



Social Impact Scoping Study Report (SISSR)– Residential Flat Building (including infill affordable housing)

1 & 1A Edward Street & 25 & 27 Rosedale Road,
Gordon

29 July 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.

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Report Version: Final

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Disclaimer

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INTRODUCTION

This Social Impact Scoping Study Report accompanies 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 (SSDA) for the construction of the proposed residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, reference **SSD-85549710**.

The Proposal involves the demolition of the existing dwellings and the construction of two x nine storey residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, comprising of:

- 119 residential units, including affordable housing apartments
- Basement levels, and,
- Associated infrastructure.

Report Purpose

This Social Impact Scoping Study Report (the Report) has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (**SEARs**) dated 5 June 2025 and issued for the SSDA (**SSD-85549710**). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

ITEM	DESCRIPTION OF REQUIREMENT	SECTION REFERENCE (THIS REPORT)
18. Social Impact Assessment	The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i> .	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines

The purpose of the Report is to undertake a preliminary assessment during the early stages of the Proposal. The Report:

- identifies any potential social impacts arising based on the early design stages
- identifies opportunities to refine design elements of the Proposal to avoid or reduce social impacts
- recommend measures to mitigate or minimise social impacts
- in accordance with the SEARs, determine whether a full assessment is required based on an evaluation of the social impacts identified.

The Report is based on the following scope of works:

- review of the draft architectural plans / project parameters
- policy and plan review
- site visit to gain an initial understanding of the project’s social locality
- desk top review and mapping, including other development projects in the primary social locality
- review of demographic data and population projections.
- The Report has been prepared according to the NSW Government Department of Planning, Housing and Infrastructure (DPHI) *Social Impact Assessment and Guideline 2025*, and the *Social Impact Assessment Technical Supplement, 2025*.

Authorship

The report has been prepared by Paul Graham, Associate Director, who has completed a Bachelor of Leisure Studies at the University of Technology Business School, a Graduate Diploma in Social Impact from the University of New South Wales, a Graduate Diploma in Project Management, and is currently undertaking a Masters of Adult Education. Paul is a member of the Australasian Evaluation Society and an accredited IAP2 practitioner.

I Paul Graham, confirm this Social Impact Scoping Study Report addresses the requirement of **SEAR No. 18** and relevant State and local legislation, policies, and guidelines including. I further confirm that none of the information contained in the Social Impact Assessment is false or misleading.

P. Graham

What are Social Impacts and how are they Assessed?

Social impact is about understanding how changes affect the well-being and overall quality of life for individuals and communities.

Social impacts refer to the consequences, both positive and negative, that a project has on people and communities. These impacts can affect various aspects of life, including people's way of life, community, access, culture, health and wellbeing, livelihoods and people's ability to contribute to decision-making.

Social impacts are assessed according to the following categories as defined by the NSW Government *Social Impact Assessment Guideline, 2025*.



THE PROJECT

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

Site Description

The site is located at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon. The legal description of the lots is provided in the table below.

ADDRESS	LOT	AREA
1 Edward Street	Lot A in DP 189351	1,843 sqm
1a Edward Street	Lot C in DP 334965	1,710 sqm
25 Rosedale Road	Lot B in DP 334965	850.7 sqm
27 Rosedale Road	Lot A in DP 334965	1,542 sqm

The site is within the Ku-ring-gai Local Government Area, approximately 18km north of Sydney’s Central Business District and around 350m northeast of Gordon Train Station. The site has a total surveyed area of approximately 5,945.7sqm.

The site is on the corner of Edward Street and Rosedale Road and is surrounded by detached residential dwellings. The site is rectangular in shape and is currently occupied by four dwelling houses and associated development such as swimming pools and gardens. The site is within the Roberts Grant Heritage Conservation Area.

An aerial photo of the site is provided below in **Figure 1**.



Figure 1 Aerial photo of the site, outlined in red. Source: Nearmap

Proposal Description

The Proposal involves the demolition of the existing dwellings and the construction of two (2) nine (9) storey residential flat buildings at 1 & 1a Edward Street and 25 & 27 Rosedale Road, Gordon, comprising of:

- 119 residential units, including affordable housing apartments
- Basement levels, and,
- Associated infrastructure.

THE SOCIAL LOCALITY

The social locality identifies the places and stakeholders potentially impacted by the Proposal.

The Proposal may have a range of impacts that are local to the project and across the Ku-ring-gai LGA, however more immediate impacts are likely to be in the primary area. The primary area is identified in **Figure 2**.

People in the primary area may be potentially and directly impacted by issues like increased population, changes to the character of the neighbourhood, disruptions to day-to-day routines, changes to amenity and construction activity.

