

Social Impact Assessment:
In-fill Affordable Housing
195-213 Fitzgerald Ave & 40-64 Yorktown Pde, Maroubra



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This report has been prepared for

Homes NSW

by



The Old Post Office
231 Princes Hwy, Bulli NSW 2516

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

This Report has been prepared by:

Judith Stubbs BSW PhD MPIA

John Storer, BE (Civil), Grad Dip (Econ)

Colleen Lux BA MSc (Environmental Studies)

James Storer B Biotechnology (Hons Class I), Grad Cert (Economic Policy)

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1 Executive Summary

1.1 Introduction

1.1.1 Purpose

This Social Impact Assessment (SIA) has been prepared by Judith Stubbs and Associates on behalf of Homes NSW for a State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

The purpose of this SIA is to identify and assess likely positive and adverse social impacts of the proposal, propose mitigations where appropriate, and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements:

20 Social Impact

- Provide a Social Impact Assessment prepared in accordance with the *Social Impact Assessment Guidelines for State Significant Projects*.

1.1.2 The site and immediate locality

The Site is located within the Randwick City Council local government area (LGA) and is zoned R3 Medium Density Residential under the Randwick Local Environmental Plan (LEP) 2012.

The Site has a total area of approximately 9,647 square metres (sqm) with frontages to Fitzgerald Avenue to the north and Yorktown Parade to the south. Refer to Figure 1-1.

The existing buildings on the Site are currently occupied. There are street trees located along the Fitzgerald Avenue frontage and a series of trees within the Site between the buildings and along both street frontages.

The site is accessible by public transport with services that run along Fitzgerald Avenue with frequent services to Maroubra town centre and Bondi Junction, with connecting services to Sydney CBD.

The proposal site is well located to a range of shops, services, public parks and recreation facilities, education facilities, medical services and public transport options. The nearest public transport bus stops are adjacent to the proposal site on Fitzgerald Avenue and provide access to high frequency bus services to Maroubra town centre and Bondi Junction, with connecting services to the Sydney CBD. Nearby bus stops on Anzac Parade provide access to additional northbound services to Maroubra town centre and Juniors Kingsford Light Rail Stand and southbound services to La Perouse.

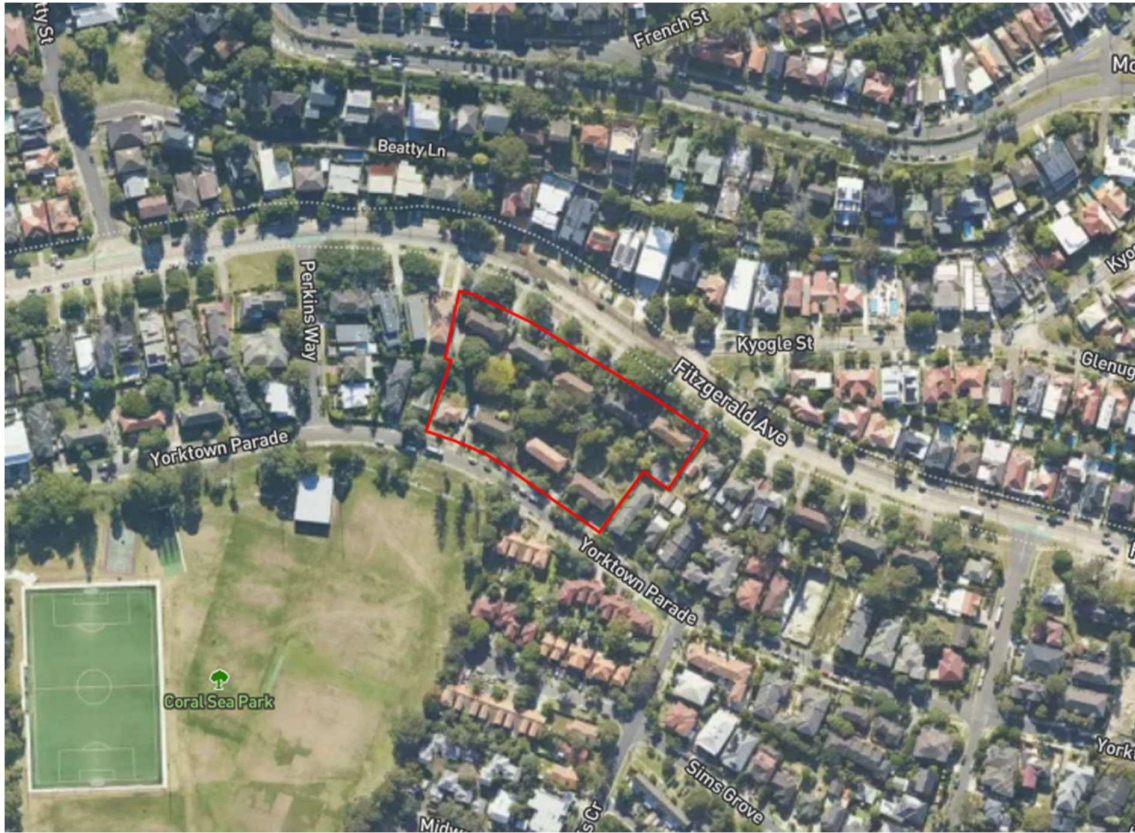


Figure 1-1: Site Location

Source: Homes NSW 2024

1.1.3 Proposed Development

The proposed development comprises demolition of existing buildings and the construction of four 3 storey and two part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park including bulk earthworks, tree removal and associated landscaping and public domain works.

Refer to Site Plan at Figure 1-1 below.

Dwellings will be a mix of 50 social housing units, comprising 24 one-bedroom, 22 two-bedroom and 4 three-bedroom apartments; and 94 affordable housing units comprising 40 one-bedroom, 51 two-bedroom and 3 three-bedroom apartments. On-site parking will be provided at basement level for 77 cars including 7 accessible spaces, and for 184 bicycles at basement and ground level. Vehicular access to the site and basement car park will be via Fitzgerald Avenue.

1.2 Methodology

The *Social Impact Assessment Guideline* and *Technical Supplement* provide a framework for how an SIA for relevant State significant projects, including the industry-specific SEARs (for this proposal, In-Fill Affordable Housing) should be prepared.

The methodology of this SIA included preparation of a detailed social baseline that describes the existing social context, social conditions and trends relevant to the project and likely impacts, particularly the extent to which the project responds to existing unmet need for social and affordable housing in the local housing context.

Respectful, inclusive and meaningful engagement is a fundamental part of SIA, providing first-hand insights into what people value and how they expect a project to affect them.¹ Particular attention and care is needed when engaging with vulnerable and marginalized groups to better understand their perspectives. Existing social housing tenants who are currently residing on the site and in the immediate locality are considered to be vulnerable groups.

1.3 Stakeholder engagement

Homes NSW coordinated and delivered all consultation activities related to the proposed redevelopment. We are advised that Homes NSW has held project briefings with Randwick City Council seeking its feedback of the project throughout the design phase.

Homes NSW facilitated an evening face-to-face community drop-in session at the Lionel Bowen Library. Existing residents of the social housing dwellings and neighbours within 250m of the proposal site were notified and invited to attend. Fifteen people attended, including two existing tenants of the units proposed for redevelopment. JSA completed a brief survey with 8 attendees including the two existing tenants. We have relied on Homes NSW's community drop-in session for engagement with existing tenants and local residents, as this was their preference, and the reader is referred to Homes NSW engagement report for further detail.

¹ NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline for State Significant Projects, February, Appendix A – Community Engagement, Pg 28.

1.3.1 Feedback from existing tenants

The two existing tenants who attended the session reported that they have lived at the proposal site for more than 30 years; were unable to identify positive impacts of the proposal for themselves as they did not feel that they knew enough about the proposal and how it would affect them at the time of the session; have concerns about the proposal, particularly with regards to relocation. Both tenants expressed a desire to remain in the local area close to family, frequently used medical services/doctors and their existing community; and suggested ways that their concerns could be addressed including being able to be relocated in the same local area/Maroubra or near family in a neighbouring suburb, and being able to be relocated with existing pets. Homes NSW staff confirmed with tenants that their relocation needs would be discussed in detail, and would make sure their reasonable needs were met.

1.3.2 Feedback from nearby neighbours & others

JSA completed a survey with six attendees including 4 neighbours near the site. Three attendees identified positive impacts of the proposal including redevelopment of the older housing and additional social and affordable housing for the community. All six attendees reported having concerns about the proposal related to reduced property values, design and character, potential overshadowing, loss of on-street parking, increased local traffic and genuine affordability of the affordable rental housing. It is understood that Homes NSW has collected detailed feedback on proposals from those who attended the consultation session, and will be responding to this feedback during the finalisation of plans.

1.4 Social baseline

1.4.1 Policy & strategic planning context

The project is aligned with key strategic housing objectives of the NSW Government including from the NSW Housing Strategy², the *State Environmental Planning Policy (Housing) 2021*, Homes NSW policies related to relocation of tenants for management purposes³, eligibility and entitlements⁴; and Randwick City Council including the RCC Local Strategic Planning Statement (LSPS)⁵, Affordable Rental Housing Plan⁶ and Housing Strategy. Homes NSW has advised

² NSW Department of Planning, Industry and Environment (2021) Housing 2041: NSW Housing Strategy, Pg 10.

³ Homes NSW, Relocating tenants for management purposes, <https://www.facs.nsw.gov.au/housing/living/move-swap-transfer/relocating-tenants-for-management-purposes#:~:text=Why%20does%20Homes%20NSW%20ask,to%20big%20for%20your%20household,> accessed 30/09/2024.

⁴ Homes NSW (2024) Social Housing Eligibility and Allocations Policy Supplement, 22 July, [https://www.facs.nsw.gov.au/housing/policies/social-housing-eligibility-allocations-policy-supplement,](https://www.facs.nsw.gov.au/housing/policies/social-housing-eligibility-allocations-policy-supplement) accessed 09/09/2024.

⁵ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 22.

⁶ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 28.

existing tenants that ‘all existing tenants have the right to return to new homes once the redevelopment is complete.’⁷

1.4.2 Demographic and housing context

Compared to the Randwick LGA, the immediate locality within which the site is located and wider locality of Maroubra South have much larger proportions of social housing, much higher levels of disadvantage and much lower household income levels. Across the LGA, there was a small increase in 121 social housing dwellings from 2011 to 2021, but a proportional decline of 1%, similar to Greater Sydney.

1.4.3 Housing cost & affordability

Maroubra and surrounding suburbs, and particularly Randwick LGA, are areas with limited housing affordability. Very low and low income households are largely excluded from the local rental market, apart from some studio apartments. Median rents for any larger apartments (two or more bedrooms) in these areas were generally affordable to high income households only.

The availability of affordable rentals in the local market is in sharp contrast to existing households in housing stress in the area, the vast majority of which are renters earning very low or low incomes. By far, the greatest need, in terms of number and lack of affordable options, is for very low and low income lone person households, who make up around half of all renters in housing stress.

Expected waiting times for general social housing applicants on the NSW Housing Register for the allocation zone that includes Maroubra are 5-10 years for studio and one bedroom dwellings and 10+ years for all larger dwellings (2, 3 or 4+ bedroom dwellings).

The proposed project will meet an important need for all very low and low income renting households, and for some moderate income households, who are currently in stress and/or waiting for social housing.

1.4.4 Profile of Maroubra social housing

The profile of social housing across in the wider Maroubra area is predominately studio, one and two bedroom dwellings. Nearly two-thirds of public housing in the wider Maroubra area is home to lone person households. There is a relatively large proportion of public housing dwellings with one or more bedrooms to spare in terms of housing suitability, suggesting significant underoccupancy.

There are around 300 social housing dwellings with three or more bedrooms in the wider Maroubra area, which indicates that there may be larger stock in this wider area that could be utilised for relocating existing larger households. The ability to provide smaller households currently under-occupying larger social housing dwellings with new units may be attractive to these households, and provide opportunities for larger households in the subject development who cannot be accommodated in new dwellings to stay in the area. This is an important consideration, given the commitment to rehouse all existing tenants in the locality if this is their preference, and is likely to

⁷ Homes NSW (2024) Fact sheet: Tenant Relocations Frequently Asked Questions, August.

require an active strategy by Homes NSW to facilitate the freeing up of existing larger underoccupied homes.

1.4.5 Crime context

Whilst the Maroubra suburb has lower than NSW rates for nearly all offence types reviewed,⁸ the proposal site is located within high, medium and low density hotspots for a number of offence types. Domestic assault, malicious damage and steal from dwelling have significant and widespread high density hotspots likely associated with social housing clusters in the locality.

Plans should reflect the findings and recommendations of the CPTED report and ensure secure entry to the buildings and car park, provision of sufficient lighting and CCTV across the site and along through-site links/pathways as per the detailed External Lighting Strategy prepared by Mclean Design.⁹ It may also be beneficial to consider further engagement of the local community in crime reduction strategies that have been employed in other areas with a higher concentration of social housing.

1.5 Impact assessment and prediction

As at September 2024, 32 existing social housing units were occupied by 76 residents. Households were predominately one parent and lone person households. Nearly half of the dwellings had three or more household members. One-third of head tenants were aged 70 and over. The proposed development will have a likely population of 214 people. The dwelling mix profile will suit a range of household compositions, which will likely include large proportions of lone person and one parent households.

The proposal is likely to result in social impacts that are largely positive, some potentially negative or adverse and others that may be both positive and negative or neutral. Table of identified impacts by *Guideline* impact categories at Section 6.5.3.

Table 1.1: Summary of identified social impacts evaluated with SIA report reference

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Likely positive impacts				
Provision of 111 additional affordable housing units, incl 17 additional in perpetuity social housing units in local area with significant affordable housing need & context of State-wide housing crisis.	Almost certain + moderate = High	No mitigation required	High (positive)	Sections 5.2, 5.4, 5.5

⁸ <https://crimetool.bocsar.nsw.gov.au/bocsar/>

⁹ Mclean Design (2024) Homes NSW – Maroubra BH2NJ, Landscape Concept, External Lighting Strategy, 30.09.24.

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Replacement of aging social housing with new, modern development with increased # of AH dwellings to better meet existing and future needs.	Almost certain + Moderate = High	No mitigation required	High (positive)	Sections 5.2, 5.4, 5.5
Proposed dwelling mix (45% 1BR, 50% 2BR, 5% 3BR) largely reflects LGA rental stress – 70% smaller dwellings suited to lone person & couple hhs, & 30% suited to families with children, noting that 2BR dwellings may be suitable depending on the number & sex of children).	Likely + Moderate = High	No mitigation required	High (positive)	Section 1.1.1 & 5.4.3.
Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)	Section 5.1
Replacement of aging with new modern development with enhanced landscaping, open space amenity and aesthetic value a benefit for future residents and nearby neighbours.	Almost certain + Minor = Medium	No mitigation required	Medium (positive)	Section 6.4.2.
Improved pedestrian connection through the site to public transport nodes on Fitzgerald Avenue and Coral Sea Park.	Almost certain + minor = Medium	No mitigation required	Medium (positive)	Section 6.4.2.
Positive & negative or neutral impacts				
Relocation of existing tenants, depending on nature of relocation, will change how they live, get around, play & interact (potential based on individual circumstances and perceptions).	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (positive/negative, neutral)	Section 4.1.1.
Estimated future population 214 people in 144 households, increase of 138 people in 111 households to existing. New residents will bring some changes particularly from new AH residents compared to SH units that will likely include tenants who return & others with similar profile.	Almost certain + minor = Medium	CHP policies re allocations, inclusion, tenant/neighbour engagement and property management.	Medium (positive/negative, neutral)	Section 6.2 & 6.3
We understand that there may be some existing tenants and immediate locality community members who are Aboriginal and	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others.	Low (positive/negative, neutral)	n/a

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
may have cultural values and needs associated with the proposal that must be considered.		Homes NSW detailed relocation planning with existing Aboriginal tenants.		
Potential crime and safety concerns for new residents due to existing moderate crime environment.	Possible + Minor = Medium	Rely on CPTED report. Plans to reflect CPTED recommendations.	Low (positive/negative, neutral)	Section 5.6
Potential negative impacts				
Relocation of existing tenants, potential personal emotional loss of 'home' particularly for those who have resided on-site for multiple decades.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)	Section 4.1.1.
Relocation of existing tenants, potential dislocation from local area and loss of connection to friends, neighbours, services, schools and community, potential loss of sense of place.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)	Section 4.1.1.
Potential difficulty for all existing tenants that require 3BR to return, will depend on future needs and preferences.	Possible + Minor = Medium	Homes NSW detailed relocation planning with existing tenants as per policies.	Low (negative) - Nil	Sections 1.1.1. & 4.1.1.
Potential personal emotional loss and/or dislocation from spaces and features that currently exist on site (e.g. a memorial tree planted for a deceased family member).	Possible + Minor = Medium	Project team/Homes NSW consultation with existing tenants to identify significant existing features and assess potential mitigations.	Low (negative) - Nil	Section 4.1.1.
Potential for existing tenants to feel disempowered and/or dissatisfied with the relocation process if needs and preferences unable to be met and personal perception of impacts of redevelopment upon self and family.	Possible + Minor = Medium	Openness and transparency of Homes NSW re its strategic priorities, relocation and entitlement policies.	Low (negative)	Section 4.1.1.
Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provision submission during formal exhibition period.	Low (negative) - nil	Section 4.1.1.
Traffic and parking impacts in the immediate locality a concern raised by some neighbours.	Unlikely + minor = Low	Rely on Traffic and Parking Impact Assessment findings of no significant adverse impact & some on-street parking created.	Nil	Section 4.1.2.

Source: JSA 2024; DPE 2023

1.6 Recommendations

The needs and preferences of the existing residents need to be carefully considered throughout the relocation process. The needs of the many older tenants, those who have resided on-site for many decades and larger households with children are likely to be complex with the potential for adverse personal/social impacts associated with relocation from their homes, neighbourhood and existing support networks and services. It is understood that Homes NSW is developing a Relocation Plan to address these issues, and this will be an important mitigation of adverse impacts, ensuring minimal disruption to community connection and support for more vulnerable residents.

It is recommended that:

- Homes NSW continue to closely consult with existing tenants to better understand their social, emotional and financial needs, and their housing and locational preferences, in the process of developing detailed plans, including for temporary rehousing during the redevelopment and return to the new development on completion for those who wish to do so, understanding that this is part of the HomesNSW relocation process;
- Ensure that temporary relocation during redevelopment has minimal disruption on tenants' access to services, social networks and possibly work or volunteering, including a commitment to relocate people within Randwick LGA and areas within 5km of the site in adjoining LGAs where this is the desired outcome. It is noted that there is likely to be sufficient lead time from commencement of demolition and construction (around 3 or more years) to allow for tenants to be relocated into existing social housing dwellings elsewhere in the locality as they become vacant during this time through ongoing turnover of stock, including other three bedroom dwellings in the locality;
- Homes NSW consider a range of strategies to provide for the needs of some tenants who currently occupy three bedroom dwellings if all existing tenants choose to return to the proposed development. For example, Homes NSW could leave some existing three bedroom properties elsewhere in the locality empty when they become vacant through ongoing turnover of stock. These can then be used to accommodate some tenants of the subject development within their community in a suitable property elsewhere in the locality. The long lead time again make this feasible. It is also likely that some tenants of older three bedroom units elsewhere in the locality will find a new one bedroom dwelling in proposed development attractive, which would also free up this underoccupied stock for a family who may need it from the subject development if all cannot be accommodated within this development.

The Landscape Plans that have been prepared by Mclean Design show that some existing trees on-site will be relocated with the proposed development. It is recommended that:

- The project team consult with existing tenants in future phases of the project to identify any significant existing landscape features, such as the memorial tree mentioned by a tenant at the drop-in session, and determine if there are any practical mitigations to reduce adverse social impacts that may result from the loss of such items.

1.7 Conclusions

There is significant benefit to the proposal in the context of the high need for social and affordable housing in well located area in the context of a serious affordable housing crisis. The fact that the proposed development provides additional social housing and new affordable rental housing in a high demand allocation zone is of particular benefit, noting that it is highly unlikely that any new housing otherwise created through the market in this locality would be affordable to very low and low income households.

The proposal is in the public interest in that it supports the objectives of the *Environmental Planning and Assessment Act 1979* with regard the maintenance and provision of affordable housing, as well as the strategic objectives and priorities of State Government and Randwick City Council.

The configuration of stock may not be able to accommodate all existing tenants who need three bedroom dwellings. However, there are feasible strategies that would allow these tenants to remain in their community, should they wish to do so, due to the long lead to construction, and the ongoing turnover of stock in the LGA and adjoining LGAs. Indeed, a major benefit of the proposal is to allow for existing tenants elsewhere in the locality, such as the large number of lone person households occupying three bedroom stock, to have an opportunity to downsize into a new one bedroom dwelling. This frees up existing larger stock for families in existing social housing, and on the waiting list.

The desperate need among lone person very low income renting households, as the largest and most severely affected cohort in housing stress, will particularly benefit from the expansion of smaller social housing dwellings this project; while the significant expansion of affordable rental housing in the project will be of considerable benefit to the large number of low income working households in the locality for whom nothing is currently affordable in the LGA or adjoining LGAs.

2 Introduction

2.1 Proposal description

The proposal is for the development of In-fill Affordable Housing as per Chapter 2, Part 2, Division 1 of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Pde, Maroubra.

The proposed development comprises demolition of existing buildings and the construction of five 3 storey and one part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park including bulk earthworks, tree removal and associated landscaping and public domain works.

Dwellings will be a mix of 50 social housing units (35% of total yield), comprising 24 one-bedroom, 22 two-bedroom and 4 three-bedroom apartments; and 94 affordable housing units (65% of total yield) comprising 40 one-bedroom, 51 two-bedroom and 3 three-bedroom apartments.

On-site parking will be provided at basement level for 77 cars and for 184 bicycles across basement, lower ground and ground floor parking areas. Vehicular access to the site and basement car park will be via Fitzgerald Avenue.

The proposal is identified as a State Significant Development by the Department of Planning, Housing and Infrastructure (DPHI) with the Planning Secretary's Environmental Assessment Requirements (SEARs) (SSD-71454960) which requires a Social Impact Assessment (SIA) to be prepared in accordance with the DPHI *Guidelines for Social Impact Assessment*.¹⁰ The SIA will identify and assess likely positive and adverse social impacts of the proposal and propose mitigations where appropriate.

2.2 Site and locality description

The proposal site located at 195-213 Fitzgerald Avenue and 40-64 Yorktown Pde, Maroubra is currently occupied by nine buildings including eight, two-storey residential flat buildings and one, single-storey separate house comprised of 33 social housing dwellings.¹¹

¹⁰ (the former) NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline, February, <https://www.planning.nsw.gov.au/policy-and-legislation/under-review-and-new-policy-and-legislation/social-impact-assessment>

¹¹ Homes NSW (2024) Randwick Council Project Briefing: 195-213 Fitzgerald Avenue and 40-64 Yorktown Pde, Maroubra, Pg 8.



Figure 2-1: View west of 209, 203 and 199 Fitzgerald Avenue, Maroubra

Source: JSA 2024; Google Maps, Image capture Apr 2023



Figure 2-2: View north of 42-44 and 50-56 Yorktown Pde, Maroubra

Source: JSA 2024; Google Maps, Image capture Apr 2023

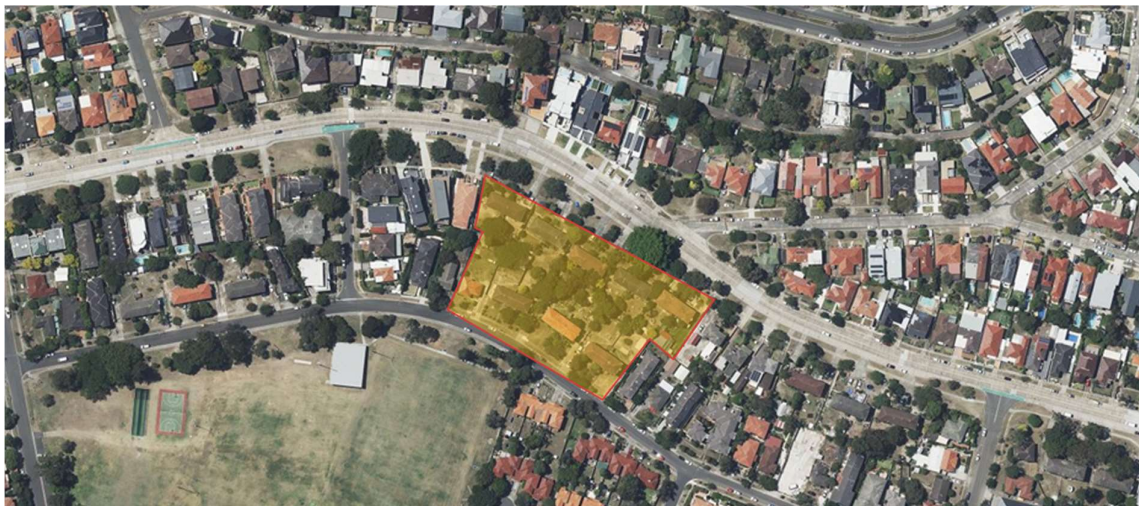


Figure 2-3: Proposal site at 195-213 Fitzgerald Avenue and 40-64 Yorktown Pde, Maroubra

Source: JSA 2024, SixMaps <https://maps.six.nsw.gov.au/>

The proposal site is located within an R3 Medium Density Residential Zone under the *Randwick Local Environmental Plan 2013*.

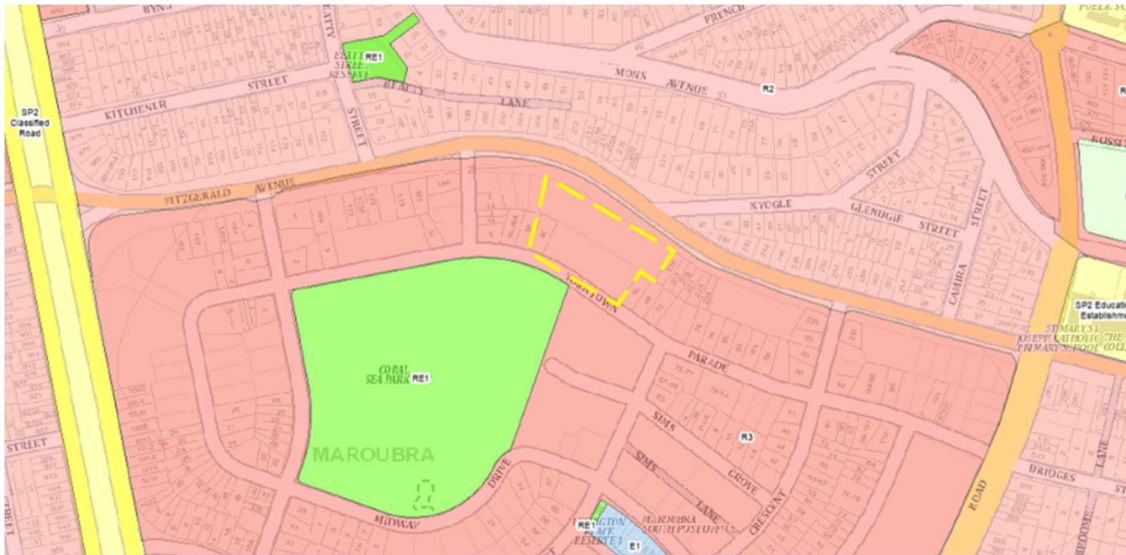


Figure 2-4: R3 Land Use Zoning of Proposal Site at 195-213 Fitzgerald Avenue and 40-64 Yorktown Pde, Maroubra

Source: JSA 2024, NSW Planning Portal Spatial Viewer, <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

Adjacent neighbours and land uses to the proposal site include:

- To the north, mix of older and newer two and three storey residential dwellings in the R2 Low Density Residential zone opposite Fitzgerald Avenue;
- To the east and west, mix of older and newer one to three storey residential dwellings in the R3 zone on Yorktown Parade, Fitzgerald Avenue and Perkins Way; and
- To the south of the proposal site, older two-storey residential dwellings and Coral Sea Park a public park and recreation space bordered by Yorktown Parade, Chester Avenue and Midway Drive.



Figure 2-5: View north/opposite proposal site of 220-212 Fitzgerald Avenue, Maroubra

Source: JSA 2024; Google Maps, Image capture Apr 2023



Figure 2-6: View north of adjacent residential dwellings to the west of the proposal site on Yorktown Parade

Source: JSA 2024; Google Maps, Image capture Apr 2023



Figure 2-7: View south of adjacent dwellings to the east of the proposal site on Fitzgerald Avenue

Source: JSA 2024; Google Maps, Image capture Apr 2023



Figure 2-8: View south of residential dwellings and public open space Coral Sea Park opposite Yorktown Parade from proposal site

Source: JSA 2024; Google Maps, Image capture Apr 2023

3 Methodology

‘Social impacts’ generally refer to the consequences that ‘people’¹² experience when a new project brings change.¹³ A SIA aims to identify, predict and evaluate likely social impacts arising from a project and propose responses to the predicted impacts.

The *Social Impact Assessment Guideline* and *Technical Supplement* provide a framework for how an SIA for relevant State significant projects, including the industry-specific SEARs (for this proposal, In-Fill Affordable Housing) should be prepared.

The *Guideline* recognises that social impacts may be positive and negative, direct and indirect, or tangible and intangible.¹⁴ The nature and scale of social impacts must also be considered, regarding a proposal’s location, population density and/or local government context; layout and design; social locality; proposed construction and operation methods, and expected duration; and local and regional context.¹⁵

The *Guideline* provides categories of likely impacts based on social elements of value to people including way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.¹⁶

Data collection from existing data sources, relevant strategic plans and policies and outcomes from community engagement all inform a SIA. Respectful, inclusive and meaningful engagement is a fundamental part of SIA, providing first-hand insights into what people value and how they expect a project to affect them.¹⁷ Particular attention and care is needed when engaging with vulnerable and marginalized groups to better understand their perspectives. Existing social housing tenants who are currently residing on the site and in the immediate locality are considered to be vulnerable groups.

The methodology of this SIA included preparation of a detailed social baseline that describes the existing social context, social conditions and trends relevant to the project and likely impacts, particularly the extent to which the project responds to existing unmet need for social and affordable housing in the local housing context.

We have relied on Homes NSW’s community drop-in session for engagement with existing tenants and local residents. Our original methodology included face-to-face interviews with existing tenants with Homes NSW to understand their views, needs and issues regarding the redevelopment, staging and rehousing; and a door knock survey of nearby residents to better understand the area and any

¹² ‘People’ can include individuals, households, groups communities or organisations.

¹³ NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 7.

¹⁴ NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 8.

¹⁵ NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 19.

¹⁶ NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Pg 19.

¹⁷ NSW Department of Planning and Environment (2023) *Social Impact Assessment Guideline for State Significant Projects*, February, Appendix A – Community Engagement, Pg 28.

potential social impacts of the redevelopment from their perspective. However, it was decided by the Applicant that it would be more appropriate to attend and rely on the drop-in session that provided existing tenants and local residents with an opportunity to view and discuss preliminary project plans and the relocation process. JSA attended the session to observe and gather feedback from attendees through a basic survey.

4 Community engagement for SIA

Homes NSW coordinated and delivered all community engagement activities related to the proposed redevelopment. Homes NSW reports that it will inform and consult with the people and groups who are interested in, or affected by, changes brought about by the proposed development including tenants currently at the site and surrounding neighbours, community members and stakeholders.

Based on information provided by Homes NSW, consultation with these groups included the following activities:

- Project briefings have been held with Randwick City Council during the design phase.
- Tenant notified of the proposed redevelopment, application to Housing Australia Future Fund Facility (HAFFF) to enable the redevelopment, no changes to current tenancy arrangement, that if need to move in future will be provided with a minimum of six months' notice before required relocations and that a Relocation Officer will work with the tenant to understand unique needs and try to make move as easy as possible (April/May 2024)
- Tenant notified of geotechnical, environmental and site surveys to be undertaken (June/July 2024)
- Tenant notification via letter of proposed redevelopment and opportunities to provide feedback and attend community drop-in session (see **Appendix C**)
- Neighbour notification via letter of proposed redevelopment and opportunities to provide feedback and attend community drop-in session. Residents within approximately 200-250 metres of the proposal site received this notification (see **Appendix D**).
- Face-to-face community drop-in session held from 5pm to 7pm on Thursday 29 August at the Lionel Bowen Library (669-673 Anzac Parade, Maroubra - approximately 1.5km from proposal site) facilitated by Homes NSW engagement staff and project team with project information materials provided as at **Appendix E**.

4.1 Homes NSW Community Drop-in Session

Homes NSW delivered a community drop-in session from 5pm to 7pm on Thursday 29 August 2024 at the Lionel Bowen Library, which is approximately 1.5km from the proposal site. A meeting room was used to set up a series of storyboards that provided information about Homes NSW, social and affordable housing, project timeline and an overview of the proposal site and proposed development (see **Appendix E**).

Homes NSW engagement and project team staff (Planner, Design Manager and Development Manager) were located around the room to provide attendees with the opportunity to view information at their own pace and approach project staff for discussion, questions or concerns.

Handouts were available for attendees to take away, which included a Tenant Relocations FAQ for existing tenants (see **Appendix E**).

Attendees were encouraged to fill out a feedback form at the session, or to provide their feedback via the Community Engagement phone or email contact details.

Two JSA staff attended the session to observe and gather feedback from attendees through a basic survey for the purposes of the Social Impact Assessment (see **Appendix F**).

A total of 15 people attended the community drop-in session, including two existing tenants of the units proposed for redevelopment and two local Councillors.

JSA completed surveys with a total of 8 attendees including 2 existing tenants, 4 people who live near the proposal site, 1 person who owns property near the proposal site but does not live in it and 1 person who attended out of interest.

4.1.1 Feedback from existing tenants

The two existing tenants who attended the session were females who both have lived at the proposal site for more than 30 years. One woman lives on her own, while the other lives with her adult son.

Positive impacts or benefits

Both tenants were unable to identify positive impacts of the proposal for themselves as they did not feel that they knew enough about what was proposed and how it would affect them at the time of the session.

Concerns about the proposal

Both tenants have concerns about the proposal including:

- Concerns about relocation – the process, when it would occur, how long it would take, costs associated, where/type of housing that would be offered, whether their pets would be able to be accommodated, how long they would reside at the new location, whether they would be able to return to the redevelopment if they wanted to in the future;
- Desire to stay in the local area to remain close to family, frequently used medical services/doctors, their existing community etc; and
- Concern about personal financial loss of relocation after spending own money on improvements to existing unit and garden over many years; and
- Concern about personal emotional loss of relocation including loss of a ‘home’ created over multiple decades and potential loss of and/or disconnection from a memorial tree planted on the proposal site for deceased family member.

