

Social and Community Infrastructure Report

**Proposed new Social and Affordable
Housing Development**

2 Flide Street, Caringbah

**Prepared for:
Homes NSW**

SEPTEMBER 2025

Sarah George Consulting
Social Planning Consultants

**Sarah George Consulting
Social Planning Consultants
ABN: 69 034 057 001**

Po Box 319, Marrickville NSW 1475

Ph: 0418 439 813

Email: sgeorgeconsulting@gmail.com

Sarah George Consulting acknowledges the traditional custodians of the lands on which we work. We pay our respects to Elders past, present and emerging.

Table of Contents

1.0	INTRODUCTION.....	1
2.0	SUBJECT SITE AND CONTEXT	2
2.1	Site	2
2.2	Context.....	3
2.3	Proposal	3
2.4	Housing type	5
2.5	Need for social and affordable housing	5
3.0	SOCIAL BASELINE	7
3.1	Social Locality.....	7
3.2	Existing socio-economic and demographic characteristics.....	8
3.3	SEIFA Index.....	10
3.4	Population Projections	11
3.5	Housing and housing affordability.....	12
4.0	COMMUNITY ENGAGEMENT	13
5.0	SOCIAL AND COMMUNITY NEEDS	15
5.1	Social Infrastructure	15
5.1.1	Transport and Access.....	16
5.1.2	Recreation and open space	18
5.1.3	Community facilities	22
5.1.4	Education and childcare	24
5.1.5	Healthcare.....	29
5.2	Population on the site	31
5.2.1	Existing population	31
5.2.2	Projected population	32
5.2.3	Projected age structure	33
6.0	ASSESSMENT.....	35
7.0	CONCLUSION	37

Appendix A – Demographic Profile Table

1.0 INTRODUCTION

This Social and Community Infrastructure Report has been prepared by Sarah George Consulting on behalf of Homes NSW for a concurrent State Significant Development Application (SSD-84862461) and Planning Proposal for the redevelopment of existing social housing (the Project) at 2 Flide Street, Caringbah (the Site).

The project involves the construction of two residential flat buildings—one rising to part 13 and part 14 storeys, and the other to 8 storeys—comprising a total of 164 social and affordable housing apartments. The development also includes a communal room and a two-level basement car park. To support the Proposal, adjustments to the permissible building height and floor space ratio (FSR) via an amendment to the Sutherland Shire Local Environment Plan 2015 are required.

The report addresses the *Requirements for State Assessed Rezoning Proposal* issued by the Department of Planning, Housing and Infrastructure on 12 June 2025 which identified the following specific assessment requirements:

As part of the rezoning report and SSDA documentation that there is sufficient information to assess social needs and impacts of the proposal. The rezoning report is to include an assessment of any demand impacts of the incoming community on social and community facilities; and if required, include any recommendations on additional infrastructure requirements, delivery method and funding needed to satisfy the expected service level.

This report has been prepared to:

- examine the social and community needs and social infrastructure provision within the Sutherland LGA and the Caringbah area
- assess the social and community needs of the future population anticipated at the site, with regard to the current and future population characteristics
- inform the development and assessment of the proposal for the site.

2.0 SUBJECT SITE AND CONTEXT

2.1 Site

The Site is located within the Sutherland Shire local government area (LGA) and is zoned R4 High Density Residential under the *Sutherland Shire Local Environmental Plan (SSLEP) 2015*.

The Site has a total area of approximately 3,596 square metres (sqm) and is bound by Flide Street to the north, Gardere Street to the west, Willarong Road to the east and the rail corridor for the T4 Eastern Suburbs & Illawarra Line to the south. Refer to Figure 1.

Figure 1 – Subject site



Source: Google Earth

The site is accessible by public transport, being within 400m of the entrance to Caringbah Station and bus stops on the Kingsway which have frequent services to Sutherland, Miranda and Cronulla.

The Site currently comprises 38 social housing units within two 3 storey buildings with a single level basement car park.

2.2 Context

The subject site is located in the suburb of Caringbah, within walking distance to Caringbah Train Station (400m), Caringbah shopping strip (200m). The site is within walking distance to Sutherland Hospital and the Caringbah Medical Precinct.

Development surrounding the site is predominantly residential, with low density residential uses to the north and west, and higher density residential to the east.

2.3 Proposal

The proposed development comprises the construction of two residential flat buildings - one rising to part 13 and part 14 storeys, and the other to 8 storeys - comprising a total of 164 social and affordable housing apartments. The development also includes a communal room and a two-level basement car park.

The proposal includes bulk earthworks, tree removal and associated landscaping and public domain works.

To support the Proposal, a concurrent Planning Proposal seeks amendments to the development standards within SSLEP as follows:

- Building Height – Increase the maximum building height development standard from 16m to 50m; and
- FSR – Increase the maximum FSR development standard from 1.2:1 to 4.0:1.

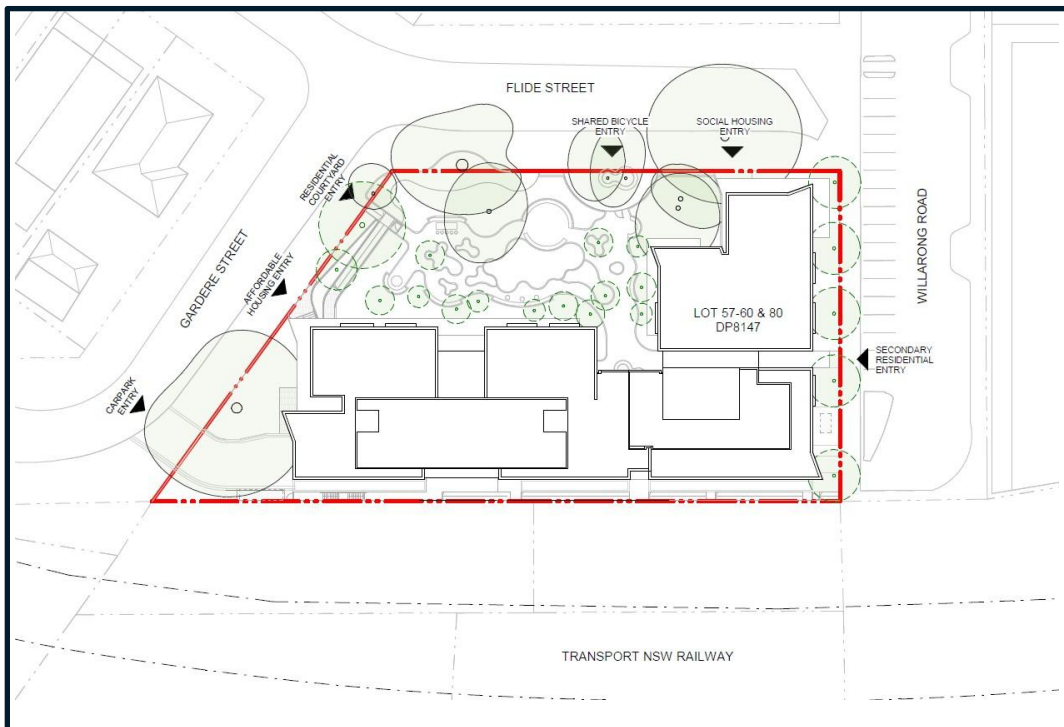
The existing buildings on the Site were approved for demolition under Division 5.1 of the *Environmental Planning and Assessment Act 1979*, and these works do not form part of this proposal. This included removal of all trees on top of the existing basement.

The proposed development includes:

- two connected buildings, one of 8 storeys and one of 14 storeys
- a total of 164 units with 104 social housing units and 60 affordable housing units (77 one-bedroom, 71 two-bedroom and 16 three-bedroom)
- basement car parking for residents and visitors
- bicycle parking
- lift and stair access
- landscaping
- communal open space
- communal room for the use of residents.

The proposed development is illustrated on the plans prepared by Bates Smart Architects accompanying the application and the indicative site plan is reproduced below:

Figure 2: Site plan



2.4 Housing type

The existing 38 units on the site are dedicated social housing. The subject application seeks to replace the 38 dwellings with 104 social housing units and 60 affordable housing units.

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

Affordable housing is rental housing available to those on very low to moderate income households. It's priced such that these households are also able to meet other basic living costs such as food, clothing, transport, healthcare and education.

Affordable housing is managed in a similar way to traditional private rental properties but residents are required to meet eligibility criteria and the properties are managed by registered Community Housing Providers.

Mixed tenure developments provide for a more diverse range of residents and can work toward reducing the stigma sometimes associated with living in social housing.

2.5 Need for social and affordable housing

It is understood that Homes NSW have identified a strategic need for the proposed development, with a significant housing shortage across NSW but also within the Sutherland LGA.

Homes NSW owns approximately 2,200 social housing dwellings in the Sutherland LGA, accommodating more than 3,000 people. Approximately 425 of these dwellings are managed by Community Housing Providers.

Of the 2,200 social homes, approximately 1,200 are occupied by single person households, 40% of whom live in dwellings with three or more bedrooms. A further 300 dwellings accommodate two-person households, 200 are home to families with children and 50 supporting larger households.

It is estimated that there are 600 people in the Sutherland LGA on the social housing waitlist, with an average waiting time of more than 10 years, with 170 people on the priority wait list.

