



Social Impact Assessment

Residential flat buildings with in-fill affordable housing, 21, 23 and 25 McIntosh Street and 55 Werona Street Gordon NSW 2072

**Submitted to Department of Planning, Housing and Infrastructure
on behalf of Werona Ave Residence DM Pty Ltd (CPDM)**

29 May 2025

Acknowledgment of Country



Towards Harmony by Aboriginal Artist Adam Laws

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

This report was prepared by:

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Project: Residential flat buildings with in-fill affordable housing, 21, 23 and 25 McIntosh Street and 55 Werona Street Gordon NSW 2072

Report Version: Final

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Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Authorship

The report has been prepared by Paul Graham and Rebecca Sladen.

We confirm this Social Impact Assessment addresses the requirement of SEAR No. 18 and relevant State and local legislation, policies, and guidelines including. We further confirm that, to the best of our knowledge, none of the information contained in the Social Impact Assessment is false or misleading.

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EXECUTIVE SUMMARY

This Social Impact Assessment has been prepared by Gyde Consulting to accompany an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in support of a State Significant Development Application (SSD-83478456) for ‘Residential flat buildings with in-fill affordable housing’ for the site at 21, 23 and 25 McIntosh Street and 55 Werona Avenue Gordon NSW 2072. The legal description is outlined in **Table 1** below.

Table 1Legal Description

Address	Lot	Area
• 21 McIntosh Street	• Lot A in DP 339345	• 1,394 sqm
• 23 McIntosh Street	• Lot 5 in DP 651557	• 1,390 sqm
• 25 McIntosh Street	• Lot 1 in DP 167505	• 1,223 sqm
• 55 Werona Avenue	• Lot 11 in DP 1078667	• 3,769 sqm

Address	Lot	Area
• 21 McIntosh Street	• Lot A in DP 339345	• 1,394 sqm
• 23 McIntosh Street	• Lot 5 in DP 651557	• 1,390 sqm
• 25 McIntosh Street	• Lot 1 in DP 167505	• 1,223 sqm
• 55 Werona Avenue	• Lot 11 in DP 1078667	• 3,769 sqm

This report has been prepared to address the Secretary’s Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-83478456).

This report provides the following mitigation measures:

- Prepare a Green Travel Plan for the site prior to Construction Certificate.
- Continue to provide information to the community throughout the construction stage.
- Comply with the recommendations and mitigation measures identified in the Noise Impact Assessment. In addition to these measures, the contractor shall:
 - Prepare a management procedure to deal with noise and vibration complaints.
 - Make allowance for notification by letterbox drop for all occupied buildings within 50m of the construction site. Notification should provide detailed estimated duration of demolition, excavation and construction.

- A Construction Traffic Management Plan (CTMP) shall be prepared prior to Construction Certificate. The purpose of the CTMP shall be to detail the construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. At a minimum, the Plan shall consider:
 - Construction vehicle related movements and times
 - Impacts of construction vehicles on On-street parking
 - Impacts on neighbouring properties
 - Impacts on pedestrians
 - Cumulative construction traffic impact.
- Prepare a Tree Protection Plan (TPP) in accordance with the Australian Standards prior to Construction Certificate. The TPP shall include an updated health and condition report on all trees to be retained.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

Impacts related to increased housing supply, diversity and affordability.

According to the 2022 NSW Population Projections, NSW will need to house an additional 85,000 people every year for the next 20 years. The NSW Department of Planning Housing and Infrastructure (DPHI) estimates that to meet these projections the state will require an additional 904,000 homes over the next 20 years. With population growth the driver of housing demand, most capital cities in Australia are pursuing urban consolidation or building residential dwellings at higher densities.

Increased density supports greater housing diversity, supporting a more diverse population, and affordability attracts teachers, emergency service provider, health care workers and other key service providers to the community assisting the local economy.

By 2036, the anticipated dwellings required to support the population will be 2,557 in the Gordon – Killara SA2, and 9,956 in Ku-ring-gai LGA. Ku-ring-gai Council’s housing target is 7,600 new completed homes by 2029.

The SEIFA Index shows that Ku-ring-gai is highly advantaged and one of the most affluent local government areas in Australia. Most people own or own their homes with a mortgage.

Despite this, in Gordon – Killara SA2 with median mortgage repayments \$3,200 per month, 674 of mortgage households had mortgage repayments that were that were greater than 30% of household income.

For those renting, according to the 2021 Census 820 of the 7,963 households had rental payments that were greater than 30% of household income.

Households paying 30% or more of their weekly income are deemed to be in rental or mortgage stress.

The proposal will increase housing supply as well as more diverse housing types, provide more dwellings in an area dominated by large single dwelling.

These impacts are almost certain and major, however the number of dwellings and price points are likely to limit the extent of the social benefits.

Impacts related to increased housing supply, diversity and affordability have been assessed as **High Positive**.

Impacts related to housing and the ageing population

According to the NSW Government Housing 2041: NSW Housing Strategy, it is expected that the number of people aged 65 and older in NSW will increase by 85% in the next 25 years. As people age, the type of housing and services they need, and the lifestyle choices they make will change.

Housing plays a critical role in the health and wellbeing of older Australians. It serves the basic human need for physical shelter and contributes to physical, psychological, health and emotional security.

Affordability can also become an overriding factor as older people consider how they will manage beyond their working years on a limited income or aged pension. Traditionally, older people in Australia have had high rates of home ownership. In recent years the rate of home ownership has decreased among older people in line with decreasing rates of ownership across the population and increasing house prices.

There will be a significant spike in those aged 80 and over by 2036 in the Gordon – Killara SA2. The increase in people aged over 80 of 1,169 by 2036 will be proportionally the highest increase across all age structures. In the Ku-ring-gai LGA, an additional 3,362 people aged 85 will be living in the area, and similar to SA2 will have the biggest proportional increase of any age group.

In 2021, over 69% of homes in the Gordon-Killara SA2 have 3 bedrooms or more, while in the LGA almost 69% have 3 or more bedrooms.

While a significant proportion of households in Ku-ring-gai own their homes, the increasing number of lone-person households and underutilization of bedrooms in larger dwellings suggests a potential trend of older residents living in under-occupied homes, which could impact their financial security.

While Ku-ring-gai is generally considered a highly advantaged area in Australia, despite the overall high-income levels, housing costs, including rent and mortgage repayments, are relatively high in Ku-ring-gai. This can put a strain on the budgets of older individuals, especially those on fixed incomes like pensions.

Older Ku-ring-gai residents or those planning for retirement years may benefit from the more diverse range of housing options offered close to supermarkets and pharmacies, as well as good access to public transport, which may benefit them economically and help them to age in place.

Impacts related to housing and the ageing population have been assessed as **High Positive**.

Impacts related to traffic and parking.

Motorised road traffic has a range of negative social impacts. Traffic creates air pollution and noise, which are linked with several health

concerns and reduced wellbeing.

Traffic congestion was an issue expressed through the community survey responses.

The Traffic Impact Assessment (TIA) has concluded that the traffic generation as a result of the development is in the order of 31 vehicles per hour in the morning peak and 24 vehicle trips per hour in the evening PM peak. The TIA concludes that intersection modelling has demonstrated that proposed trip generation will have minimal impacts on surrounding intersections.

The proposed 191 car parking spaces comply with the relevant requirements of the Ku-ring-gai DCP and SEPP.

Impacts related to traffic and parking have been assessed as **Low**.

Impacts related to community character, sense of place and heritage

Communities are complex systems that can be characterised by community structure (the number and size of populations and their interactions) and community dynamics (how the members and their interactions change over time). These attributes contribute to a sense of place or sense of community.

A sense of community describes ‘a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members’ needs will be met through their commitment to be together. A sense of community is made up of membership; influence; integration and fulfillment of needs; and shared emotional connection. A sense of community is positively related to experiencing higher levels of mental wellbeing

Recent pressures on Ku-ring-gai to absorb the housing requirements of Sydney through the introduction of residential apartments has been met with some resistance by the Council in response to local community concerns. Much of this concern relates to the perceived impacts higher density buildings will have upon the visual character and amenity of the area.

Concerns about the impact of the development on neighbouring heritage buildings and conservation areas were raised during community engagement for the project.

25 McIntosh Street is located in the Gordon Park Estate, McIntosh & Ansell Conservation Area. The Heritage Impact Statement (HIA) notes that: “A detailed review of the 25 McIntosh Street level of intactness and contextual analysis has found that the dwelling’s contribution to the Heritage Conservation Area has been significantly diminished. Due to the extensive presence of contemporary additions and alterations that occurred between 2008 – 2009, the building is not warranted for inclusion within the Heritage Conservation Area”.

The HIA also considered the impact of the development on the nearby State Listed Eryldene. The HIA notes that “...there is substantial mature landscaping along the street which softens all views to houses including Eryldene...”

The TOD SEPP has identified Ku-ring-gai LGA has an area to

accommodate dwellings in particular areas. Some sites along McIntosh Street, including the current site, are included. There are several new residential apartment buildings constructed or under construction, in the wider Gordon area.

Over time, the increased population may contribute to the vibrancy of the area which in turn could build on the sense of place and local character.

While it is unlikely there is notable material negative impact on sense of place, some residents may view any apartment buildings counter to the character of the area. This may result in minor negative impacts to the health and wellbeing of some residents.

Place character is defined by feelings and subjective community sentiment, and it is likely this view will remain unchanged for some residents. Continued community consultation early and during all stages of the development will be crucial to forming a rapport with nearby residents to ensure the smoothest possible transition through the design, approval and construction stages.

Impacts related to local character and sense of place have been assessed as **Low Negative**.

Impacts related to location

Providing diverse and affordable housing in well-located areas has major benefits for everyone in the community.

Housing close to transport hubs and town centres helps reduce cost of living by giving people access to walkable amenities and cost-effective transport options.

Developing new housing in the right locations helps promote active transport use, reducing the impacts of travel on the environment.

Engaging in active transport options can increase physical activity leading to better health and wellbeing.

Being able to live in a neighbourhood where shopping, business services, education, community facilities, recreational and sporting resources are close by also have a range of other benefits for health including building social connections.

All these benefits align with the 15 – minute city concept. The overall goal of the 15-minute city is to create healthier, more liveable, equitable, sustainable, and resilient cities. They contribute to several urgent and important global goals reducing carbon emissions, noise pollution and improving air quality. They emphasise walkability and cyclability, and health and wellbeing.

The site is approximately 400 metres from Gordon Railway Station, and a short walk to Gordon village shops on the Pacific Highway. Buses frequent the Pacific Highway that provide access to upper and lower North Shore centres, including the major Chatswood shopping centre. There are passive and recreation spaces within 800m of the site, including Gordon Recreation Ground a multi-purpose sporting facility and park with four tennis courts a recreational park and playgrounds and seating. Schools and a golf course and are also close by. Ku-ring -gai National Park is easily accessible from the site. Major health facilities, including North Shore Hospital, are also easily accessible by bus and train.

Incoming residents are likely to benefit from new housing located within

walking distance of goods and services, a range of public transport options and other social infrastructure.

The small increase in the population generated by the Proposal is unlikely to place excess demand on existing infrastructure.

The benefits of having a full provision of goods, services and social infrastructure accessible by walking and public transport can have long term health and wellbeing impacts that may extend to the broader community.

Impacts related to location have been assessed as **Very High Positive**.

Impacts related to construction activity

Those living close to sites with high levels of activity can suffer from the annoyance of noise that can cause disturbance of sleep, cognitive impairment, decreased mental wellbeing and other health and wellbeing impacts.

Local amenity adjoining and around the subject site are likely to be affected during the construction phases on account of increased noise and air pollution as well as construction related traffic.

Draft Construction Traffic Management and Construction Noise Management Plans have been prepared to mitigate any impacts related to construction. These documents will be updated and finalised as part of the construction certification process.

Impacts related to construction activity have been assessed as **Low Negative**.

Impacts related to amenity

Unlike subjective understandings of sense of place and character, changes to amenity can be more tangible.

Amenity is the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature.

Good building design can greatly increase the quality of amenity. Design features in the built environment can also impact perceptions of safety and a sense of belonging.

In some instances, local amenity can be adversely impacted by development. Loss of amenity can occur for a range of reasons, including significant increases to the heights of existing buildings, loss of heritage, more traffic, reduced parking, overshadowing and higher population density.

The TOD SEPP has identified Ku-ring-gai LGA has an area to accommodate dwellings in particular areas. Some sites along McIntosh Street, including the current site, are included. There are several new residential apartment buildings built, and currently under construction, in the wider Gordon area.

Nevertheless, the proposed increase in density is likely to be viewed by some residents as having negative impact on the amenity of the Street, and Gordon in general.

While the proposal will increase density in the area, the building setbacks, articulation and material palette minimize any visual impacts that could be perceived as negative.

The proposal will include measures to ensure the development complies with internal noise measures.

According to the Traffic Impact Assessment, there will be no adverse impact on local intersections because of the traffic generated by the Proposal, meaning there is unlikely to be queuing which could in turn negatively impact amenity.

While existing gardens will be demolished in the construction phase, and the Arborist Impact Assessment identifies the need for the removal of two trees, the proposed landscape plan will mitigate the loss of vegetation across the development.

Impact related to amenity have been assessed as **Low**.

Based on the positive benefits associated with increased housing supply, the addition of more affordable apartments available for key workers, and the location of the proposal close to public transport and lifestyle opportunities, this Social Impact Assessment supports the Proposal for the mixed residential development with infill affordable housing at 21, 25 and 25 McIntosh Street and 55 Werona Avenue.

1. INTRODUCTION

This Social Impact Assessment has been prepared in support of a State Significant Development Application (SSD-83478456) for a Transport Oriented Development together with In-fill Affordable Housing Development for the site located at 21, 23 and 25 McIntosh Street and 55 Werona Avenue Gordon NSW 2072 .

The proposed development involves the demolition of all existing structures and the construction of 3 x 8 storey residential flat buildings with in-fill affordable housing and associated works. The proposal includes:

- Demolition of all existing structures and associated outbuilding, including swimming pools and tennis courts
- Partial clearing of site
- Construction of a residential development, involving three residential flat buildings having a maximum height of 8 storeys
- 162 residential apartments of which 33 will be affordable housing units, of which 29 (15%) will be retained as affordable housing of 15 years and 4 (2%) will be retained as affordable housing in perpetuity
- Excavation for two basement levels, containing 191 car parking spaces and associated services
- Removal of 29 trees
- Landscaping of common areas

Social Impact Assessment Purpose

A social impact assessment is a process for the identification, analysis, assessment, management and monitoring of the potential social impacts of a project, both positive and negative.

The primary purpose of this SIA will be to bring about more socially sustainable project outcomes by minimising any potential negative impacts and enhancing positive ones.

This SIA is one input to the broader planning process that also considers environmental, economic, social, and cultural impacts.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) dated 06 May 2025 and issued for the SSDA (SSD-83478456)

Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Ref No	SEARs Requirement	Section of Report where response is provided
SEAR 18 – Social Impact	Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State	N/A – this entire report comprises the response to this SEAR.

Ref No	SEARs Requirement	Section of Report where response is provided
Significant Projects.		

Authorship

The report has been prepared by requirement of **SEAR No. 18** and relevant State and local legislation, policies, and guidelines including the NSW Department of Planning, Housing and Infrastructure Social Impact Assessment Guidelines for State Significant Development, 2023. I further confirm that none of the information contained in the Social Impact Assessment is false or misleading.

P. Graham

2. PROJECT OVERVIEW

This section provides information on the project context, including a description of the site, its geographic location, and the project proposal.

Geographic Context

Gordon is a suburb on the Upper North Shore of Sydney in the state of New South Wales, Australia. Gordon located 14 kilometres north-west of the Sydney central business district in the local government area of Ku-ring-gai.

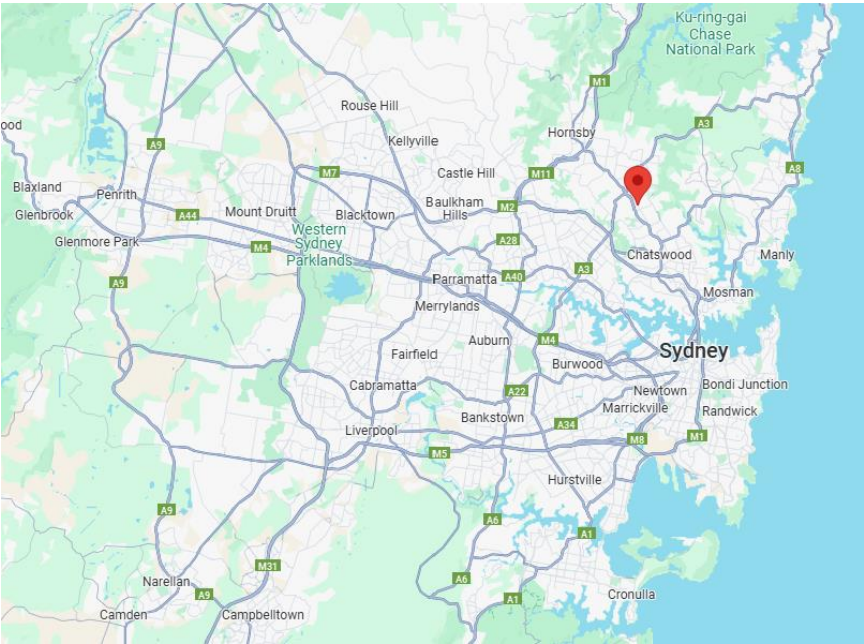


Figure 1 Geographic context

The Site

The site is within the Ku-Ring-Gai Local Government Area (LGA) at 21, 23 and 25 McIntosh Street and 55 Werona Avenue Gordon NSW 2072. The site has an area of 7,776sqm and currently contains single dwelling houses, with associated structures such as swimming pools, tennis court and gardens on large regular and battle-axe allotments. The main frontage of the site is on McIntosh Street, with a secondary access being from 55 Werona Avenue, via an existing access handle.

The site falls from its southern boundary of the Werona Avenue property (RL113.44) to north-east corner of 25 McIntosh Street (RL 107.56) by 5.88m. There is a noticeable change in the existing topography across the sites, with the higher side being the southern part of the Werona Avenue site and the lower side being along the McIntosh Street boundary.

The site is located to the east of Pacific Highway and is within walking distance (400m) of entrance to the Gordon Railway Station.

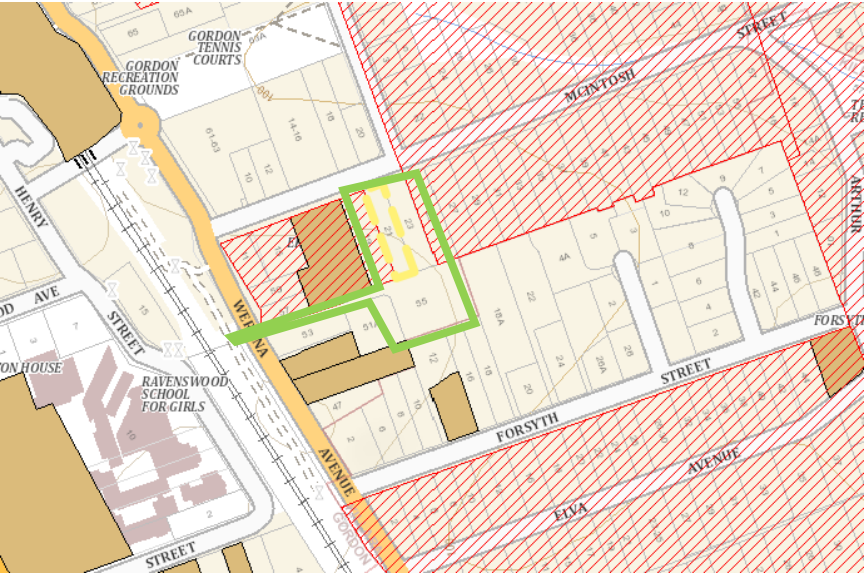


Figure 2 Site location and street map.

Project Description

The proposed development comprises the proposed development involves the demolition of all existing structures and the construction of 3 x eight storey residential flat buildings with in-fill affordable housing and associated works.

In accordance with the In-fill Affordable Housing SEPP provisions, the development seeks a 30% Floor Space Ratio (FSR) and height incentive by providing 15% of the total GFA as affordable housing. An additional 2% of the total GFA will be affordable housing, in perpetuity, in accordance with the TOD Housing SEPP provisions.

The key statistics and elements of the project are shown in **Table 1.** below.

Table 2 Development statistics

Control	SSDA
Site Area	7,776 sqm
GFA	18,719.11 sqm
FSR	2.41:1
Height	Eight storeys
Residential yield	162
Unit Mix	1B – 18 units or 11% 2B – 84 units or 52% 3B – 60 units or 37%
Affordable Units	33
Parking	173
Communal Open Space	1,957 sqm
Deep Soil	962.54 sqm
Landscaped Area	2,991.5 sqm

3. METHODOLOGY

The methodology for this assessment applies requirements outlined the NSW Government DPHI Social Impact Assessment and Guideline 201, and the Social Impact Assessment Technical Supplement, 20212.

The methodology incorporates the following stages:

A. Proposal review

Provides an initial understanding of the proposal and the potential impacts.

B. Conduct scoping study

The scoping study enables:

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

Refer to the social impact scoping sheet in **Appendix A**.

C. Define the social locality

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

The social locality is generally defined through an observational analysis. Observing the geographic location around site is done through a site visit and ariel mapping, as well GIS enquiries around the area to identify any communities or stakeholders that may be impacted.

The social locality is then expressed geographically, demonstrating how residents, communities and stakeholders will experience various impacts depending on their location.

D. Conduct demographic analysis

The review and analysis of selected demographic data and other characteristics of the social locality will be undertaken to create an understanding of the existing community and conditions (social baseline),

and how it may change or be impacted by the proposed development.

E. Review the literature

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

- State and local government policy and planning context in which the project is situated.
- Academic and other research to support the assessment.

F. Review technical reports

Technical reports communicate the outcomes of research undertaken in various disciplines to critically analyse aspects of the project, and provide conclusions and recommendations related to the immediate and ongoing management of the project.

Technical reports are reviewed to support a comprehensive and informed overview relative to various social impacts.

Relative mitigation measures identified in the technical reports are used to inform the residual impact assessment.

G. Conduct community and stakeholder engagement

Community and stakeholder engagement is vital to ensure that the voices of those likely to be impacted by the Project are included in the SIA. Inputs identified by through the engagement will identify impacts and the magnitude of their affects, inform project refinements, and assist in the creation of mitigation and enhancement measures.

Residents, communities, and stakeholders that are identified as part of the social locality are the general focus of engagement, however as consultation begins it may be appropriate to expand the engagement to others.

The level of community and stakeholder engagement and the activities specifically designed to align with the project will depend on the potential impacts identified through the scoping study.

Engagement processes for SIAs is social inquiry based and aims to explore and reflect on issues of a social nature, that because of a project, may impact those in the social locality, as well as potential options that may assist to reduce, minimise or illuminate adverse impacts, or enhance positive impacts.

H. Conduct social impact assessment

Based on information collected and collated in the previous sections, potential social impacts will be assessed against the corresponding impact categories as outlined in the SIA Guideline. These eight categories provide for high level groupings of potential social impacts that can be interrogated, which then forms the basis of the assessment. The level and

¹ NSW Government (2023) Social Impact Assessment Guidelines for State Significant Projects, November 2023 <https://www.planning.nsw.gov.au/sia>

² NSW Government (2023) Technical Supplement: Social Impact Assessment Guidelines for State Significant Projects, November 2023 <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Policy-and-legislation/Social-Impact-Assessment/SIA-Guideline---Technical-Supplement-2v7.pdf?la=en>

scope of interrogation of the categories will depend on the nature of the project. The categories have been established to provide a standard approach to measuring social impact assessments.

The impact assessment process utilises tools from the SIA Guideline and the SIA Technical supplement to assess each impact in relation to its likelihood and magnitude (including the extent, duration, severity/scale, sensitivity/importance, level of concern/interest). The significance of the social impacts is then undertaken and a pre residual impact score applied.

I. Conduct residual impact assessment

Identified social impacts are reassessed with proposed enhancement and mitigation measures to determine the post-mitigation or residual social risk. Enhancement and mitigation measures aim to enhance positive impacts or reduce negative impacts.

4. SCOPING STUDY

The scoping study enables the identification of potential social impacts to inform the design of the project.

After a review of the proposal and a desk top review of the area immediately surrounding the site, a scoping study was undertaken to identify the potential impacts likely to occur because of the proposal. By scoping the initial impacts, the scoping study helped inform:

- the geographic areas and populations most likely to be impacted
- the methods and data sources required to investigate the impact
- initial project refinements in response to likely impacts
- potential mitigation / enhancement measures.

The preparation of the scoping study involved:

- site / neighbourhood visit
- review of draft planning documents
- review of state and Liverpool City Council policy and planning drivers
- demographic profile and population projections
- review of current Development Applications in the surrounding area.

Table 3. below lists the initial impacts identified through the scoping study. Project responses to the suggested actions and project refinements are also listed.

Table 3 Scoping study - Initial impacts and project responses.

POTENTIAL IMPACT	PROJECT RESPONSES
Impacts related to sense of place	Design of the development to by sympathetic to the local environment
Impacts related to amenity	Design of the development to by sympathetic to the local environment
Impacts related to traffic and parking	Proposal to comply with Ku-ring-gai DCP parking requirements. The Proponent to commission a Traffic and Parking Impact Assessment.
Impacts related to construction	The Proponent to prepare relevant construction related plans. The Proponent and relevant contractor to undertake ongoing engagement with effected residents throughout the construction stage.

5. SOCIAL LOCALITY

The social locality identifies the places and stakeholders that may be impacted by a project. This information contributes to establishing the social baseline that informs the assessment.

The proposal may have a range of impacts across the LGA. People in the immediate area have the potential to be impacted the most from impacts like increased population, disruptions to day-to-day routines, and construction activity, while those in the general area surrounding the site may be impacted by issues like increased demands on social infrastructure, additional housing, haulage routes, and the movement of the project construction workforce.