Ways concerns could be addressed

Suggested ways that concerns could be addressed included:

- Being able to be relocated in the same local area/Maroubra;
- Being able to be relocated near family in neighbouring suburb of Eastgardens; and
- Being able to be relocated with existing pets.

Choose to return to redevelopment

The two existing tenants were unsure at the time of the session whether they would choose to return to live in one of the new homes once the redevelopment was completed.

- One tenant would return, but would also be satisfied if she was able to be accommodated near family in nearby suburb of Eastgardens; while
- One tenant was unsure whether they would return, as decision would depend on where and to what housing they were relocated to and what redeveloped housing was able to be offered to return to.

4.1.2 Feedback from nearby neighbours & other attendees

The six other attendees who completed a survey with JSA included 4 neighbours who live near the proposal site, 1 person who owns property near the proposal site but lives elsewhere and 1 person who attended out of personal interest. Five attendees reported that they own their home and one attendee rents privately.

Positive impacts or benefits

Half of the six attendees reported that they could identify no positive impacts or benefits of the proposal, while the other three attendees identified the following positive impacts or benefits of the proposal:

- More housing for others in the community;
- Redevelopment of the older 'run-down' housing stock with new housing a positive for the community;
- Additional units of social and affordable housing, from 33 to 144 dwellings, is a benefit for the community.

Concerns about the proposal

All six attendees report having concerns about the proposal including:

- Reduced value of property adjacent to proposal;
- Design and character of the proposed development would not be 'in keeping with' the streetscape that is all two-storey;
- Proposed three-storey development is 'too high', will 'overshadow' and 'tower over' adjacent neighbours;
- Quality of the design and development should be of a high standard to 'tie in' with other new developments in the area;
- Limited on-site parking and resultant loss of on-street parking;
- Concern about impacts to local traffic including from access/egress to Fitzgerald Avenue, additional weekend traffic;

- Concern that due to the high value of the local housing market, the affordable housing will not be broadly 'affordable' to very low, low and moderate incomes.

Ways concerns could be addressed

Suggested ways that concerns could be addressed:

- Reduce to two storey construction and increase setback to reduce impact and overshadowing of neighbours;
- Ensure high quality design and development;
- Design to reduce anti-social behaviour;
- Vehicular access/egress to the site from Yorktown Parade;
- Provision of more on-site parking than what is required;
- Ensure character of the design reflects the local area, such as through use of brick and tile materials, warm colour palette and use of traditional styles.

Other comments

Other comments and concerns shared included:

- Space for a bike path on Fitzgerald Avenue should be included in existing footpath and not taken from the road.
- Anti-social behaviour in the local area, noting that bus shelters on Fitzgerald Avenue are regularly damaged;
- Concern about 'tidiness' and rubbish dumping in the local area, including asbestos which should be managed appropriately.

4.2 Randwick City Council

It is understood that a project briefing meeting was held with Randwick City Council on 20 May 2024.

JSA has not sighted any feedback from Randwick City Council regarding the proposal to date.

5 Social baseline

The social baseline describes the existing social context of the project including:

- Service and facility context of the locality (immediate and wider)
- Policy and strategic planning context
- Demographic and housing context
- Housing cost and affordability context of the locality (immediate and wider)
- Profile of social housing in the immediate locality and wider Maroubra area
- Crime context of the Maroubra suburb

5.1 Service and facility context of the locality

The proposal site is well located to range of shops, services, public parks and recreation facilities, education facilities, medical services and public transport options as set out in Table 1 below. This is followed by Map 1 which displays points of interest within approximately 2km from the proposal site and Map 2 of the wider context to Central Station around 9.5km from the proposal site.

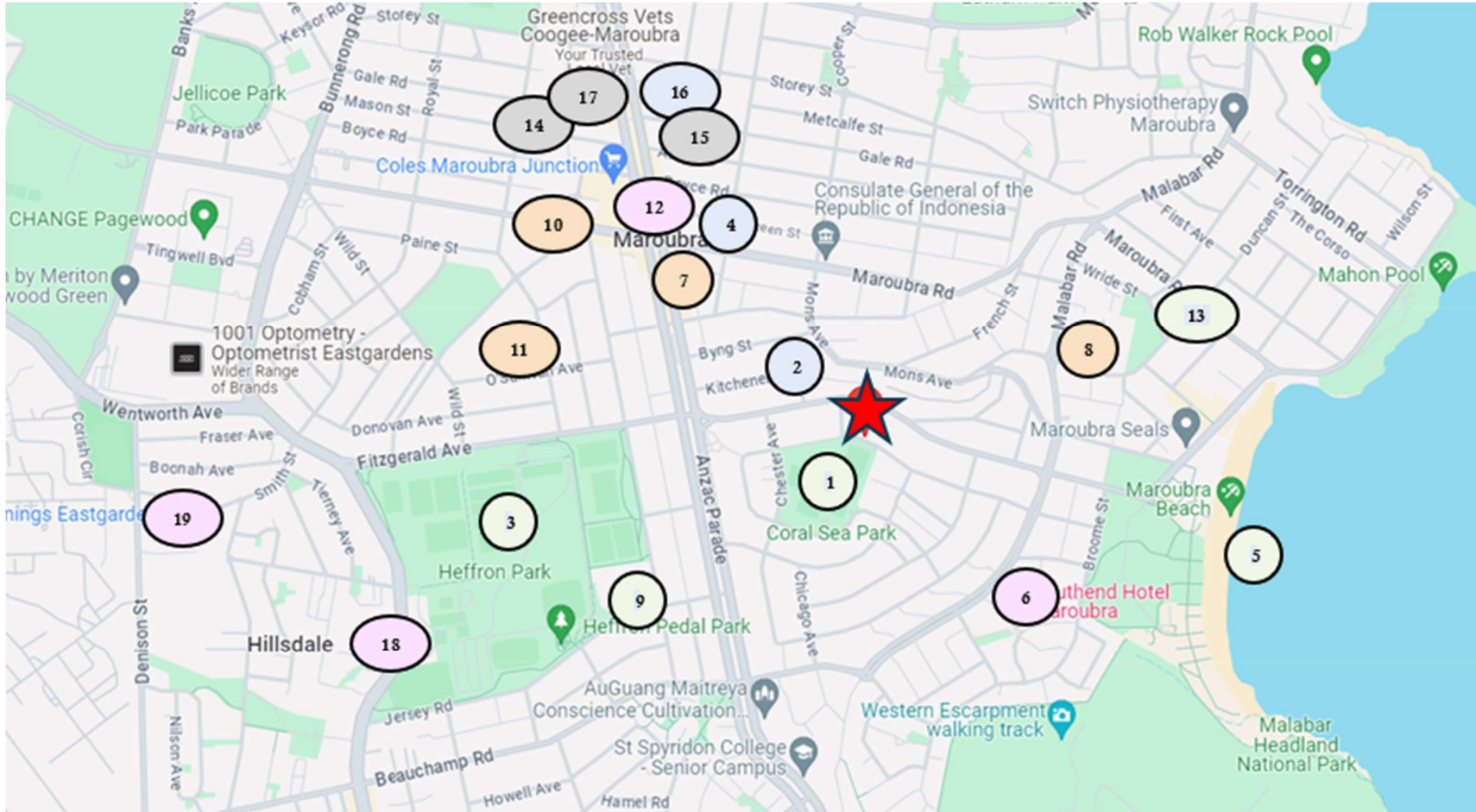
Table 5.1: Distance from proposal site to services and facilities

Map Reference	Point of Interest	Distance (from 40 Yorktown Parade)	Comment
1	Coral Sea Park	Directly opposite	Park including soccer fields, cricket pitch and practice nets, children's playground, basketball court and off-leash area.
2	Dr Tass N. James	700m	General Practitioner – walk-in
3	Heffron Park Sports Fields	800m	Variety of sports fields located within Heffron Park used for sports including netball, rugby league, rugby union, soccer, hockey and tennis
4	The Maroubra Centre	950m	Community Mental Health Services
5	Maroubra Beach and Western Escarpment walking track	1km	Surf Beach and various open areas including Broadarrow Reserve (park and off-leash dog area), Arthur Byrne Reserve (including Maroubra Skate Park and free outdoor gym), Beach Volleyball Club at South Maroubra, Rock Pools and South Maroubra SLSC. Western Escarpment Walking Track in Malabar Headland National Park starting from Arthur Byrne Reserve
6	South Maroubra Shopping Village and Village Green	1km	Shopping complex including Woolworths, chemist, fruit shop, bread shop, dentist; Village Green – grassed area with children's play equipment also used for community events

Map Reference	Point of Interest	Distance (from 40 Yorktown Parade)	Comment
7	Busy Bees at Maroubra	1km	Childcare centre that caters for all children and families including Nursery, Toddlers, Pre-Kindy and Kindergarten
8	Maroubra Bay Public School	1.1km	Public Primary School
9	Des Renford Leisure Centre	1.1km	Gym, aerobics and pool facilities
10	Maroubra Junction Early Childhood Learning Centre	1.2km	Long day care for children aged 6 weeks to 6 years
11	South Sydney High School	1.1km	State high school
12	Pacific Square Shopping Mall/Maroubra Junction Shops and Medical Centre	1.3km	Shopping complex including Coles, Aldi, Chemist Warehouse, restaurants/take away, The Juniors Leagues Club; Maroubra Medical Centre – general practitioners and physiotherapist
13	Muraborah Reserve	1.3km	Fenced green space including children's playground
14	Salvation Army Welfare Centre	1.4km	Range of social and community services/programs including Homelessness; Alcohol and other drug services; Aboriginal and Torres Strait Islander programs; Aged Care Services; National Chaplaincy; Emergency and Disaster Response and Recovery; Doorways and emergency relief; Employment Plus; Youth services; Family and Domestic Violence; Specialist parenting programs, etc.
15	Maroubra Seniors Citizens Centre	1.4km	Senior's activities
16	Maroubra Medical and Dental Centre	1.4km	General Practitioners, Women's Health, Skin Clinic, Dental Practice, Urgent Care Clinic
17	Lionel Bowen Library / The Junction Neighbourhood Centre	1.5km	Municipal library and community centre (drop in hub for community information and referrals including aged services, family services, community connections, domestic and family violence and first nations services)
18	Southpoint Shopping Centre	2km	Shopping complex including Woolworths, Aldi, Chemist Warehouse, T.K. Max and 25 speciality stores
19	Westfield Eastgardens	2.1km	Large shopping complex including Aldi, Big W, Coles, Hoyts Cinema, Kmart, Myer, Target, Woolworths and a large number of specialty shops. Also – Service NSW, Service Australia, banking, Australia Post.
20	Light rail stop, Juniors Kingsford	3.9km	Light Rail stop, Juniors Kingsford, Stop ID: 203289 – services to Circular Quay
21	Prince of Wales Hospital	3.9km	440-bed major public teaching hospital
22	University of New South Wales	4.2km	Tertiary education facility including faculties of Arts, Design & Architecture, Business School, Engineering, Law & Justice, Medicine & Health, Science
23	Sydney Airport	6.5km	Domestic and international airport
24	Westfield Bondi Junction	7.1km	Multi-floor retail destination offering big-name outlets, plus groceries, a food court & a cinema.

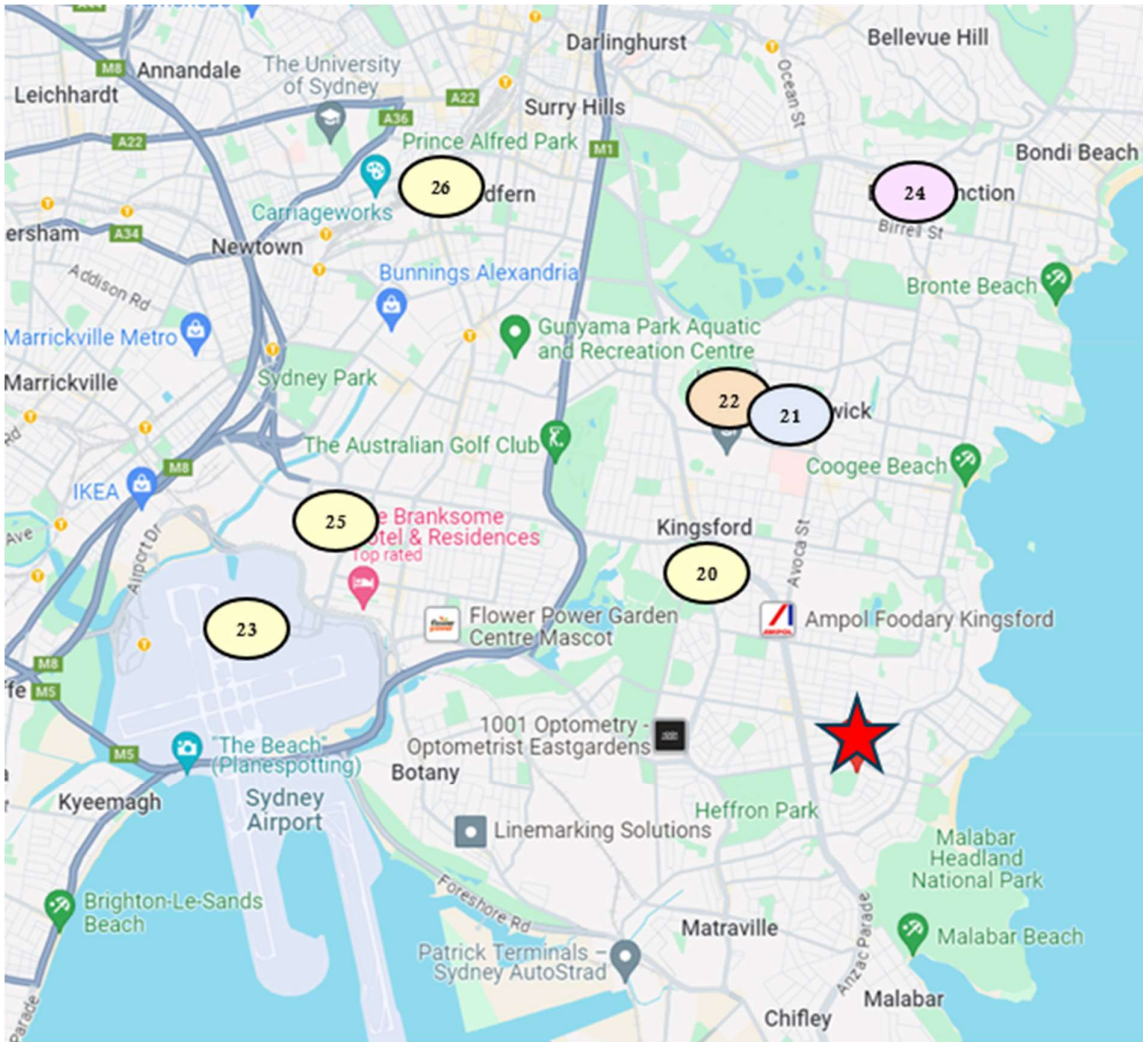
Map Reference	Point of Interest	Distance (from 40 Yorktown Parade)	Comment
25	Mascot Train station	7.2km	(34 min bus ride on B350 route) - Sydney Trains T8 Airport & South line services
26	Central Station	9.5km	(22 min bus ride) with access to all train lines

Source: Google Maps, accessed 18.6.24, JSA 2024



Map 1: Services and facilities in close proximity to proposal site (marked with star)

Source: Google Maps 2024, JSA 2024



Map 2: Map of Services and Facilities in the wider area. Proposal site marked with star.

Source: Google Maps 2024, JSA 2024

5.1.1 Public transport accessibility

The proposal site is located on land in the Six Cities Region and in an accessible area, as per Chapter 2, Part 2, Clause 15C of *SEPP Housing 2021*.

The nearest bus stops are adjacent to the proposal site on Fitzgerald Avenue and provide access to bus route 350 Sydney Airport Domestic to Bondi Junction. This route is a high frequency 24/7 service running approximately every 10 to 20 minutes Monday to Friday and every 20 minutes on Saturdays, Sundays and Public Holidays, with an hourly service between midnight and 04:00.¹⁸

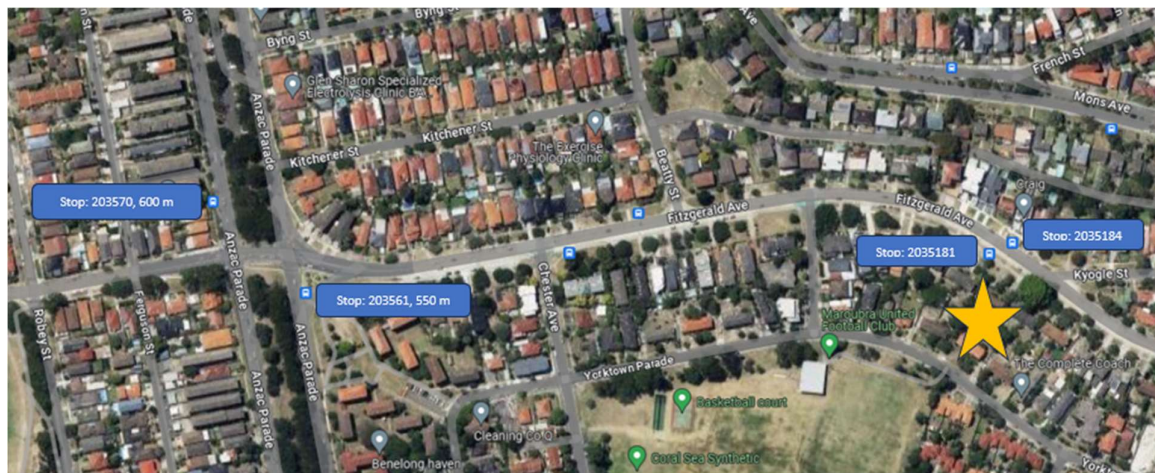


Figure 5-1: Proximity of bus stops to proposal site indicated by star

Source: JSA 2024, Google Maps

Fitzgerald Ave opp Kyogle St (Stop ID: 2035181), currently adjacent to 203 Fitzgerald Avenue (0m walking distance from proposal site), provides access to westbound 350 buses to Domestic Airport. From this bus stop, Westfield Eastgardens is an 8 minute ride, Mascot Station is a 28 minute ride and Sydney Airport Domestic Terminal is a 38 minute ride.¹⁹

Fitzgerald Ave at Kyogle St (Stop ID: 2035184), opposite Fitzgerald Road from the proposal site and adjacent to 220 Fitzgerald Avenue, provides access to east/northbound 350 buses to Bondi Junction. From this stop Bondi Junction Station is a 26 minute ride.²⁰

¹⁸ Transport NSW, Bus Route 350 Sydney Airport Domestic to Bondi Junction Timetable, <https://transportnsw.info/routes/bus>, accessed 24 June 2024.

¹⁹ Transport NSW, Trip Planner, Departures from Stop ID 2035181, <https://transportnsw.info/trip#/departures?depart=2035181>, accessed 14/06/2024.

²⁰ Transport NSW, Trip Planner, Departures from Stop ID 2035184, <https://transportnsw.info/trip#/departures?depart=2035184>, accessed 14/06/2024.



Figure 5-2: Bus stop Fitzgerald Ave opp Kyogle St (Stop ID: 2035181)

Source: JSA 2024, Google Maps Image capture April 2023

Bus stops on Anzac Parade at/after Fitzgerald Avenue provide access to additional high frequency bus services to alternate destinations via the 390X La Perouse to Bondi Junction Express Service, 394X La Perouse to City Museum (Express Service) and 399 Little Bay to UNSW (Loop Service).

Anzac Pde after Fitzgerald Ave (Stop ID: 203570), approximately 600m walking distance from the proposal site, provides access to these northbound services. From this stop, the Bowen Library is a 2 minute ride and the Juniors Kingsford Light Rail Stand is an 8 minute ride via the 399 Service.²¹

Anzac Pde at Fitzgerald Ave (Stop ID: 203561), approximately 550m walking distance from the proposal site, provides access to these southbound services. From this stop, the Long Bay Correctional Complex is a 5 minute ride and the terminus at the La Perouse headland is a 10 minute ride via the 390X Service.²²

5.2 Policy & Strategic Planning Context

The project is aligned with key strategic housing objectives of the NSW Government and Randwick City Council. Homes NSW has specific policies in place related to the relocation of tenants for management purposes including redevelopment of existing social housing which is applicable to the project and existing residents.

5.2.1 NSW Housing Strategy: Housing 2041

The 20-year vision set out in the NSW Housing Strategy, *that NSW will have housing that supports security, comfort, independence, and choice for all people at all stages of their lives*; is supported by four

²¹ Transport NSW, Trip Planner, Departures from Stop ID 203570, <https://transportnsw.info/trip#/departures?depart=203570>, accessed 14/06/2024.

²² Transport NSW, Trip Planner, Departures from Stop ID 203561, <https://transportnsw.info/trip#/departures?depart=203561>, accessed 14/06/2024.

pillars including ‘affordability’ that housing is affordable and secure.²³ The strategy also nominates six achievements to be provided over the 20 years including **2. increased support for those most in need**, which includes ‘continuing to invest in growing and changing the social housing portfolio, so it can meet future needs and challenges’ and ‘increasing the supply of affordable housing to meet agreed targets in both metropolitan and regional areas.’²⁴

5.2.2 State Environmental Planning Policy (Housing) 2021

The *State Environmental Planning Policy (Housing) 2021* sets out bonus height and floor space ratio (FSR) provisions for affordable housing which is located in an accessible area (Clauses 16, 17 and 18). The proposal site is located in an accessible area as it is within 400m walking distance of a bus stop serviced by a regular bus service. The bus stops on Fitzgerald Avenue adjacent to the proposal site provide access to high frequency bus services as set out above. It is understood that the proposal will utilise height and FSR bonuses allowable under the SEPP for the development of affordable housing.

5.2.3 Randwick City Council Local Strategic Planning Statement

The Randwick City Council (RCC) Local Strategic Planning Statement (LSPS) provides a framework for land use planning for the twenty year period to 2040. Randwick City Planning Priorities that are particularly relevant to the proposal are:

- Planning Priority 1 – Provide diverse housing opportunities close to employment, services and facilities; and
- Planning Priority 2 – Increase the supply of affordable rental housing stock to retain and strengthen our local community.²⁵

Housing affordability was identified as a big concern for many respondents that participated in Council consultations around the development of the LSPS. Whilst Randwick City Council has a *‘long-standing commitment to affordable housing in the local area and is one of the few metropolitan councils in Sydney with an established Affordable Rental Housing Program’*, it also recognises that more affordable rental housing is required to allow low income workers and students to remain in the area, to meet the needs of the growing number of smaller households living in high cost areas, to promote social integration and social diversity, and to allow people to stay in the community as they move through different life stages.²⁶

The LSPS notes that social housing estates in the RCC area are concentrated predominantly in the central and southern suburbs, and that the majority of the housing stock within the social housing estates is aging over 40 years old and in need of renewal. RCC reports that it will work with LAHC (now part of Homes NSW) on a staged approach to the renewal of the social housing estates²⁷ and

²³ NSW Department of Planning, Industry and Environment (2021) Housing 2041: NSW Housing Strategy, Pg 10.

²⁴ NSW Department of Planning, Industry and Environment (2021) Housing 2041: NSW Housing Strategy, Pg 26.

²⁵ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 22.

²⁶ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 28.

²⁷ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 27.

(importantly) that *'any future renewal of existing social housing stock must ensure an increase to social and affordable housing on these sites to meet population growth and need'*.²⁸

5.2.4 Randwick City Council Housing Strategy

The RCC Housing Strategy provides a framework for residential growth across the LGA for the twenty years to 2040. The Housing Strategy responds to the overarching strategic plans including the Greater Sydney Regional Plan and Eastern City District Plan as well as the RCC LSPS. The Housing Strategy outlines 8 priorities, with priority 4 and 7 particularly relevant to the proposal.²⁹

- Priority 4 - increase affordable rental housing across Randwick City
- Priority 7 - ensure future redevelopment sites are aligned with future transport investment

The Housing Strategy also sets the following objectives relevant to the proposal.

- 10% of all housing is affordable to very low, low and moderate income households by 2040
- Increase the number of social housing in any future redevelopment of public housing estates in Randwick City

Housing Strategy Priority 4, increase affordable rental housing across Randwick City, sets a minimum target of 10% affordable dwellings, comprised of 2.5% affordable rental housing and 7.5% social rental housing, by 2036. Council estimates that to achieve this target an additional 1,918 social dwellings and 1,765 affordable rental dwellings are required.³⁰

Council recognises that the LGA has experienced a continued loss of affordable housing due to increasing land/property values, increasing rents and resultant loss of rental stock at the lower end of the market. Council also reports that the previous ARHSEPP 2009 (replaced by the SEPP Housing 2021) did not deliver housing that was genuinely 'affordable' for very low to moderate income households in Randwick City, with very few proposals for in-fill affordable housing and despite many approvals for boarding houses few rooms created that were affordable to target groups.

Council aims for 200 affordable rental dwellings to be delivered for the Kensington and Kingsford town centres under its Affordable Housing Plan.³¹

It is likely that the renewal of existing social housing estates will be relied upon to reach Council's 10% target. Housing Strategy Priority 7, ensure future redevelopment sites are aligned with future transport investment, notes that renewal of aging social housing estates in the central and southern suburbs create opportunities to contribution to the City's 10+ year housing growth targets but that such projects will rely on new transport projects. Council notes that potential mass transit/train links from the CBD to Malabar via Randwick and Eastgardens-Maroubra Junction and light rail investigation from Kingsford to Maroubra Junction are under investigation by Transport for

²⁸ Randwick City Council (2020) Vision 2040: Local Strategic Planning Statement, March, Pg 25.

²⁹ Randwick City Council, Vision 2040: Housing Strategy, March, Pg 5.

³⁰ Randwick City Council, Vision 2040: Housing Strategy, March, Pg 31.

³¹ Randwick City Council (2019) Kensington and Kingsford Town Centres – Affordable Housing Plan, August.

NSW.³² Future transport options for the Randwick area have been further explored in the *South East Sydney Transport Strategy*.³³

Existing social housing estates and LAHC lands including the proposal site within the Coral Sea estate in Maroubra are identified for renewal and increased urban development. Council reports that it will work with LAHC (now part of Homes NSW) on appropriate staging of these sites, as well as its desire to work with LAHC and Transport for NSW to ensure that social housing estate renewals are supported by necessary transport improvements.³⁴

The proposal to replace 33 existing social housing dwellings with 144 dwellings, including 50 social housing dwellings and 94 affordable rental housing dwellings, will increase the number of affordable dwellings by 111 including 17 additional social housing dwellings (increase of 52% on existing) plus 94 new, affordable rental dwellings. The existing 33 social housing dwellings are all three-bedroom properties. The 50 social housing dwellings proposed include 24 one-bedroom, 22 two-bedroom and 4 three-bedroom apartments.

5.2.5 Randwick City Council Affordable Housing

Randwick City Council has an Affordable Housing Contributions Scheme that applies across the Kensington and Kingsford town centres and within identified Housing Investigation Areas. Developments within these areas must contribute to an affordable housing levy as set out in the Clauses 6.25, 6.26 and 6.27 of the Randwick Local Environmental Plan 2012. The aim of Council's AHCS is to create 200 affordable rental units for low to moderate income households within these town centres over the next 15 years.³⁵

Council has utilised the changing nature of the Kensington and Kingsford town centres from the introduction of light rail services to allow for higher intensity of development whilst also providing for community benefits through an Affordable Housing Contribution Scheme designed to provide 200 affordable housing dwellings in these centres.³⁶ Council has recently sought to expand its Affordable Housing Contribution Scheme to include identified Housing Investigation Areas close to public transport, local business centres and the Randwick Education and Health Strategic Centre in parts of Kensington North, West Randwick, Kingsford South and parcels along Arthur Street and Magill Street in Kingsford.³⁷

³² Randwick City Council, *Vision 2040: Housing Strategy*, March, Pg 39.

³³ Transport for NSW (2020) *South East Sydney Transport Strategy*, August, Pg 34, <https://www.future.transport.nsw.gov.au/future-transport-plans/south-east-sydney-transport-strategy>, accessed 17/06/2024.

³⁴ Randwick City Council, *Vision 2040: Housing Strategy*, March, Pg 47.

³⁵ Randwick City Council, *Affordable Housing Contributions*, <https://www.randwick.nsw.gov.au/planning-and-building/planning/affordable-housing-contributions>, accessed 05/09/2024.

³⁶ Randwick City Council (2019) *Kensington and Kingsford Town Centres: Affordable Housing Plan*, Adopted 10 December.

³⁷ Randwick City Council (2023) *Housing Investigation Areas: Affordable Housing Plan*, Adopted 20 June.

5.2.6 Homes NSW relocating tenants for management purposes

Homes NSW can ask tenants to move from one social housing property to another, a process referred to as relocation, for management purposes which includes if the property needs to be sold or redeveloped. As the existing dwellings are currently occupied, tenants will be required to be relocated for the redevelopment.³⁸

Homes NSW has established policies and protocols for how tenant relocation will occur, including providing a general timeframe, undertaking an assessment of a tenant households specific needs and finding suitable alternative housing to meet needs. Following the assessment, tenants will receive a Relocation Statement that confirm the type and size of property to be offered including number of bedrooms, location approved to move to, number offers that will be made, type and length of lease offered and any agreed relocation or reimbursement of home improvements or fixtures made to the current property.³⁹

Homes NSW has existing policies regarding eligibility and entitlements such as required number of bedrooms, criteria for accommodating children, preferred location and requested accommodation type.⁴⁰ Homes NSW has advised existing tenants of the proposed redevelopment that 'all existing tenants have the right to return to new homes once the redevelopment is complete.'⁴¹

Homes NSW will prepare a relocation plan specific for the development and existing tenants. This will be the baseline for the process and program of relocations in accordance with Homes NSW policies and processes.

5.3 Demographic and Housing Context

Key demographic and housing indicators have been analysed for relevant geographies to understand the context within which the renewal is occurring (see maps at **Appendix A**).

The SA1 within which the proposed redevelopment is located contains 553 people in 290 Occupied Private Dwellings, with a further 15 (5%) unoccupied. Of these, 151 (62%) are social housing (all public housing), with 33 dwellings included in the redevelopment (22% of social housing). Most of the dwellings are older flats and units, with a very high relative rate of 1 and 2 bedroom dwellings, and a much lower than average rate of 3 and particularly 4+ bedroom dwellings.

The SA1 is within the most disadvantaged 6% of areas for Australia, although it is far more advantaged when SEIFA Education and Occupation is considered. Median age is much older than

³⁸ Homes NSW (2023) Relocating tenants for management purposes, 16 August, <https://www.facs.nsw.gov.au/housing/living/move-swap-transfer/relocating-tenants-for-management-purposes>, accessed 16/09/2024.

³⁹ DCJ (2023) Factsheets: Relocating tenants for management purposes, 16 August, <https://www.facs.nsw.gov.au/housing/living/move-swap-transfer/relocating-tenants-for-management-purposes>, accessed 09/09/2024.

⁴⁰ Homes NSW (2024) Social Housing Eligibility and Allocations Policy Supplement, 22 July, <https://www.facs.nsw.gov.au/housing/policies/social-housing-eligibility-allocations-policy-supplement>, accessed 09/09/2024.

⁴¹ Homes NSW (2024) Fact sheet: Tenant Relocations Frequently Asked Questions, August.

average, with commensurately high rate of Need for Assistance with Daily Activities, and more than double the Greater Sydney rate of people aged 70+ years and of lone person households.

Maroubra South SA2, within which this is located, is less disadvantaged, but still within the most disadvantaged 39% of areas, likely related to the presence of 20% of dwellings being social housing, and the relatively high rate of smaller flats and units.

This is shown in summary in the table below, and in more detail in **Appendix G**.

Table 5.2: Summary statistics, 2021

Indicator	11802156719 SA1	Maroubra South SA2	Maroubra Suburb	Randwick LGA	Greater Sydney
Total persons	553	11,084	30,722	134,252	5,231,147
SEIFA Disadvantage: Australian percentile	6	39	65	92	n/a
SEIFA Education and Occupation: Australian percentile	74	82	95	94	n/a
Median household income	\$663	\$1,893	\$2,141	\$2,305	\$2,077
Median age	45	40	39	37	37
Has need for assistance	16%	6%	5%	4%	5%
Age 70+ Years	23%	13%	13%	11%	11%
Lone Person Households	51%	33%	28%	28%	23%
Total Dwellings	305	4,953	13,059	57,372	1,993,487
% Unoccupied	5%	7.9%	8.2%	10.4%	8.3%
% Flats and Units	87%	56%	49%	56%	31%
% Social Housing	62%	20%	9%	6%	4%
% Private Rental	17%	32%	34%	40%	32%
% of OPD studio	0%	1%	1%	1%	1%
% of OPD 1 b/r	23%	11%	11%	12%	8%
% of OPD 2 b/r	48%	41%	37%	39%	26%
% of OPD 3 b/r	25%	32%	29%	26%	31%
% of OPD 4+ b/r	5%	15%	22%	21%	34%

Source: JSA 2024; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

5.4 Housing Cost and Affordability

5.4.1 Definition and Benchmarks

The *Environmental Planning and Assessment Act 1979 (NSW)* provides statutory benchmarks for affordable housing. The following table sets out these benchmarks, applying them to indicate affordable rents and purchase prices, based on a very low, low or moderate income household paying no more than 30% of gross household income on these costs.

It can be seen, for example, that for rent to be affordable to a very low income, it must be no more than \$352 per week. Those paying more than 30% of their gross household income on their rent or mortgage repayments are deemed to be in housing stress, and thus at risk of after-housing poverty.

Table 5.3: Relevant Affordable Housing Income and Cost Benchmarks – Greater Sydney

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Greater Sydney	50-80% of Gross Median H/H Income for Greater Sydney	80%-120% of Gross Median H/H Income for Greater Sydney
Income Range (2)	<\$1,174 per week	\$1,175-\$1,878 per week	\$1,879-\$2,817 per week
Affordable Rental Benchmarks (3)	<\$352 per week	\$353-\$563 per week	\$564-\$845 per week
Affordable Purchase Benchmarks (4)	<\$287,000	\$287,001-\$459,000	\$459,001-\$689,000

Source: JSA 2024, based on data from ABS (2021) Census and ABS (2022) Consumer Price Index, ANZ online home loan repayment calculator, www.anz.com.au/personal/home-loans/calculators-tools/calculate-repayments/

(1) All values rent reported are in December Quarter 2023 dollars.

(2) Total weekly household income

(3) Calculated as 30% of total household income

(4) Calculated using ANZ Loan Repayment Calculator, using 7 November 2023 interest rate (6.99%) and assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan and 30% of total household income as repayments.