Homes NSW is prioritising the delivery of one- and two-bedroom dwellings in well located areas close to public transport, shops and key amenities to work to meeting demand.

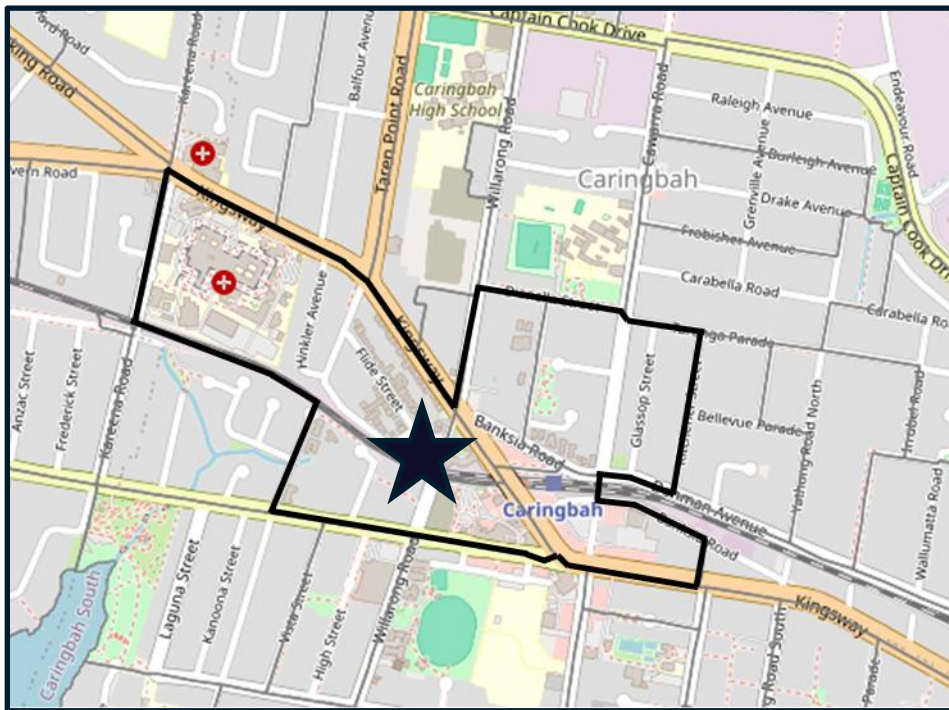
3.0 SOCIAL BASELINE

3.1 Social Locality

This report section provides an overview of the existing socio-economic characteristics of residents of the identified social locality. The social locality is the area identified as that most likely to experience impacts as a result of the proposal. Impacts may be associated with demolition and construction, or on completion, and may also be temporary, or long term.

In this instance, the social locality is the area surrounding the subject site, comprised of 5 Statistical Areas Level 1 (12801160223, 112801160225, 11801160216, 12801160202 & 12801160229). The identified social locality is illustrated on Figure 3 below:

Figure 3 – Social Locality



Also included and described, are comparative socio-economic and demographic data for the suburb of Caringbah, the Sutherland LGA, Greater Sydney and NSW.

Establishing a 'social baseline' through key demographic attributes assists in establishing the existing and potential future context in which the proposal sits and helps to identify factors that

could potentially contribute to a higher than expected level of community and social need arising from the proposal, or that could lead to the proposal exacerbating existing issues.

The existing social and economic characteristics of the social locality and other key areas are outlined in Chapter 3.1.


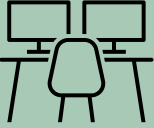


3.2 Existing socio-economic and demographic characteristics


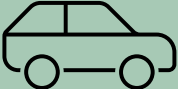
A *Demographic Profile Table* showing data from the 2016 & 2021 Census for the identified social locality, the suburb of Caringbah, the Sutherland LGA, Greater Sydney, and NSW is included at Appendix A.

The socio-economic and demographic profile reveals:



- A reduction in the total population in the identified social locality between 2016 and 2021 (-10.5%), but population growth in the suburb of Caringbah, the Sutherland LGA, Greater Sydney and NSW.
- A greater proportion of the population who identify as Aboriginal and/or Torres Strait Islander in the Social Locality (2.3%) compared to the suburb of Caringbah, the Sutherland LGA (1.4%) and Greater Sydney (1.7%) but smaller than that in NSW (3.4%).
- A greater proportion of the population who were born overseas in a non-English speaking Country in the social locality (28.4%) compared to the suburb of Caringbah (19.9%), the Sutherland LGA (17.0%), but smaller than that in Greater Sydney (32.6%) and NSW (30.3%).
- A greater proportion of the population who speak a language other than English at home in the social locality (27.8%) compared to the suburb of Caringbah (19.5%) and the Sutherland LGA (17.1%) and NSW (26.5%) but less than that in Greater Sydney (37.4%).
- A slightly younger median age of residents in the social locality (37), the suburb of Caringbah (37), Greater Sydney (37) and NSW (39) compared to the Sutherland LGA (41).

	<ul style="list-style-type: none"> • A lower median weekly household income of residents in the social locality (\$1,599) compared to the suburb of Caringbah (\$1,890), the Sutherland LGA (\$2,288), Greater Sydney (\$2,077) and NSW (\$1,829). • Lower median weekly rent in the social locality (\$458) and in NSW (\$420), compared to the suburb of Caringbah (\$470), the Sutherland LGA (\$500) and Greater Sydney (\$470).
	<ul style="list-style-type: none"> • Slightly higher rates of unemployment in the social locality (4.7) compared to the suburb of Caringbah (3.9) and the Sutherland LGA (5.1), but lower rates than in Greater Sydney (5.1) and NSW (4.9). • The majority of working residents work in professional roles in the social locality (24.0%), the suburb of Caringbah (23.6%), the Sutherland LGA (26.3%), Greater Sydney (29.3%) and NSW (25.8%). • A greater proportion of the population working in labouring and related occupations in the social locality (7.9%) and in NSW (8.1%) compared to the suburb of Caringbah (5.8%) and in the Sutherland LGA (5.1%) and Greater Sydney (6.7%). • The most represented industry of employment in the identified social locality was in hospitals (6.0%).
	<ul style="list-style-type: none"> • A greater proportion of residents who have never married in the social locality (50.4%) compared to the suburb of Caringbah (38.9%), the Sutherland LGA (32.1%), Greater Sydney (30.3%) and NSW (32.8%).
	<ul style="list-style-type: none"> • A greater proportion of one parent families with dependent children in the social locality (48.3%) compared to the suburb of Caringbah (18.3%), the Sutherland LGA (13.0%), Greater Sydney (15.1%) and NSW (15.8%). • A smaller proportion of couple families with dependent children in the identified social locality (22.6%), compared to the suburb of Caringbah (43.5%), the Sutherland LGA (49.4%), Greater Sydney (48.4%) and NSW (37.9%). • A smaller proportion of couple families with no dependent children in the social locality (24.5%), compared to the suburb of Caringbah (36.8%), the Sutherland LGA (36.7%), Greater Sydney (34.8%) and NSW (44.7%).

	<ul style="list-style-type: none"> • The majority of dwellings are units in the social locality (86.8%), compared to the suburb of Caringbah (44.8%), the Sutherland LGA (24.8%), Greater Sydney (30.7%) and NSW (21.7%). • The majority of dwellings are rented privately in the social locality (53.8%), compared to the suburb of Caringbah (33.3%), the Sutherland LGA (20.4%), Greater Sydney (32.6%) and NSW (29.4%). • Lower rates of homes being fully owned in the social locality (16.0%) compared to the suburb of Caringbah (26.2%), the Sutherland LGA (36.4%), Greater Sydney (27.8%) and NSW (31.5%). • The majority of dwellings are two bedroom in the social locality (60.5%) compared to the suburb of Caringbah (39.9%), the Sutherland LGA (21.9%), Greater Sydney (25.7%) and NSW (22.7%). • Three bedroom dwellings are more common in the suburb of Caringbah (32.3%), the Sutherland LGA (32.9%), Greater Sydney (30.9%) and NSW (24.7%) compared to the social locality (16.3%).
	<ul style="list-style-type: none"> • The majority of households reporting owning one car in the social locality (53.9%), the suburb of Caringbah (44.8%), Greater Sydney (39.5%) and NSW (37.8%) compared to the Sutherland LGA (33.7%).

The socio-economic and demographic characteristics of residents of the social locality indicate that residents are more likely to be slightly younger, more likely to be culturally and linguistically diverse, working in professional occupations and residing in two-bedroom units, compared to residents of the suburb of Caringbah and the Sutherland LGA.

3.3 SEIFA Index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

There are two key Indexes that are commonly used to determine advantage or disadvantage:

- Index of Relative Socio-Economic Disadvantage (IRSD) which contains only disadvantage indicators (unemployment, income levels, education levels) which is best used to

distinguish disadvantaged areas but doesn't differentiate between those areas which are highly advantaged, and those that may be lacking a lot of disadvantage.

- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) which contains indicators of disadvantage as well as indicators of advantage (professional occupations, high incomes, high levels of education attainment, larger dwellings).

A high SEIFA index means a lower level of disadvantage, whereas a lower score indicates a higher level of disadvantage.

Percentile scores are also created to indicate an approximate position of a small area compared to other Australian suburbs and localities. The higher the percentage indicates the higher the socio-economic status.