Through the scoping study and the identification of potential impacts the following geographic areas, and the residents and stakeholders within, were recognised as the social locality. The social locality is categorised into of primary and areas to reflect the likely level of impact. These include:

- Primary: Local Area (SA1)
- Secondary: Ku-ring-gai LGA

Local Area

The local area is defined by SA1 12103140738 and SA1 12103140721, the 2021 Census collection areas which includes the site.

The population of the local area are those most likely to be primarily impacted by the proposed development.

The geographic area as defined by the ABS enables selected demographic data to be identified. This data informs the approach to engagement and helps to consider any mitigation measures that may be specifically required based on population characteristics. Key characteristics of the

local area include:

- The nominated SA1s have a combined population of 670.
- Median age was 42.
- There were 21 0–4-year-olds, 59 5–11-year-olds, and 59 12–17-year-olds
- The age grouping with the highest representation are those aged 35-49 with 132 people, followed by 110 people aged 65 and over.
- 294 out of the 670 people living in the SA1s were born overseas, or approximately 44% of residents
- There were 101 households made up of couples with children, and 65 couples without children.
- There were 52 lone person households
- The average household size in SA1 12103140738 was 2.41, and 3.17 in SA1 12103140721
- The dominant dwelling structure in SA1 12103140738 was medium density housing, at 81. There were 36 high density dwellings. The dominant dwelling structure in SA1 12103140721 was separate houses, at 95. There were no high or medium density dwellings
- There were 78 households renting in SA1 12103140738, and three in SA1 12103140721. In both SA1s there were 44 home owners.
- Median household income in 12103140738 was \$1,867, and in SA1 12103140721 \$3,769
- 107 people in 12103140738 had a long term health condition – 34 with mental health issues, and 12 with asthma
- 76 people in SA1 12103140721 had a long term health condition – 16 with a mental health condition, and 17 with asthma
- 26 people in the SA1 12103140738 travelled to work on public transport, and 47 by car. In the SA1 12103140721, 3 people travelled by public transport, and 24 by car³.

Ku-ring-gai LGA

The Ku-ring-gai Council area is bounded by the Northern Beaches Council area in the east, Willoughby City and the City of Ryde in the south, and Hornsby Shire in the west. The Ku-ring-gai Council area boundaries are the Cockle and Cowan Creeks in the north, Middle Harbour Creek and Middle Harbour in the east, Boundary Street, Blue Gum Creek and the Lane Cove River in the south, and Coups Creek and the Sydney-Newcastle Freeway in the west.

The LGA is predominantly residential, with significant areas of parkland and bushland. The Council area encompasses a total land area of 84 square kilometres, of which a large proportion is National Park, public park, bushland or reserves. There is very little commercial or industrial land use.

The social locality is shown in **Figure 3**.

³ The 2021 ABS Census collected travel to work data during the COVID 19 Pandemic and may not be representative of ongoing trends.



Figure 3 Social locality. Source: Gyde.

6. POPULATION & PLACE CHARACTERISTICS

This Summary is intended to provide a brief description of the area’s key characteristics that provide a context for the project. This information contributes to establishing the social baseline that informs the assessment.

The Baseline provides secondary data that creates a greater understanding of the characteristics of communities potentially impacted by the project. With the addition of community engagement inputs and research from the literature review including technical reports, demographic and population projection data informs the social baseline.

The primary source of data for the community profile is the Australian Bureau of Statistics (ABS) 2021 Census, and the Department of Planning, Housing and Infrastructure 2024 Common Planning Assumptions: Population Projections.

Selected community profile characteristics from the Gordon-Killara SA2 and the Ku-ring-gai LGA are presented below.

Appendix B. provides a comprehensively demographic profile and population projections for Gordon Killara SA2 and Ku-ring-gai LGA. NSW percentages are used for comparative purposes.

First Nations People

The Darramuragal or Darug (Dharug) people have been in the Ku-ring-gai are for thousands of years, long before the arrival of European settlers.

Living mostly along the foreshores of the harbour, they fished and hunted in the waters and harvested food from the surrounding bushland.

They spent much of their time developing a rich, complex culture that included a distinctive language, customs, spirituality and law - the heart

of which was their connection to the land.

In 2019, work led by six local councils and the Aboriginal Heritage Office (AHO) has resulted in two previously unrecorded rock art sites being rediscovered in Ku-ring-gai. The sites have now been verified as authentic and are in relatively good condition.

Both shelters have these, which were created by the original custodians mixing ochre and water and sometimes blood together into a pigment that is sprayed with the mouth, over a hand that then becomes a negative imprint on the rock. It provides a very intimate connection between someone in the past and the present.

Ku-ring-gai (also spelled Ku-ring-gai, Kuring-gai, Guringai, Kuriggai) (IPA: [kuringai],^[1]) is an ethnonym referring to an Indigenous Australian people who once occupied the territory between the southern borders of the Gamilaraay and the area around Sydney, and a historical people with its own distinctive language.

Killara is an Aboriginal word meaning *permanent* or *always there*.

Population

Between 2021 and 2036 the Gordon – Killara population will increase by an estimated 8,586 people, from 22,602 to 31,188. Across the Ku-ring-gai LGA, there will be an estimated 21,157 more people. In Gordon-Killara this represents a population increase of 38% from 2021 – 2036.

The following tables show population changes from 2021 to 2036, and the implied demand for housing based on projections for the SA2 and LGA.

Table 4 Population projections and change 2021 - 2036

	Actual	Projection				Change
	2021	2026	2031	2036	2021 - 2036	
SA2	22,602	22,950	26,553	31,188	+ 8,586	
LGA	124,703	127,459	136,023	145,860	+ 21,157	
NSW	8,097,062	8,680,294	9,161,041	9,622,204	1,525,142	

Source: Department of Planning, Housing and Environment.

Table 5 Population changes (percentages) 2011 – 2036

	Projections			Change
	2021 - 2026	2026 - 2031	2031 - 2036	2021 - 2036
SA2	2%	16%	17%	38%
LGA	2%	7%	7%	17%
NSW	7%	6%	5%	19%

Source: Department of Planning, Housing and Environment.

Table 6 Total implied dwelling need based on population

	Actual	Projection		Change	
	2021	2026	2031	2036	2021 - 2036
SA2	8,677	8,946	10,422	12,352	+3,675
LGA	46,557	47,858	51,721	56,318	+ 9,761
NSW	3,422,483	3,698,961	3,944,968	4,185,267	+ 762,784

Source: Department of Planning, Housing and Environment.

Based on the 2024 projections, 7,600 new dwellings will be required by 2029 to house the incoming Ku-ring-gai population.

Figure 4. below shows that Ku-ring-gai LGA could be 6,190 homes short of its housing target by 2029.

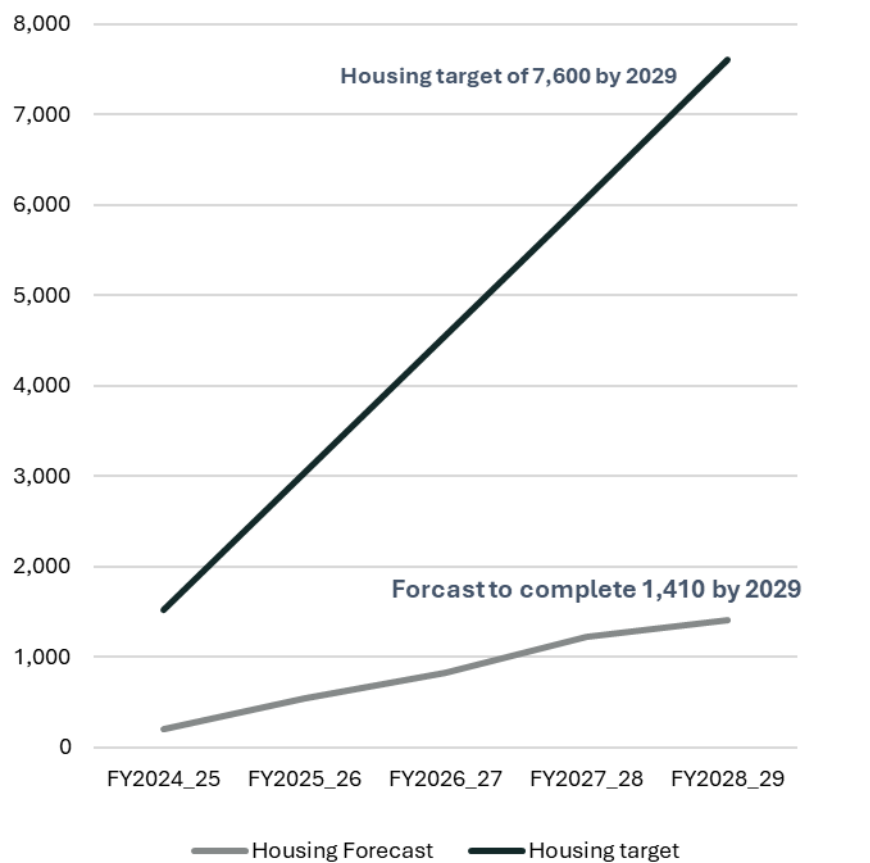


Figure 4 Ku-ring-gai housing supply forecast, 2024. Source: Department of Planning, Housing and Environment.

Housing Affordability

When viewed with household income, the amount households pay in rental and mortgage payments may indicate the level of housing stress households in the community are under.

If a household spends more than 30% of gross income on rent or mortgage payments, this is defined as rental or mortgage stress.

As shown in **Figure 5.**, SQM Research reports that the median weekly rent in Killara in February 2025 is \$866 (median all units).

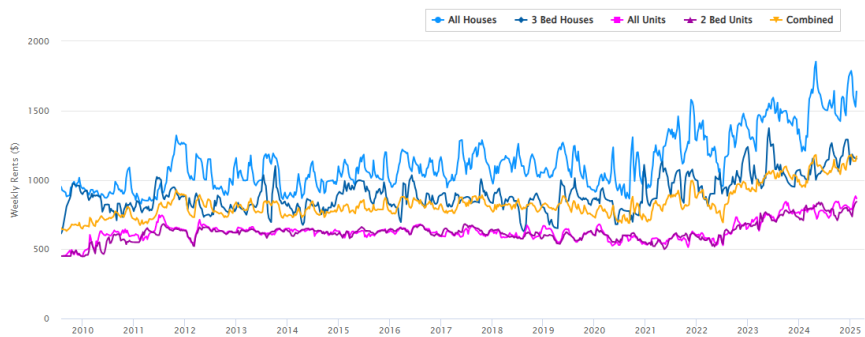


Figure 5 Average weekly rents, Killara postcode 2071, January 2025. Source: SQM Research.

Table 7. shows the median household weekly incomes, and the percentage of renter households under rental stress.

Table 7 Median weekly household income and percentage of renters spending greater than 30% of household income of rent, 2021	
Household Income Type	Percentage of rental households that spend greater than 30% of household income on rent.
Very low-income household	
Low-income household	
Moderate income	

SA2

LGA

Source: 2021 ABS Census

The *State Environmental Planning Policy (Housing) 2021*, (Housing SEPP) defines households eligible for affordable housing in the following ways under Section 13(1)(a)(i):

- Very low-income household** – a household with a gross income lower than 50% of the median household income for Greater Sydney or the Rest of NSW
- Low-income household** – a household with a gross income between 50% and 80% of the median household income for Greater Sydney or the Rest of NSW
- Moderate income household** – a household with a gross income between 80% and 120% of the median household income for Greater Sydney or the Rest of NSW.

Table 8. shows applies the income thresholds from the SEPP to the shows applies the income thresholds from the SEPP to the median Greater Sydney household income of \$2,077 per week to interpret affordability levels.

Table 8 Greater Sydney household income of \$2,077 Weekly based on affordable housing thresholds	
HOUSEHOLD INCOME TYPE	WEEKLY HOUSEHOLD INCOME
Very low-income household	Up to \$1039
Low-income household	\$1040 - \$1662

Moderate income

\$1663 - \$2492

Table 9. shows the number of households eligible for affordable housing in the St Leonards – Naremburn SA2 based on the 2021 Census.

Table 9 Median weekly household income and percentage of renters spending greater than 30% of household income of rent, 2021		
Household Income Type	Number of Households Within Income Bracket	Number of Household where rent payments are more than 30% of household income
Very low-income household		
Low-income household		
Moderate income		
Affordable Housing Eligibility		

Figure 6. below shows the number of households that have rent payments greater than 30% of weekly income compared to households where rent payments are less than or equal to 30% of household income in the St Leonards – Naremburn SA2.

Household Types

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

Families will continue to be the dominant household type in 2036, however they are declining, while both couples with children and lone person households are increasing, as shown in Figure 6. The proportional change in household types as shown in Figure 7., indicate families with children will experience a proportional decrease.

Combined with a decline in household sizes, from 2.79 in 2021 to 2.67 in 2036, this may indicate a need for smaller and more diverse housing types.

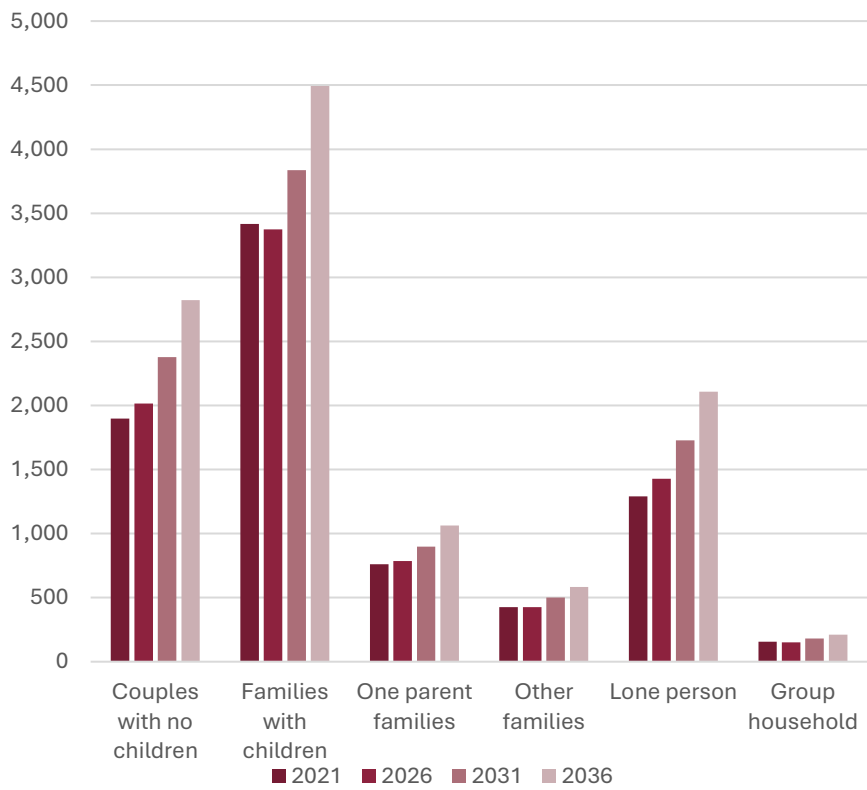


Figure 6 Projected change in Gordon – Killara SA2 household types between 2021 and 2036.

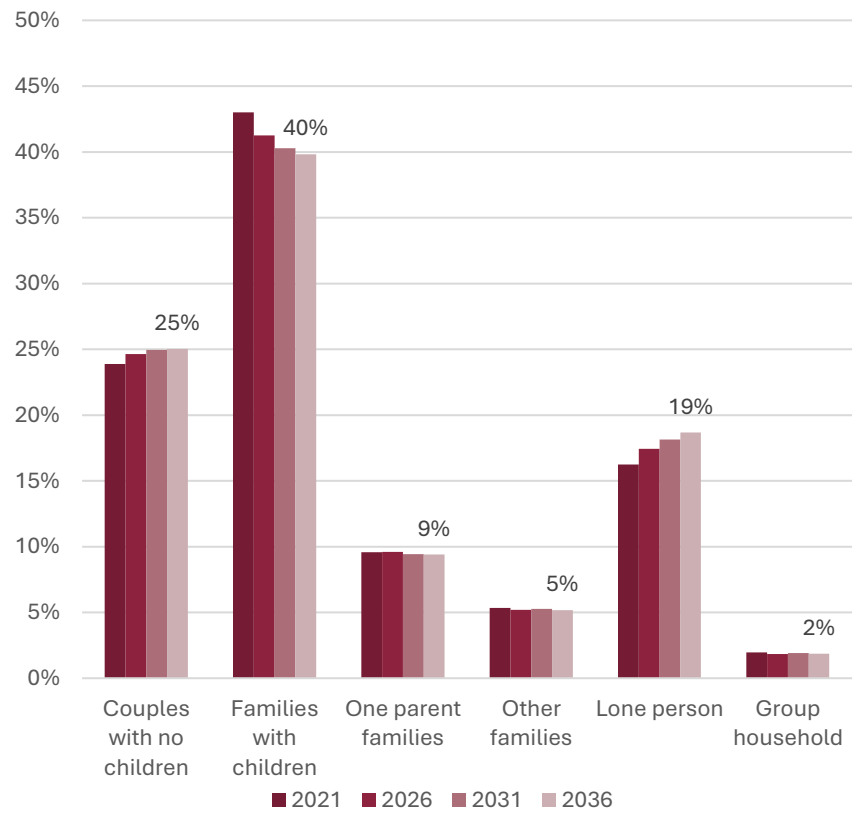


Figure 7 Projected change in Gordon – Killara SA2 household formation proportions between 2021 and 2036. Source: Department of planning, Housing and Environment.

Dwelling Types

Dwelling Type is an important determinant of an area’s residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

The Number of Bedrooms in a dwelling is an indicator of the size of dwellings, and when combined with Dwelling Type information, provides insight into the role the area plays in the housing market.

While most dwellings in the SA2 and LGA are currently separate houses, the likely scenario is that higher density living will become more prominent to align with population demands and the scarcity of land.

Table 10 Dwelling types and number of bedrooms in Gordon – Killara SA2, 2021

Gordon Killara (SA2)					
Number of bedrooms	Number	Dwelling Total (%)	Dwelling Type	Number	Dwelling Total (%)
0 Bedrooms	19	0.3	Separate house	4,360	51.0
1 Bedrooms	616	8.0	Medium density	201	2.4
2 Bedrooms	1,697	22.0	High density	3,124	36.5
3 Bedrooms	1,922	24.9	Caravans, cabin, houseboat	0	0
4 Bedrooms	1,945	25.2	Other	93	1.1
5 Bedrooms	1,197	15.5	Unoccupied private dwellings	784	9.2
6 + Bedrooms	281	3.6	Not stated	0	0
Not Stated	55	0.7	Total Private Dwellings	8,562	100

Source: 2021 ABS Census

Table 11 Dwelling types and number of bedrooms in Ku-ring-gai LGA, 2021

Ku-ring-gai LGA					
Number of bedrooms	Number	Dwelling Total (%)	Dwelling Type	Number	Dwelling Total (%)
0 Bedrooms	62	0.2	Separate house	28,727	64.0
1 Bedrooms	1,916	4.6	Medium density	1,641	3.7
2 Bedrooms	6,766	16.3	High density	11,284	25.1
3 Bedrooms	10,605	25.5	Caravans, cabin, houseboat	0	0.0
4 Bedrooms	13,251	32.0	Other	9	0.0
5 Bedrooms	7,229	17.4	Unoccupied private dwellings	3,152	7.0
6 + Bedrooms	1,523	3.7	Not stated	111	0.3
Not Stated	205	0.5	Total Private Dwellings	44,924	100

Source: 2021 ABS Census

Table 12. shows dwelling tenure in the Ku-ring-gai LGA.

Table 12 Tenure type Ku-ring-gai LGA

Ku-ring-gai LGA		
	Number	%
Owned outright	16,878	40.2
Owned with a mortgage (a)	15,615	37.2
Rented (b)	8,304	19.8
Other tenure type (c)	848	2.0

While a significant proportion of households in Ku-ring-gai own their homes, the increasing number of lone-person households and underutilization of bedrooms in larger dwellings suggests a potential trend of older residents living in under-occupied homes, which could impact their financial security.

Age Structure

The Age Structure of an area provides key insights into the level of demand for age-based services and facilities such as childcare. It is an indicator of the area’s residential role and function and how it is likely to change in the future.

The median age in the Gordon – Killara SA2 in 2021 was 40.8, and this will increase to 43.1 in 2036, an increase of 2.3 years, as shown in Table 13. below.

Table 13 Age Structure Gordon – Killara SA2 2011 to 2036 and change 2021 - 2036

	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Median age	41.5	39.5	40.8	42.6	42.5	43.1	+2.3

Source: Department of Planning, Housing and Environment.

The median age in the Ku-ring-gai LGA in 2021 was 40.8, and this will increase to 43.8 in 2036, an increase of 2.3 years, as shown in Table 14. below.

Table 14 Age Structure Ku-ring-gai 2011 to 2036 and change 2021 - 2036

	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Median age	41.5	39.5	40.8	42.8	42.97	43.48	+2.7

Source: Department of Planning, Housing and Environment.

As shown in Figure 8. below, there will be a significant spike in those aged 80 and over by 2036.



Figure 8 Projected change in Gordon – Killara SA2 age structure between 2021 and 2036. Source: Department of Planning, Housing and Environment.

Figure 9. shows the proportion change in age structure between 2021 and 2036.



Figure 9 Projected change in Gordon – Killara SA2 age structure proportions between 2021 and 2036. Source: Department of Planning, Housing and Environment.

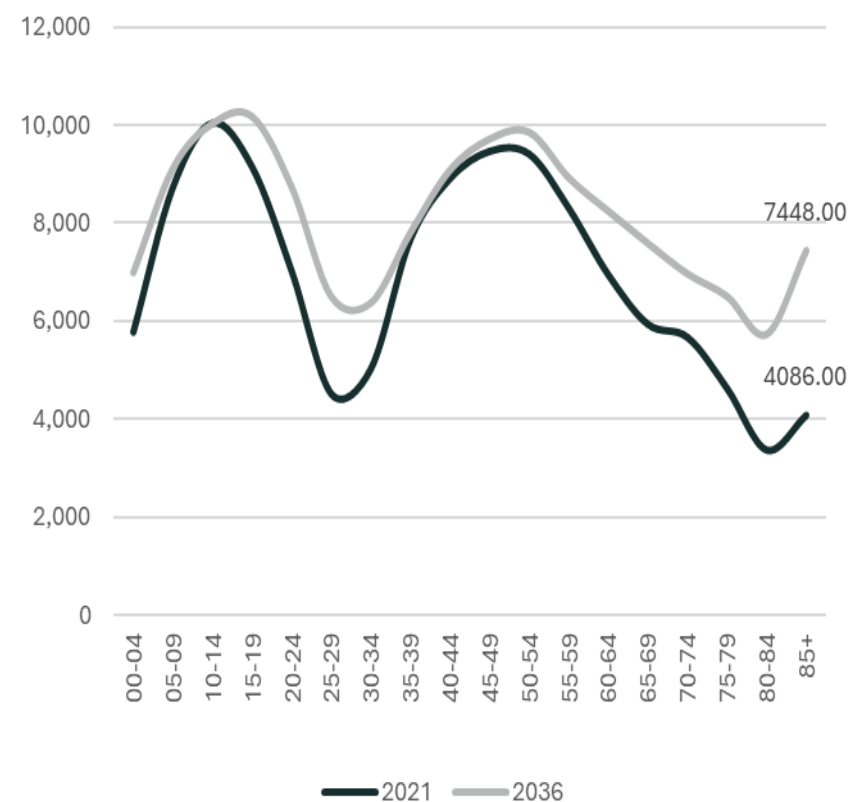


Figure 10 Projected change Ku-ring-gai LGA age structure between 2021 and 2036. Source: Department of Planning, Housing and Environment.

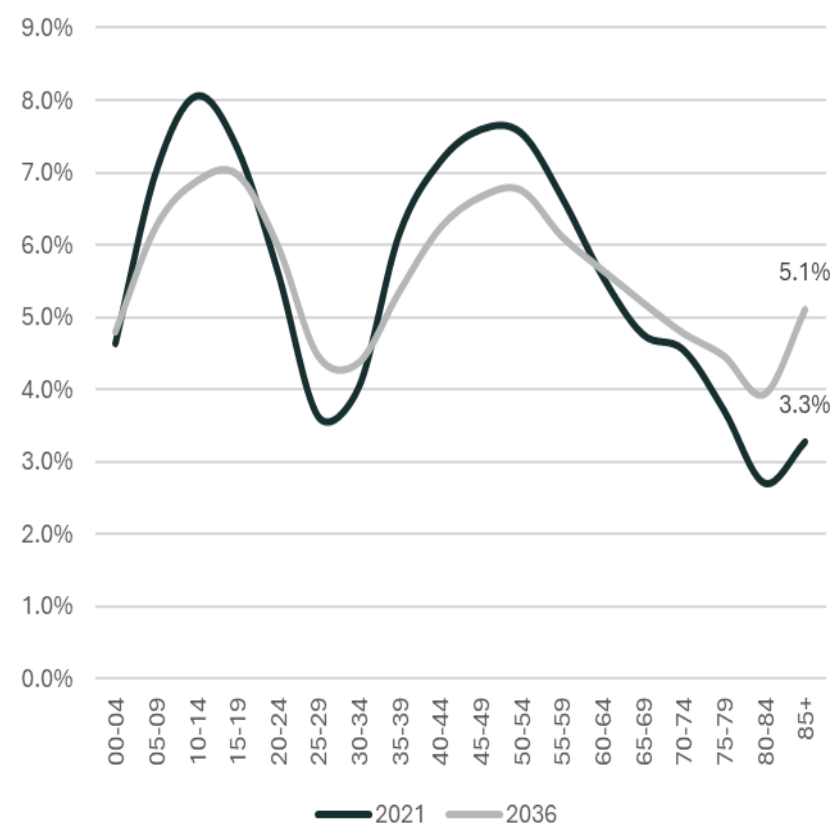


Figure 11 Projected change in Ku-ring-gai LGA age structure proportions between 2021 and 2036. Source: Department of Planning, Housing and Environment.

Cultural Diversity

Country of Birth data identifies where people were born and is indicative of the level of cultural diversity in the area.