‘Affordable housing’ includes the full range of housing for very low, low and moderate income households, provided it meets the income and housing cost benchmarks set out above. This can include housing that is **subsidised in some way**, from special needs accommodation such as group homes, crisis and transitional accommodation, and social (community and public) rental housing for those most disadvantaged in the housing market that generally require deep subsidies; to ‘key worker’ (e.g. discount market rent) housing, and assisted or subsidised purchase, such as shared equity, for households who still need some assistance to enter home ownership that may require lower subsidies.

In some areas or local housing markets, it also can also include housing delivered through the **private market**, typically smaller, lower cost accommodation such as boarding houses, smaller apartments, secondary dwellings and lower cost caravan parks, provided it meets the statutory affordability benchmarks.

5.4.2 Rental Affordability

DCJ Published Data

The following provides an assessment of the relative affordability of relevant dwelling types in the Postcode area 2035, where the proposed redevelopment is located, compared with Randwick LGA and Greater Sydney averages.

There were insufficient lettings for December Quarter 2023 for data to be reported for studio apartments for the 2035 postcode area. However, if the LGA average is assumed, rent for this dwelling type would be affordable to 80% of low income households, but to no one on a very low income.

One bedroom apartments were affordable to around half of moderate income households. However, two and three bedroom apartments in the locality were affordable to high income households only, as shown below.

Table 5.4: Median rent and affordability assessment, Maroubra & LGA (Dec Qtr 2023)

Location	Bedsitter/studio	1 b/r apartment	2 b/r apartment	3 b/r apartment
PC 2035 (Maroubra, Pagewood, etc)	No data	\$700	\$850	\$1,200
Affordable to:	(80% of low income households)	50% of moderate income households	Higher income households only	Higher income households only
Randwick LGA	\$400	\$680	\$850	\$1,250
Affordable to:	80% of low income households	60% of moderate income households	Higher income households only	Higher income households only
Greater Sydney	\$480	\$620	\$700	\$965
Affordable to:	40% of low income households	80% of moderate income households	50% of moderate income households	Higher income households only

Source: JSA 2024; ABS (2021) Census, General Community Profile, G02; ABS (2024) Consumer Price Index, Index Numbers, All Groups CPI, Australia; NSW Department of Communities and Justice, Rent and Sales Report, Rent Tables, December quarter 2023 (Issue 146).

Rental Snapshot of Maroubra & Surrounds June 2024

A search on Realestate.com.au was conducted between 5 June and 12 June, 2024 for apartments and units available for rent in the Maroubra suburb and surrounding suburbs within an approximate 3.5-kilometre radius of the proposal site. Surrounding suburbs included South Coogee, Coogee, Kingsford, Pagewood, Randwick, Daceyville, Matraville, Chifley and Malabar. At the time, 74 apartments were identified for rent in Maroubra suburb and a further 280 apartments were for rent in the surrounding suburbs (total of 354 apartments for rent).

Maroubra Suburb

In Maroubra suburb, the median weekly rent for an apartment was \$813. Rents ranged between \$540 (a studio apartment) and \$1,300 (two bedroom luxury apartment). The table below sets out the number of apartments advertised by bedroom, rental quartiles and rent range (low to high).

Table 5.5: Rental quartiles for Apartments and Units for Rent in Maroubra Suburb

No. BR	Q1	Q2	Q3	No. properties	Rent Range
0	-	575	-	3	\$540-\$650
1	635	693	750	20	\$550-\$880
2	750	850	950	45	\$650-\$1,300
3	850	850	880	5	\$830-\$880
4	-	1200	-	1	\$1,200

Source: www.realestate.com.au, accessed between 5 and 12 June, 2024 and JSA calculation

Available Rentals in Surrounding Suburbs

In the surrounding nine suburbs a further 280 apartments were identified for rent. The median weekly rental for an apartment was \$900. Details including weekly rentals by number of bedrooms and rental quartiles are set out in the Table below.

Table 5.6: Rental quartiles for Apartments and Units in Maroubra surrounding suburbs

No. bedrooms	Q1	Q2	Q3	No. properties	Rent range
Studio	495	575	600	12	\$472-\$800
1	650	720	800	53	\$500-\$1200
2	800	900	1000	162	\$600-\$1900
3	1050	1220	1450	47	\$830-\$2,500
4+	1200	1313	1444	6	\$1100-\$1695

Source: www.realestate.com.au, accessed 11.6.24 and 12.6.24 and JSA calculation 2024

Greater detail on available properties is set out in **Appendix H**.

5.4.3 Affordable Housing Need

Overview

This section looks at housing stress amongst very low, low and moderate income renters in the Maroubra South SA2 and Randwick LGA at the time of the 2021 Census by income and household type as an important indicator of affordable housing need.

At the time of the 2021 Census, the Median Household Income for Greater Sydney was \$2,077. Based on the statutory definition of 'affordable housing' in the *Environmental Planning and Assessment Act 1979*, the following are the benchmarks used to estimate the number of people in housing stress, that is, paying more than 30% of their gross household income on their rent or mortgage repayments.

Income Bands – ABS 2021, Median Household Income for Greater Sydney = \$2,077

Very Low, 50% of median = <\$1,038

Low, 50-80% of median = \$1,038 - \$1,662

Moderate, 80-120% of median = \$1,662 - \$2,492

In **Maroubra SA2**, a total of 745 very low, low and moderate income households were in housing stress in 2021. By far, the greatest affordable housing need by this measure was among renters, who made up 87% of those in housing stress. More than half of these renters were on very low incomes, with a further 30% on low incomes. Just over 60% needed smaller strata dwellings.

In **Randwick LGA**, 7,900 very low, low and moderate income households were in housing stress in 2021. Again, by far, the greatest affordable housing need was among renters, who made up 85% of those in housing stress. Almost half of these renters (48%) were on very low incomes, with a further 33% on low incomes; with 63% needing smaller strata dwellings.

This is looked at in more detail below.

Housing Stress among Renters

The following looks at housing stress amongst very low, low and moderate income renters in Maroubra South SA2 and Randwick LGA at the time of the 2021 Census by income and household type as a broad indicator of affordable housing need.

Maroubra South SA2

In 2021, there were 1,438 very low, low, and moderate income renting households in Maroubra South SA2 for which the ABS had rental affordability data. Of these households, 648 (45%) were paying more than 30% of their household income in rental costs.

The following table shows this distribution by income and household type, with lone person and couple only household assumed to have their needs met by smaller strata dwellings.

Table 5.7: Income band and required dwelling size for households in rental stress, Maroubra South SA2, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	244 (38%)	106 (16%)	349 (54%)
Low	112 (17%)	80 (12%)	192 (30%)
Moderate	39 (6%)	68 (10%)	106 (16%)
Total	395 (61%)	253 (39%)	648 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

By far, the largest number of households in housing stress were lone person households (49% of renters in housing stress), with around one third of all those in housing stress being very low income lone person households. The next largest group was sole parent households, especially those on very low incomes.

Table 5.8: Income band and household type of households in rental stress, Maroubra South SA2, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	221 (34%)	23 (4%)	16 (2%)	77 (12%)	4 (1%)	8 (1%)	349 (54%)
Low	76 (12%)	36 (6%)	22 (3%)	29 (5%)	7 (1%)	22 (3%)	192 (30%)
Moderate	23 (4%)	15 (2%)	34 (5%)	15 (2%)	0 (0%)	19 (3%)	106 (16%)
Total	320 (49%)	75 (12%)	72 (11%)	122 (19%)	11 (2%)	49 (8%)	648 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Randwick LGA

In 2021, there were 12,495 very low, low, and moderate income renting households in Randwick LGA for which the ABS had rental affordability data. Of these households, 6,693 (54%) were paying more than 30% of their household income in rental costs. The following table shows this distribution by income and household type.

Table 5.9: Income band and required dwelling size for households in rental stress, Randwick LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	2,312 (35%)	882 (13%)	3,195 (48%)
Low	1,338 (20%)	864 (13%)	2,202 (33%)
Moderate	575 (9%)	722 (11%)	1,297 (19%)
Total	4,224 (63%)	2,469 (37%)	6,693 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Again, by far the highest need group was lone person households, and the largest single group was very low income lone person renters, as shown below.

Table 5.10: Income band and household type of households in rental stress, Randwick LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	2,042 (31%)	270 (4%)	135 (2%)	457 (7%)	49 (1%)	241 (4%)	3,195 (48%)
Low	974 (15%)	364 (5%)	258 (4%)	286 (4%)	61 (1%)	259 (4%)	2,202 (33%)
Moderate	353 (5%)	221 (3%)	332 (5%)	186 (3%)	23 (0%)	180 (3%)	1,297 (19%)
Total	3,369 (50%)	855 (13%)	725 (11%)	930 (14%)	133 (2%)	681 (10%)	6,693 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Household Income

The income profile of local households in housing stress was somewhat different to that of Greater Sydney, with less on very low incomes and more on moderate incomes, likely related to the relative unaffordability of the LGA, and increasing gentrification over some years.

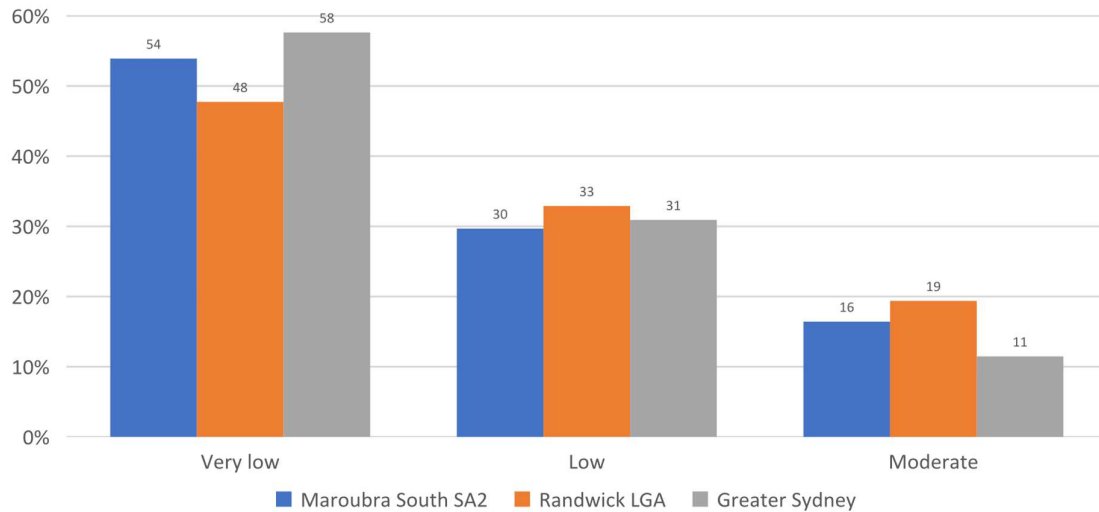


Figure 5-3: Income band of households in rental stress, 2021 (% of all households in rental stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Household type

There was a much higher than average rate of lone person households in housing stress in the SA2 and the LGA, as well as group households, and a lower than average rate of couples with children, and of sole parent families (in the LGA), as shown below.

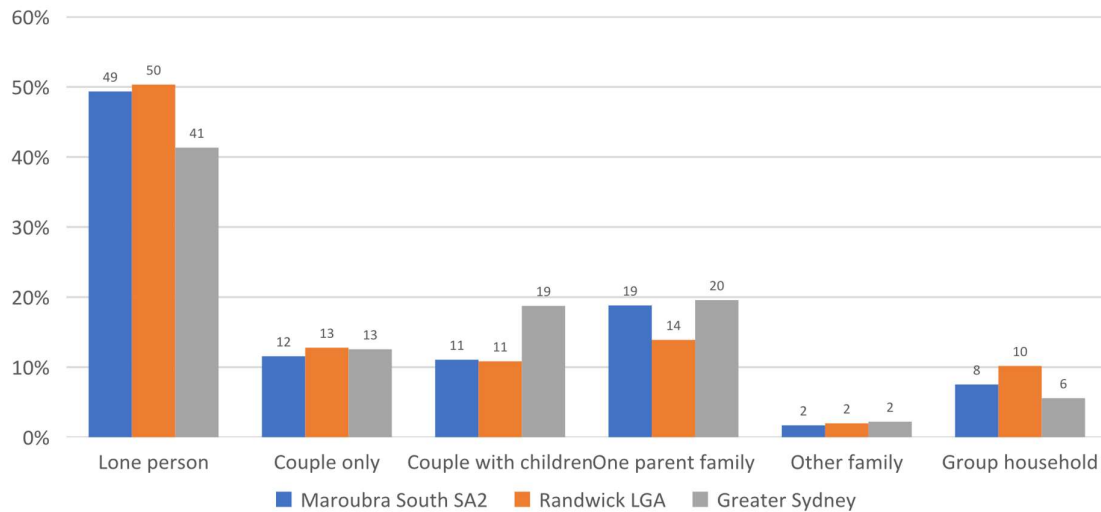


Figure 5-4: Household type of households in rental stress, 2021 (% of all households in rental stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Housing Stress among Purchasers

Maroubra South SA2

In 2021, there were 237 very low, low, and moderate income purchasing households in Maroubra South SA2 for which the ABS had purchase affordability data. Of these households, 97 (41%) were paying more than 30% of their household income in purchase costs.

The following table shows this distribution by income and household type, again assuming that lone person and couple only household would likely have their needs met by smaller strata dwellings.

Table 5.11: Income band and required dwelling size for households in purchase stress, Maroubra South SA2, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	17 (17%)	5 (5%)	22 (22%)
Low	17 (17%)	4 (4%)	21 (22%)
Moderate	29 (30%)	26 (26%)	55 (56%)
Total	63 (64%)	35 (36%)	97 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Almost 60% of purchasers in housing stress in the SA2 were lone person households, with a further third couple with children households.

Table 5.12: Income band and household type of households in purchase stress, Maroubra South SA2, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	17 (17%)	0 (0%)	5 (5%)	0 (0%)	0 (0%)	0 (0%)	22 (22%)
Low	13 (14%)	4 (4%)	4 (4%)	0 (0%)	0 (0%)	0 (0%)	21 (22%)
Moderate	27 (27%)	2 (2%)	22 (22%)	4 (4%)	0 (0%)	0 (0%)	55 (56%)
Total	57 (58%)	6 (6%)	31 (32%)	4 (4%)	0 (0%)	0 (0%)	97 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Randwick LGA

In 2021, there were 2,839 very low, low, and moderate income purchasing households in Randwick LGA for which the ABS had purchase affordability data. Of these households, 1,207 (43%) were paying more than 30% of their household income in purchase costs. The following table shows this distribution by income and household type.

Table 5.13: Income band and required dwelling size for households in purchase stress, Randwick LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very low	203 (17%)	104 (9%)	307 (25%)
Low	212 (18%)	167 (14%)	378 (31%)
Moderate	240 (20%)	282 (23%)	522 (43%)
Total	654 (54%)	553 (46%)	1,207 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Lone person households were again the largest group, followed by couples with children.

Table 5.14: Income band and household type of households in purchase stress, Randwick LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family	Group household	Total
Very low	144 (12%)	58 (5%)	45 (4%)	53 (4%)	3 (0%)	3 (0%)	307 (25%)
Low	163 (14%)	48 (4%)	93 (8%)	66 (5%)	5 (0%)	3 (0%)	378 (31%)
Moderate	194 (16%)	46 (4%)	186 (15%)	82 (7%)	4 (0%)	9 (1%)	522 (43%)
Total	501 (42%)	153 (13%)	324 (27%)	201 (17%)	13 (1%)	15 (1%)	1,207 (100%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Household income

There was a much higher than average rate of local purchasing households in housing stress on moderate incomes, and a significant under-representation of those on very low and low incomes, again likely indicating the relatively high cost of the local housing market.

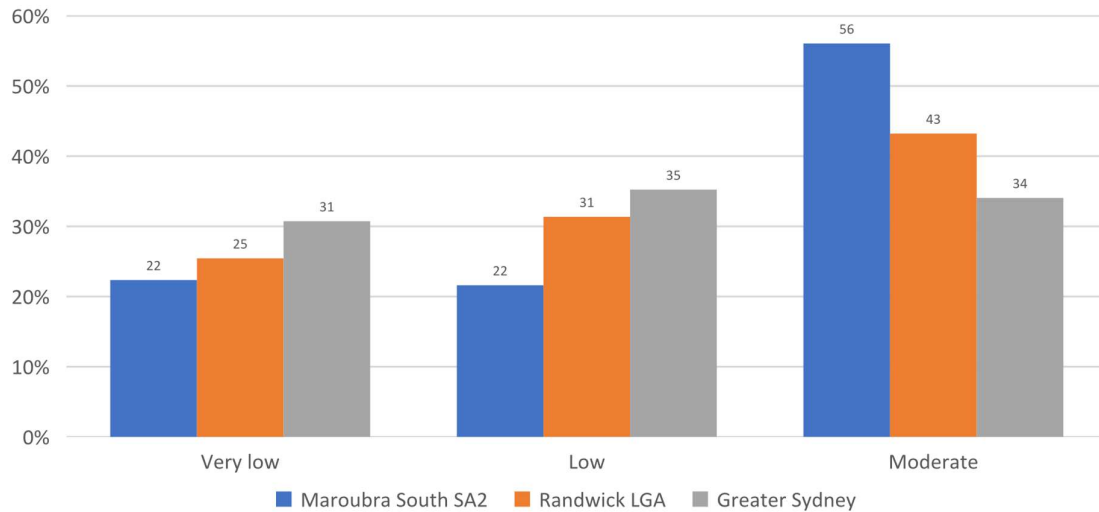


Figure 5-5: Income band of households in purchase stress, 2021 (% of all households in purchase stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

Household type

The local profile of those in purchasing stress was heavily skewed toward lone person households compared with Greater Sydney average, with a significant under-representation of all other household types, apart from sole parent families in Randwick LGA.

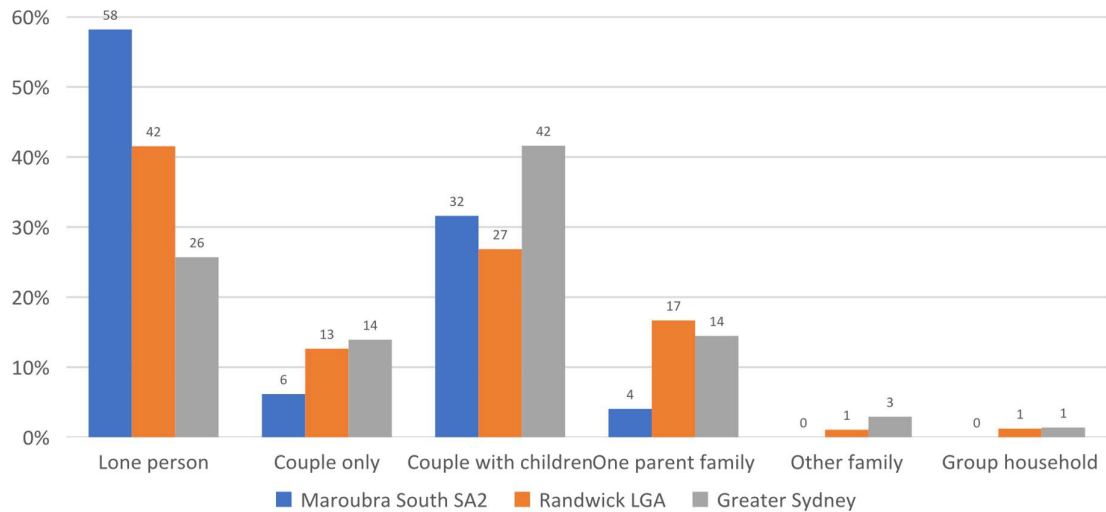


Figure 5-6: Household type of households in purchase stress, 2021 (% of all households in purchase stress)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Mortgage Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

5.4.4 Social Housing Waiting Times

Other important indicators of affordable housing need are the number of social housing applicant households on the NSW Housing Register by allocation zone, expected waiting times for general applicants of social housing by allocation zone and median waiting time by district published by DCJ.

Social Housing Applicants on NSW Housing Register

As at 31 July 2024, there were 1,192 social housing applicant households on the NSW Housing Register or waiting list for the CS02 Eastern Suburbs allocation zone⁴², including 287 priority applicants with high and/or complex needs (24%). Next nearest allocation zone of CS01 Inner City⁴³ had 744 households on the waiting list, with 207 priority applicants (28%).⁴⁴

⁴² The CS02 Eastern Suburbs Allocation Zone includes the suburbs of Banksmeadow, Bellevue Hill, Bondi, Bondi Beach, Bondi Junction, Botany, Bronte, Centennial Park, Chifley, Clovelly, Coogee, Daceyville, Darling Point, Double Bay, Dover Heights, Eastgardens, Eastlakes, Edgecliff, Hillsdale, Kensington, Kingsford, La Perouse, Little Bay, Lurline Bay, Malabar, Maroubra, Mascot, Matraville, North Bondi, Paddington, Pagewood, Phillip Bay, Point Piper, Port Botany, Queens Park, Randwick, Rose Bay, Rosebery, South Coogee, Tamarama, Vaucluse, Watsons Bay, Waverley and Woollahra; <https://www.facs.nsw.gov.au/housing/help/applying-assistance/choose-where/chapters/allocation-zone-locator>.

⁴³ The CS01 Inner City Allocation Zone includes the suburbs of Darlinghurst, Dawes Point, Elizabeth Bay, Haymarket, Kings Cross, Millers Point, Moore Park, Potts Point, Pyrmont, Redfern, Rushcutters Bay, Surry Hills, Sydney, The Rocks, Ultimo, Waterloo and Woolloomooloo; <https://www.facs.nsw.gov.au/housing/help/applying-assistance/choose-where/chapters/allocation-zone-locator>.

⁴⁴ NSW Department of Communities and Justice, Social Housing Applicant Households on the NSW Housing Register by Allocation Zone as at 31 July 2024, <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/social-housing-waiting-list-data.html>, accessed 03/09/2024.

Expected Social Housing Waiting Times for General Applicants

The most recent publicly available data on expected waiting times for social housing applicants by property size and allocation zone shows that studio and one bedroom dwelling types in both allocation zones had a waiting time of 5-10 years, while all other larger dwellings (2, 3 or 4+ bedroom dwellings) had an expected waiting time for general applicants of 10+ years. This indicates that there is very high unmet demand for all bedroom types in the relevant allocation zones.

Table 5.15: Expected Social Housing Waiting Times for General Applicants (at 30 June 2023)

Bedroom type	CS01 Inner City	CS02 Eastern Suburbs
Studio/1 bedroom	5-10 yrs	5-10 yrs
2 bedrooms	10+ yrs	10+ yrs
3 bedrooms	10+ yrs	10+ yrs
4+ bedrooms	10+ yrs	10+ yrs

Source: NSW Department of Communities and Justice, Expected Waiting Times for Social Housing as at 30 June 2023, <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>, accessed 24 June 2024.

Median waiting time by DCJ district (rolling 12 months)

The median waiting time for social housing applicants in the South Eastern Sydney DCJ district, which includes the eight LGAs of Botany Bay, Rockdale, Waverley, Georges River, Sutherland Shire, Woollahra, Randwick and Sydney⁴⁵, was 2.1 months for priority applicants and 17.2 months for general applicants as at 30 June 2024.⁴⁶

This measure provides information on how long 50 per cent of priority or general applicants waited before they were housed.⁴⁷ As such, the remaining 50 per cent of priority or general applicants have waited for shorter or longer than the median waiting time given for the district.

District level median wait times for priority and general applicants are much less than the expected waiting times for general applicants in the Eastern Suburbs and Inner City allocation zones. Median wait times by allocation zone are not publicly available.

DCJ advises that when applying for social housing, applicants are not able to choose a town or suburb to live in, but rather indicate a preference which will be within the 246 allocation zones, groups of areas or towns where social housing is available, across NSW. Waiting times can be much longer in some allocation zones than in others, with some allocation zones called “high

⁴⁵ Sydney LGA is included in both the Sydney District and South East Sydney District, <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/dcj-districts.html>, accessed 03/09/2024.

⁴⁶ DCJ, Social Housing Waiting List data, <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/social-housing-waiting-list-data.html>, accessed 03/09/2024.

⁴⁷ Median waiting times in months for priority and general social housing applicant households housed from the NSW Housing Register in the previous 12 months, at the end of each quarter. This measure provides information on how long 50 per cent of priority or general applicants waited before they were housed.

demand” zones because the demand for housing in these zones is greater than the number of properties that become available.⁴⁸

5.5 Maroubra Social Housing

The Section provides a profile of social housing dwellings and households in the Maroubra North, Maroubra South and Maroubra West Statistical Area 2s (SA2s) and in the relevant SA1 where the proposal site is located. (See **Appendix A** for maps of geographies).

5.5.1 Maroubra Social Housing Profile

Introduction

At the 2021 Census, there were 958 state or territory housing authority rented dwellings and 87 community housing provider rented dwellings rented in Maroubra North, Maroubra South and Maroubra West SA2s; a total of 1,045 social rental dwellings. The majority of these (89%) were in the Maroubra South SA2. The proposal site is located within the Maroubra South SA2.

Number of bedrooms

The graph below shows bedroom numbers for social housing in North, South and West Maroubra SA2s compared to all social housing in Greater Sydney. Compared to Greater Sydney, social housing dwellings in the wider Maroubra area includes an overrepresentation of two bedroom dwellings and an under representation of one bedroom and larger (4+ bedroom) dwellings. It is noted that there is a high rate of under occupation of social housing dwellings in Greater Sydney, so that bedroom numbers may not represent need.

⁴⁸ DCJ, Choose where you want to live: allocation zones, <https://www.facs.nsw.gov.au/housing/help/applying-assistance/choose-where>, accessed 03/09/2024.

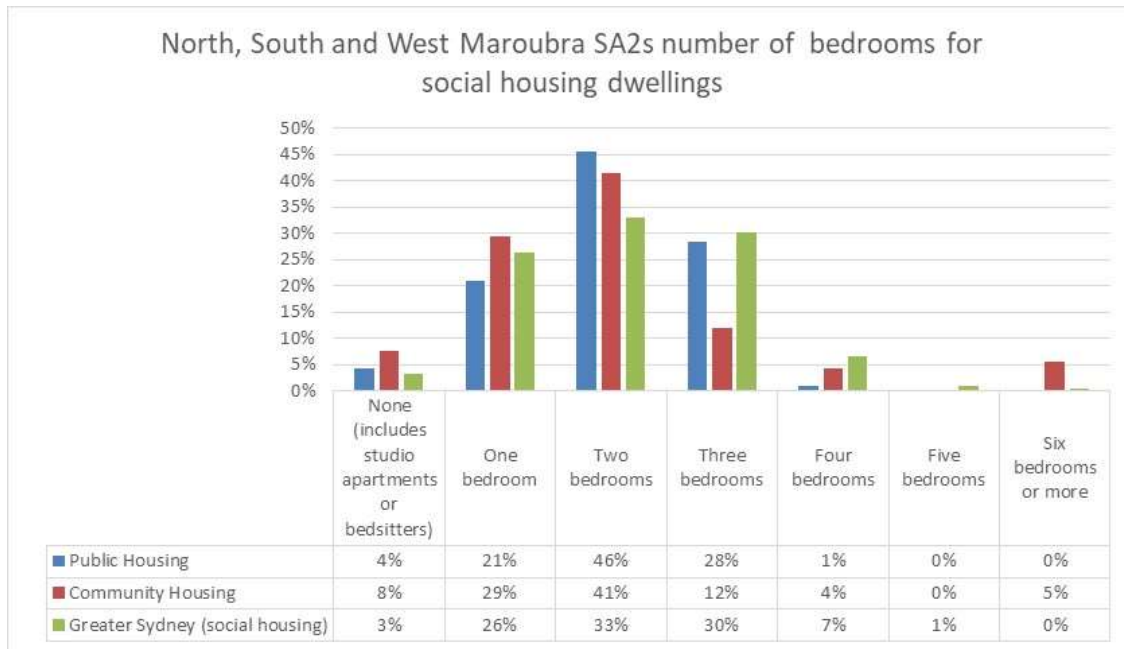


Figure 5-7: Number of bedrooms for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, BEDRD Number of Bedrooms in Private Dwelling (ranges) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Household Income

The graph below shows household income by the statutory affordable housing band for social housing in North, South and West Maroubra SA2s compared to social housing in Greater Sydney. 87% of public housing households in the three Maroubra SA2s are in the very low income band, compared to 78% of social housing in Greater Sydney. Very low income households in the bottom half of the band (earning \$0 to \$520 per week) made up 60% of public housing households in the SA2s, compared with 49% Greater Sydney. In 2021, this would have included single aged pensioners on \$480 per week and single people on Job Search Allowance on \$320 per week.

The income profile of community housing households in the SA2s is likewise largely comprised of very low income households, but also includes larger proportions of low, moderate and higher income households likely due to the provision of affordable rental housing by CHPs, with rents able to be set at 80% of market value, which in a high value local market would likely be unaffordable to very low and low income households.

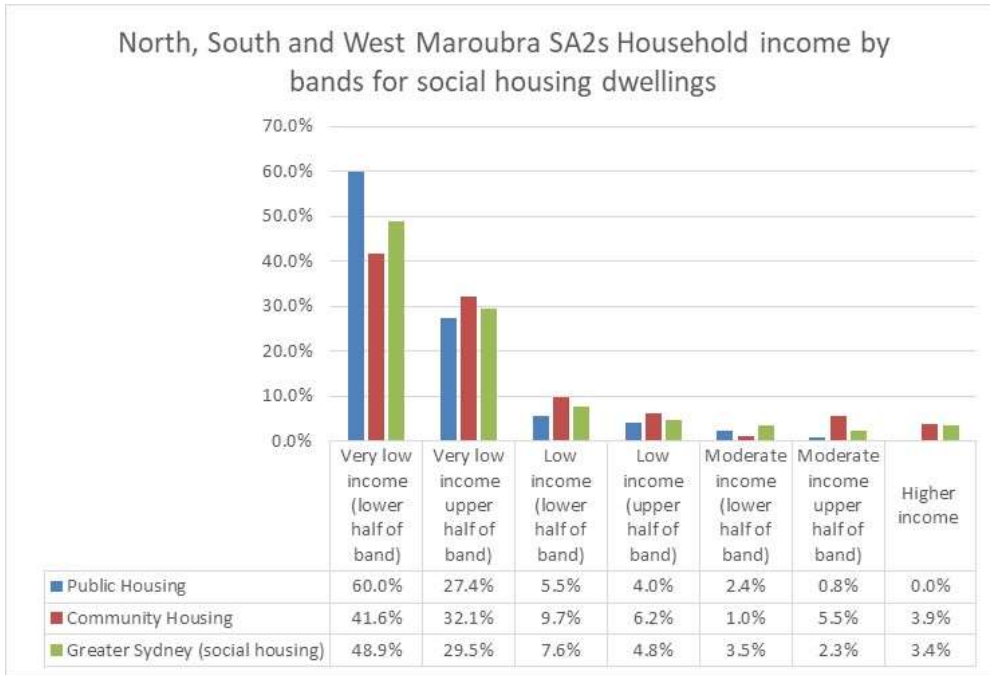


Figure 5-8: Household Income by Affordability Bands for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, HIND Total Household Income (weekly) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Household Structure

The graph below shows household structure for social housing in North, South and West Maroubra SA2s compared to social housing in Greater Sydney. The social housing households in the Maroubra SA2s are more likely to be lone person households and less likely to be families with children compared to Greater Sydney.

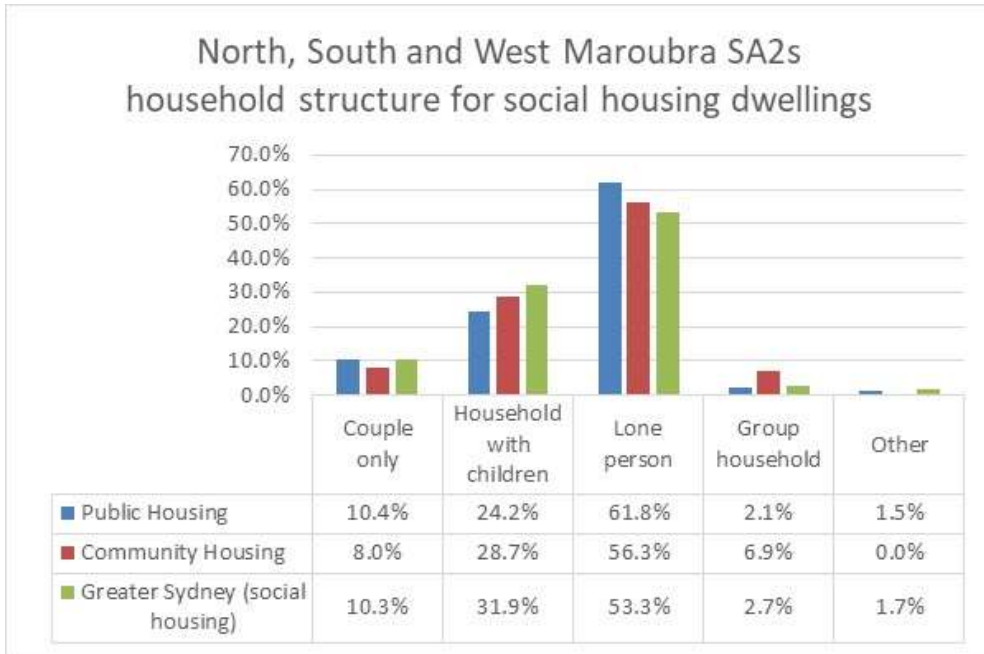


Figure 5-9: Household Structure for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, 2-digit level HCFMD Family Household Composition (Dwelling) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Underoccupancy

The graph below shows under and over occupancy for social housing in North, South and West Maroubra SA2s compared to social housing in Greater Sydney.