	Caringbah suburb 2021	Sutherland LGA 2021	Greater Sydney 2021	NSW 2021
IRSD				
SEIFA Score	1041.5	1078.8	1,010.0	1,000.0
Percentile	67	90	48	42
IRSAD				
SEIFA Score	1053.4	1,090.2	1,045.0	1,016.0
Percentile	85	94	82	67

Source: profile.id.com.au

Data from the 2021 Census indicates that residents of the suburb of Caringbah are less advantaged than residents of the LGA, however both are more advantaged than residents of Greater Sydney and NSW.

3.4 Population Projections

Data compiled by Profile ID for Sutherland Shire Council¹ indicates that the suburb of Caringbah is projected to experience a growth in population of approximately 21.78% to 2036 while the Sutherland LGA is anticipated to have a more modest growth of 7.35% to 2036.

¹ profile.id.com.au/Sutherland

3.5 Housing and housing affordability

The NSW Government, as part of their commitment to building 377,000 new homes across the state in the next 5 years in line with the National Housing Accord, has set a target for the Sutherland LGA of 6,000 new homes completed by 2029.

Data from the *NSW Government Local Housing Kit* based on data from the 2021 Census identifies that Sutherland LGA had a total of 188 affordable rental properties for those on low incomes.

The Kit notes the following in terms of the percentage of affordable rental stock in the area:

Table 1: Affordable rental stock

Sutherland Shire Council	% of affordable rental stock
Very low incomes	2%
Low incomes	13%
Moderate incomes	61%

The data highlights that of the 2,186 renters on very low incomes, 2,111 (96.5%) are experiencing rental stress. For the 2,486 renters on low incomes, 1,964 (79.0%) report rental stress.

For the 4,855 CRA Recipients in the Sutherland Shire in 2023, 56.4% reported being in rental stress.²

² <https://dcj.nsw.gov.au/about-us/families-and-communities-statistics/nsw-local-government-housing-kit/landing-page/housing-cost-and-affordability-census-2021.html>

4.0 COMMUNITY ENGAGEMENT

Homes NSW undertook community engagement in the lead up to the submission of the application to ensure the local community was advised of the proposed development, had the opportunity to access additional information, and provide comment. Detailed descriptions of the engagement activities undertaken, and responses, are included in the Consultation Report prepared by Homes NSW accompanying the application.

Existing tenants were notified of the proposal, by letter on 15 April 2025. Door knocking for existing tenants to advise them of the formal relocation notice was undertaken on 13 May 2025.

Engagement with local residents Community engagement activities included the distribution of a letter on 18 July 2025 advising nearby residents, businesses and the community about the proposal, who to contact for more information, and inviting recipients to a community drop-in session held at Miranda Community Centre on 30 July 2025. In total, 1,827 notification letters were delivered.

A total of 8 people attended the drop-in session, with two groups interested in living at the proposed development on completion. One participant was concerned about future tenants on the site noting issues with existing tenants. Another group were concerned with amenity issues (overshadowing) to their property.

The author of this report attended the drop-in session to seek feedback from attendees on social infrastructure needs.

No comments regarding social infrastructure needs were made at the drop-in session.

Homes NSW received the following comments on the proposal:

- Social housing related concerns:
 - Suitability of location
 - Lack of amenity in the area
 - Tenant mix and management

- Perceived negative impact on property values
- Oversupply of social housing in the area
- Excitement about the proposal.
- Anti-social behaviour of tenants:
 - Current anti-social behaviour of social housing tenants
 - Safety and security of local residents
 - Potential safety risks for children
 - Poor current management of existing tenants
 - Potential for increased crime
 - Differing community values.
- Proposed size and scale:
 - Proposal too high, preference for a smaller complex
 - Size and scale not in keeping with existing character
 - Major developments underway at opposite end of Flide Street
 - The new park will be taken over by tenants on the site
 - Shadowing and privacy impacts on neighbouring properties (particularly to western facing apartments at 360 Kingsway)
 - Population density on the site
- Car parking:
 - Insufficient parking proposed
 - Limited on-street parking in local area
 - Surrounding streets congested with hospital and commuter related car parking
- Traffic:
 - Increased traffic associated with the development

5.0 SOCIAL AND COMMUNITY NEEDS

As detailed in the previous section, the suburb of Caringbah is anticipated to experience significant growth and change over the coming years. The proposed development will contribute to this change through the provision of diverse housing, for diverse populations. The changing population may have additional and different social and community needs to be accommodated appropriately and in a way that can be sustainably delivered.

In this chapter, a review of existing social infrastructure in the area surrounding the site is provided. To inform an understanding of the potential impact of the proposal on social and community needs, a projection of the characteristics and needs of the population anticipated to reside at the site is considered, including potential age structure of residents. The proposal is assessed against the supply of social infrastructure and any shortfalls in quantity or access identified.

5.1 Social Infrastructure

Generally speaking, social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of communities. A network of social infrastructure is important to communities and contributes to social identity, inclusion and cohesion, and is likely used by all at some point in their lives, and often on a daily basis.

This Chapter provides an overview of the following types of existing social infrastructure:

- Transport and access
- Recreation and open space
- Libraries and community facilities
- Education and childcare
- Healthcare

Social housing and access to adequate and affordable housing are part of essential social infrastructure. As discussed in Chapter 2.6, the waiting list for social housing in the Sutherland

LGA is significant and there is currently insufficient, adequate and appropriate housing available. The proposed development seeks to address the identified need for social housing.

Social infrastructure, like any form of public infrastructure is designed with a finite capacity and intended to service a particular catchment. As such, social infrastructure can be classified using a hierarchy of service:

Regional	<ul style="list-style-type: none"> • Services one or more LGA or a regional centre • Users typically prepared to drive distances to access regional open spaces and facilities.
District	<ul style="list-style-type: none"> • Serves multiple neighbourhoods • Users prepared to drive up to 30 minutes to access district open spaces in urban areas • Includes most sporting and community facilities.
Local	<ul style="list-style-type: none"> • Caters to a local neighbourhood area • Walkable access.

5.1.1 Transport and Access

Transport and access are important considerations when discussing social infrastructure. Transport can be regional, district or local and can include road access, public transport (bus, rail, ferry), and walking/cycling.

5.1.1.1 Road Access

Road access to the site is via both Flide Street and Gardere Street, providing access to Kingsway via Hinkler Avenue where there are signalised traffic lights.

5.1.1.2 Public Transport

The subject site is located approximately 400m walking distance to Caringbah Train Station providing train access to the T4 – Eastern Suburbs Illawarra Line.

The site is also located close to buses, with the nearest bus stop being Kingsway at Willarong Road (160m walking distance) providing access to Routes 969, 971, 977, 985 & 988 and bus transport to and from Hurstville Station, Miranda, Lilli Pilli, Sutherland Station & Miranda Westfield.

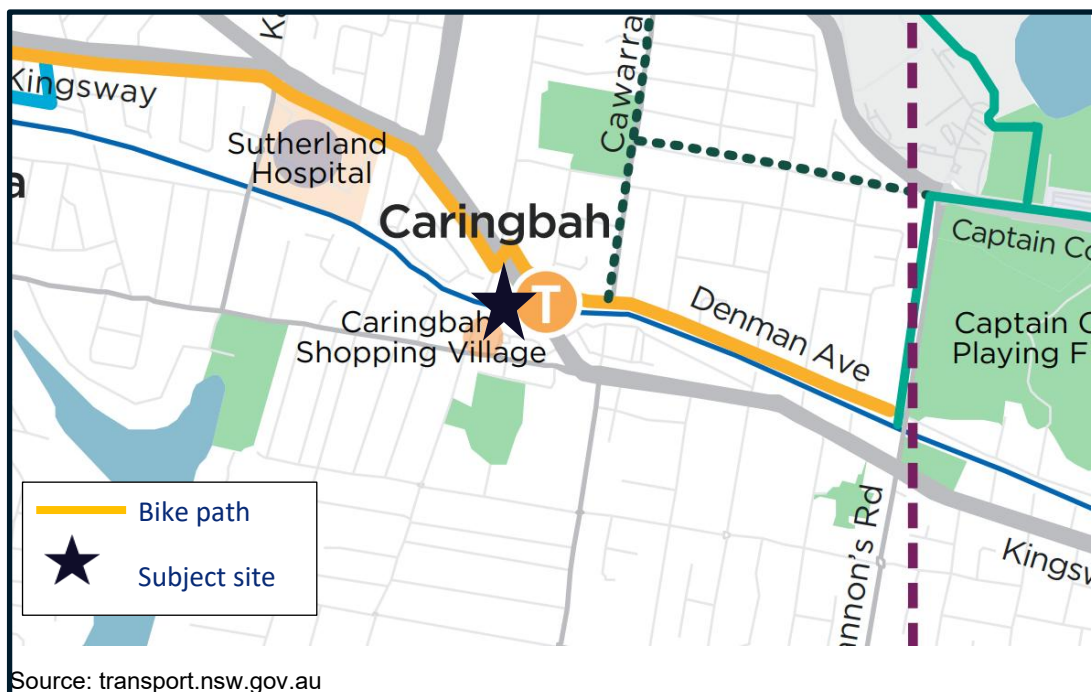
5.1.1.3 Active Transport

Active transport to and from the site is mixed, with some roads having footpaths, but others (e.g. Flide Street) having no footpaths.