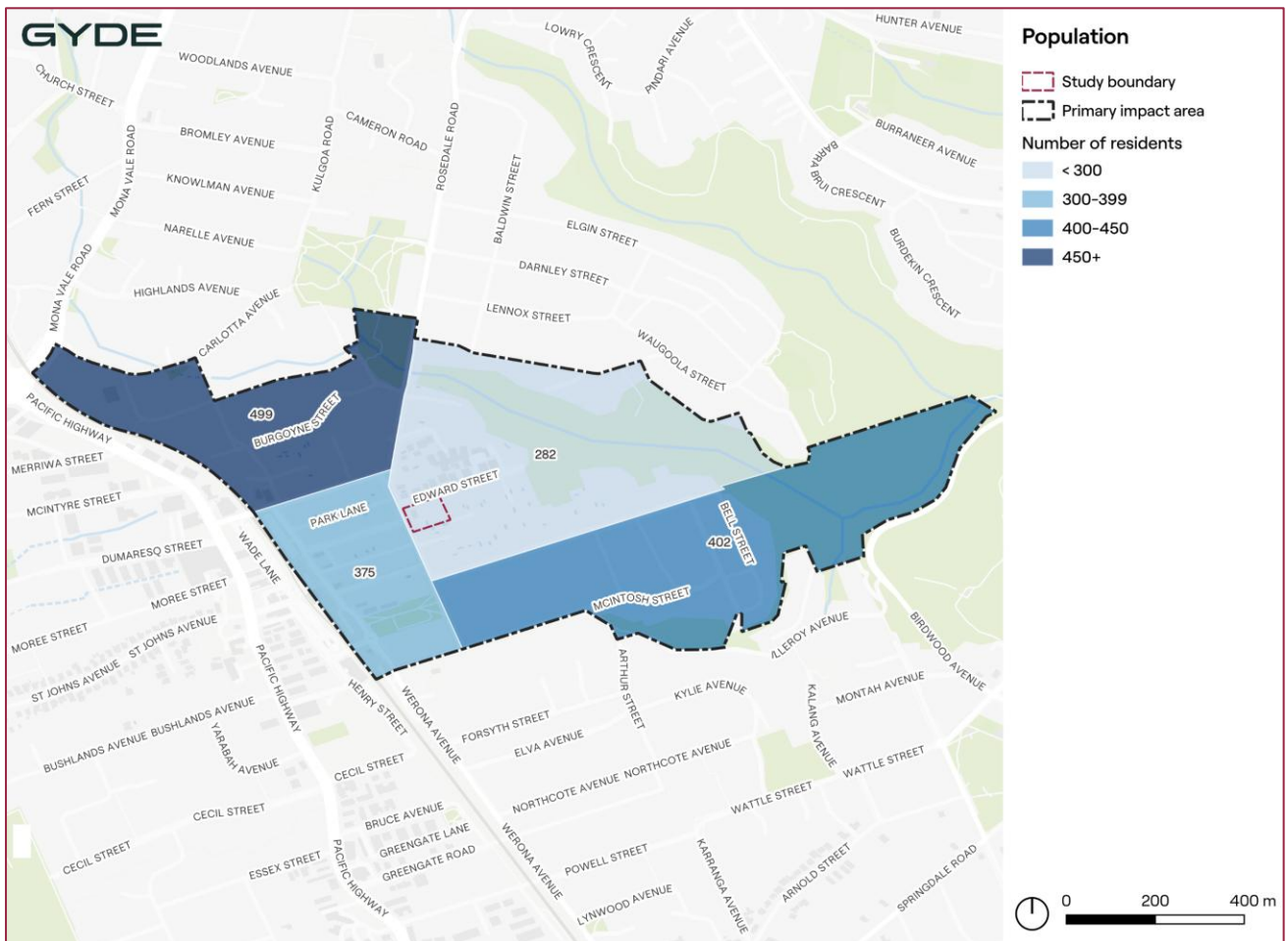


Figure 2 **The Social Locality – primary area (site marked in red). Source: Gyde.**

Those in secondary areas (more general areas across the LGA) may be impacted by issues like increased demands on social infrastructure, haulage routes that include transportation of goods, materials and equipment, and the movement of project construction traffic and the workforce.

The following analysis provides a brief description of the secondary area's key characteristics in the context of the Proposal. Demographic characteristics and population projections help build an understanding of the communities potentially impacted by the project and contributes to establishing the social baseline that informs the scoping study.

The primary sources of data for the demographic profile are the Australian Bureau of Statistics (ABS) 2021 Census using QuickStats and TableBuilder, and population projections from the NSW DPHI 2024 Common Planning Assumptions.

The data is compiled for the Gordon – Killara Statistical Area 2 (SA2) and the Ku-ring-gai local government area (LGA), the geographic boundaries as defined by the Australian Bureau of Statistics (ABS), 2021.

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 1 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 2 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 3 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 3. below shows that Ku-ring-gai LGA could be 6,190 homes short of its housing target by 2029.



Figure 3 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.

Table 4. shows the median household weekly incomes, and the percentage of renter households under rental stress.

Table 4 SA2 and LGA median weekly household income and percentage of renters spending greater than 30% of household income of rent, 2021

	Median weekly household income	Percentage of rental households that spend greater than 30% of household income on rent.
SA2	\$2,640	37.2
LGA	\$3,038	35.2

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 5. 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 5 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 6. shows the number of households eligible for affordable housing in the Ku-ring-gai LGA based on the 2021 Census.

Table 6 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	6,258	1,018
Low-income household	5,397	45
Moderate income	5,525	40
Affordable Housing Eligibility		1,103

Figure 4. 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 Ku-ring-gai LGA.

