physical activity and social interactions, and more passive surveillance leading to increased perceptions of safety. - Impacts resulting from ILU residents easily accessing many daily living needs within short walking distance, to maintain their independence and supporting ageing in place, improve physical health and maintain social connections beyond their immediate context. - Impacts resulting from access to improved facilities, including the community room for social activities, café, hairdressing salon, chapel and consulting rooms for visiting medical and allied health professionals on site.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Major	Major	Major
Likelihood		Magnitude		Significance rating
Likely		Moderate		Very High – B4

¹⁹ 20 Minute Neighbourhoods: Creating a more liveable Melbourne chrome-

www.planmelbourne.vic.gov.au/_data/assets/pdf_file/0018/515241/Creating-a-more-liveable-Melbourne.pdf cited on 30/03/2023

5.6. Health and Wellbeing

Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall.

5.6.1. Accommodation security

The Project will provide safe and secure housing that supports the health and wellbeing of older people.

Impact Description				
Housing plays a critical role in the health and wellbeing of older Australians (SCRGSP 2020). It serves the basic human need for physical shelter and contributes to physical, psychological, health and emotional security. Home ownership in particular provides older people with security of housing tenure and long-term social and economic benefits (AIHW 2019). Independent living units (ILU) and residential aged care facilities (RACF) provide high levels of health and physical security for older people, enabling older people to feel safe, secure and reassured, which is fundamental to feeling less stressed and more relaxed. ILUs provide more opportunities to age in place, a degree of independent living ability for the older person, giving them control over their living space and how they live, as well as ongoing connection to the community. RACFs provided on the same site create opportunities for any easier transition while remaining in a familiar environment.				
Social baseline / Current environment				
By 2041 the population aged 65 to 80 and over will increase from 17.8% of the North Sydney population to almost 22%. In 2021, 22.2% of the population in the Local Area 23.3% in Cremorne, and 23.0% in North Sydney had one or more health conditions, while only between 2.2% and 2.5% of residents required assistance with core activities. NSW Health data shows that almost 90% of people in the North Sydney Local Health District reported their health as either excellent, good or very good in 2020. North Sydney Council's Draft Older Persons Strategy 2018 – 2022 ²⁰ identifies the need for housing as essential to health and wellbeing. 2021 Census data shows around 17% of the population across the Social Locality have monthly mortgage repayments that may indicate housing stress, and approximately 28% of renters have weekly rental payments that may indicate rental stress.				
Impact of Proposed Project				
- Health and wellbeing impacts resulting from safe and secure housing for older people. - Health and wellbeing impacts resulting from the provision of onsite community, cultural and recreation activities that support activity and help prevent social isolation. - Health and wellbeing impacts associated with more opportunities for older people to age in place.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Moderate	Major	Major
Likelihood		Magnitude		Significance rating
Almost certain		Major		Very High – A4

²⁰ North Sydney Council: Older Persons Strategy 2018 – 2022 www.northsydney.nsw.gov.au/ecm/download/document-8629085 cited 04/04/2023

5.6.2. Activity and participation

The Project will provide facilities to support recreation for older people.

Impact Description				
Participation in physical activities has major health benefits, improving the immune system and mental and musculoskeletal health and reduces other risk factors such as overweight and obesity, high blood pressure and high blood cholesterol. For older people, at least 30 minutes of moderate intensity physical activity on most, preferably all, days is recommended ²¹ . There are also improvements to wellbeing associated with location and levels of convenience that enable people to meet their daily needs by walking or through forms of active transport				
Social baseline / Current environment				
Almost 90% of those in the North Sydney Local Health District identified as having excellent, very good or good health. The area also had percentages of people with diabetes and heart disease consistent with NSW averages. Data from North Sydney Local Health District shows that around 12% of the adult population in that health area have high or very high levels of physiological stress. Mental health conditions across the Social Locality are far lower at between 6.5% and 7.0%. NSLHD data also shows that while more adults in the district participate in recommended amounts of physical activity than in other local health districts, 30% in the North Sydney District report insufficient levels of physical activity.				
Impact of Proposed Project				
- Health and wellbeing impacts associated with the provision of infrastructure to support physical activities, including passive and recreation and active transport links. - Health and wellbeing impacts associated with the provision of gathering spaces to facilitate social interactions. - Health and wellbeing impacts in the general community resulting from the provision of open space and a through site link between Gerard and Parraween Streets encouraging active transport.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Operations	Moderate	Major	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – B4

²¹ <https://www.health.gov.au/health-topics/physical-activity-and-exercise/physical-activity-and-exercise-guidelines-for-all-australians/for-older-australians-65-years-and-over> cited on 03/04/2023

5.6.3. Construction impacts

The Project may have health and wellbeing impacts on residents in the Local Area during construction.

Impact Description				
Those living close to construction sites can suffer from the annoyance of noise that can cause disturbance of sleep, cognitive impairment, decreased mental wellbeing and other health and wellbeing impacts. The elderly and those with underlying mental health conditions are particularly vulnerable to construction noise ²² . According to the NSW Environment protection Agency, health implications can result from air born particle pollution. Older adults and those with asthma, heart or lung disease are people most sensitive to particle pollution ²³ .				
Social baseline / Current environment				
The Local Area has a high proportion of older age groups, which may indicate a population more likely to be negatively impacted by construction. The site is surrounded by residential apartments, creating a high concentration of people. Health condition data showed an asthma rate of 6.7% to 7.0%. NSW Department of Health data shows children in the Health District had a slightly higher prevalence of asthma than all other Local Health Districts, but adults had a significantly lower prevalence of asthma. Those in the residential aged care facility immediately adjacent to the site may be more susceptible to the impacts of construction.				
Engagement inputs				
The noise coming from air conditioning units was raised by one resident attending the engagement that lived in one of the properties adjoining the proposed project.				
Impact of Proposed Project				
- The Project will require a construction management plan to help minimise the potential of negative impacts. - The Noise Impact Assessment²⁴ has identified several mitigation measures to control noise emissions from the construction of the facility to comply with the relevant guidelines at nearby receivers.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction	Moderate	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Possible		Moderate		High – C3

²² How The Residents Are Affected from Construction Operations Conducted in Residential Areas, Tolga Celika , Cenk Budayanb, 2016, <https://pdf.sciencedirectassets.com/278653/1-s2.0-S1877705816X00318/1-s2.0-S1877705816327904/main.pdf> cited on 13/04/2023

²³ NSW Environment Protection Authority, 2020, Draft Construction Noise Guideline, NSW Government, viewed 20July 2021, <https://www.epa.nsw.gov.au/-/media/epa/corporate-site/resources/noise/20p2281-draft-constructionnoise-guideline.pdf> cited on 13/04/2023

²⁴ Skermanic Pty Ltd Pathways Cremorne Seniors Housing: Noise Impact Assessment fore SSD, 2023

5.7. Surroundings

Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

5.7.1. Local amenity

The Project may impact on the amenity of the area.

Impact description				
Amenity is the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature. Amenity is important to communities and other stakeholders. In some instances, local amenity can be adversely impacted by development. Loss of amenity can occur for a range of reasons, including significant increases to the heights of existing buildings, loss of heritage, more traffic, reduced parking, overshadowing and higher population density. A loss of amenity has the potential to negatively impact residents in several ways, including their health.				
Social baseline / Current environment				
The northern side of Parraween Street includes residential dwellings including an aged care facility, while there are mixed use multilevel buildings on the southern side of the street opposite the site. The Gerard Street site is residential which includes single- and two-story dwellings, and apartment buildings from 2 to 7 stories. The Visual Impact Assessment prepared for the site against the SEAR's visual impact matrix found out of the seven (7) view locations identified, four were found to be negligible two moderate, and one moderate to high. The Heritage Impact Statement ²⁵ found that the subject dwellings have some historical interest, the representative nature of the building as examples and their level of integrity (diminished by alterations and additions), particularly in comparison with existing heritage listed properties, does not result in them reaching the threshold for heritage listing. Gerard Street is a classified road and will continue to have heavy traffic volumes.				
Engagement inputs				
There was a favorable response to the low-level street frontage on Parraween Street because it was in keeping with existing conditions. The height of the development on Gerard Street was questioned. Some community members were not satisfied with the potential removal of some of the cottages. Others responded well to retaining some cottages for adaptive reuse and maintaining a low-level street frontage of 1-2 stories on Parraween Street.				
Potential impact of proposed project				
- The Project seeks to retain six (6) of the heritage cottages on the eastern end of Parraween Street frontage and adaptive reuse into the design which will support the amenity of the area. - Traffic modelling shows that the Project is expected to generate a net reduction of nine (9) and five (5) vehicle trips during commuter periods from the existing numbers. - Impacts on visual amenity will be reduced as a result of the removal of the roof top communal spaces. - Impacts on visual amenity will be reduced as a result of the reduction in height of the Gerard Street building from eight (8) to seven (7) storeys. - Amenity will be positively impacted by the inclusion of new planting and tree canopy. - Amenity is likely to be temporarily negatively impacted during construction. - Amenity is likely to be improved through the inclusion of the open space and through site link.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction / Operation	Minor	Minor	Minor

²⁵ Architectural Projects, Heritage Impact Statement, 50 – 88 Parraween Street & 59 – 67 Gerard Street, Cremorne, August 2023

Likelihood	Magnitude	Overall significance rating
• Likely	• Minor	• High – B2

5.7.2. Community safety – road safety

The Project may increase road safety risks around the site during construction.

Impact Description				
Despite continued improvements to road networks, reductions in road trauma and advances in technologies, road crashes continue to have a severe social and economic impact on local communities. These losses arise from the cost of treatment as well as lost productivity for those killed or disabled by their injuries, and for family members who need to take time off work or school to care for the injured. Road traffic crashes cost most countries 3% of their gross domestic product ²⁶ . The Transport for NSW Road Safety Plan 2021: Towards Zero aims for a reduction in road fatalities by 30% as a priority target for road safety in coming years, with the aspirational target of zero fatalities and serious injuries on NSW roads by 2056 ²⁷ .				
Social baseline / Current environment				
Crash data provided by the Transport for NSW Centre for Road Safety shows that over the period 2017 to 2021 there was a fatal crash in Parraween Street in 2021. A crash resulting in a serious injury on Parraween Street and Gerard Street, and minor injuries around the area have also been identified in the crash statistics. North Sydney Council prepares an annual Crash Analysis Report ²⁸ to prioritise road safety initiatives. Included in the road safety projects for 2022/23 is the 'Be Truck Aware' project, resulting from the significant increase in heavy vehicles in North Sydney and a fatality involving a pedestrian and heavy vehicle. The report includes an action to 'Develop promotional campaign and resources to engage with and distribute to the community, including footpath stencils'.				
Engagement inputs				
Traffic was identified as a key concern for the community, including issues related to safety. Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street.				
Impact of Proposed Project				
Risks associated with road safety are likely to be increased through traffic increases during construction.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction	Moderate	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Likely		Moderate		High – B3

²⁶ World Health Organisation: Road traffic injuries, 2022 <https://www.who.int/news-room/fact-sheets/detail/road-traffic-injuries> cited on 17/03/2023

²⁷ NSW Government Road Safety Plan 2021: Towards Zero <https://towardszero.nsw.gov.au/sites/default/files/2018-02/road-safety-plan.pdf> cited on 17/03/2023

²⁸ Road Safety Action Plan 2022-23 and Crash Report www.northsydney.nsw.gov.au/ecm/download/document-10022645 cited on 04/04/2023

5.7.3. Community safety - crime

The Project may increase the risk of crime.

Impact Description				
In criminology, it is generally accepted that crime occurs more often in more populated regions. Crime harm refers to the negative impacts of crime on individuals and society. While crime is often seen as a harm in its own right, the negative impacts related to any one incident will differ by the type of crime experienced as well as the perspective of the victim. These harms include a wide range of outcomes for both individuals, such as financial loss and physical harm, and for communities and wider society, such as fear of crime and increased use of health and victim services.				
Social baseline / Current environment				
According to 'Incidents of Crime Statistics from BOCSAR, Cremorne and the North Sydney LGA have relatively low incidents of crime, and far lower rates per 100,000 people than NSW. For most crimes North Sydney LGA ranks in the top 20% of Council areas with the lowest crime rates.				
While incidents of crime in the area is categorised as low, stable or down from the previous year, BOCSAR Hot spot maps for Cremorne show concentrations of crime proximal to the site. Incidents of domestic assault, malicious damage to property, break and enter dwelling, and steal from dwelling are crimes that have been recorded as having a moderate density, while steal from motor vehicle has been categorised as having a high density.				
Impact of Proposed Project				
- The Project will provide new open space and through site link between Parraween Street and Gerard Street, with ancillary uses fronting Parraween Street which will provide a community gathering place. With the addition of the six (6) adaptive reuse of the cottages fronting Parraween Street, this will create activity and increase passive surveillance. - The Project will incorporate mechanisms based on Crime Prevention Through Environmental Design (CPTED) principles to minimize the potential for incidents of crime.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Operations	Minimal	Major	Moderate
Likelihood		Magnitude		Significance rating
Possible		Moderate		High – C3

5.8. Livelihoods

People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.

5.8.1. Employment generation – construction stage

The Project will provide support for local business and retailers in the construction phase.

Impact Description				
Indirect and direct employment opportunities will be created during the construction phase of the Project. Every \$1 invested in the construction sector can result in a \$3 of flow-on economic benefit ²⁹ . As well as direct construction jobs, the Project will likely utilise regional manufacturing and service businesses resulting in broader economic benefit. A study in 2015 revealed that 95% of working Australians spend money on food and beverages during work times, with almost 3 in 4 Australians (74%) purchasing lunch, morning tea, or coffees when at work or when travelling to/from work. ³⁰ It is estimated that the average Australian spends approximately \$29.55 (in 2018 dollars) on going to work each day including expenditure on transport and food.				
Social baseline / Current environment				
The site is proximal to a number of small businesses on Military Road that are in a position to provide goods and services during the construction period. Those working in construction made up 2.4% of the population in the Local Area, 2.6% in Cremorne, and 2.6% in North Sydney.				
Impact of the Project				
- The Project may generate positive economic stimuli associated with the construction stage, some of which may be beneficial to locally based businesses. - The increased population may also stimulate the local economy, but likely to be modest considering the small population increase.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Construction	Minor	Minor	Minor
Likelihood		Magnitude		Significance rating
Likely		Minor		Medium - C2

²⁹ Master Builders Association, 2020. Rebuilding Australia Volume 4: Stimulus Plan to Support Jobs and Boost GDP, <https://www.masterbuilders.com.au/MediaLibraries/MB/Virus-Alert/Rebuilding-Australia-Volume-4-FINAL.pdf> cited on 13/04/2023

³⁰ McCrindle Research, 'What we pay to work in 2015', https://mccrindle.com.au/app/uploads/images/McCrindleResearch_Whatwepaytoworkin2015.pdf cited on 13/04/2023

5.8.2. Employment generation – operations stage

The Project will provide employment for the aged care workforce.

Impact Description				
The social impacts of having a job are experienced at two levels – by an individual and the household in which they live, and by communities. Consequently, having a job is critical to an individual's wellbeing (and to the others in the household), and to sustaining a vibrant community in which the household is situated. A United Kingdom independent review of scientific evidence found that employment is 'generally the most important means of obtaining adequate economic resources', which are essential for material wellbeing. In other words, for most people, jobs are the main source of household income, and subsequently the most important determinant of living standards³¹.				
Social baseline / Current environment				
Employment and unemployment data for the Local Area shows that 59.9% of residents are either employed full or part time. 2.4% of people were unemployed looking for full-time or part-time work. 23% of the population were not in the labour force. Similar labour force figures for the Social Locality – Cremorne and North Sydney LGA-were identified. Industry of employment data showed that in the Local Area there were high levels of employment in professional, scientific and technical services (11.7%), financial and insurance services, and health care and social assistance (6.0%).				
Impact of Proposed Project				
- The Project may generate employment opportunities for the aged care workforce. - The Project may also create economic benefit derived from regular and occasional maintenance and upkeep of the site.				
Extent	Duration	Intensity	Sensitivity	Interest
Social Locality	Operations	Minor	Minor	Minor
Likelihood		Magnitude		Significance rating
Almost certain		Minor		High - A2

³¹ Waddell G and Burton, K (2006). Is work good for your health and wellbeing? London: Department for Work and Pensions, and (TSO) The Stationery Office. <https://cardinal-management.co.uk/wp-content/uploads/2016/04/Burton-Waddell-is-work-good-for-you.pdf> cited on 20/03/2023

5.9. Decision Making Systems

Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

5.9.1. Opportunities for community input

Local Area residents may feel they are unable to have their say or cannot affect the Project.

Impact Description				
Community engagement builds trust, improves the relationships, and helps community to understand decisions and how these decisions will impact their community. By understanding those decisions, it provides opportunities for the community to provide input into decisions that may reduce any potential negative impacts, but also help the project to achieve positive outcomes and be successful.				
Social baseline / Current environment				
Comprehensive community engagement has been undertaken for the Pathways Cremorne Seniors Housing project. The major issues highlighted during the consultation related to the loss of the cottages along Parraween Street. As a result, the project will retain nine of the cottages. Traffic and parking were also raised as an issue, with associated safety concerns. Noise and building heights, including the loss of privacy, were also raised as part of the consultations.				
Impact of Proposed Project				
- The Project will be placed on exhibition and members of the public will have an opportunity to provide feedback. - Additional measures will be taken to ensure the community and stakeholders are engaged in this process. - The Project will implement mitigation measures to reduce the impacts associated with concerns raised by the community in terms of heritage, traffic, noise and privacy issues. - A number of refinements have been made to the design, including the retention of six (6) heritage cottages and the removal of the roof top communal areas in response to community feedback.				
Extent	Duration	Intensity	Sensitivity	Interest
Local Area	Construction / Operations	Moderate	Moderate	Moderate
Likelihood		Magnitude		Significance rating
Possible		Moderate		High – C3

6. ENHANCEMENT AND MITIGATION

The potential Impacts of the Project have been considered in Section 7. Section 8. of the social impact assessment process aims to outline mitigation and/or enhancement measures which aim to avoid or reduce potential negative impacts, or improve potential positive social impacts identified in Section 7.