Table 15 Place of birth

	Gordon - Killara (SA2)	Ku-ring-gai LGA	NSW
Birthplace (%)			
Australia	49.4	57.5	70.3
UK	4.6	5.9	4.7
South and Central Asia	3.2	3.0	4.6
South East Asia	5.4	3.7	4.3
North East Asia	26.4	17.4	4.8
New Zealand and Oceania	1.6	1.8	2.1

Source: 2021 ABS census

Successive censuses reveal that, in recent decades, around a third of the population was born overseas: 30% in 1996; 36.5% in 2006; and 31.5% in 2021.

The increasing cultural diversity of the area is also reflected in the increase in multilingual homes: in 2006 English was the only language spoken in 80% of households; in 2021, just 64% of households only spoke English at home.

Ku-ring-gai's cultural diversity is celebrated annually with its 'multicultural festival'. The festival generally includes a vibrant display of music and dance performances, interactive demonstrations and an exciting variety of stalls featuring cultural wares and culinary delights from all over the world. Community groups are involved on the day sharing their cultures and heritage that is such a valuable part of the Ku-ring-gai community.

Health

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

Also, health conditions tend to increase with age. For these reasons, it is recommended that long-term health conditions data for be viewed at in conjunction with age structure, household income, educational qualifications, and need for assistance datasets, along with the SEIFA index of disadvantage.

Table 16 Long term health condition (% of people responded)

	SA2	LGA	NSW
Arthritis	4.1	5.6	7.2
Asthma	5.0	5.6	6.6
Cancer (including remission)	2.3	2.6	2.1
Dementia (including Alzheimer's)	0.4	0.7	0.5
Diabetes (excluding gestational diabetes)	2.5	2.6	3.9
Heart disease (including heart attack or angina)	2.9	3.3	3.2
Kidney disease	0.3	0.3	0.5
Lung condition (including COPD or emphysema) (b)	0.4	0.5	1.2
Mental health condition (including depression or anxiety)	4.2	4.4	6.8
Stroke	0.3	0.3	0.5
Any other long-term health condition(s)(c)	6.2	6.6	6.6
No long-term health condition(s)	67.1	63.9	54.1
Not stated	4.3	3.6	6.9

Source: 2021 ABS Census

Need for Assistance statistics help in understanding the prevalence of people who need support in the community. This information may be used in the planning of local facilities, services such as day-care and occasional care and in the provision of information and support to carers

Table 17 Need for Assistance (% of residents)

	SA2	LGA	NSW
Has need for assistance	3.6	3.9	5.8
Does not have need for assistance	93.3	93.4	88.3
Need for assistance not stated	3.1	2.6	5.9

Source: 2021 ABS Census

Household Income

Households form the common 'economic unit' of society. The area’s Household Income is one of the most important indicators of socio-economic status.

Table 18 Weekly Household Income (% no. of households)

	SA2	LGA	NSW
Negative Nil	2.6	1.8	1.8
1 to 149	0.5	0.5	0.5
150 to 299	0.7	0.6	1.0
300 to 399	0.9	0.8	2.1
400 to 499	2.0	2.1	5.4
500 to 649	2.2	2.0	3.9
650 to 799	3.2	2.9	5.6
800 to 999	3.4	3.1	5.7
1,000 to 1,249	4.8	4.3	6.6
1,250 to 1,499	4.7	4.7	6.8
1,500 to 1,749	4.7	4.0	5.4
1,750 to 1,999	4.3	3.9	5.3
2,000 to 2,499	10.6	9.2	11.2
2,000 to 2,999	6.3	5.7	7.1
3,000 to 3,499	7.2	6.7	6.5
3,500 to 3,999	3.9	4.7	4.1
4,000 or more	31.9	37.3	14.8
Partial income stated	5.3	4.8	4.5
All incomes not stated	1.1	1	1.7

Source: 2021 ABS Census

Figures in the table above reveal that by far, most households in Gordon Killara SA2 and the Ku-ring-gai LGA have a weekly income of over \$4,000.

Employment

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

Table 19 Labour Force (% of people aged 15 years and over)

	SA2	LGA	NSW
In the labour force	60.3	61.2	58.7
Not in the labour force	36.7	36.2	35.5
Not stated	3.0	2.6	5.9

Source: 2021 ABS Census

Table 20 Employment status (% of people aged 15 years and over)

	SA2	LGA	NSW
Worked full-time	57.4	57.5	55.2
Worked part-time	29.6	30.0	29.7
Unemployed	8.3	8.2	4.9
Away from work	4.7	4.2	10.2

Source: 2021 ABS Census

Table 21 Industry of Employment (% top 5 for Gordon – Killara SA2)

	SA2	LGA	NSW
Computer System Design and Related Services	4.9	5.0	2.3
Hospitals (except Psychiatric Hospitals)	4	4.1	4.2
Banking	3.8	3.8	1.9
Accounting Services	3.1	2.9	1.4
Other Auxiliary Finance and Investment Services	3	3	1.1

Source: 2021 ABS Census

Education

Educational Qualifications relate to education outside of primary and secondary school and are one of the most important indicators of socio-economic status. Educational Qualifications help to evaluate the economic opportunities and socio-economic status of the area and identify skill gaps in the labour market.

Table 22 Highest Level of Education Achieved (% No. of Residents Aged 15+)

	SA2	LGA	NSW
Advanced Diploma and Diploma Level	11.76	12.45	14.58
Bachelor Degree Level	44.32	43.44	28.81
Certificate Level (I-IV)	8.18	9.44	28.32
Graduate Diploma and Graduate Certificate Level	4.15	4.8	3.18
Level of education inadequately described	1.26	1.2	1.07
Level of education not stated	5.52	5.21	12.55
Postgraduate Degree Level	24.82	23.45	11.48

Source: 2021 ABS Census

Table 23 Mode of Travel to Work (% No. of Employed Residents Aged 15+)

	SA2	LGA	NSW
Train Only	3.7	2.3	1.7
Train and other method(s)	1.1	0.8	0.8
Bus Only	0.1	0.2	0.8
Bus and other method(s)	0.0	0.0	0.1
Ferry	0.0	0.0	0.0
Tram/light rail	0.0	0.0	0.0
Taxi/ride-share service	0.0	0.0	0.1
Car, as driver	25.1	25.7	43.1
Car, as passenger	1.8	1.8	3.2
Truck	0.0	0.1	0.6
Motorbike/scooter	0.1	0.1	0.3
Bicycle	0.0	0.1	0.3
Other	0.3	0.2	0.3
Walked only	1.2	1.3	2.5
Other methods (not train or bus)	0.1	0.2	0.5

Worked at home	54.8	55.6	31.4
Did not go to work	11.4	11.5	13.4
Method of travel to work not stated	0.3	0.2	0.3

Source: 2021 ABS Census

Note that mode of travel to work data was collected during the COVID 19 Pandemic and for this reason may provide invalid and unreliable representations.

SEIFA

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing. SEIFA consists of four indices. Each index is a summary of a different subset of Census variables and focuses on a different aspect of socio-economic advantage and disadvantage.

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

The average for Australia is set at approximately 1,000, with lower numbers being more disadvantaged and higher numbers being less disadvantaged (and more advantaged if you’re using the IRSEAD index).

Local government areas are benchmarked average to determine the level of advantage and disadvantage in an area.

SEIFA indexes are mostly used to show whether an area is really in need of a particular service and provide support for funding applications or advocacy.

Table 24. shows the level of advantage and disadvantage of selected areas LGAs in the Sydney region together with NSW. The higher the score, the higher the level of advantage and the lower the level of disadvantage.

Table 24 SEIFA index comparisons

Area	IRSAD index score
Willoughby	1,142
Woollahra	1,176
Mosman	1,169
Ku-ring-gai	1,165
North Sydney	1,164
Waverley	1,163
Lane Cove	1,162
Hunters Hill	1,156
The Hills Shire	1,136
Sydney	1,126
Northern Beaches	1,126
Inner West	1,118
Canada Bay	1,116
Hornsby	1,116
Randwick	1,113
Ryde	1,099
Sutherland Shire	1,090
Parramatta	1,070
New South Wales	1,016

Source: 2021 ABS Census

Compared to other local government areas in Sydney, Ku-ring-gai has high levels of advantage, among the top three LGAs in Australia. and low levels of disadvantage.

Local Character

Ku-ring-gai is surrounded by three major national parks, and the average annual rainfall is 1118 mm. There are many tree-lined streets fronting substantial homes. Many of the older homes are architect-designed and surrounded by attractive gardens.

Gordon is predominantly characterised by large single detached dwellings set out on streets laid predominantly perpendicular from the Pacific Highway. The street layout is distorted around heavily vegetated gullies and golf courses which form barriers to movement in the northern portion of the character area.

According to Ku-ring-gai Council’s Local Character Background Study, 2021, Killara is part of the ‘Lower West Character Area’, which also includes areas of Gordon, Killara, Lindfield and Roseville to the west of the rail/Pacific Highway corridor.

The character area interfaces with high density residential, retail and commercial development along the Pacific Highway and has a direct connection with Lane Cove National Park to the west.

Development within these areas are generally intact examples of Federation and Inter-war housing and subdivision delivered from the mid-

1800s to early 1900s. It includes grand homes set within large lots with manicured private gardens.

Key characteristics of the Lower West include:

- Streets run perpendicular to Pacific Highway
- Low density residential area with large houses
- Close to and includes multiple golf courses
- Edges to high density and low density residential, and bushland
- Dense tree canopy and significant bushland that supports biodiversity and habitat
- Areas of heritage significance Highly undulating topography that falls away quickly from the Pacific Highway ridgeline to Lane Cove River.

Heritage

In Ku-ring-gai there are over 950 heritage items, 24 of these are recognised on the NSW State Heritage Register, and there are over 50 heritage conservation areas, covering some 627 hectares or 7% of Ku-ring-gai. The heritage of Ku-ring-gai comprises a rare blend of fine domestic architecture within a landscape of indigenous forests and established gardens. Ku-ring-gai’s places of environmental heritage significance include⁴:

- Late 19th and 20th century architecture
- Heritage Conservation Areas
- Transport infrastructure
- National parks and remnant forests
- Places of technical and design significance
- Evidence of the stages of post contact development
- Gardens and landscapes.
- A local character and heritage map is provided at **Figure12**.

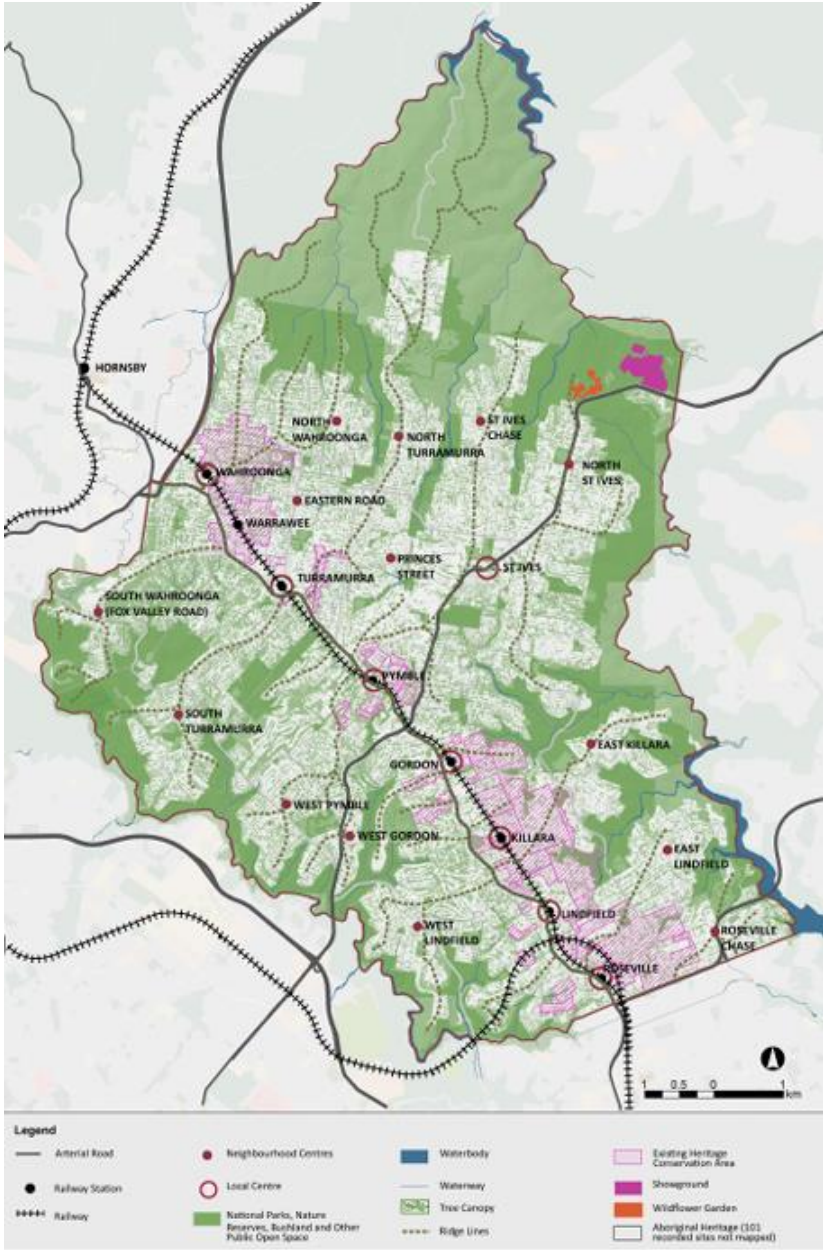


Figure 12 Local character and heritage. Source: Ku-ring-gai Local Strategic Planning Statement.

Figure 13. below identifies the Site in the context



Figure 13 Heritage items and conservation zone (the Site outlined in red). Source: Nearmap, markups by Gyde

Local Centres

Ku-ring-gai’s centres comprise of the Primary Local Centres of Lindfield, Gordon, Turramurra and St Ives and the Secondary Local Centres of Wahroonga, Pymble, Killara and Roseville.

Additionally, Ku-ring-gai has several smaller Neighbourhood Centres scattered throughout the local government area. These Neighbourhood Centres are generally comprised of a small cluster of strip retailing and commercial businesses that provide top up convenience shopping to the immediate surrounding residential areas.

Gordon shops, along the Pacific Highway, are located approximately XXXm from the Site.

A study found by Ku-ring-gai Council found there was a significant undersupply of retail floor space within the LGA. Due to the undersupply, Ku-ring-gai is losing more than 40% of its total household expenditure, with most escape being captured by the larger strategic centres of Hornsby, Macquarie, Chatswood and Sydney CBD.

⁴ Adapted from the Statement of Significance for Ku-ring-gai Council contained within the Ku-ring-gai Heritage Study (1987)

through Ku-ring-gai.

Figure 14. shows centres in Ku-ring-gai.

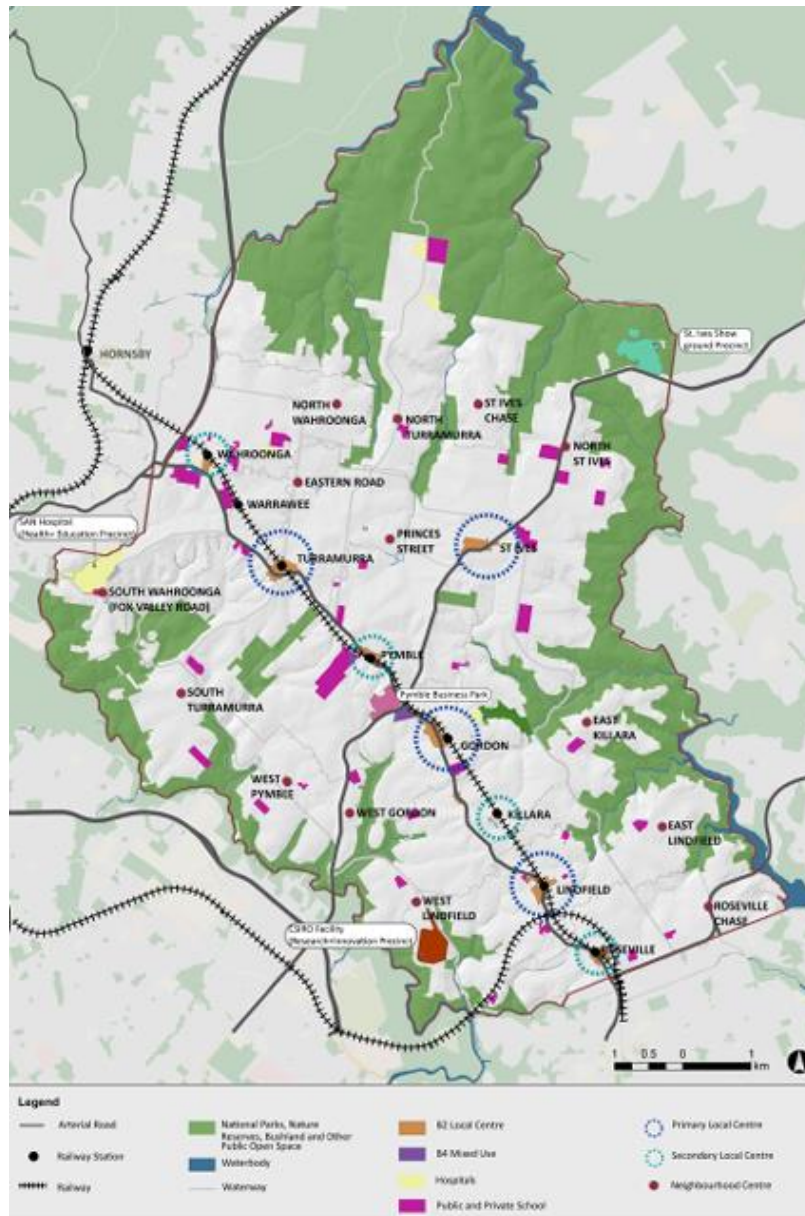


Figure 14 Ku-ring-gai local centres. Source: Ku-ring-gai Local Strategic Planning Statement.

Transport

Ku-ring-gai is situated on the T1 North Shore train line which runs from Parramatta to Berowra via the city.

The site is located to the east of Pacific Highway and is within walking distance (400m) of entrance to the Gordon Railway Station.

Trains service the T9 – Hornsby to North Shore via City line. A train service is provided every 15 minutes in commuter peak periods and provides direct access between Hornsby Gordon via Sydney CBD.

Ku-ring-gai is easy with a network of bus routes operated by Transdev Shorelink and Forest Coach Lines

Two main roads, the Pacific Highway and Ryde Road/Mona Vale Road, run

Figure 15. below identifies the public transport networks.

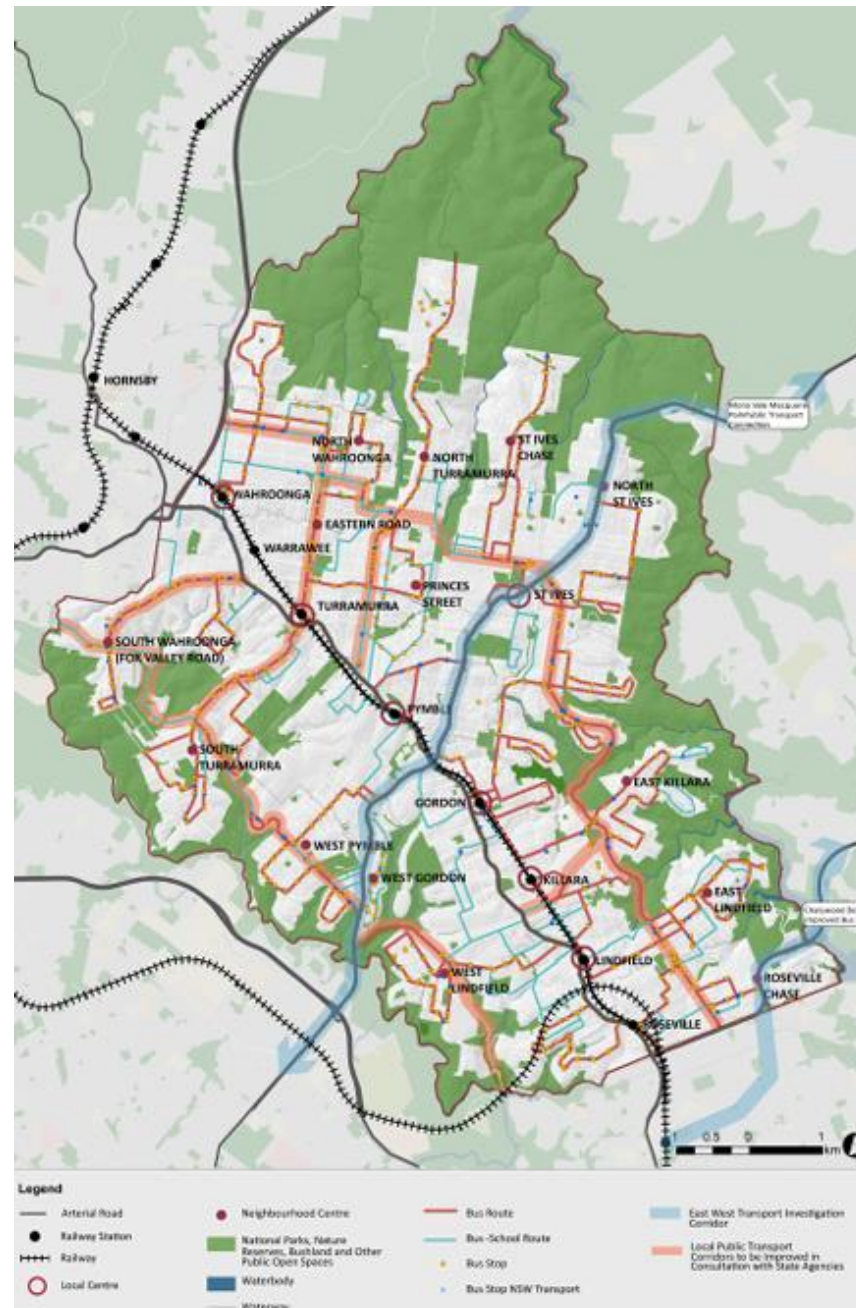


Figure 15 Public transport network. Source: Ku-ring-gai Local Strategic Planning Statement.

Active Transport

Council has prioritised pedestrian infrastructure in Ku-ring-gai to improve for safety, create more attractive transport choices for residents and visitors, increase pedestrian activity and improve amenity for all local residents and visitors to the LGA. Council aims to:

- increase the use of the pedestrian network for short trips (1.5-2km)
- reduce the number of missing links within the pedestrian network
- reduce the number of pedestrian accidents
- improve pedestrian connectivity with other transport modes,

primarily train, bus, bicycle and car

- provide pedestrian facilities which cater for the needs of all pedestrians, including people with disabilities, commuters, children, seniors and recreational walkers
- complement existing and planned pedestrian and bicycle facilities

The Ku-ring-gai Bike Plan 2012 was developed to connect local activity generators and attractors, such as transport nodes, schools, shops and recreation facilities, as well as providing regional connectivity.

The Plan identified several initiatives to improve cycleways across the area. In and around Killara, these improvements included:

- Werona Avenue (between Park Avenue - Nelson Street- On Road Bicycle Lane
- Werona Avenue (between Park Avenue - Nelson Street – Bridge

Ku-ring-gai's active transport cycle routes are shown in **Figure 16.**

Council's Draft Pedestrian Access and Mobility Plan (PAMP) lists several actions to support walking in the area. These include:

- improve, maintain and expand the accessible footpaths network in Ku-ring-gai through the Footpath Network Extension and Upgrade Program
- Identify and prioritise gaps and opportunities for improving the walking network in high-use pedestrian areas.
- Invest in safe, accessible, convenient and coherent pedestrian infrastructure on key pedestrian routes.



Figure 16 Active transport – cycle routes. Source: Ku-ring-gai Local Strategic Planning Statement.

Social Infrastructure

The Ku-ring-gai local government area has approximately 300 hectares of developed open space containing a wide spectrum of sport and recreation facilities including sportsgrounds at 45 locations, a fitness and aquatic centre, two public golf courses, 4 private golf courses, 30 sealed netball courts, 69 tennis courts, five bowling clubs, one croquet green, and over 3km of bitumen recreational cycle ways. Figure 2-24 Open Space, Recreation and Sport outlines some of these key sporting and recreation facilities within Ku-ring-gai.

Alongside the areas of developed open space, Ku-ring-gai has approximately 1,100 hectares of natural areas or bushland including 15 iconic walking tracks and many other tracks and trails offering a multitude of recreational opportunities. Some of the activities conducted on

bushland tracks and trails and within natural areas in Ku-ring-gai include walking, running and jogging; rock climbing, bouldering and abseiling; mountain biking; and orienteering. The adjoining waterways also offer opportunities for a range of water sports including kayaking, fishing, swimming and boating. Whilst all boat ramps and marina areas occur either in private ownership or national parks, these areas nonetheless provide an important context and add significant value to the range of recreational experiences offered within the LGA.

Since 2010, the Council has been actively acquiring land and converting the land to new parks. To date Council has created, or is in the process of creating, over 23,000sqm of new parks and civic spaces.

Ku-ring-gai open space, sports and recreation infrastructure is shown in Figure 17.