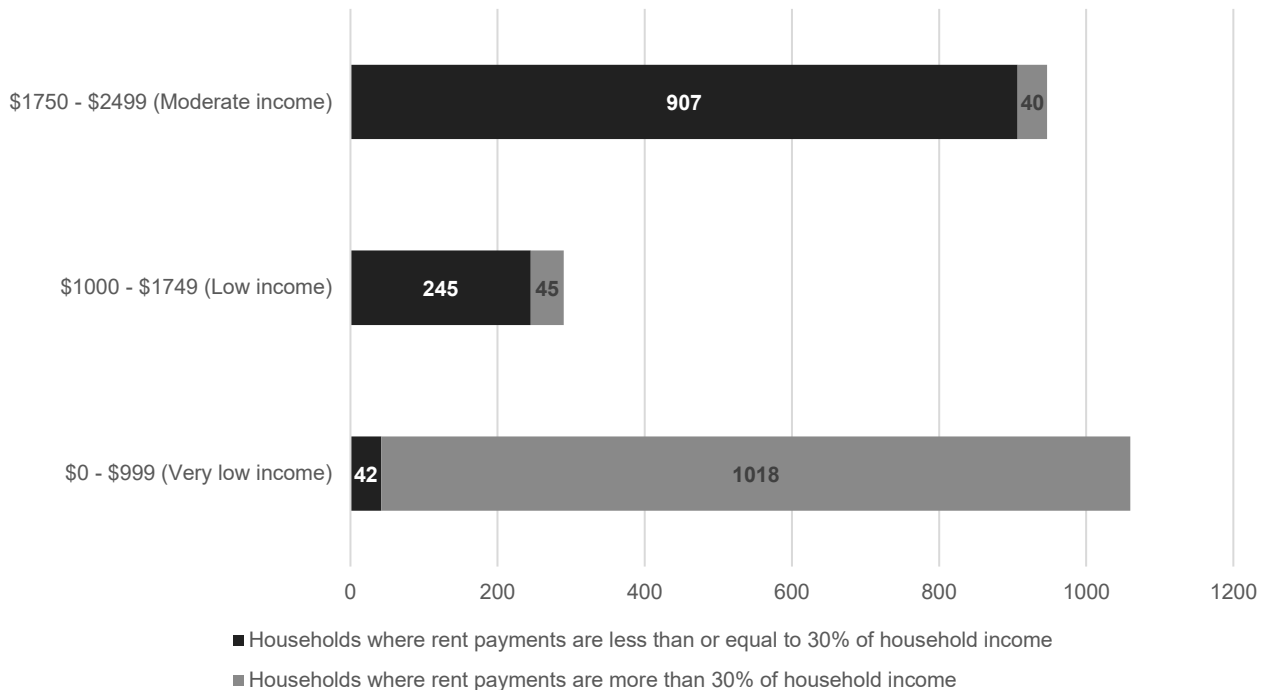


Figure 4 Households in need of affordable housing compared to other households, Ku-ring-gai LGA. Source: ABS Census 2021 Tablebuilder

This bar chart shows that there are more households under rental stress (households spending more than 30% of gross income on rent payments) in the very low-income bracket than those not under stress (households where rent payments are less than or equal to 30% of household income).

This analysis demonstrates that there is a need for affordable housing in the 'very low income' (1,018), 'low income' (45), and 'moderate income' (40) households, a total of 1,103 households.

It should be noted that weekly incomes used for this analysis are based on the ABS 2021 Census data. Over the four (4) years to 2025 rents in Sydney have risen significantly, and the number of households in housing stress are likely to have increased.

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 5**. The change in household types indicate families with children will experience a proportional decrease, as shown in **Figure 6**.

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

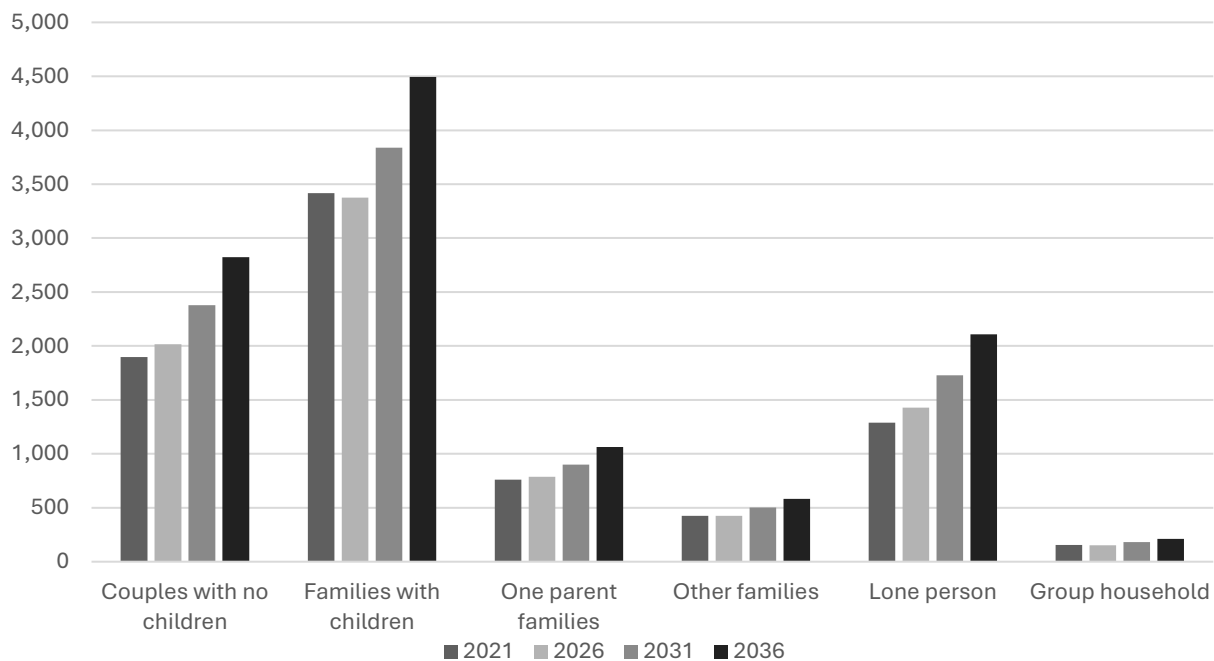


Figure 5 Projected change in Gordon – Killara SA2 household types between 2021 and 2036. Source: Department of Planning, Housing and Environment