Mitigation proposes actions or measures to reduce adverse social impacts of the Project. Mitigations may be performance based (achieve an appropriate social outcome without specifying how the outcome will be achieved) or prescriptive (actions or measures that must be taken, such as a known best-practice technology, design or management approach).

Enhancement measures provide an opportunity to expand on the positive impacts of the Project and improve its social sustainability.

The following mitigation measures have been considered and listed in the residual social impact plan.

6.1. Pre construction

- Ensure there is a good mix of dwelling sizes and formats to meet the needs of older residents, including catering for the increase in lone person households.
- Ensure the development is consistent with the design and service recommendations identified in the Royal Commission into Aged Care Quality and Safety, 2021.
- Design elements of the RACF should have regard to dementia-friendly design principles, including clear wayfinding, rails and seating.
- Integrate elements including trees for shading and seating in the landscape design to encourage social gatherings with the community, and for new residents to meet and interact, and ensure informal seating and gathering spaces are designed to encourage people to meet and interact.
- Provide for pedestrian amenity through creating rest spots and shade in the open space and through site link.
- Mitigate changes on site and contribute to sense of place by including historical documentation of the site's history through the public space.
- Ensure the community are included in ongoing engagement to ensure cultural significance of the cottages is captured if required.
- Highlight historical narratives through storytelling elements and native planting in the landscape design. There may be opportunities to engage with Metropolitan Local Aboriginal Land Council to identify cultural elements that could be incorporated on the site, including place names.
- Ensure accessibility design features are incorporated throughout the open space and through site link.
- Design elements should also have regard to dementia-friendly design principles, including clear wayfinding, rails and seating.
- Ensure accessibility design features are incorporated throughout the development.
- Incorporate design principles into the development that can meet current infection control guidelines, balancing infection control measures and the needs for social interactions among older residents.
- Ensure design features and landscaping maximises surveillance and provides clear sight lines throughout the development, including the open space and through site link.
- Incorporate ESD initiatives to improve the sustainability performance of the development.
- Investigate incentives or measures to promote the uptake of public transport usage for construction workers to minimise the impacts on parking and the local road network.
- Implement recommendations from Crime Prevention Through Environmental Design (CPTED) investigation and report.

- Investigate opportunities to utilise local construction firms and/or employees.
- Investigate opportunities to increase Indigenous, youth and local employment.
- Consider opportunities to encourage local business to promote services to the construction workforce.
- A comprehensive engagement plan will be prepared to ensure direct and ongoing consultation with impacted property owners and residents on Parraween and Gerard Streets.

6.2. Construction phase

Many of the risks and their potential to result in negative social impacts associated with the Project can be reduced through the development of a Construction Management Plan. A Construction Management Plan ('CMP') is necessary to ensure construction, demolition and excavation on building sites do not adversely affect health, safety, amenity, traffic or the environment in the surrounding area. The CMP provides a contract between the builder/developer and the relevant authority to address the site and development management issues that are relevant during building activity, including those identified and assessed in the SIA. All contractors working on the site are to abide by and adhere to the provisions of the approved CMP.

Specifically related to the social impacts, the CMP will address:

- public safety and amenity
- site and security planning
- heritage management
- contact details of essential site personnel, construction period and operating hours
- community information, consultation and complaints management
- noise, vibration, air and dust management
- traffic, access and parking management.

Additional measures recommended in the SIA in the construction phase include:

- Establish a Bi-weekly progress meeting involving various contractors to identify emergent issues and proactively address challenges before they escalate.
- Establish clear and controlled site entry and exit points for construction traffic and workforce.
- Consider the inclusion of an Aboriginal artist and ongoing engagement with the local First Nations community to develop the Connecting with Country narratives in the open space and through site link.
- Develop a Construction Management Plan (CMP) to minimise the negative impacts associated with construction activity including noise and vibration impacts and poor air quality.
- Comply with mitigation measures identified in the Pulse White Noise Acoustic Noise Assessment Impact.
- Ensure the implementation of dust suppression measures during construction (primarily during excavation).
- Local amenity complaints will be recorded, and appropriate action taken to reduce the impact to the immediate surrounds during the construction phase.
- Existing street trees along Gerard and Parraween Street frontages shall be retained and protected as per the arborist Assessment.
- Provide new canopy trees to respond to the scale of the existing and proposed built form.
- Infill current gaps in the streetscape to create a continuous canopy along Parraween Street frontage.
- Continue to provide updates to all stakeholders during the construction period advising of progress of construction, upcoming significant events that may impact stakeholders e.g. disruption of services, traffic adjustments, temporary loading zones, and the like.
- Display the name and contact details of the Principal Contractor on site or relevant contact information for any issues / queries raised by stakeholders or the community during the construction phase.

6.3. Operational phase

- Consider the promotion of housing to residents in Cremorne and the broader LGA community to meet the future demographic need for more age appropriate housing options.
- Promote activities aimed at building connections between residents and the local community.
- Promote the retention of three existing cottages and their potential use for the community on hoardings and other collateral.
- Ensure promotions for the Allied Health Service proposed for the site its availability for the wider community.
- Develop programs that make use of the public space and encourage all residents to add activity to their day, including social activities to boost health and wellbeing.
- Ensure signage demarcates public and private spaces at key transition points (provide a wayfinding and signage strategy).
- Clearly define the access points as part of the development, introduce access controls at appropriate entry / egress points.
- Prepare and implement Public Space Plan of Management.
- Provide directional signage and other design features to encourage walkability though the link.
- Implement actions identified in the Green Travel Plan (promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks).
- Provide adequate bicycle parking and high quality end-of-trip facilities.
- Ensure information on public transport including timetables and destinations is easily available to residents.
- Comprehensively address any community concerns raised when the proposal is placed on Public Exhibition.

6.4. Residual social impact assessment and monitoring framework

The following Section provides a rating of the identified social impacts, and how the community will experience these impacts after mitigation and enhancement measures have been implemented. The monitoring plan is provided to help track and assess the results of the interventions throughout the life of the Project.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
WAY OF LIFE				
The Project will increase the provision of housing and accommodation for older people.	Very High – B4	- Ensure there is a good mix of dwelling sizes and formats to meet the needs of older residents, including catering for the increase in lone person households. - Ensure a proportion of apartments in the future development are built to high Liveable Housing Design standards. - Ensure the development is consistent with the design and service recommendations identified in the Royal Commission into Aged Care Quality and Safety, 2021. - Consider the promotion of housing to residents in Cremorne and the broader LGA community to meet the future demographic need for more age appropriate housing options.	Very High (positive)	Number of older residents living in the seniors housing Pathways Cremorne
The Project may contribute to social cohesion among village residents and the broader community.	High – B3	- Integrate elements including trees for shading and seating in the landscape design to encourage social gatherings with the community, and for new residents to meet and interact. - Ensure informal seating and gathering spaces are designed to encourage people to meet and interact. - Promote activities aimed at building connections between residents and the local community. - Provide for pedestrian amenity through creating rest spots and shade in the open space and through site link.	High (positive)	Monitor residents' satisfaction levels and program participation. Pathways Cremorne.
The Project may improve active transport options.	High – B3	Implement actions identified in the Green Travel Plan (promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling	High (positive)	Number of residents using active transport options.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
		- networks). - Provide adequate bicycle parking and high quality end-of-trip facilities.		Pathways Cremorne
The Project is well serviced by public transport.	Very High – B4	- Implement actions identified in the Green Travel Plan (promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks). - Ensure information on public transport including timetables and destinations is easily available to residents.	Very High (positive)	Pathways Cremorne
The Project has the potential to increase in traffic in the area.	Medium – D3	- Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes and access arrangements. - Implement actions identified in the Green Travel Plan (promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks). - Provide adequate bicycle parking and high quality end-of-trip facilities.	Low (negative)	Measures as per CMP recommendations, including management of any issues and complaints. Measures as per the Traffic Management Plan Pathways Cremorne / Contractor.
The Project has the potential to increase parking pressures.	Medium – D3	- Provide a Construction Traffic Management Plan detailing parking arrangements. - Implement actions identified in the Green Travel Plan (promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks).	Medium (positive)	Measures as per CMP recommendations, including management of any issues and complaints. Measures as per the Traffic

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
		Provide adequate bicycle parking and high quality end-of-trip facilities.		Management Plan Pathways Cremorne / Contractor.
COMMUNITY				
The Project may result in changes to the sense of place.	Medium – C2	- Mitigate changes on site and contribute to sense of place by including historical documentation of the site's history. - Ensure the community are included in ongoing engagement to ensure cultural significance of the cottages is captured.	High (positive)	Continuation of community engagement during construction. Pathways Cremorne.
CULTURE				
The Project may create tensions in the community due to a perceived loss of heritage.	Medium – C2	Ongoing engagement with stakeholders is encouraged during the construction phase to identify opportunities to strengthen links between the community and the project.	Low	Continuation of community engagement during construction. Pathways Cremorne. Measures as per CMP recommendations, including management of any issues and complaints. Contractor.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
The Project will incorporate First Nations Connecting with Country principles to acknowledge and celebrate Aboriginal culture.	High – B3	- Highlight historical narratives through storytelling elements and native planting in the landscape design. There may be opportunities to engage with Metropolitan Local Aboriginal Land Council to identify cultural elements that could be incorporated on the site, including place names. - Consider the inclusion of an Aboriginal artist and ongoing engagement with the local First Nations community to develop the Connecting with Country narratives in the open space and through site link. - Implement recommendations identified in the Aboriginal Cultural Heritage Assessment.	Very High (positive)	First Nations Connecting with Country principles incorporated into design. Pathways Cremorne.
ACCESS				
The Project will increase access to aged care services.	High – C4	Ensure promotions for the Allied Health Service proposed for the site its availability for the wider community.	High (positive)	Number of promotional activities conducted. Allied Health Service
The Project will improve access to goods, services and social infrastructure.	High – C4	- Ensure accessibility design features are incorporated throughout the open space and through site link. - Ensure information on public transport including timetables and destinations is easily available to residents.	High (positive)	Number of people in the local area using active transport options. Reduction in private motor vehicle usage. Pathways Cremorne.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
HEALTH AND WELLBEING				
The Project will provide safe and secure housing that supports the health and wellbeing of older people.	Very High – A4	- Ensure accessibility design features are incorporated throughout as development. - Incorporate design principles into the development that can meet current infection control guidelines, balancing infection control measures and the needs for social interactions among older residents.	Very High (positive)	Compliance with AS1428 standards. Contractor / Pathways Cremorne.
The Project will provide facilities to support recreation for older people.	High – B4	- Ensure the design of open spaces and communal spaces consider the abilities and recreation needs of residents. - Develop programs that make use of the new green space and encourage all residents to add activity to their day, including social activities to boost health and wellbeing. - Provide a social activities program for residents.	Very High (positive)	Compliance with AS1428 standards. Contractor / Pathways Cremorne. Participation numbers in programs. Pathways Cremorne.
The Project may have health and wellbeing impacts on residents in the Local Area during construction.	High – C3	- Develop a Construction Management Plan (CMP) to minimise the negative impacts associated with construction activity including noise and vibration impacts. - Comply with mitigation measures identified in the Pulse White Noise Acoustic Noise Assessment Impact. - Ensure the implementation of dust suppression measures during construction (primarily during excavation). - Local amenity complaints will be recorded, and appropriate action taken to reduce the impact to the immediate surrounds	Moderate (negative)	Measures as per CMP recommendations, including management of any issues and complaints. Contractor

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
		during the construction phase.		
SURROUNDINGS				
The Project may impact on the amenity of the area.	High – B2	- Ensure design features and landscaping maximises surveillance and provides clear sight lines throughout the development, including the open space and through site link. - Existing street trees along Gerard and Parraween Street frontages shall be retained and protected. - Provide new canopy trees to respond to the scale of the existing and proposed built form. - Infill current gaps in the streetscape to create a continuous canopy along Parraween Street frontage. - Continue to provide updates to all stakeholders (internal and external) during the construction period advising of progress of construction, upcoming significant events that may impact stakeholders e.g. disruption of services, traffic adjustments, temporary loading zones, and the like. - Develop a Construction Management Plan (CMP) to minimise the negative impacts associated with the visual quality of the environment. - Local amenity complaints will be recorded, and appropriate action taken to reduce the impact to the immediate surrounds during the construction phase. - Display the name and contact details of the Principal Contractor on site or relevant contact information for any issues / queries raised by stakeholders or the community during the construction	High (positive)	Measures as per CMP recommendations, including management of any issues and complaints. Number of complaints. Contractor

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
		phase. Incorporate ESD initiatives to improve the sustainability performance of the development.		
The Project may increase road safety risks around the site during construction.	High – C3	- Develop a Construction Management Plan (CMP) to minimise the negative impacts associated with construction activity, including heavy vehicles. - Investigate incentives or measures to promote the uptake of public transport usage for construction workers to minimise the impacts on parking and the local road network. - The haulage route for construction vehicles will be assessed within the detailed Construction Traffic Management Plan.	Low (negative)	Measures as per CMP recommendations, including management of any issues and complaints. Number of complaints. Number of injuries to the public. Contractor
The Proposal may increase the risk of crime.	High – C3	- Newly developed private open spaces should be clearly delineated from the private, semi-private and public spaces throughout to promote improved perceptions of safety. - Clearly define the access points as part of the development, introduce access controls at appropriate entry / egress points. - Ensure signage demarcates public and private spaces at key transition points. - Prepare a wayfinding and signage strategy. - Develop and implement recommendations from Crime Prevention Through Environmental Design (CPTED) investigation and report. - Prepare and implement a Public Space Plan of Management.	Low (negative)	Measures as per the Crime Prevention Through Environmental Design (CPTED) investigation and report. Number of crimes. Pathways Cremorne.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
LIVELIHOODS				
The Project will provide support for local business and retailers in the construction phase.	Medium – C2	- Investigate opportunities to utilise local construction firms and/or employees. - Investigate opportunities to increase Indigenous, youth and local employment. - Consider opportunities to encouraged local business to promote services to the construction workforce.	Medium (positive)	Number of employees / contractors sourced from the local area. Number of First Nations and young people employed. Contractor. Promotions by local businesses. Pathways Cremorne.
The Project will provide employment for the aged care workforce.	High – A2	Investigate opportunities to increase Indigenous, youth and local employment.	High (positive)	Number of employees. Pathways Cremorne.
DECISION MAKING SYSTEMS				
Local Area residents may feel they are unable to have their say or cannot affect the Project.	High – C3	- A comprehensive engagement plan will be prepared to ensure direct and ongoing consultation with impacted property owners and residents on Parraween and Gerard Streets. - Comprehensively address any community concerns raised when the proposal is placed on Public Exhibition.	Low (negative)	Number of complaints. Number of submissions as a result of public exhibition. Negative media.

SOCIAL IMPACT	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES	RESIDUAL IMPACT RATING	MONITORING / RESPONSIBILITY
				Pathways Cremorne.

7. CONCLUSION

The SIA has been undertaken to identify the potential social impacts resulting from the Pathways Cremorne Seniors Housing Project. The assessment for the proposed Project has been conducted according to the Department of Planning and Environment Social Impact Assessment Guidelines for State Significant Projects.

Drawing on primary and secondary data sources, the Assessment identified and evaluated both positive and negative impacts associated with the Project, and found that overall, it provides a significant positive impact for the community with minimal negative impacts.

Major positive impacts associated with the proposed Project include:

- purpose built, safe and secure contemporary housing for older people provided in a location close to amenities that fulfill daily living needs, helping people age in place and contributing to health and wellbeing
- new open space to support health and wellbeing of residents and the community
- new through site link from Gerard Street to Parraween Street providing residents better access to shopping and other amenities in the Cremorne centre
- in a location with easy access to goods and services and public transport
- opportunities to incorporate First Nations design principles throughout the public spaces.

Negative impacts associated with the proposed Project include:

- while it is unlikely that the Project will generate additional traffic when operating, way of life may be temporarily impacted through the construction phase
- way of life may be temporarily impacted by construction staff parking, however additional car parking will be provided during operations
- decreased amenity for the Local Area during construction, resulting in potential disruption to way of life and health and wellbeing
- there may be an increased road safety risk during construction.

After mitigation measures have been implemented, the magnitude of the negative impacts has been assessed as low (minimal or minor), and mostly of a temporary nature during the construction phase.

Concerns raised through the community engagement for the project included perceived loss of sense of place related to the heritage cottages, increased traffic congestion, parking and safety, noise and privacy, building height and setbacks.

While the change in conditions around the cottages may still lead to some negative community sentiment, the retention of the six (6) cottages for uses that will activate Parraween may lessen the impact. Increased tree planting, new open space with seating areas and commercial activities like cafes may lead better streetscape outcomes and improving the amenity of the area.

The Traffic and Parking Assessment found that there will be a reduction in traffic in the area. The Project will include an underground carpark and increase the number of on-street public parking spaces by reducing the number of driveways on Parraween Street and increasing kerb space.

The Noise Impact Assessment for the Project provided recommendations to minimise noise impacts during operations on the identified sensitive receivers. Window treatments or screening to improve privacy will be considered during detailed design. Acoustic treatments, such as acoustic screening will be in place to mitigate noise

associated with air conditioning systems as required.

