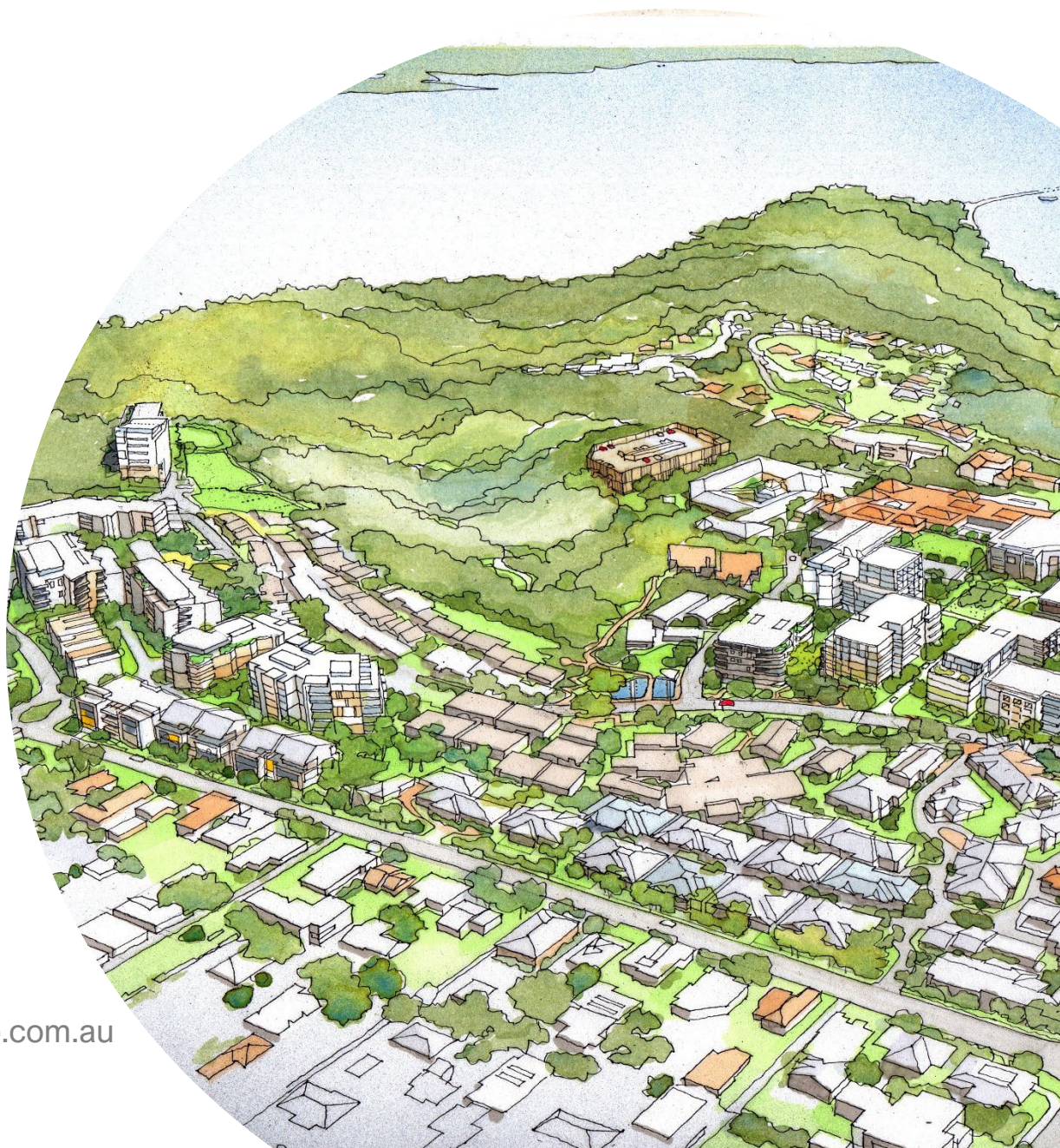


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Social Impact Assessment

RSL ANZAC VILLAGE RENEWAL PROJECT (SSD-85869467)