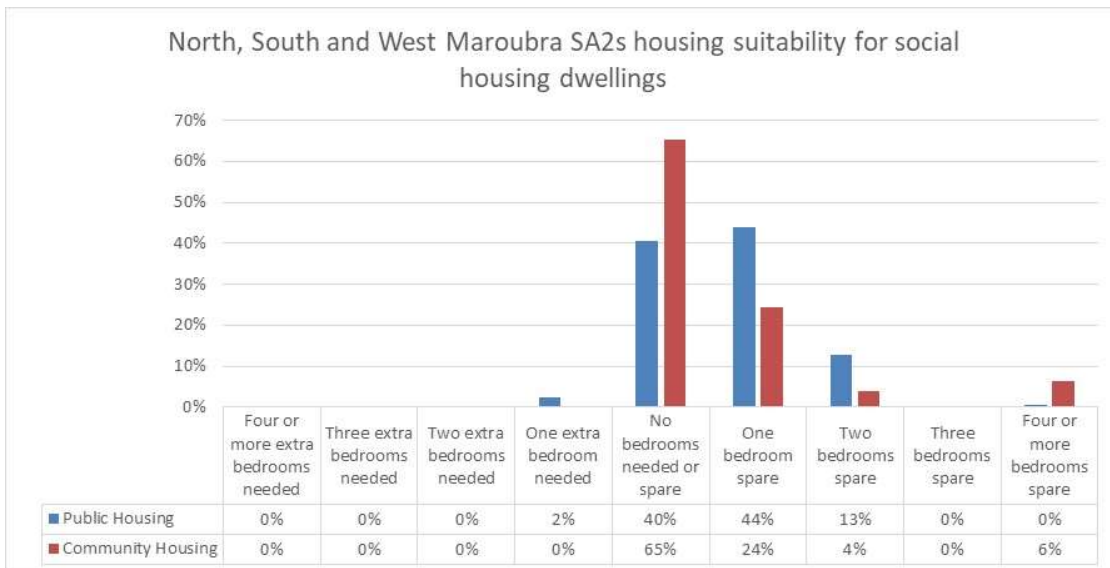


Figure 5-10: Housing Suitability for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, HOSD Housing Suitability by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

The tables below shows actual occupancy by dwelling size for public housing in North, South and West Maroubra SA2s. It can be seen that, for public housing dwellings, 20% of three or more bedroom dwellings contain one or two people and three or more bedroom dwellings comprise 29% of stock.

Table 5.16: Occupancy by dwelling size for public housing in North, South and West Maroubra SA2s.

	1 person	2 person	3 person	4 person	5+ persons
0-1 BR	23%	2%	0%	0%	0%
2 BR	30%	13%	2%	0%	0%
3 BR	9%	11%	5%	3%	1%
4+ BR	0%	0%	0%	0%	0%

Source: : JSA 2024; ABS (2021) Census, TableBuilder Pro, BEDRD Number of Bedrooms in Private Dwelling (ranges) by SA2 (EN), TENLLD Tenure and Landlord Type and NPRD Number of Persons Usually Resident in Dwelling, counting dwellings, place of enumeration.

For community housing dwellings, 13% of three or more bedroom dwellings contain one or two people and three or more bedroom dwellings comprise 19% of stock.

Table 5.17: Occupancy by dwelling size for community housing in North, South and West Maroubra SA2s.

	1 person	2 person	3 person	4 person	5+ persons
0-1 BR	34%	0%	0%	0%	0%
2 BR	21%	26%	0%	0%	0%
3 BR	4%	9%	6%	0%	0%
4+ BR	0%	0%	0%	0%	0%

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, BEDRD Number of Bedrooms in Private Dwelling (ranges) by SA2 (EN), TENLLD Tenure and Landlord Type and NPRD Number of Persons Usually Resident in Dwelling, counting dwellings, place of enumeration.

Age Structure

The graph below shows age structure for people in social housing in North, South and West Maroubra SA2s compared to social housing in Greater Sydney. Public housing residents in the Maroubra areas have an older age profile than Greater Sydney, with 46% of tenants aged 60 and over compared with 35%.

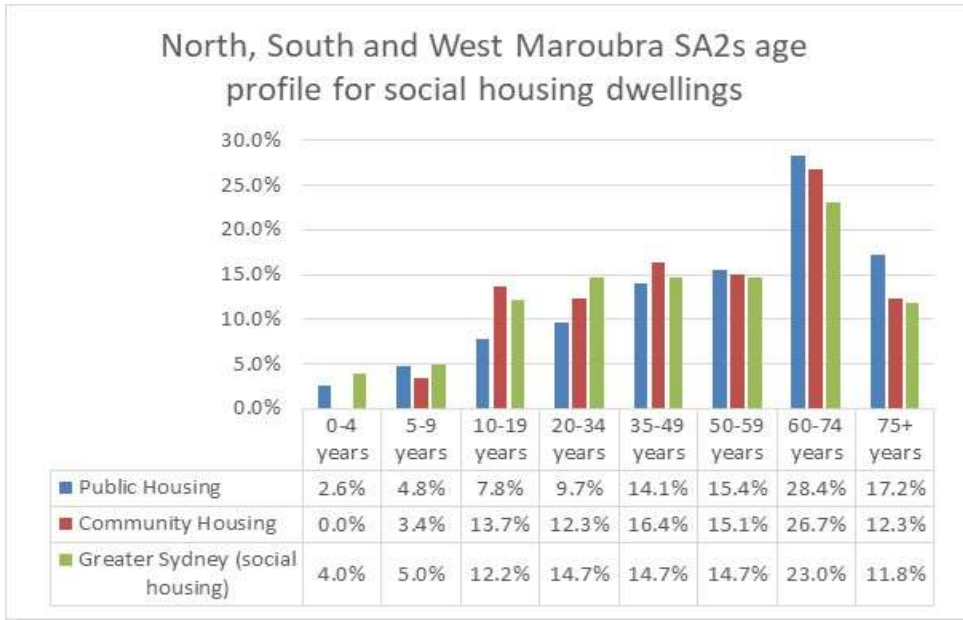


Figure 5-11: Age Structure for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, AGESP Age in Five Year Groups by SA2 (EN) and TENLLD Tenure and Landlord Type, counting persons, place of enumeration.

Workforce Participation

The graph below shows workforce participation for people in social housing in North, South and West Maroubra SA2s compared to social housing in Greater Sydney. Local public housing tenants had a similar workforce participation profile to Greater Sydney, with community housing tenants much more likely to be in the workforce; this is likely due to the inclusion of affordable housing in CHP portfolios.



Figure 5-12: Workforce Participation for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, LFSP Labour Force Status by SA2 (EN) and TENLLD Tenure and Landlord Type, counting persons, place of enumeration.

Occupation

The graph below shows occupation for people in social housing who were employed for North, South and West Maroubra SA2s compared to in Greater Sydney. The profile of local public housing tenants differs to the average social housing occupational profile with higher rate of Community and Personal Service Workers and Professionals and lower rate of Sales Workers. Workers in community housing were more likely to be employed as Professionals, Managers, Machinery Operators and Technicians and Tradespeople compared to local and Greater Sydney public tenants.

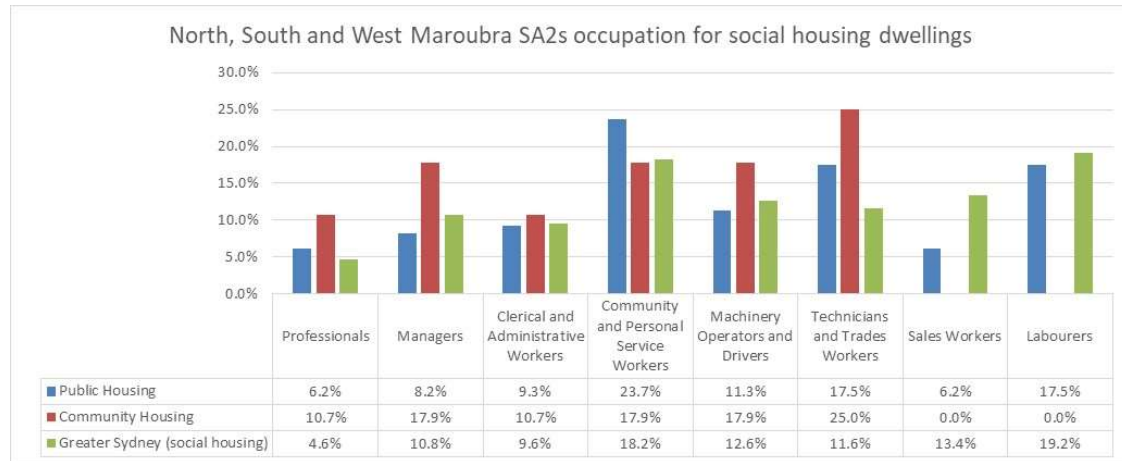


Figure 5-13: Occupation for social housing in Maroubra South, North and West SA2s.

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, 1-digit level OCCP Occupation by SA2 (EN) and TENLLD Tenure and Landlord Type, counting persons, place of enumeration.

5.6 Crime Context

Appendix B provides a review of NSW BoCSAR crime statistics (two-year trend and rate per 100,000 population) to March 2024 and hotspot maps for the Maroubra suburb for the twelve months to December 2023 (the most recent available), with the proposal site identified.

The Maroubra suburb reported lower than NSW rates for the year April to March 2024 for all offence types reviewed except for theft – steal from dwelling.

The two-year trend to March 2024 for all offence types reviewed has been stable or not calculatable due to low numbers of incidents recorded for the Maroubra Suburb, this contrasts with the NSW average where rates have trended upwards for all but two offence types reviewed, where the trend was Stable.

The proposal site is located within a high density hotspot for assault domestic, theft – motor vehicle theft, theft – steal from motor vehicle, theft – steal from dwelling and malicious damage to property; within a medium density hotspot for assault – non domestic and theft – break and enter dwelling; and a low density hotspot for robbery.

As a precaution, acknowledging the location of the site within a hotspot for theft related offences, it is recommended that a CPTED analysis of the Concept Plan be included, and that the proposed

development include secure entry to the building and car park, provide sufficient lighting and CCTV across the site and along through-site links/pathways etc.

5.6.1 Social Housing Profile in Relevant SA1

Introduction

At the time of the 2021 Census, there were 151 households who reported that they lived in a State or Territory Housing Authority dwelling (public housing) and no one who reported that they lived in housing rented through a Community Housing Provider (CHP) in the SA1 in which the redevelopment is located (SA1 – 11802156719).

Number of bedrooms

Compared to Greater Sydney, public housing dwellings in the SA1 are more likely to have two bedrooms and less likely to have none, three, four or more bedrooms.

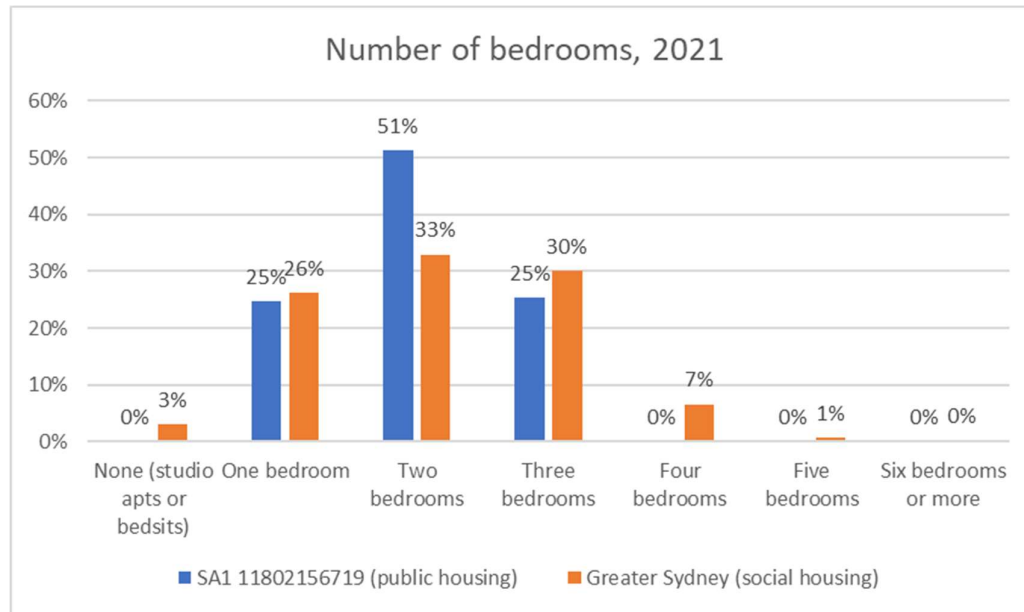


Figure 5-14: Number of bedrooms for social housing in proposal site SA1 and Greater Sydney
 Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, BEDRD Number of Bedrooms in Private Dwelling (ranges) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Household Income

The household income profile of local public housing households in the SA1 is predominately very low income earners with some low income. Compared to all social housing households in Greater Sydney, there are no moderate or higher income households which is likely due to the presence of affordable rental households.

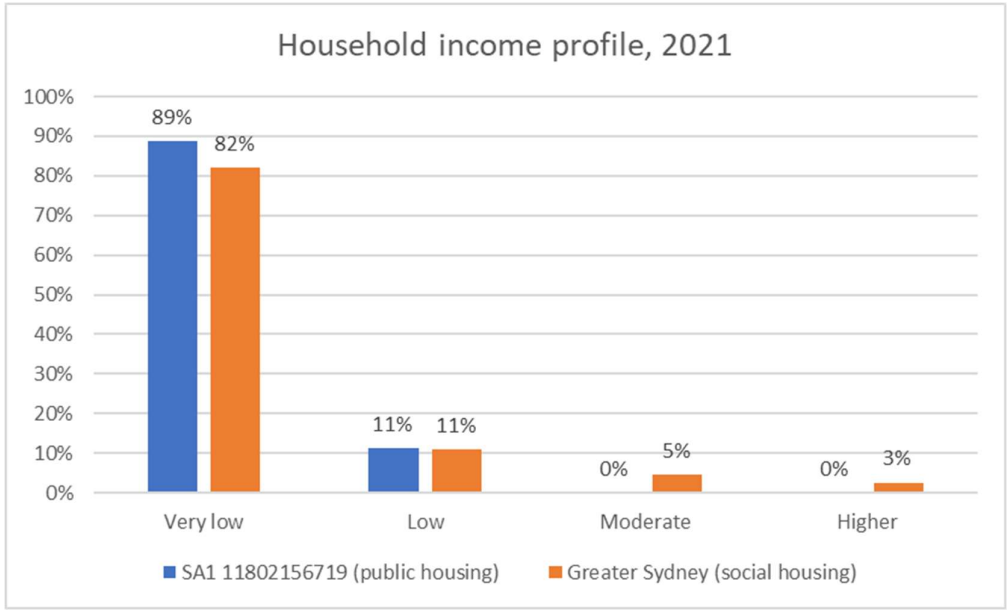


Figure 5-15: Household Income by Affordability Bands

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, HIND Total Household Income (weekly) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Household Structure

Compared to social housing households in Greater Sydney, public housing households in the SA1 are more likely to be lone person households and less likely to be couple families with children (there were none enumerated in the Census).

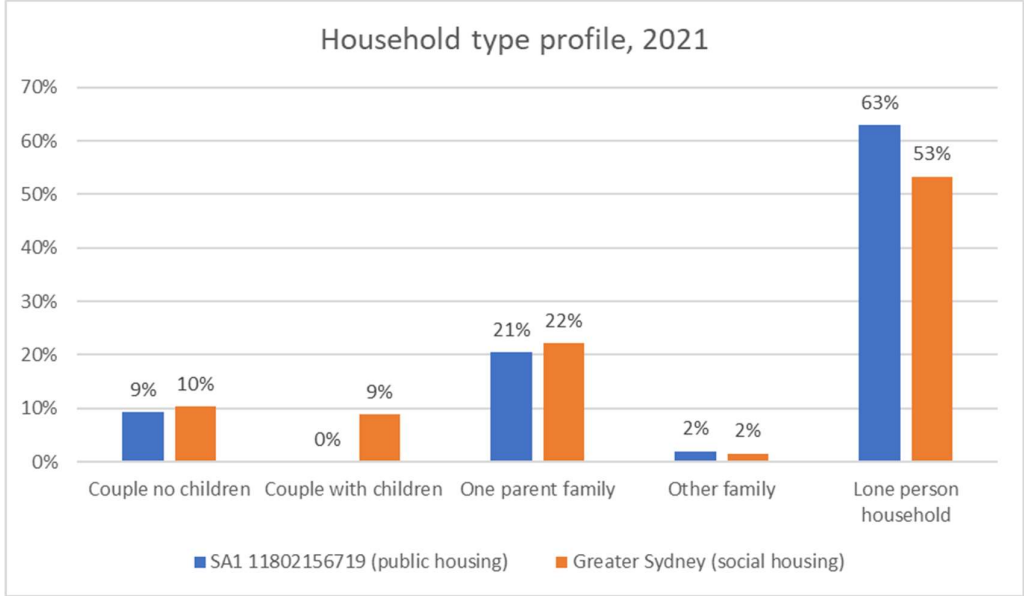


Figure 5-16: Household profile for social housing in SA1 and Greater Sydney

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, 2-digit level HCFMD Family Household Composition (Dwelling) by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

Underoccupancy

39% of public housing households in the SA1 are not underoccupied, they either need one extra bedroom or have no bedrooms needed or spare. 62% of the public housing households either have one or two bedrooms spare, it is presumed that this is likely the result of primarily lone person households residing in two or three bedroom properties but may also include some couple only households. As set out above, around half of the public housing dwellings in the SA1 are 2 bedroom properties with a quarter one bedroom and a quarter three bedroom.

Census data on the number of people counted in public housing dwellings by dwelling size, and their characteristics such as age and workforce participation, at the SA1 level is not available via ABS TableBuilder.

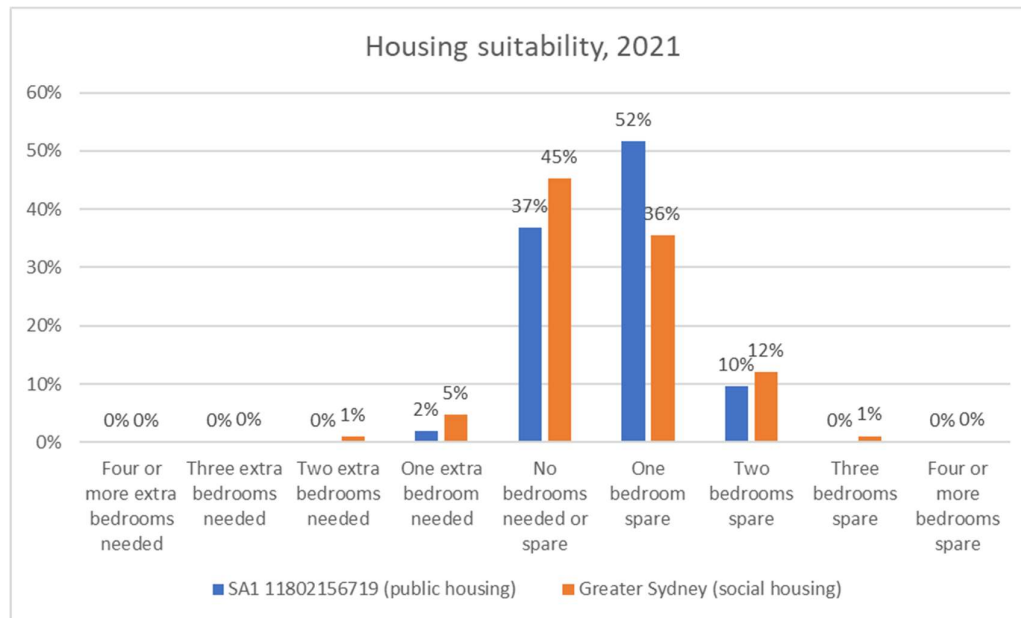


Figure 5-17: Housing Suitability

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, HOSD Housing Suitability by SA2 (EN) and TENLLD Tenure and Landlord Type, counting dwellings, place of enumeration.

6 Impact assessment and prediction

The Section provides a summary and evaluation of the social impacts identified throughout this SIA, and includes:

- Profile of existing public housing tenants residing in the dwellings to be redeveloped;
- Potential demography of the proposal based on relevant proxy populations;
- Amenity considerations of the proposal including impacts in the immediate locality and the proposed development; and
- Evaluation of identified social impacts that applies the matrices provided by the *Guideline Technical Supplement* in terms of likelihood level, dimensions of social impact magnitude, defining magnitude levels and significance.⁴⁹

6.1 Summary

As at September 2024, 32 existing social housing units were occupied by 76 residents. Households were predominately one parent and lone person households. Nearly half of the dwellings had three or more household members. One-third of head tenants were aged 70 and over. The proposed development will have a likely population of 214 people. The dwelling mix profile will suit a range of household compositions, which will likely include large proportions of lone person and one parent households.

The proposal is likely to result in social impacts that are largely likely positive, some potentially negative or adverse and others that may be both positive and negative or neutral. The following Table provides a summary of the social impacts identified and evaluated as per the Guideline, sorted by positive, negative and neutral impacts by residual impact significance. A detailed Table of identified impacts by Guideline impact categories is provided at Section 6.5.3 below.

Table 6.1: Summary of identified social impacts evaluated with SIA report reference

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Likely positive impacts				
Provision of 111 additional affordable housing units, incl 17 additional in perpetuity social housing units in local area with significant affordable housing need & context of State-wide housing crisis.	Almost certain + moderate = High	No mitigation required	High (positive)	Sections 5.2, 5.4, 5.5

⁴⁹ NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline for State Significant Projects – Technical Supplement, February, Pg 12-13.

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
Replacement of aging social housing with new, modern development with increased # of AH dwellings to better meet existing and future needs.	Almost certain + Moderate = High	No mitigation required	High (positive)	Sections 5.2, 5.4, 5.5
Proposed dwelling mix (45% 1BR, 50% 2BR, 5% 3BR) largely reflects LGA rental stress – 70% smaller dwellings suited to lone person & couple hhs, & 30% suited to families with children, noting that 2BR dwellings may be suitable depending on the number & sex of children).	Likely + Moderate = High	No mitigation required	High (positive)	Section 1.1.1 & 5.4.3.
Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)	Section 5.1
Replacement of aging with new modern development with enhanced landscaping, open space amenity and aesthetic value a benefit for future residents and nearby neighbours.	Almost certain + Minor = Medium	No mitigation required	Medium (positive)	Section 6.4.2.
Improved pedestrian connection through the site to public transport nodes on Fitzgerald Avenue and Coral Sea Park.	Almost certain + minor = Medium	No mitigation required	Medium (positive)	Section 6.4.2.
Positive & negative or neutral impacts				
Relocation of existing tenants, depending on nature of relocation, will change how they live, get around, play & interact (potential based on individual circumstances and perceptions).	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (positive/negative, neutral)	Section 4.1.1.
Estimated future population 214 people in 144 households, increase of 138 people in 111 households to existing. New residents will bring some changes particularly from new AH residents compared to SH units that will likely include tenants who return & others with similar profile.	Almost certain + minor = Medium	CHP policies re allocations, inclusion, tenant/neighbour engagement and property management.	Medium (positive/negative, neutral)	Section 6.2 & 6.3
We understand that there may be some existing tenants and immediate locality community members who are Aboriginal and	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others.	Low (positive/negative, neutral)	n/a

Identified Impacts	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance	SIA Report Reference
may have cultural values and needs associated with the proposal that must be considered.		Homes NSW detailed relocation planning with existing Aboriginal tenants.		
Potential crime and safety concerns for new residents due to existing moderate crime environment.	Possible + Minor = Medium	Rely on CPTED report. Plans to reflect CPTED recommendations.	Low (positive/negative, neutral)	Section 5.6
Potential negative impacts				
Relocation of existing tenants, potential personal emotional loss of 'home' particularly for those who have resided on-site for multiple decades.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)	Section 4.1.1.
Relocation of existing tenants, potential dislocation from local area and loss of connection to friends, neighbours, services, schools and community, potential loss of sense of place.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)	Section 4.1.1.
Potential difficulty for all existing tenants that require 3BR to return, will depend on future needs and preferences.	Possible + Minor = Medium	Homes NSW detailed relocation planning with existing tenants as per policies.	Low (negative) - Nil	Sections 1.1.1. & 4.1.1.
Potential personal emotional loss and/or dislocation from spaces and features that currently exist on site (e.g. a memorial tree planted for deceased family member)	Possible + Minor = Medium	Project team/Homes NSW consultation with existing tenants to identify significant existing features and assess potential mitigations.	Low (negative) - Nil	Section 4.1.1.
Potential for existing tenants to feel disempowered and/or dissatisfied with the relocation process if needs and preferences unable to be met and personal perception of impacts of redevelopment upon self and family.	Possible + Minor = Medium	Openness and transparency of Homes NSW re its strategic priorities, relocation and entitlement policies.	Low (negative)	Section 4.1.1.
Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provision submission during formal exhibition period.	Low (negative) - nil	Section 4.1.1.
Traffic and parking impacts in the immediate locality a concern raised by some neighbours.	Unlikely + minor = Low	Rely on Traffic and Parking Impact Assessment findings of no significant adverse impact & some on-street parking created.	Nil	Section 4.1.2.

Source: JSA 2024; DPE 2023

6.2 Profile of existing public housing residents

Homes NSW has provided information about the profile of existing public housing tenants of the 33 units proposed for redevelopment.

As at September 2024, 32 of the existing 33 units were occupied and 1 was vacant. The 32 occupied units included a total of 76 residents (2.375 people per dwelling).

Nearly two-thirds (63%) of households were one parent households and 25% were lone person households. Household size ranged from 1 person⁵⁰ to 6 household members, with 46% of households occupied by three or more household members.

Nearly two-thirds (63%) of head tenants are aged 50 and over, with around one-third (34%) aged 70 and over. JSA has not been provided with an age profile of other household members, including children.

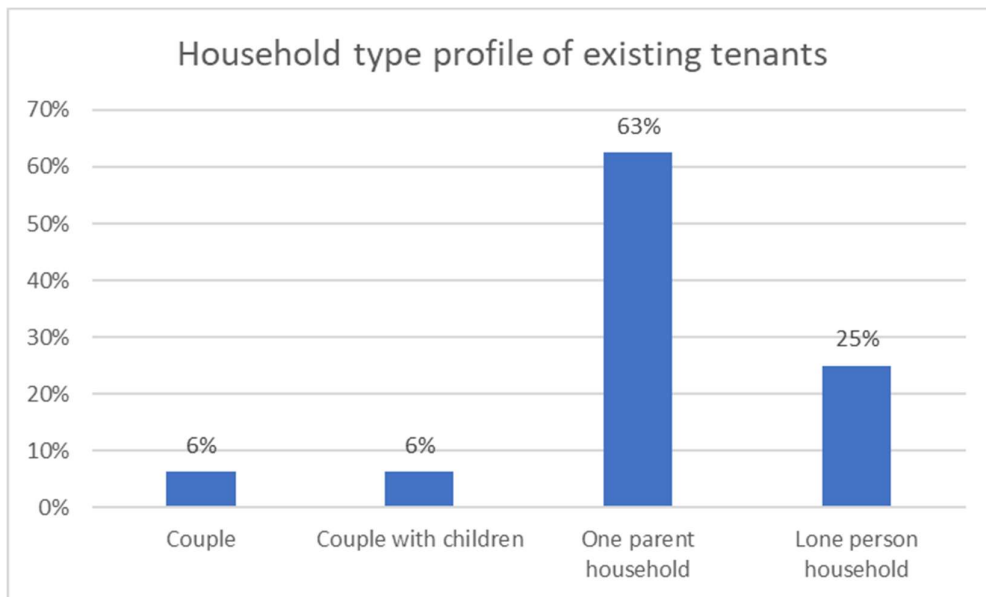


Figure 6-1: Household type profile of existing tenant households

Source: JSA 2024; Homes NSW

⁵⁰ 28% of households with one member includes one household that is a single parent expecting a baby (e.g. one person), which JSA included as a one parent household.

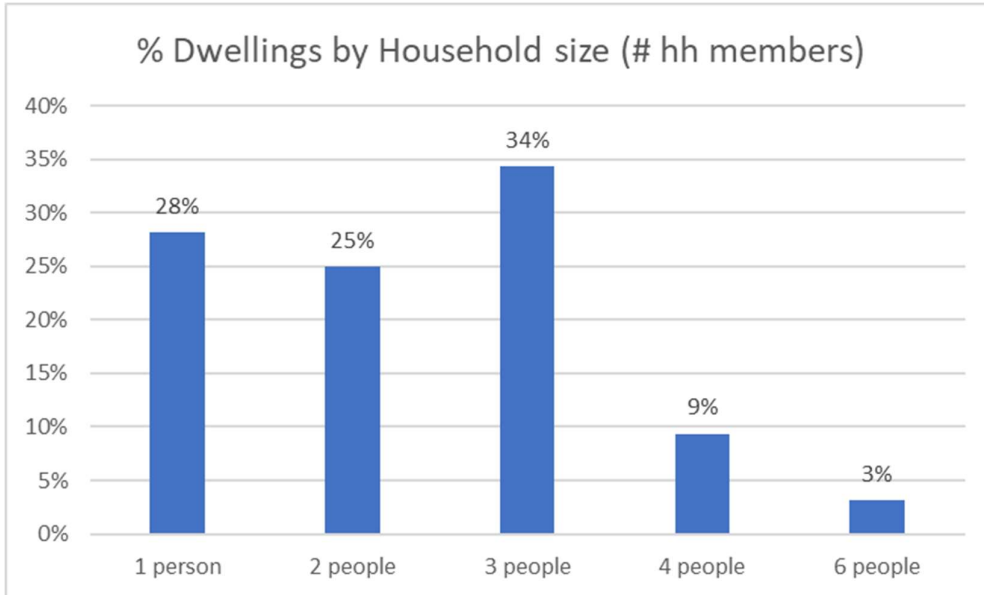


Figure 6-2: Household size of existing tenant households

Source: JSA 2024; Homes NSW

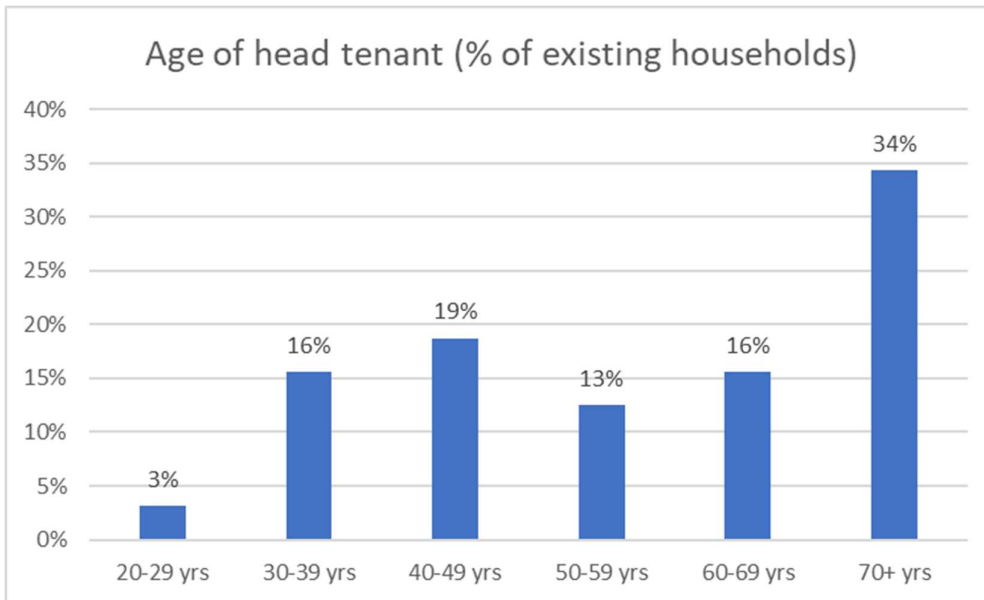


Figure 6-3: Age of head tenant of existing households

Source: JSA 2024; Homes NSW

Homes NSW advised that 28% of the units are under-occupied (n=9 units). It is assumed that this includes the 8 single person households, which would be considered under-occupancy of a three-bedroom dwelling, plus one additional household (likely the single parent expecting a baby). The remaining 23 households (72%) are presumably suitably occupied within the existing three-bedroom properties. We estimate that 81% of existing lead tenants are female and 19% are male based on the information provided. One-third of existing tenant households (34%) have a length of tenure of 20 years or more (n=11 households) including five households with a length of tenure of 30-40 years and one household with a tenure of over 40 years.

Homes NSW advises that ‘all existing tenants have the right to return to new homes once the redevelopment is complete.’⁵¹ Suitability of dwellings in the redevelopment for existing tenant households will depend on household size, composition and age of household members at the time that the development is completed.

Based on the existing population as at September 2024, which includes 22 households with children (19 one parent families with children, one single parent expecting a baby, one couple with children and one couple with grandchildren), the provision of 7 three-bedroom properties across the development with ‘social’ or ‘affordable’ tenure yet to be determined may not be sufficient to re-house all existing tenant households that would choose to return.

6.3 Potential demography of the proposal

A profile of the future population of the proposed development has been prepared using a likely proxy of those who live in similar dwellings, using available ABS Census data, including all community housing rented flats and apartments in a one or more story block in the Randwick LGA. The occupancy rate for the 144 dwellings proposed, including 50 social housing and 94 affordable housing, has been estimated to be 97% which would be typical for social and affordable housing stock.

The table below shows the likely profile of the development upon completion based on the proxy population of all community housing rented apartments in the Randwick LGA, which would include a mix of social housing and affordable rental housing managed by a CHP. Using this proxy, the development will have a likely population of **214 people**.

This proxy is compared against the benchmarks of all community housing rented apartments in Greater Sydney and all rented apartments in the Randwick LGA. More detailed data of people and households living in community housing rented dwellings by structure (in this case apartments) by bedroom number is not available through ABS TableBuilder.

It is important to note that the profile of future households in dwellings utilised for social and affordable rental housing will be based on profile of those on the social housing waiting list and the suitability of available dwellings for such households.

The main characteristics of the development using the proxy of all community housing rented apartments in Randwick LGA is similar to that of all community housing rented apartments in Greater Sydney, but very different to the profile of all rented apartments in Randwick LGA including:

- Much older age profile for residents of community housing rented apartments compared to residents of all apartments in Randwick LGA, 39% aged 55+ compared to 13%;
- Slightly higher proportions of children in community housing apartments, but much smaller proportion of adults aged 18-54 years at 48% compared to 75% of apartment dwellers in the LGA;

⁵¹ Homes NSW (2024) Fact sheet: Tenant Relocations Frequently Asked Questions, August (Appendix E).

- Much higher proportions of lone person and one parent households;
- As would be expected, much higher proportion of very low income households and much lower proportion of moderate income households;
- Much lower proportion of employed and much higher proportion of people not in the labour force; and
- Much higher proportion of households with no motor vehicle, 53% compared to 26%.