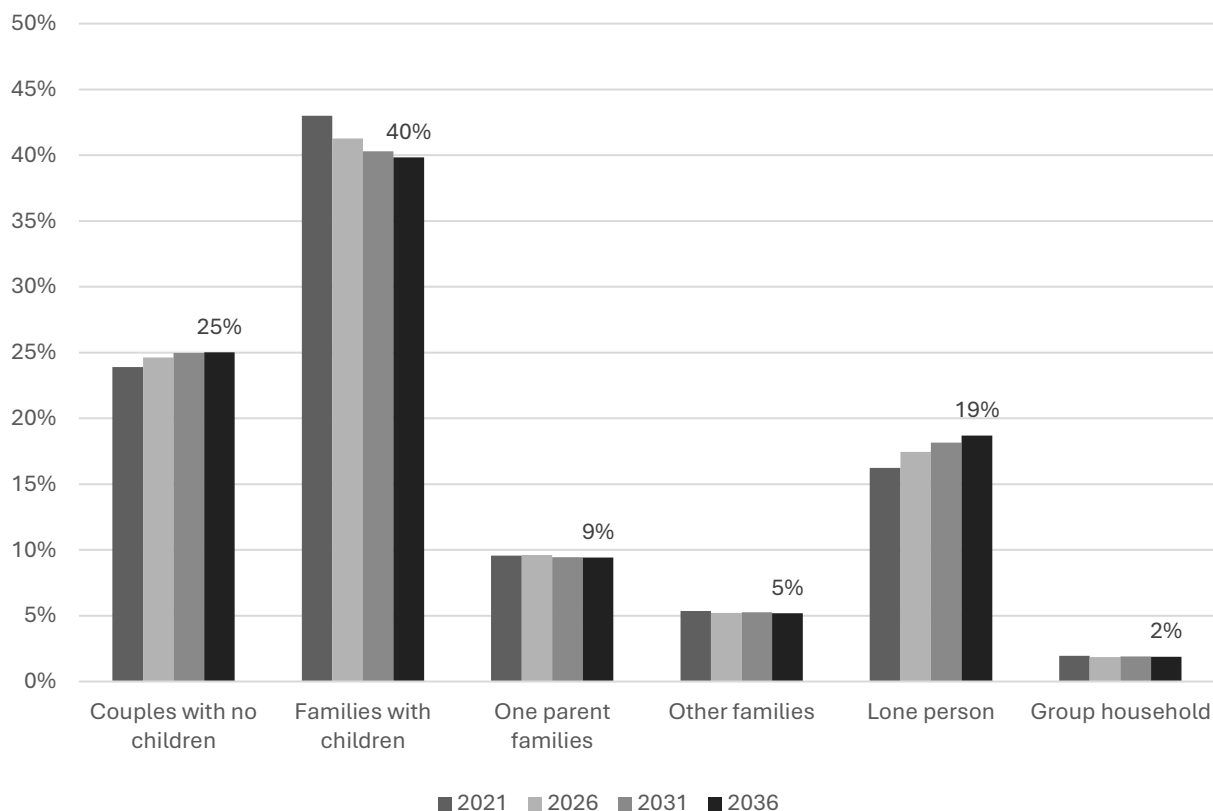


Figure 6 Projected change in Gordon – Killara SA2 household formation proportions between 2021 and 2036. Source: Department of Planning, Housing and Environment.

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. Combined with dwelling type information, number of bedrooms data 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 7 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 8 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 9. shows dwelling tenure in the Ku-ring-gai LGA.

Table 9 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 10.** below.

Table 10 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 11**. below.

Table 11 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 7**. below, there will be a significant spike in those aged 80 and over by 2036.



Figure 7 Projected change in Gordon – Killara SA2 age structure between 2021 and 2036. Source: Department of Planning, Housing and Environment.

Figure 8. shows the proportion change in age structure between 2021 and 2036.

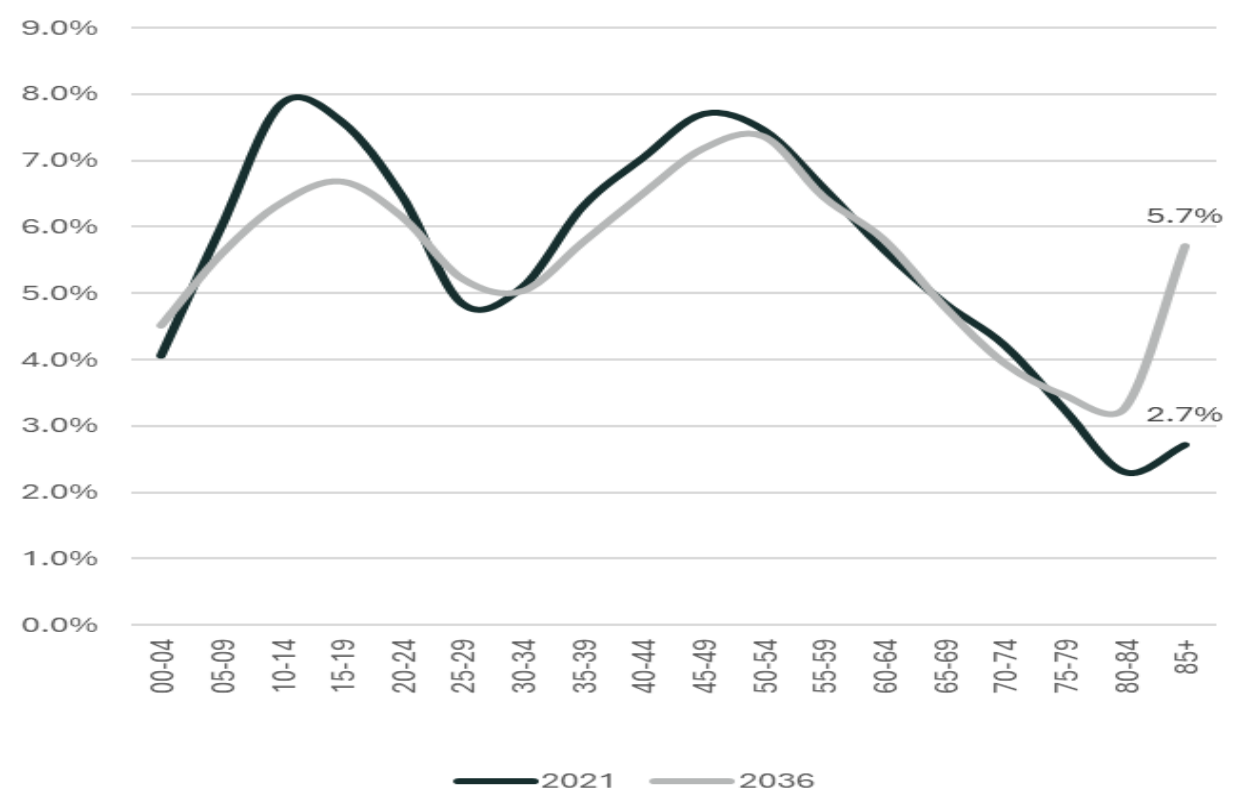


Figure 8 Projected change in Gordon – Killara SA2 age structure proportions between 2021 and 2036. Source: Department of Planning, Housing and Environment.