Building height analysis of the streetscape has determined that the Project is not out of place with the existing context of the site, with neighbouring buildings of a relative height on Gerard Street. The project has been refined however, reducing the building height on Gerard Street from eight (8) to seven (7) storeys, and the removal of the rooftop communal open space on all buildings.

In terms of safety, there may be some risks associated with construction activity, however after mitigation these have been assessed as minimal or minor.

Overall, the positive benefits associated with seniors housing, new open space and through site link significantly exceed the potential negative impacts that may result from the Project.

Appendix A: Social impact scoping worksheet

PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT			
Which project activity / activities could produce social impacts?	what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?		
		Is the impact expected to be positive or negative						extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research
Construction of aged housing	access	The residential Seniors Housing Facility will provide a diverse mix of independent living units and residential aged care meeting the needs of an ageing population	Positive	No		No	Not required	Yes	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	way of life	The location of the residential aged care facility is within 400 metres of a range of goods and services including transport, social infrastructure and retail opportunities, enabling residents to maintain their independence	Positive	No		No	Not required	Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	health and wellbeing	General improvement in health and wellbeing of older people living in the residential aged care facility	Positive	No		No	Not required	Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	health and wellbeing	Residents in the Facility will be able to age in place and retain connections to their local communities.	Positive	No		No	Not required	Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	health and wellbeing	Older residents will have a strong sense of security and safety and connectedness with other residents	Positive	No		No	Not required	Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	health and wellbeing	Community gathering places included in the development will provide opportunities for residents to be active and make social connections	Positive	No		No	Not required	Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	health and wellbeing	There are likely to be positive health outcomes associated quality of the proposed housing and facility design, and modern access and mobility standards	Positive	No		No	Not required	Unknown	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Construction activities and operational period with increased residents and visitation	way of life	Traffic and parking impacts for Parraween Street due to increased vehicle movements and existing competition for parking spaces	Negative	No				Yes	Yes	Unknown	Unknown	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Construction activities	surroundings	Demolition of some of the cottages and loss of heritage is a concern for surrounding residents	Negative	No		No	Not required	Unknown	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research

Project Activities	Categories of Social Impacts	Potential Impacts on People		Previous Investigation of Impact		Cumulative Impacts		Elements of Impacts - Based on preliminary investigation					Assessment Level for Each Impact			
Which project activity / activities could produce social impacts?	What social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?		
		Is the impact expected to be positive or negative						extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research
Construction activities	access	General disruption throughout the construction period	Negative	No				Yes	Yes	Unknown	Unknown	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Construction activities	health and wellbeing	Air quality and noise impacts during the construction may impact the health and wellbeing of surrounding resident	Negative	No				Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Representation of First Nations culture	culture	The project may provide an opportunity to incorporate references to First Nations cultural relationships with the area in the landscape design	Positive	No		No		Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	surroundings	Scale of the buildings on Gerard Street impacts on local amenity, in particular privacy, noise and visual impacts	Negative	No				Yes	Yes	Yes	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	surroundings	The design of the development raises privacy and safety concerns for residents	Negative	No		No		Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	way of life	Concern that the driveway on Parraween Street would both require the removal of a cottage and compound existing traffic problems	Negative	No				Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	way of life	Resident concern about maintaining access to natural light	Negative	No				Yes	Yes	Unknown	Yes	Yes	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	access	Retaining existing cottages creates opportunities for adaptive reuse including social /cultural related activities	Positive	No				Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	access	New public space provides opportunities for passive recreation and social interaction	Positive	No				Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	access	Enhanced access and connections through the neighbourhood as a result of the site link through from Parraween Street to Ada Street will have benefits for the broader community	Positive	No				Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Construction activity	surroundings	General reduction in amenity during the construction period	Negative	No				Yes	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research

PROJECT ACTIVITIES	CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT			
Which project activity / activities could produce social impacts?	what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?		
			Is the impact expected to be positive or negative					extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research
Construction and operational activity	livelihoods	The Residential aged care facility is likely to provide employment opportunities in the area through the construction and operational periods	Positive	No		No	Not required	Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research
Ongoing operations	surroundings	The redesign of the streetscape has potential to increase passive surveillance and contribute to improved natural security measures	Positive	No		No	Not required	Unknown	Yes	Unknown	Unknown	Unknown	Detailed assessment of the impact	Required	Broad consultation	Targeted research

Appendix B: Policy and Strategy Framework

STRATEGY / PLAN	PURPOSE	PROJECT RELEVANCE
State Environmental Planning Policy (Housing) 2021 (NSW), NSW Government	The Housing SEPP aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. It marks the completion of phase three of the NSW Government's housing reforms. The Housing SEPP incorporates the now repealed State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.	The Housing SEPP introduces two new housing types to meet changing needs in the community: • Co-living housing • Independent living units The Housing SEPP made changes to planning rules for seniors housing. The changes ensure that seniors housing meets industry standards and community expectations.
Seniors Housing Guideline, 2021, NSW Government	The purpose of this guide is to inspire developers and design professionals to improve building design to deliver improved health and social outcomes for the occupants, contribute positively to neighbourhoods and be recognised as noteworthy contributions to the built environment.	The guideline identifies six design principles to inform and assist developers, their consultant teams and planning authorities to understand the specific character and accommodation types that occupants need from this housing type.
Ageing Well in NSW: Seniors Strategy 2021 – 2031, NSW Government	The Ageing Well Strategy sets out the NSW Government's ten-year plan to respond to the opportunities and challenges of the ageing population. It builds on the NSW Ageing Strategy 2016–2020 and initiatives already underway across government and the community. The strategy has four focus areas: 1. Living in age-friendly environments 2. Participating in inclusive communities 3. Staying safe, active and healthy 4. Being resilient and informed.	The Strategy puts in place actions to ensure older people can: • live in and enjoy environments that include open spaces, buildings, green infrastructure, natural shade, comfortable walkways, and rest areas, all of which are accessible, safe and easy to navigate • get out and about independently, using a range of affordable, accessible transport services • have increased housing options that are age appropriate, affordable, accessible and close to transport, recreation and community services.
Northern Sydney Ageing Strategy 2016, NSW Government	The Northern Sydney Ageing Strategy was developed as a joint plan of action that will involve the efforts of Commonwealth, state and local governments in partnership with non-government organisations and the private sector. The Strategy has been developed in the context of, and is linked to, national, state and local ageing initiatives.	The Strategy lists a range of priorities for the ageing population in Northern Sydney. These include: Priority 4: increasing the supply of housing for older people and essential workers Priority 6: supporting the community to be healthy and active Priority 7: providing opportunities for older people to connect with their communities.
North Sydney Council Community Strategic Plan, 2040	The Community Strategic Plan is Council's plan to shape the North Sydney LGA's future. The Plan identifies the community vision and values for the area, and establishes a direction for the LGA.	The Plan outlines five strategic directions, with the most relevant including: • 1.4 Well utilised open space and recreational facilities - Provide infrastructure to encourage and support participation in healthy, physical activity and recreation for all • 2.1 Infrastructure and assets meet diverse

		community needs - Expand and adapt our community's infrastructure to meet future need • 4.13 North Sydney's history is preserved and recognised - Interpret and promote North Sydney's history and heritage; Protect and maintain historical sites, items and records; Promote awareness of North Sydney's First Nation's heritage.
North Sydney Council Older Persons Strategy 2018 - 2022	The purpose of North Sydney Council's Older Persons Strategy 2018-2022 is to help guide the services it provides to older people.	The Action Plan outlines specific actions that Council will take to create opportunities for older people in North Sydney to remain connected, age in place, and live healthy and meaningful lives. The plan has been divided into the following categories that include actions for: • Housing Social Inclusion and Participation

Appendix C: Social Baseline Data

Way of Life

How people live, how they get around, how they work, how they play, and how they interact each day

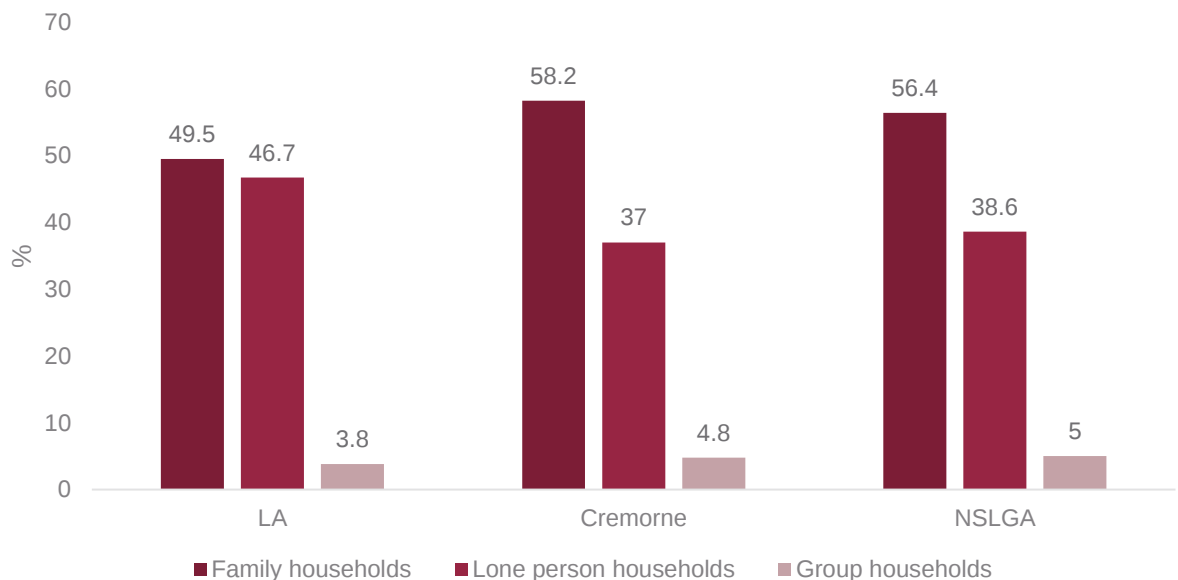
Key points

- there are a high number of lone person households in the Local Area, while family households are the predominant household type in Cremorne and the North Sydney LGA.
- lone person household numbers will continue to increase.
- most households across the Social Locality are rented.
- a smaller percentage of those in the Local Area use the car as a method of travel to work compared to those in Cremorne and North Sydney LGA.
- most people in the Social Locality are employed in Professional, scientific and technical services.

Households

Household and family structure is one of the most important demographic indicators. It reveals the area's residential role and function, era of settlement and provides key insights into the level of demand for services and facilities as most are related to age and household types.

Figure 7: Household composition 2021



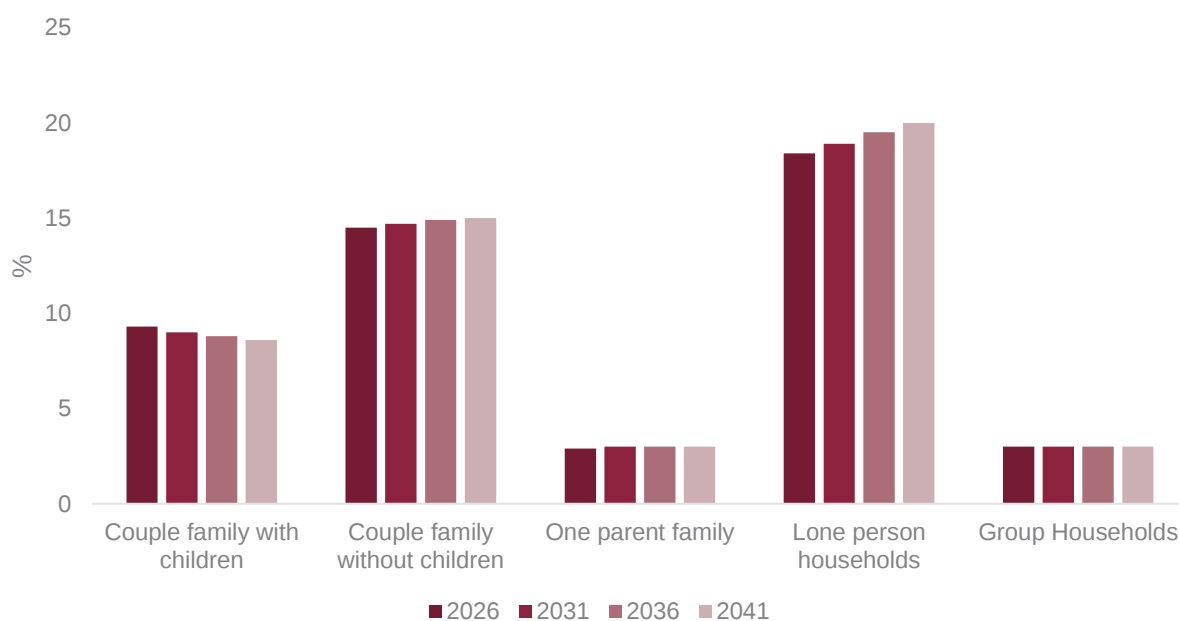
Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 5: Household composition 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Family households	418	49.5	2,979	58.2	18,279	56.4	2,065,107	71.2
Lone person households	397	46.7	1,895	37.0	12,490	38.6	723,716	25.0
Group households	28	3.8	244	4.8	1,630	5.0	111,646	3.8

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Figure 8: Projected household types 2026 to 2041.



Source: Department of Planning and Environment, Projections Explorer, 2021

Table 6: Projected household types 2026 to 2041.

	2026		2031		2036		2041	
	Number	%	Number	%	Number	%	Number	%
Couple family with children	7,253	9.3	7,286	9.0	7,348	8.8	7,295	8.6
Couple family without children	11,250	14.5	11,818	14.7	12,454	14.9	12,673	15.0
One parent family	2291	2.9	2404	3.0	2,525	3.0	2,589	3.0
Lone person households	14,239	18.4	15,216	18.9	16,226	19.5	16,839	20.0
Group Households	2369	3.0	2457	3.0	2562	3.0	2543	3.0

Source: Department of Planning and Environment, Projections Explorer, 2021

Table 7: Housing tenure 2021

	LA		CREMORE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Owned outright	215	22.4	1539	26.1	8,275	25.5	914,537	31.5
Owned with a mortgage	177	18.5	1203	20.4	6,597	20.4	942,804	32.5
Rented	388	40.5	1982	33.6	16,824	51.9	944,585	32.6
Social housing	5	0.5	31	0.6	547	1.4	122,261	3.6

Source: ABS Census of Population and Housing, 2021Tablebuilder

Getting around

Table 8: Method of travel to work 2021.

	LA		CREMORE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Car	187	11.4	1,214	18.8	6,613	16.1	1,587,613	43.1
Public transport	76	5.6	371	5.7	2,512	6.1	147,492	4.0
Walked only	34	2.0	252	3.9	2,035	4.9	92,368	2.5
Worked at home	150	9.2	3,792	58.8	25,071	60.9	1,141,467	31.0

Source: ABS Census of Population and Housing, 2021Tablebuilder, QuickStats

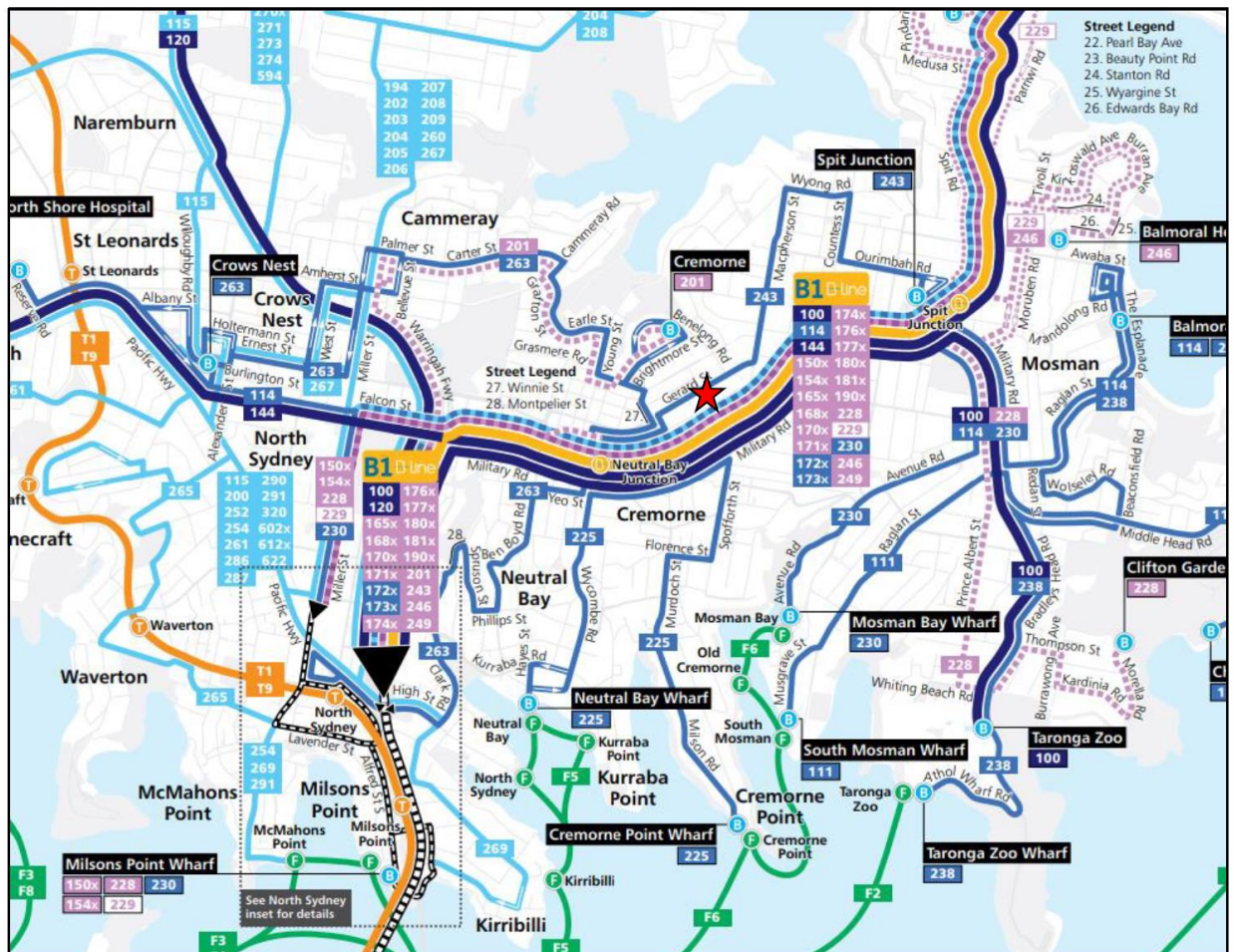
Public transport

The subject site has access to existing bus stop (ID: 209036) located approximately 260m walking distance to the south of the site on Military Road. The bus stop services the following existing bus routes provided by Keolis Downer Northern Beaches:

- 100 (Taronga Zoo to City QVB [Loop Service]);
- 114 (Balmoral to Royal North Shore Hospital);
- 144 (Manly to Chatswood via St Leonards);
- 150X (Manly to Milsons Point [Express Service]);
- 165X (South Curl Curl to City Wynyard [Express Service]);
- 170X (Manly to City Wynyard [Express Service]);
- 172X (Warringah Mall to City Wynyard via North Balgowlah [Express Service]);
- 173X (Warringah Mall to City Wynyard via Balgowlah Shops [Express Service]);
- 174X (Narraweena to City Wynyard [Express Service]);
- 176X (Dee Why to City Wynyard via North Curl Curl [Express Service]);
- 177X (Dee Why to City Wynyard via Wingala [Express Service]);
- 228 (Clifton Gardens to Milsons Point);
- 229 (Beauty Point to Milsons Point via Balmoral Heights);
- 230 (Mosman Wharf to Milsons Point via North Sydney);
- 246 (Balmoral Heights to City Wynyard);
- 249 (Beauty Point to City Wynyard).