Table 6.2: Profile of proposal at completion Randwick LGA & Greater Sydney dwelling type benchmarks

Indicator	Randwick LGA (rented apts)	Randwick LGA (CH apts)	Greater Sydney (CH apts)	Proposal (proportion)	Proposal (# people or hhlds)
Population	-	-	-	-	214
Median Age					
Aged 0-4 (Preschool)	5%	4%	4%	4%	8
Aged 5-11 (Primary School)	4%	7%	6%	7%	14
Aged 12-17 (High School)	3%	3%	4%	3%	7
Aged 18-54	75%	48%	42%	48%	103
Aged 55+	13%	39%	43%	39%	83
Aged 70+	5%	23%	23%	23%	49
Aged 15+	89%	87%	88%	87%	187
Employed (15+)	73%	23%	26%	23%	43
Unemployed (15+)	4%	6%	5%	6%	11
Not in the labour force (15+)	24%	71%	69%	71%	133
Couple family household	28%	5%	10%	5%	7
Couple with children family household	13%	2%	6%	2%	3
One parent family household	8%	22%	16%	22%	30
All other family households	2%	2%	1%	2%	3
Lone person household	35%	66%	64%	66%	92
Group household	15%	6%	3%	6%	8
Very low income hhold (<\$1,174)	27%	86%	83%	86%	120
Low income hhold (\$1,175-\$1,878)	17%	11%	11%	11%	15
Moderate income hhold (\$1,879-\$2,817)	23%	2%	4%	2%	3

Indicator	Randwick LGA (rented apts)	Randwick LGA (CH apts)	Greater Sydney (CH apts)	Proposal (proportion)	Proposal (# people or hhlds)
No motor vehicle	26%	53%	48%	53%	74
One motor vehicle	52%	41%	44%	41%	58
Two motor vehicles	19%	4%	5%	4%	5
Three motor vehicles	3%	1%	1%	1%	1
Four or more motor vehicles	1%	2%	1%	2%	3

Source: ABS Census 2021, JSA 2024

6.4 Amenity considerations

6.4.1 Amenity in the locality

Parking and Traffic Impacts

We defer to relevant experts regarding potential amenity impacts related to parking and traffic. We note that the Transport and Accessibility Impact Assessment has been prepared by The Transport Planning Partnership (TTPP) to assess the traffic and accessibility impacts of the proposed development and to address the SEARs, finds that:

- Sufficient car parking will be provided on-site that satisfy the Housing SEPP requirements, 7 visitor parking spaces exceeding the requirement under the Randwick City Council DCP 2013 for residential flat buildings, plus 184 bicycle spaces that meet the requirements of the DCP and Homes NSW policy.⁵²
- Overall, from a traffic perspective the proposed development would have minimal traffic impacts to the surrounding road network.⁵³
- The existing active and public transport network will be retained as per the existing conditions. Residents' mode choice for working, school, leisure and shopping would involve walking, cycling and buses considering the subject site is conveniently located with easy access to bus services and close to the town centre. Key destinations such as library, schools, shops, commercial areas are located within a walkable distance within the town centre. A footpath network is available on both sides of the roads and cycleway network is available along the shared use path / road shoulder of Fitzgerald Avenue. Residents have the opportunity to walk or cycle to these destinations.⁵⁴

⁵² The Transport Planning Partnership (2024) Transport and Accessibility Impact Assessment: 40-64 Yorktown Parade and 195-213 Fitzgerald Avenue, Maroubra, 13 September, Pg 22-23. As advised by Applicant, 30 September 2024.

⁵³ The Transport Planning Partnership (2024) Transport and Accessibility Impact Assessment: 40-64 Yorktown Parade and 195-213 Fitzgerald Avenue, Maroubra, 13 September, Pg 33.

⁵⁴ The Transport Planning Partnership (2024) Transport and Accessibility Impact Assessment: 40-64 Yorktown Parade and 195-213 Fitzgerald Avenue, Maroubra, 13 September, Pg 36.

- The existing driveways in the Fitzgerald Avenue and Yorktown Parade will be consolidated into a single driveway as part of this development. This provides a good opportunity to provide additional on-street parking on these roads, especially Yorktown Parade is adjacent to a sports field where parking demand is relatively higher during the games.⁵⁵

We note that among the proxy of community housing renters in apartments in the Randwick LGA, 53% did not have a motor vehicle (double the rate of all renters of apartments in the LGA).

Acoustic Amenity

We defer to relevant experts on the matter of acoustic impacts within the locality and within the proposed development.

ADP Consulting has carried out a noise and vibration impact assessment report of the proposal in response to the SEARs which requires an assessment that details the construction and operational noise and vibration impacts on nearby sensitive receivers and proposes management and mitigation measures that would be implemented.⁵⁶ The assessment reports that based on preliminary designs the proposed development:

- Is expected to readily achieve internal noise criteria with standard construction methods and a sealed façade, with naturally ventilated rooms acceptable;
- Can satisfy relevant noise standards, policies and guidelines related to operational noise; and
- Will be able to minimise construction noise and vibration impacts to surrounding residential receivers if the recommendations outlined in the report are followed.⁵⁷

Visual Amenity

It is not anticipated that there would be any adverse visual amenity impacts, including privacy, solar access and overshadowing impacts, for the nearest residential neighbours to the north (opposite Fitzgerald Avenue) or to the south due to the distance from the proposed development.

Some neighbours who participated in the Homes NSW community drop-in session raised concerns about traffic and parking impacts and overshadowing impacts of the proposal in the immediate locality. We rely on the findings of relevant experts regarding internal concerns regarding privacy, solar access and overshadowing. Plans provided show that the proposal meets the ADG standards with regards to solar access, and that there is some overshadowing of one adjacent neighbour (66 Yorktown Parade).⁵⁸

⁵⁵ The Transport Planning Partnership (2024) Transport and Accessibility Impact Assessment: 40-64 Yorktown Parade and 195-213 Fitzgerald Avenue, Maroubra, 13 September, Pg 37-38.

⁵⁶ ADP (2024) LAHC – Housing Australian Future Fund – Maroubra, NSW: Acoustic SSDA, 26 August.

⁵⁷ ADP (2024) LAHC – Housing Australian Future Fund – Maroubra, NSW: Acoustic SSDA, 26 August, Pg 36.

⁵⁸ SJB Architects (2024) Compliance Drawings – Shadow Diagrams, Drawing No DA-8013/C, 26/09/2024.

6.4.2 Amenity of the proposed development

SEPP Housing 2021 Division 1 In-fill affordable housing includes FSR and building height requirements, with bonuses available for relevant authorities and registered community housing providers. It is understood that these bonuses are to be utilised for the proposal.

SEPP Housing 2021 includes non-discretionary development standards for in-fill affordable housing related to landscaped area, deep soil zones, parking and that the design reflects the desired future character of the precinct.

All dwellings include private open space, whether a garden/courtyard for ground level units or a balcony.

There is also a requirement that the affordable housing component must be used as affordable housing for fifteen years and be managed by a registered community housing provider. It is understood that Homes NSW intends for the project to be undertaken in partnership with a CHP that would assume responsibility for the tenancy management of all new social and affordable dwellings. It is understood that Homes NSW will retain ownership of the 50 in perpetuity social housing dwellings and that the ownership of the Affordable Housing dwellings will be transferred to the CHP.

Public open space & community facilities

Two indoor communal rooms have been provided at ground level, including one between buildings 2A and 2B (32.6m²) and one between buildings 2C and 2D.⁵⁹

Landscape Plans prepared by Mclean Design show the provision of on-site open space areas including a children's playground, seating, table tennis, bbq area, communal herb gardens and some turfed areas that will provide opportunities for passive and active outdoor recreation that will appeal to residents of all ages.

6.5 Evaluation of identified Social Impacts

6.5.1 Likely positive impacts

The proposal to replace 33 existing social housing dwellings with 144 dwellings (50 social housing and 94 affordable rental housing) will increase the number of affordable dwellings by 111 with 17 additional social housing dwellings (52% increase on existing) and 94 new, affordable rental dwellings in a well-located area.

The provision of 111 additional social and affordable rental housing dwellings, particularly 17 additional in perpetuity social housing dwellings, in a well-located and high amenity area with significant housing need and limited affordability is a significant community benefit of the proposal in the context of a highly unaffordable locality and State-wide affordable housing crisis.

⁵⁹ SJB Architects (2024) Project 6962 – Maroubra, Floor Plan – Level 00, 10 September.

The need to renew aging social housing and increase the supply of affordable rental housing in the Randwick LGA has been acknowledged by the relevant State and local governments for some time, with the project in line with strategic housing priorities set by NSW and Randwick City Council.

Expected waiting times for general applicants of social housing in the CS02 Eastern Allocation zone remains stubbornly lengthy at 5 to 10 years for studio and one bedrooms and 10+ years for all other housing types. A recent rental snapshot of Maroubra and surrounding suburbs revealed a very limited supply of rental properties that are affordable to low income households, with very low income households excluded entirely.

The vast majority of households in stress in the Randwick LGA are very low and low income renting households in need of smaller strata dwellings, with a particularly high need among very low and low income lone person renters. This includes people on pensions and benefits, as well as the large and growing number of low income key workers, including those in skill shortage areas such as aged care, childcare and hospitality, who would benefit from dwellings offered at discount market rent.

The 144 proposed social and affordable dwellings will provide a home for an estimated 214 people. The dwelling mix of 65 one bedroom units, 72 two bedroom units and 7 three bedroom units will suit a range of household compositions which will likely include large proportions of lone person and one parent households. Plans show the provision of on-site open space areas including a children's playground, seating, table tennis, bbq area and communal herb gardens that will provide opportunities for passive and active outdoor recreation that will appeal to residents of all ages.

6.5.2 Potential negative impacts

Potential need for more three-bedroom social housing dwellings

The findings outlined above indicate that there may be the need for a larger component of three bedroom apartments in the redevelopment, based on the existing profile of social housing tenants if there is to be sufficient homes for them to return to. Also, the profile of those in housing stress in the locality, who are in need of affordable rental housing, also indicates that it would be beneficial to provide for more three bedroom apartments, noting that around 30% of renters in housing stress in the SA2 are families with children (couples with children and one parent families).

Homes NSW advises that 'all existing tenants have the right to return to new homes once the redevelopment is complete.'⁶⁰ We note that the future suitability of dwellings in the redevelopment for existing tenant households will depend on household size, composition and age of household members at the time that the development is completed. Based on the profile of the existing tenant population that includes 22 households with children (15 of which have 3 or more household members), the provision of 7 three-bedroom dwellings across the development may not be sufficient to re-house all existing tenant households who would choose to return once the development is complete.

It is understood that this will need to be confirmed by Homes NSW, and that there will need to be detailed planning in relation to the temporary relocation of existing tenants whilst the

⁶⁰ Homes NSW (2024) Fact sheet: Tenant Relocations Frequently Asked Questions, August (Appendix E).

redevelopment is occurring, and return to their homes once it is completed. It is also possible that existing tenants could be rehoused in a three bedroom dwelling in the wider locality of Maroubra and surrounds if this is appropriate to their needs and such stock is made available, and this would be far preferable to being housed outside the locality, due to the likelihood of community and service connections and supports.

Impacts associated with relocation for existing tenants

There are potential adverse social impacts for existing tenants required to be relocated in order for the redevelopment to progress, depending on nature of relocation (location, housing type and condition) including:

- potential dislocation from the local area and loss of connection to friends, neighbours, services, schools and neighbourhood – particularly for larger households, which may be difficult to accommodate locally due to limited larger social housing properties;
- personal emotional loss of a ‘home’ that has been created, particularly for tenants who have resided on-site for multiple decades;
- personal emotional loss and/or dislocation from spaces and features that currently exist on the site, including for one resident a memorial tree planted on the site for deceased family member.

These are matters that will need to be further considered by Homes NSW, in close consultation with existing tenants, during the detailed planning phase for rehousing, including any emotional and financial support that need to be considered for existing tenants, and minimising disruption during the redevelopment phase.

6.5.3 Application of the Guideline social impact tables

The following Table applies the social impact tables as set out in the Guideline for evaluating social impacts in terms of likelihood level (Table 3), dimensions of social impact magnitude (Table 4), defining magnitude levels for social impacts (Table 5) and significance matrix of the above (Table 6).⁶¹

⁶¹ NSW Department of Planning and Environment (2023) Social Impact Assessment Guideline for State Significant Projects – Technical Supplement, February, Pg 12-13.

Table 6.3: Identified social impacts, evaluated significance, mitigations and residual impact significance

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
Way of life	how people live, how they get around, how they work, how they play, and how they interact each day	Provision of 111 additional affordable housing units, incl 17 additional in perpetuity social housing units in local area with significant affordable housing need & context of State-wide housing crisis a positive impact of proposal.	Almost certain + moderate = High	No mitigation required	High (positive)
		Improved pedestrian connection through the site to public transport nodes on Fitzgerald Avenue and Coral Sea Park.	Almost certain + minor = Medium	No mitigation required	Medium (positive)
		Relocation of existing tenants, depending on nature of relocation, will change how they live, get around, play & interact (potential impacts based on individual circumstances and perceptions).	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (positive/negative, neutral)
		Relocation of existing tenants, potential personal emotional loss of 'home' particularly for those who have resided on-site for multiple decades.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)
Community	composition, cohesion, character, how the community functions, resilience, and people's sense of place	Relocation of existing tenants, potential dislocation from local area and loss of connection to friends, neighbours, services, schools and community, potential loss of sense of place.	Likely + moderate = High	Homes NSW detailed relocation planning with existing tenants as per policies.	Medium (negative)
		Estimated future on site population 214 people in 144 households, increase of 138 people in 111 households compared to existing. New residents will bring some changes particularly from new AH residents compared to SH units that likely will include tenants who return & others with similar profile.	Almost certain + minor = Medium	Practices and policies of CHP regarding allocations, social inclusion, tenant/neighbour engagement and property management.	Medium (positive/negative, neutral)
Accessibility	how people access and use infrastructure, services and	Replacement of aging social housing with new, modern development with increased # of AH dwellings to better meet existing and future needs of the community.	Almost certain + Moderate = High	No mitigation required	High (positive)

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
	facilities, whether provided by a public, private, or not-for-profit organisation	Proposed dwelling mix (45% 1BR, 50% 2BR, 5% 3BR) largely reflects LGA rental stress - 63% smaller hhs, 37% larger hhs (which incl 19% single parent hhs where 2BR may be suitable depending on # & composition of children). Some existing larger households may not be able to be accommodated.	Likely + Moderate = High	No mitigation required	High (positive)
		Potential difficulty for all existing tenants that require 3BR to return, will depend on future needs and preferences.	Possible + Moderate = Medium	Homes NSW detailed relocation planning with existing tenants as per policies.	Low (negative) - Nil
Culture	both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings	We understand that there may be some existing tenants and immediate locality community members who are Aboriginal and may have cultural values and needs associated with the proposal that must be considered.	Possible + Moderate = Medium	Defer to Aboriginal Cultural Heritage Assessment Report prepared by others. Homes NSW detailed relocation planning with existing Aboriginal tenants, to consider cultural values and needs.	Low (positive/negative, neutral)
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, access to open space and	Potential personal emotional loss and/or dislocation from spaces and features that currently exist on site (e.g. a memorial tree planted for deceased family member)	Possible + Minor = Medium	Project team/Homes NSW consultation with existing tenants to identify significant existing features (e.g. memorial tree) and assess potential mitigations. Homes NSW detailed relocation planning with existing tenants.	Low (negative) - Nil

Guideline Impact Category	Guideline Description	Identified Impact (likely positive, potential negative, positive & negative or neutral)	Evaluated significance (Likelihood + Magnitude)	Project specific mitigations	Residual impact significance
	effects on public health				
Surroundings	ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity	Replacement of aging housing stock with new modern development with enhanced landscaping, open space amenity and aesthetic value a benefit for future residents and nearby neighbours.	Almost certain + Minor = Medium	No mitigation required	Medium (positive)
		Traffic and parking impacts in the immediate locality a concern raised by some neighbours.	Unlikely + minor = Low	Rely on Traffic and Parking Impact Assessment findings and recommendations.	Nil
		Potential crime and safety concerns for new residents due to existing moderate crime environment, with proposal site located within high density hotspots for certain offences.	Possible + Minor = Medium	Rely on findings of the CPTED report. Plans to reflect CPTED recommendations.	Low (positive/Negative, neutral)
Livelihoods	people's capacity to sustain themselves through employment or business	Proximity and accessibility of proposal site to employment centres, training and educational services and opportunities a significant positive benefit for future residents.	Almost certain + Moderate = High	No mitigation required	High (positive)
Decision-making systems	extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.	Potential for existing tenants to feel disempowered and/or dissatisfied with the relocation process if needs and preferences unable to be met and personal perception of impacts of redevelopment upon self and family.	Possible + Minor = Medium	Openness and transparency of Homes NSW re its strategic priorities, relocation and entitlement policies.	Low (negative)
		Potential for nearby residents to feel disempowered and/or dissatisfied with the proposal and process.	Possible + Minor = Medium	Opportunity to provision submission during formal exhibition period.	Low (negative) - nil

Source: JSA 2024; DPE 2023

6.6 Recommendations

The needs and preferences of the existing residents should be considered carefully throughout the relocation process. The needs of the many older tenants, those who have resided on-site for many decades and larger households with children are likely to be complex with the potential for adverse personal/social impacts associated with relocation from their homes, neighbourhood and existing support networks.

It is recommended that:

- Homes NSW closely consult with existing tenants to better understand their social, emotional and financial needs, and their housing and locational preferences, in the process of developing detailed plans, including for temporary rehousing during the redevelopment and return to the new development on completion for those who wish to do so;
- Ensure that temporary relocation during redevelopment has minimal disruption on tenants' access to services, social networks and possibly work or volunteering, including a commitment to relocating people within 5 kms of their existing homes where this is the desired outcome, and head-leasing larger properties if appropriate;
- Homes NSW consider increasing the component of three bedroom dwellings to accommodate existing social housing tenants as required, as well as to meet the needs for larger dwellings among those currently in housing stress in family with children households;
- As well, Homes NSW proactively seek to ensure there are sufficient three bedroom dwellings in reasonably close proximity to the subject site through freeing up existing stock in the event that sufficient three bedroom social housing dwellings cannot be accommodated on site.

The Landscape Plans that have been prepared by Mclean Design show that some existing trees on-site will be relocated with the proposed development. It is recommended that:

- The project team consult with existing tenants to identify any significant existing landscape features, such as the memorial tree mentioned by a tenant at the drop-in session, and determine if there are any practical mitigations to reduce adverse social impacts that may result from the loss of such items.

7 Conclusions

There is significant benefit to the proposal in the context of the high need for social and affordable housing in well located area in the context of a serious affordable housing crisis. The fact that the proposed development provides additional social housing and new affordable rental housing in a high demand allocation zone is of particular benefit, noting that it is highly unlikely that any new housing otherwise created through the market in this locality would be affordable to very low and low income households.

The proposal is in the public interest in that it supports the objectives of the *Environmental Planning and Assessment Act 1979* with regard the maintenance and provision of affordable housing, as well as the strategic objectives and priorities of State Government and Randwick City Council.

It would be preferable that some additional three bedroom social and affordable rental dwellings were provided in the context of the nature of affordable housing need, and expressed social housing demand, as well as being prudent in consideration of the rehousing of existing tenants, However, it is understood that the latter will need to be considered during detailed planning by Homes NSW, and that this should not be an obstacle to a highly beneficial project in all other regards.

Appendix A: Geographies used in assessment

SA1 – 11802156719

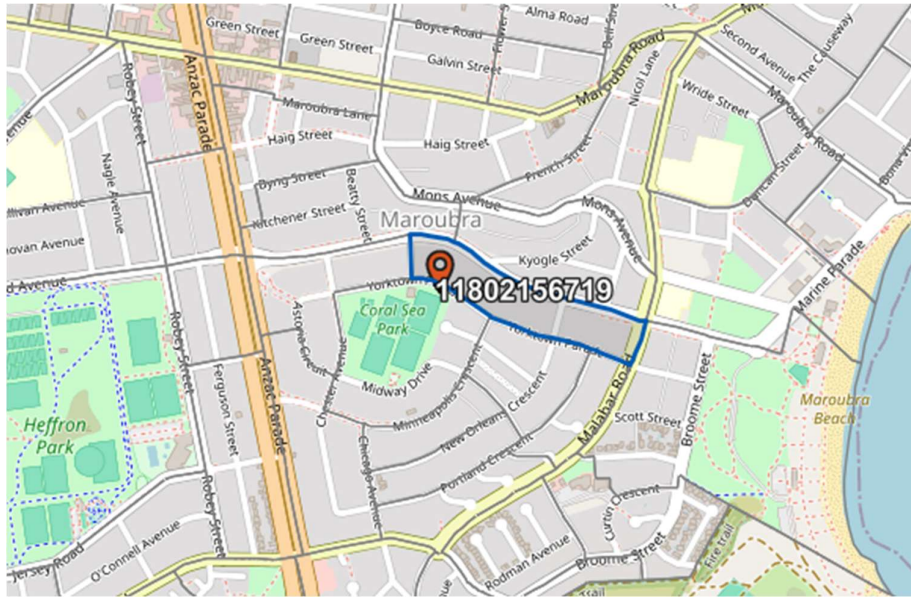


Figure A-1: SA1 - 11802156719

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Maroubra South SA2

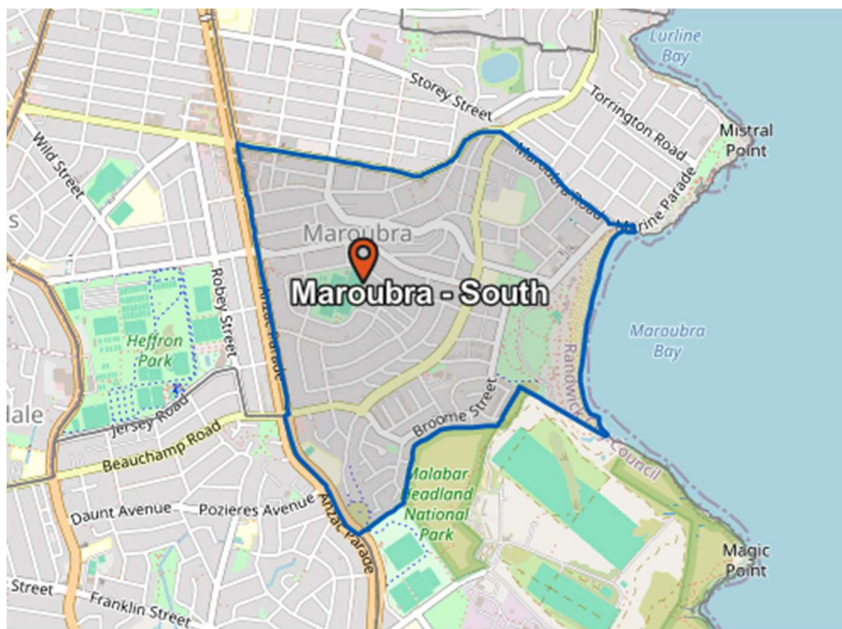


Figure A-2: Maroubra-South Statistical Area 2

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Maroubra North SA2

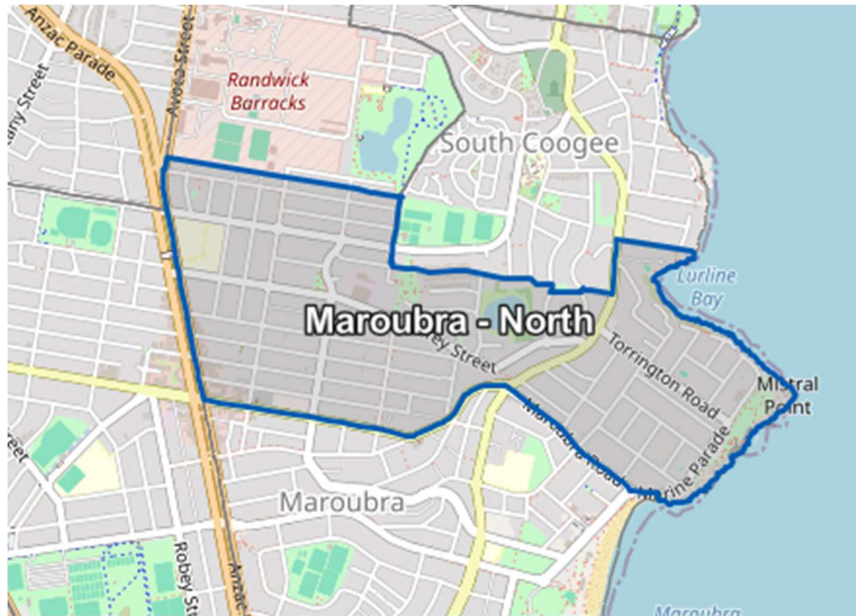


Figure A-3: Maroubra-North Statistical Area 2

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Maroubra West SA2



Figure A-4: Maroubra-West Statistical Area 2

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Maroubra Suburb

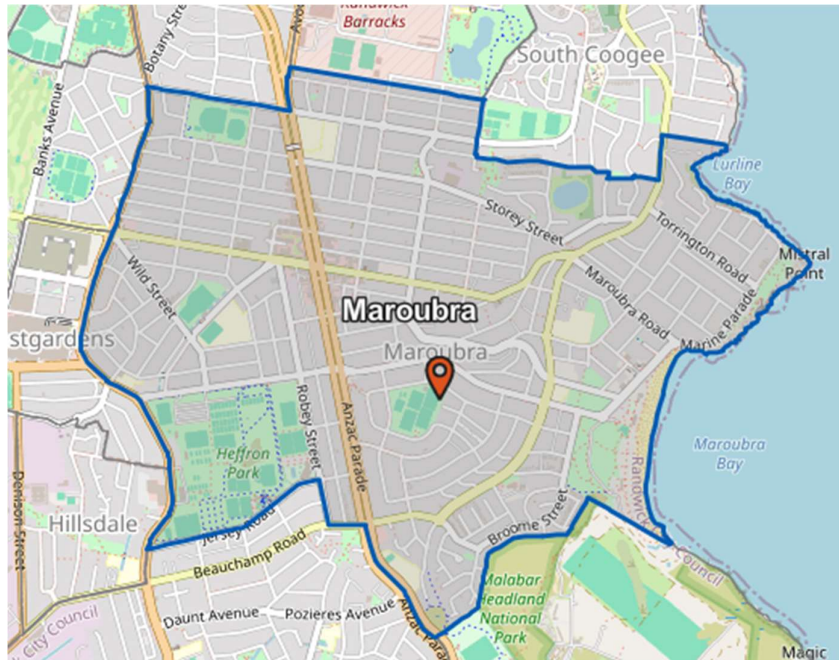


Figure A-5: Maroubra Suburb

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Postcode 2035

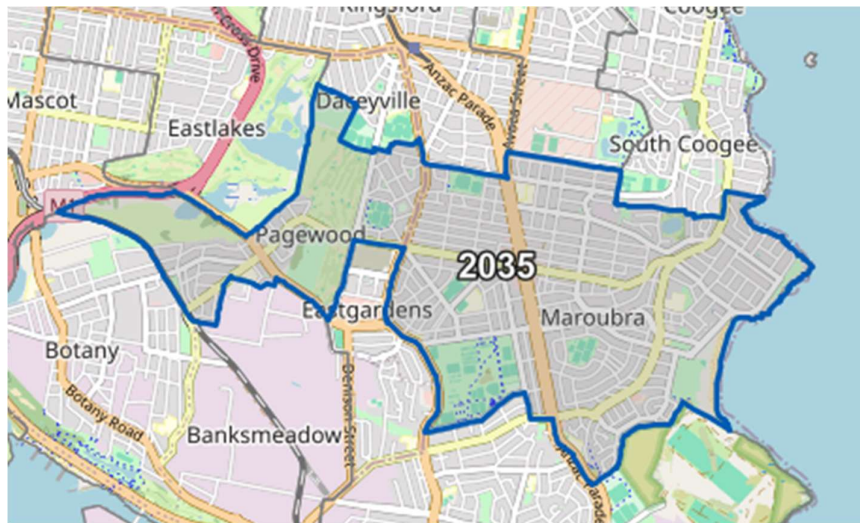


Figure A-6: Postcode 2035

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Randwick LGA

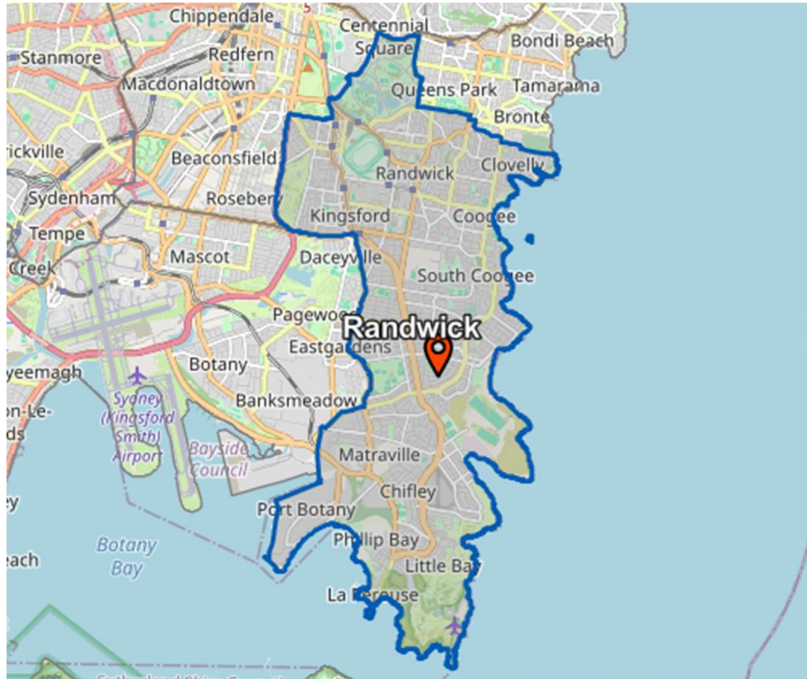


Figure A-7: Randwick Local Government Area

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Greater Sydney

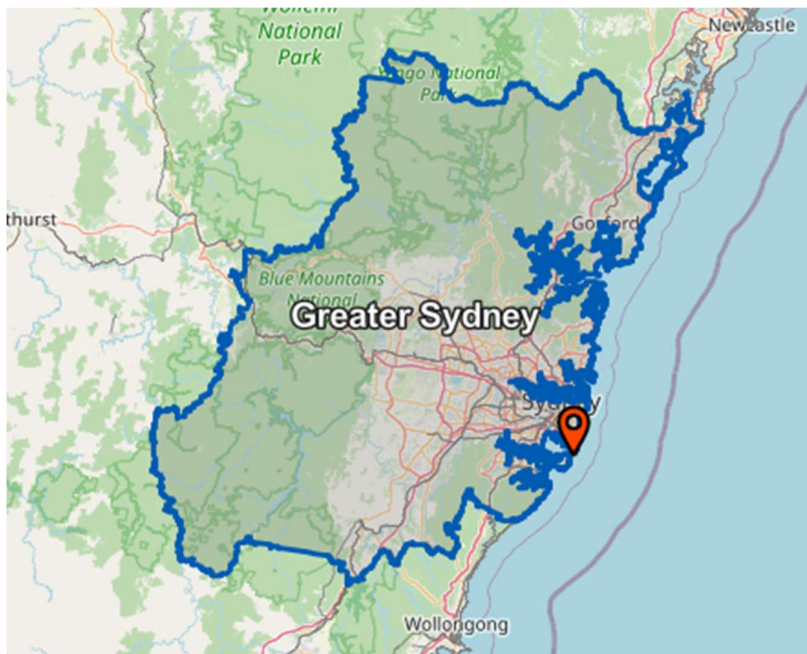


Figure A-8: Greater Sydney (Greater Capital City Statistical Area)

Source: ABS 2021, <https://www.abs.gov.au/census/find-census-data/search-by-area>

Appendix B: NSW BoCSAR Crime Data & Maps

The Table below shows the two-year trend to March 2024 and the incident rate (per 100,000 population) for the Year to March 2024, for the **Maroubra Suburb** compared to NSW for a range of offence types. Rates above NSW are **Red** and rates below are **Green**.

The most recent crime hotspot maps for a range of offences for the Maroubra Suburb are for the period of January 2023 to December 2023. NSW Bureau of Crime Statistics and Research (BoCSAR) reports that, 'Hotspot maps illustrate areas of high crime density relative to crime concentrations in NSW. The hotspots indicate areas with a high level of clustering of recorded criminal incidents for the selected offence... LGAs with crime hotspots do not necessarily have high count of incidents relative to other LGAs. This is because hotspots reflect the density of incidents in specific areas and not the number of incidents in the entire LGA. Hotspots are not adjusted for the number of people residing in or visiting the LGA and so do not necessarily reflect areas where people have a higher than average risk of victimisation'.⁶²

Table B-0.1: NSW BoCSAR Incident Rates Maroubra Suburb & Subject Site w/in Hotspot

Offence Type	Area	2 Yr Trend to Mar 2024	Rate (per 100,000 population) Yr to Mar 2024	Proposal site w/in Hotspot (Jan-Dec 2023)?
Assault – Domestic	Maroubra Suburb	Stable	407.5	High
	NSW	Up 5.5% per year	447.1	
Assault – Non Domestic	Maroubra Suburb	Stable	381.8	Medium
	NSW	Up 6.6.% per year	423	
Robbery	Maroubra Suburb	n.c.	16	Low
	NSW	Stable	23.8	
Theft – Break and Enter dwelling	Maroubra Suburb	Stable	189.3	Medium
	NSW	Up 7.0% per year	249.1	
Theft - break & enter non-dwelling	Maroubra Suburb	n.c.	28.9	No
	NSW	Up 13.9% per year	105.5	
Theft - motor vehicle theft	Maroubra Suburb	Stable	105.9	High
	NSW	Up 12.9% per year	177.8	
Theft – steal from motor vehicle	Maroubra Suburb	Stable	275.9	High
	NSW	Stable	350.9	
Theft- steal from dwelling	Maroubra Suburb	Stable	308	High
	NSW	Up 5.3% per year	197.1	
Theft - steal from person	Maroubra Suburb	n.c.	22.5	No
	NSW	Up 6.3% per year	26.6	

⁶² Burgess, M (2011) Understanding crime hotspot maps, NSW Bureau of Crime Statistics and Research, Crime and Justice Statistics, Bureau Brief, Issue paper no 60, April, Pg 3.

Offence Type	Area	2 Yr Trend to Mar 2024	Rate (per 100,000 population) Yr to Mar 2024	Proposal site w/in Hotspot (Jan-Dec 2023)?
Malicious Damage to Property	Maroubra Suburb	Stable	555	High
	NSW	Up 0.7% per year	605.3	

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 14/06/2024.