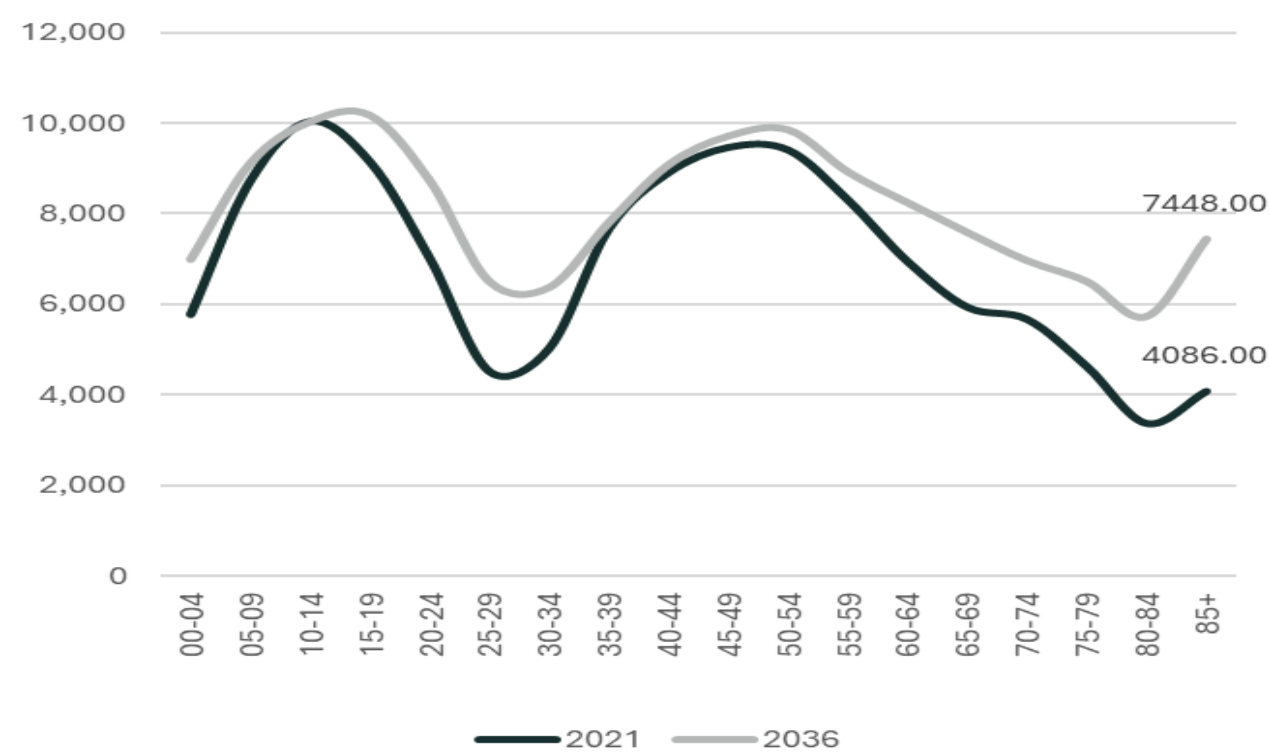


Figure 9 Projected change Ku-ring-gai LGA age structure between 2021 and 2036. Source: Department of Planning, Housing and Environment.