Good pedestrian connectivity is provided from the site via Willarong Road to the Kingsway, the Train Station and local shops to the east, and towards the hospital to the west.

The site is well located to take advantage of the partially completed Sutherland to Cronulla Active Transport Link that will, on completion, provide a pedestrian and bicycle path between Sutherland and Cronulla to help make walking and bike riding more convenient, safe and enjoyable. The subject site is within the Stage 2 Eastern area which was completed in May 2024, with Stage 2 to the west, and Stage 3 to the east currently in development.

Figure 4: Sutherland to Cronulla Active Transport Link – Stage 2 East



5.1.2 Recreation and open space

Recreation and open space areas are important to communities for physical and mental health for individuals and groups through facilitating exercise and sports, but also for their contribution to community cohesion and the development of social connections.

Sutherland Shire Council's *Open Space Strategy and Implementation Plan 2021-2031* (SCOSS)³ sets out the existing and desired future of open spaces in the LGA noting the following aims:

- Providing open space that is distributed equally across the Shire and that can be accessed by everyone, both now and in the future with the aim of having 90% of all houses within 800m (10 min walk) of quality open space, with preferably a 5 minute walk for high-density growth areas.
- Create more opportunities for people to participate in recreation that will lead to improved health and wellbeing measured by the number of new and upgraded open spaces.
- Optimise the use of open spaces to provide more and better opportunities for the community to be active and connect to nature.
- Protect and enhance the natural areas and heritage values.

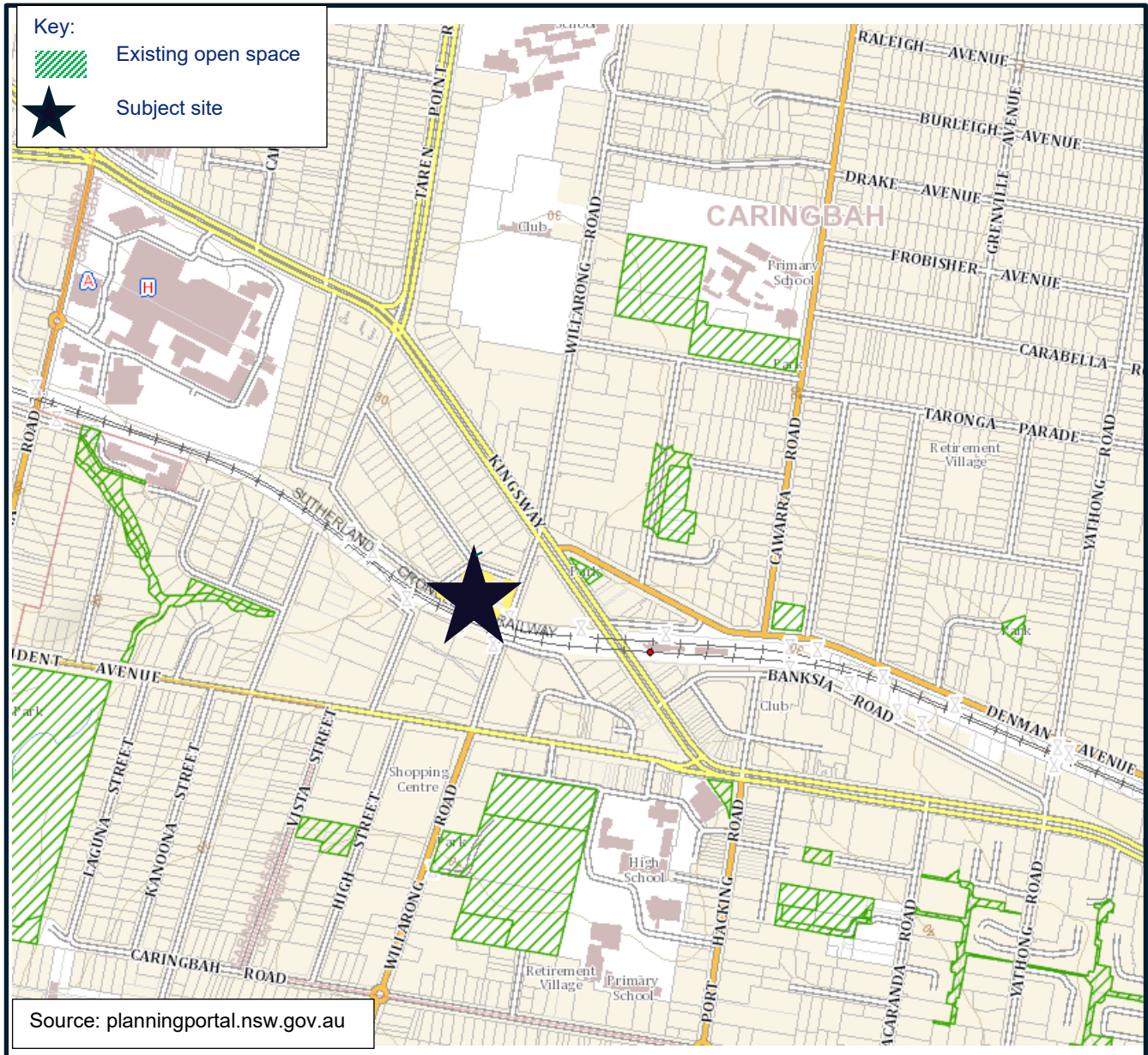
The SCOSS notes that the LGA currently includes 36,873 hectares of Open space, 1,780 of which are Council managed. There are 121m² of open space per person, but this is expected to reduce, with the anticipated increase in population to 115m² per person by 2036. The open space per person figures is likely inflated by the presence of the Royal National Park within the LGA.

The Shire includes 552 Parks and reserves, and these comprise 55% of the area of LGA.

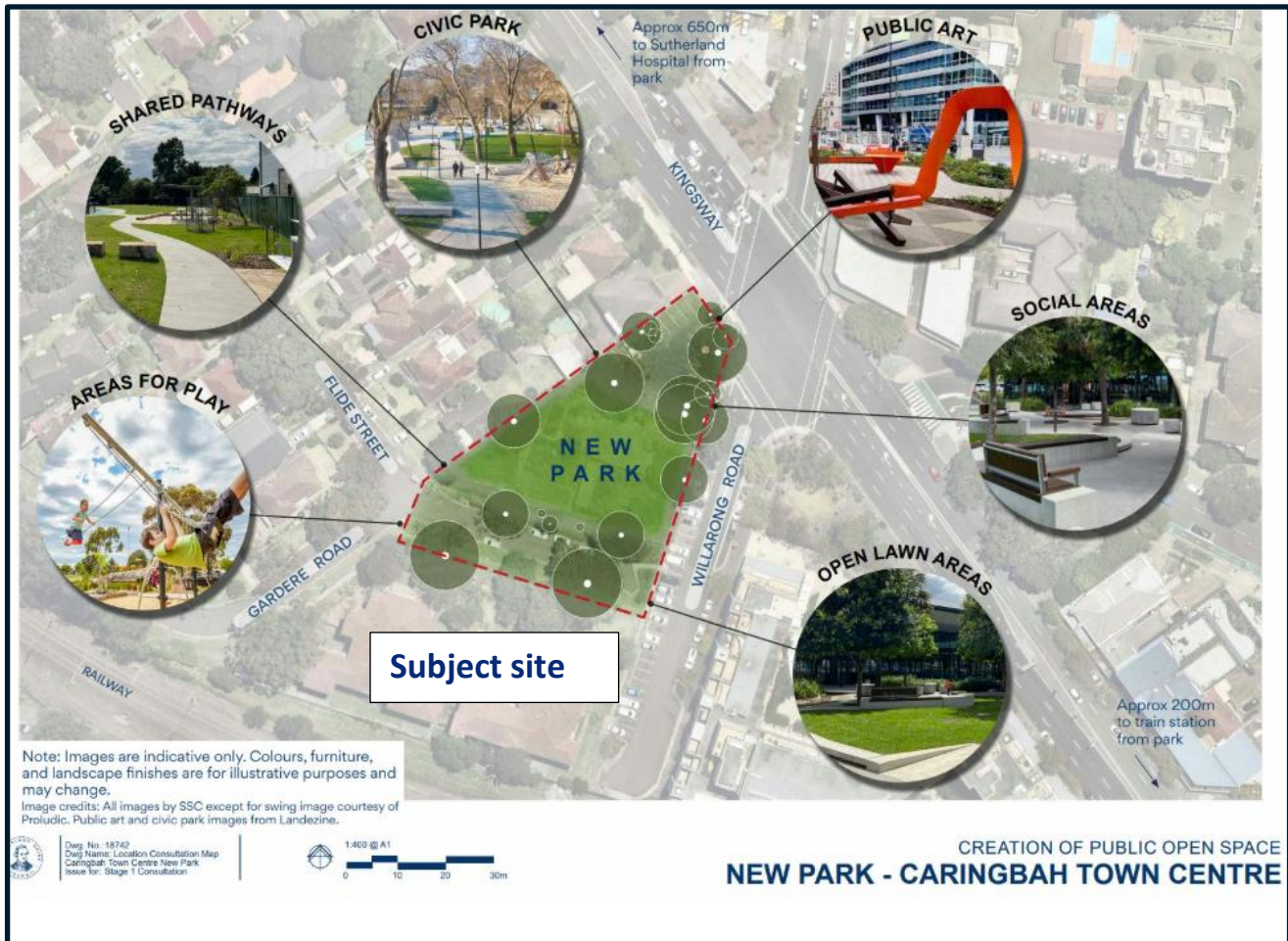
³ www.sutherlandshire.nsw.gov.au/_data/assets/pdf_file/0027/19794/2021-open-space-strategy-and-implementation-plan-web.pdf