NSW BoCSAR Crime Hotspot Maps

Assault Domestic

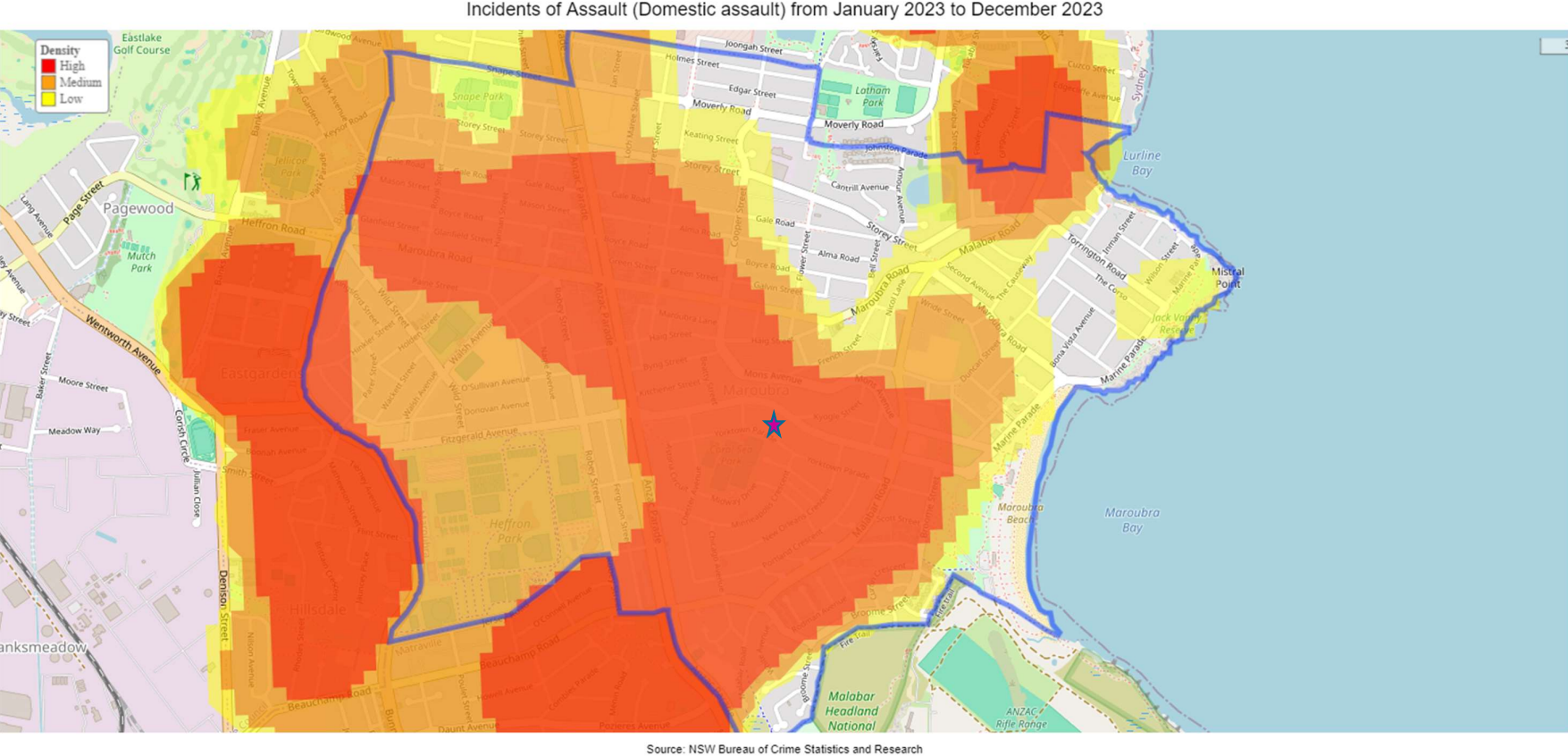
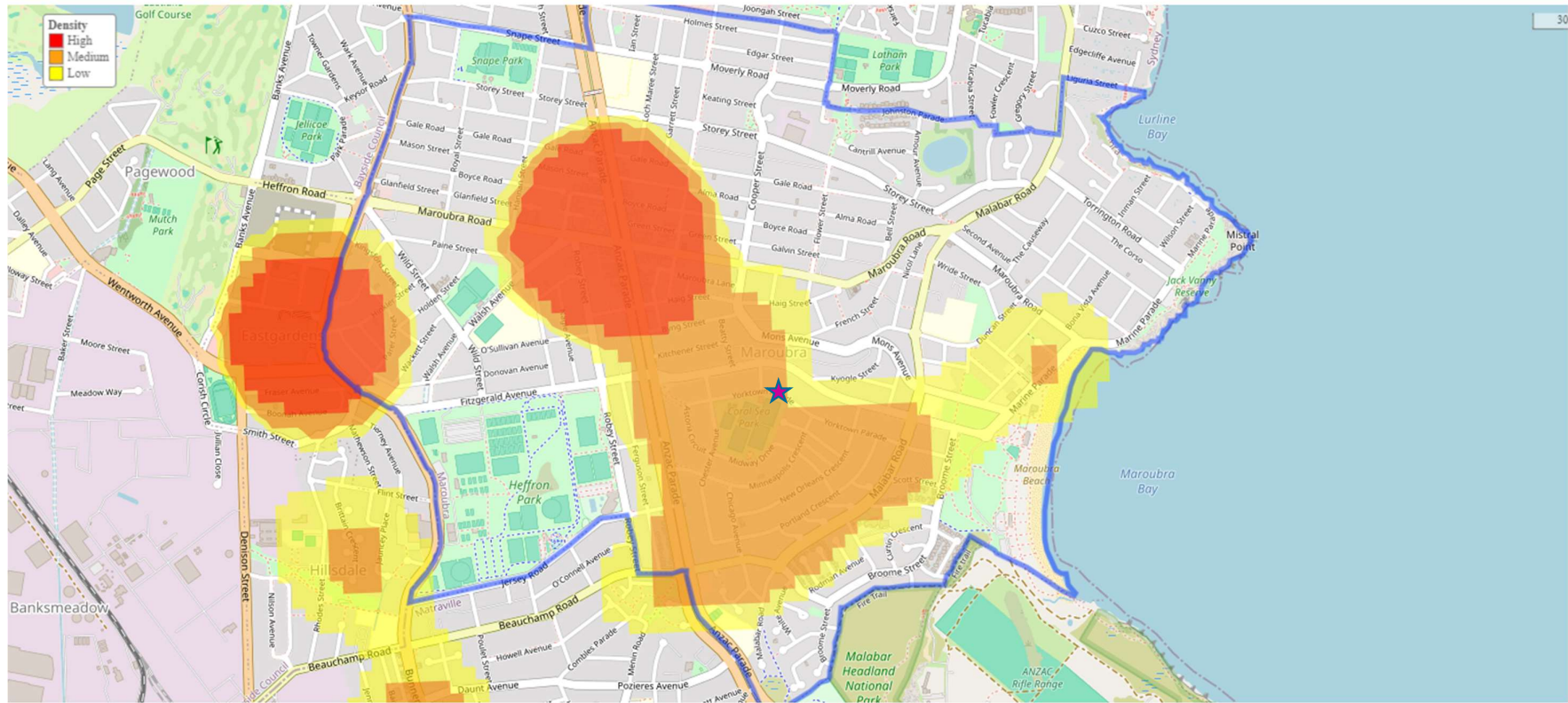


Figure B-1: Incidents of Assault (Domestic assault) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified
Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Assault Non-Domestic

Incidents of Assault (Non-domestic assault) from January 2023 to December 2023



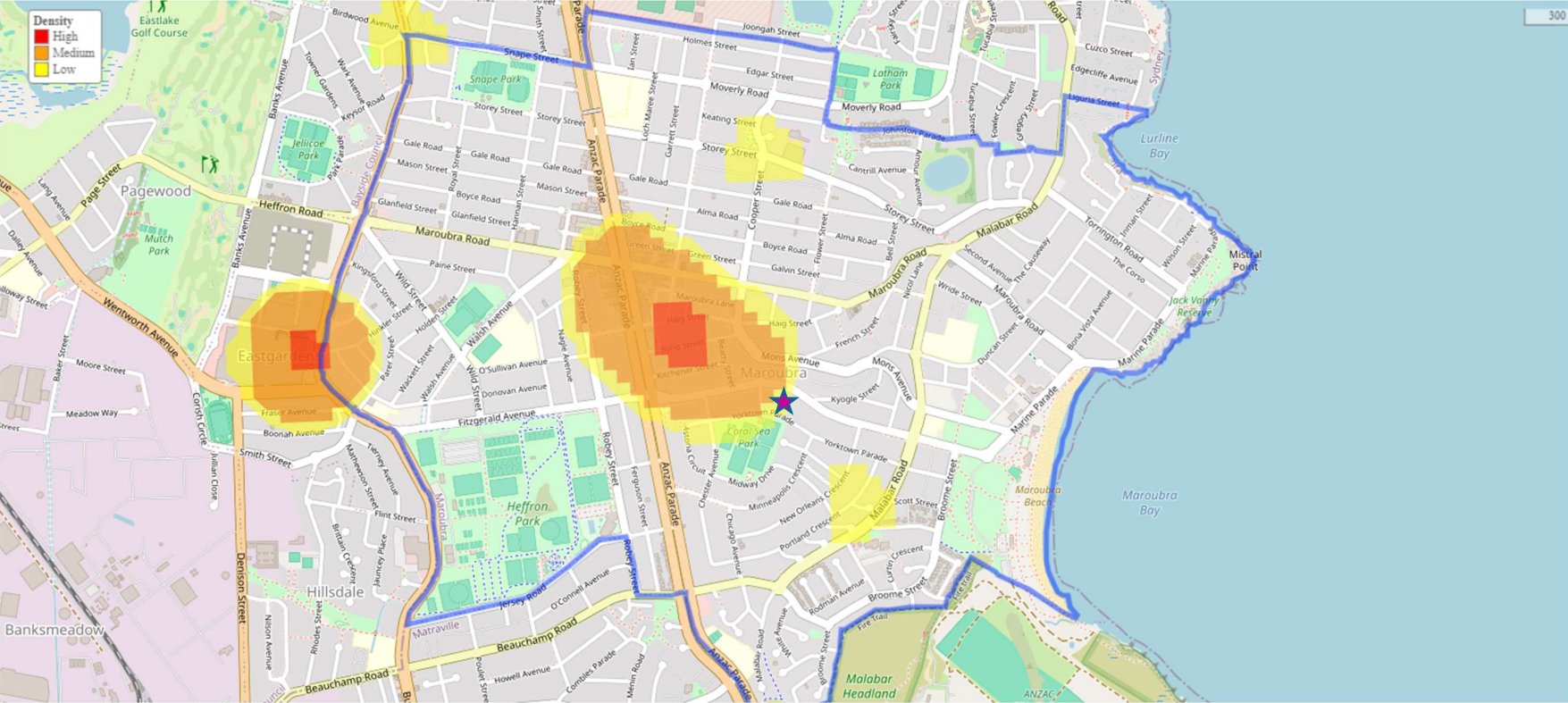
Source: NSW Bureau of Crime Statistics and Research

Figure B-2: Incidents of Assault (Non-domestic assault) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Robbery

Incidents of Robbery from January 2023 to December 2023



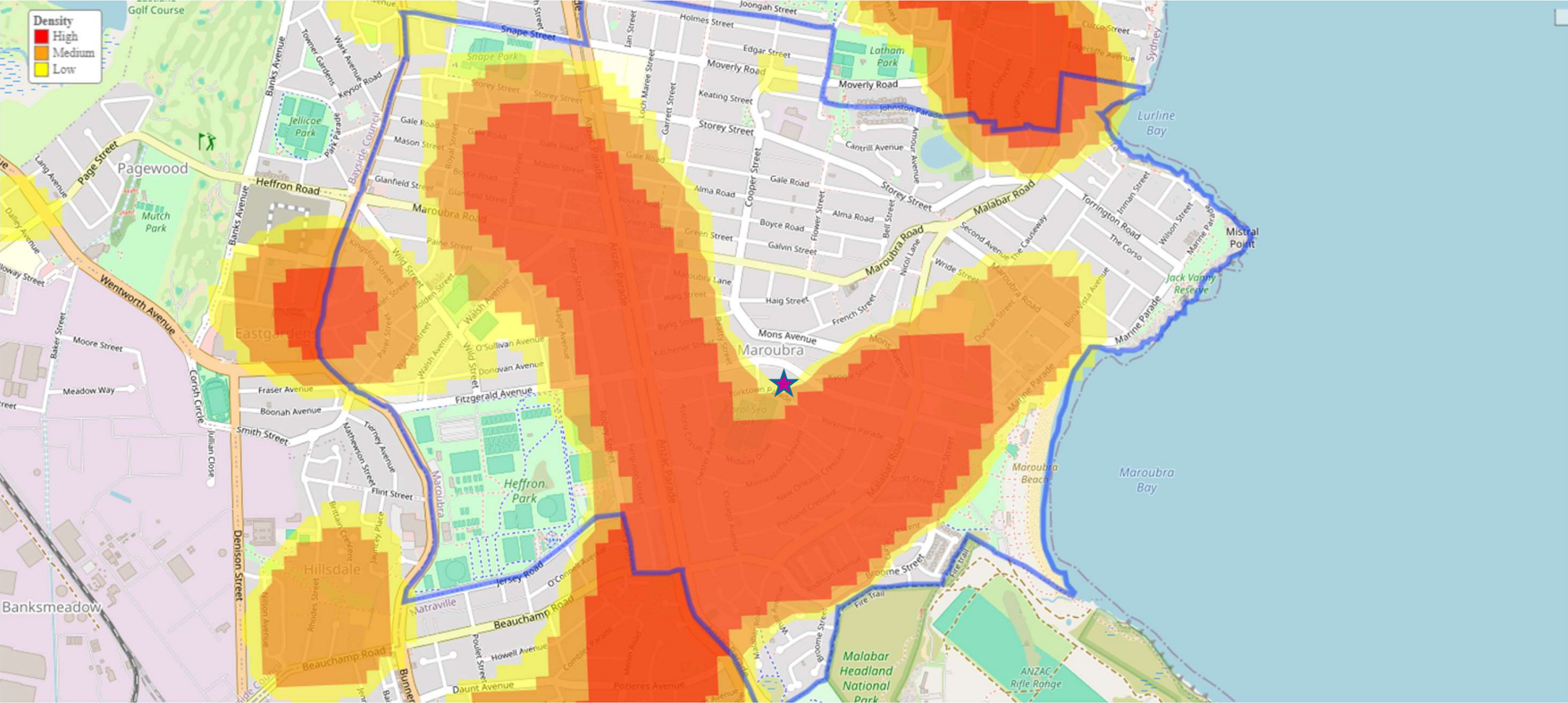
Source: NSW Bureau of Crime Statistics and Research

Figure B-3: Incidents of Robbery from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft - Break and Enter Dwelling

Incidents of Theft (Break & enter dwelling) from January 2023 to December 2023



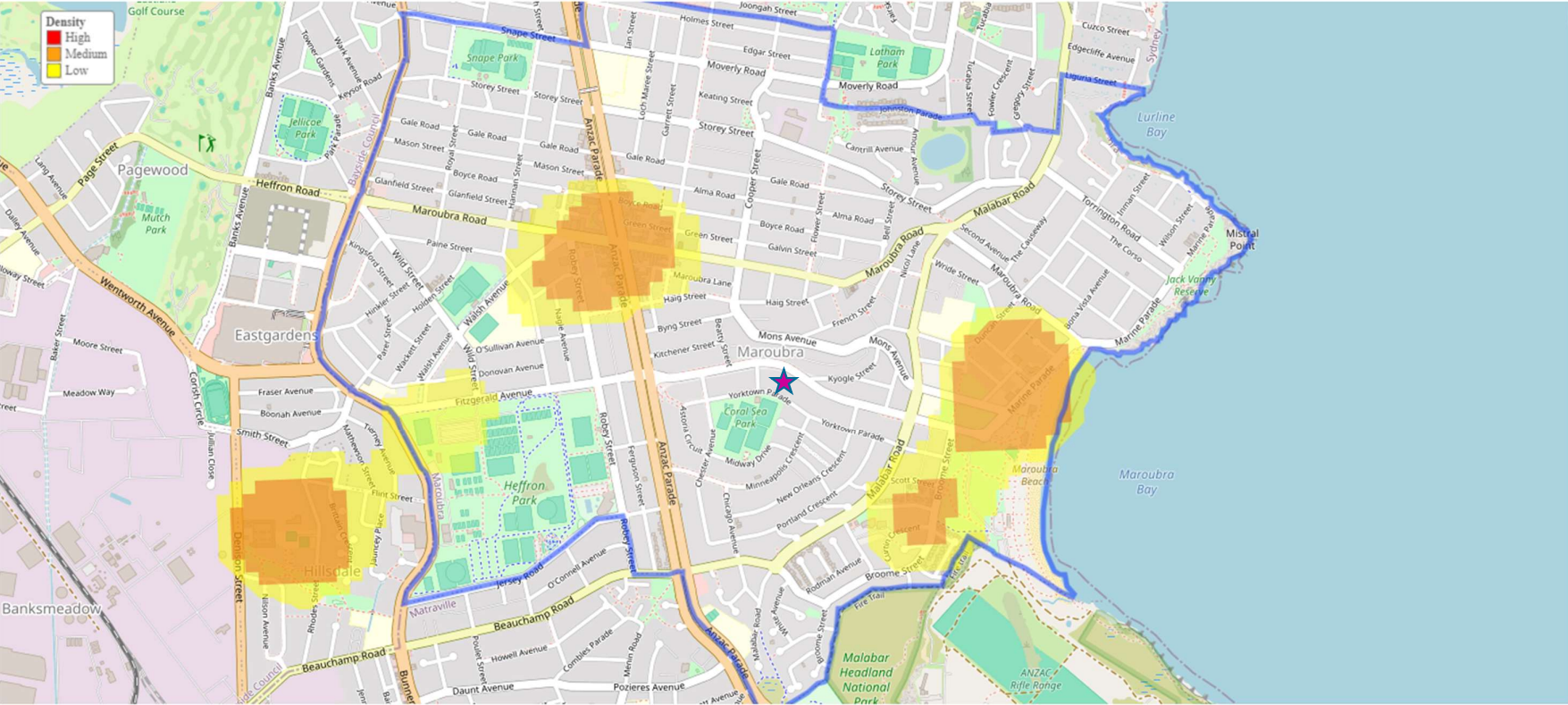
Source: NSW Bureau of Crime Statistics and Research

Figure B-4: Incidents of Theft (Break & enter dwelling) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft- Break & enter non-dwelling

Incidents of Theft (Break & enter non-dwelling) from January 2023 to December 2023

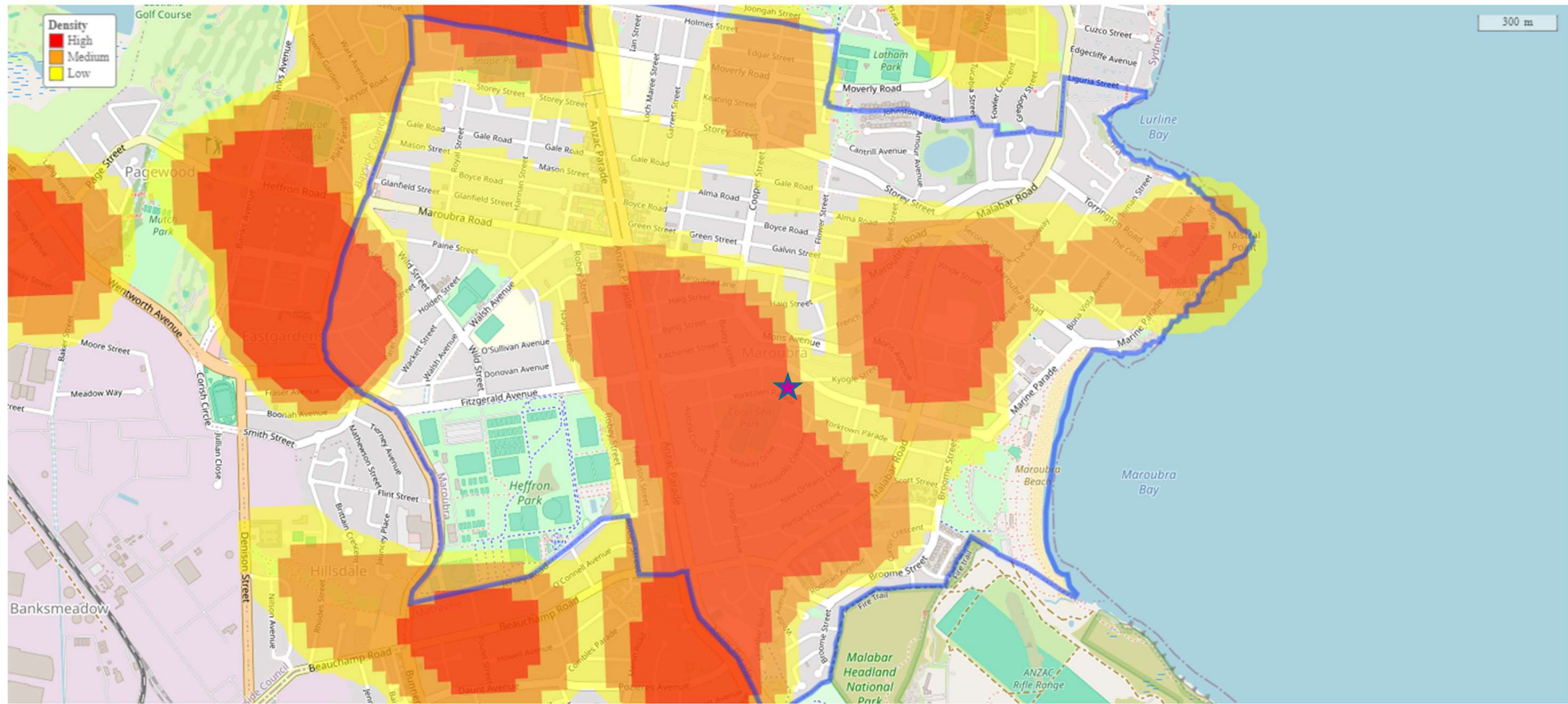


Source: NSW Bureau of Crime Statistics and Research

Figure B-5: Incidents of Theft (Break & enter non-dwelling) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified
 Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft – Motor Vehicle theft

Incidents of Theft (Motor vehicle theft) from January 2023 to December 2023



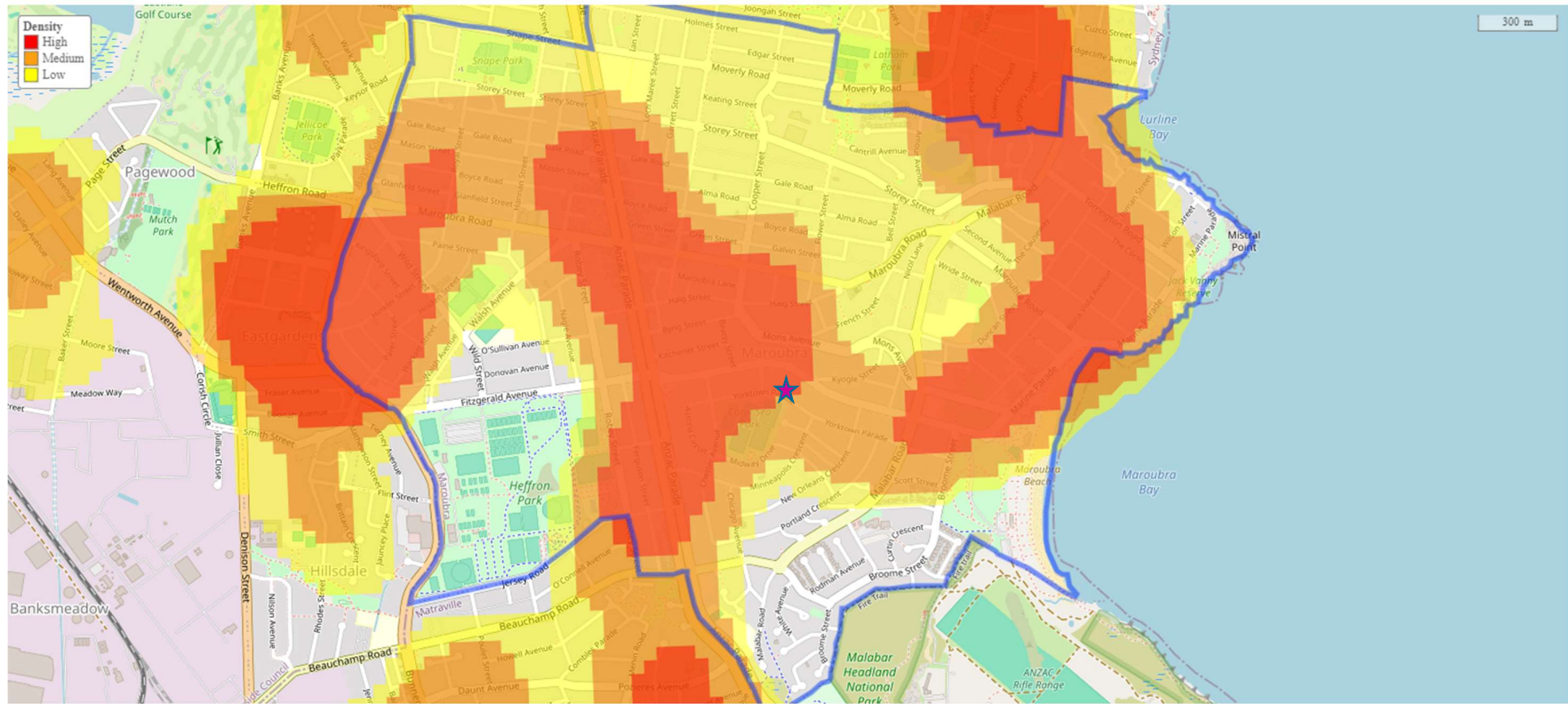
Source: NSW Bureau of Crime Statistics and Research

Figure B-6: Incidents of Theft (Motor vehicle theft) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft – Steal from Motor Vehicle

Incidents of Theft (Steal from motor vehicle) from January 2023 to December 2023



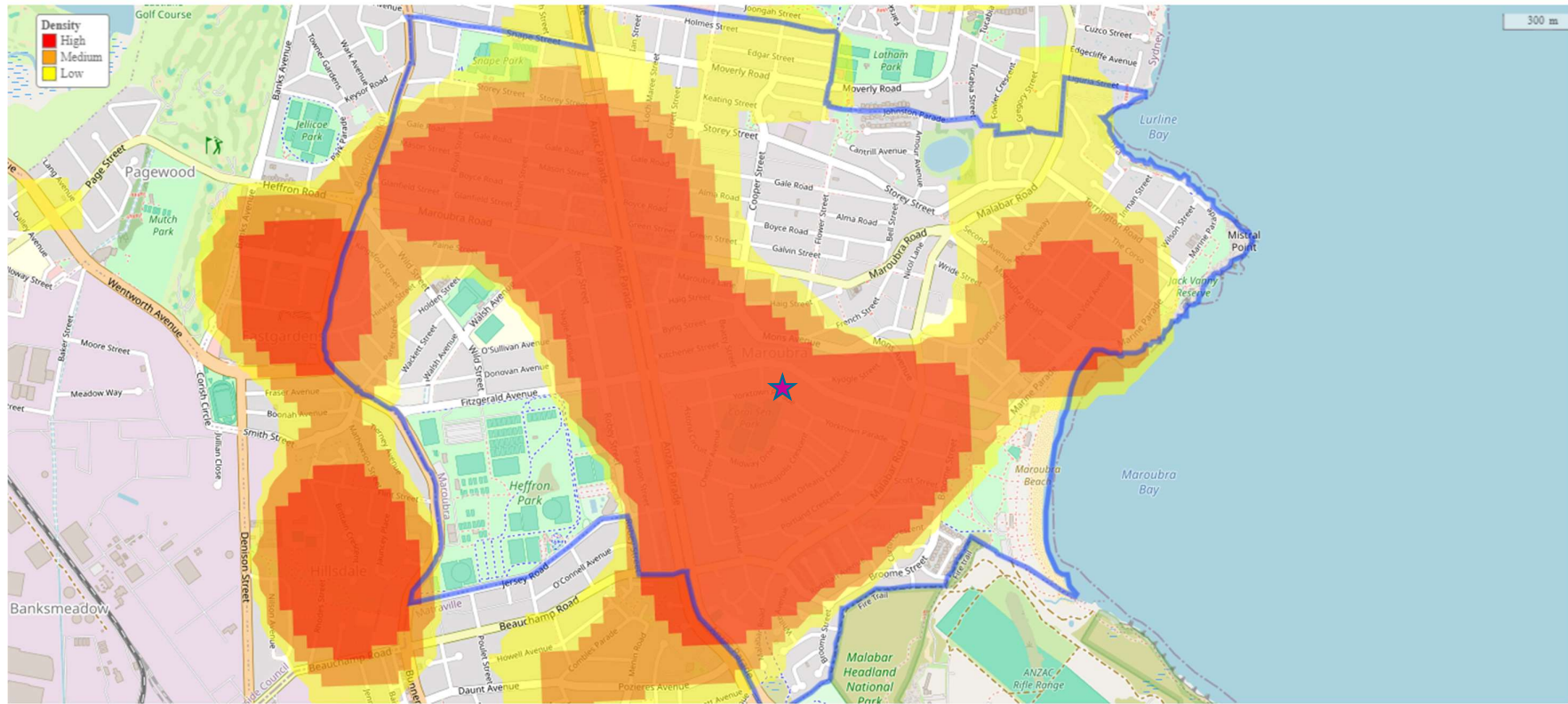
Source: NSW Bureau of Crime Statistics and Research

Figure B-7: Incidents of Theft (Steal from motor vehicle) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft – Steal from Dwelling

Incidents of Theft (Steal from dwelling) from January 2023 to December 2023



Source: NSW Bureau of Crime Statistics and Research

Figure B-8: Incidents of Theft (Steal from dwelling) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Theft – Steal from Person

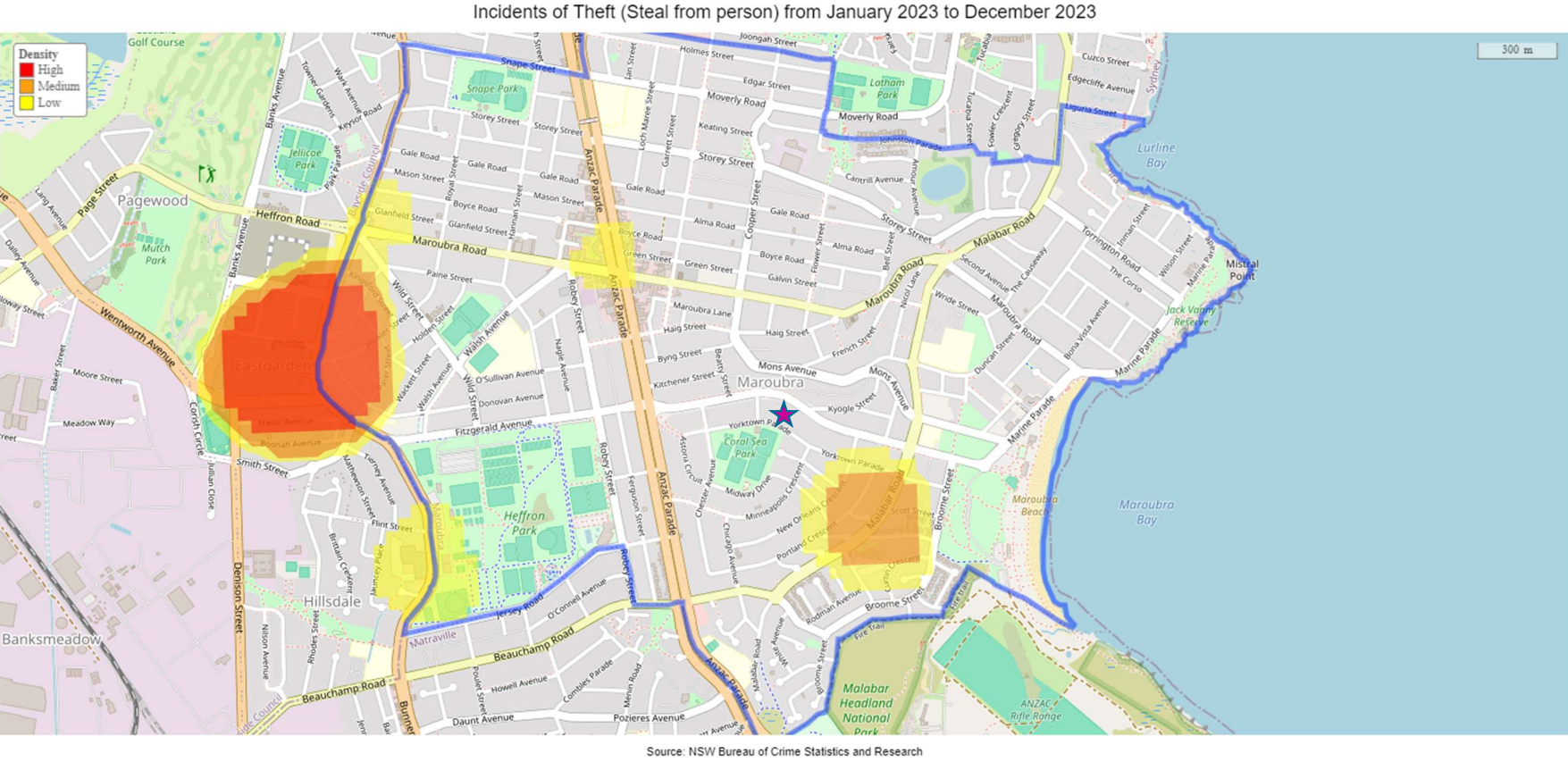


Figure B-9: Incidents of Theft (Steal from person) from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified

Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/2024.