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List of Abbreviations

Abbreviation	Definition
ABS	Australian Bureau of Statistics
ILU	Independent Living Unit
LGA	Local Government Area
LHS	Local Housing Strategy
LSPS	Local Strategic Planning Statement
RAC	Residential Aged Care
SA2	Statistical Area Level 2
SEARS	Secretary's Environmental Assessment Requirements
SEPP	State Environment Planning Policy
SIA	Social Impact Assessment
SSDA	State Significant Development Application
WLEP	Warringah Local Environmental Plan

Author Declaration

This report was completed by Rachael Logie of Hadron Group Pty Ltd on 20 January 2026.

- Rachael holds a master's degree in economics from University College London and undertook her undergraduate degree in economics at the University of Edinburgh.
- Rachael is an urban economist who has been involved in the assessment and preparation of social and economic impact assessments, evaluations and business cases since 2002.
- Rachael is a member of the International Association for Impact Assessment.

I, Rachael Logie, declare that this assessment has been prepared in accordance with Social Impact Assessment Guidelines for State Significant Projects and contains all relevant information. I understand my legal and ethical obligations and can confirm that none of the information in the Social Impact Assessment is false or misleading and that I have no conflict of interest in undertaking this Social Impact Assessment.



Date: 20/1/2026

Executive Summary

This Social Impact Assessment (SIA) has been prepared to support a combined Concept Masterplan and Stage 1 State Significant Development Application (SSDA) for the renewal of RSL ANZAC Village, Narrabeen. The SIA responds to the Secretary's Environmental Assessment Requirements (SEARs) and has been undertaken in accordance with the Social Impact Assessment Guideline for State Significant Projects (2025).

The SSDA comprises:

- **A Concept Masterplan** establishing the long-term renewal framework for the Village, including approximately 72,000 sqm GFA, around 490 new Independent Living Units (ILUs), 100 new RAC beds, upgraded internal circulation, enhanced open space, and substantial mobility upgrades.
- **Detailed Stage 1 Works**, including 85 new ILUs, the new Lifestyle Centre, public domain upgrades, landscaping, accessibility improvements, and supporting infrastructure.

Because the Concept Masterplan is strategic and subject to refinement, social impacts are assessed at two levels:

1. **Detailed Stage 1 Social Impacts** – where built form, population change and service delivery are defined.
2. **Cumulative Masterplan Social Impacts** – identifying broad long-term social risks and opportunities across the 10–15 year renewal horizon.

Key Findings

Stage 1 – Social Impacts

The Stage 1 redevelopment delivers significant positive social outcomes for incoming residents and the broader Village, including:

- **Improved Way of Life** through high-quality modern ILUs, enhanced mobility networks, upgraded gradients, accessible paths, and co-location with new recreational and wellbeing facilities.
- **Strengthened Community Life**, with the new Lifestyle Centre functioning as a vibrant social hub that enhances daily interaction and reduces isolation for the entire village.
- **Enhanced Access and Mobility**, with upgraded pedestrian networks, safer internal circulation and future-ready accessibility improvements.
- **Improved Health and Wellbeing** through new Lifestyle Centre with recreational facilities, health and beauty, art and craft for residents to keep fit, healthy and socialise. The existing therapy services will be relocated within the village to retain the services until a new building is built for these in the later stages of development.
- **Enhanced Village Character**, with sensitive landscape-led design, improved public domain, and built form that respects the established bushland setting.

Temporary negative impacts during construction—access disruptions, noise, vibration, service relocations and contractor traffic—are expected but are manageable with standard mitigation measures.

Cumulative Masterplan – Social Impacts

Across the full redevelopment horizon, major cumulative themes include:

- **Population Renewal and Community Cohesion:** A generational refresh of the Village community and introduction of new housing types that enhance resilience and support ageing in place.
- **Long-Term Community Resilience:** A flexible master planning framework that supports evolving models of care and service provision, helping ensure the Village remains responsive to residents' changing needs over time and reducing future disruption to the community.