The location of the site subject to the surrounding public transport network is shown in Figure 10 below.

Figure 9: Public transport routes relative to the site (marked with the red star)

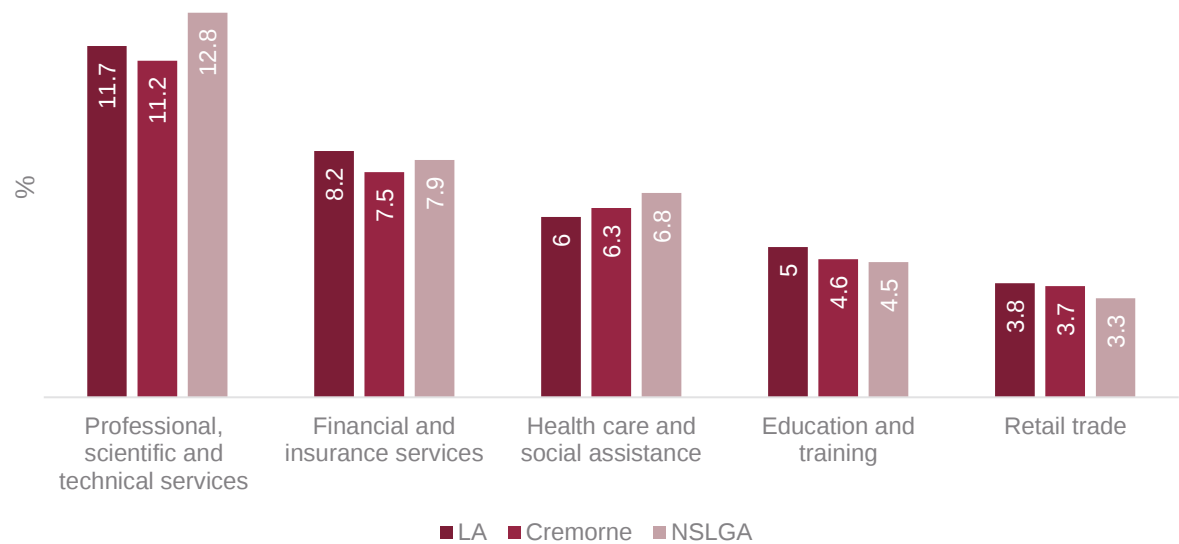


Source: McLaren Traffic Engineering and Road Safety Consultants

Work

Industry statistics identify the industry sectors in which the residents work (which may be within the residing area or elsewhere). This will be influenced by the skill base and socio-economic status of the residents as well as the industries and employment opportunities present in the region.

Figure 10: Top five industries of employment 2021



Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 9: Industry of employment 2021

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Agriculture, Forestry and Fishing	0	0.0	22	0.2	113	0.2	74728	0.9
Mining	0	0.0	11	0.1	106	0.2	35406	0.4
Manufacturing	27	1.7	164	1.5	1097	1.6	201654	2.5
Electricity, Gas, Water and Waste Services	12	0.7	33	0.3	261	0.4	35584	0.4
Construction	39	2.4	291	2.6	1790	2.6	315520	3.9
Wholesale Trade	30	1.8	233	2.1	1258	1.8	103466	1.3
Retail Trade	62	3.8	422	3.7	2290	3.3	331486	4.1
Accommodation and Food Services	45	2.8	296	2.6	1731	2.5	227466	2.8
Transport, Postal and Warehousing	26	1.6	174	1.5	875	1.3	169608	2.1
Information Media and Telecommunications	38	2.3	256	2.3	1750	2.5	68068	0.8
Financial and Insurance Services	133	8.2	843	7.5	5458	7.9	193679	2.4
Rental, Hiring and Real Estate Services	23	1.4	184	1.6	1143	1.7	62633	0.8
Professional, Scientific and Technical Services	191	11.7	1260	11.2	8854	12.8	326595	4.0
Administrative and Support Services	47	2.9	237	2.1	1279	1.9	117988	1.5
Public Administration and Safety	48	3.0	290	2.6	2066	3.0	222909	2.8
Education and Training	81	5.0	516	4.6	3119	4.5	322236	4.0
Health Care and Social Assistance	98	6.0	713	6.3	4672	6.8	529176	6.6
Arts and Recreation Services	16	1.0	105	0.9	711	1.0	51789	0.6
Other Services	27	1.7	160	1.4	940	1.4	125380	1.6

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Play

The North Sydney Recreation Needs Study (2015) identified the most common activities participated in by the community to determine preferences and demand. The most common recreation activities included:

Walking, jogging, running and cycling

- swimming
- picnicking
- kicking a ball.

Facilities most commonly used included:

- open spaces for relaxation (with no facilities except seats and paths)
- bushland reserves
- parks for social/family recreation (e.g. play facilities and exercise equipment)
- swimming pool / beach swimming areas
- lookouts
- off road trails (for walking and cycling)³².

³² North Sydney Recreation Needs Study, 2015,
https://www.northsydney.nsw.gov.au/Council_Meetings/Policies_Plans/Plans_of_Management/Parks_Reserves_Management

Community

Composition, cohesion, character, how the community functions and people's sense of place

Key points

- there is a higher proportion of females to males across the Social Locality, significantly higher than the NSW average.
- those in the 25 to 29, 30 to 34 and 35-to-39-year age groups have the highest representation across the Social Locality.
- couple families with children represent the largest family group in the Local Area (25.2%), while Couple family without children have significantly higher representations in Cremorne and North Sydney LGA.
- the population is projected to increase to 83,980 by 2041. Those in the 30-to-34-year age group will become the most represented cohort across the Social Locality.
- from 2026 to 2041, the 80- to 84-year-old group will increase by 1%, and the 85 + age group will increase by 2.2%.

Population characteristics

The population of an area provides an insight into the size of the place and its rate of growth over different time periods. The most accurate count of the total population is Estimated Resident Population, which factors in an estimate of those missed in the Census and those who were overseas on Census night.

Table 10: Population 2021.

	LA	CREMORNE	NSLGA	NSW
	Number	Number	Number	Number
Population	1627	11263	68,950	8,072,163

Source: ABS Census of Population and Housing, 2021 TableBuilder

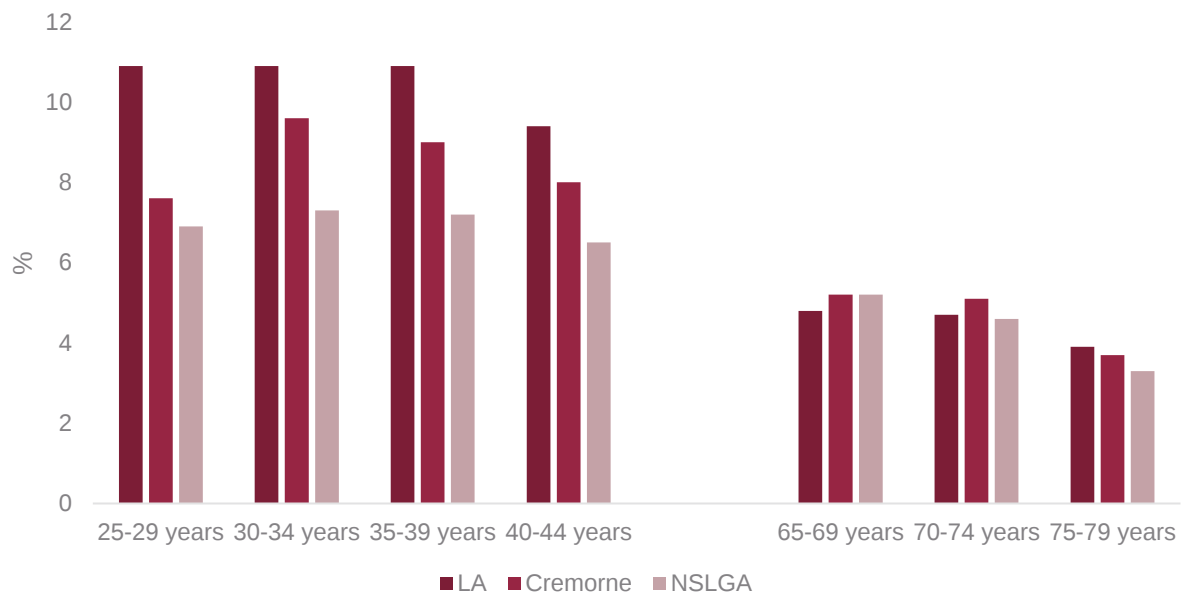
Table 11: Population by sex 2021

	LA	CREMORNE	NSLGA	NSW
	%	%	%	%
Male	44.4	45.7	47.1	49.3
Female	55.6	54.3	52.9	50.6

Source: ABS Census of Population and Housing, 2021 TableBuilder

Age structure provides key insights into the level of demand for age based services and facilities. It is also an indicator of an area's residential role and function and how it is likely to change in the future.

Figure 11: Age profile snapshot 2021.



Source: ABS Census of Population and Housing, 2021 TableBuilder

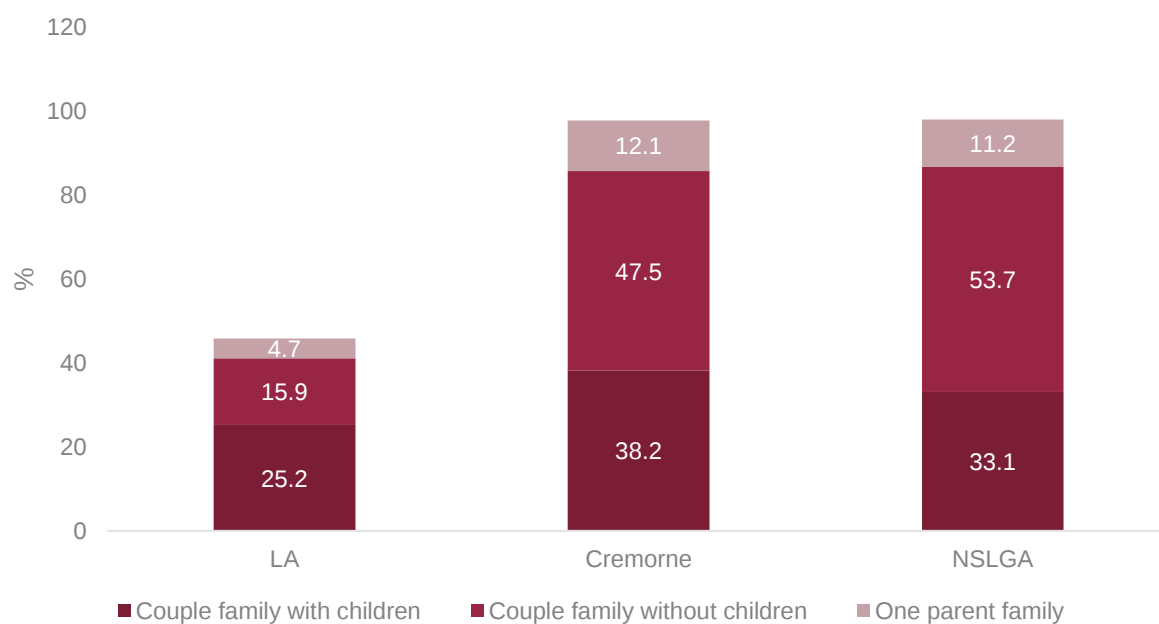
Table 12: Population by five year age groups 2021

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
0-4 years	81	5.0	631	5.6	3435	5.0	5.8
5-9 years	69	4.2	544	4.8	2870	4.2	6.2
10-14 years	50	3.1	518	4.6	2421	3.5	6.2
15-19 years	29	1.8	417	3.7	2145	3.1	5.7
20-24 years	75	4.6	505	4.5	3361	4.9	6.1
25-29 years	177	10.9	856	7.6	6650	9.6	6.9
30-34 years	178	10.9	1085	9.6	8002	11.6	7.3
35-39 years	176	10.8	1016	9.0	6876	10.0	7.2
40-44 years	153	9.4	896	8.0	5461	7.9	6.5
45-49 years	121	7.4	801	7.1	4570	6.6	6.4
50-54 years	77	4.7	722	6.4	4228	6.1	6.2
55-59 years	83	5.1	675	6.0	3794	5.5	6.1
60-64 years	75	4.6	550	4.9	3644	5.3	5.8
65-69 years	78	4.8	590	5.2	3225	4.7	5.2
70-74 years	77	4.7	573	5.1	3193	4.6	4.6
75-79 years	63	3.9	419	3.7	2376	3.4	3.3
80-84 years	41	2.5	250	2.2	1473	2.1	2.3
85 + years	28	1.8	223	2.0	1219	1.8	2.3

Source: ABS Census of Population and Housing, 2021 TableBuilder

Household and family structure is one of the most important demographic indicators. It reveals the area's residential role and function, era of settlement and provides key insights into the level of demand for services and facilities as most are related to age and household types.

Figure 12: Family types 2021.



Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 13: Family types in the Social Locality 2021

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Couple family with children	223	25.2	1,150	38.2	6,094	33.1	954,588	44.7
Couple family without children	141	15.9	1,432	47.5	9,878	53.7	809,586	37.9
One parent family	42	4.7	366	12.1	2,061	11.2	337,729	15.8
Other	5	0.5	65	1.2	369	2.0	34,061	1.6

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 14: Same sex couples 2021

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Same sex couples	18	2.0	65	1.2	426	1.2	26,848	0.8

Source: ABS Census of Population and Housing, 2021 TableBuilder

Population projections

Forecasts are based on Department of Environment and Planning population projections at December 2022.

Table 15: Population projections 2026 to 2041– North Sydney

	2026	2031	% CHANGE	2036	% CHANGE	2041	% CHANGE
North Sydney	77,277	80,097	+ 3.6	83,073	+ 3.7	83,980	+ 1.0

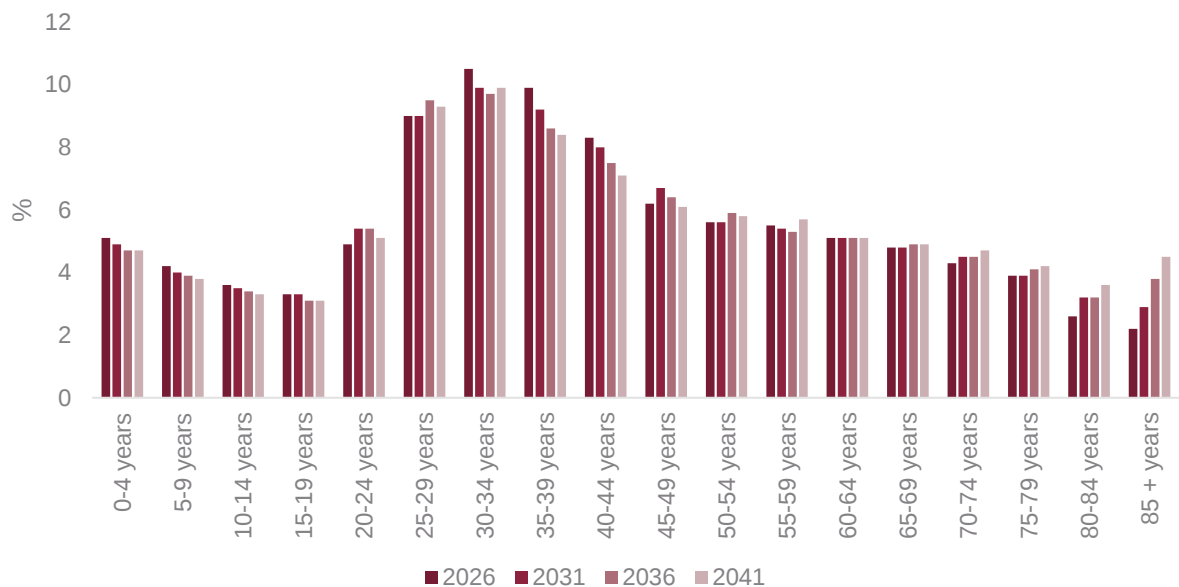
Source: Department of Planning and Environment, Projections Explorer, 2021

Table 16: Dwelling projections 2026 to 2041 - North Sydney

	2026	2031	2036	2041	TOTAL ADDITIONAL DWELLINGS 2022 - 2041
North Sydney	38,065	39,874	41,838	42,704	5,758

Source: Department of Planning and Environment, Projections Explorer, 2021

Figure 13: Population projections by 5 year age groups – North Sydney.