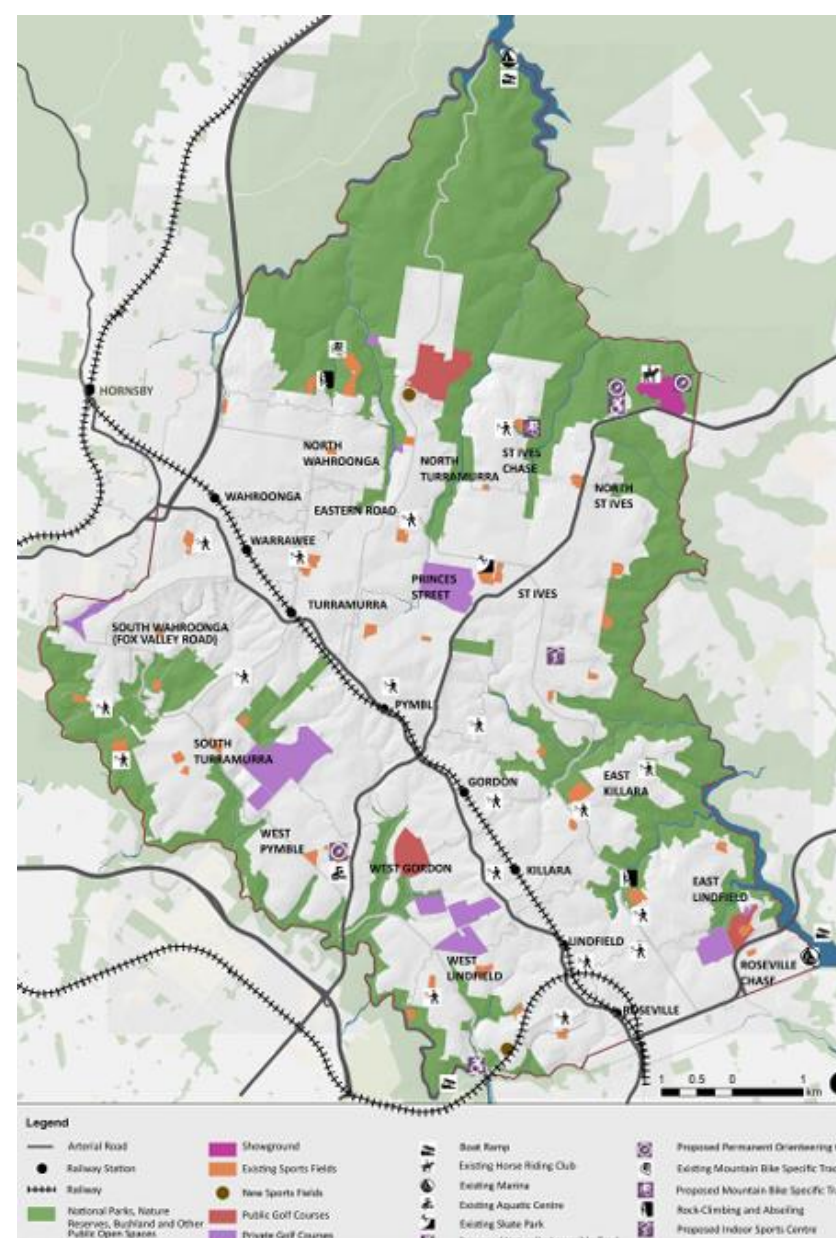


Figure 17 Open space, recreation and sport. Source: Ku-ring-gai Local Strategic Planning Statement.

Ku-ring-gai Council owns 48 buildings that are used to provide a wide range of community services and facilities for residents including:

- libraries
- halls and meeting rooms
- health and support services
- aged and disabled services
- mental health, counselling and crisis services
- children's services including childcare, kindergarten and preschool facilities
- youth centres
- arts and cultural services and facilities.

The total floor space available is approximately 15,000sqm and the breakdown in terms of building use is:

- 17 community centres and halls
- 4 libraries
- 20 buildings leased to organisations providing community services
- 1 drama theatre
- 6 buildings leased to childcare/preschool operators.

Several studies have been carried out on community and cultural facilities in the area. Key findings from these studies include:

- There are significant inadequacies in the current provision of library facilities in the LGA, impacting on Council's ability to provide modern high quality library services. Branch libraries regularly experience overcrowding and are out-dated in terms of finishes, fitout and furniture
- Council's community buildings are on the whole inadequate to meet the needs of the existing population and will be unable to absorb growing numbers of users, or respond to changing interests and needs
- The majority of facilities have small spaces that are not flexible and limited in their capability to accommodate many uses, with many facilities accommodating a single or limited number of users.
- The majority of existing facilities in Ku-ring-gai are old, out-dated and no longer fit for purpose.
- The condition of some facilities is extremely poor, and a number of facilities have been closed due to safety issues related to their poor condition.
- Existing facilities are well-used and at, or close to, capacity, despite their poor condition.
- There is a high and growing demand for space for larger meetings and group activities, functions, events and performances.
- The northern parts of Ku-ring-gai have fewer community facilities than the southern parts – this means that some residents have better access than others. The eastern sector/St Ives area has a lack of community facility space for community use for meetings, classes, activities (such as dance, fitness and playgroup) and community hire for private functions.

- There are few dedicated spaces that can be used for large visual and creative arts groups within the LGA. The Ku-ring-gai Art Centre is at capacity and has limited or no opportunity for future growth.
- Council does not have a built-for-purpose gallery space. The Ku-ring-gai Art Centre has a small exhibition space; however, artists are frequently required to use other private spaces to meet their needs
- Council does not have a heritage resource centre that would provide advice and support to foster an appreciation of heritage and its stewardship. Such a centre would service heritage property owners, local residents, students, heritage consultants, historical researchers, and visitors to the area.
- Many practicing artists utilise studio space outside of the LGA due to a lack of available space locally.
- There are no publicly accessible film making or multimedia facilities available in the LGA.
- Council currently does not provide sound recording studios for local musicians.
- The provision of low cost studio spaces can also promote and support artist-in-residence programs.
- There is a need for an integrated and strategic planning framework in relation to the location and management of Council’s cultural venues.
- Ku-ring-gai’s population is increasingly culturally diverse. In 2016, about 39% of the population was born overseas, including just over 25% from non-English speaking countries. About 28% of Ku-ring-gai’s residents speak a language other than English at home, with the most common languages being Cantonese, Mandarin and Korean.

Community and cultural facilities in Ku-ring-gai are shown in **Figure 18**.

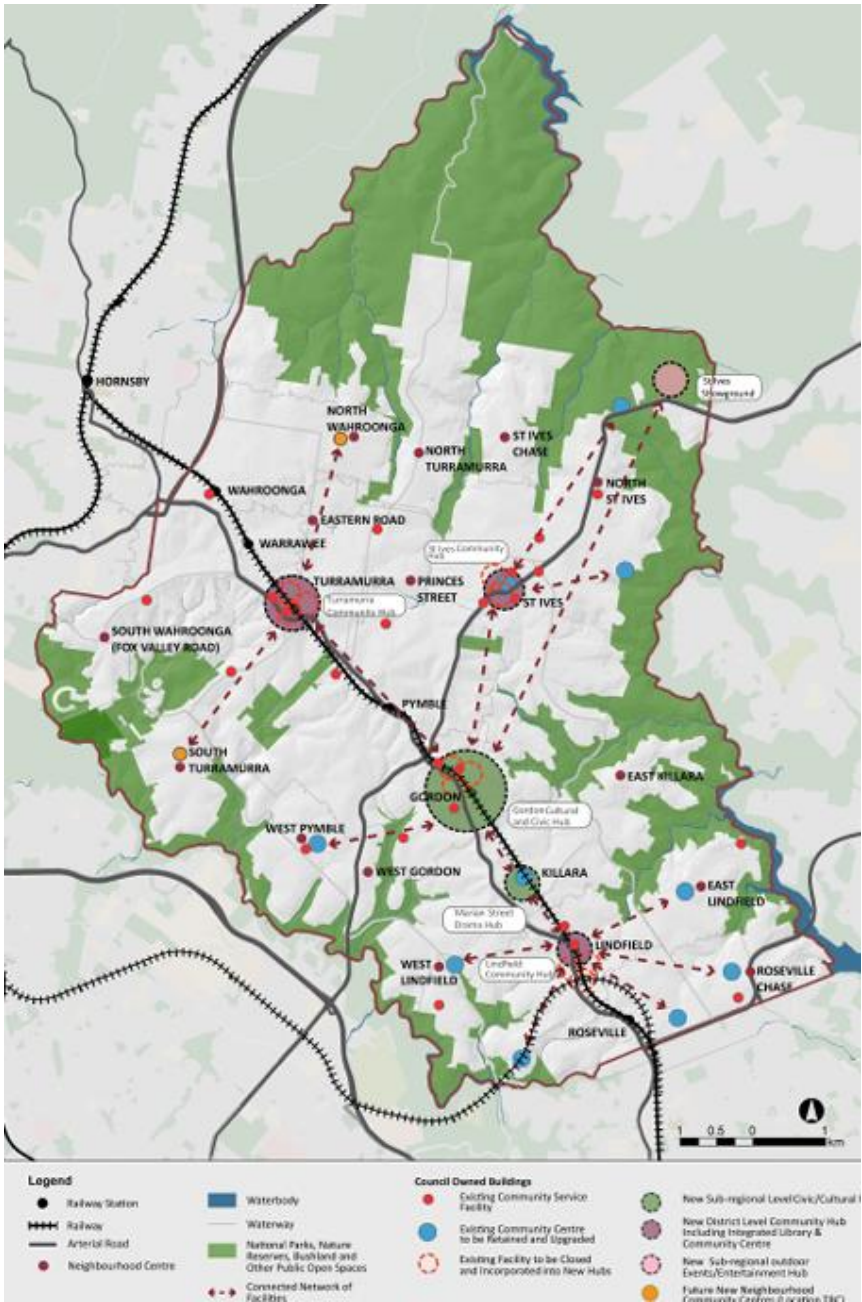


Figure 18 Community and cultural infrastructure. Source: Ku-ring-gai Local Strategic Planning Statement.

Social Infrastructure 800m from the Site

Included in the range of social infrastructure across the Ku-ring-gai LGA are those within an easy walking distance of the Site, as shown in **Figure 19**.

Gordon Recreation Ground is a multi-purpose sporting facility and park with four tennis courts a recreational park and playgrounds and seating.

Annie Forsyth Wyatt Garden and **Ibbitson Park** are local level parks with playgrounds and seating.

Gordon Community Pre-school is a 3-5 years pre-school. **Ravenswood School for Girls** is a prep to year 12 girls school.

Gordon Private Hospital and **Gordon 7 Day Medical Centre** are within 800m of the site and provide inpatient and outpatient services.



Figure 19 Social infrastructure 800m from the site.

7. LITERATURE REVIEW

This section provides a discussion of the relevant literature, including federal, state and local government policy and planning information relevant to the Project. This information contributes to establishing the social baseline that informs the assessment.

Policy and Planning Drivers

Following are the policy, plans and directions developed by NSW Government agencies that have relevance to this project.

National Housing Accord 2022

In October 2022, the National Housing Accord was introduced by the Federal Government, pledging to construct 1 million houses in prime locations within a five-year timeframe, commencing in 2024.

Given the growing demand for the population to live in the vicinity of their work and in areas with high amenity, BtR housing is emerging as a highly feasibly alternative housing option. In more detail, the accord delineated the imperative for enhanced backing of institutional investment. The National housing Supply and Affordability Council, in collaboration with State Governments, to review barriers to innovation in housing.

In light of this, the Federal Government is exploring methods to incentivise innovative housing options.

Greater Sydney Regional Plan: A Metropolis of Three Cities - the Greater Sydney Region Plan was released in March 2018 and is the first Region Plan by the Greater Sydney Commission. Now adopted, this Plan replaces ‘A Plan for Growing Sydney’.

The Plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City (see figure over page). It is envisioned that people of Greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places.

Relevant sections of the Draft Greater Sydney Region Plan are outlined in the table below.

Table 25 Relevant directions from the Draft Greater Sydney Region Plan 2018	
DIRECTION	COMMENT
Chapter 4 – Liveability A city for the people Housing for the city A city of great places	Greater Sydney is forecast to grow from 4.7 million people to 8 million people by 2056. Housing targets include 750,000 additional homes over the next 20 years and 817,000 new jobs to meet the needs of a changing economy.
Chapter 5 – Productivity A well-connected city Jobs and skills for the city	Integration of land use and transport will mean more people have access to jobs, education, health and other services by public transport within 30 minutes of their homes.
Chapter 6 – Sustainability A city in its landscape An efficient city A resilient city	The draft Plan looks to manage the effects of urban development on the natural environment, as well as to reduce costs, carbon emissions and environmental impacts and contribute to a target towards net-zero emissions by 2050.

North District Plan

Within the North District Plan, the proposal aligns with the following Planning Priorities:

- Planning Priority N4. Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority N5. Providing housing supply, choice and affordability, with access to jobs, services and public transport
- Planning Priority N6. Creating and renewing great places and local centres, and respecting the District’s heritage

- Planning Priority N10. Growing investment, business opportunities and jobs in strategic centres
- Planning Priority N12. Delivering integrated land use and transport planning and a 30-minute city
- Planning Priority N20. Delivering high quality open space.

State Environmental Planning Policy (Housing) 2021 (NSW), NSW Government

The Housing SEPP aims to deliver more affordable and diverse forms of housing, including co-living housing and independent living units. It marks the completion of phase three of the NSW Government’s housing reforms.

To increase housing supply and the quantity of social housing within New South Wales (‘NSW’), the NSW State Government recently included ‘bonus’ provisions within Chapter 2 of State Environmental Planning Policy (Housing) 2021 (‘Housing SEPP’) for certain residential developments within the Six Cities Region (excluding the Shoalhaven Local Government Area). In summary, the amended Housing SEPP offers up to 30% more gross floor area (‘GFA’) and building height than allowed by the applicable local environmental planning instrument for certain residential development.

Chapter 5 Transport Oriented Development (TOD) of the Housing SEPP aims to:

- a. increase housing density within 400m of existing and planned public transport
- b. to deliver mid-rise residential flat buildings and shop top housing around rail and metro stations that—
 - i. are well designed, and
 - ii. are of appropriate bulk and scale, an
 - iii. provide amenity and liveability
- c. to encourage the development of affordable housing to meet the needs of essential workers and vulnerable members of the community.

Land to which the TOD includes land in the Ku-ring-gai local government area.

A TOD area is generally land within 400m of a railway or metro station in a local government area to which this chapter applies.

Future Transport Strategy.

The Future Transport Strategy sets out a 40-year vision, directions and outcomes framework for customer mobility in NSW and will guide transport investment over the longer term. The proposed development is consistent with the Strategy, as it will provide for additional residential accommodation within a highly accessible location and is located within walking distance to transport, jobs, education and health services.

NSW Government Architect – Better Placed NSW

Better Placed seeks to capture collective aspiration and expectations for

the places where people work, live and play. It creates a clear approach to ensure good design that will deliver the architecture, public places and environments people want to inhabit now and for the future. GANSW defines a well-designed built environment as being:

- Healthy
- Responsive
- Integrated
- Equitable
- Resilient.

NSW Government Architect Connecting with Country Framework

The Connecting with Country framework encourages all urban environment projects to take a Country-centred approach, guided by Aboriginal people.

The framework aims to improve the health and wellbeing of Country through sustainable land and water use management to reduce the impacts of natural disasters; valuing and respecting Aboriginal cultural knowledge through co-designed development projects; and protecting Aboriginal sites and ongoing access for Aboriginal people to the ancestral lands.

Social Impact Assessment Guideline and Technical Supplement for State Significant Projects

The Social Impact Assessment Guidelines and Technical Supplement (2023) has been developed for proponents of State significant projects. The SIA is one input to the broader environmental impact assessment (EIA) process that also considers environmental, economic, social and cultural impacts. The EIA is reported through an environmental impact statement (EIS), which identifies likely environmental impacts and responses for certain types of development. All State significant projects require an EIS as part of the application for consent or approval.

Ku-ring-gai Council Policy and Planning drivers

Following are the policy, plans and directions developed by Ku-ring-gai Council.

Ku-ring-gai 2032 Community Strategic Plan

The Community Strategic Plan is the long-term strategic plan for the future of the Ku-ring-gai local government area.

It reflects the vision and aspirations of the Ku-ring-gai community through long term objectives that address environmental, social, economic and civic leadership issues. It is informed by key local plans and policies and responds to government policy. It also identifies who has a role to play in delivering the plan.

The Plan is driven by eight themes. The most relevant themes and outcomes for the current proposal are listed in the following Table.

Table 26 Ku-ring-gai Community Strategic Plan: relevant themes and outcomes.



THEME 1: COMMUNITY, PEOPLE AND CULTURE

A healthy, safe, and diverse community that respects our history, and celebrates our differences in a vibrant culture of learning.

- C2 Housing choice
 - C2.1 Housing choice and adaptability support the needs of a changing population.
- C3 Health and wellbeing
 - C3.1 An equitable, inclusive and resilient community that cares and provides for its residents and embraces healthier lifestyles.



THEME 3: PEOPLE, PLACES AND INFRASTRUCTURE

Working together as a community to protect and enhance our natural environment and resources

- P1 Preserving Ku-ring-gai’s character
 - P1.1 Ku-ring-gai’s unique visual character and identity is maintained.
- P2 Managing urban change
 - P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai.
- P3 Quality urban design and development
 - P3.1 The built environment delivers attractive, interactive, healthy and sustainable living and working environments.
- P5 Heritage that is protected and responsibly managed
 - P5.1 Ku-ring-gai’s heritage is protected, promoted and responsibly managed.



THEME 5: LOCAL ECONOMY

Creating economic employment opportunities through vital, attractive centres, business innovation and technology.

- E1 Facilitating business growth
 - E1.1 Ku-ring-gai is an attractive location for business.

Source: Ku-ring-gai 2032: Community Strategic Plan.

Ku-ring-gai Local Strategic Planning Statement

The Local Strategic Planning Statement (LSPS) plans for Ku-ring-gai’s economic, social and environmental land use needs over a 20 year period (2016-2036).

The LSPS draws together the priorities and actions from Councils existing land use plans and policies to present an overall land use vision for Ku-ring-gai. The LSPS provides guidance on:

- Location of future housing.
- Future identity and character of local centres - Lindfield, Gordon, Turramurra and St Ives.
- Future requirements for community facilities and open space.
- Future transport infrastructure.

- Supporting the local economy.
- Partnership opportunities with government agencies.
- Managing bushland, biodiversity and waterways.
- Adapting to climate change.

The LSPS also identifies where additional strategic planning is required, such as a Housing Strategy and Retail / Commercial Centres Strategy.

Ku-ring-ga’s LSPS is divided according to six (6) parts:

- Part 1 – Infrastructure and Collaboration.
- Part 2 – Liveability A.
- Part 2 – Liveability B.
- Part 3 – Productivity.
- Part 4 – Sustainability.
- Part 5 - Implementation.

Most relevant to the current proposal are:

Part 2 - Liveability A: Housing

In response to the North District Plan that requires Council to prepare a housing strategy to meet future housing demands over the next 10 and 20 years, the Housing section of the LSPS includes the following principles for the location of additional housing in the area to inform the ‘Housing Strategy’.

- Protect and conserve the prevailing Ku-ring-gai landscape character by retaining areas of detached housing within garden settings on large lots, including tall canopy trees.
- Stage housing delivery around centres of retail and economic activity that are serviced by the North Shore railway line or major bus routes along arterial roads, including provision of housing diversity, affordability and accessibility.
- Locate high density housing types within a 10 minute walk (800 metre radius) of Primary and Secondary Local Centres: Gordon, Lindfield, Turramurra, St Ives (subject to provision of priority bus infrastructure from Mona Vale to Macquarie Park), Roseville, Killara, Pymble and Wahroonga.
- Locate medium density housing types within a 5 minute walk (400 metre radius) of Neighbourhood Centres serviced by major bus routes along arterial roads: Roseville Chase, West Gordon, North St Ives (subject to provision of priority bus infrastructure from Mona Vale to Macquarie Park and Dee Why to Chatswood).
- Locate medium density built forms and other housing types on interface and transition areas where they function as a buffer between differing scales of building or differing land use types.
- Requirement that all high density residential areas (over 60dwelings/ha) are within 200m of quality public open space
- Increase proportion of homes in urban areas within 10min walk of quality green, open and public open space by 10% within 10 years
- In considering areas for future medium and high density housing forms, the following areas are to be avoided:

- heritage conservation areas
- areas of visual and aesthetic quality and character
- areas within or affecting scenic and cultural landscapes
- areas of intact tree canopy where the built form does not sit under the canopy
- areas with multiple constraints including steep topography
- areas with environmental values
- areas that are bush fire prone and with evacuation risk
- centres with limited transport and service access until improvements are implemented.

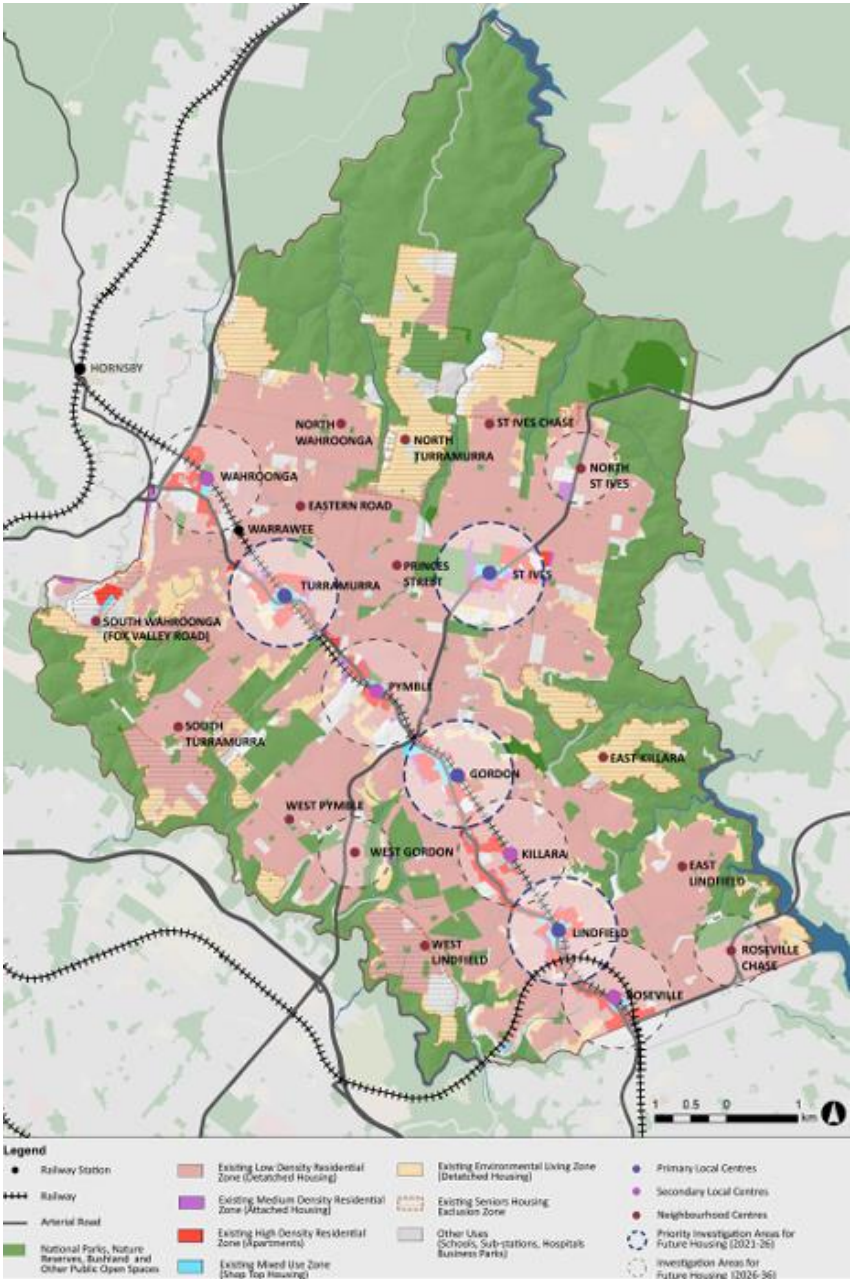


Figure 20 Housing supply. Source: Ku-ring-gai Local Strategic Planning Statement.

Part 2 - Liveability B: Local Character and Heritage

The most relevant planning priorities in Part 2, B are:

- K12 Managing change and growth in a way that conserves and

enhances Ku-ring-gai’s unique visual and landscape character.

Principles for interface area include:

- provide a buffer or transitional development between differing scales of building, or differing land use types, or identified character areas
- retain an appropriate setting and visual curtilage to heritage items and heritage conservation areas, and the conservation of scenic and cultural landscapes
- provide a responsive transition between natural areas and urban areas, where ecological values are protected.
- K15 Strengthening recognition and support for Aboriginal communities and cultural heritage.

Part 3 - Productivity

The most relevant planning priorities in Part 3 – Productivity are:

- **30 Minute City:** K21 Prioritising new development and housing in locations that enable 30-minute access to key strategic centres
- **Active Transport - Walking and Cycling Networks:** K23 Providing safe and convenient walking and cycling networks within Ku-ring-gai
- **Retail and Commercial Centres:** K25. Providing for the retail and commercial needs of the local community within Ku-ring-gai’s centres. Principles for Retail and Commercial Centres are:
 - Protect or expand retail and commercial floor space within Local and Neighbourhood Centres.
 - Strengthen the role of Local Centres with office and higher order retail land uses. Prohibit retailing in Pymble Business Park.
 - Provide for further growth in retail space to meet demand generated by population growth.
 - Contain retailing (as oppose to dispersing or spreading it) to minimise travel times, improve convenience and improve competition within retail centres.
 - Housing should not compromise a centre’s primary role to provide goods and services, and the opportunity for the centre’s employment function to grow and change over time.
 - Support a diverse night time economy
 - Protect and improve the integrity and viability of existing centres through improving convenience level, retail offer, accessibility, beautification and ambience.
 - Protect integrity and viability of existing centres from threats generated by new centres, expansion of existing centres, changes in retail hierarchy and out of centre development
 - Encourage development of supermarkets in Local Centres that lack such offer.
- **Employment:** K26 Fostering a strong local economy that provides future employment opportunities in Ku-ring-gai for both residents and workers within key industries. Principles for Local Economy and Employment are:
- Protect or expand employment opportunities within Local and Neighbourhood Centres and Pymble Business Park.

- Protect or expand employment opportunities within key industry sectors, including:
 - health care and social assistance
 - education and training
 - professional, scientific and technical services
 - retail trade.
- Provide a balance of ‘local service’ and ‘employment destinations’ – the North District Plan provides clear indication that economic growth should be concentrated in centres, however many smaller centres in Ku-ring-gai are fulfilling higher order functions.
- Retain and manage urban services land - Pymble Business Park.
- Discourage retail and residential development in Pymble Business Park.
- Encourage centralised services such as smart work hubs for home based work.
- Protect current employment levels in retailing and hospitality industries and expand opportunities for further employment.
- Provide opportunities for local employment and start-up business for local residents.
- The provision of housing should not compromise a centre’s primary role to provide goods and services, and the opportunity for the centre’s employment function to grow and change over time.