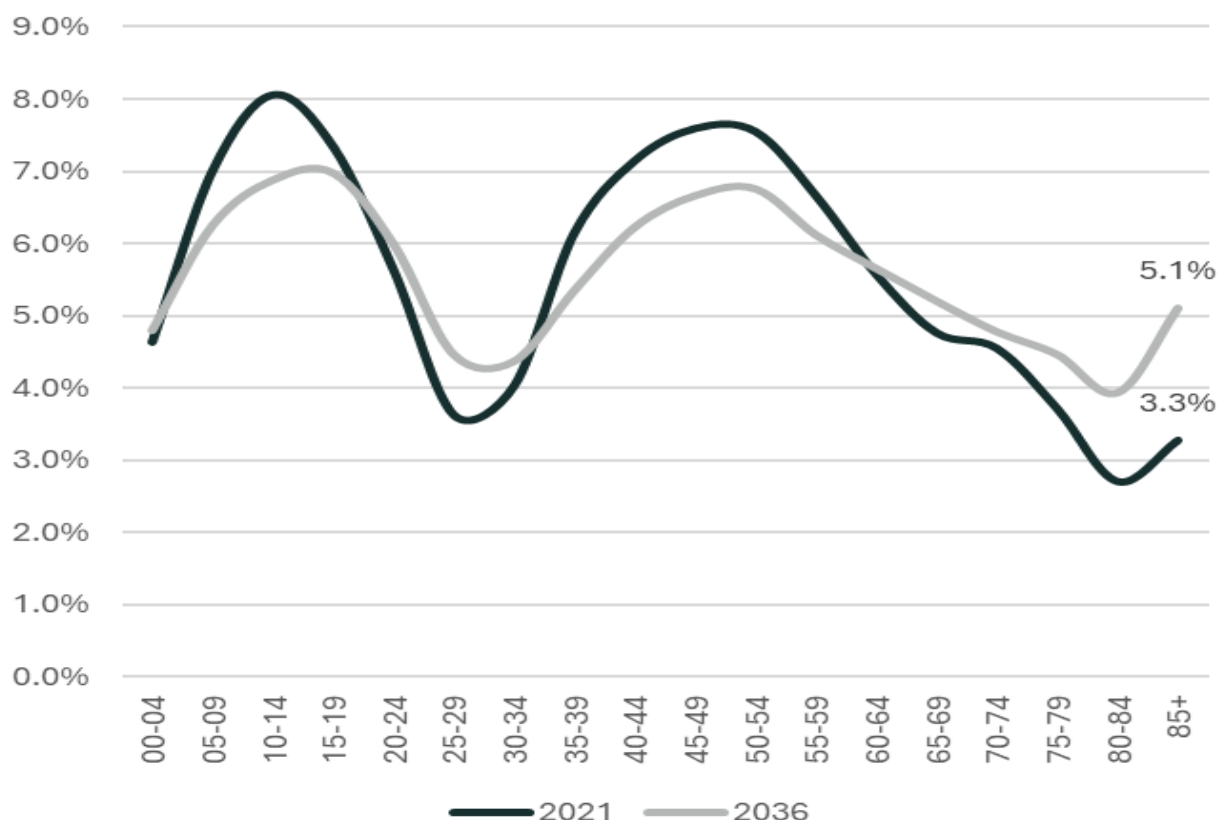


Figure 10 Projected change in Ku-ring-gai LGA age structure proportions between 2021 and 2036. Source: Department of Planning, Housing and Environment.

The percentage of primary aged 5 – 11 year olds (%) and secondary aged 12 – 17 year (%) can be used to approximate the number of school aged children that will be generated by the proposed development.

Table 12. shows that according to the population projections, the number of school aged children (5-17 year olds) is projected to increase by 2041. But as a percentage of the total population, the share of school aged children is projected to decrease.

Table 12 School age children and percentage of total population in Gordon-Killara SA2 2022 and 2041

Age Group	2022	%	2041	%
5 to 11	1963	8.66	2917	7.86
12 to 17	2202	9.71	2949	7.95

Table 13. shows that the population generated by the proposed development has been estimated at 360.4 (136 apartments * 2.65 persons per household). The estimated incoming population has been rounded to 360.

Table 13 Estimated incoming population generated by the proposed development

No. of apartments	136
Persons per household (2041)	2.65
Estimated population	360

Table 14. applies the age group percentages to the estimated incoming population. The numbers have been rounded for analysis purposes.

Table 14 Estimated number of school age children generated by the proposed development based on 2041 projections

Age Group	2041
5 to 11	28
12 to 17	29

The number of the 5 to 11 and 12 to 17 year olds generated by the Proposal and likely to attend government and non-government schools can be estimated by applying 2021 educational institution attending data.

Table 15 Type of educational institution attending in Gordon-Killara SA2, based on ABS 2021 Census Quickstats

	SA2	%	LGA	%	NSW	%
Preschool	404	5.5	2,724	6.7	167,196	6.8
<i>Primary</i>						
Primary - Government	1,372	18.5	7,980	19.6	444,985	18.1
Primary - Catholic	126	1.7	1,074	2.6	127,487	5.2
Primary - other non-Government	448	6.1	3,226	7.9	77,876	3.2
<i>Primary total (a)</i>	1,951	26.4	12,296	30.1	651,375	26.5
<i>Secondary</i>	1,035	14	3,912	9.6	290,414	11.8
<i>Secondary - Government</i>						
Secondary - Catholic	214	2.9	1,745	4.3	126,180	5.1
Secondary - other non-Government	874	11.8	5,904	14.5	94885	3.9
<i>Secondary total (b)</i>	2,120	28.7	11,566	28.3	512,195	20.9
<i>Tertiary</i>						
Tertiary - Vocational education (including TAFE and private training providers)	404	5.5	1,915	4.7	207,586	8.5
Tertiary - University or other higher education	1,684	22.8	8,541	20.9	375,032	15.3
<i>Tertiary total (c)</i>	2,093	28.3	10,463	25.6	583,617	23.8
Other	193	2.6	856	2.1	74,331	3
Not stated	635	8.6	2,905	7.1	465,268	19

28.7% of the people attending an educational institution attend a secondary institution in the Gordon-Killara

SA2, with the majority attending non-government institutions. 30% attend primary institutions in the Ku-ring-gai LGA, out of which, majority attend a government institution. More than a quarter of the people also attend tertiary institutes in both the SA2 and LGA.

Table 16. applies the 'type of educational institution attending' percentages to the estimated incoming population of school aged children (5-17) generated by the proposed development.

Table 16 Estimated type of education institution attended in Gordon-Killara SA2 applied to the incoming population generated by the Proposal

School attending	Number
Primary - Government	19
Primary - Catholic	2
Primary - other non-Government	6
Primary total (a)	27
Secondary - Government	15
Secondary - Catholic	3
Secondary - other non-Government	12
Secondary total (b)	30

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 17 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

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.

Table 18 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

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 19. 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 19 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
Inner West	1,118
Canada Bay	1,116
Ryde	1,099
Sutherland Shire	1,090
Parramatta	1,070
New South Wales	1,016

Source: 2021 ABS Census

SOCIAL IMPACT SCOPING SUMMARY

This section provides an analysis of the potential impacts identified in the preliminary scoping phase drawing on the demographic and population projections.

WAY OF LIFE / LIVELIHOODS

Impacts related to increased dwelling numbers, housing diversity and affordability

The proposal will provide an estimated additional 119 units which will include affordable apartments, contributing to the housing targets in Ku-ring-gai LGA. These will be a mixture of one (1), two (2), three (3) and four (4) bedrooms.

According to DPHI's Common Planning Assumptions, an additional 1,287 homes will be required in 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 is 2,557 in SA2, and 9,956 in the LGA. Ku-ring-gai Council's housing target is 7,600 new completed homes by 2029.