- **Improved Care Continuum:** Delivery of approximately 100 new RAC beds, a new Health & Care Precinct, allied health services, and dementia-supportive care models.
- **Substantial Accessibility Uplift:** Village-wide mobility upgrades addressing steep gradients, narrow roads and historic pedestrian constraints.
- **Environmental and Landscape Benefits:** A 2:1 tree replacement strategy, biodiversity-led landscape design, improved water-sensitive design and strengthened bushfire resilience.
- **Economic and Livelihood Improvements:** Construction-related employment, ongoing operational roles, and uplift in local economic activity.
- **Enhanced Social Infrastructure:** Expanded community spaces, improved open space network, and upgraded recreation and wellbeing facilities.
- **Managed Transition and Change:** Clear communication, staging, relocation support, and resident-centred change management processes throughout the renewal.

Overall, the masterplan delivers strong long-term social benefits, with well-defined strategies to minimise and manage residual risks.

1 Introduction

This Social Impact Assessment (SIA) has been prepared by Hadron Group on behalf of RSL LifeCare (Applicant). It supports a Concept and Stage 1 State Significant Development Application (SSDA) for a new seniors housing development on land at the RSL ANZAC Village, Narrabeen.

1.1 DEVELOPMENT DESCRIPTION

Development consent is sought for the following. A detailed description of the development is outlined in the Environmental Impact Statement prepared by Colliers Urban Planning.

Concept Proposal

A concept master plan for the renewal of parts of the existing RSL ANZAC Village for seniors housing, comprising:

- Residential accommodation for the purposes of seniors housing, including ancillary uses, supporting a new onsite Gross Floor Area of approximately 72,000sqm;
- A range of planning envelopes across the site accommodating basement levels and heights ranging between one (1) to eight (8) storeys;
- Approximately one thousand (1600) new underground and structured car parking spaces, plus street parking;
- Demolition and site preparation works, including tree removal;
- Site landscaping, tree planting and embellishment works;
- Upgraded entries to the site from Lantana Avenue and Veterans Parade and upgraded internal vehicle and pedestrian access and circulation; and
- Utility and services augmentation as required.

Stage 1 Development

Detailed approval for the operation and use of the first stage of the concept proposal, comprising:

- Demolition and site preparation works, including tree removal;
- Residential accommodation for the purposes of seniors housing, including ancillary uses, supporting a new onsite Gross Floor Area of approximately 12,700sqm;
- A range of building heights across the site accommodating one basement level, a row of garages, and three different building heights of two (2), five (5) and six (6) storeys;
- One hundred and twenty-two (122) basement car parking spaces, fourteen (14) garage parking spaces, as well as an estimated forty-one (41) surface parking spaces;
- Amendments to existing bushfire asset protect zones to facilitate the development;
- Associated landscape and open space delivery;
- Building identification signage and wayfinding; and
- Services and utility augmentation.

1.2 LEGISLATION AND GUIDELINES

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARS) dated 15 July 2025 for SSD-85869467. Specifically, this report has been prepared to respond to those SEARS outlined in Table 1.

Table 1: Extract from industry-specific SEARS for seniors housing

Item	SEARS Requirement	Relevant Section of Report
18.0	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 Social Impact Assessment Guideline for State Significant Projects.	This report

1.3 STUDY STRUCTURE

To address the requirements of the Social Impact Assessment Guideline for State Significant Projects, this study has been set out as follows:

- **Section 2 – SIA Methodology:** Provides an overview of the approach used to undertake the SIA
- **Section 3 – Project Context:** Identifies key planning and land use considerations for the project
- **Section 4 – Social Baseline:** Provides an overview of the socio-economic and demographic profile of the social locality used for the SIA
- **Section 5 – Social infrastructure Review:** Audits local social infrastructure provision and the impact of the project
- **Section 6 – Engagement Outcomes:** Provides a summary of the community consultation undertaken to assist in identifying the extent and magnitude of social impacts
- **Section 7 – Social Impacts Assessment – Stage 1:** Identifies the social impacts associated with the Stage 1 development and outlines proposed mitigation strategies
- **Section 8 – Social Impacts Assessment – Concept Master Plan:** Identifies broad long-term social risks and opportunities across the 10–15 year renewal horizon.