Ku-ring-gai Housing Strategy

Under the direction of the Greater Sydney Commission and the NSW Department of Planning, the draft Housing Strategy was developed by the Council during 2019-2020 with an extended period of community consultation. The intent of the strategy was to consider how Ku-ring-gai would provide additional housing and housing choice to the year 2036.

The Department of Planning, Industry and Environment approved the Ku-ring-gai Housing Strategy on 16 July 2021 however the approval was subject to several requirements. Council resolved to reject the conditions in the Letter of Approval issued by the Department of Planning, Industry and Environment.

As a result, the Ku-ring-gai Housing Strategy is not operational, however elements of the Housing Strategy that was submitted and are relevant to this proposal are detailed below.

The Ku-ring-gai Housing Strategy provides a locally relevant response to the wider strategic plans of the Greater Sydney Region Plan, A Metropolis of Three Cities and the North District Plan. At a local level it aligns with Council’s Community Strategic Plan, Our Ku-ring-gai 2038, and the Ku-ring-gai Local Strategic Planning Statement. The Draft Housing Strategy has been prepared in accordance with the Department of Planning, Industry and Environment’s Local Housing Strategy Guidelines.

Relevant priorities and actions detailed in the Strategy include:

Housing Priority H1 - Manage and monitor the supply of housing in the right locations.

Objectives

- To monitor the delivery of housing within areas close to services, cultural and community facilities, and within a 10 minute walking distance to key public transport nodes.
- To provide homes in areas that can support the creation and growth of vibrant Local Centres and a thriving local economy.
- To ensure the delivery of housing is in coordination with provision of local and state infrastructure and services.

Housing Priority H2 - Encourage diversity and choice of housing.

Objectives

- To encourage a mix of dwelling types and sizes.
- To investigate housing affordability.
- To ensure new homes are accessible and meet mobility needs.

Housing Priority H3 - Increasing liveability, sustainability and area character through high-quality design.

Objectives

- To encourage housing that contributes to healthy and active neighbourhoods
- To facilitate high quality housing that is responsive to Ku-ring-gai’s local character.
- To promote housing that meets high sustainability performance targets.

8. TECHNICAL REPORT SUMMARY

The purpose of the technical report summary is to identify any findings that may have social impacts. This information is used to inform the residual impact assessment by identifying enhancement and mitigation measures.

Generally, and depending on the project, there will be subsequent social impacts that arise from traffic, noise, construction and other activities that are assessed by a range of subject matter specialists.

Mitigation measures that are recommended in technical reports may purposefully or unintentionally reduce or minimise social impacts.

Where findings in the technical reports are relevant to social impacts, they are considered as part of the residual impact assessment (i.e. impacts that remain after mitigations have been implemented).

Where technical report findings do not address social impacts arising from impacts associated with activities like traffic and noise, measures to mitigate these impacts are recommended in the social impact assessment.

Complete technical reports for the project can be found in the Appendices of the Environmental Impact Statement (EIS).

Connecting with Country Letter

The purpose of the Connecting with Country letter is to provide a framework that aims to integrate Aboriginal and Torres Strait Islander cultural knowledge and values into built environment projects. The Letter emphasises the importance of respecting and valuing Aboriginal connections to the land, ensuring projects positively impact Country and community, and providing access to homelands for Aboriginal people with responsibilities to care for them.

Landscape Drawings

The landscape drawings provide an analysis of the existing site and provides guidance on the future design which will include plantings, paving design and materials, and communal open space areas. The landscape drawings also integrates design measures identified in the Connecting with Country letter.

Heritage Impact Statement

The purpose of the Heritage Impact Statement (HIS) is to assesses the potential impact of the Proposal on the heritage items in and around the site. It evaluates how the proposed works might affect the significance of the heritage area and suggests measures to mitigate or avoid any adverse effects.

The site contains 25 McIntyre Street which is within the Gordon Park Estate, McIntosh and Ansell Conservation Area in the KLEP. The site also adjoins heritage items listed under Schedule 5 of KLEP, as well as ‘Ereldyne’ – a State heritage listed property at 17 McIntosh Street.

The HIS prepared by Urbis describes the development as being legislatively consistent with the envisaged character area by the TOD provisions, and whilst the development is different to the existing character, it is part of a broader precinct which is experiencing change. This therefore results in changes to the heritage aspects of the locality.

Transport Impact Assessment

The purpose of the Traffic Impact Assessment (TIA) is to evaluate the potential impacts of the proposed development on the existing and future traffic conditions, identify necessary mitigation measures, and ensure the development is compatible with the existing transport infrastructure and community needs.

The TIA concludes that, based on the assessment undertaken in the TIA, the traffic and transport impacts arising from the proposal are considered acceptable.

Arboricultural Impact Assessment

The purpose of the Arboricultural Impact Assessment (AIA) is to evaluate the potential impact of the proposed development on trees within and surrounding a site. The AIA analyses how the proposed development might affect trees, including potential damage to their root systems, crowns, or overall health. The AIA suggests measures to minimize the impact on trees, such as tree fencing, modified construction techniques, and potential tree removal or transplanting

The AIA concludes that the extent of redevelopment across several sites will inevitably result in the loss of vegetation, and makes the following recommendations:

- Removal of 29 trees
- The retention of all other trees subject to design changes

For the remaining trees to remain viable, the AIA lists several conditions that are required to be met

The Assessment concludes that:

- The landscape plan must adequately mitigate the loss of vegetation across all sites and complement the newly built form, and is to include local provenance.
- Retained trees are to be protected strictly in accordance with AS4970:2009.
- Once a final design is approved, a Tree Protection Plan (TPP) in accordance with the Australian Standards must be provided for all retained trees on site. The TPP shall include an updated health and condition report on all trees to be retained.

Noise Impact Assessment

The purpose of the Noise Impact Assessment (NIA) is to identify, quantify, and predict potential impacts on human health and well-being caused by noise and vibration from a proposed development or activity, and to propose mitigation measures to reduce these impacts.

The NIA concludes that the building envelope does not require any upgrades beyond what is “standard”.

The NIA concludes that no additional mitigation is required to control noise emission from roof top plant to comply with noise criteria established for the site. Additional road traffic noise generated by the proposed development has been assessed using the EPA “Road Noise Policy” guideline and found to be compliant.

The NIA also includes in-principal Construction Noise Assessment (CAN) and Construction Vibration Assessments (CVA) and controls for construction.

The CNA found that noise emissions are expected to exceed recommended standards during the demolition stage when activities such as Rig Piling is occurring close to receiver boundaries. The CNA recommends that:

- During preparation of the construction program (CC stage), acoustic review of proposed construction activities and plant/methods should be undertaken to identify work items likely to exceed Noise Management Levels.
- For those activities likely to generate high noise levels, the analysis should identify where on the site are the areas likely to result in high noise levels. This will then assist in determining the likely time period for which high noise levels will occur.
- Identify feasible acoustic controls or management techniques (use of screens, scheduling of noisy works, notification of adjoining land users, respite periods) when excessive levels may occur.

- For activities where acoustic controls and management techniques still cannot guarantee compliant noise levels, implement a notification process whereby nearby development is made aware of the time and duration of noise intensive construction processes.

In terms of vibration, the CVA concludes that the highest levels of vibration are likely to be produced during excavation activities are undertaken with the use of piling rig. This activity would only produce a moderate level of vibration close to the work site. Given the distance attenuation between existing residential receivers and the project site, the impact at the surrounding properties is moderate considering amenity and structure damage.

Where required, vibration monitors may be installed at critical locations to determine any impact. Ongoing review and assessment of vibration impact will be conducted throughout the construction process to determine appropriate vibration levels.

Construction Traffic Management Plan

The Construction Management Plan (CMP) provides a detailed account of the methodology, scope, and execution of how the traffic (including pedestrians and cyclists) will be managed during the construction stage site to ensure safety, efficiency, and minimize disruptions to the community.

The CVA recommends that:

- Monitoring would only be required in response to complaints, if the processes needed to complete the tasks vary from those envisaged in this assessment, or if works outside of standard hours are proposed.
- If complaints are received from neighbours the following process should be considered:
 - Assessing impacts and determining the offending plant/equipment/process.
 - Locating the plant/equipment/process further away from the affected receiver(s) if possible.
 - Implementing additional acoustic treatment in the form of localised barriers, silencers etc.
 - Selecting alternative equipment/processes.
- Where monitoring is required and indicates exceedances of the predicted noise impacts immediate action should be taken to identify any further controls as required to reduce noise emissions and comply with noise limits.

The following methods are recommended as general noise controls where necessary:

- Selection of an alternate appliance or process where a particular activity or plant and equipment is found to generate noise levels that exceed the management levels
- The placement of acoustic barriers
- Silencing devices on construction plant and equipment when permitted
- Specially treating equipment to dramatically reduce the sound levels emitted.

- Adjusting materials handling and vehicles
- Establishing site practices that reduce noise generation
- Notification of affected receivers of the progress of works, particularly when short-term activities likely to create higher noise levels occur, can in many cases minimise community reaction.

9. COMMUNITY & STAKEHOLDER ENGAGEMENT

Community engagement provides opportunities for residents in the area surrounding the proposed development to put forward their views and provide inputs aimed at creating better social outcomes.

This section identifies the engagement activities undertaken to collect primary research to inform the Assessment.

The engagement activities listed below were undertaken by the social impact practitioner (author) specifically for the purposes of the collection of primary research for this SIA.

Consistent with the community consultation objectives of DPHI’s SIA Guideline, community and stakeholder objectives for this SIA include:

- providing meaningful opportunities across the project planning lifecycle for communities to understand both the nature and complexity of potential positive and negative impacts, ensure inputs from the community inform the development of purposeful enhancement and mitigation measures.
- to use culturally appropriate methodologies to ensure Aboriginal and culturally diverse communities are engaged, and their perspectives, insights and feedback valued and considered.
- to tailor and organise engagement to ensure a range of views, concerns and community aspirations.
- to target engagement to understand and respond to the degree of potential impacts experienced by different residents and communities across the social locality.
- to ensure inputs, outputs and measures to enhance and / or mitigate impacts are reported back to the community.

Surrounding residents were invited to complete an online survey via letter box drop..Community Survey

A community survey was designed to seek community feedback on the project and also provide input into the Social Impact Assessment.

The community survey was available on the project webpage, and was advertised in the community flyer which was distributed to approx. 250 local residents and businesses.

The survey was available online from 9 May 2025 to 23 May 2025.

A total of 37 community members completed the survey.

The survey asked whether respondents felt the proposed development will be positive for the local community, and responses were evenly distributed across all options.

It should be noted that the survey information did not produce statistically significant and meaningful results due to the sample size.

Nevertheless, as a precautionary principle the information provided by the survey respondent has been included and considered to identify and respond to potential social impacts.

A total of 37 completed surveys were received from local community members as follows:

Relationship to site Multiple answers can be selected	No.	%
Site neighbour	18	49%
Local resident	19	51%
Landowner	4	11%
Local business or service	3	8%
Travel through the area	1	3%
Interested party	1	3%
Other (please specify)	0	0%

68% of respondents were from within the Gordon post code of 2072, with another 30% from neighbouring suburbs with 2070 or 2071 postcodes. 1 respondent was from Northern NSW.

Response to the proposal

Do you think the proposed development will be positive for the local community?	No.	%
Very positive	12	32%
Somewhat negative	3	8%
Very negative	22	60%

Some respondents felt the development was positive due to location and access to services:

“The proposed development is in an ideal location due to its close proximity (within a few minutes’ walk) to the rail station and bus interchange unique to Gordon in Kur-ring-Gai therefore minimising car usage, pollution and traffic congestion.”

Others felt that the project would have negative impacts:

“It will ruin the street scape, significantly increase street parking and affect the heritage houses in the street.”

Important aspects of the proposal

Respondents were asked to identify which aspects of the proposal are most important to them.

Important aspects of the proposal	%
More high-quality housing in the local area	16%
Affordable housing for essential workers	41%
More housing choice in Gordon	27%
Housing close to public transport, shops and services	38%
Retention of mature trees	32%
Other (please specify)	35.14%

Respondents identified ‘other’ important aspects of the proposal, including:

- Protection of tree canopy and minimising wildlife impact
- Privacy for neighbouring residents
- Height and scale of the proposal.

It was also noted that the community required more evidence and detail of the affordable housing element of the proposed development.

Other respondents identified concerns about the development that were important to them, and these included:

- traffic, congestion and parking
- local infrastructure capacity to accommodate the growth from the development
- heritage and conservation, and
- opposition to high density development in Gordon.

Construction considerations

Respondents were asked to provide feedback on things that should be considered during construction.

A total of 22 people provided a response to this question.

“Construction would probably best be accessed from McIntosh Street rather than Werona Avenue. Those coming from the East of McIntosh are easily able to use Rosedale Road as a substitute traffic thoroughfare. Those coming from the South can also utilise Rosedale Road through the easily navigable Forsyth-Arthur-Macintosh detour if required.”

Other considerations included:

- parking congestion will be a challenge for residents during construction.
- Noise impacts for residents
- Potential pollution

- Capacity of existing infrastructure.

Other comments

Participants were asked to provide any further comments on the project.

Respondents raised concerns including:

- Scale and height of the development in the local area
- Limited traffic capacity on existing network
- Development out of keeping with the local character.
- Development should be west of the Pacific Highway and closer to the station.
- More housing is better suited to suburbs such as North Sydney, Crows Nest and Chatswood

"I am fine with increasing residential apartments but should be focused closer to the station and not have individual buildings of such a significant scale right next to single story dwellings."

Some respondents were positive about the opportunity for development, and suggested:

- More residents in nearby parts of the street should be contacted to sell their houses for development
- Support for the provision of affordable housing.
- Support for development near public transport.

"I... would love to move back but unable due to the cost of housing in the area. I am totally in favour of this development as it may provide the opportunity for myself and others to move back into the area especially as it is next to a major railway station".

10. SOCIAL IMPACT ASSESSMENT

The Social Impact Assessment considers the potential of the proposed development to have impacts (positive and negative) on the community.

The impact assessment is informed by information from the previous sections in this assessment, including the scoping study, primary data from social practitioner engagement outputs, data from secondary sources including the ABS 2021 Census and engagement undertaken by SINSW, and various specialist technical reports.

The SIA has been prepared in according to the NSW DPIE SIA Guideline, and in line with the social impact practice principles outlined below.

Assessment Principles

The principles below support an evidence-based approach to SIA. The conclusion of this assessment will identify how the SIA adheres to these principles.

PRINCIPLES	DESCRIPTION
Action-oriented	Defines specific actions to deliver practical, achievable and effective outcomes for people.
Adaptive	Establishes systems to respond to new or different circumstances to support continuous improvement.
Culturally responsive	Develops culturally informed approaches and methodologies to ensure Aboriginal and culturally diverse communities are engaged appropriately, and their perspectives, insights and feedback are valued.
Distributive equity	Considers how different groups will experience social impacts differently (particularly vulnerable and marginalised groups, future generations compared with current generations, and differences by gender, age and cultural group).
Impartial	Uses fair, unbiased research methods and follows relevant ethical standards.
Inclusive	Seeks to hear, understand, respect and document the perspectives of all likely affected people. Uses respectful, meaningful and effective engagement activities tailored to the needs of those being engaged (e.g. being culturally sensitive and accessible).
Integrated	Uses and references relevant information and analysis from other assessments to avoid duplication. Supports effective integration of social, economic and environmental considerations in decision-making.
Life-cycle focus	Seeks to understand likely impacts (including cumulative impacts) at all project stages, from pre-construction to post-closure/operation commencement.
Material	Identifies which likely social impacts matter the most for people and/or pose the greatest risk/opportunity to those expected to be affected.
Precautionary	If there are risks of serious or irreversible environmental damage (including harm to people), avoids using any limits on full scientific certainty as a reason for postponing measures to prevent environmental (including social) degradation.
Proportionate	Ensures the scope and scale of the SIA corresponds to the scope and scale of the likely social impacts.
Rigorous	Uses appropriate, accepted social science methods and robust evidence from authoritative and trustworthy sources.
Transparent	Explains, justifies and makes available information, methods and assumptions so that people can see how their input has been considered.

Social Impact Categories

Social impacts in this report are assessed assess according to the

following eight social impact categories:

- **Way of Life:** How people live, how they get around, how they work, how they play, and how they interact each day
- **Community:** Composition, cohesion, character, how the community functions and people’s sense of place
- **Access:** How people access and use infrastructure, services and facilities, whether provided by a public, private or not-for-profit organisation
- **Culture:** Both Aboriginal and non-Aboriginal, including shared beliefs, customs, values and stories, and connections to Country, land, waterways, places and buildings
- **Health and Wellbeing:** Physical and mental health, especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, and changes to public health overall
- **Surroundings:** Ecosystem services such as shade, pollution control and erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity.
- **Livelihoods:** People’s capacity to sustain themselves through employment or business, whether they experience personal breach or disadvantage, and the distributive equity of impacts and benefits.
- **Decision Making Systems:** Particularly whether people experience procedural fairness, can make informed decisions, can meaningfully influence decisions, and can access complaint, remedy and grievance mechanisms.

How to Read the Social Impact Assessment Tables

The impact tables are categorised and assessed according to the listed social impact categories. Each table has an overarching heading that documents the impact it aims to assess, with a series of sub headings that provide a narrative and rationale for the eventual ‘risk significance rating’.

- **Impact description:** Includes a broad description of the subject matter and an understanding of how the issue may be experienced by the community. The impact description is usually supported by academic research and / or experience of like projects.
- **Social baseline:** Information under the social baseline heading is built on outputs from **Section 6:** Population and Place Characteristics Summary; **Section 7:** Literature Review; **Section 8:** Technical Report Summary; and **Section 9:** Community and Stakeholder Engagement. Baseline data describes conditions in and around the social locality before the project.
- **Extent:** Describes who might be affected by the project.
- **Duration:** Describes the time period or when the impacts might be expected (i.e. construction or operations / throughout the project lifecycle / future generations).
- **Intensity or scale:** The degree or scale of the changes and their likely impact.
- **Sensitivity or importance:** The vulnerability of sensitively of those

likely to be impacted.

- **Level of concern or interest:** The level to which people have or are likely to demonstrated concern for a project.
- **Impact summary:** Provides an overview of the potential impacts that can be both positive and negative, and attributes a risk significance rating based on the assessment of the information contained in the table.

The ‘likelihood’ of an impact is assessed by considering the ‘impact description’ and ‘social baseline’ and applying the information to determine a ‘magnitude’ level for each of the following dimensions.

The sub headings ‘*extent*’, ‘*duration*’, ‘*intensity or scale*’, ‘*sensitivity or importance*’, and ‘*level of concern or interest*’ are described as ‘dimensions of social magnitude’. The dimensions are assessed according to the following magnitude levels.

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

When applied to assess the social significance rating, the magnitude level most frequently awarded to the dimensions as a result of the evaluation is attributed as the value.

Based on the impact description and social baseline, the likelihood of an impact is assessed according to four levels.

- **Almost certain:** Definite or almost definitely expected.
- **Likely:** High probability.
- **Possible:** Medium probability.
- **Unlikely:** Low probability.
- **Very unlikely:** Improbably or remote probability.

The level of likelihood, plus the magnitude provides an overall score of the likely social impact. For example, a social impact that is ‘likely’, with a magnitude of ‘major’ will be shown as Likely + Major = (social risk rating) Very high B4. Each risk rating is colour coded as per the social impact significance matrix presented below.

The information in these tables identifies the social risk significance of each impact prior to the introduction of enhancement and mitigation measures. The colour coded ‘social impact significance’ matrix table is provided below.

Table 27 Social impact significance table

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

Social risk rating			
Low	Medium	High	Very high

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

WAY OF LIFE

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

Impacts related to increased housing supply, diversity and affordability.

Impact description				
According to the 2022 NSW Population Projections, NSW will need to house an additional 85,000 people every year for the next 20 years. By 2041, the population will reach 3.7 million in regional NSW. The NSW Department of Planning Housing and Infrastructure estimates that to meet these projections the state will require an additional 904,000 homes over the next 20 years,. With population growth the driver of housing demand, most capital cities in Australia are pursuing urban consolidation or building residential dwellings at higher densities. Increased density supports greater housing diversity and affordability, providing a greater range of housing typologies. Planning for more diverse housing options ensures they cater to more diverse households, such as couples without children and downsizers. Higher density and a mix of housing produces a more diverse range of residents (such as young families, professionals, retirees, people with disabilities) and this increased population, density and vibrancy tends to mean a broader range of services can be supported within walking or cycling distance. Housing diversity also supports older residents by providing suitable and affordable housing options as they age. Access to good quality, affordable housing is fundamental to wellbeing. It can help reduce poverty and enhance equality of opportunity, promote social inclusion and mobility, and economic development. Affordable housing developments encourage diversity by creating communities where people of different cultural, socio-economic, and educational backgrounds can unite. Diverse communities increase the knowledge of cultural sensitivity, fairness, and understanding of different backgrounds – ultimately creating a better community overall. Affordable housing is also important to the economic vitality of communities. Affordable homes can attract and retain employees to your community- a selling point and a competitive advantage for area employers. Affordable homes also support the local workforce so they can live close to their jobs. Affordable, quality housing attracts teachers, cops, nurses, firefighters, and other key service providers to the community. Shorter commutes allow workers to spend more time with their families while the community benefits from reduction in traffic congestion, air pollution, and expenditures on roads. The construction of affordable homes can also help to stimulate economic growth. A healthy mix of housing options, from market- rate and affordable rental housing, single- family homes, as well as developments for seniors, ensures opportunities for all individuals to improve their economic situation and contribute to their communities. Access to affordable housing that is stable and safe, sets a foundation from which communities can achieve higher level goals, improve personal and household economic situations, social wellbeing and ultimately advance quality of life.				
Social baseline				
The housing accord target for the Sydney LGAs in 5 years is 263,400. The revised forecast for that period is 151,650. At time of writing, Sydney is looking at a shortfall of 111,750. That is, Sydney needs on average around 52,680 new homes each year. Currently, the forecast shows Sydney will deliver just over 30,000 for the next 5 years. According to DPHI’s Common Planning Assumptions, an additional 1,287 homes will be required in the Gordon – Killara SA2, and a total of 5,118 more dwellings in the Kurin-gai LGA. By 2036, the anticipated dwellings required to support the population will be 2,557 in the Gordon – Killara SA2, and 9,956 in Ku-ring-gai LGA. Ku-ring-gai Council’s housing target is 7,600 new completed homes by 2029. The median weekly household income in the Gorden – Killara SA2 according to the 2021 Census was \$2,640, compared to NSW at \$1,829. The SEIFA Index shows that Ku-ring-gai is highly advantaged and one of the most affluent in Sydney compared to other LGAs. According to SQM Research, the average weekly rental price for all units was \$791.90. According to the 2021 Census, the median weekly rent in Gordon – Killara was \$600, with 820 of the 7,963 households had payments that were greater than 30% of household income. In January 2025 the average weekly property price for all units was approximately \$976,100. Median mortgage repayments were \$3,200 per month, with 674 mortgage households that had mortgage repayments that were that were greater than 30% of household income. In 2021, only 30% of dwellings in Gordon – Killara SA2 and 20.9% in Ku-ring-gai LGA had one and two bedrooms. By 2036, couples without children and lone person households combined will make up 44% of the population. The Ku-ring-gai Housing Strategy is not operational, however it does provide a locally relevant response to the wider strategic plans of the Greater Sydney Region Plan, A Metropolis of Three Cities and the North District Plan. At a local level it aligns with Council’s Community Strategic Plan, Our Ku-ring-gai 2038, and the Ku-ring-gai Local Strategic Planning Statement. Three Housing Priories’ are relevant to the baseline, including: Priority H1‘Manage and monitor the supply of housing in the right locations’, and the objective to ‘monitor the delivery of housing within areas close to services, cultural and community facilities, and within a 10 minute walking distance to key public transport nodes’; and Priority H2 ‘Encourage diversity and choice of housing’.				
Extent	Duration	Intensity / scale	Sensitivity / importance	Level of concern / interest
No	Yes	No	No	No
Impact summary	- The Proposal will provide 162 residential apartments inclusive of 27 affordable apartments, which increases housing availability in Sydney. - The apartment mix will further diversify housing in the LGA which may be more suitable for the growing number of couples without children, lone person households, and older people. - Affordable housing in the area is likely to enable key workers to live closer to their places of employment, which has a broad range of social, economic and environmental benefits.			
Likelihood	Magnitude			Risk significance rating
Almost certain	Moderate			Very High Positive (A3)

Impacts related to housing and the ageing population

Impact description				
According to the NSW Government Housing 2041: NSW Housing Strategy, it is expected that the number of people aged 65 and older in NSW will increase by 85% in the next 25 years. As people age, the type of housing and services they need, and the lifestyle choices they make will change. Housing plays a critical role in the health and wellbeing of older Australians⁵. It serves the basic human need for physical shelter and contributes to physical, psychological, health and emotional security. Home ownership provides older people with security of housing tenure and long-term social and economic benefits⁶. Research by the Australian Institute of Health and Welfare (AHURI) identified key housing attributes which older Australians look for as autonomy, security, social connectivity, amenity and adaptability. Ageing in place is also a key location attribute, enabling older people to maintain and strengthen connections with family, friends and remain in the communities in which they are familiar. Affordability can also become an overriding factor as older people consider how they will manage beyond their working years on a limited income or aged pension. Traditionally, older people in Australia have had high rates of home ownership. In recent years the rate of home ownership has decreased among older people in line with decreasing rates of ownership across the population and increasing house prices. According to a report by the Gratton Institute in 2025, two-thirds of retirees in private rentals live in poverty, with more than half reporting net worth of less than \$25,000. There are more than 200,000 retired Australian households renting in the private market, of which 67% are living in poverty. Poverty rates among single men and single women are even higher, at 74% and 78%⁷.				
Social baseline				
The median age in the Gordon – Killara SA2 in 2021 was 40.8, and this will increase to 43.1 in 2036, an increase of 2.3 years. The median age in the Ku-ring-gai LGA in 2021 was 40.8, and this will increase to 43.8 in 2036. In 2021 the median age was slightly higher than the average for NSW at 39. There will be a significant spike in those aged 80 and over by 2036, in the SA2 increasing by 1,169, proportionally the highest increase across all age structures. In the LGA, an additional 3,362 people aged 85 will be living in the area, and similar to SA2 will have the biggest proportional increase of any age group. Currently, over 69% of homes in SA2 have 3 bedrooms or more, while in the LGA almost 69% have 3 or more bedrooms.				
Extent		Duration	Intensity / scale	Sensitivity / importance
Yes		Yes	Yes	Yes
Impact summary	- While a significant proportion of households in Ku-ring-gai own their homes, the increasing number of lone-person households and underutilization of bedrooms in larger dwellings suggests a potential trend of older residents living in under-occupied homes, which could impact their financial security. - While Ku-ring-gai is generally considered a highly advantaged area in Australia, despite the overall high-income levels, housing costs, including rent and mortgage repayments, are relatively high in Ku-ring-gai. This can put a strain on the budgets of older individuals, especially those on fixed incomes like pensions. - Older Ku-ring-gai residents or those planning for retirement years may benefit from a more diverse range of housing options close to supermarkets and pharmacies, as well as good access to public transport, which may benefit them economically and help them to age in place.			
Likelihood	Magnitude			Risk significance rating
Likely	Moderate			High Positive (B3)

⁵ Australian Government. Australian Institute of Health and Welfare. Housing Assistance in Australia 2020 <https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia-2020/contents/housing-assistance>

⁶ Australian Institute of Health and Welfare, Older Australians: Housing and living arrangements, Australian Government, 2023 <https://www.aihw.gov.au/reports/older-people/older-australians/contents/housing-and-living-arrangements> cited 15 November 2023

⁷ Retirees who rent ‘really struggling’ financially, researchers say – and the problem is getting worse. The Guardian, 10 February 2025.