Malicious Damage to Property

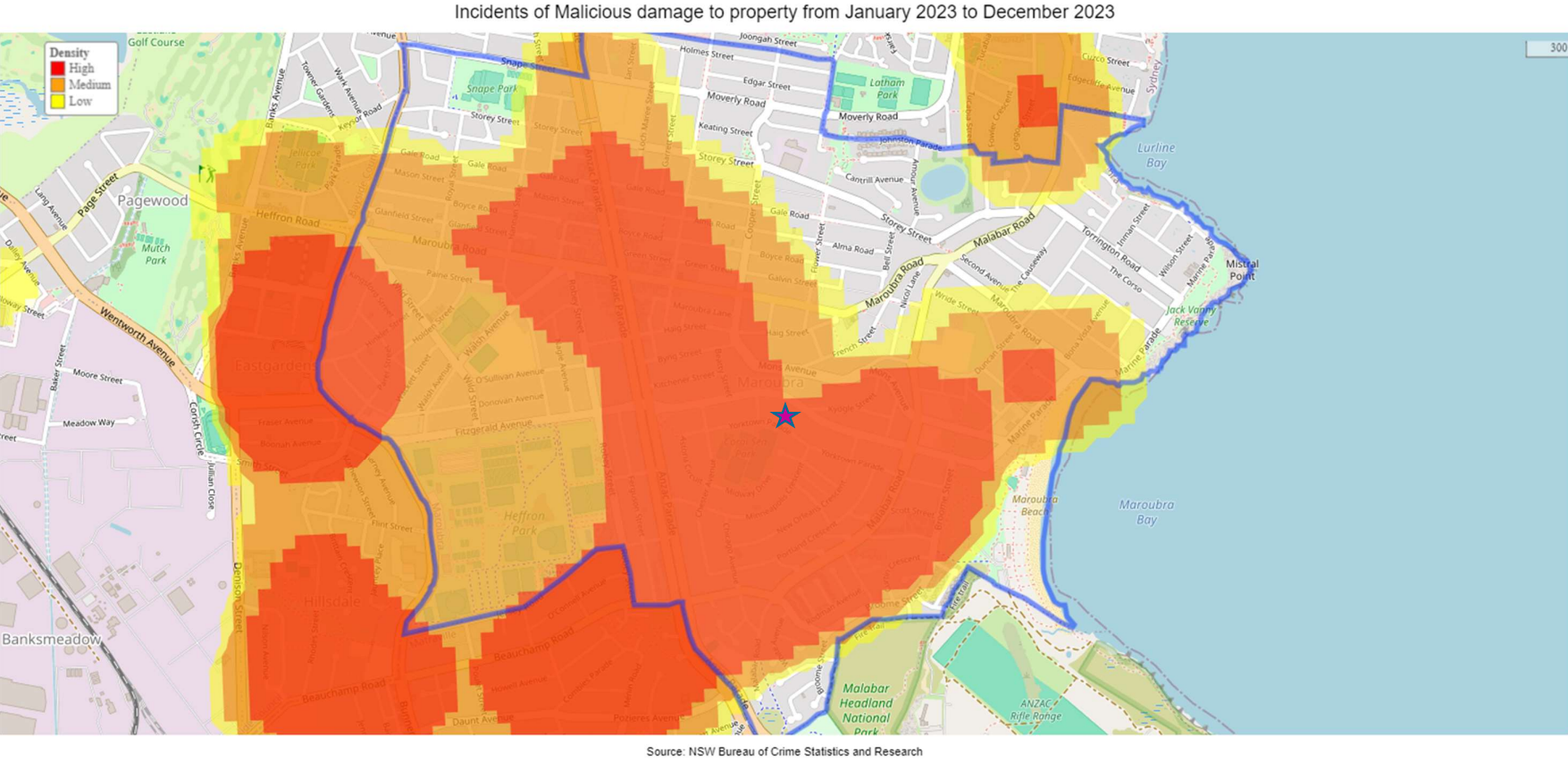


Figure B-10: Incidents of Malicious Damage to Property from Jan 2023 to Dec 2023, Maroubra Suburb boundary & proposal site identified
 Source: NSW BoCSAR, NSW Crime Tool, <http://crimetool.bocsar.nsw.gov.au/bocsar/>, accessed on 11/06/202

Appendix C: Homes NSW Tenant Notification



Ref: D24/2157882

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra.

Dear «First Name»,

I am writing from Homes NSW to provide you with an update on the proposed redevelopment of the social housing at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra.

What are we doing?

Homes NSW has submitted a funding application to the Housing Australia Future Fund (HAFF) which, if approved, would enable a redevelopment opportunity at the above location for social and affordable housing. We are expecting to receive the outcome of our funding application in the coming weeks and will talk to you again when we know more.

What does this mean for you?

We are writing to keep you informed about changes that have the potential to impact you.

At this stage, you do not need to do anything and there are no changes to your current tenancy arrangement.

If the funding application is successful, you may be required to relocate to another suitable social housing property and will have the right to return to new homes when completed.

If there is a need for you to move, Homes NSW will provide a **minimum of six months notice** before any required relocations take place. Our dedicated Relocation Officers will work with you to understand your unique needs and try to make your move as easy as possible.

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 6 x 3 storey buildings.

The proposed development will include:

- 144 new high quality homes - 50 social units and 94 affordable units (available to households on very low to moderate incomes). This includes 65 x 1 bedroom units, 72 x 2 bedroom units and 7 x 3 bedroom units.
- communal room for residents
- basement car parking and internal lifts
- landscaping and communal open space for residents.



Artist impression of the proposed redevelopment as seen from Yorktown Parade (Coral Sea Park). Design subject to change.

We would like to hear from you

We are seeking feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors. If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback on the redevelopment

We invite you to contact the Homes NSW's Community Engagement Team via phone: **1800 738 718** (voicemail) or email: CommunityEngagement@homes.nsw.gov.au to provide feedback on the proposed redevelopment.

All feedback should be sent **by Friday 6 September 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a **Community Drop-In Session on Thursday 29 August** to meet the project team, provide feedback and ask questions on the project (details below).

Community Drop-In Session – Thursday 29 August 2024

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

Date: Thursday 29 August 2024
Time: 5pm – 7pm
Venue: Vonnie Young Auditorium
Level 1, Lionel Bowen Library
669 - 673 Anzac Parade, MAROUBRA
RSVP: Please register your interest in attending this session by scanning the QR code above.



Appendix D: Homes NSW Neighbour Notification



Ref: D24/2157882

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed redevelopment at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra.

Dear Resident(s),

I am writing to you from Homes NSW about a proposed housing development at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra.

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 6 x 3 storey buildings.

The proposed development will include:

- 144 new high quality homes - 50 social units and 94 affordable units (available to households on very low to moderate incomes). This includes 65 x 1 bedroom units, 72 x 2 bedroom units and 7 x 3 bedroom units.
- communal room for residents
- basement car parking and internal lifts
- landscaping and communal open space for residents.



*Artist impression of the proposed redevelopment as seen from Yorktown Parade (Coral Sea Park).
Design subject to change.*

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.nsw.gov.au/homes-nsw

1

We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback

We invite you to contact the Homes NSW's Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

All feedback should be sent by Friday 6 September 2024 to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a Community Drop-In Session on Thursday 29 August to meet the project team, provide feedback and ask questions on the project (details are available at the bottom of the page).

We look forward to hearing from you.

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application for this project.

After the SSD application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development, if approved.

Community Drop-In Session – Thursday 29 August 2024

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

Date: Thursday 29 August 2024
Time: 5pm – 7pm
Venue: Vonnie Young Auditorium
Level 1, Lionel Bowen Library
669 - 673 Anzac Parade
MAROUBRA
Parking: Limited underground parking is available (entry via Gale Road)
RSVP: We ask that you register your interest in attending this session by scanning the QR code on the right.



Scope of Notification



Appendix E: Homes NSW Community Drop-in Session Materials

Project overview

Project overview

195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra

The proposed redevelopment

Homes NSW are proposing to build a new housing development consisting of 6 x 3 storey buildings.

The proposed development will include:

- 144 new high quality homes – 50 social units and 94 affordable units (available to households on very low to moderate incomes). This includes 65 x 1 bedroom units, 72 x 2 bedroom units and 7 x 3 bedroom units).
- communal room for residents
- basement car parking and internal lifts
- landscaping and communal open space for residents.



Homes NSW – Who are we?

Homes NSW Who are we?

Our vision is to deliver quality homes and services that change lives and end homelessness

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), the NSW Aboriginal Housing Office (AHO) and key worker housing all under one roof – making the system more efficient and accessible.

We are partnering with all levels of government, sector, and communities to confront the housing crisis and ensure that everyone in NSW has equal access to safe, secure and affordable housing.

Building Homes for NSW

The NSW Government is making its largest ever investment in social housing and homelessness with the \$6.6 billion Building Homes for NSW package, announced in the 2024–25 NSW Budget.

The \$6.6 billion investment is the largest made by an NSW Government into social housing in the state's history. It will fund new social housing properties, improve maintenance of public housing and boost homelessness support services. This includes for women

and children escaping domestic violence, Aboriginal people and their families, older Australians, those living with a disability and young people without family support.

We believe everyone has a right to a safe and secure home.

We can't solve homelessness if we don't have homes for people to live in. As such, Homes NSW has been tasked with turbocharging the construction, maintenance, and repair of social and affordable homes across our state.



What is social and affordable housing?

What is social and affordable housing?

Social and affordable housing is rental housing for members of the community who cannot meet their housing needs in the general market.

What is social housing?

Social housing is government subsidised, long-term, rental housing for people on very low incomes with a housing need. Housing need may include homelessness, experience of family violence or other complex needs such as medical or age-related support needs. People accessing social housing are very unlikely to be able to afford private rental accommodation.

Social housing includes public housing managed by Homes NSW, community housing managed by a non-government provider and housing for Aboriginal and Torres Strait Islander people.

What is affordable housing?

Affordable housing is rental housing available to very low to moderate income households. It is priced so that these households are also able to meet other basic living costs such

as food, clothing, transport, energy, medical care and education.

Affordable housing is managed more like a private rental property, but there are eligibility criteria and the managers are mostly not for profit community housing providers (CHPs). Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

Different types of homes to suit different types of families.



Have your say about the proposed redevelopment

Have your say about the proposed redevelopment

We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would

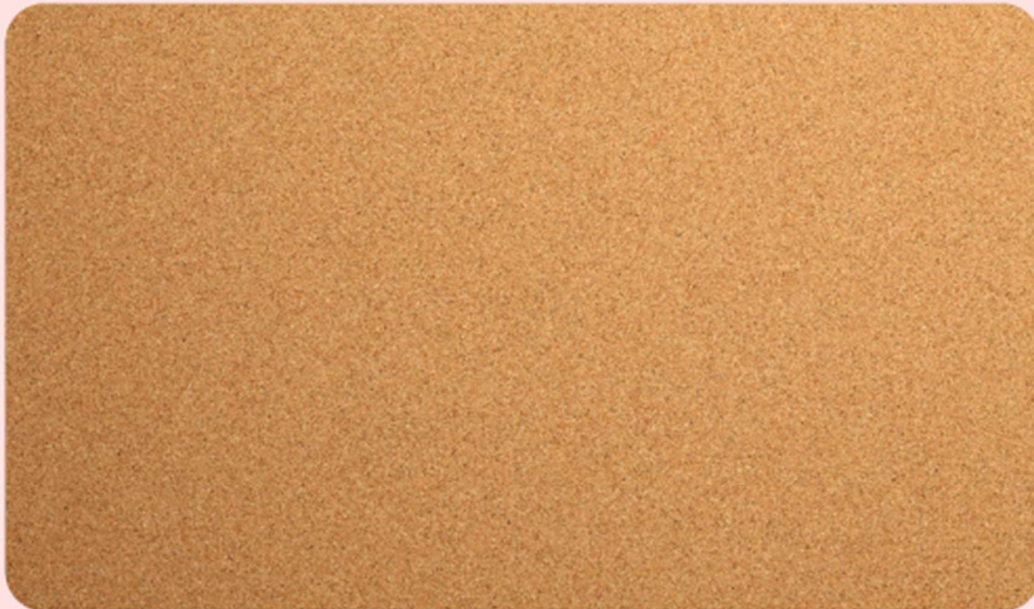
particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

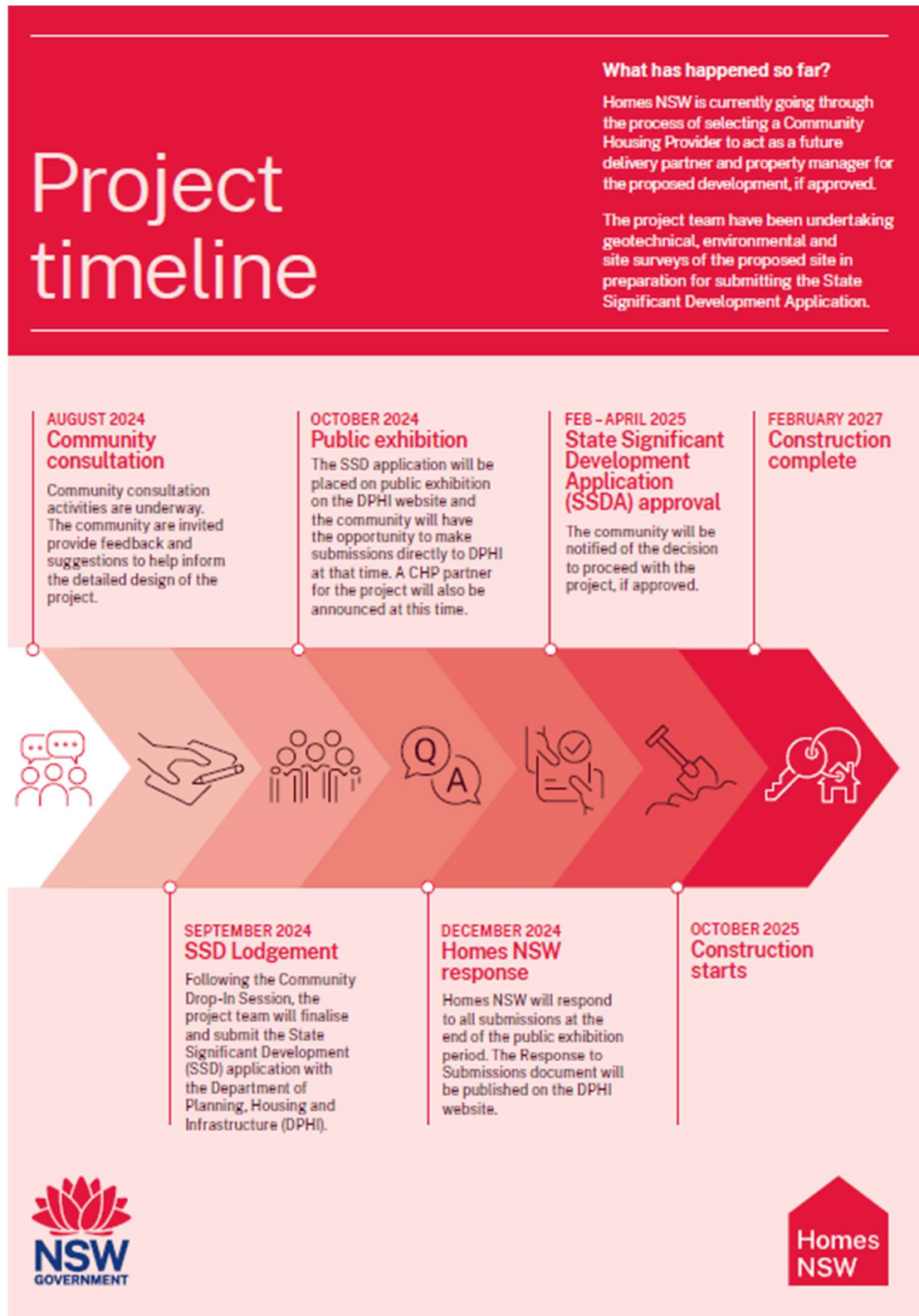
How to give feedback following this session?

We invite you to provide feedback to the Homes NSW's Community Engagement Team via phone: **1800 738 718** (voicemail) or email: **CommunityEngagement@homes.nsw.gov.au**.

Using a coloured note, stick your feedback here:



Project timeline



Proposed redevelopment site

The proposed redevelopment site

The proposed development site is bounded to the north by Fitzgerald Avenue and to the south by Yorktown Parade

195-213 Fitzgerald Avenue
and 40-64 Yorktown
Parade, Maroubra



Fact sheet: Tenant Relocations FAQs



Fact sheet Tenant Relocations Frequently Asked Questions

August 2024

This document answers frequently asked questions about tenant relocations.

Why do tenants need to move?

Redevelopment of current social homes will help deliver more and better homes for our tenants and people on the waiting list for housing.

When will tenants have to move?

Tenants will be given at least 6 months' notice before needing to move, however they can choose to move as soon as a suitable home is found.

Where will tenants move to?

Tenants can choose to relocate to another property in their local area or another part of NSW.

How many housing offers will tenants get?

Tenants will receive up to two reasonable offers of alternative housing.

What happens when tenants need to move?

Relocation Officers will meet with each tenant to understand their specific housing and support needs. This will assist with finding suitable alternative housing (this is called a Housing Needs Assessment Interview).

Tenants will receive assistance from their Relocation Officer to gather all required supporting documentation and information to determine their housing, locational, health and support needs.

Each tenant will receive a personalised written Relocation Statement outlining their housing entitlements discussed in the Housing Needs Assessment Interview.

Tenants will receive up to two offers of alternative housing. They will have the opportunity to inspect the home on offer to confirm it meets the entitlements outlined in their Relocation Statement.

Who will pay for the move?

The Relocation Team will support tenants with the move. Homes NSW will pay for all reasonable relocation costs which will include:

- Organising and paying for removalists
- Organising for boxes to be provided
- Reimbursing tenants for the reconnection of electricity, gas, phone and internet
- Paying for the redirection of mail for three months.

What are some of the supporting documents that tenants may need to provide?

Supporting documents may include, but not limited to, medical assessment forms, medical certificates indicating medical needs/conditions, General Consent to Exchange Information & Authority to Act on Client's behalf forms, occupational therapist reports, court orders, family arrangements, and letters from special needs schools.

The requirement for supporting documents will vary depending on individual housing needs and circumstances.

How will tenants know what their entitlements are?

After the Housing Needs Assessment Interview, the Relocation Team will provide tenants with a written Relocations Statement which will provide the following information:

- The type and size of property being offered, including the number of bedrooms.
- The allocation zone/area the tenant is approved to move to.
- Other information about the relocation process, for example, the type and length of lease tenants will be offered, when their move may occur and the tenant's entitlement to rent subsidy.
- Any agreed home alterations or improvements.

Can tenants return when the redevelopment is completed?

All existing tenants have the right to return to new homes once the development is complete.

Who will manage the new social and affordable housing?

New social and affordable housing will be managed by a Community Housing Provider (CHP). CHPs are not-for-profit housing organisations who manage social and affordable housing. They often have extra services tenants can use, or events and activities they can join.

How will tenants be supported during the relocation?

The Relocation Officers will work closely with each tenant to understand their individual housing and support needs and help organise their move. The amount and type of support provided by the Relocation Team will depend on the needs and preferences of each tenant.

Who can help tenants if they have questions?

Tenants can ask the Relocation Officer in Homes NSW who is helping them to find a home to relocate to. Alternatively, tenants can contact their local tenant's advice and advocacy service. Details can be found at www.tenants.org.au or tenants can also call the Tenants Advice Line, Monday 10am-1pm and Thursday 2-5pm: 1800 251 101.

Appendix G: Demographic and Housing Context

7.1 Community Wellbeing

As noted, the SA1 within which the proposed redevelopment is located is within the most disadvantaged 6% of areas for Australia. The map below shows that SA1s to the immediate south, and the south west are also generally highly disadvantaged, and associated with high concentrations of social housing (see also **Map 4.1** below).

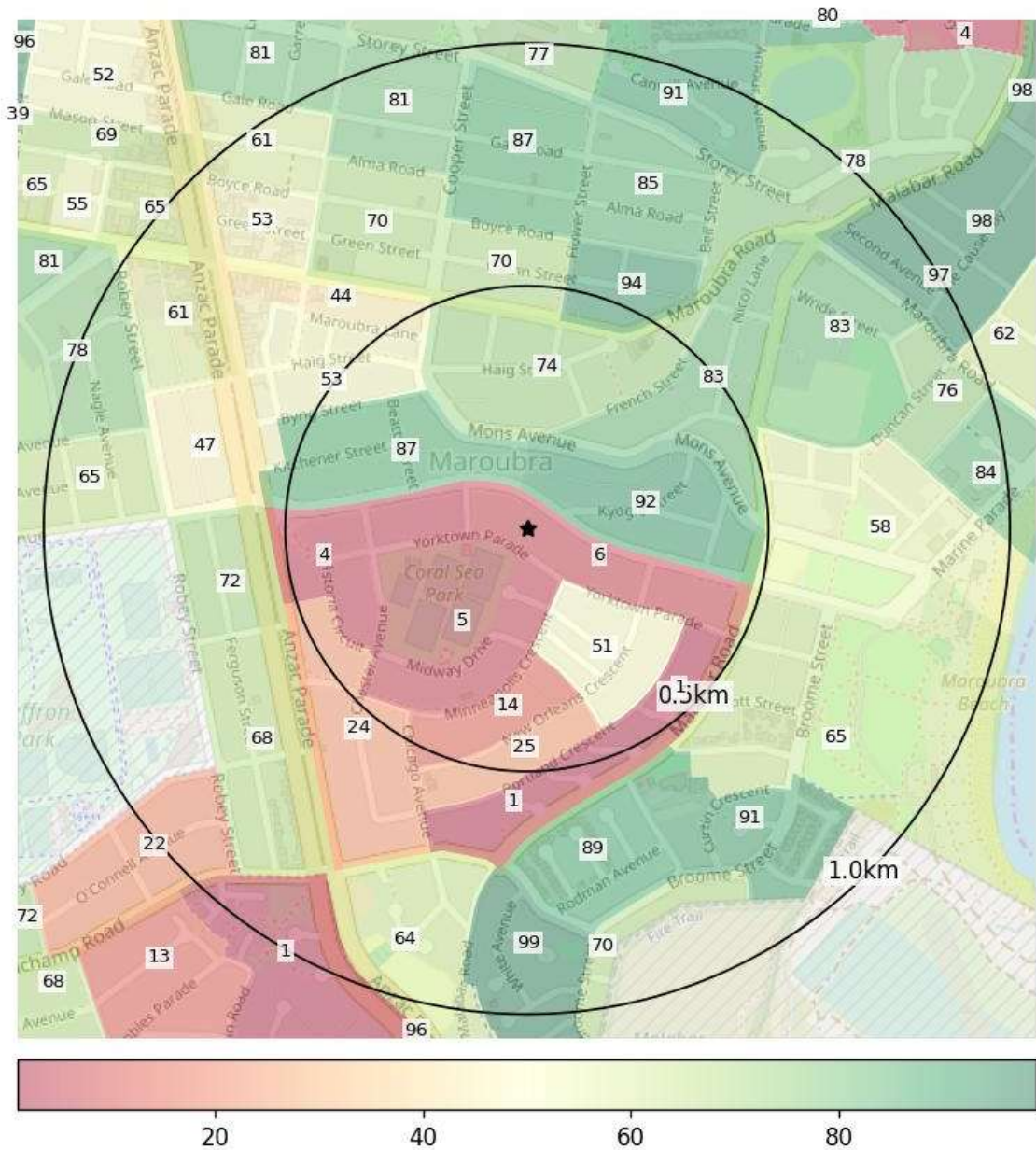


Figure 0-1: SEIFA Index of Relative Socio-economic Disadvantage (SEIFA Disadvantage) in SA1s within 0.5km and 1km of the Proposed Redevelopment Site (shown with star)

Source: JSA 2024 and ABS 2021

NOTE: Numbers on the maps, and at the bottom of the maps, indicate percentiles for Australia (that is, '6' on the map indicates that the SA1 is in the most disadvantaged 6% of areas in Australia; and '80' at the bottom indicates that that degree of 'green' shading places an SA1 in the most disadvantaged 80% of areas for Australia, or the least disadvantaged 20% of areas).

7.2 Age profile

Apart from the relevant SA1, which is much older than average, the local areas analysed have a quite average age profile, although Maroubra suburb has a somewhat higher than average rate of young adults (20-34 years).

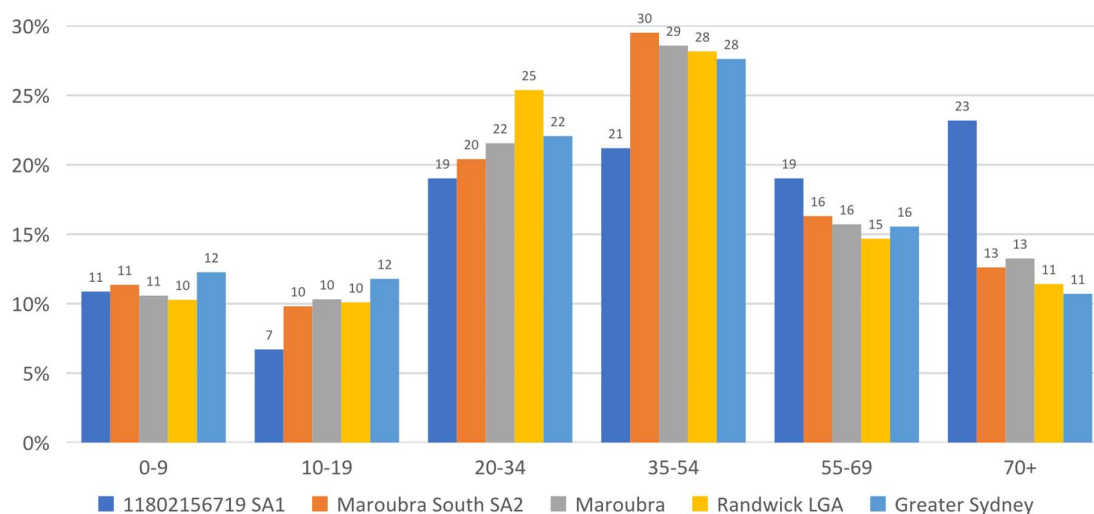


Figure 0-2: Age of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G04.

There is evidence of some aging of the LGA's population over the past decade, with a decline in young adults, and increase in those aged 55 years and older.

Table 0.1: Change in age, 2011-2021 (percent)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
0-9	11%	10%	13%	12%
10-19	10%	10%	12%	12%
20-34	29%	25%	22%	22%
35-54	28%	28%	28%	28%
55-69	13%	15%	15%	16%
70+	10%	11%	9%	11%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T03.

7.3 Household type

As would be expected from the age profile, the relevant SA1 has a very high rate of lone person households, and a much lower than average rate of families with children, with a relatively high proportion of these sole parent households. All other local areas analysed also had a higher than average rate of lone person households, and lower than average rate of families with children, as shown below.

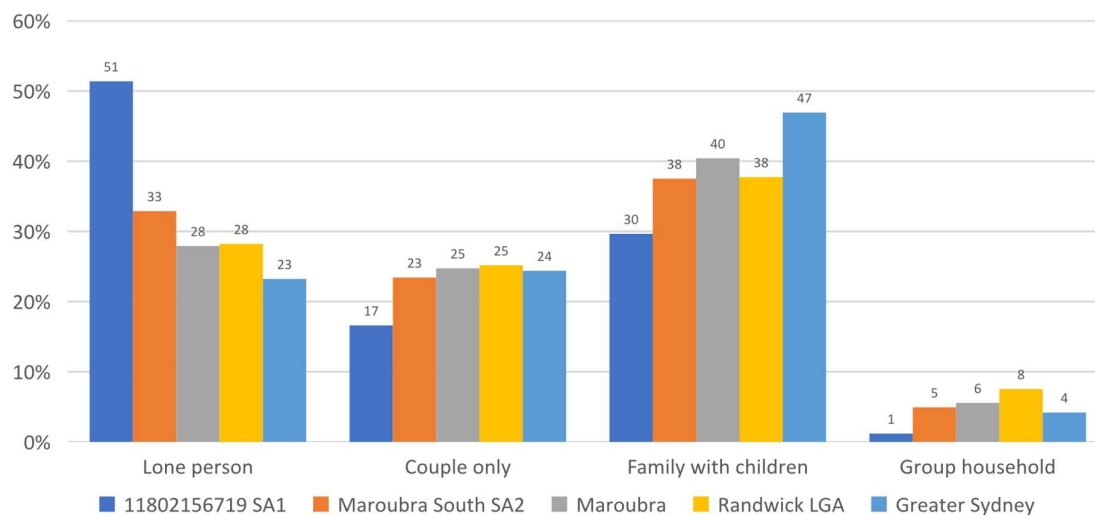


Figure 0-3: Household type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G42.

From 2011-21, there was an increase in the rate of all household types in the LGA, apart from a decline in group households, which was quite different to Greater Sydney over the period.

Table 0.2: Change in household type, 2011-2021 (percent)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Lone person	27%	28%	23%	23%
Couple only	23%	25%	24%	24%
Family with children	37%	38%	48%	47%
Group household	10%	8%	4%	4%

Source: JSA 2024 ABS (2021) Census, Time Series Profile, T14.

7.4 Income profile

The income profile of the SA1, and to a lesser extent, Maroubra South SA2, was quite different to the Greater Sydney average, with a far greater concentration of households in the very low income band and lower rate in the moderate income band. Of note, the SA1 had almost three times the average rate of households on very low incomes.

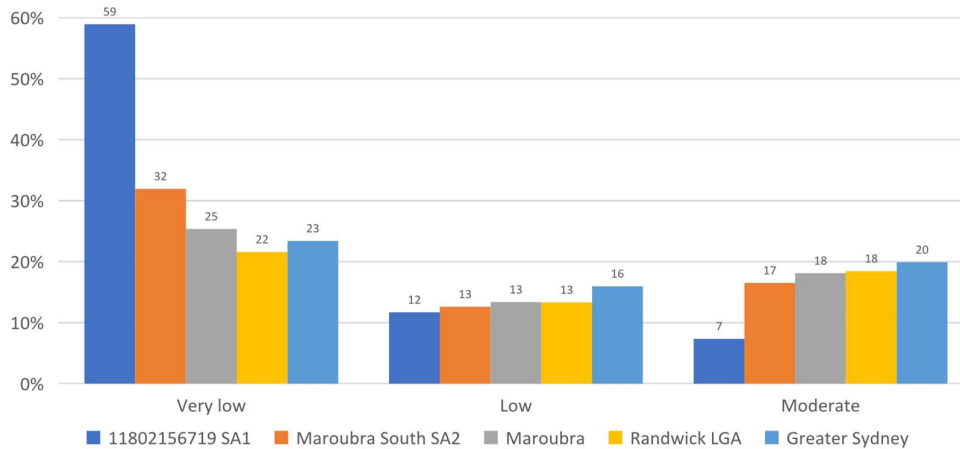


Figure 0-4: Income band of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Total Household Income (weekly).

7.5 Labour force status

As would be expected from the age profile and high concentration of social housing, the SA1 had a very high rate of people who were not engaged in the labour market, although the other local areas were quite close to the average in this regard.

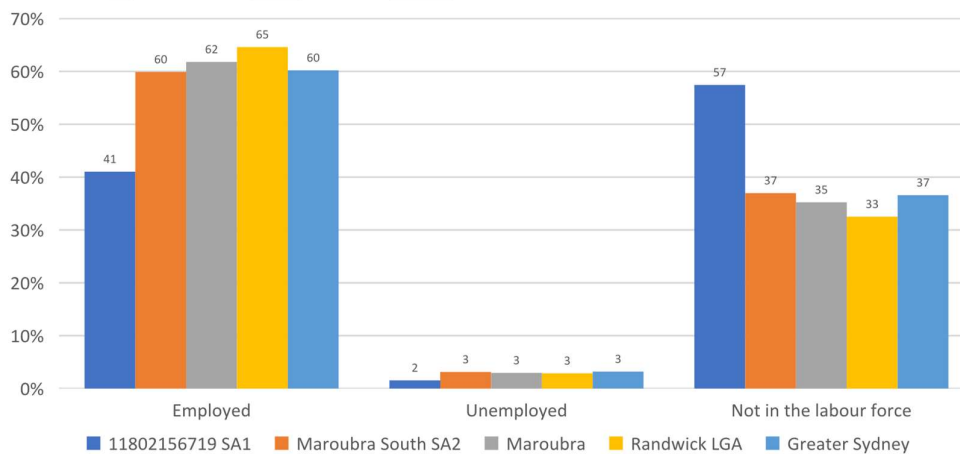


Figure 0-5: Labour force status of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G46.

7.6 Occupation

Apart from the SA1, of those people employed in 2021 in the SA2, Maroubra suburb and LGA, higher than Greater Sydney average rates were employed as Professionals and as Managers, and lower than average rates were employed in occupations such as Labourers and Plant and Machinery Operators; whilst employed people in the SA1 were more likely to be in occupations such as Sales, Community and Personal Services and Trades, as shown below.

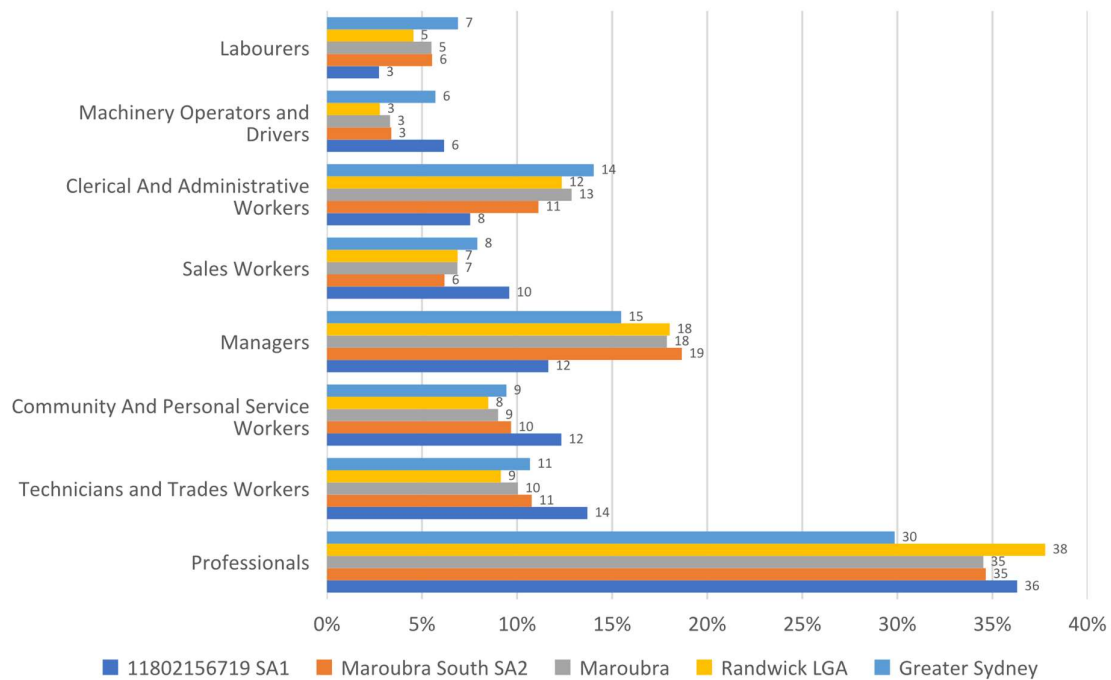


Figure 0-6: Occupation of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G60.