The following map illustrates the current provision of recreation and open space in the Caringbah area:

Figure 5 – Parks and open space



Not included on the map above, is a new park being developed by Council on the land directly to the north of the subject site:



A list of other existing parks and recreation areas in proximity to the subject site is included below:

Table 3: Parks and recreation spaces

Name	Type	Description	Distance (walking)
Highfield Park, 363R Kingsway, Caringbah	Park	Open area with seating and grass	450m
Sunnyside Avenue Reserve	Playground	Leafy playground with a large open space area, playground and outdoor fitness equipment. Includes BBQ and picnic seating, perimeter footpath and accessible	700m

Name	Type	Description	Distance (walking)
		entrances close to public transport.	
Park Lane Playground	Playground	Playground and public toilets	400m
Glen McGrath Oval/Breen Park	Oval, Clubhouse Cricket, soccer field & playground	Oval and sports facility with floodlights, parking, playground, toilets and a dog on leash area.	850m
Beauford Park	Park and playground	Playground, bike/scooter, seating, bubbler and open grassed area.	2.8km
Castelnau Street Reserve	Park and playground	Local Park with playground equipment, small bike/scooter path, amenities.	1.7km
Caringbah Leisure Centre	Leisure Centre/Aquatic Centre	Outdoor 50m pool, program pool, toddlers pool, group fitness classes. Accessible with ramp access, pool hoist, parking and accessible change rooms.	1.0km
Robin Place Reserve	Playground and sporting fields	Playing fields, playground, dog on leash area.	1.4km
Crammond Boulevard Reserve	Playground	Playground with equipment for a variety of ages, open space.	1.5km
Fenton Avenue Reserve	Playground	Playground with open grassed area	1.8km
Solander Fields, Captain Cook Drive Woolooware	Sporting fields	Sporting Fields, Cricket nets	2.8km
EG Waterhouse Camellia Gardens	Gardens, playground, picnic & BBQ facilities	Playgrounds, gardens, picnic and BBQ areas.	1.8km
Yowie Bay Baths, Maston Crescent Miranda	Swimming pool	Natural swimming area.	1.7km

Name	Type	Description	Distance (walking)
North Caringbah Oval (Dianella Street Reserve)	Playing field	Rectangular playing field for teams sports (cricket/soccer), with floodlights and amenities.	900m
Sutherland Shire Centenary Park	Park	Park with playgrounds, dog friend areas	2.1km
Meldrum Reserve 10 Meldrum Avenue	Park	Play equipment	1.9km
Woolooware Wader Lagoon	Ocean	Natural baths	5.2km
North Cronulla Beach	Ocean	Beach Open space, picnic areas & play equipment.	4.0km

Source: Sutherland.nsw.gov.au; googlemaps.com.au

The maps and table above indicate that there are public recreation and open space areas readily accessible throughout the suburb of Caringbah, many within walking distance from the subject site.

The closest park/open space will be the proposed new park immediately to the north of the subject site. The nearest existing park/open space is the Park Lane Playground approximately 400m from the subject site.

The proposed development provides landscaped open space on the site, including ground level landscaped open space for the use of residents, potentially reducing demand for public open space.

5.1.3 Community facilities

Community facilities such as libraries and community centres provide important functions and amenity, typically at low cost or free of charge. Community facilities can act as an important 'third space' between work or school and home, providing spaces for residents to relax and socialise in the community.

Table 4 includes a list of existing community facilities in Caringbah, in proximity to the subject site, as well as other facilities located further from the site.

Table 4: Community facilities

Name	Type	Description	Distance from site
Caringbah Library, 376-378 Port Hacking Road	Library	Open 6 days per week (closed Sunday), 9.00am – 5.00pm	850m
Caringbah Senior Citizens Centre, 376-382 Port Hacking Road	Council facility	Venue with main hall, stage and kitchen	800m
Miranda Library, 31 Wandella Road, Miranda	Library	Library	2.4km
GyMEA Bay Resource Centre, 276 GyMEA Bay Road, GyMEA Bay	Community Centre	Air-conditioned venue with an outdoor fenced playground and two spaces available for hire.	5.4km
GyMEA Bay Community and Recreation Centre, 2 Avenel Road, GyMEA Bay	Community facilities	Venue with hall, large kitchen and fenced in area.	4.8km
Sutherland Library, 30-36 Belmont St, Sutherland	Library	Library	6.0km
Sutherland Seniors Centre, 749 Old Princes Highway, Sutherland	Community facility	Large hall	6.3km
Taren Point Youth Centre, 135 Taren Point Road, Taren Point	Youth Centre	Large hall with badminton courts, multipurpose area.	2.2km
Sylvania Library, Southgate Shopping Centre basement	Library	Library	4.4km
Boomerang Hall, 57A Princes Highway, Sylvania	Venue	Dance bars, small stage, venue.	4.8km
Cronulla Central, 38-60 Croydon Street, Cronulla	Community facility	Large hall/meeting room for hire	3.6km

Name	Type	Description	Distance from site
Cronulla Library, Croydon Street, Cronulla	Library	Library	3.5km
Gunnamatta Pavilion, Gunnamatta Park, Cronulla	Hall	Areas for hire including main hall with stage, and activity rooms.	4.3km
The Pavillion Performing Arts Centre, 30 Eaton Street, Sutherland	Performing Arts Centre	Multi-purpose venue with seating for up to 686.	6.2km
St George Men's Shed, 76 Carwar Ave, Carss Park	Men's Shed	Program supporting men's health and wellbeing.	8.9km
Menai Men's Shed, 30 Recreation Drive, Barden Ridge	Men's Shed	Program supporting men's health and wellbeing	15.8
Burraneer Rugby Union Club, 16 Oleander Parade Caringbah South	Sporting Club	Football Club House	1.5km

The suburb of Caringbah has access to a Library and Senior Citizen's Centre, and the broader area includes additional library branches, Community centres and other facilities like sporting clubs and men's sheds are available in the wider LGA.

The proposed development includes a communal room for residents which may reduce demand for community facilities in the area.

5.1.4 Education and childcare

The planning and provision of education services is reliant on School Infrastructure NSW, and any relevant independent and private school providers. While there is limited scope to influence the development of new schools at a Council level, it is important to consider the level of education provision available near a site as access to education is important.

The following table lists education establishments in Caringbah and surrounding suburbs.

Table 5: Education

Name/address	Type	Distance from site
Caringbah Public School, Port Hacking Road	Public Primary School	1.7km
Caringbah High School, 85 Willarong Road	Public High School	1.3km
Caringbah North Public School, 125 Cawarra Road	Public Primary School	1.2km
De La Salle Catholic College Caringbah, 389 Port Hacking Road	Independent School	950m
Laguna Street Public School, 204-206 Caringbah Road, Caringbah South	Public Primary School	1.6km
Endeavour Sports High School, Taren Point Road & The Boulevarde	Public High School	1.2km
Our Lady of Fatima Catholic Primary Schools, 389 Port Hacking Road	Independent Primary School	1.1km
Port Hacking High School, 637 The Kingsway, Miranda	Public High School	2.4km
Our Lady Star of the Sea Catholic Primary School, 44 Kiora Road, Miranda	Independent Primary School	2.2km
Cronulla Public School, 18/24 Burraneer Bay Road, Cronulla	Public Primary School	3.5km
St Patrick's College Sutherland, 551 President Avenue	Independent High School	6.1km
Woolooware Public School, Wills Road North, Woolooware	Public Primary School	3.0km
Woolooware High School, 2R Woolooware Road, Woolooware	Public High School	3.1km
GyMEA Bay Public School, 205A GyMEA Bay Road	Public Primary School	4.9km
Kirrawee Public School, 146-156 Bath Road, Kirrawee	Public Primary School	4.5km
Kirrawee High School, 19-21 Hunter Street, Kirrawee	Public High School	5.4km
St Catherine Laboure Primary School, GyMEA Bay Road, GyMEA	Independent Primary School	4.0km

Name/address	Type	Distance from site
TAFE Gymea, Hotham Road, Gymea	Vocational Training	4.0km
St George TAFE, Princes Highway and President Ave, Kogarah	Vocational training	9.6km
Loftus TAFE, Rawson Ave, Loftus	Vocational Training	8.9km
St George and Sutherland Community College, 137-129 Sutherland Road, Jannali	Vocational Training,	7.5km
University of Wollongong Sutherland Campus, 1 Pitt St Loftus	University	9.2km

The subject site is well located in terms of public and independent schools and has access to tertiary education offered by TAFE NSW.

The School Infrastructure website states that Caringbah Public School, in whose catchment the site is located, has a student population of 591 and is benefiting from the LED Lighting Upgrade Program, ongoing maintenance and has access to the Schools Renewal Program. School Infrastructure identifies that 8 classrooms are currently held in demountable.