Impacts related to traffic and parking

Impact description					
Motorised road traffic has a range of negative social impacts. Traffic creates air pollution and noise, which are linked with several health concerns and reduced wellbeing. Increases in traffic levels can also multiply collision and injury risks. This may reduce the propensity for walking and cycling, leading to a reduction in physical activity and levels of accessibility to local facilities, and ultimately to social exclusion and to the deterioration of health and well-being. High traffic levels also separate communities, with potential effects on social cohesion. The absence of available parking, or the presence of it, can have a significant impact on surrounding communities and frustrate residents, who at times are forced to park further from their residences. This can have a major impact on older people or those with a disability. Parking is generally a fiery issue across car dependent Australian cities. Parking issues can temporarily occur during the construction phases of a development project.					
Social baseline					
McIntosh Street and Werona Avenue approximately 10m wide carriageway facilitating two-way traffic flow lane and a kerbside parking lane on both sides of the road. It has a sign posted speed limit of 50km/h. There is unrestricted kerbside parking permitted on both sides of the road. The road is classified as a Suburban Connector Street in accordance with the TfNSW Movement and Place Framework. The Traffic Impact Assessment identified that intersections are currently performing at a satisfactory level of efficiency. Traffic and parking was an issue expressed in response to the community survey.					
Extent		Duration	Intensity / scale	Sensitivity / importance	Level of concern / interest
Yes		Yes	Yes	Yes	Yes
Impact summary	- The proposed car parking spaces comply with the relevant requirements of the Ku-ring-gai DCP and SEPP. - The Traffic Impact Assessment found that there will be no adverse impact to the performance of the intersections because of the generated traffic.				
Likelihood	Magnitude				Risk significance rating
Unlikely	Minor				Low Negative (D2)

COMMUNITY

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

Impacts related to community character, sense of place and heritage.

Impact description				
Communities are complex systems that can be characterised by community structure (the number and size of populations and their interactions) and community dynamics (how the members and their interactions change over time). These attributes contribute to a sense of place or sense of community. A sense of community describes ‘a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members’ needs will be met through their commitment to be together.’⁸ A sense of community is made up of membership; influence; integration and fulfillment of needs; and shared emotional connection . A sense of community is positively related to experiencing higher levels of mental wellbeing.⁹ Social networks, social cohesion, and place attachment are positive social impacts that can stimulate people’s quality of life, however high-rise apartment buildings are often criticized for their negative social impacts, such as social isolation and low levels of interaction and social cohesion. Research has shown that the design of mixed-use high-rise developments plays an important role in facilitating connection and community but also of significant importance is the willingness of the people who work and occupy the building to create a positive inclusive environment. The research shows that for high-rise buildings to foster a sense of community among users, particularly mixed-use buildings, it is vital that shared, communal spaces are provided in different locations and configurations and at different scales throughout the building¹⁰.				
Social baseline				
The TOD Sepp has identified Ku-ring-gai LGA has an area to accommodate dwellings in particular areas. Some sites within McIntosh Street, including the current site, are included. There are several new residential apartment buildings built, and currently under construction, in the area. As of January 2025, the maximum building height of those developments was 6 storeys. Concerns about the impact of the development on neighbouring heritage buildings and conservation areas during the community engagement.				
Extent		Duration	Intensity / scale	Sensitivity / importance
No		No	No	No
Impact summary	- While most dwellings in the area are one and two storey, and some are heritage listed, several low rise (up to six storeys) apartment buildings have been developed in the wider area. - Tree lined streets are central to the existing character of the area. - The small number of dwellings will not contribute greatly to population numbers or change community characteristics. - While it is unlikely there is notable material negative impact on sense of place, some residents may view any apartment buildings counter to the character of the area. This may result in minor negative impacts to the health and wellbeing of some residents. - Over time the increased population may contribute to the vibrancy of the area which in turn builds on the sense of place and local character.			
Likelihood	Magnitude			Risk significance rating
Possible	Moderate			High Negative (C3)

⁸ 6 McMillan, D. W., & Chavis, D. M. (1986). Sense of community: A definition and theory. Journal of Community Psychology, 14(1), 6-23, cited on 6 November 2024

⁹ Boyd, N. M., & Nowell, B. (2017). Testing a theory of sense of community and community responsibility in organizations: An empirical assessment of predictive capacity on employee well-being and organizational citizenship. Journal of Community Psychology, 45(2), 210-229, cited on 6 November 2024

¹⁰ Helen Barrie, Kelly McDougall, Katie Miller and Debbie Faulkner. The Social Value of Public spaces in mixed use high rise buildings. Buildings and Cities. Volume: 4 Issue: 1, 2023

ACCESS

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

Impacts related to location

Impact description					
Having access to appropriate goods, services and social infrastructure is important for all Australians. Being able to live in a neighbourhood where transport, shopping, business services, education, community facilities, recreational and sporting resources are close by have a range of social, economic and environmental benefits. There are many benefits resulting from good access to public transport services like reduced traffic congestion and air pollution, costs savings for individuals and business, opens personal mobility for all members of the public, and as a much more affordable option creates social opportunity for members of the community who may not have access otherwise. There is a direct correlation between physical activeness and the utilisation of public transport. Social infrastructure is a key component of liveability, providing access to essential community services and resources. Access to a wide range of different types of social infrastructure is therefore important for the creation and ongoing development of healthy communities. High levels of access to social infrastructure are linked to increased physical activity and wellbeing, and satisfaction within the local community, improving social interactions and mental health outcomes. All these benefits align with the 15 – minute city concept. The overall goal of the 15-minute city is to create healthier, more liveable, equitable, sustainable, and resilient cities. They contribute to several urgent and important global goals reducing carbon emissions, noise pollution and improving air quality. They emphasise walkability and cyclability, and health and wellbeing.					
Social baseline					
The Integrated Public Transport Service Planning Guidelines, Sydney Metropolitan Area states that rail services influence the travel mode choices of areas within 800 metres (approximately 10 minutes’ walk) of a railway station. The site is approximately 400 metres from the Site to Gordon Railway Station. Trains service the T9 – Hornsby to North Shore via City line. A train service is provided every 15 minutes in commuter peak periods and provides direct access between Hornsby Gordon via Sydney CBD. Buses frequent the Pacific Highway that provide access to upper and lower North Shore centres, including the major Chatswood shopping centre. Gordon Village on the Pacific Highway is half a kilometre from the Site. There are passive and recreation spaces within 800m of the site, including Regimental Park a multi-purpose sporting facility with soccer fields, synthetic wicket for cricket, five tennis courts and two croquet fields, and Selkirk and Ibbitson Parks, both local level parks with playgrounds and seating. Schools, a golf course and Marion Street Theatre are also close by. Ku-ring -gai National Park is easily accessible from the site. Major health facilities, including North Shore Hospital, are also easily accessible by bus and train.					
Extent		Duration	Intensity / scale	Sensitivity / importance	Level of concern / interest
Yes		Yes	N/A	Yes	Yes
Impact summary	- Incoming residents are likely to benefit from new housing located within walking distance of goods and services, a range of public transport options and other social infrastructure. - The small increase in the population generated by the proposal is unlikely to place excess demand on existing infrastructure. - The benefits of having a full provision of goods, services and social infrastructure accessible by walking and public transport can have long term health and wellbeing impacts that may extend to the broader community.				
Likelihood	Magnitude				Risk significance rating
Almost Certain	Major				Very High Positive (A4)

HEALTH AND WELLBEING

Impacts related to construction activity.

Impact description					
Those living close to sites with high levels of activity can suffer from the annoyance of noise that can cause disturbance of sleep, cognitive impairment, decreased mental wellbeing and other health and wellbeing impacts. Children, those with complex cognitive issues, the elderly and those with underlying mental health conditions are particularly vulnerable to the impacts of noise.					
According to the NSW Environment Protection Agency (2013), a range of health implications, including impacts on cardiovascular and respiratory health, can result from air born particle pollution, which includes dust and combustion emissions. Children, older adults and those with asthma, heart or lung disease are people most sensitive to particle pollution. The NSW Department of Education has identified asthma as a student wellbeing issue, and each school is required to have asthma management plans and guidelines in place. There is also a risk of children being exposed to air pollutants that may trigger undiagnosed respiratory issues or irritation.					
Social baseline					
The site proposed for development is in a well-established residential environment. Surrounded by large blocks, the area is often described as a peaceful place with an affluent suburban lifestyle. While there is generally reasonable space between dwellings, there are several residential dwellings surrounding the site. In the local area there is a significant population over the age of 60. 4.9% of the population have a long term mental health condition, while 5.7% reported having asthma long term. Noise and dust resulting from construction may negatively impact those residents and workers that are more vulnerable, including those with mental health conditions and asthma.					
Extent		Duration	Intensity / scale	Sensitivity / importance	Level of concern / interest
No		No	No	Yes	No
Impact summary	- Older people and those with long term health conditions close to the site may be susceptible to impacts related to construction activity, including noise and vibration. - Effective noise management is crucial for maintaining the quality of life in residential areas and minimizing potential health and psychological impacts. - The Demolition Noise Impact Assessment, which also includes in-principal Construction Noise Assessment (CAN) and Construction Vibration Assessments (CVA) and controls for construction, identifies several migration measures to limit the negative impacts associated with construction.				
Likelihood	Magnitude				Risk significance rating
Likely	Moderate				High Negative (B3)

SURROUNDINGS

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

Impacts related to amenity.

Impact description

Amenity is the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature. Amenity is important to communities and other stakeholders. There are both positive and negative impacts on amenity that can result from development.

Good building design can greatly increase the quality of amenity. Design features in the built environment can also impact perceptions of safety and a sense of belonging. In some instances however, local amenity can be adversely impacted by development. Loss of amenity can occur for a range of reasons, including significant increases to the heights of existing buildings, loss of heritage, more traffic, reduced parking, overshadowing and higher population density. A loss of amenity has the potential to negatively impact residents in several ways, including their health.

Social baseline

The TOD Sepp has identified Ku-ring-gai LGA has an area to accommodate dwellings in particular areas. Some sites within McIntosh Street, including the current site, are included. There are several new residential apartment buildings built, and currently under construction, in the area.

The site is in a residential area characterised by large Federation and Inter-War period dwellings on substantial lots with garden settings. Most lots are rectangular, however, battle-axe lots are also common. The locality is residential and characterised by one and two-storey Inter-War period dwellings on both sides of the street. The Heritage Conservation Area in which the site is partly located has historic significance as part of the Gordon Park Estate, McIntosh and Ansell HCA.

All four lots are currently occupied with dwelling houses and associated development such as swimming pools, tennis court, gardens and mature foliage.

Extent		Duration	Intensity / scale	Sensitivity / importance	Level of concern / interest
No		No	No	Yes	No
Impact summary	- The proposed increased density of the site is likely to be viewed by some residents as having a negative impact on the amenity of the Street and area in general. - The set back of the site and the building material limits visual impact - The Noise Impact Assessment (NIA) indicates that the building envelope is not required to be upgraded beyond what is a “standard” form of construction to comply with the internal noise criteria - The NIA concludes that no additional mitigation is required to control noise emission from roof top plant to comply with noise criteria established for the site. - The Traffic Impact Assessment found that there will be no adverse impact to the performance of the intersections because of the generated traffic, and therefore little impact on amenity. - The Arborist Impact Assessment identifies the need for the removal of 29 trees. - The proposed landscape plan will mitigate the loss of vegetation across the development.				
Likelihood	Magnitude				Risk significance rating
Unlikely	Minimal				Low (D2)

11. RESIDUAL ASSESSMENT & MONITORING FRAMEWORK

The potential Impacts of the Project have been considered in Section 10. This section applies a residual assessment to the initial social risks and rates how communities will experience these impacts after the implementation of enhancement or mitigation measures.

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

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

Many of the social impacts that require mitigation or enhancement have been already addressed in the design or documented in the technical reports as reviewed in Technical Report Summary in Section 8. The mitigation and enhancement measures have been divided into two categories:

- those that have been integrated into the design that respond to potential impacts or enhance the project
- those that have been identified in the various technical reports, including the social impact assessment, that respond to and aim to minimise impacts.

The monitoring plan is provided to help track and assess the results of the interventions throughout the life of the Project.

SOCIAL IMPACTS	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES		RESIDUAL RATING	RESPONSIBILITY / MONITORING
		INCLUDED IN DESIGN	TO BE ADDRESSED / REPORT*		
WAY OF LIFE					
Impacts related to increased housing supply, diversity and affordability.	Almost Certain + Moderate = Very High Positive (A3)	N/A	N/A	High Positive Impact	N/A
Impacts related to housing and the ageing population	Likely + Moderate = High Positive (B3)	N/A	N/A		N/A
Impacts related to traffic and parking	Unlikely + Minor = Low (D2)	N/A	Prepare a Green Travel Plan for the site prior to Construction Certificate.	Low Negative Impact	Proponent Number of residents using active travel, train and bus.
COMMUNITY					
Impacts related to community character, sense of place and heritage	Possible + Moderate = High Negative (C3)	N/A	Continue to provide information to the community throughout the construction stage.	Low Impact	Proponent Number of communications with nearby residents
ACCESS					
Impacts related to location	Almost Certain + Major = Very High Positive (A4)	N/A	N/A	High Positive Impact	N/A

SOCIAL IMPACTS	SIGNIFICANCE RATING	MITIGATION / ENHANCEMENT MEASURES		RESIDUAL RATING	RESPONSIBILITY / MONITORING
		INCLUDED IN DESIGN	TO BE ADDRESSED / REPORT*		
HEALTH AND WELLBEING					
Impacts related to construction activity	Likely + Moderate = High Negative (B3)	N/A	- Comply with the recommendations and mitigation measures identified in the Noise Impact Assessment. In addition to these measures, the contractor shall: - Prepare a management procedure to deal with noise and vibration complaints. - Make allowance for notification by letterbox drop for all occupied buildings within 50m of the construction site. Notification should provide detailed estimated duration of demolition, excavation and construction. - A Construction Traffic Management Plan (CTMP) shall be prepared prior to Construction Certificate. The purpose of the CTMP shall be to detail the construction vehicle routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated. At a minimum, the Plan shall consider: - Construction vehicle related movements and times - Impacts of construction vehicles on On-street parking - Impacts on neighbouring properties - Impacts on pedestrians - Cumulative construction traffic impact.	Low Negative Impact	Proponent <i>Mitigation measures implemented.</i> <i>Number of complaints received and addressed</i> <i>Number of communications with nearby residents prior to any potential high noise or significant dust making activities.</i>
SURROUNDINGS					
Impacts related to amenity.	Unlikely + Minimal = Low (D2)	As identified in the Noise Impact Assessment, implement the complying mitigation features necessary to comply with the required internal noise levels	Prepare a Tree Protection Plan (TPP) in accordance with the Australian Standards prior to Construction Certificate. The TPP shall include an updated health and condition report on all trees to be retained.	Low Impact	Proponent <i>Tree protection measures implemented</i> <i>Number of trees damaged</i>

12. CONCLUSION

This Conclusion presents the residual ratings for each impact post implementation of mitigation and enhancement measures identified through the Assessment and Project technical reports.

The Social Impact Assessment identified the following potential social risks of the Project.

According to the 2022 NSW Population Projections, NSW will need to house an additional 85,000 people every year for the next 20 years. The NSW DPHI estimates that to meet these projections the state will require an additional 904,000 homes over the next 20 years. With population growth the driver of housing demand, most capital cities in Australia are pursuing urban consolidation or building residential dwellings at higher densities.

Increased density supports greater housing diversity, supporting a more diverse population, and affordability attracts teachers, cops, nurses, firefighters, and other key service providers to the community assisting the local economy

According to DPHI's Common Planning Assumptions, an additional 1,287 homes will be required in the Gordon – Killara SA2, and a total of 5,118 more dwellings in the Kurin-gai LGA. By 2036, the anticipated dwellings required to support the population will be 2,557 in the Gordon – Killara SA2, and 9,956 in Ku-ring-gai LGA. Ku-ring-gai Council's housing target is 7,600 new completed homes by 2029.

The SEIFA Index shows that Ku-ring-gai is highly advantaged and one of the most affluent local government areas in Australia. Most people own or own their homes with a mortgage.

Despite this, in Gordon – Killara SA2 with median mortgage repayments \$3,200 per month, 674 of mortgage households had mortgage repayments that were that were greater than 30% of household income.

For those renting, according to the 2021 Census 820 of the 7,963 households had rental payments that were greater than 30% of household income.

Households paying 30% or more of their weekly income are deemed to be in rental or mortgage stress.

The proposal will increase housing supply, provide more dwellings in an area dominated by large properties with multiple bedrooms, and create affordable options for key workers that has broad community benefits.

These impacts are almost certain and major, however the number of dwellings and price points are likely to limit the extent of the social benefits.

Impacts related to increased housing supply, diversity and affordability have been assessed as **High Positive**.

According to the NSW Government Housing 2041: NSW Housing Strategy, it is expected that the number of people aged 65 and older in NSW will increase by 85% in the next 25 years. As people age, the type of housing and services they need, and the lifestyle choices they make will change.

Housing plays a critical role in the health and wellbeing of older Australians. It serves the basic human need for physical shelter and contributes to physical, psychological, health and emotional security.

Affordability can also become an overriding factor as older people consider how they will manage beyond their working years on a limited income or aged pension. Traditionally, older people in Australia have had high rates of home ownership. In recent years the rate of home ownership has decreased among older people in line with decreasing rates of ownership across the population and increasing house prices.

There will be a significant spike in those aged 80 and over by 2036, in the Gordon – Killara SA2 increasing by 1,169, proportionally the highest increase across all age structures. In the Ku-ring-gai LGA, an additional 3,362 people aged 85 will be living in the area, and similar to SA2 will have the biggest proportional increase of any age group.

In 2021, over 69% of homes in SA2 have 3 bedrooms or more, while in the LGA almost 69% have 3 or more bedrooms.

While a significant proportion of households in Ku-ring-gai own their homes, the increasing number of lone-person households and underutilization of bedrooms in larger dwellings suggests a potential trend of older residents living in under-occupied homes, which could impact their financial security.

While Ku-ring-gai is generally considered a highly advantaged area in Australia, despite the overall high-income levels, housing costs, including rent and mortgage repayments, are relatively high in Ku-ring-gai. This can put a strain on the budgets of older individuals, especially those on fixed incomes like pensions.

Older Ku-ring-gai residents or those planning for retirement years may benefit from the more diverse range of housing options offered close to supermarkets and pharmacies, as well as good access to public transport, which may benefit them economically and help them to age in place.

Impacts related to housing and the ageing population have been assessed as **High Positive**.

Motorised road traffic has a range of negative social impacts. Traffic creates air pollution and noise, which are linked with several health concerns and reduced wellbeing.

The absence of available parking, or the presence of it, can have a

significant impact on surrounding communities and frustrate residents.

Traffic congestion was a major issue expressed at the community engagement drop in session.

Impacts related to traffic and parking have been assessed as **Low**.

Communities are complex systems that can be characterised by community structure (the number and size of populations and their interactions) and community dynamics (how the members and their interactions change over time). These attributes contribute to a sense of place or sense of community.

A sense of community describes 'a feeling that members have of belonging, a feeling that members matter to one another and to the group, and a shared faith that members' needs will be met through their commitment to be together. A sense of community is made up of membership; influence; integration and fulfillment of needs; and shared emotional connection. A sense of community is positively related to experiencing higher levels of mental wellbeing

Recent pressures on Ku-ring-gai to absorb the housing requirements of Sydney through the introduction of residential apartments has been met with some resistance by the Council in response to local community concerns. Much of this concern relates to the impacts higher density buildings will have upon the visual character and amenity of the area.

The TOD Sepp has identified Ku-ring-gai LGA has an area to accommodate dwellings in particular areas. Some sites within McIntosh Street, including the current site, are included. There are several new residential apartment buildings constructed or under construction, in the wider area.

While most dwellings in the area are one and two storey, and some are heritage listed, several low rise (up to six storeys) apartment buildings have been developed.

Over time the increased population may contribute to the vibrancy of the area which in turn could build on the sense of place and local character.

While it is unlikely there is notable material negative impact on sense of place, some residents may view any apartment buildings counter to the character of the area. This may result in minor negative impacts to the health and wellbeing of some residents.

Place character is defined by feelings and subjective community sentiment, and it is likely this view will remain unchanged for some residents. Continued community consultation early and during all stages of the development will be crucial to forming a rapport with nearby residents to ensure the smoothest possible transition through the design, approval and construction stages.

Impacts related to local character and sense of place have been assessed as **Low Negative**.

Providing diverse and affordable housing in well-located areas has major

benefits for everyone in the community.

Housing close to transport hubs and town centres helps reduce cost of living by giving people access to walkable amenities and cost-effective transport options.

Developing new housing in the right locations helps promote active transport use, reducing the impacts of travel on the environment.

Engaging in active transport options can increase physical activity leading to better health and wellbeing.

Being able to live in a neighbourhood where shopping, business services, education, community facilities, recreational and sporting resources are close by also have a range of other benefits for health including building social connections.

All these benefits align with the 15 – minute city concept. The overall goal of the 15-minute city is to create healthier, more liveable, equitable, sustainable, and resilient cities. They contribute to several urgent and important global goals reducing carbon emissions, noise pollution and improving air quality. They emphasise walkability and cyclability, and health and wellbeing.

The site is approximately 400 metres from Gordon Railway St, and a short walk to Gordon Village on the Pacific Highway. Buses frequent the Pacific Highway that provide access to upper and lower North Shore centres, including the major Chatswood shopping centre. There are passive and recreation spaces within 800m of the site, including Gordon Recreation Ground a multi-purpose sporting facility with tennis courts, playgrounds and seating. Ku-ring -gai National Park is easily accessible from the site. Major health facilities, including North Shore Hospital, are also easily accessible by bus and train.

Incoming residents are likely to benefit from new housing located within walking distance of goods and services, a range of public transport options and other social infrastructure.

The small increase in the population generated by the Proposal is unlikely to place excess demand on existing infrastructure.

The benefits of having a full provision of goods, services and social infrastructure accessible by walking and public transport can have long

term health and wellbeing impacts that may extend to the broader community.

Impacts related to location have been assessed as **Very High Positive**.

Those living close to sites with high levels of activity can suffer from the annoyance of noise that can cause disturbance of sleep, cognitive impairment, decreased mental wellbeing and other health and wellbeing impacts.

Local amenity adjoining and around the subject site are likely to be affected during the construction phases on account of increased noise and air pollution as well as construction related traffic.

Data from the 2021 ABS Census shows there are 46 children aged between 0 and 4, 67 people in the 60 to 69 group, 91 aged 70 to 84, and 24 85 and over. 56.8% of the population used a language other than English at home. 62.4% (525 people) were born overseas. 17.2% of people were born in China. 17% of people had long term asthma, and 4.1% a long-term mental health condition.

These factors need to be considered when preparing any detailed construction related plans.

Impacts related to construction activity have been assessed as **Low Negative**.

Unlike subjective understandings of sense of place and character, changes to amenity can be more tangle.

Amenity is the pleasantness, attractiveness, desirability or utility of a place, facility, building or feature.

Good building design can greatly increase the quality of amenity. Design features in the built environment can also impact perceptions of safety and a sense of belonging.

In some instances, local amenity can be adversely impacted by development. Loss of amenity can occur for a range of reasons, including significant increases to the heights of existing buildings, loss of heritage, more traffic, reduced parking, overshadowing and higher population density.

The TOD Sepp has identified Ku-ring-gai LGA has an area to accommodate

dwellings in particular areas. Some sites within McIntosh Street including the current site, are included. There are several new residential apartment buildings built, and currently under construction, in the area.

Nevertheless, the proposed increase in density is likely to be viewed by some residents as having negative impact on the amenity of the Street, and Gordon in general.

While the proposal will increase density in the area, the set back of the site and the topography are likely to minimize any visual impacts that could be perceived as negative.

The Proposal will include measures to ensure the development complies with internal noise measures.

According to the Traffic Impact Assessment, there will impact on local intersections because of the traffic generated by the Proposal, meaning there is unlikely to be cueing which could in turn negatively impact amenity.

The potential for traffic impacts was the response most often raised in the survey.

While existing gardens will be demolished in the construction phase, and the Arborist Impact Assessment identifies the need for the removal of 29, the proposed landscape plan will mitigate the loss of vegetation across the development.