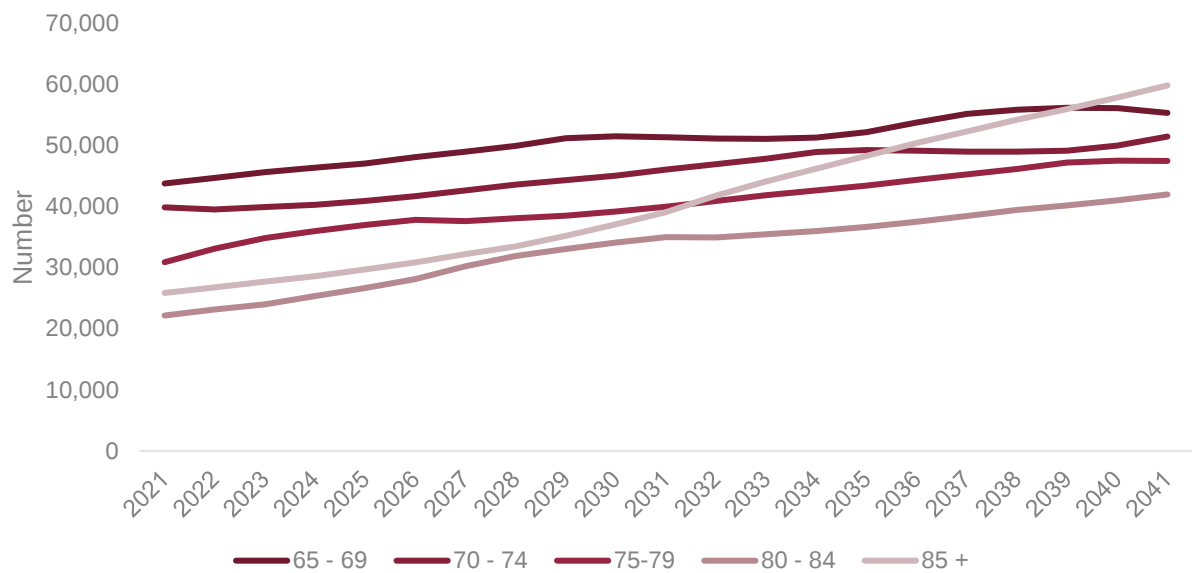
Source: Department of Planning and Environment, Projections Explorer, 2021

Table 17: Population projections 2026 to 2041 by 5 year age group – North Sydney LGA

	2026		2031		2036		2041	
	Number	%	Number	%	Number	%	Number	%
0-4 years	3987	5.1	3927	4.9	3957	4.7	3988	4.7
5-9 years	3260	4.2	3265	4.0	3268	3.9	3247	3.8
10-14 years	2845	3.6	2816	3.5	2837	3.4	2794	3.3
15-19 years	2570	3.3	2712	3.3	2630	3.1	2608	3.1
20-24 years	3846	4.9	4375	5.4	4546	5.4	4303	5.1
25-29 years	7002	9.0	7255	9.0	7938	9.5	7850	9.3
30-34 years	8152	10.5	7964	9.9	8096	9.7	8341	9.9
35-39 years	7711	9.9	7411	9.2	7215	8.6	7055	8.4
40-44 years	6464	8.3	6420	8.0	6293	7.5	5969	7.1
45-49 years	4831	6.2	5372	6.7	5395	6.4	5198	6.1
50-54 years	4355	5.6	4490	5.6	4964	5.9	4919	5.8
55-59 years	4276	5.5	4335	5.4	4457	5.3	4839	5.7
60-64 years	3968	5.1	4161	5.1	4272	5.1	4323	5.1
65-69 years	3775	4.8	3873	4.8	4077	4.9	4171	4.9
70-74 years	3359	4.3	3623	4.5	3782	4.5	3959	4.7
75-79 years	3063	3.9	3135	3.9	3435	4.1	3604	4.2
80-84 years	2056	2.6	2598	3.2	2740	3.2	3032	3.6
85+ years	1756	2.2	2365	2.9	3172	3.8	3782	4.5

Source: Department of Planning and Environment, Projections Explorer, 2021

Figure 14: Population projections 65 to 85 year age groups in the North Sydney Health Local Health District., 2021 to 2041



Source: HealthStats, 2022

Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings

Key points

- there is a low percentage of Aboriginal and Torres Strait Islander people (0.4%) in North Sydney compared to NSW (3.3%).
- 44.4% of people in the Local Area, 41.4% in Cremorne, and 44.0% in North Sydney were born overseas, compared with 34.6% in NSW.
- the language spoken at home with the highest representation was Mandarin speakers. 3.2% of the Cremorne population were born in China.
- 0.2% of the population in the Local Area, 0.5% in Cremorne and North Sydney do not speak English at all, lower than NSW at 1.1%.
- North Sydney LGA has nearly 1400 heritage sites. The North Sydney Community Strategic Plan 2018-2028 recognises that heritage underpins the North Sydney community's cultural life, identity, and sense of place. To protect that sense of place the Plan aims to "Protect and promote North Sydney's built heritage including significant architecture, objects, places and landscapes".

First Nations People

Table 18: Aboriginal and Torres Strait Islander population 2021

	LA	CREMORNE	NSLGA		NSW	
	Number	Number	Number	%	Number	%
Aboriginal People	5	24	258	0.37	267,067	3.3
Torres Strait Islander	0	3	18	0.02	5127	0.06

Source: ABS Census of Population and Housing, 2021, TableBuilder.

Aboriginal people have been in North Sydney at least 5,800 years, although evidence from elsewhere suggests they are likely to have inhabited the area for thousands of years prior to that time. The earliest colonial accounts suggest that there were two groups living in this area prior to the arrival of Europeans, including the Cammeraygal (Gammeraigal) (Gaimaragal) who inhabited the north-west side of Port Jackson – an area that covered the present-day North Sydney local government area.

By the 1890's the original owners of North Sydney are believed to have been completely displaced from the area³³. Since the 1967 Referendum in which Australians voted overwhelmingly to amend the Constitution to allow the Commonwealth to make laws for Aboriginal people and include them in the census, the number of First Nations people in North Sydney have increased. By 1986, the Aboriginal population of North Sydney was counted to be 61

³³ Aboriginal North Sydney – an outline of indigenous history by Ian Hoskins (2008)

people. The table below shows North Sydney's Aboriginal population from 1986 until 2021

Table 19: Aboriginal People in North Sydney LGA 1986 to 2021.

ABS CENSUS YEAR	NUMBERS
2021	258
2016	201
2011	132
2006	110
2001	97
1996	88
1991	69
1986	61

Source: Australian Population Studies, Volume 2 , Issue 1, 2018, pages 1–13.

Cultural Diversity

Country of Birth data identifies where people were born and is indicative of the level of cultural diversity in North Sydney Council area. The mix of Country of Birth groups is also indicative of historical settlement patterns, as source countries for Australia's immigration program have varied significantly over time.

Table 20: Percentage of people born overseas and in Australia 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Born in Australia	905	55.6	6609	58.6	38646	56.0	5,277,497	65.4
Born overseas	722	44.4	4654	41.4	30304	44.0	2,794,666	34.6

Source: ABS Census of Population and Housing, 2021 QuickStats

Table 21: Top eight languages spoken at home 2021

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Mandarin	55	4.0	406	3.6	2,968	4.3	270,685	3.4
Cantonese	27	2.0	234	2.1	1,888	2.7	148,943	1.8
Spanish	44	3.2	209	1.9	1,098	1.6	71,868	0.9
Japanese	44	3.2	184	1.6	1,014	1.5	18,035	0.2
Portuguese	35	2.6	138	1.2	654	0.9	30,258	0.4
English only	450	84.4	8,383	74.4	49,499	71.8	5,457,982	67.6

Source: ABS Census of Population and Housing, 2021 QuickStats

Table 22: Proficiency in spoken English 2021

	LA		CREMORNE		NSLGA		NSW
	Number	%	Number	%	Number	%	%
Speaks English only	1157	71.1	8383	74.4	49,499	71.7	67.6
Uses other language and speaks English: Very well	308	18.9	1734	15.3	11,653	16.9	15.6
Uses other language and speaks English: Well	92	5.6	526	4.6	3,430	4.9	6.7
Uses other language and speaks English: Not well	22	1.3	173	1.5	1059	1.5	3.3
Uses other language and speaks English: Not at all	5	0.2	58	0.5	389	0.5	1.1

Source: ABS Census of Population and Housing, 2021, TableBuilder.

Community values

The North Sydney Community Strategic Plan 2040 identifies a vision for the area as a welcoming, connected and resourceful community which acknowledges its past, enjoys the present and plans for the future, and that is respectful of the harbourside locale, unique villages and bushland and open spaces.

A Liveability Census in 2021 revealed that the top three attributes of importance to the community were:

- connectivity - proximity to other neighbourhoods, employment centres, shops
- landscaping and natural elements - street trees, planting, water features
- access to neighbourhood amenities - cafes, shops, health and wellness services.

The Census identified the top three priorities for the North Sydney LGA were:

- protecting the natural environment
- quality of public space – footpaths, verges, parks etc
- access and safety of walking, cycling, public transport³⁴.

History and Heritage

Heritage in North Sydney LGA includes such things as buildings, landmarks, streetscapes, parks, bushland, and views. These elements are tangible links to North Sydney's past and experience of cultural life. Because of this North Sydney Council has introduced plans and development guidelines over several decades to protect heritage.

In North Sydney there are nearly 1400 heritage sites and established the basis for the current system of Heritage Conservation Areas, localities within the North Sydney Local Government Area which hold many built and natural features with heritage significance.

The North Sydney Community Strategic Plan 2018-2028 recognises that heritage underpins the North Sydney community's cultural life, identity, and sense of place. To protect that sense of place the Plan aims to "Protect and

³⁴ North Sydney Community Strategic Plan 2040

promote North Sydney's built heritage including significant architecture, objects, places and landscapes".

Access

How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation

Key points

- regular buses along Military Road, a short walk from the site, provide access to the City, as well as centres like Crows Nest and Chatswood, medical precinct at St Leonard's, and the upper north shore and beaches.
- the closest open space to the site is currently 400 metres away.
- Cremorne shopping village along Military Road provides several goods and services to meet the daily living needs of the local population.

Transport infrastructure

The North Sydney LGA is highly accessible and is well-served by both road and public transport networks. This high level of accessibility is directly related to the LGA's central location within the Sydney Metropolitan Area and much of its commercial activity occurring the North Sydney Centre being situated within the Eastern Economic Corridor and identified as part of the Harbour CBD under the Metropolis of Three Cities strategy. Due to its physical location within the Sydney Metropolitan Area and the restricted number of access points across Sydney Harbour to its centre, the LGA accommodates large amounts of through traffic and regional trips from the northern regions of the Metropolitan Area. Accordingly, substantial movements are merely just passing through the LGA, rather than being generated or end there.

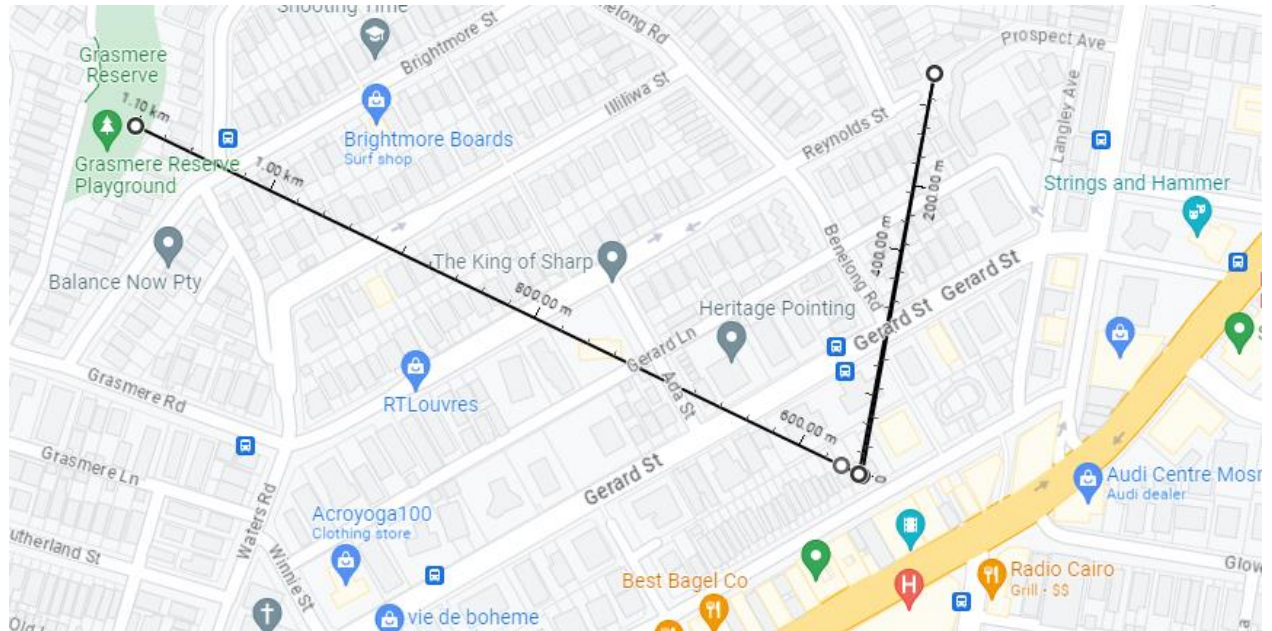
Social infrastructure

Distribution of open space throughout North Sydney LGA is relatively uneven. Council's Recreation Needs Study (2015) identifies strategies to require new developments to have access to open and recreation spaces and to pursue new open space and recreation opportunities in the St Leonards to Crows Nest Pacific Highway Corridor and in areas currently without open space within 300 metres of residential development – in Cremorne along the Military Road corridor and Kirribilli³⁵.

There is currently no public open space along Parraween Street. The closet area of public open space is approximately 300 metres away to the north of the site (prospect Avenue Road Reserve), and approximately 1 km west of the site (Grasmere Reserve).

³⁵ North Sydney Recreation Needs Study, 2015
www.northsydney.nsw.gov.au/downloads/file/2115/recreational-needs-study-2015

Figure 15: Closest open space to the site



Source: Google Maps.

The proposed development is a short walk from Cremorne shopping village. Residents on Parraween Street walk across the road and through a mall to access Military Road that provides shops including cafes and restaurants, supermarket, liquor stores, clothing and a cinema, with a post office, pathology collection centre and medical practice in Cremorne town centre. Regular buses along Military Road provide access to the City, as well as centres like Crows Nest and Chatswood, medical precinct at St Leonard's, and the upper north shore and beaches.

Health and Wellbeing

Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall.

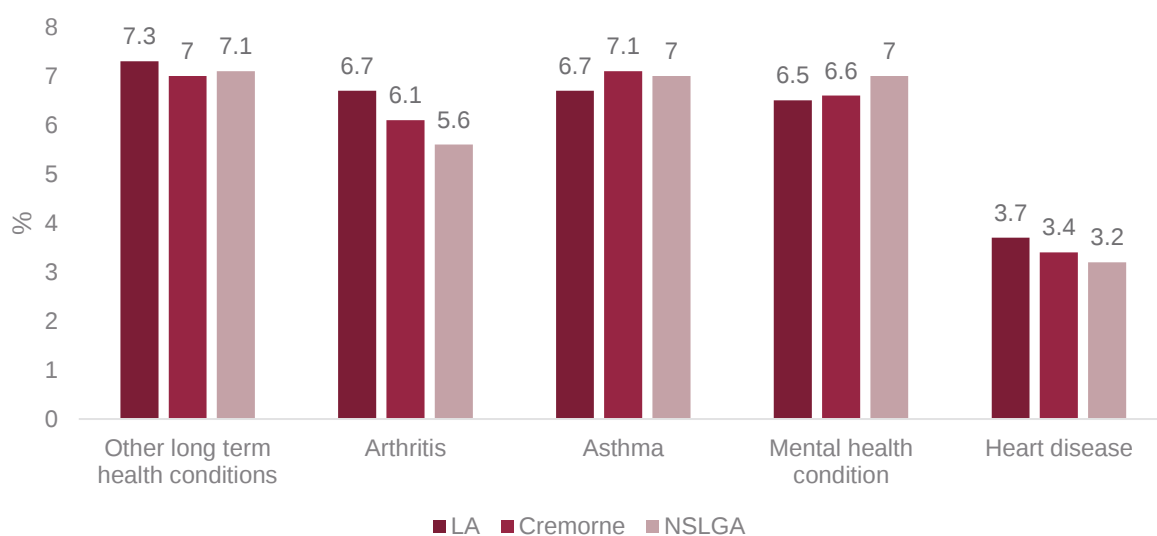
Key points

- long term health conditions such as Asthma and Mental health conditions are the most common.
- of those with long term health conditions, across the Social Locality the greatest number had only one condition.
- relatively small numbers of residents in the Social Locality indicated a need for assistance with core activities.
- asthma in children was marginally higher in the North Sydney Local Health District than all other Local Health Districts, Asthma in adults is significantly lower and trending down.
- almost 90% of those in the North Sydney Local Health District identified as having excellent, very good or good health.
- around 17% of the population across the Social Locality have monthly mortgage repayments that may indicate housing stress.
- approximately 28% of renters across the Social Locality have weekly rental payments that may indicate rental stress.