The subject site is also within the catchment for Caringbah High School, which has a student population of 910 students from Year 7 to Year 12. The High School has recently benefitted from the Cooler Schools Program, and will benefit from the LED Lighting Upgrade, ongoing maintenance and will have access to the Schools Renewal Programs.

The Caringbah area has a number of child care providers, including Out of School Hours care, preschools, long day care and family day care.

Table 6: Childcare

Name/address	Type	Vacancies	Distance
Our Lady of Fatima Caringbah OSH Club, 289 Port Hacking Road	Out of school hours care	Vacancies	1.0km
Jacaranda Preschool Centre, 11 Jacaranda Road	Preschool	Not available	1.0km
Our Lady of Fatima Preschool and Long Day care 389 Port Hacking Road	Preschool & Long day care	Vacancies	1.0km
Nest Early Learning Centre, 7 Banksia Road, Caringbah	Long Day Care	Vacancies	1.0km
Little Blessings Early Learning Centre, 47 Pacific Street, Caringbah South	Long Day Care	Information not available.	1.2km
Dianella Street Early Education Centre, 1c Dianella Street	Long Day Care	No vacancies	1.0km
Caringbah North Activity Centre, 125 Cawarra Road	Out of School hours	Information unavailable	1.2km
Caringbah Pre-Kindergarten, 258 Burraneer Bay Road	Preschool	Information unavailable	1.5km
Uniting Preschool Caringbah, 120 Willarong Road	Preschool	Information unavailable	1.0km
Kid'N Around Early Education Centre 83 Gannons Road	Long Day care	Vacancies	1.7km
Little Blessings Early Learning Centre, 20a Dudley Avenue	Long day care	Information unavailable	1.6km

Name/address	Type	Vacancies	Distance
Guardian Childcare and Education Caringbah, 105 Cawarra Road	Long day care	Vacancies	1.4km
Caringbah Public School TheirCare, Port Hacking Road	Out of school hours	Vacancies	1.7km
TeamKids – Laugna Street Public School, 204 Caringbah Road	Out of school hours	Information unavailable.	1.6km
Footsteps Early Learning Centre, Woolooware, 215 The Kingsway	Long Day care	Vacancies	1.7km
Little Shepherd Pre-School Kindergarten, 31 Northcote Avenue	Long day care	Vacancies	2.1km
Koala Childcare, Sutherland Hospital, 430 Kingsway	Long day care	Vacancies	850m
Burraneer Bay Adventure OSHC, 161-165 Burraneer Bay Road	Out of school hours care	No vacancies	2.1km
Burraneer Activity Centre, 161-165 Burraneer Bay Road	Out of school Hours care	No vacancies	2.1km
The Kindy Garden ELC, 7 Telopea Ave	Long day care	Vacancies	2.3km
Kids @ Kindy, Unit 16, 65-75 Captain Cook Drive	Logn day care	Vacancies	1.3km
Little Darlings Child Care Centre, 482 Port Hacking Road,	Long day care	No vacancies	2.0km
Nurture and Grow Early Learning Centre, 4 Malvern Road Miranda	Long Day care	Vacancies	1.1km
Laugh And Learn Early Learning Centre, 17 Milford Road, Miranda	Long Day care	Information unavailable.	1.3km

Name/address	Type	Vacancies	Distance
Chapter 1 Early Learning, 50 Karimbla Road, Miranda	Long day care	Vacancies	1.7km
Only About Children Caringbah, 32 Cawarra Road Caringbah	Long day care	Some vacancies	2.2km
Kindy Fund Pty Ltd, 27 Woodfield Boulevarde Caringbah	Long day care	Some vacancies	2.0km
Little Scribblers Early Learning Centre Caringbah, 86-88 Crammond Blvd	Long day care	Information unavailable.	1.5km
Caringbah South Pre- school, 384 Willarong Road	Long day care	Vacancies	2.6km
Lilli Pilli Kindy, 5 Regatta Avenue, Caringbah South	Long day care	Not available	2.8km
Clear View Academy, 586 Prot Hacking Road, Caringbah South	Long day care	Some vacancies on some days for some age groups	2.9km

Source: Startingblocks.nsw.gov.au; Google Maps

5.1.5 Healthcare

Healthcare is an important part of social infrastructure, with housing should be located in relation to healthcare to ensure equitable access. Access to healthcare is typically easy in metropolitan areas, with distances required to travel to access healthcare relatively short.

The suburb of Caringbah has good access to a range of healthcare facilities and the subject site is located to the immediate east of the Caringbah Medical Precinct.

Table 7 – Healthcare facilities

Name & Address	Type	Billing/fees	Distance
Caringbah Family Practice, Shop 4, 331 Kingsway Caringbah	General Practice	Fees	450m
Shire Doctors and Dentists, Unit 6, 416 The Kingsway, Caringbah	General Practice	Fees	400m
Caringbah Medical and Dental Care, 42 President Avenue, Caringbah	General Practice	Fees and bulk billing	800m
Sutherland Hospital & Community Health Service, 430 Kingsway, Caringbah	Hospital	Mixed billing	850m
Woolooware Bay Medical Centre, 453A Captain Cook Drive, Woolooware	General Practice	Fees	3.3km
Headspace Miranda, 522-524 Kingsway, Miranda	General Practice & Mental Health	Bulk Billing	1.8km
Kareena Private Hospital, 86 Kareena Road, Caringbah	Hospital	Fees	1.0km
Kingsway Day Surgery, Level 1, 527-557 Kingsway Miranda	Hospital	Fees	1.8km
Southern Sydney Private Hospital, 629 Kingsway Miranda	Hospital	Fees	2.2km
Shire Lifestyle Health, 531 Kingsway, Miranda	General Practice	Bulk Billing	1.8km

The suburb of Caringbah is well serviced by general practitioners as well as Sutherland Public Hospital.

The subject site is located adjacent to the Sutherland Medical Precinct (to the west) where it is anticipated additional medical suites and services will be available in the future.

5.2 Population on the site

To assess the potential social and community needs impact of the proposal, consideration is required of the scale and nature of the anticipated population of the site.

5.2.1 Existing population

The existing building on the site has a total of 38 dwellings, with the following unit mix:

22 x 1 bedroom

10 x 2 bedroom

6 x 3 bedroom

Based on current tenancy information, there are approximately 51 people residing on the site, including children under 17 years. The majority of adult tenants are male (57%).

The existing site, based on the number of bedrooms, and the average number of people per bedroom in the suburb of Caringbah as at the 2021 Census of 0.9, is capable of accommodating 54 people. Advice from Homes NSW is that there are currently 46 people residing on the site.

The median age of existing residents is 47, with the following age groups for adult residents:

25-35 years	-	1 (2.6%)
36-45 years	-	4 (10.5%)
46-55 years	-	16 (42.1%)
56-65 years	-	6 (15.8%)
66-75 years		5 (13.1%)
75 + years	-	6 (15.8%)

Existing residents are more likely to be aged over 55 years (44.7%), or over 45 years (42.1%), with fewer residents aged 45 and under.

Existing residents have resided on the site for between 1 year, and 39 years, with the average length of tenancy 11 years.

5.2.2 Projected population

The proposed development seeks to increase the number of dwellings on the site to 164 dwellings, 104 of which will be social housing, and 60 of which will be affordable housing.

The proposal includes the following mix of unit sizes:

77 x 1 bedroom

71 x 2 bedroom

16 x 3 bedroom

The average household size in the suburb of Caringbah (2.3) could be used as a to assess the estimated population on the site on completion, however, based on existing tenancy levels, it is likely that using the average dwelling size might overestimate the potential future population on the site, which would be approximately 440people.

A potentially more accurate measure is the average number of people per bedroom in the suburb of Caringbah, which at the 2021 Census was 0.9. Based on a total of 267 bedrooms in the proposed development, an estimated resident population on the site would be approximately 240 people. This measure is likely more relevant in the subject case as the greatest demand for housing is for lone person households.

5.2.3 Projected age structure

When considering social and community need, the size of any additional future population in an area is important. Age of future residents is also an important factor.

People of different ages require different types of services and facilities and may need them more, or less frequently. The age distribution of the projected population at the site is an important consideration in the assessment of social and community need. To estimate the potential future age structure on the site, a comparison between the existing age distribution of residents of the suburb of Caringbah as at the 2021 and the projected population is undertaken.

The median age of existing adult residents on the site (57) is older than the median age of residents in the suburb of Caringbah (37).

It is reasonable to assume that residents of the social housing units will predominantly be older, in line with existing residents, that is, residents aged 45 years and older. However, the range of dwelling types proposed may also mean an increase in younger residents with families.

The age of residents of the affordable housing units is likely to be more in line with the wider Caringbah population given the requirement for affordable housing residents to be working to be eligible for accommodation.

The inclusion of two- and three- bedroom units may also attract more families to the site, increasing the number of children and young people on the site.