Impact related to amenity have been assessed as **Low**.

Based on the positive benefits associated with increased housing supply, the addition or more affordable apartments available for key workers, and the location of the proposal close to public transport and lifestyle opportunities, this Social Impact Assessment supports the Proposal for the residential development.

Appendix A

Scoping worksheet

GYDE

PROJ CT ACTIV ITIES	CATEGO RIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIG ATION OF IMPACT		CUMULA TIVE IMPACTS		Update Assessment Level Impact					ASSESS MENT LEVEL FOR EACH IMPACT	Clear Assessment Level Impact			PROJEC T REFINE MENT	MITIGATIO N / ENHANCE MENT MEASURE S
Which project activity / activities could produce social impacts ?	what social impact categor ies could be affected by the project activities	What impacts are likely, and what concerns/aspi rations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investiga tion. If "yes - other project," identify the other project and investiga tion	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulati ve)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessme nt for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminar y impact evaluat ion or stakehold er feedback ?	What mitigation / enhancem ent measures are being considered ?
			Is the impac t expect ed to be positi ve or negat ive					extent i.e. numbe r of people potent ially affecte d?	duratio n of expecte d impacts ? (i.e. constru ction vs operatio nal phase)	inten sity of expect ed impac ts i.e. scale or degre e of chang e?	sensiti vity or vulnera bility of people potentia lly affected ?	level of concern/in terest of people potentially affected?		Seco ndary data	Primary Data - Consul tation	Primar y Data - Resea rch		
Commu nity member s may view the apartme nt buidling as contrary to the area's characte r	communit y	Impacts related to sense of place	Negat ive	Yes - other project		Yes	Way of Life	Unkno wn	Yes	Unkn own	Unknow n	Unknown	Detailed assessme nt of the impact	Requir ed	Broad consulta tion	Target ed resear ch		N/A

Communi- ty mem- ber s may be critical of the building height	surroundi- ngs	Impacts related to amenity	Negat- ive	Yes - other project		Yes	Way of Life	Unkno- wn	Yes	Yes	Unknow- n	Unknown	Detailed assessme- nt of the impact	Requir- ed	Broad consulta- tion	Target ed resear- ch		
There is likely to be an increase in traffic and decreas- e in parking availabili- ty	way of life	Impacts related to traffic and parking	Negat- ive	Yes - other project		Yes	Communi- ty Health and Wellbein- g	Unkno- wn	Yes	Unkn- own	Unknow- n	Unknown	Detailed assessme- nt of the impact	Requir- ed	Broad consulta- tion	Target ed resear- ch		N/A
There is likely to be temporar- y impacts during the construc- tion period	health and wellbeing	Impacts related to construction activity	Negat- ive	Yes - other project		Yes	Way of Life Surroun- dings	Unkno- wn	Yes	Yes	Unknow- n	Unknown	Detailed assessme- nt of the impact	Requir- ed	Broad consulta- tion	Target ed resear- ch		N/A
Increase d housing and affordabl- e housing	way of life	Impacts related to increased housing provision	Positi- ve	Yes - other project		Yes	Communi- ty Health and Wellbein- g	Yes	Yes	Yes	Yes	Yes	Detailed assessme- nt of the impact	Requir- ed	Broad consulta- tion	Target ed resear- ch		
The develop- ment is likely to significa- ntly increase the populati- on of the	access	Impacts related increase demand on local social infrastructur- e	Negat- ive	Yes - other project		Yes	Health and Wellbein- g	Unkno- wn	Yes	Unkn- own	Unknow- n	Unknown	Detailed assessme- nt of the impact	Requir- ed	Broad consulta- tion	Target ed resear- ch		

area and increase demand for local infrastru cture																		
The develop ment is likely to increase the populati on of the area	communit y	Impacts related to population increase and community composition	Negat ive	Yes - other project		Yes	Way of Life	Yes	Yes	Yes	Unknow n	Unknown	Detailed assessme nt of the impact	Requir ed	Broad consulta tion	Target ed resear ch		
INSERT NEW ROWS ABOVE THIS ROW																		

Appendix B

Comprehensive demographic profile and baseline data

GYDE

Table 28 Population (Source: NSW 2024 Population Projections)

Population	Actual			Projection			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Gordon Killara (SA2)	19,662	22,147	22,602	22,950	26,553	31,188	+ 8,586
Ku-ring-gai LGA	114,604	122,472	124,703	127,459	136,023	145,860	+ 21,157
NSW	7,218,529	7,732,858	8,097,062	8,680,294	9,161,041	9,622,204	1,525,142

Table 29 Population changes 2011 – 2036 (Source: NSW 2024 Population Projections)

% change	Projections			Change
	2021 - 2026	2026 - 2031	2031 - 2036	2021 - 2036
Gordon Killara (SA2)	2%	16%	17%	38%
Ku-ring-gai LGA	2%	7%	7%	17%
NSW	7%	6%	5%	19%

Table 30 Total implied dwelling need based on population projections (Source: NSW 2024 Population Projections)

Total dwellings needed to support population	Actual	Projection			Change
	2021	2026	2031	2036	2021 - 2036
Gordon Killara (SA2)	8,677	8,946	10,422	12,352	+3,675
Ku-ring-gai LGA	46,557	47,858	51,721	56,318	+ 9,761
NSW	3,422,483	3,698,961	3,944,968	4,185,267	+ 762,784

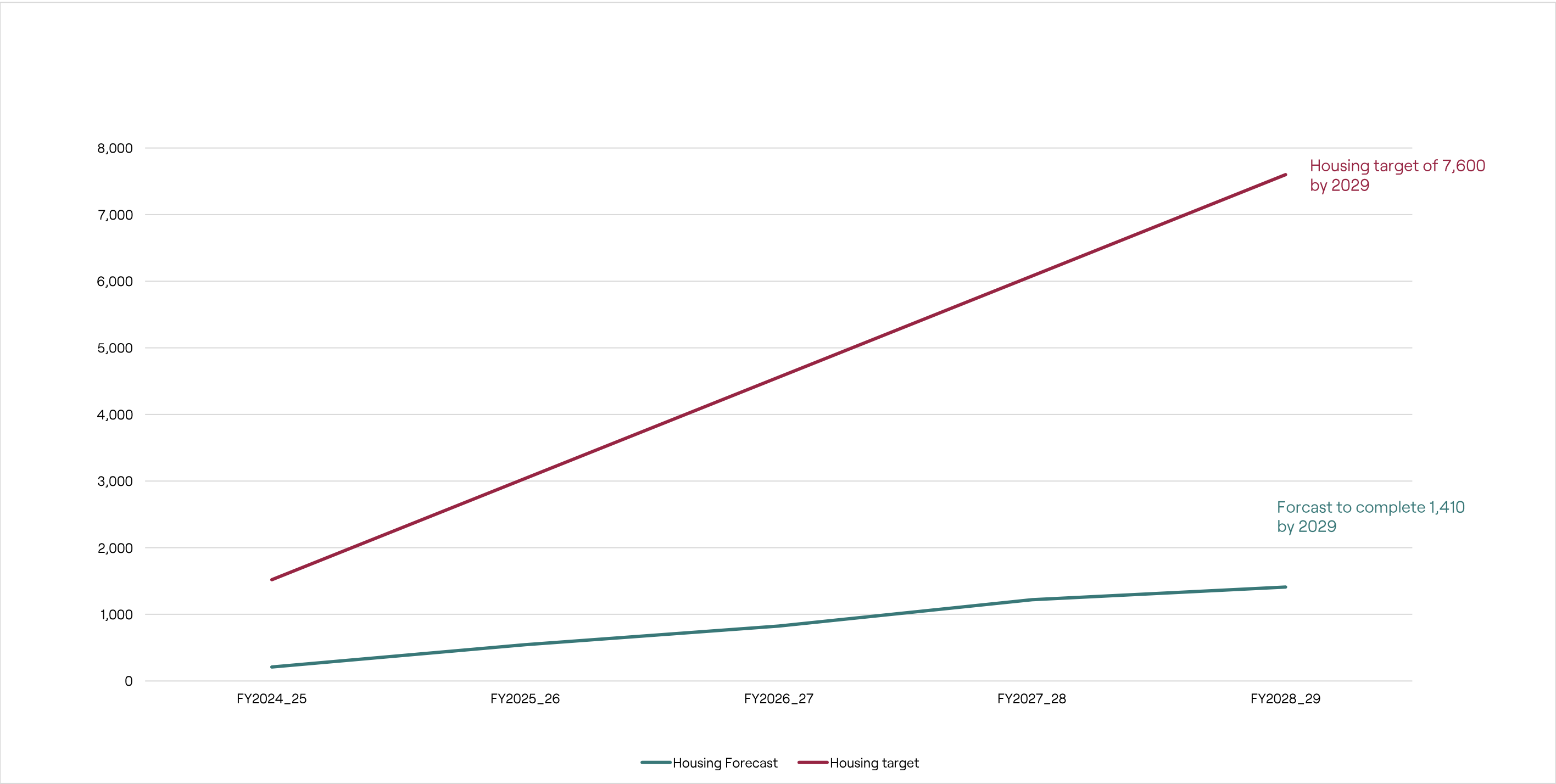


Figure 21 Ku-ring-gai housing supply forecast, 2024. Source: Department of planning, Housing and Environment.

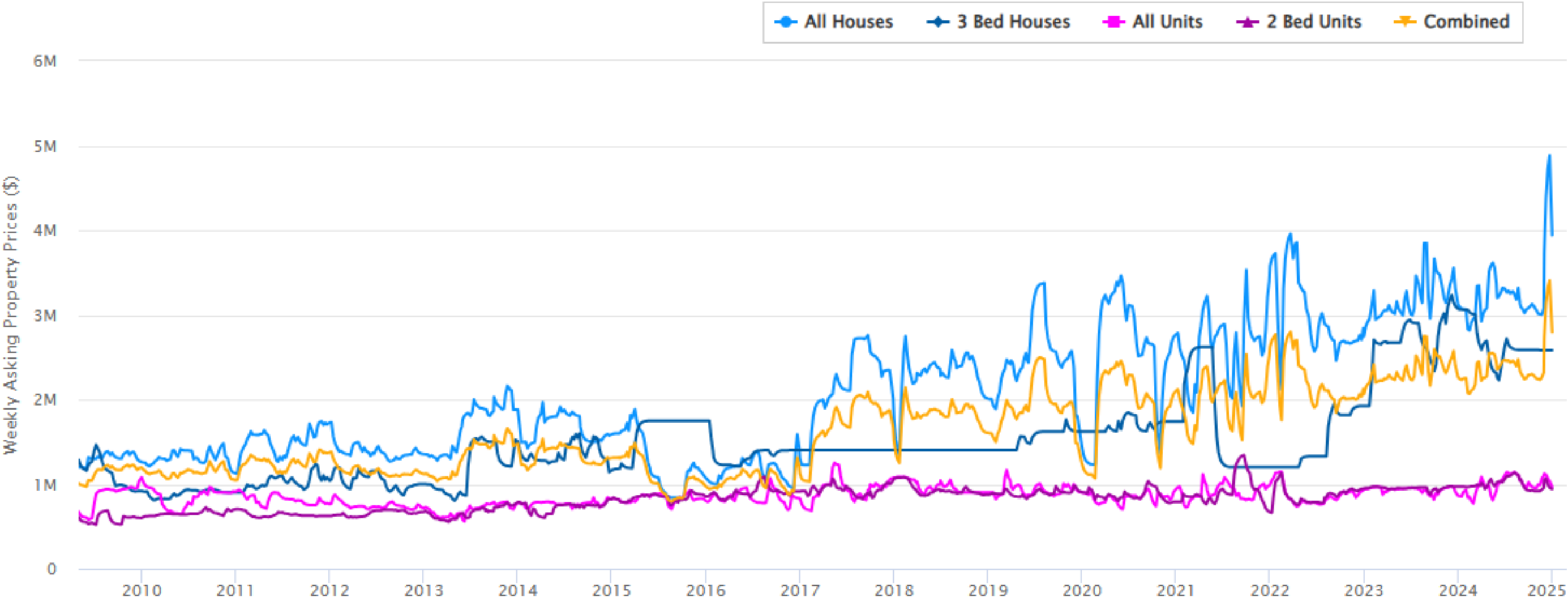


Figure 22 Average weekly asking property prices, Killara postcode 2071, January 2025. Source: SQM Research.

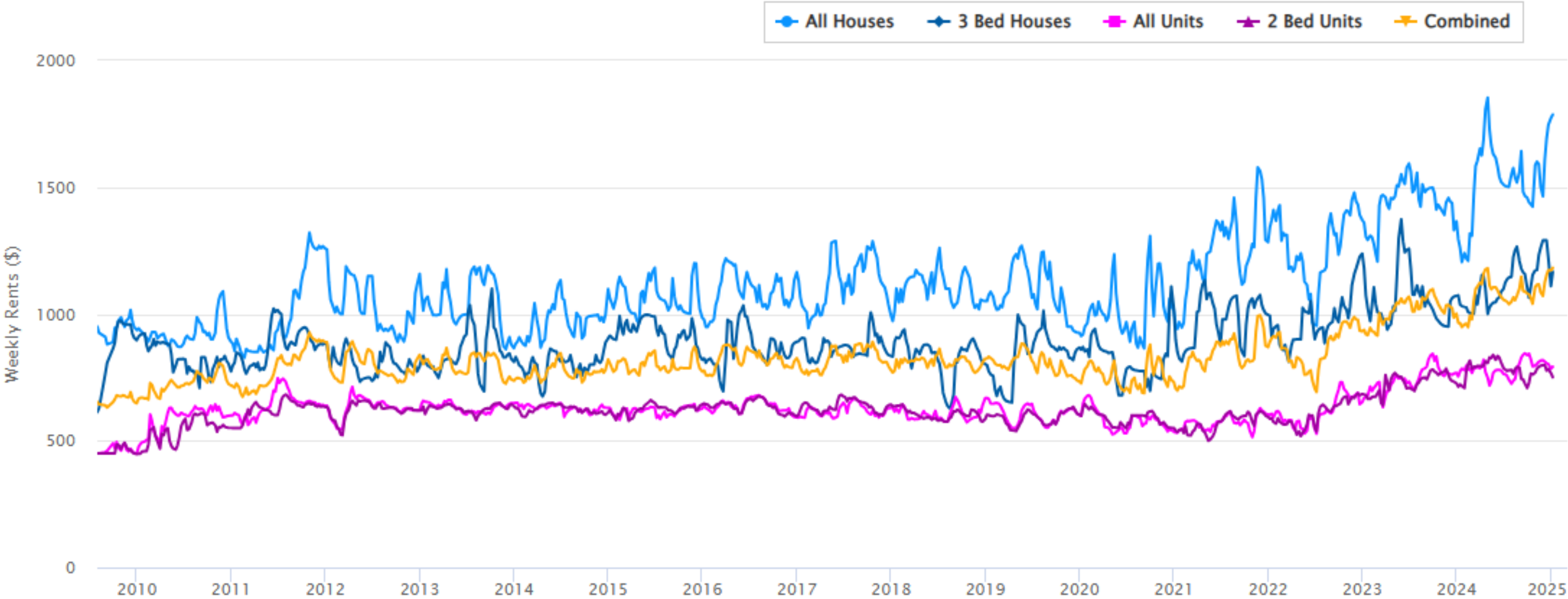


Figure 23 Average weekly rents, Killara postcode 2071, January 2025. Source: SQM Research.

Table 31 Dwelling structure (Source: GapMaps 2021 ABS Census)

Gordon Killara (SA2)					
Number of bedrooms	Number	Dwelling Total (%)	Dwelling Type	Number	Dwelling Total (%)
0 Bedrooms	19	0.3	Separate house	4,360	51.0
1 Bedrooms	616	8.0	Medium density	201	2.4
2 Bedrooms	1,697	22.0	High density	3,124	36.5
3 Bedrooms	1,922	24.9	Caravans, cabin, houseboat	0	0
4 Bedrooms	1,945	25.2	Other	93	1.1
5 Bedrooms	1,197	15.5	Unoccupied private dwellings	784	9.2
6 + Bedrooms	281	3.6	Not stated	0	0
Not Stated	55	0.7	Total Private Dwellings	8,562	100
Ku-ring-gai LGA					
Number of bedrooms	Number	Dwelling Total (%)	Dwelling Type	Number	Dwelling Total (%)
0 Bedrooms	62	0.2	Separate house	28,727	64.0
1 Bedrooms	1,916	4.6	Medium density	1,641	3.7
2 Bedrooms	6,766	16.3	High density	11,284	25.1
3 Bedrooms	10,605	25.5	Caravans, cabin, houseboat	0	0.0
4 Bedrooms	13,251	32.0	Other	9	0.0
5 Bedrooms	7,229	17.4	Unoccupied private dwellings	3,152	7.0
6 + Bedrooms	1,523	3.7	Not stated	111	0.3
Not Stated	205	0.5	Total Private Dwellings	44,924	100

Table 32 Age structure for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

Gordon – Killara SA2		Actual			Forecast			Change
Age Structure	2011	2016	2021	2026	2031	2036	2021 - 2036	
Median age	41.5	39.5	40.8	42.6	42.5	43.1	+2.3	

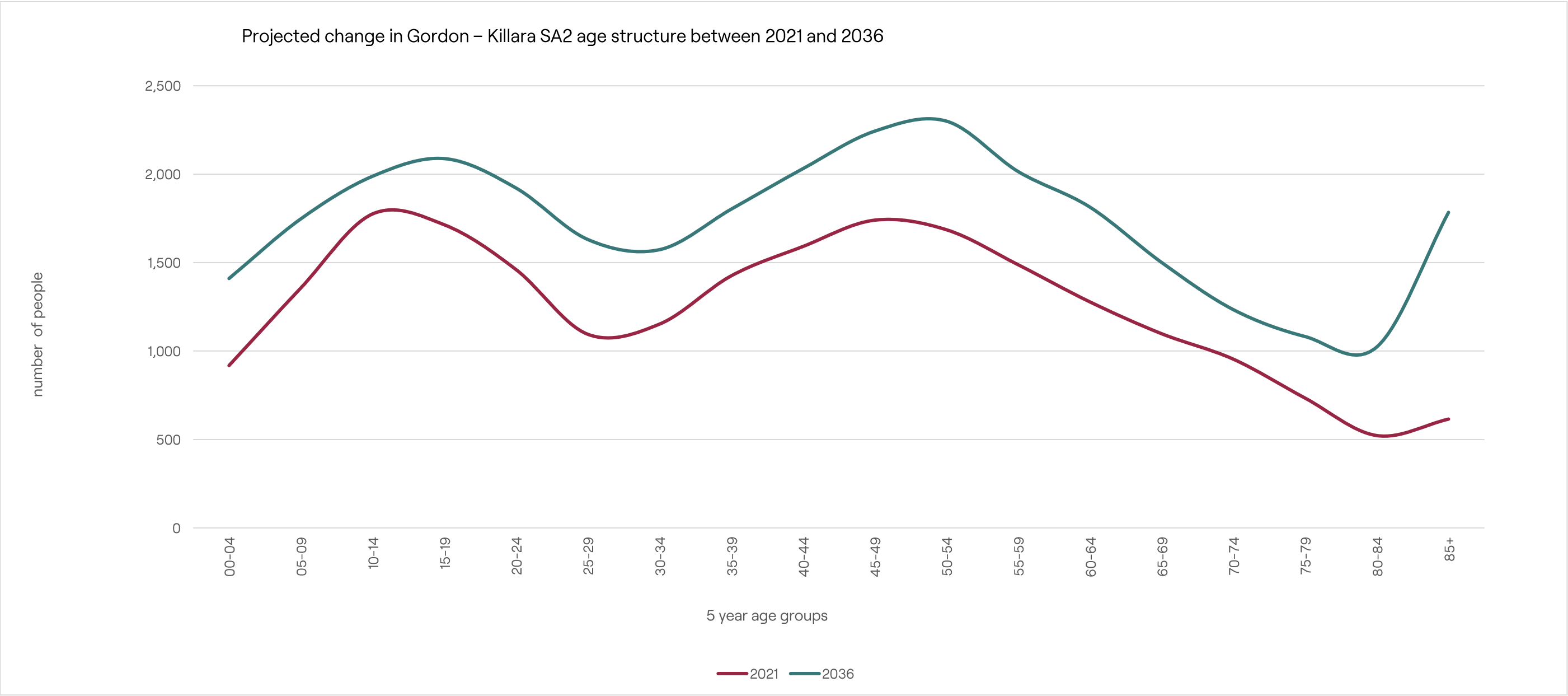


Figure 24 Changes in population age structure for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

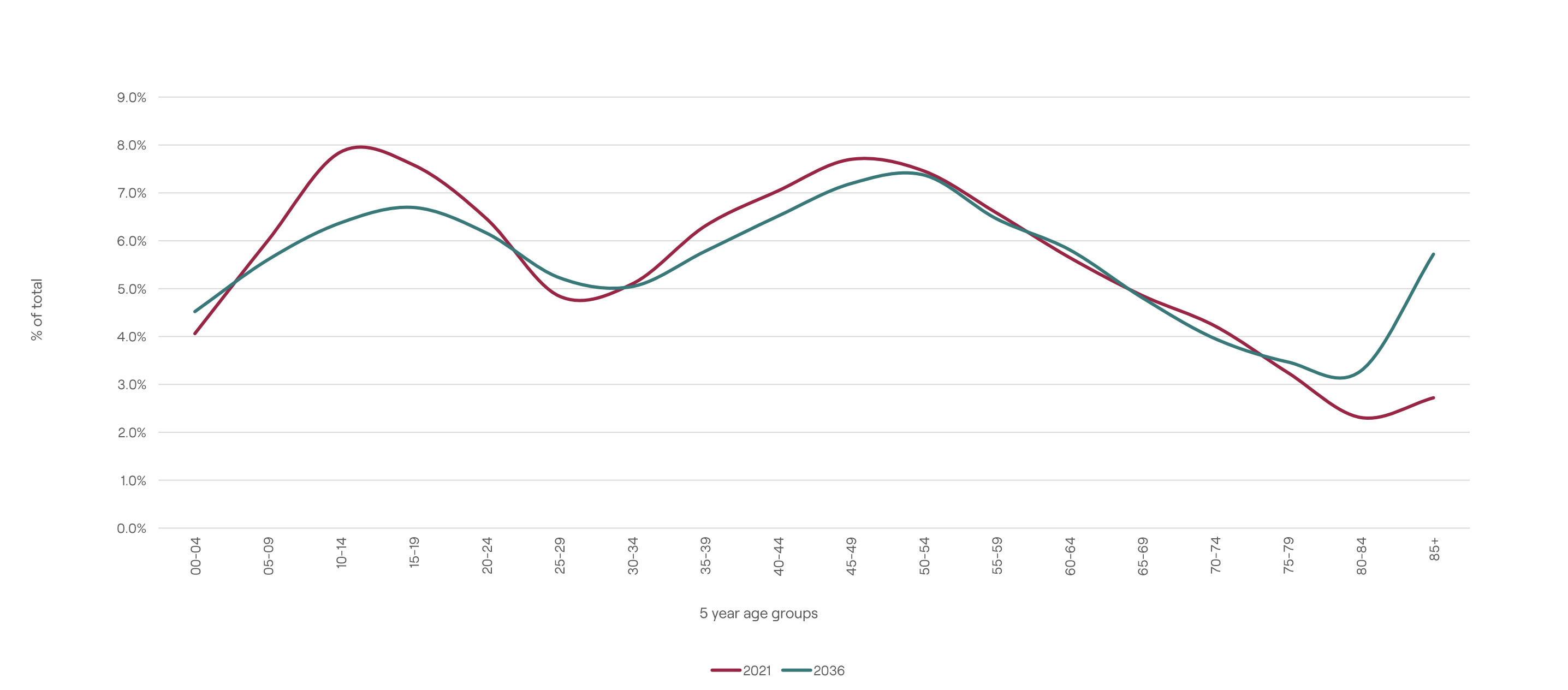


Figure 25 Changes in population age structure, proportions for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

Table 33 Changes in household size for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

Gordon – Killara SA2	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Average household size	2.81	2.92	2.79	2.74	2.71	2.67	- 0.12

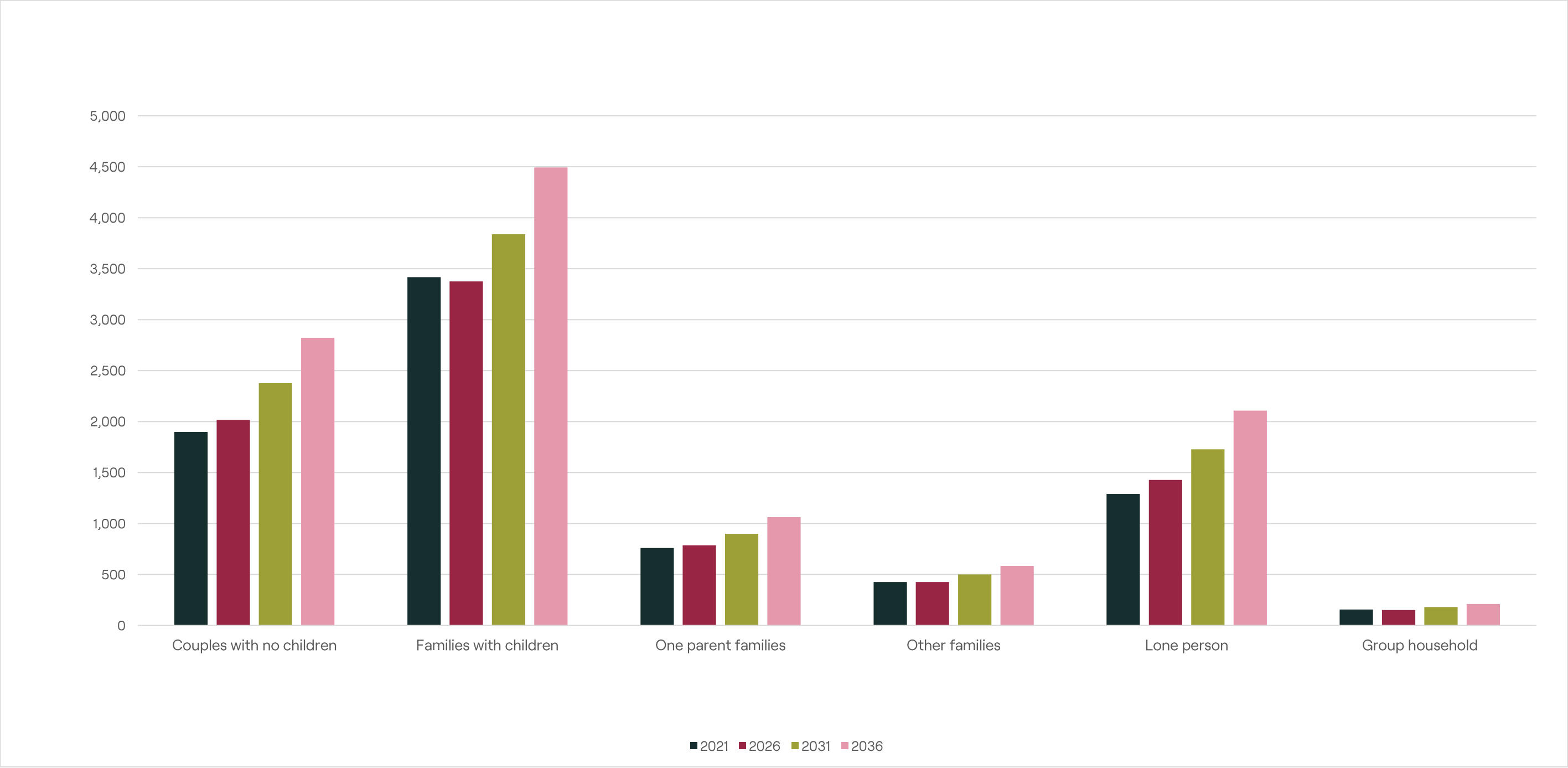


Figure 26 Changes in household formation for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