Physical and mental health

It is well known that socio-economic factors also contribute to morbidity and health outcomes, with lower-socio economic characteristics correlated with higher incidence of some health conditions. Also health conditions tend to increase with age.

Figure 16: Top five long term health conditions 2021.



Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 23: Type of long term health condition 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Arthritis	109	6.7	691	6.1	3864	5.6	679359	8.4
Asthma	109	6.7	796	7.1	4857	7.0	625835	7.8
Cancer (including remission)	46	2.8	330	2.9	2030	2.9	227981	2.8
Dementia (including Alzheimer's)	4	0.2	39	0.3	287	0.4	62706	0.8
Diabetes (excluding gestational diabetes)	31	1.9	273	2.4	1655	2.4	388747	4.8
Heart disease (including heart attack or angina)	60	3.7	383	3.4	2172	3.2	316840	3.9
Kidney disease	17	1.0	78	0.7	416	0.6	77272	1.0
Lung condition (including COPD or emphysema)	26	1.6	118	1.0	690	1.0	135909	1.7
Mental health condition (including depression or anxiety)	106	6.5	747	6.6	4800	7.0	646412	8.0
Stroke	10	0.6	78	0.7	428	0.6	73269	0.9
Any other long-term health condition(s)	118	7.3	786	7.0	4871	7.1	626827	7.8
No long-term health condition(s)	1120	68.8	7582	67.3	46024	66.7	4925422	61.0

Source: ABS Census of Population and Housing, 2021Tablebuilder

Table 24: Health comorbidities 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
None of the selected conditions	1190	73.1	8048	71.5	48895	70.9	5240109	64.9
One condition	258	15.9	1948	17.3	11905	17.3	1480498	18.3
Two conditions	74	4.5	492	4.4	2845	4.1	456604	5.7
Three or more conditions	29	1.8	179	1.6	1072	1.6	240117	3.0

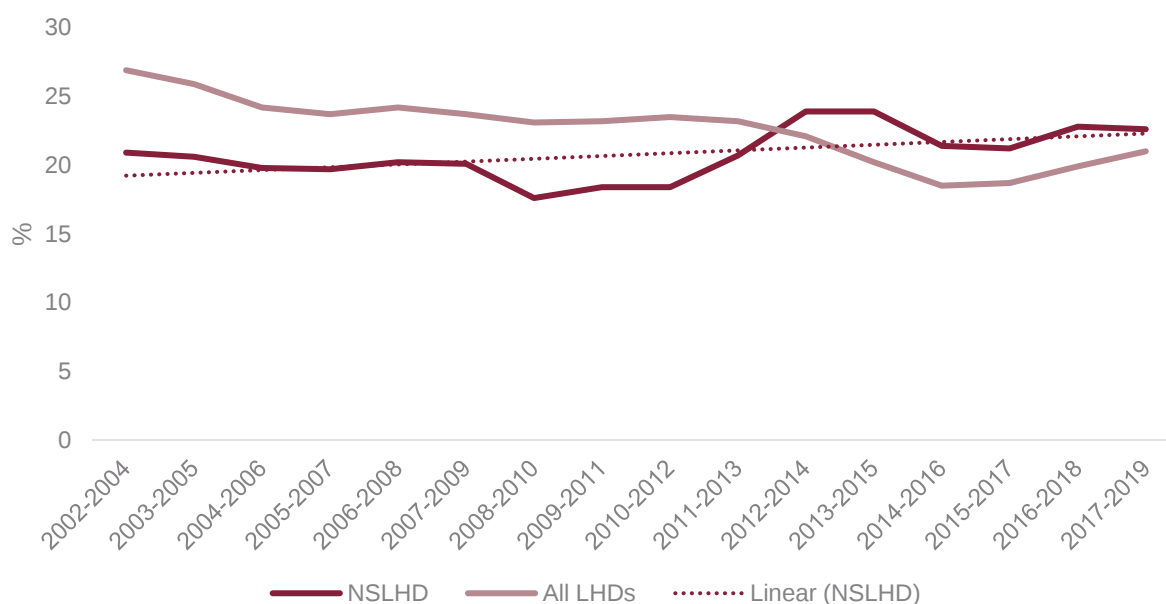
Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Table 25: Assistance with core activities 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Has need for assistance with core activities	35	2.2	272	2.4	1713	2.5	464,712	5.7
Does not have need for assistance with core activities	1548	95.1	10570	93.8	64074	92.9	7,128,700	88.3

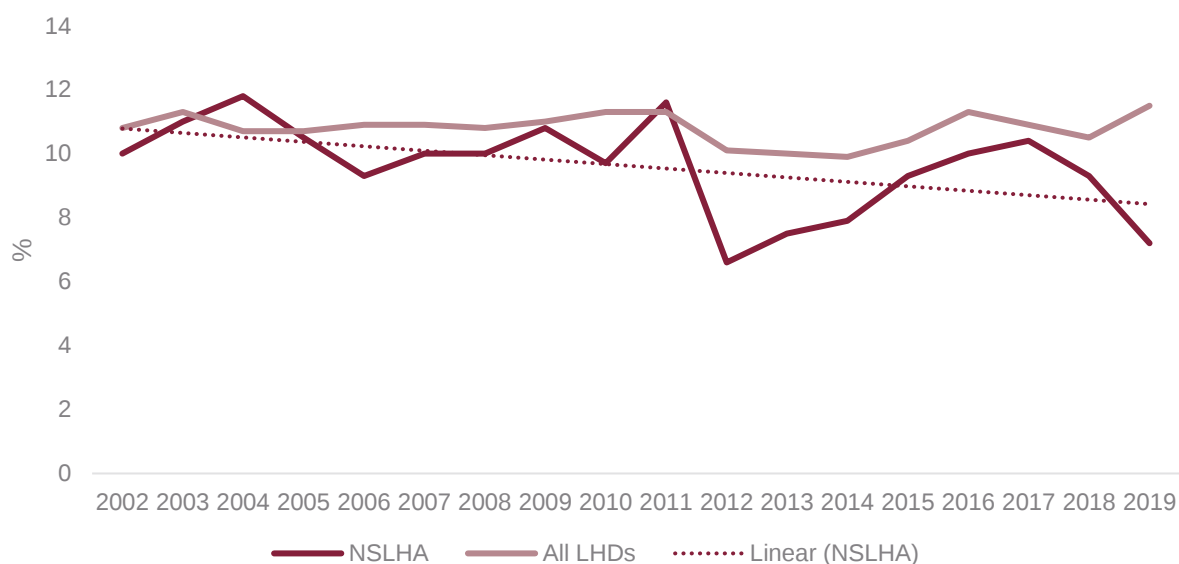
Source: ABS Census of Population and Housing, 2021 TableBuilder.

Figure 17: Asthma prevalence in Children 2002 to 2019



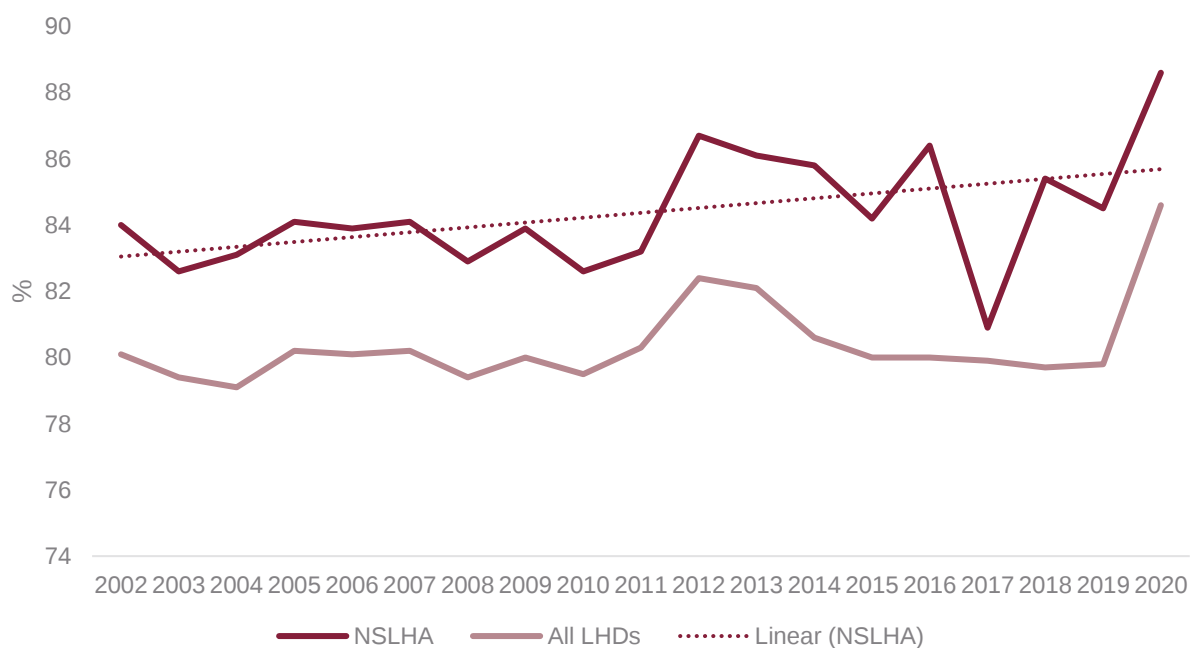
Source: NSW Health, HealthStats, 2022

Figure 18: Asthma prevalence in adults 2002 to 2019.



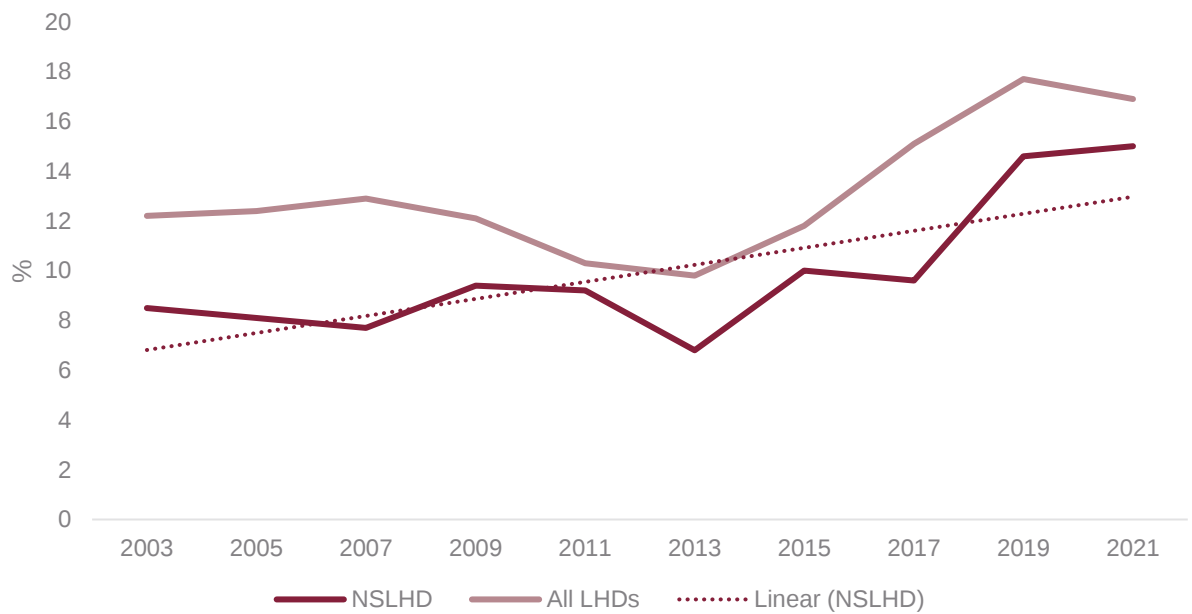
Source: NSW Health, HealthStats, 2022

Figure 19: Self-reported health - Excellent, very good and good self-related health by LHD 2002 to 2020



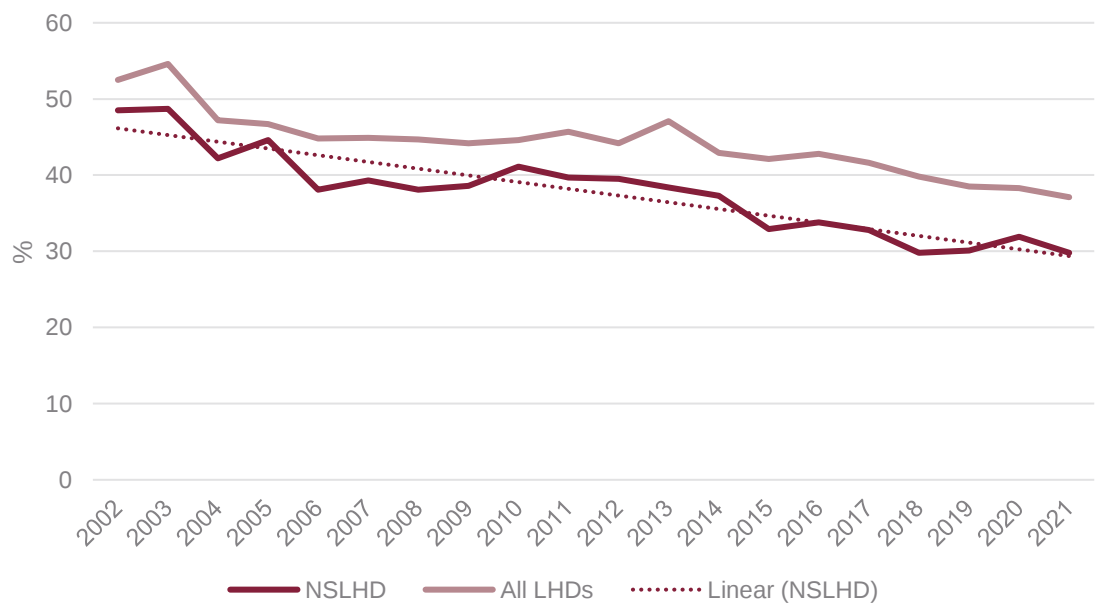
Source: NSW Health, HealthStats, 2022

Figure 20: High or very high psychological stress in adults 2003 to 2021



Source: NSW Health, HealthStats, 2022

Figure 21: Insufficient physical activity in adults



Source: NSW Health, HealthStats, 2022

Housing stress

Mortgage and rental repayments may also indicate the level of housing stress households in the community are under.

Table 26: Mortgage repayments and rental payments 2021.

MORTGAGE MONTHLY REPAYMENTS	CREMORE		NSLGA		NSW	
	Number	%	Number	%	Number	%
Median mortgage repayments	\$3200	N/A	3,000	N/A	2167	N/A
Owner with mortgage households where mortgage repayments are less than or equal to 30% of household income	886	73.6	4,872	73.9	677,486	71.9
Owner with mortgage households with mortgage repayments greater than 30% of household income	205	17.0	1,169	17.7	163,060	17.3
RENT WEEKLY PAYMENTS						
Median rent	600	N/A	580	N/A	420	N/A
Renter households where rent payments are less than or equal to 30% of household income	1,490	64.7	11,311	67.2	529,731	56.1
Renter households with rent payments greater than 30% of household income	680	29.5	4,589	27.3	335,404	35.5

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Surroundings

Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.

Key points

- the dominant dwelling structure across the Social Locality are flats or apartments, with percentages significantly higher than the NSW average.
- over the five years from 2017 to 2021 close to the site there has been one fatality, three serious and four minor injuries.
- according to NSW crime statistics, Cremorne and North Sydney have low rates of all crimes per 100,000 people than NSW.
- hot spot maps show there are concentrations of incidents of crimes close to the site including malicious damage to property.
- of the 128 local government areas in NSW, North Sydney is generally ranked among those with the lowest levels of crime.

Visual amenity

The site is positioned to the north of Military Road and located opposite to the Cremorne town centre which envelopes portions of Military Road. The commercial area of Cremorne provides high order retail, commercial and community facilities which are significant on a local scale. The town centre is bordered by residential uses of mainly high and medium densities. The Cremorne town centre is home to a historic cinema, the Hayden Orpheum Picture Palace, which is located opposite to the site across Parraween Street.

Photo A: Parraween streetscape south east view



Photo B: Parraween streetscape south east view



Photo C: Parraween Street cottages



Photo D: Parraween Street cottages



Photo E: Parraween Street cottages



Photo F: Parraween Street cottages



Photo G: Parraween Street cottages



Photo H: Adjacent commercial development



Photo I: Commercial development adjacent to the site on Farraween Street



Photo J: Commercial development adjacent to the site on Farraween Street



Photo K: Gerard streetscape south view



Photo L: Gerard streetscape north view



Dwelling type

Dwelling Type is an important determinant of North Sydney Council area's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families.