7.7 Industry

Workers in the SA1 were more likely than average to be employed in industries such as Health Care and Social Assistance, Construction, Manufacturing, Wholesale Trades, and Transport; whilst the other local areas examined tended to have an industry profile closer to the Greater Sydney average, although generally higher levels of employment in relation to Professional and Scientific Services, Education and Training, and lower in relation to industries like Retail, as shown below.

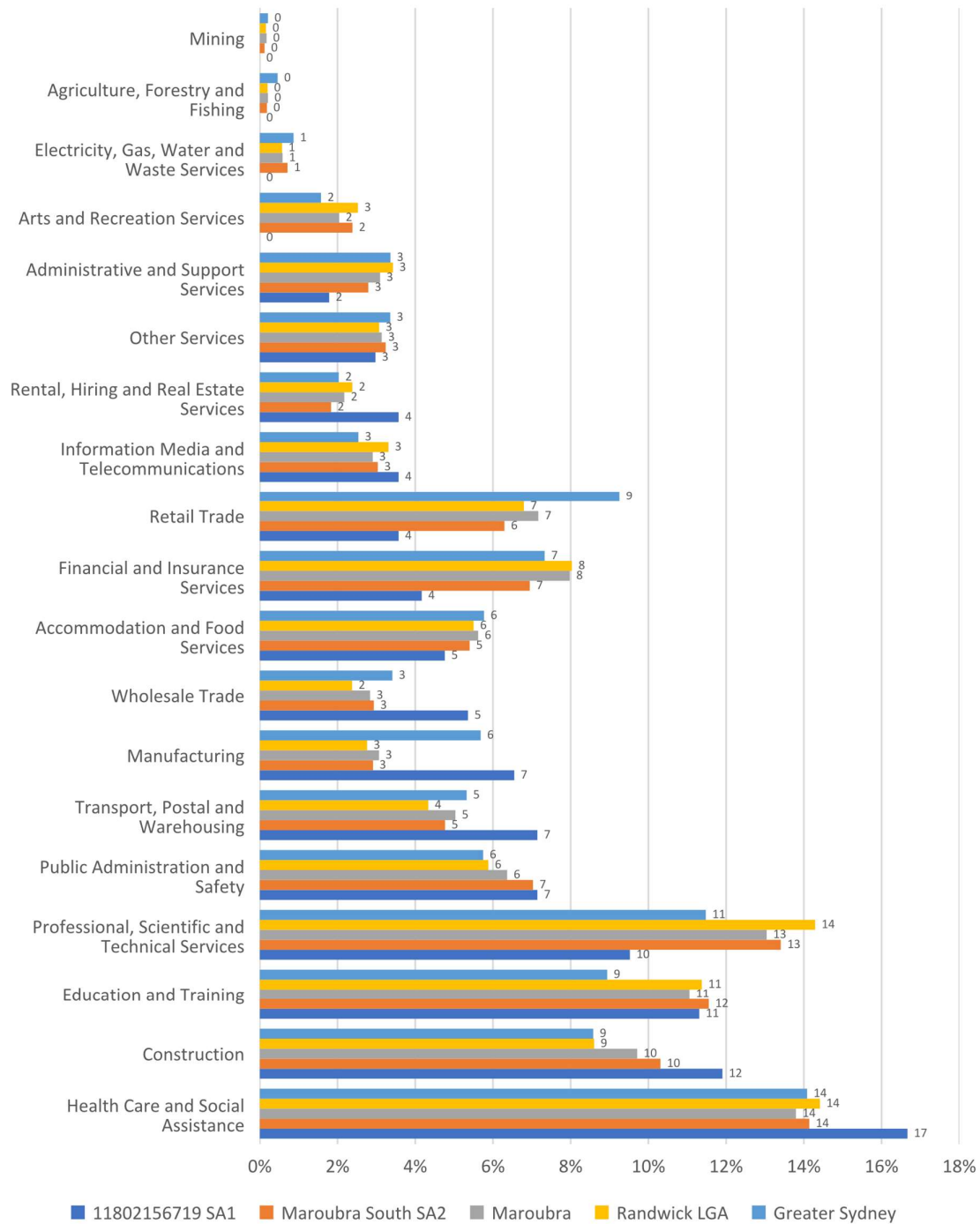


Figure 0-7: Industry of occupation of persons, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G54.

7.8 Tenure

As noted, the SA1 and Maroubra South SA2 had a much higher than average rate of social housing. All areas have a much lower than average rate of home purchasers, and the LGA had a much

higher than average rate of private rental, and also an above average rate of social housing, as shown below.

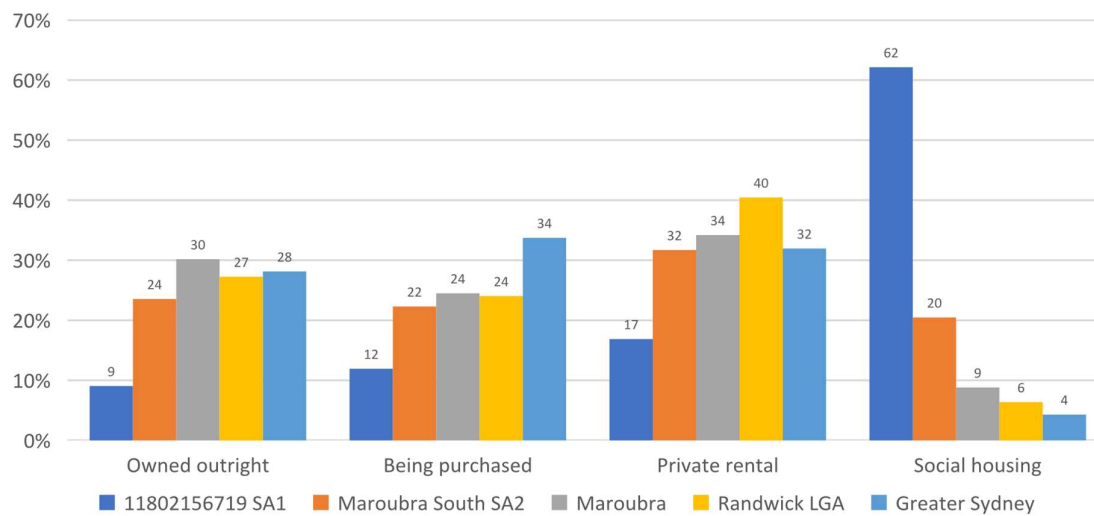


Figure 0-8: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

7.9 Social housing

The following tables show the number and percentage of households that were reported to be living in public and community housing at the time of the 2021 Census, indicating that most social housing was rented through (the now) HomesNSW.

Table 0.3: Social housing breakdown, 2021 (number)

Social housing type	11802156719 SA1	Maroubra South SA2	Maroubra	Randwick LGA	Greater Sydney
Public housing	151	873	953	2,778	60,927
Community housing	0	46	88	460	16,629
Total social housing	151	919	1,041	3,238	77,556

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

Table 0.4: Social housing breakdown, 2021 (percent)

Social housing type	11802156719 SA1	Maroubra South SA2	Maroubra	Randwick LGA	Greater Sydney
Public housing	62%	19%	8%	5%	3%
Community housing	0%	1%	1%	1%	1%
Total social housing	62%	20%	9%	6%	4%

Source: JSA 2024; ABS (2021) Census, General Community Profile, G37.

The numerical and proportional change in tenure for the LGA is shown in the tables below over the past decade. There has been a decline in all tenure types in the LGA apart from private rental, which remains well above the Greater Sydney average.

Table 0.5: Change in tenure, 2011-2021 (percent)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	29%	27%	31%	28%
Being purchased	25%	24%	36%	34%
Private rental	38%	41%	26%	32%
Social housing	7%	6%	5%	4%

Source: JSA 2024 ABS (2021) Census, Time Series Profile, T18.

Numerically, there was a relatively small increase in social housing (121 households) from 2011-22, with by far the largest increase in private rental, as shown below. This is not surprising given the relative rate of flats and units in the LGA, and the increase in this dwelling type over the past decade.

Table 0.6: Change in tenure, 2011-2021 (number)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	13,235	13,932	465,412	510,714
Being purchased	11,678	12,265	532,049	610,733
Private rental	17,390	20,829	384,358	584,724
Social housing	3,157	3,278	73,983	78,586

Source: JSA 2024 ABS (2021) Census, Time Series Profile, T18.

The relative distribution of social housing is shown in the following map, with SA1s quite proximate to the proposal having up to 100% of dwellings as social housing.

Social housing (%)

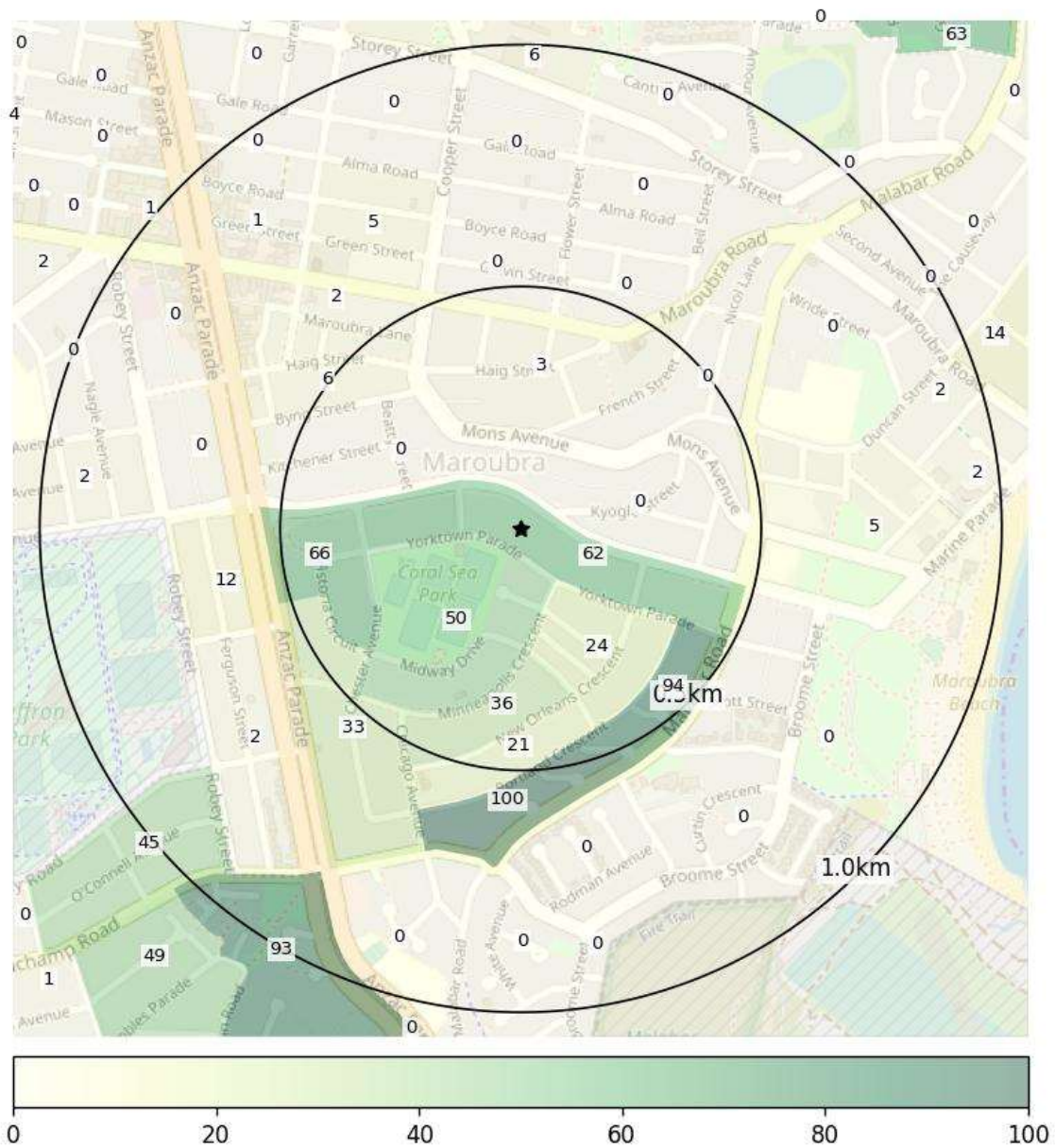


Figure 0-9: % of Social Housing in SA1s within 0.5km and 1km of the Proposed Redevelopment Site (shown with star)

Source: JSA 2024 and ABS 2021

7.10 Dwelling structure

All local areas analysed had a much higher than average rate of flats and units, and (apart from the SA1) of medium density (attached dwellings), and much lower proportion of separate houses, as shown below.

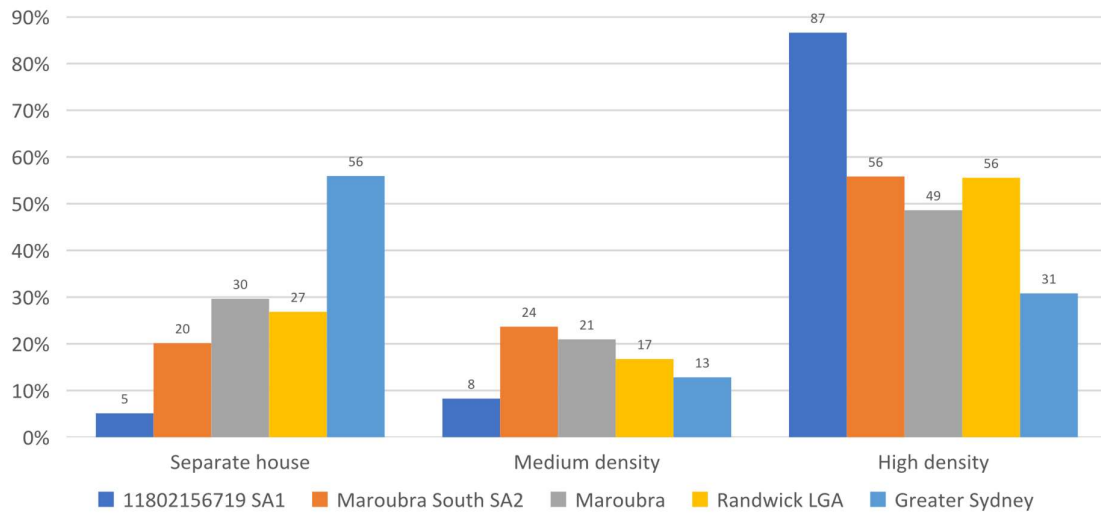


Figure 0-10: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G36.

The relative rate of higher density development (flats and units) was generally much higher in surrounding SA1s within a 1km radius, as shown in the map below.

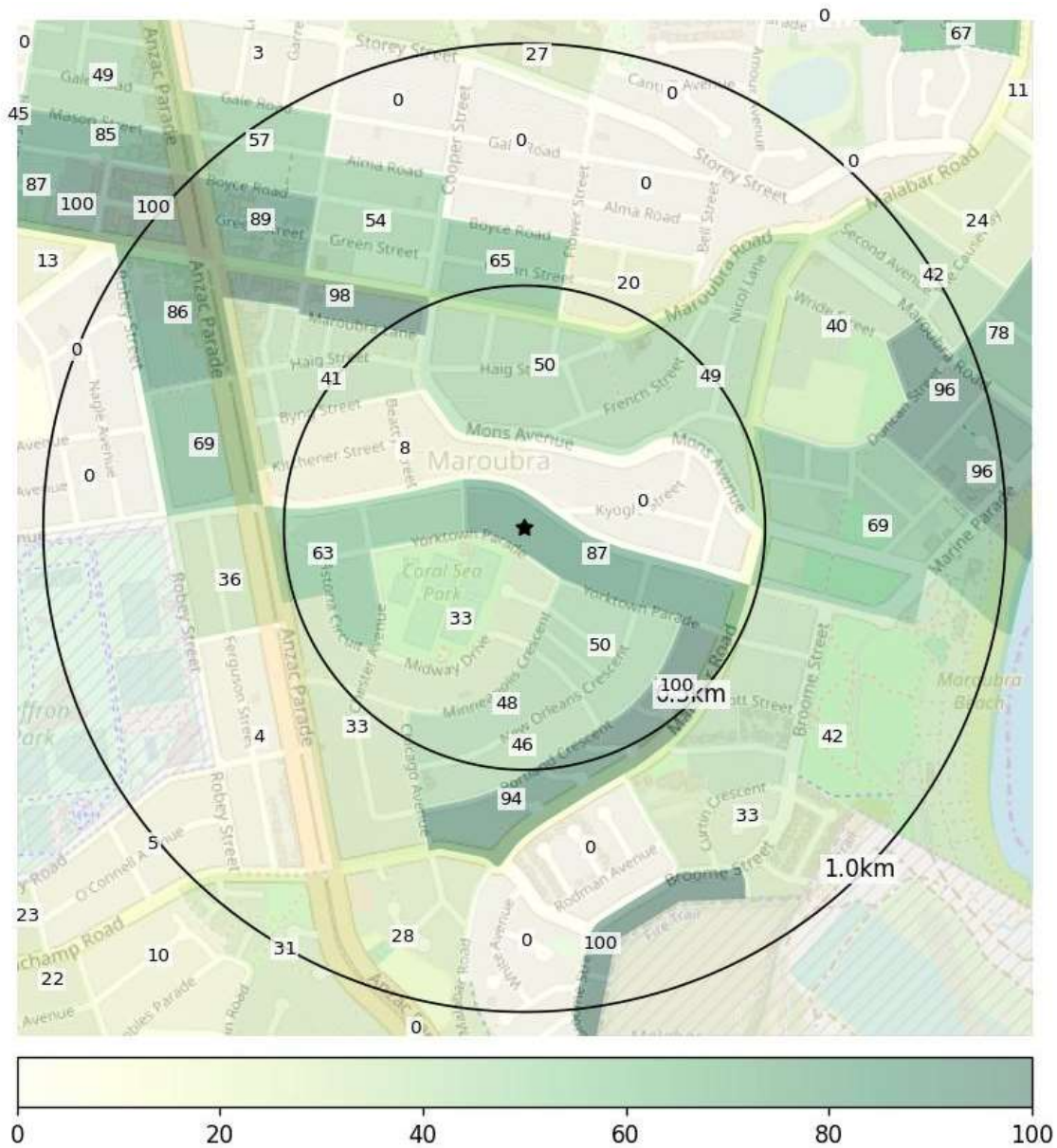


Figure 0-11: % of Flats and Units in SA1s within 500m and 1km of the Proposed Redevelopment Site (shown with star)

There was a small proportional increase in attached dwellings and in flats and units over the past decade in the LGA. Numerically, the change was greatest in flats and units, with a decline in the absolute number of houses. This was quite different to the Greater Sydney trend, as shown in the tables below.

Table 0.7: Change in dwelling structure, 2011-2021 (percent)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Separate house	30%	26%	60%	55%
Medium density (Attached dwellings)	15%	17%	13%	13%
High density (Flats and units)	55%	56%	27%	31%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T14.

Table 0.8: Change in dwelling structure, 2011-2021 (number)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Separate house	15,154	14,129	954,319	1,055,358
Medium density (Attached dwellings)	7,784	8,920	204,074	245,095
High density (Flats and units)	28,062	30,214	431,577	597,093

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T14.

7.11 Bedroom numbers

All local areas had a much greater than average supply of one and two bedroom dwellings, particularly the SA1, with a much lower rate of 3 bedroom and particularly 4+ bedroom dwellings, as shown below.

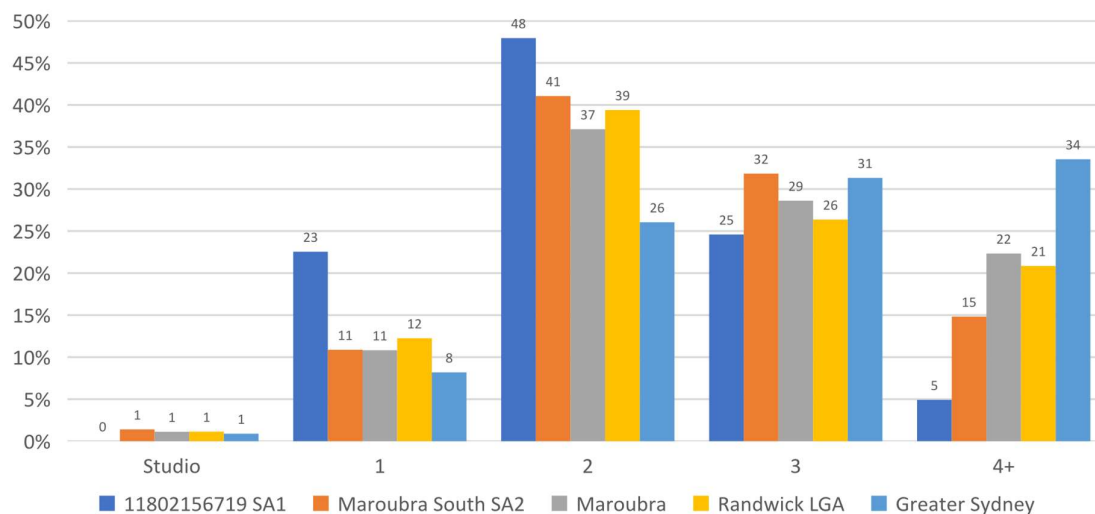


Figure 0-12: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2024; ABS (2021) Census, General Community Profile, G41.

There was no proportional increase in studio or one bedroom dwellings over the past decade in the LGA. The proportion of two and three bedroom dwellings declined over the 10 years, whilst the proportion of four bedroom dwellings increased markedly. This differed to Greater Sydney, where there were proportion increases in one and two bedroom dwellings as well as larger four bedroom dwellings. The overall numbers of studios and three bedroom dwellings declined over the 10 years in the Randwick LGA, while there were increases in the number of one, two and four bedroom dwellings.

Table 0.9: Change in number of bedrooms, 2011-2021 (percent)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	0%	0%	0%	0%
One bedroom	5%	5%	3%	4%
Two bedrooms	39%	37%	22%	23%
Three bedrooms	33%	30%	40%	33%
Four or more bedrooms	22%	27%	36%	41%

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T16 and T17.

Table 0.10: Change in number of bedrooms, 2011-2021 (number)

	Randwick LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	116	86	3,588	2,755
One bedroom	1,866	1,962	32,512	49,113
Two bedrooms	13,342	13,661	251,204	315,144
Three bedrooms	11,207	11,082	462,172	459,080
Four or more bedrooms	7,611	9,812	412,998	562,318

Source: JSA 2024; ABS (2021) Census, Time Series Profile, T16 and T17.

Appendix H: Examples of rental properties

7.12 Maroubra Suburb

Studio apartments

There were three **studio apartments** identified for rent in Maroubra suburb, with the cheapest having a weekly rental of \$540 (pictured below). The studio was in a secure building with ducted aircon, built-ins and included utilities.



Figure 0-1: 203/9-11 Lexington Place, Maroubra NSW 2035, **studio** apartment, \$540 per week

Source: www.realestate.com.au, accessed 5.6.24

The studio apartment pictured below had a weekly rental of \$650, was located in a secure building with a lift and included a large balcony.



Figure 0-2: 908-910 Anzac Parade, Maroubra, **studio** apartment, \$650 per week

Source: www.realestate.com.au, accessed 5.6.24

One bedroom apartments

There were 20 **one-bedroom apartments** advertised in Maroubra suburb with rents ranging from \$550 to \$880 per week. Figures below are examples of apartments in the first, second and third quartile rent ranges for one-bedroom apartments.



Figure 0-3: 3/307 Malabar Road, Maroubra, shop top **one bedroom** apartment, \$550/wk
Source: www.realestate.com.au, accessed 5.6.24



Figure 0-4: 8/189 Fitzgerald Avenue, Maroubra, **one bedroom** apartment, \$690/wk
Source: www.realestate.com.au, accessed 5.6.24

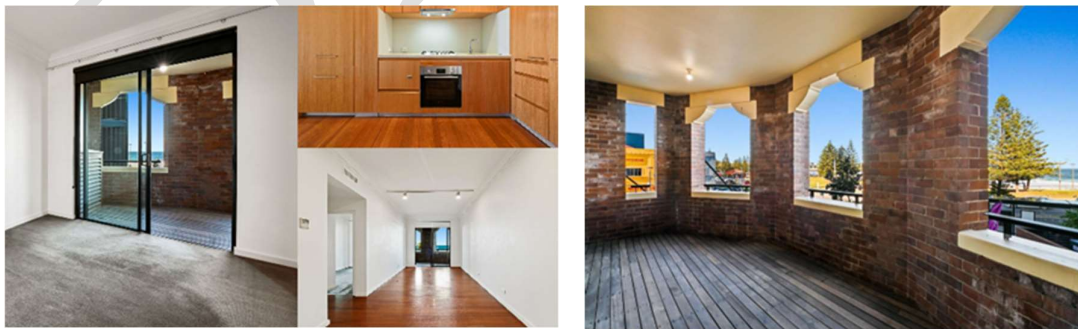


Figure 0-5: 106a/180 Marine Parade, Maroubra, waterfront **one bedroom** apt, \$880/wk
Source: www.realestate.com.au, accessed 5.6.24

Two bedroom apartments

Two bedroom apartments made up 61% of advertised rental apartments in Maroubra. Rentals ranged from \$650 (older style unit built in 1940 with no car space) to \$1,300 per week (large apartment, two bathrooms, balcony and terrace area, double garage, water glimpses).



Figure 0-6: 3/52 Wride Street, Maroubra, **two bedroom** apartment, \$650 pw

Source: www.realestate.com.au, accessed 5.6.24



Figure 0-7: 2/273 Maroubra Road, Maroubra, **two bedroom** apartment, \$850 pw

Source: www.realestate.com.au, accessed 5.6.24



Figure 0-8: 4/34-36 Bond Street, Maroubra, **two bedroom** apartment, \$1,300 per week

Source: www.realestate.com.au, accessed 5.6.24

Three-bedroom apartments

There were five **three bedroom** apartments advertised with rentals ranging from \$830 to \$880 per week. Pictured below are apartments in the first and third quartiles.



Figure 0-9: 1/56 Glanfield Street, Maroubra, **three bedroom** apartment, \$830 per week

Source: www.realestate.com.au, accessed 5.6.24



Figure 0-10: 9/49 The Causeway, Maroubra, **three bedroom** apartment, \$880 per week

Source: www.realestate.com.au, accessed 5.6.24

Four-bedroom apartments

There was one **four bedroom** apartment advertised for \$1,200 per week, which was in a secure building, had lift access, communal gym, large balcony and entertainer's terrace (pictured below).



Figure 0-11: 201/108 Maroubra Road, Maroubra, **four bedroom** apartment, \$1,200 per week
 Source: www.realestate.com.au, accessed 5.6.24

7.13 Surrounding Suburbs

Studio apartments

There were 12 **studio apartments** identified with rentals ranging between \$472 and \$800 per week. Pictured below are two examples in the first and third quartiles.

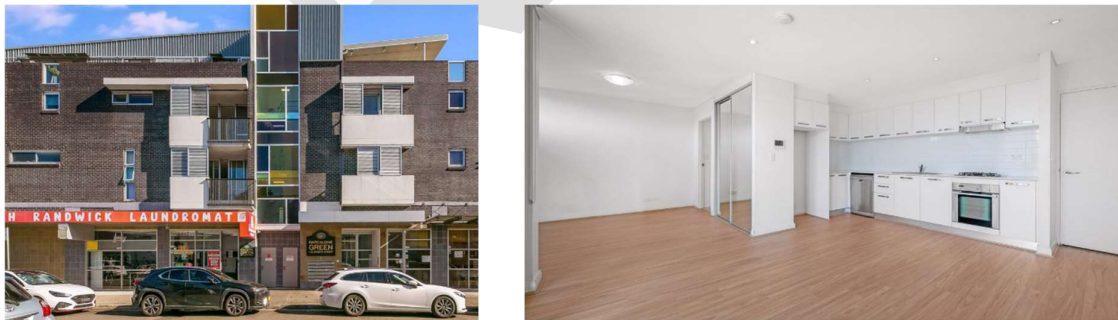


Figure 0-12: 12/1 Elizabeth Street, Randwick, **shop top studio**, \$472 per week
 Source: www.realestate.com.au, accessed 12.6.24



Figure 0-13: 53 Rainbow Street, Kingsford, **studio apartment**, \$800 per week

Source: www.realestate.com.au, accessed 11.6.24

One-bedroom apartments

There were 53 **one-bedroom** apartments, making up 19% of available rentals in the nine surrounding suburbs. Median rent for a one-bedroom unit was \$720 per week and rentals ranged from \$500 to \$1,200 per week. Pictured below are examples of rentals in the first and third quartiles.



Figure 0-14: 5/2 Kennedy Lane, Kingsford, **one bedroom apartment**, \$500 per week

Source: www.realestate.com.au, accessed 11.6.24

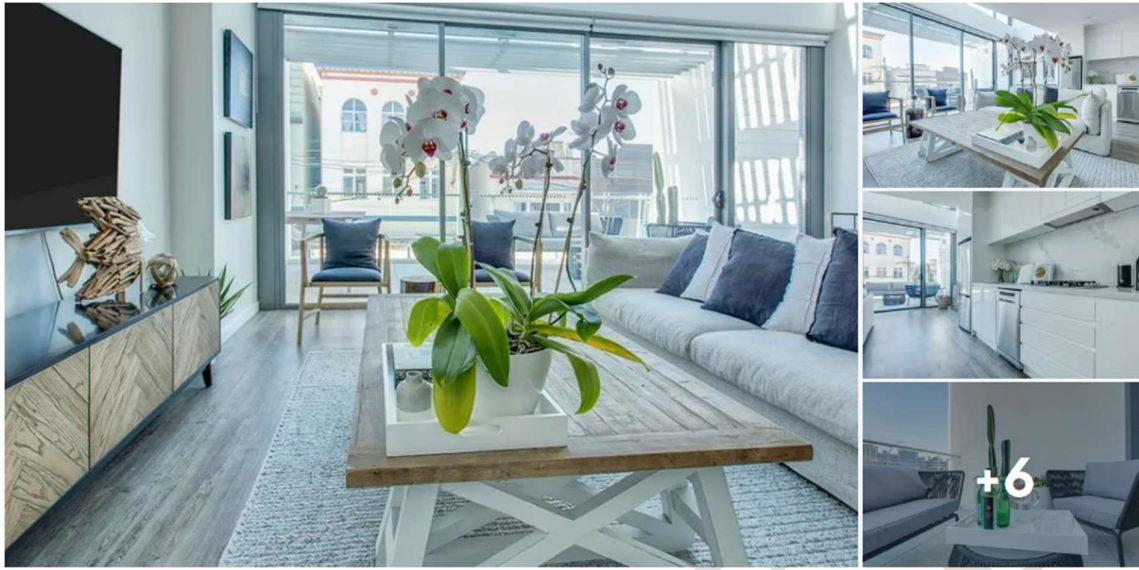


Figure 0-15: 8/223 Coogee Bay Road, Coogee, **one bedroom** apartment, \$1,200 per week
 Source: www.realestate.com.au, accessed 5.6.24

Two-bedroom apartments

There were 162 **two-bedroom** apartments with rentals ranging from \$600 to \$1,900 per week which made up 58% of all advertised apartments in the surrounding suburbs. Examples of a first, second, and third quartile two-bedroom apartment are shown in the figures below.



Figure 0-16: 34 Mawson Lane, Chifley, **two bedroom** apartment, \$600 per week
 Source: www.realestate.com.au, accessed 12.6.24



Figure 0-17: 11/2-6 Abbott Street, Coogee, **two bedroom** apartment, \$900 per week

Source: www.realestate.com.au, accessed 5.6.24

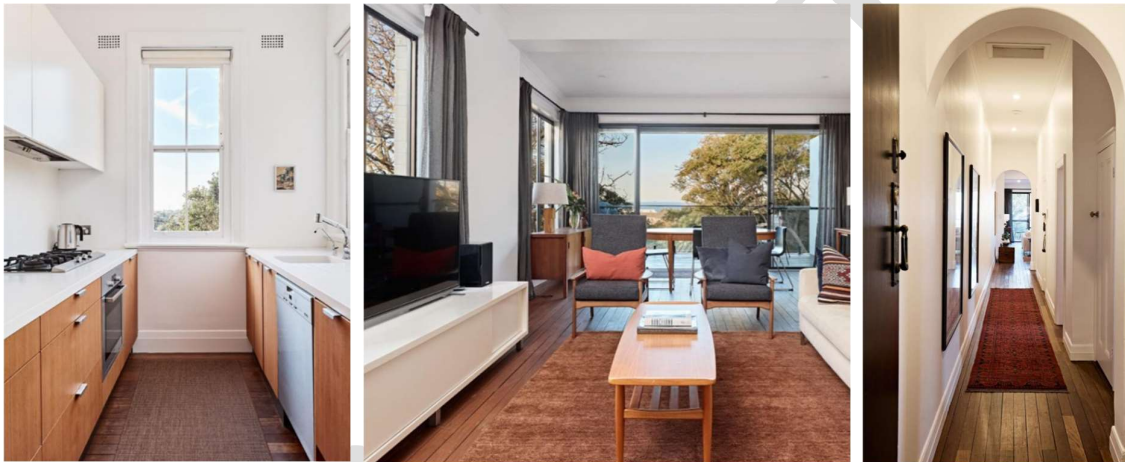


Figure 0-18: 1/47-49 Byron Street, Coogee, **two bedroom** apartment, \$1,900 per week

Source: www.realestate.com.au, accessed 5.6.24

Three-bedroom apartments

Forty-seven **three-bedroom** apartments were identified in the surrounding suburbs. Five of the apartments in the third quartile were more expensive than the most expensive four bedroom apartments. Pictured below are examples in the first, second and third quartile three-bedroom apartments for rent.



Figure 0-19: 11/30 Arcadia Street, Coogee, **three bedroom** apartment, \$830 per week

Source: www.realestate.com.au, accessed 5.6.24



Figure 0-20: 1/25 Belmore Road, Randwick, **three bedroom** apartment, \$1,200 per week

Source: www.realestate.com.au, accessed 12.6.24



Figure 0-21: 1/42 Bream Street, Coogee, **three bedroom** apartment, \$2,500 per week

Source: www.realestate.com.au, accessed 5.6.24

Four-bedroom apartments

There were six **4 bedroom** apartments advertised in surrounding suburbs ranging in price from \$1,100 to \$1,695 per week.



Figure 0-22: 2/370 Arden Street, South Coogee, four bedroom apartment, \$1,100 per week
Source: www.realestate.com.au, accessed 5.6.24



Figure 0-23: 1/155-157 Arden Street, Coogee, four bedroom apartment, \$1,695 per week
Source: www.realestate.com.au, accessed 5.6.24