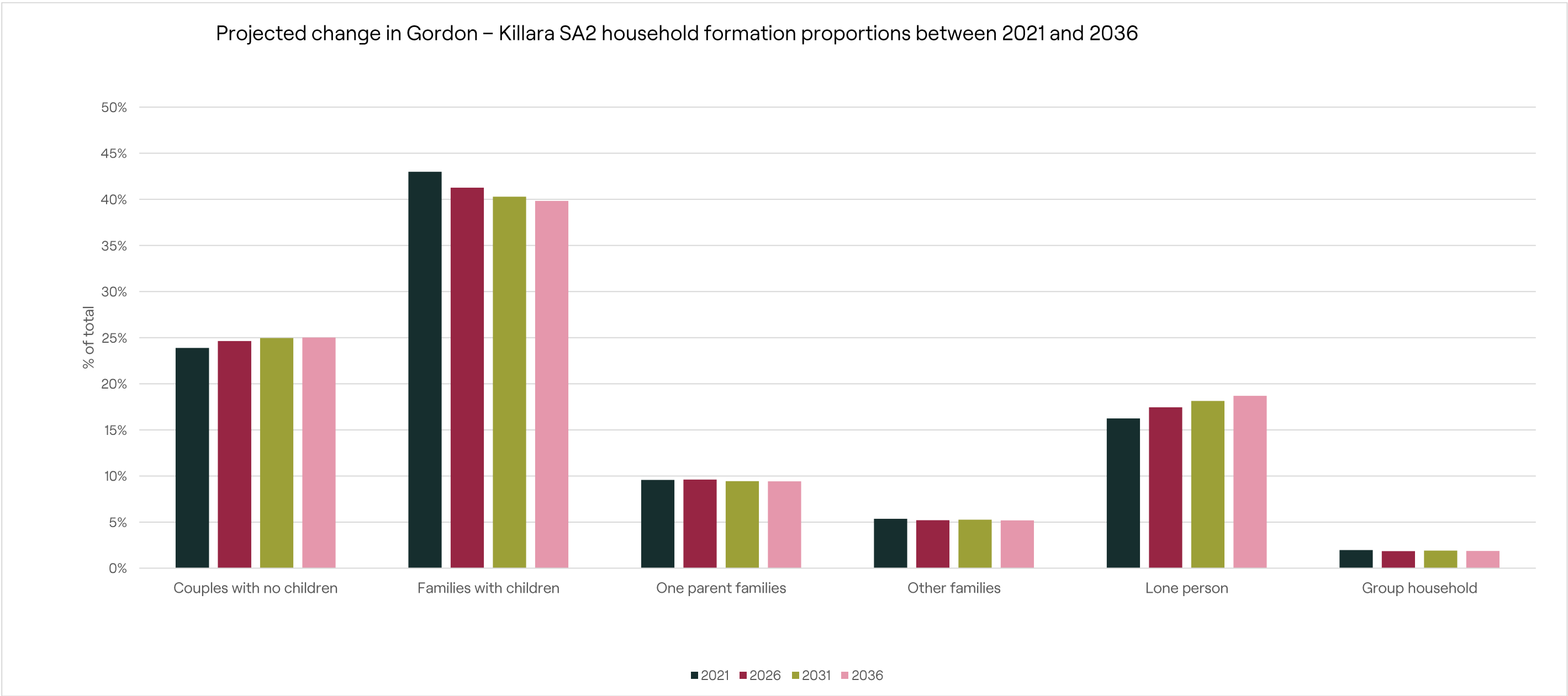


Figure 27 Changes in household formation, proportion for Gordon – Killara SA2 (Source: NSW 2024 Population Projections)

Table 34 Age structure for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

Ku-ring-gai LGA		Actual		Forecast			Change
Age Structure	2011	2016	2021	2026	2031	2036	2021 - 2036
Median age	41.5	39.5	40.8	42.8	42.97	43.48	+2.7

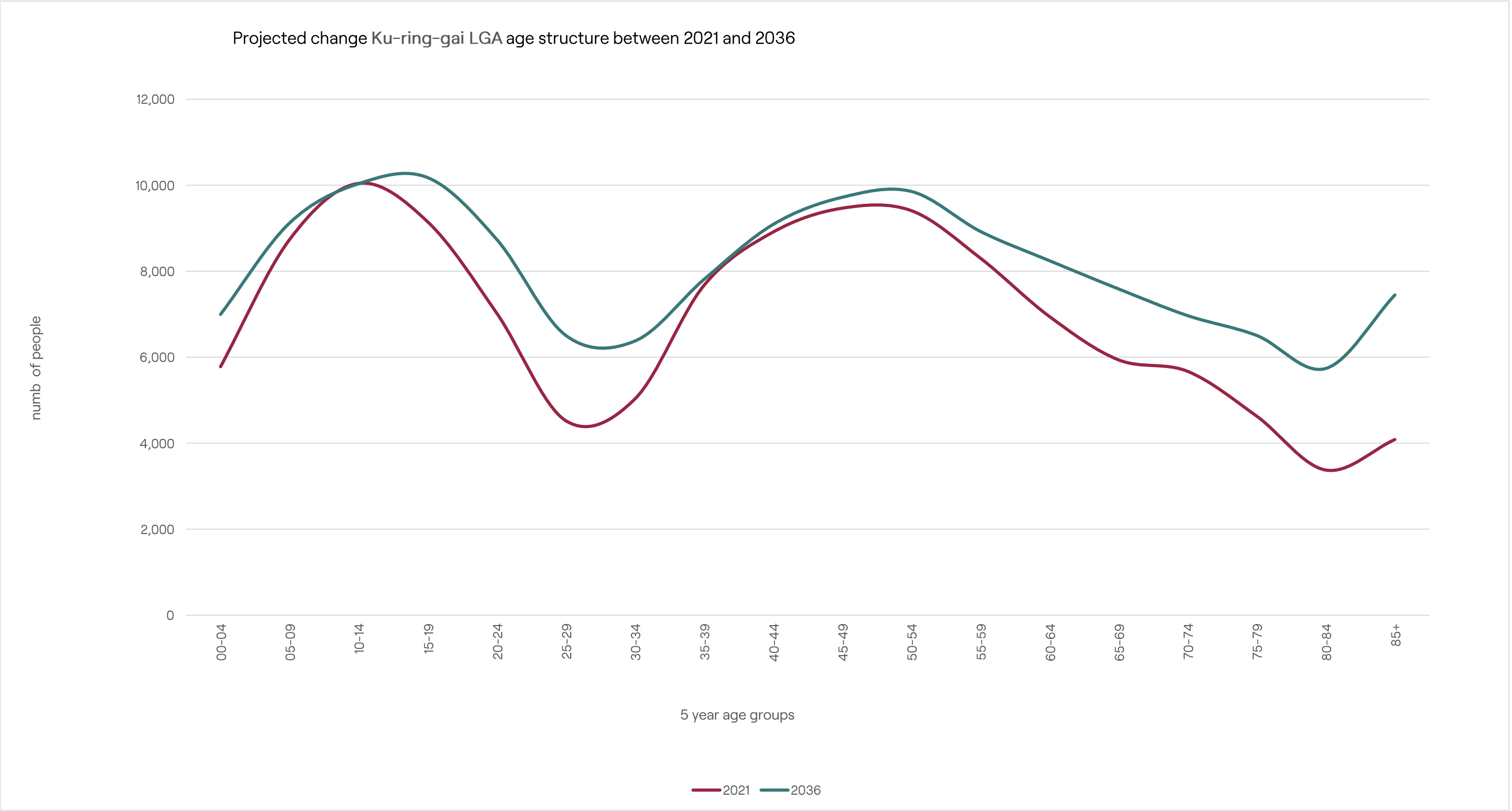


Figure 28 Changes in population age structure for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

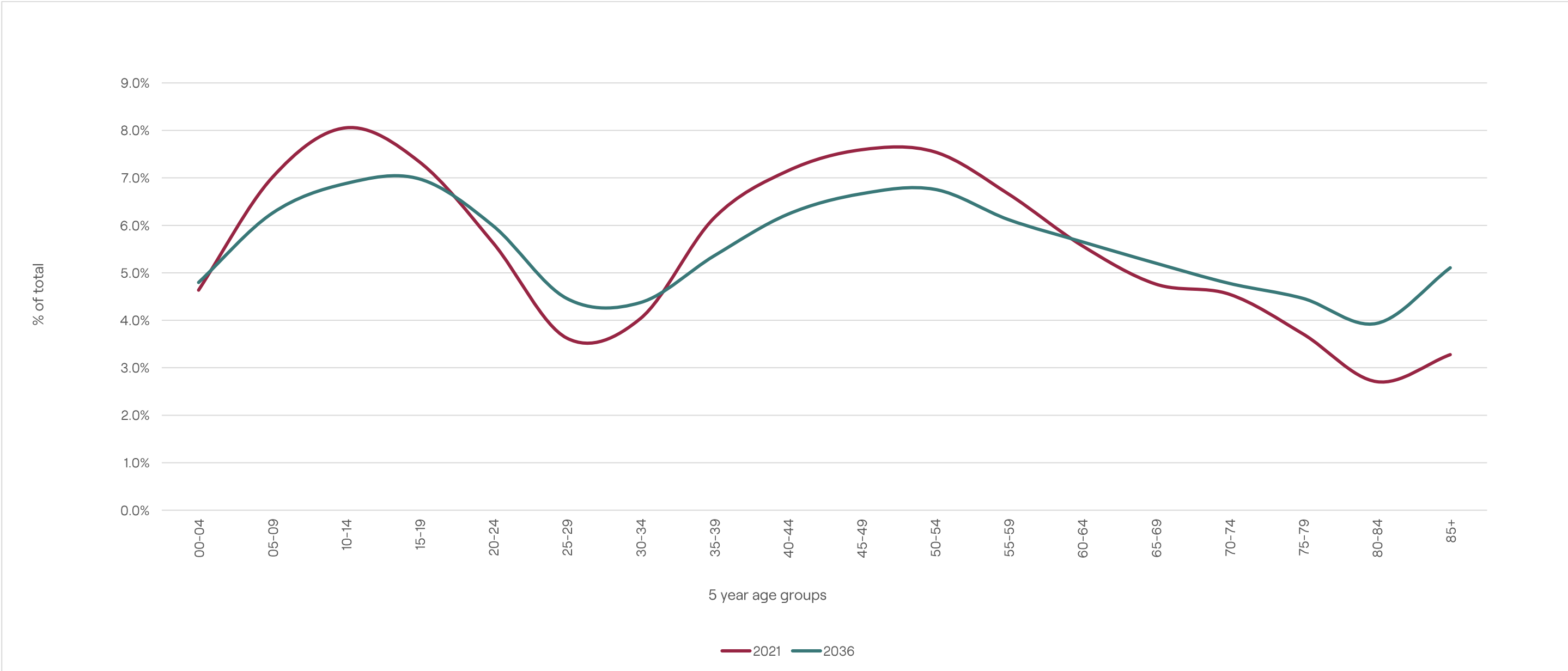


Figure 29 Changes in population age structure, proportion for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

Table 35 Changes in household size for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

Ku-ring-gai LGA	Actual			Forecast			Change
	2011	2016	2021	2026	2031	2036	2021 - 2036
Average household size	2.81	2.92	2.82	2.8	2.76	2.72	- 0.1

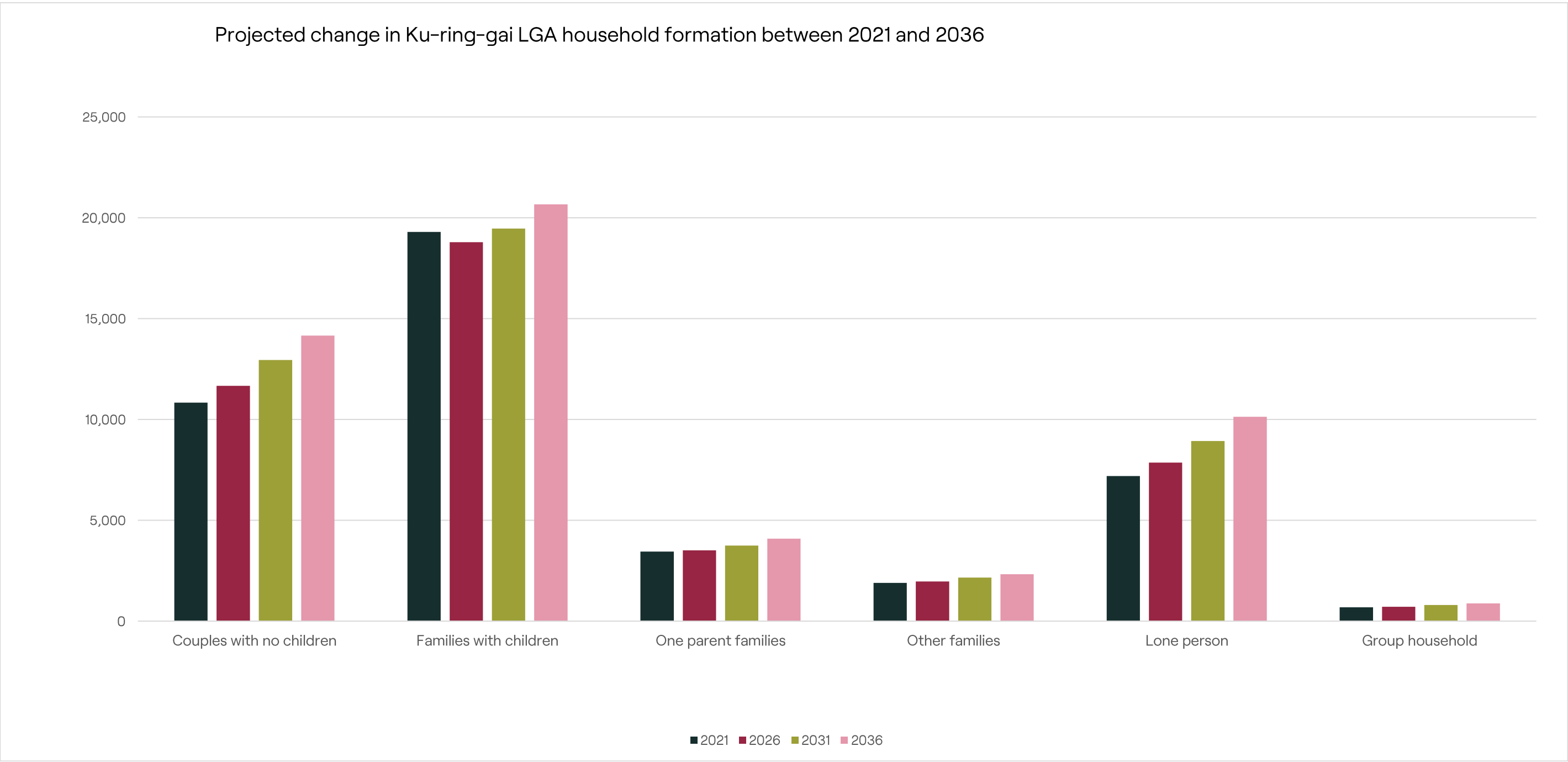


Figure 30 Changes in household formation for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

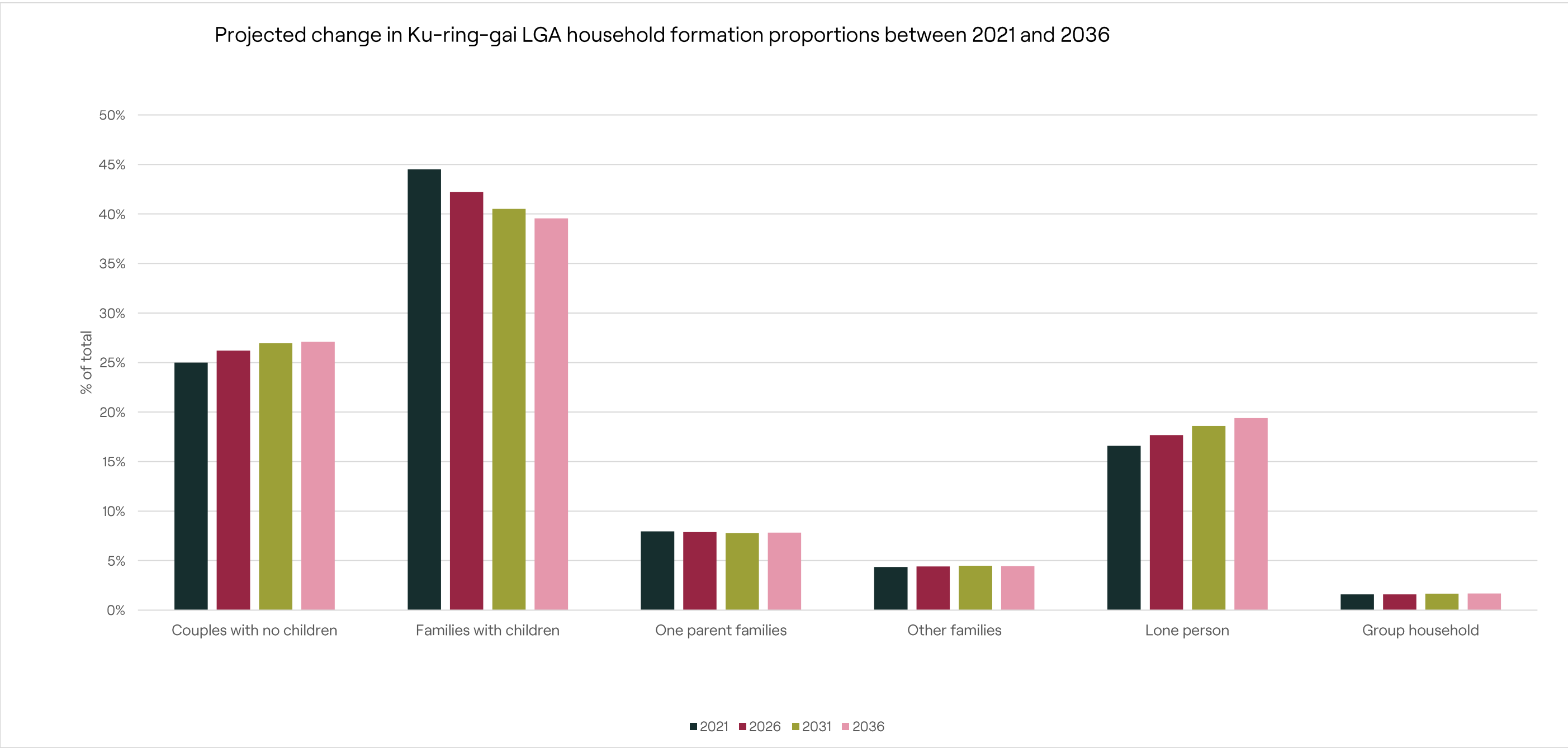


Figure 31 Changes in household formation, proportion for Ku-ring-gai LGA (Source: NSW 2024 Population Projections)

Table 36 Birthplace, Health, Assistance Levels, Household Income, Labor force status / Employment, Mode of Travel to Work, Education Institution Attending, (Source:2021 ABS census)

	Gordon - Killara (SA2)	Ku-ring-gai LGA	NSW
Birthplace (%)			
Australia	49.4	57.5	70.3
UK	4.6	5.9	4.7
South and Central Asia	3.2	3.0	4.6
South East Asia	5.4	3.7	4.3
North East Asia	26.4	17.4	4.8
New Zealand and Oceania	1.6	1.8	2.1
Long term health condition (% of people responded)			
Arthritis	4.1	5.6	7.2
Asthma	5.0	5.6	6.6
Cancer (including remission)	2.3	2.6	2.1
Dementia (including Alzheimer's)	0.4	0.7	0.5
Diabetes (excluding gestational diabetes)	2.5	2.6	3.9
Heart disease (including heart attack or angina)	2.9	3.3	3.2
Kidney disease	0.3	0.3	0.5
Lung condition (including COPD or emphysema) (b)	0.4	0.5	1.2
Mental health condition (including depression or anxiety)	4.2	4.4	6.8
Stroke	0.3	0.3	0.5
Any other long-term health condition(s)(c)	6.2	6.6	6.6
No long-term health condition(s)	67.1	63.9	54.1
Not stated	4.3	3.6	6.9
Need for Assistance (% of residents)			
Has need for assistance	3.6	3.9	5.8
Does not have need for assistance	93.3	93.4	88.3
Need for assistance not stated	3.1	2.6	5.9

	Gordon - Killara (SA2)	Ku-ring-gai LGA	NSW
Weekly Household Income (% no. of households)			
Negative Nil	2.6	1.8	1.8
1 to 149	0.5	0.5	0.5
150 to 299	0.7	0.6	1.0
300 to 399	0.9	0.8	2.1
400 to 499	2.0	2.1	5.4
500 to 649	2.2	2.0	3.9
650 to 799	3.2	2.9	5.6
800 to 999	3.4	3.1	5.7
1,000 to 1,249	4.8	4.3	6.6
1,250 to 1,499	4.7	4.7	6.8
1,500 to 1,749	4.7	4.0	5.4
1,750 to 1,999	4.3	3.9	5.3
2,000 to 2,499	10.6	9.2	11.2
2,000 to 2,999	6.3	5.7	7.1
3,000 to 3,499	7.2	6.7	6.5
3,500 to 3,999	3.9	4.7	4.1
4,000 or more	31.9	37.3	14.8
Partial income stated	5.3	4.8	4.5
All incomes not stated	1.1	1	1.7
Labour Force (% of people aged 15 years and over)			
In the labour force	60.3	61.2	58.7
Not in the labour force	36.7	36.2	35.5
Not stated	3.0	2.6	5.9
Employment status (% of people aged 15 years and over)			
Worked full-time	57.4	57.5	55.2

	Gordon - Killara (SA2)	Ku-ring-gai LGA	NSW
Worked part-time	29.6	30.0	29.7
Unemployed	8.3	8.2	4.9
Away from work	4.7	4.2	10.2
Industry of Employment (% top 5 for Gordon – Killara SA2)			
Computer System Design and Related Services	4.9	5.0	2.3
Hospitals (except Psychiatric Hospitals)	4	4.1	4.2
Banking	3.8	3.8	1.9
Accounting Services	3.1	2.9	1.4
Other Auxiliary Finance and Investment Services	3	3	1.1
Mode of Travel to Work (% No. of Employed Residents Aged 15+)			
Note that this was taken during 2021 COVID lockdown			
Train Only	3.7	2.3	1.7
Train and other method(s)	1.1	0.8	0.8
Bus Only	0.1	0.2	0.8
Bus and other method(s)	0.0	0.0	0.1
Ferry	0.0	0.0	0.0
Tram/light rail	0.0	0.0	0.0
Taxi/ride-share service	0.0	0.0	0.1
Car, as driver	25.1	25.7	43.1
Car, as passenger	1.8	1.8	3.2
Truck	0.0	0.1	0.6
Motorbike/scooter	0.1	0.1	0.3
Bicycle	0.0	0.1	0.3
Other	0.3	0.2	0.3
Walked only	1.2	1.3	2.5

Other methods (not train or bus)	0.1	0.2	0.5
Worked at home	54.8	55.6	31.4
Did not go to work	11.4	11.5	13.4
Method of travel to work not stated	0.3	0.2	0.3
Highest Level of Education Achieved (% No. of Residents Aged 15+)			
Advanced Diploma and Diploma Level	11.76	12.45	14.58
Bachelor Degree Level	44.32	43.44	28.81
Certificate Level (I-IV)	8.18	9.44	28.32
Graduate Diploma and Graduate Certificate Level	4.15	4.8	3.18
Level of education inadequately described	1.26	1.2	1.07
Level of education not stated	5.52	5.21	12.55
Postgraduate Degree Level	24.82	23.45	11.48

Socio-Economic Indexes for Areas (SIEFA)

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

SEIFA 2021 has been created from Census 2021 data and consists of four indexes:

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

Table 37SEIFA Scores of LGAs in the surrounding area (IRSAD)

LGA	IRSAD index score
Woollahra	1176
Mosman	1169
Ku-ring-gai	1165
North Sydney	1164
Waverley	1163
Lane Cove	1162
Hunters Hill	1156

LGA	IRSAD index score
Willoughby	1142
The Hills Shire	1136
Sydney	1126
Northern Beaches	1125
Canada Bay	1116
Hornsby	1116
Ryde	1099
New South Wales	1016