Table 27: Dwelling structure 2021

	LA		CREMORE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Separate house	57	5.9	971	16.4	3,593	11.1	1,902,734	65.6
Semidetached house	107	11.2	647	11.0	4,121	12.7	340,582	11.7
Flat or apartment	790	82.4	4277	72.4	24,535	75.7	630,030	21.7
Other	6	0.6	10	0.2	75	0.2	19,374	0.7

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Figure 22: Surrounding dwellings, apartments and commercial premises

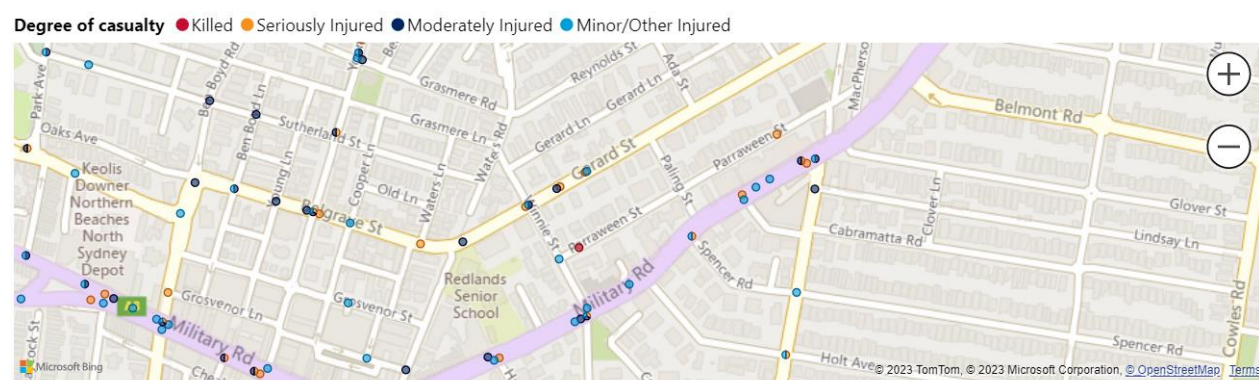


Source: Skermanic Pty Ltd

Public safety

The NSW Government Transport for NSW Centre for Road Safety prepare reports that provide information on casualties and crashes in NSW over a five-year period.

Figure 23: Road users by local government area of crash, 2017 to 2021.



Source: Transport for NSW, Centre for Road Safety, 2023.

The NSW Bureau of Crime Statistics and Research (BOCSAR) is a statistical and research agency within the Department of Attorney General and Justice. The Bureau maintains a data base which consists of criminal incidents reported to police and recorded on the NSW Police Force's Computerised Operational Policing System (COPS).

A selection of BOCSAR crime statistic statistics for Cremorne and the North Sydney LGA in the period between July 2020 and June 2022 and then compared to the whole of NSW are presented below.

Overall, crime rates in these areas are reported as stable or declining when compared to the whole of NSW, as shown in Table 28. below.

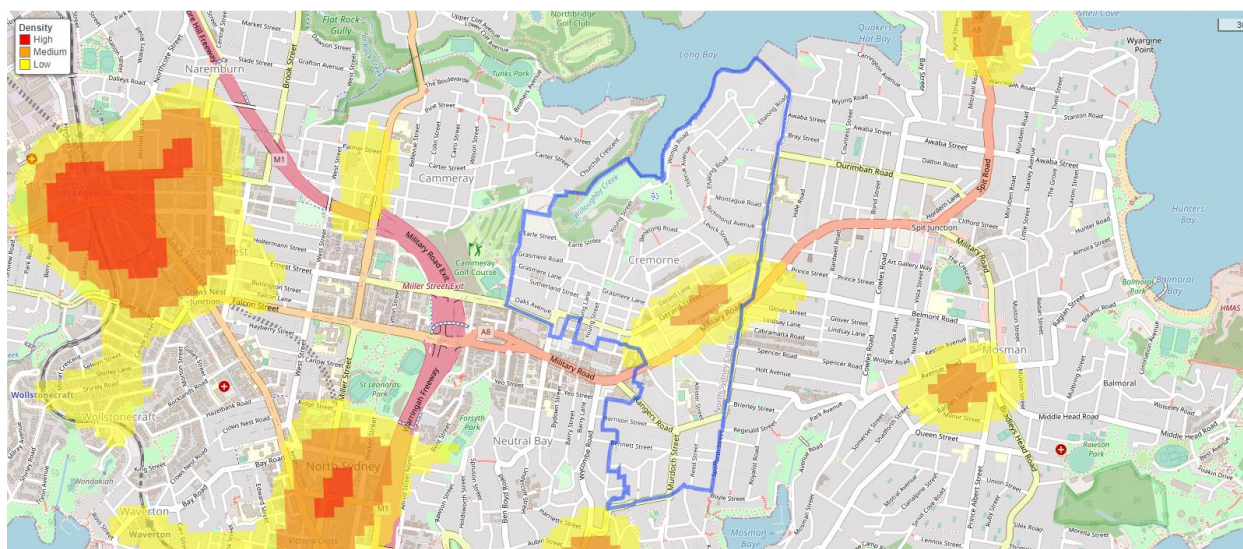
Table 28: Selected crime offences Cremorne, North Sydney LGA and NSW 2021 to 2022

OFFENCE	SUBURB	YEAR TO SEPTEMBER 2021		YEAR TO SEPTEMBER 2022		Status	Rank
		Count	Rate (per 100,000)	Count	Rate (per 100,000)		
Assault (Domestic assault)	Cremorne	12	98.2	6	49.1	n.c	
	NSLGA	91	121.2	77	102.5	Stable	117
	NSW	32418	369.9	33061	404.8	Stable	
Assault (Non domestic)	Cremorne	11	90.0	10	81.8	n.c	
	NSLGA	104	138.5	128	170.5	Stable	105

assault)	NSW	28920	354.1	29855	365.5	Stable	
Malicious damage to property	Cremorne	29	237.3	13	106.4	Stable	
	NSLGA	275	366.2	189	251.7	Down 1.3% per year	101
	NSW	50624	619.8	48740	596.8	Down 3.7% per year	
Incidents of robbery	Cremorne	1	8.2	0	0.0	n.c	
	NSLGA	6	8.0	3	4.0	n.c	75
	NSW	1925	23.6	1675	20.5	Stable	
Incidents of theft	Cremorne	143	1170.3	87	712.0	Down 39.2% per year	
	NSLGA	1163	1548.7	960	1278.4	Stable	N/A
	NSW	174333	2134.5	171602	2101.0	Stable	
Incidents of sexual assault	Cremorne	10	81.8	10	81.8	n.c	
	NSLGA	61	81.2	65	86.6	Stable	116
	NSW	15193	186.0	14964	183.2	Stable	

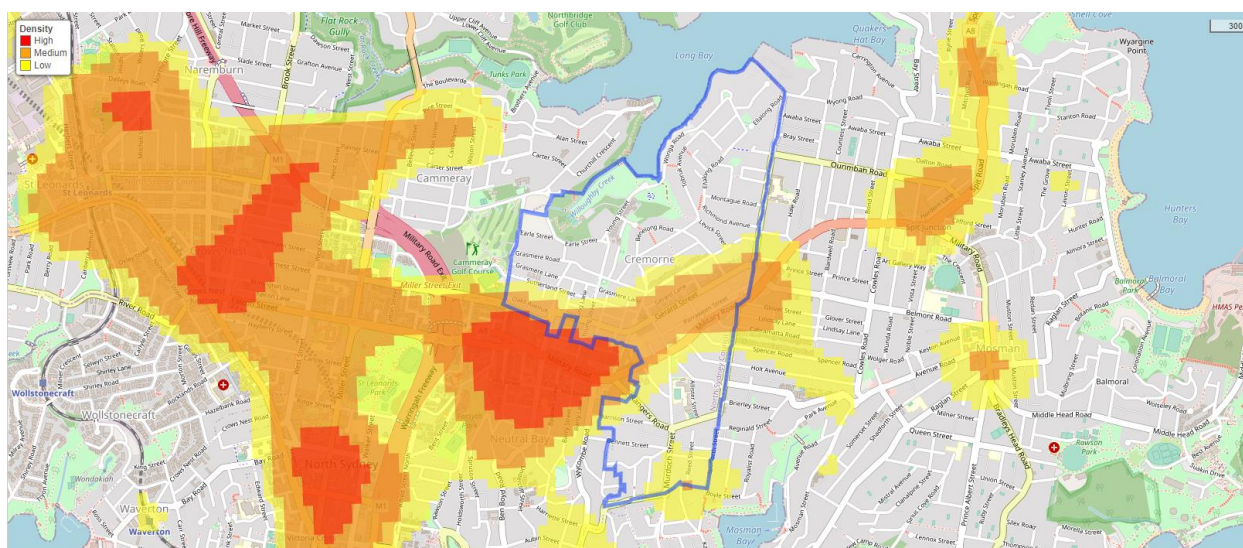
Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Figure 24: Incidents of Assault (Domestic assault) from January 2022 to December 2022



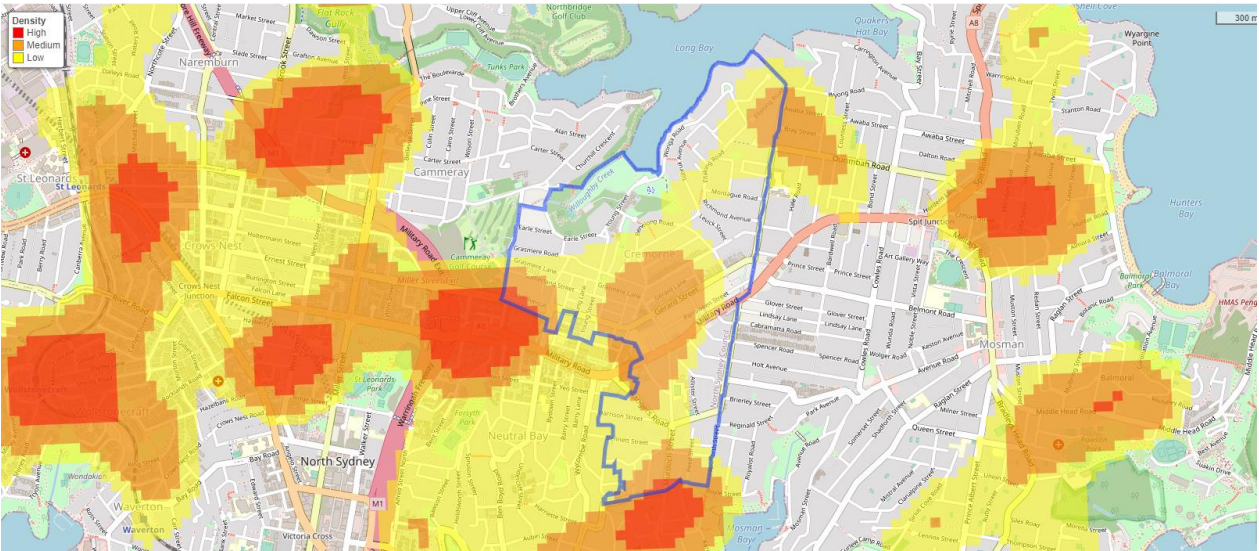
Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Figure 25: Incidents of Malicious damage to property from January 2022 to December 2022



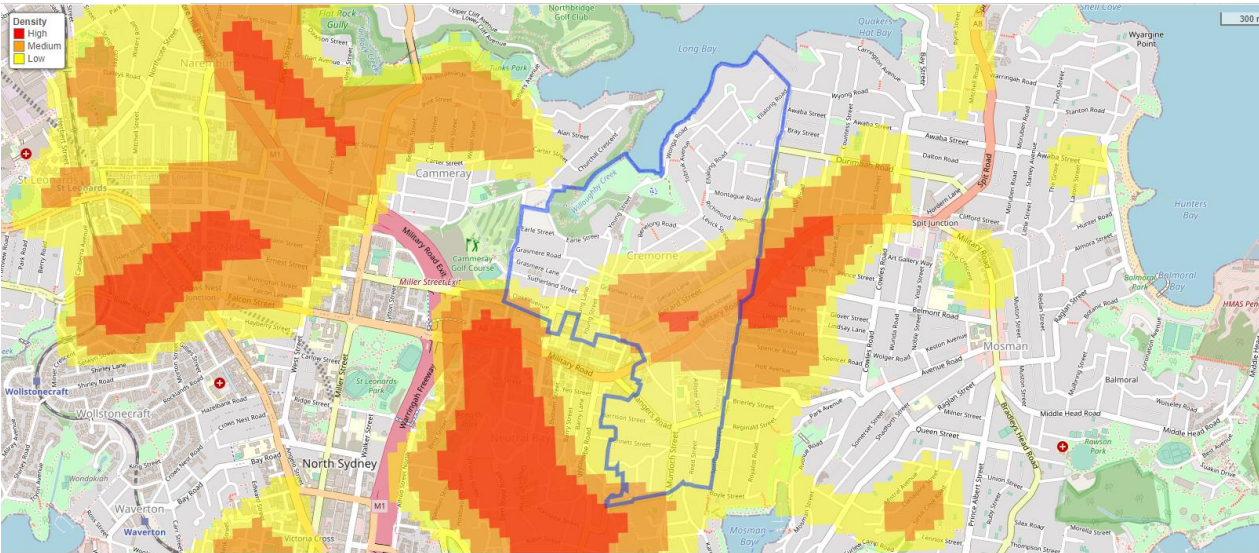
Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Figure 26: Incidents of Theft (Break & enter dwelling) from January 2022 to December 2022



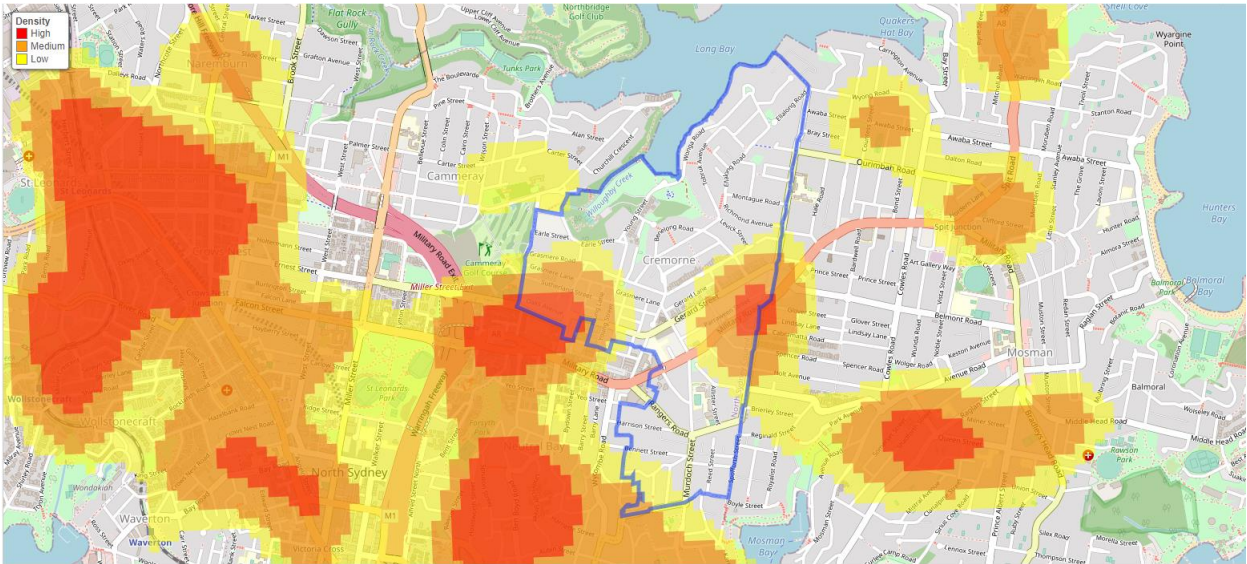
Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Figure 27: Incidents of Theft (Steal from motor vehicle) from January 2022 to December 2022



Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Figure 28: Incidents of Theft (Steal from dwelling) from January 2022 to December 2022



Source: NSW Bureau of Crime Statistics and Research (BOCSAR), 2022

Livelihoods

People's capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.

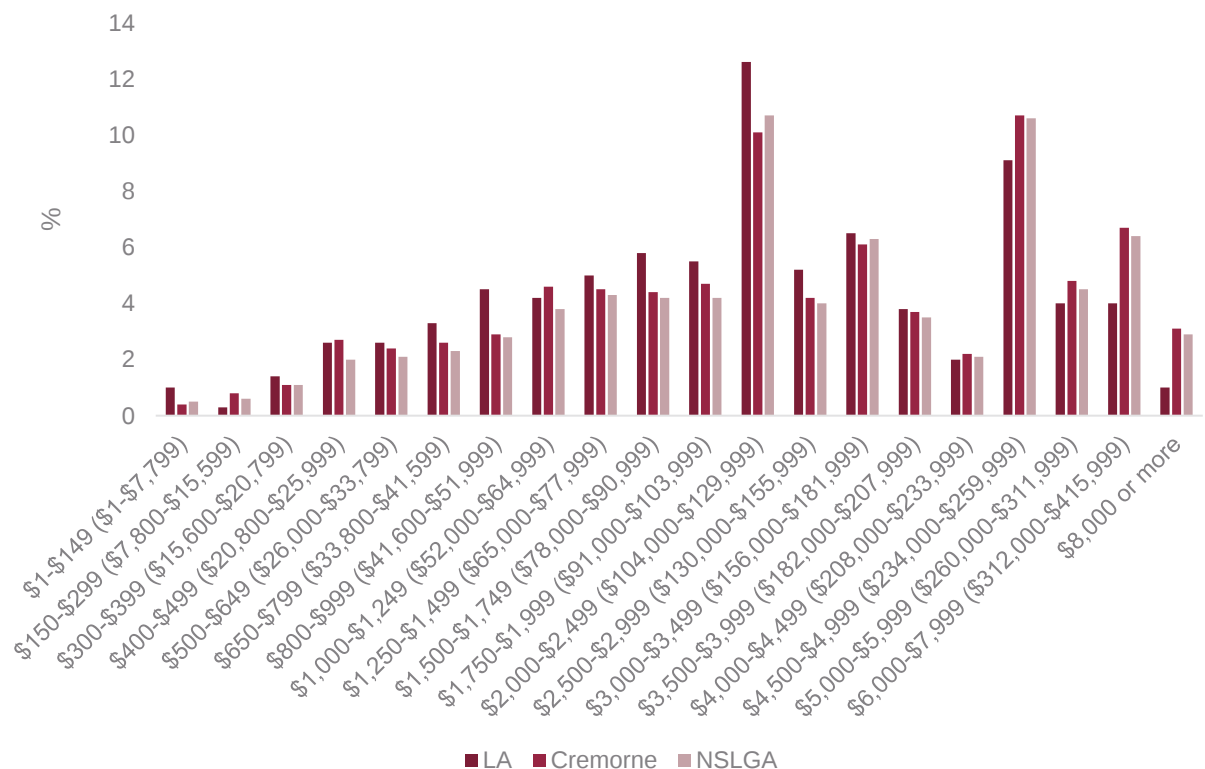
Key points:

- the weekly household income range of \$2,000-\$2,499 is most frequent in the Local Area, while those in the \$4,000 - \$4,499 have a high representation across the Social Locality.
- there are high representations of those with a Bachelor Degree and Post Graduate Degree.
- the North Sydney LGA has high levels of advantage according to the SEIFA scores.