Table 8: Age distribution of projected population on the site

Age group	Caringbah Age Distribution (2021 Census)	Projected Population on the site (approximate)
Babies & Preschoolers (0-5)	7.0%	17
Primary School (5-11)	8.2%	20
High School (12-17)	5.8%	14
Tertiary Education/Independence (18-24)	7.6%	18

Age group	Caringbah Age Distribution (2021 Census)	Projected Population on the site (approximate)
Young Workforce (25-34)	16.6%	40
Parents/homebuilders (35-49)	22.0%	53
Older workers & pre-retirees (50-59)	11.7%	28
Empty nesters/retirees (60-69)	9.5%	23
Seniors (70-84)	9.1%	22
Elderly (85+)	2.2%	5

Source: ABS General community Profile, projected population rounded up

6.0 ASSESSMENT

This section assesses the social and community needs projected to arise at the site based on the proposal for 164 units, and an increase in population over existing levels of approximately 189 people. The existing socio-economic and demographic characteristics of existing and projected residents, as well as the existing social and community infrastructure are considered alongside social infrastructure provision benchmarks.

Benchmarks and provisioning rates in this section have been derived from a variety of sources, including:

- Sutherland Shire Councils Open Space Strategy and Implementation Plan 2021
- NSW Growth Centres Commission – Growths Centres Development Code (2006)
- School infrastructure school threshold
- Local Health District requirements for district and local level medical services.

Type of facility	Benchmark	Dwellings/population	Additional need
Education			
Primary School	1:1,500 dwellings	164 dwellings	0.11 (negligible)
Public High School	1:4,500 dwellings	164	0.03 (negligible)
Community Facilities			
Child care	1 place:5 children 0-4 years	Estimated 17 children	3.4 places (negligible)
Youth Centre	1:20,000 people	14 people	0.0007 (negligible)
After school facility	1 place:25 children 5-12 years	20	0.8 (negligible)
Aged care housing	1:10,000 centre	27	0.0027 (negligible)
Library	1:33,000 people	240	0.007 (negligible)
Community Centre	1:60,000 people	240	0.004 (negligible)
Health/Medical			
Hospital	2 beds: 1,000 people	240	0.2 (negligible)
Community Health Facility	1:20,000 people	240	0.01 (negligible)
Recreation/Open Space			

Open space	90% of all houses within 800m (10min walk) of quality open space and preferably 5 min walk for high-density growth areas.	164 dwellings – access to new park proposed to immediate north of subject site.	Satisfied
Sporting areas	1.5ha:1,000 people	240 people	0.366ha – able to be accommodated with existing sporting areas

Based on the above, the proposed development is unlikely to generate significant demand for additional education, child care, health, youth, aged care or community services and facilities.

It is noted that there are limited community centres/spaces in the suburb of Caringbah. The proposed development includes a community room for the use of residents, which may reduce demand for community spaces in Caringbah.

Given the particular nature of this development, and the apparent capacity of existing services and facilities in the area, the proposal is unlikely to generate any significant additional demand for social infrastructure in the area.

The proposal provides social infrastructure in the form of social housing representing a positive contribution to available social infrastructure. The proposal will likely draw residents from the Sutherland LGA where there are significant waiting lists for social housing.

The proposal does not raise any material issues in terms of existing facilities and amenities as they appear to be operating within capacity and it is likely future residents will be drawn from the LGA where clients are already utilising local services.

No contributions to off-site facilities are likely as the proposal contributes to social infrastructure.

7.0 CONCLUSION

This report has been prepared to consider social and community need impacts in relation to a proposed mixed tenure development on the site at 2 Flide Street, Caringbah.

The proposed development seeks a total of 164 units with a mix of one-, two-, and three-bedroom dwellings, 104 of which are to be social housing, and 60 of which will be dedicated affordable housing units managed by a registered community housing provider.

The assessment undertaken considered the social and community need implications of the proposal based on population projections. The projections were analysed in combination with existing social and community facilities and Council's strategies and other established benchmarks.

The proposal, on completion, is unlikely to generate any significant increases in demand for existing social infrastructure because:

- The site is conveniently located close to public transport in the form of buses and trains. The proposal is unlikely to result in significant increases in demand for public transport.
- The site is well located in proximity to shops and retail, accessible via existing footpaths and walkways.
- The population on the site is unlikely to generate demand for any additional facilities in Sutherland. The incoming population is likely to be drawn from the Sutherland LGA and as such, any increased demand across existing social infrastructure is likely to be negligible.
- Existing community facilities (including libraries, community centres, youth centres) would adequately meet the small additional demand generated by the proposed development and projected population.
- The site includes two and three bedroom units, able to accommodate families. It is estimated that the projected school-aged population on the site would be approximately 34 children. This is considered to be a very small additional demand compared to existing schools in the area and is likely to be easily accommodated across existing schools (public and independent).

- The area is well supplied with child care centres and out of school hours care. The proposal estimates the need for 17 additional child care places, which are likely to be able to be accommodated at existing centres many of which indicate capacity for additional demand.
- The proximity of the subject site to Sutherland Hospital, the Caringbah medical precinct and existing medical and dental centres are considered to be adequate to meet the small additional need generated by the proposal.
- Recreation and open space are considered to be adequate, particularly in the context of the new park proposed for the site immediately to the north of the subject site, and other parks and recreation within 800m walking distance of the site.

Overall, it is considered that the proposed development can be supported from a social and community needs perspective.

Demographic Characteristic	Social locality 2016	Social locality 2021	Caringbah Suburb 2016	Caringbah Suburb 2021	Sutherland LGA 2016	Sutherland LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
	311 (11.6%) 202 (7.5%) 100 (3.7%) 70 (2.6%)	300 (12.5%) 180 (7.5%) 105 (4.3%) 29 (1.2%)	919 (7.8%) 580 (4.9%) 372 (3.2%)	1,080 (8.6%) 623 (4.9%) 276 (2.2%)	30,298 (13.8%) 27,277 (12.4%) 19,990 (9.1%) 11,056 (5.0%) 5,947 (2.7%)	31,903 (13.9%) 28,572 (12.4%) 22,940 (10.0%) 13,855 (6.0%) 6,435 (2.8%)	627,580 (13.0%) 524,011 (10.8%) 372,488 (7.7%) 204,051 (4.2%) 96,022 (1.9%)	579,166 (11.1%) 439,467 (8.4%) 249,517 (4.8%) 105,729 (2.0%)	977,984 (13.0%) 889,763 (11.9%) 677,020 (9.0%) 373,115 (4.9%) 167,506 (2.2%)	183,895 (2.3%)
Unemployment rate	4.8	4.7	3.6	3.9	3.5	3.1	6.0	5.1	6.3	4.9
Median weekly household income	\$1,376	\$1,599	\$1 568	\$1,890	\$1979	\$2,288	\$1750	\$2,077	\$1486	\$1,829
Median rent	\$422	\$458	\$430	\$470	\$450	\$500		\$470		\$420
Med Age	36	37	37	37	40	41	36	37	38	39
Ave household size	1.9	1.8	2.3	2.3	2.7	2.7	2.8	2.7	2.6	2.6
Marital Status (aged 15+)										
Married	654 (27.8%)	568 (27.1%)	4 008 (42.2%)	4,199 (40.9%)	95 018 (53.7%)	97,886 (52.2%)	1 934 134 (49.3%)	2,062,160 (48.3%)	2 965 285 (48.6%)	3,124,151 (47.3%)
Separated	118 (5.0%)	84 (4.0%)	370 (3.9%)	345 (3.4%)	4 548 (2.5%)	4,666 (2.5%)	111 495 (2.8%)	125,769 (2.9%)	190 199 (3.1%)	209,657 (3.2%)
Divorced	334 (14.2%)	301 (14.4%)	1 141 (12.0%)	1,233 (12.0%)	13 780 (7.8%)	15,166 (8.1%)	298 433 (7.6%)	332,916 (7.8%)	512 297 (8.4%)	569,516 (8.6%)
Widowed	134 (5.7%)	84 (4.0%)	626 (6.6%)	493 (4.8%)	9 654 (5.4%)	9,778 (5.2%)	185 646 (4.7%)	191,863 (4.5%)	331 655 (5.4%)	339,990 (5.1%)
Never married	1,109 (47.2%)	1,056 (50.4%)	3 343 (42.2%)	3,997 (38.9%)	53 809 (30.4%)	60,184 (32.1%)	1 393 988 (35.5%)	1,555,230 (36.4%)	2 094 457 (34.3%)	2,358,844 (35.7%)
Religious Affiliation										
No Religion	740 (27.5%)	930 (38.6%)	3,090 (26.5%)	4,614 (36.7%)	52,599 (24.1%)	77,037 (33.5%)	1,188,280 (24.6%)	1,583,084 (30.3%)	1,879,562 (25.1%)	2,644,165 (32.8%)