In 2021, 51% of dwellings in SA2 were separate houses, while in the LGA the figure was 64%. Most separate houses in SA2 had four (4) bedrooms (25.2%), while in the LGA four (4) bedrooms also accounted for the greatest number, at 32%. 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, which will require more diverse dwelling types. The age structure of the population may also be a driver of increasing housing diversity. Population projections for SA2 and LGA show a significant increase in the older age groups, proportionally the greatest increase of all age groups leading to 2036.

A greater bedroom mix will provide greater housing choice that is more compatible with the characteristics of the changing and increasing population.

The SEIFA Index shows that Ku-ring-gai is highly advantaged and one of the most affluent in Sydney compared to other LGAs. The median weekly household income in the Gordon – Killara SA2 according to the 2021 Census was \$2,640, compared to NSW at \$1,829.

Despite showing a higher level of advantage, there is a demonstrated need for affordable housing. According to 2021 data, there were 1,063 households that were classified as having 'very low or 'low' incomes where rental payments were more than 30% of their weekly income.

Given the increasing rents and low wage growth in the period from 2021 to 2025 the number of households under rental stress is likely to have increased over this period.

The industry of employment with the second greatest representation of workers in SA2 and the LGA according to the 2021 Census was hospitals. This is in part likely due to the area's proximity to the North Shore Health Precinct.

Many hospital employees are classified as 'essential'. It is likely that rental affordability is an issue for some of these workers wishing to live in areas in the north of Sydney close to their place of employment. The affordable apartments may provide opportunities for some essential workers.

The impacts related to increased dwelling numbers, housing diversity and affordability have been assessed as positive.

Impacts related to location

The proposed development is approximately 400m from Gordon town centre and railway. Gordon town centre provides goods and services including supermarket, medical centres as well as a range of cafes and restaurants.

Gordon railway station provides heavy rail services throughout the Sydney metropolitan area and links with regional centres. Buses leaving from the railway station service other centres in the Ku-ring-gai LGA.

Impacts related to location have been assessed as positive.

SURROUNDINGS / COMMUNITY

Impacts related to amenity and character

Local amenity can be adversely and positively impacted by development. Contemporary building design, improved landscaping and street scapes, as well as population increases can positively impact amenity. 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, higher population density and construction activity.

The development is proposed across two (2) x nine (9) storey buildings of in height accommodating approximately 19,282sqm of residential floorspace.

The block plans currently show roof top communal space overlooking neighbours on the southern boundary. The car park entry off Rosedale Road currently runs along the southern boundary adjoining neighbouring properties.

The surrounding area is predominantly characterised by low-rise residential buildings of one to two storeys that have been constructed throughout the twentieth century.

There are several development proposals pending approval in the immediate area including for the site directly opposite the current Proposal. The current proposal for 29 – 33 Rosedale Road and 2A – 4 Edward Street is for 233 units including 43 affordable housing units.

Additionally, several lots have been identified as Transport Oriented Development (TOD) sites, the State Government program to increase the capacity for more mid-rise housing close to transport hubs.

The current site does not include any heritage items, however the Proposal is within the Roberts Grant Heritage Conservation Area (HCA). Heritage items within the immediate vicinity of the site include:

- Item No. 189 ‘Lady Gowrie Retirement Village (formerly known as Burnham Thorpe)’ at 10 Edward Street
- Item No. 239 ‘Dwelling house’ at 35 Rosedale Road
- Item No. 1102 ‘Bradfield Memorial Garden’ at Intersection of Park Avenue and Rosedale Road.
- Item No. 73 ‘Dwelling house’ at 23 Park Avenue
- Item No. 190 ‘Dwelling house’ at 15 Edward Street
- Item No. 221 ‘Annie Wyatt House’ dwelling house’ at 26 Park Avenue
- Item No. 238 ‘Dwelling house’ at 16-18 Rosedale Road.

The Proposal is likely to be considered by residents as inconsistent with the existing character of the area. The nature of the Proposal and perceptions of local character held by residents are likely to be irreconcilable in the short term, however opposition may dissipate over time. It is inevitable that the character of Gordon will evolve to make way for increased density and additional populations. With appropriate development sympathetic to its environment, increased density should attempt to exist alongside and blend with the character of the area.

Additionally, an increased population may add vibrancy by encouraging diverse households and younger populations, provide more opportunities for social connections, and create the conditions that attract more service providers to Gordon.

Given the highly residential nature of the area there are likely to be noise and vibration and construction traffic impacts. Combined with construction of several large-scale TOD projects in the area, over time this may cause a

level of construction fatigue in the area that can lead to negative health and wellbeing impacts.

Plans should be amended to mitigate the potential for overlooking and consequential privacy issues, and the car park entry should be moved away from the boundary of the adjoining neighbours to limit noise intrusions.

While construction is likely to have negative impacts, these will be temporary. A construction traffic management plan (CTMP) should be prepared for the site prior to Construction Certificate. The CTPM should include measures to manage the potential for cumulative construction traffic impacts.

ACCESS / HEALTH & WELLBEING

Impacts related to increased demand on social infrastructure

Ku-ring-gai Council's open space system encompasses approximately 1,400 hectares, with about 1,100 hectares of that being bushland. The remaining 300 hectares include a wide variety of sports, recreation, and leisure facilities.

Using DPHI benchmark of 2.83ha per 1,000 people, the incoming population generated by the Proposal would generate a need for 0.3ha to 0.4ha of a park.

As identified in the Ku-ring-gai Community Facilities Strategy, Gordon is identified as a 'Primary Local Centre', and as such Council has been developing new facilities and public spaces for the area, including a new park at 9 Dumaresq Street which opened in 2025, and the Gordon Recreation Ground Masterplan, which includes upgrades to the playground on the Rosedale Road.

Council is also developing a Gordon Cultural and Civic Hub as part of a broader strategy for community facilities. This sub regional facility will feature a large arts and cultural facility part of a larger civic and cultural precinct which will include the Council administration, Council chambers, and Gordon library. The Marian Street Theatre would also be integrated into the cultural component.