Income

Household Income is one of the most important indicators of socio-economic status, revealing the economic opportunities and socio-economic status of a place.

Figure 29: Household income 2021.



Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Household incomeTable 29: Household income 2021

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
\$1-\$149 (\$1-\$7,799)	10	1.0	22	0.4	179	0.5	19188	0.6
\$150-\$299 (\$7,800-\$15,599)	3	0.3	46	0.8	251	0.6	35309	1.0
\$300-\$399 (\$15,600-\$20,799)	13	1.4	64	1.1	434	1.1	64876	1.9
\$400-\$499 (\$20,800-\$25,999)	25	2.6	157	2.7	774	2.0	158980	4.7
\$500-\$649 (\$26,000-\$33,799)	25	2.6	142	2.4	811	2.1	114570	3.4
\$650-\$799 (\$33,800-\$41,599)	32	3.3	154	2.6	897	2.3	164816	4.9
\$800-\$999 (\$41,600-\$51,999)	43	4.5	174	2.9	1076	2.8	165541	4.9
\$1,000-\$1,249 (\$52,000-\$64,999)	40	4.2	271	4.6	1497	3.8	192927	5.7
\$1,250-\$1,499 (\$65,000-\$77,999)	48	5.0	263	4.5	1675	4.3	198690	5.9
\$1,500-\$1,749 (\$78,000-\$90,999)	56	5.8	258	4.4	1632	4.2	155301	4.6
\$1,750-\$1,999 (\$91,000-\$103,999)	53	5.5	279	4.7	1655	4.2	154086	4.6
\$2,000-\$2,499 (\$104,000-\$129,999)	121	12.6	594	10.1	4177	10.7	323980	9.6
\$2,500-\$2,999 (\$130,000-\$155,999)	50	5.2	246	4.2	1579	4.0	204526	6.1
\$3,000-\$3,499 (\$156,000-\$181,999)	62	6.5	359	6.1	2448	6.3	187350	5.6
\$3,500-\$3,999 (\$182,000-\$207,999)	36	3.8	219	3.7	1377	3.5	119928	3.6
\$4,000-\$4,499 (\$208,000-\$233,999)	19	2.0	128	2.2	836	2.1	70488	2.1
\$4,500-\$4,999 (\$234,000-\$259,999)	87	9.1	630	10.7	4125	10.6	135637	4.0
\$5,000-\$5,999 (\$260,000-\$311,999)	38	4.0	285	4.8	1753	4.5	95563	2.8
\$6,000-\$7,999 (\$312,000-\$415,999)	38	4.0	394	6.7	2480	6.4	91595	2.7
\$8,000 or more	10	1.0	185	3.1	1125	2.9	36726	1.1

Source: ABS Census of Population and Housing, 2021 Tablebuilder.

Employment

Employment statistics are an important indicator of socio-economic status. The levels of full or part-time employment, unemployment and labour force participation indicate the strength of the local economy and social characteristics of the population.

Table 30: Workforce status 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Employed, worked full-time	694	42.7	4388	39.0	29180	42.3	2,136,610	55.2
Employed, worked part-time	208	12.8	1590	14.1	9139	13.3	1,151,660	29.7
Employed, away from work	72	4.4	474	4.2	2861	4.1	395,888	10.2
Unemployed, looking for full-time work	28	1.7	141	1.3	923	1.3	107837	1.3
Unemployed, looking for part-time work	12	0.7	75	0.7	565	0.8	82015	1.0
Not in the labour force	375	23.0	2569	22.8	14888	21.6	2341417	29.0

Source: ABS Census of Population and Housing, 2021 TableBuilder.

Table 31: Unpaid assistance 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
No unpaid assistance provided	1251	76.9	8242	73.1	51891	75.2	5399052	66.9
Provided unpaid assistance	131	8.1	946	8.3	5,417	8.0	759383	9.4

Source: ABS Census of Population and Housing, 2021 TableBuilder.

Education

School completion data is a useful indicator of socio-economic status. With other indicators, such as Proficiency in English, the data informs planners and decision-makers about people's ability to access services.

Table 32: Highest level of education attainment 2021.

	LA		CREMORNE		NSLGA		NSW	
	Number	%	Number	%	Number	%	Number	%
Postgraduate Degree Level	225	13.8	1540	13.6	11020	16.0	485845	6.0
Graduate Diploma and Graduate Certificate Level	55	3.4	376	3.3	2443	3.5	135609	1.7
Bachelor Degree Level	491	30.2	3448	30.6	22342	32.4	1217048	15.1
Advanced Diploma and Diploma Level	174	10.7	992	8.8	5713	8.3	616322	7.6
Certificate III and IV Level	90	5.5	526	4.6	3089	4.5	988847	12.3
Secondary Education – Years 10 and above	255	15.7	1698	15.0	9470	13.7	1865919	23.1
Certificate I and II Level	0	0.0	0	0	7	0.0	5669	0.1
Secondary Education – Years 9 and above	21	1.3	201	1.7	1018	1.5	487855	6.0

Source: ABS Census of Population and Housing, 2021 TableBuilder.

Socio-Economic Indexes for Areas (SIEFA)

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing.

SEIFA 2016 has been created from Census 2016 data and consists of four indexes:

- **The Index of Relative Socio-economic Disadvantage (IRSD)** - a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage.
- **The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)** - summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.
- **The Index of Education and Occupation (IEO)** - is designed to reflect the educational and occupational level of communities. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed.
- **The Index of Economic Resources (IER)** - focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth.

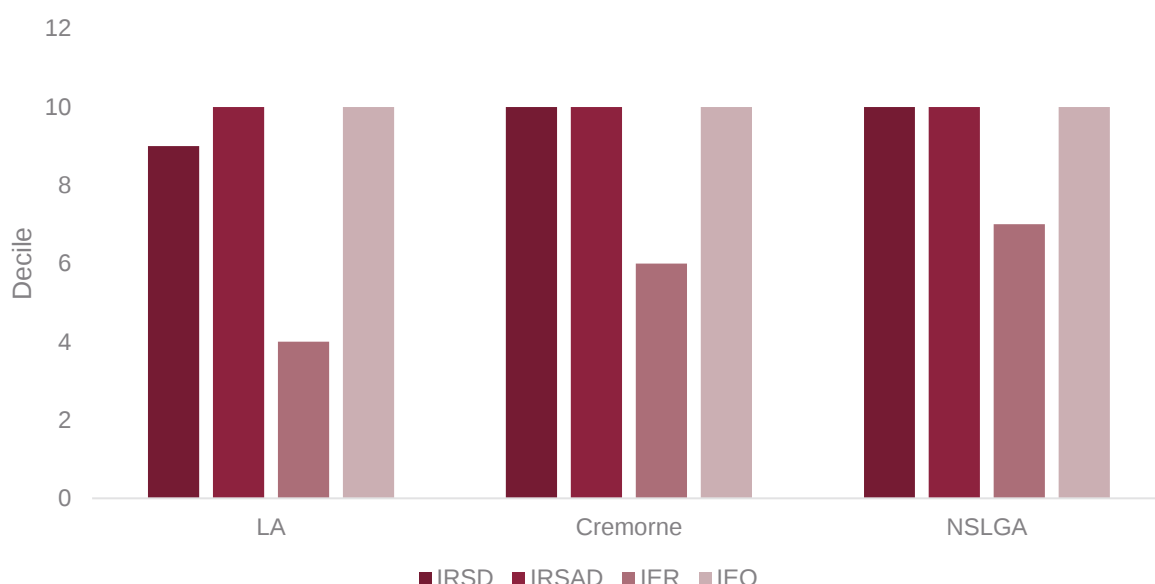
Each index is a summary of a different subset of Census variables and focuses on a different aspect of socio-economic advantage and disadvantage.

The SEIFA score is standardised against a mean of 1000 with a standard deviation of 100. This means that the average SEIFA score will be 1000 and the middle two-thirds of SEIFA scores will fall between 900 and 1100 (approximately).

The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.

In 2016 the North Sydney LGA the SEIFA Index for Advantage and Disadvantage (IRSAD) was 1,159, with a decile of 10. Table 27 shows SEIFA scores for other local government areas as a comparison.

Figure 30: SEIFA Indices for the Social Locality 2016.



Source: Australian Bureau of Statistics, Socio-Economic Indexes for Australia 2016.

Table 33: Selected Local Government Areas in NSW, from highest to lowest SEIFA scores and ranking 2016.

SUBURB	SEIFA SCORE
Ku-ring-gai	1,121
Parramatta	1,039
Sydney	1,027
Penrith	999
Blacktown	986
Fairfield	856

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by .id (informed decisions).

Decision making systems

Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

Key points:

- there was a high level of interest in and engagement with the project, with over 70 community members attended the the face-to-face community drop-in session and an additional 8 people attending the community webinar.
- as a result of community consultation, some of the existing cottages will be retained in a manner that aligns with the project.
- community members will also have the opportunity to engage in the decision-making process via submissions during public exhibition of the EIS after submission to DPIE.

As the project meets the threshold for State Significant Development (SSD), community and stakeholder engagement must respond to the NSW Government *Undertaking Engagement Guidelines for State Significant Projects* (November 2021).

The *Guidelines* require the proponent to:

- **Plan early** – identify stakeholder and consider appropriate and effective engagement activities
- **Engage as early as possible** – to identify, avoid or manage issues without significant cost or delay
- **Ensure engagement is effective** – provide the information and opportunities that allow stakeholders to engage in a meaningful way
- **Ensure engagement is proportionate to the scale and impact of the project**
- **Be innovative** – use innovative means to enable participation from a broad spectrum of community members
- **Be open and transparent about what can be influenced**
- **Implement the community participation objectives.**

Engagement

A community engagement plan was developed to maximise community awareness of the Pathways Cremorne proposal to inform and engage the local community and local businesses.

Newsletter

A project newsletter was distributed to **300 properties** neighbouring the site on 12 November 2022, introducing Pathways Cremorne and providing initial information about the project proposal.

Letter of Notification

A letter was distributed to **300 properties** on 7 November 2022 advising that Complying Development Certificates had been applied for the site to demolish some of the dwellings.

Following placement of Interim Heritage Orders (IHO) on a number of cottages on Parraween Street, a letter was distributed to **23 impacted properties** on 19 January 2023 advising that the CDCs had been withdrawn pending the outcome of further heritage investigations.

Business Door-Knocking

Door knocking of **21 local businesses** was undertaken on 19 January 2023, to provide information about the project proposal and respond to questions regarding project impacts and next steps.

Stakeholder Meetings

A meeting was held with Tim James, Member of Willoughby on 14 December 2022 to provide project updates and seek feedback regarding community engagement.

The project team met with planners from North Sydney Council on 12 September 2022 and 17 January 2023 to brief them on the project plans and share timeframes for engagement and lodgement of the SSDA.

Project email address

Community members were invited to contact community@gyde.com with any project enquiries. The email address was provided in the project newsletter, letters, community information session invitations, and on all collateral on display at the information sessions. One email was received from a Parraween Street resident in support of the proposal, while another requested more information about the proposal. The remaining emails were registration emails for the community webinar.

Project website

A dedicated project website pathwayscremorne.com.au was launched 20 January 2023, outlining the proposed project, the current planning process, and the project timeframes. Following the community information sessions the website was updated to include a copy of the webinar presentation and some of the key images and FAQs for the project.

Newspaper advertisement

The community information sessions were advertised in the North Shore Times and Mosman Daily on 19 January 2023.

Postcard Invitation

10,000 postcards inviting people to attend the community information sessions were distributed on 18 January 2023 across Cremorne and to some additional surrounding streets in Mosman.

Community drop-in information session

A community drop-in information session was held on Saturday 4 February 2023 at the Neutral Bay Community Centre from 2:00pm-5:00pm. The drop-in session was advertised by postcard invitation and local paper advertisement.

70 community members attended the drop-in session. Attendees were invited to provide contact details to receive project updates.

Representatives from Pathways Cremorne (proponent), Gyde Consulting (town planning and community engagement), CHROFI (design and architecture), MDPA (design and architecture), and Anchor Excellence (aged care advisory services) were available to discuss the proposed development, artist impressions and plans.

Community webinar

A community webinar was held on Monday 13 February 2023 via Microsoft Teams from 4:00pm-5:00pm. The online community information session was advertised by postcard invitation and local paper advertisement.

8 community members attended the online community information session. Attendees were invited to provide an email address to receive project updates.

Representatives from Pathways Cremorne (proponent), Gyde Consulting (town planning and community engagement), CHROFI (design and architecture), MDPA (design and architecture), and Anchor Excellence (aged care advisory services) were available to discuss the proposed development, artist impressions and plans.

Key issues

Community members were interested in the detail of the plans and wanted to understand more about the proposed project. This was the first opportunity for the community to view and understand the concept design of the project and the rationale for the design.

Overall, response to design was positive, with community members identifying the following benefits:

- A high quality senior's living service offering for the local community
- Low-level street frontage on Parraween Street in keeping with existing conditions
- Adaptive re-use of some of the existing cottages on Parraween Street in response to character concerns
- Green through-site link for public use.

Community members also identified their concerns with certain elements of the proposal, including:

- Demolition of some of the cottages on Parraween Street
- Scale of the building on Gerard Street
- Traffic and parking impacts for Parraween Street.

Some community members were interested in knowing more about the end-state senior's living service offering. A summary of the key issues is presented below.

Traffic Management

Traffic was identified as a key concern for the community, and issues raised related to parking, pedestrian access, and safety.

Traffic movement and parking were noted to be existing problems in the area due to the narrow width of Parraween Street. Some felt that the proposal would increase vehicle movements on Parraween Street and worsen traffic conditions and that night-time deliveries would have noise impacts.

Some members of the community raised concern about the location of the driveway. While the community recognised the planning considerations, there was concern that the driveway on Parraween Street would both require the removal of a cottage and compound existing traffic problems.

Residents also identified that parking on Parraween Street would be impacted by the development, as there is already competition for on-street parking spaces.

Traffic Management response

The proposed project will increase the number of on-street public parking spaces by reducing the number of driveways on Parraween Street and increasing kerb space.

Gerard Street is not a viable location for the driveway entrance due to traffic conditions. Moving the driveway further east on Parraween Street would impact the Orpheum Theatre, pedestrian movement through the proposed green link, and the viability of a significant tree which is proposed to be retained.

A detailed Traffic Management Plan will be completed as part of the SSDA and will consider traffic volumes, delivery management, and traffic management requirements on Parraween Street.

NSW Government Guidelines for Traffic Generating Development indicated that senior's living generates lower traffic volumes than a residential development, and the community may find traffic generated by the proposal to be lower than they anticipate. Further work will be undertaken to investigate the traffic impacts of the proposal.

Building height on Gerard Street

While the proposed low-level street frontage on Parraween Street was generally well received, some community members questioned the proposal for an eight-storey building on Gerard Street.

Building height response

Further analysis of the streetscape has determined that the proposal is not out of place with the existing context of the site, with neighbouring buildings of a relative height on Gerard Street.

The additional height of the building fronting Gerard Street also allows the offset of low-scale development across the rest of the site and the inclusion of public green space, improving overall outcomes for the community.

Privacy, noise and view impacts

Some residents living in Gerard Street apartments neighbouring the site raised concern about privacy and visual impacts of the new buildings. This particularly related to the residential aged care building, which faces an existing apartment building. One resident stated that the residential aged care building should be further set-back to match the distance between the neighbouring building and the boundary line.

Another resident located to the north-west of site was concerned about maintaining access to natural light.

One community member was concerned about the potential noise from air conditioning systems.

Privacy, noise and view impacts response

The project has been designed to meet the set-backs required by the NSW Department of Planning Apartment Design Guide.

The significant tree near the residential aged care building will be retained, as well as the existing plantings within the neighbouring boundary, and this will assist in minimising visual impacts. Window treatments or screening to improve privacy will be considered during detailed design.

Acoustic treatments, such as acoustic screening will be in place to mitigate noise associated with air conditioning

systems as required.

Heritage

Heritage was noted by a number of stakeholders as a concern, noting that Interim Heritage Orders were placed on some of the cottages on Parraween Street in November 2022. Some community members wanted the existing cottages and the current Parraween Street frontage to be retained.

One community member noted concern that driveway location requires the removal of the oldest cottage on the site.

While some community members were not satisfied with the potential removal of some of the cottages, others responded well to the intention to retain some of the key properties for adaptive reuse and maintain a low-level street frontage of 1-2 storeys on Parraween Street.

An email received from a local resident stated that “the demolishing of the mixed assortment of free standing houses existing in Parraween Street will not damage the street scape and should (with careful architectural design) create a long lasting improvement to the Street.”

Heritage response

Pathways Cremorne Residents acknowledge the value of the existing street scape and seek to retain some of the existing cottages in a manner that aligns with the project.

After the Interim Heritage Orders were placed on the properties, Pathways Cremorne withdrew the Complying Development Certificates for those properties, allowing for further investigation.

Final design will reflect the outcome of further investigations related to the Interim Heritage Orders.