Demographic Characteristic	Social locality 2016	Social locality 2021	Caringbah Suburb 2016	Caringbah Suburb 2021	Sutherland LGA 2016	Sutherland LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
					5,900 (7.7%)		89 744 (5.5%)	105,239 (5.7%)	152 500 (5.8%)	
Housing (dwellings)										
Sep house	92 (7.3%)	61 (5.1%)	1 409 (28.0%)	1,455 (27.7%)	48,705 (63.8%)	50,676 (60.8%)	924 225 (52.5%)	1,020,631 (55.8%)	1 729 820 (59.8%)	1,902,734 (65.6%)
Semi-detached	56 (4.5%)	101 (8.5%)	1 294 (25.7%)	1,436 (27.3%)	10,368 (13.6%)	11,559 (13.9%)	227 238 (49.8%)	234,000 (12.8%)	317 447 (35.7%)	340,582 (11.7%)
Unit	1,099 (88.1%)	1,035 (86.8%)	1 988 (39.5%)	2,353 (44.8%)	16,719 (21.9%)	20,656 (24.8%)	456 233 (25.9%)	561,988 (30.7%)	519 380 (17.9%)	630,030 (21.7%)
Other dwelling	0	0	3 (0.05%)	0	369 (0.5%)	285 (0.3%)	9 129 (0.5%)	8,216 (0.4%)	23 583 (0.8%)	19,374 (0.7%)
Unoccupied dwellings	105 (7.7%)	136 (10.2%)	317 (6.3%)	490 (8.5%)	5,284 (6.5%)	5,361 (6.0%)	136 055 (7.7%)	164,628 (8.3%)	284 741 (9.8%)	299,524 (9.4%)
Home fully owned	202 (16.2%)	191 (16.0%)	1 307 (27.7%)	1,377 (26.2%)	28,488 (37.3%)	30,338 (36.4%)	472 635 (29.1%)	507,635 (27.8%)	839 665 (32.2%)	914,537 (31.5%)
Being purchased	301 (24.1%)	338 (28.3%)	1 513 (32.1%)	1,778 (33.8%)	29,552 (38.7%)	32,302 (38.8%)	539 917 (33.2%)	608,735 (33.3%)	840 665 (32.2%)	942,804 (32.5%)
Private rental	723 (57.9%)	642 (53.8%)	1 437 (30.5%)	1,752 (33.3%)	14,427 (18.9%)	17,030 (20.4%)	485 404 (29.9%)	596,390 (32.6%)	722 020 (27.7%)	851,852 (29.4%)
Public housing			299 (6.3%)	255 (4.8%)	1,691 (2.2%)	1,518 (1.8%)	67 845 (4.1%)	60,927 (3.3%)	104 902 (4.0%)	92,733 (3.2%)
Dwelling Structure - # of bedrooms										
0	15 (1.2%)	20 (1.7%)	35 (0.7%)	56 (1.1%)	188 (0.2%)	214 (0.3%)	12 812 (0.7%)	16,194 (0.9%)	17 157 (0.6%)	21,051 (0.7%)
1	183 (14.5%)	202 (16.9%)	418 (8.8%)	515 (9.8%)	3,467 (4.5%)	4,451 (5.3%)	118 881 (7.3%)	147,857 (8.1%)	157 194 (6.0%)	190,792 (6.6%)
2	810 (64.9%)	721 (60.5%)	1 822 (38.7%)	2,097 (39.9%)	16,100 (21.1%)	18,276 (21.9%)	402 675 (24.8%)	470,207 (25.7%)	577 675 (22.1%)	657,578 (22.7%)
3	193 (15.5%)	194 (16.3%)	1 617 (34.3%)	1,700 (32.3%)	27,110 (35.5%)	27,405 (32.9%)	548 987 (33.8%)	565,467 (30.9%)	970 001 (37.2%)	1,006,121 (34.7%)
4	29 (2.3%)	24 (2.0%)	508 (10.8%)	845 (16.1%)	21,042 (27.5%)	32,249 (38.7%)	376 427 (23.1%)	440,351 (24.0%)	633 184 (24.3%)	743,910 (25.6%)

Demographic Characteristic	Social locality 2016	Social locality 2021	Caringbah Suburb 2016	Caringbah Suburb 2021	Sutherland LGA 2016	Sutherland LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
5			105 (2.2%)		6,012 (4.6%)		101 053 (6.2%)	133,837 (7.3%)	148 851 (5.7%)	194, 074 (6.7%)
6+			30 (0.6%)		1,067 (1.4%)		23 774 (1.4%)	31,239 (1.7%)	34 370 (1.3%)	45,329 (1.5%)
Migration										
Same add 1yr ago			8 860 (77.3%)		180,019 (83.3%)		3 695 742 (77.5%)	4,119,424 (79.7%)	5 718 965 (77.3%)	6,335,812 (79.4%)
Same add 5 yr ago			5 434 (50.3%)		127,673 (62.3%)		2 402 160 (53.2%)	2,635,497 (53.6%)	3 775 527 (53.8%)	4,095,964 (53.8%)
Occupation										
Manager	146 (10.3%)	159 (12.6%)	747 (12.4%)	1,020 (15.5%)	16,977 (15.1%)	20,035 (17.1%)	311 762 (13.7%)	368,876 (15.2%)	456 084 (13.5%)	536,820 (14.6%)
Professional	289 (20.4%)	302 (24.0%)	1 286 (21.4%)	1,548 (23.6%)	27,083 (24.0%)	30,922 (26.3%)	597 798 (26.3%)	711,729 (29.3%)	798 126 (23.6%)	952,131 (25.8%)
Technical & Trade	237 (16.7%)	166 (13.1%)	900 (15.0%)	935 (14.3%)	15,188 (13.5%)	15,283 (13.0%)	265 056 (11.6%)	254,555 (10.5%)	429 239 (12.7%)	436,589 (11.8%)
Community	191 (13.4%)	159 (12.6%)	733 (12.2%)	729 (11.1%)	11,832 (10.5%)	11,770 (10.0%)	218 206 (9.6%)	225,062 (9.2%)	350 261 (10.3%)	390,779 (10.6%)
Clerical	212 (14.9%)	178 (14.2%)	946 (15.7%)	1,016 (15.5%)	18,813 (16.7%)	18,267 (15.6%)	331 135 (14.5%)	334,504 (13.7%)	467 977 (13.8%)	480,612 (13.0%)
Sales	133 (9.4%)	108 (8.6%)	594 (9.9%)	528 (8.0%)	10,692 (9.5%)	9,415 (8.0%)	205 051 (9.0%)	188,556 (7.7%)	311 414 (9.2%)	294,889 (8.0%)
Machinery op	87 (6.1%)	84 (6.7%)	292 (4.8%)	297 (4.5%)	4,339 (3.8%)	4,054 (3.5%)	128 020 (5.6%)	136,033 (5.6%)	206 839 (6.1%)	222,186 (6.0%)
Labourer	121 (8.5%)	100 (7.9%)	383 (6.4%)	382 (5.8%)	6,066 (5.4%)	5,957 (5.1%)	171 450 (7.5%)	164,335 (6.7%)	297 887 (8.1%)	300,966 (8.1%)
Travel to work										
Car driver	817 (57.7%)	543 (43.2%)	3 583 (59.7%)	2,716 (41.4%)	68,215 (60.5%)	46,526 (39.6%)	1 197 269 (52.6%)	832,277 (34.2%)	1 953 399 (57.7%)	1,587,613 (43.0%)
Train	261 (18.4%)	43 (3.4%)	815 (13.6%)	146 (2.2%)	12,937 (11.5%)	2,261 (1.9%)	247 051 (10.8%)	60,858 (2.5%)	252 786 (7.4%)	62,460 (1.7%)
Bus			30 (0.5%)	19 (0.3%)		174 (0.1%)	125,503 (5.5%)	28,786 (1.2%)	133,903 (3.9%)	34,408 (0.9%)

Demographic Characteristic	Social locality 2016	Social locality 2021	Caringbah Suburb 2016	Caringbah Suburb 2021	Sutherland LGA 2016	Sutherland LGA 2021	Greater Sydney 2016	Greater Sydney 2021	NSW 2016	NSW 2021
Worked from home	26 (1.8%)	406 (32.3%)		2,122 (32.3%)		43,638 (37.2%)	98,906 (4.3%)	944,501 (38.8%)	163,026 (4.8%)	1,141,467 (30.9%)
Walked only	76 (5.4%)	54 (4.3%)								
Industry of employment										
Hospitals	104 (7.3%)	76 (6.0%)	305 (5.2%)	344 (5.2%)	3,895 (3.5%)	4,839 (4.1%)	76,600 (3.4%)	98,480 (4.1%)	119,350 (3.5%)	153,159 (4.2%)
Café/Rest	4 (0.3%)	24 (1.9%)	108 (1.8%)				57,462 (2.5%)		80,552 (2.4%)	
Primary Ed	10 (0.7%)		146 (2.5%)	191 (2.9%)	3,222 (2.9%)	3,528 (3.0%)			65,204 (1.9j%)	76,275 (2.1%)
Secondary Ed					2,306 (2.0%)	2,390 (2.0%)			58,072 (1.7%)	64,612 (1.8%)
Higher Ed										
Household Composition										
Family	641 (50.1%)	600 (50.6%)	2,983 (63.4%)	3,322 (63.2%)	58,577 (76.7%)	63,002 (75.6%)	1,195,662 (73.6%)	1,327,581 (72.6%)	1,874,524 (72.0%)	2,065,107 (71.2%)
Lone/solo	562 (43.9%)	538 (45.3%)	1,555 (33.0%)	1,751 (33.3%)	16,039 (21.0%)	18,511 (22.2%)	351,423 (21.6%)	424,713 (23.2%)	620,778 (23.8%)	723,716 (25.0%)
Group	75 (5.8%)	48 (4.0%)	168 (3.6%)	180 (3.4%)	1,736 (2.3%)	1,779 (2.1%)	76,795 (4.7%)	76,558 (4.2%)	109,004 (4.2%)	111,646 (3.8%)

Source: 2016 & 2021 Census data (www.abs.gov.au) – General Community Profile – as at July 2025