The recommended rate of provision for this facility is 20 sqm / 1,000 people for a sub-regional level facility based on 2036 population projections, which equates to approximately 5,950 sqm.

Based on the benchmark used in the Community Facilities Strategy of one (1) neighbourhood facility for every 2,000 – 10,000 people, the incoming population generated by the Proposal would generate a need for 0.2 of a facility.

Communal open space and facilities will be included as part of the proposal for use by residents, which is to some extent likely to offset some demand on Council owned social infrastructure.

School catchments that cover the site are Gordon East Public School and Killara High School. Based on the estimated incoming population of 5 to 11 and 12 to 17 year olds, and the application of educational institution attending data from the 2021 Census data, there will be a need for approximately 19 primary school and 15 secondary school places.

Note that the intake area for Killara High School has changed with transitional arrangements to be in place from 2026 until 2028. This is due to increased enrolments, changing demographics and co-educational changes at Asquith Boys and Girls High Schools. Some families currently assigned to Killara High School are now part of the expanded Lindfield Learning Village intake area.

The NSW Department of Education Strategic Plan 2018 - 2023¹ notes that an estimated additional 21,900 students will be attending schools in the North District by 2036, and that currently schools in the area are over capacity.

¹ <https://education.nsw.gov.au/about-us/strategies-and-reports/plan-for-nsw-public-education/past-plans/strategic-plan>

Engagement with the NSW Department of Education identified that more than 10 public schools in the northern suburbs of Sydney have been upgraded, providing significantly increased capacity to enable projected long-term demand to be met.

Where there are capacity demands on schools the Department of Education have several options to cater for that demand, including:

- potential upgrade / expansion of existing schools
- possible diversion of some students to existing schools in the area
- adjusting existing school catchment areas
- building new schools.

Demographic projections show that while the population will increase, proportionally families with children will decrease, while families with children and lone person households will increase.

Impacts related to increased demand resulting from this Proposal are likely to be negligible.

CONCLUSION

The Proposal is almost certain to result in positive social impacts in the long term, including additional and diverse housing in an accessible location that will contribute to meeting Ku-ring-gai's housing targets and reduce reliance on daily motor vehicle use.

Most dwellings in Gordon – Killara SA2 and Ku-ring-gai LGA are separate houses, the majority with three and four bedrooms. As households get smaller and change from predominantly families with children to couples without children and lone person households, there is need for more diverse dwellings. Additionally, both SA2 and the LGA will experience a major increase in the number and proportion of people aged over 80 in the period to 2036 and beyond. Greater housing choice may assist older people to remain local and experience the benefits of ageing in place.

There is also demonstrated need for affordable housing in the SA2 and LGA, with over 1,000 very low income of households paying more than 30% of their weekly household income on rental payments. The availability of affordable housing may also provide more opportunities for the essential workers in the Ku-ring-gai LGA working in the health industry to live closer to their employment.

Rapid social change like the introduction of a significant population and higher density development may be perceived as having a negative impact on the amenity and character of the area.

Along with traffic and parking, loss of character and amenity are generally a major concern of residents when higher density dwellings are proposed in established residential areas. Considering the nature of the area and its proximity to the heritage conservation area, the Proposal is likely to generate objection on these grounds, particularly in the context of other TOD related developments that are and will be proposed for the area.

Block drawings assessed at the social impact scoping study stage showed potential overlooking and privacy issues, as well as a driveway planned along the boundary of an adjoining residential property. Both these issues need to be addressed as the design is developed.

Amenity of the area is likely to be negatively impacted during the construction period. While this will be temporary, there is the potential for cumulative impacts due to proposed future development in the immediate area.

In most urban local government areas in NSW there is concern about the increase in population from new development and its impact on the capacity of social infrastructure including open space, recreation facilities and schools to meet existing and future resident demands.

Application of DPHI and Ku-ring-gai Council benchmarks indicate that a population increase of approximately 365 people generated by the Proposal is unlikely to place a strain on Ku-ring-gai's social infrastructure capacity.

While impacts on the demand on social infrastructure generated by this Proposal are likely to be negligible, there may be cumulative impacts on social infrastructure around Gordon and the Ku-ring-gai LGA in general as other TOD development sites come online.

In terms of schools, the Proposal is likely to increase the demand for government schools by only 19 primary and 15 secondary students. Feedback from the NSW Department of Education suggests that based on modelling existing schools will have the capacity to meet enrolment demands in the relative catchments.

The social impacts related to this Proposal are mostly positive. Significant negative impacts may result from overlooking and disturbances caused by the proximity of the current driveway close to existing residential properties, and redesign is required to address these issues. Negative impacts related to construction, including traffic and noise and vibration, will be addressed in other technical reports resulting in the residual impacts being minimal or negligible.

In this context, this Report concludes that a full social impact assessment is not required.

To ensure the potential negative social impact identified in this Study are addressed, the following measures should be considered and implemented.

1. Architectural design review

The design review should address factors including:

- use of materials and character of the area
- height, bulk and scale, specifically in the context of overshadowing
- relocation of the roof top communal area away from adjoining neighbours on the southern boundary
- relocation of the driveway away from adjoining neighbours on the southern boundary.

2. Cumulative impact assessment

The cumulative impact assessment conducted as part of the EIS shall consider the potential for social impacts that arise from construction activity and put mitigation measures in place to minimise any negative affects on public health and wellbeing.

3. Community and stakeholder engagement

Community engagement for the Proposal should:

- target all residents for engagement across the primary social locality using multiple information distribution methods
- consider the inclusion of local heritage stakeholders
- consider the inclusion of major stakeholder groups including community housing providers
- consider the inclusion of future users (i.e. young people).

4. Technical reports

The following technical reports will be required to address the potential negative social impacts identified in the SISR:

- visual impact assessment
- traffic impact assessment
- heritage impact assessment
- noise and vibration impact assessment
- arboricultural impact assessment
- construction traffic management plan.

GYDE