2 SIA Methodology

This section outlines the methodology used to undertake this SIA assessment. An SIA aims to identify and analyse social impacts from the perspectives of the affected communities and other affected stakeholders and develop responses to reduce or mitigate these impacts (negative social impacts) or enhance them (positive social impacts).

The Social Impact Assessment Guideline for State Significant Projects identifies the following social impact categories for consideration.

Table 2: Social impact categories

Categories	Types of impact
Way of life	How people live, how they get around, how they work, how they play, and how they interact each day
Community	Composition, cohesion, character, how the community functions, resilience, and people's sense of place
Access	How people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation
Culture	Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings
Health and wellbeing	Physical and mental health especially for those who are highly vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health
Surroundings	Access to, and use of, services that ecosystems provide such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity
Livelihoods	People's capacity to sustain themselves through employment or business
Decision-making systems	The extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms

Source: Social Impact Assessment Guideline for State Significant Projects (2025)

2.1 SIA ASSESSMENT METHODOLOGY

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the Social Impact Assessment Guideline for State Significant Projects.

Table 3: Overview of SIA approach

<i>Issues scoping</i>	<i>Impact analysis</i>	<i>Mitigation and impact management</i>
<ul style="list-style-type: none"> Review existing land uses Review relevant state and local policies Consider community experiences of other projects Identify project's social locality Analyse social baseline Assess impact on social infrastructure 	<ul style="list-style-type: none"> Review engagement outcomes Review site plans and technical assessments Assess the extent and nature of likely social impacts against baseline conditions Assess cumulative impacts 	<ul style="list-style-type: none"> Develop responses to social impacts and explain residual social impacts Propose arrangements to monitor and manage residual social impacts

2.2 APPROACH TO ASSESSING SOCIAL IMPACTS

The risk assessment methodology outlined in the Technical Supplement to Social Impact Assessment Guideline for State Significant Projects has been applied in this SIA. This approach assesses the overall significance of identified positive and negative social impacts by considering the magnitude and dimensions of the impact and the likelihood that it will occur. The following tables are used to guide the rating assessment.

Table 4: Likelihood categories

Likelihood	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: *Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement*

Table 5: Magnitude dimensions

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

Source: *Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement*

Table 6: Magnitude levels

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

Source: *Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement*

Table 7: Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A Almost certain	Low	Medium	High	Very High	Very High	
B Likely	Low	Medium	High	High	Very High	
C Possible	Low	Low	Medium	High	High	
D Unlikely	Negligible	Low	Low	Medium	High	
E Very unlikely	Negligible	Negligible	Low	Medium	Medium	

Source: Social Impact Assessment Guideline for State Significant Projects (2025) – Technical Supplement

The Technical Supplement highlights that the ratings of likelihood and magnitude typically have both subjective and objective components, as they will depend on people’s individual experiences and/or perceptions as well as technical evaluations.

Each impact is first analysed in the absence of any mitigation or enhancement actions. Responses to each impact are then developed to mitigate (negative social impacts) or enhance (positive social impacts) their effects. The assessment is then repeated assuming the responses have been implemented, to determine their residual impact rating.

3 Project Context

3.1 SITE DESCRIPTION

The site is located at 90 Veterans Parade, Narrabeen, which is situated within the Northern Beaches Local Government Area (LGA) and is commonly known as the RSL ANZAC Village.

The Village overall has a total area of approximately 44 hectares and comprises 6 allotments. It is noted, however, that the SSDA is only proposed to apply to land with the four allotments of the Village that are located south of Coolooli Road, as tabulated below.

Table 8: Site description

Legal Description	Area (Approximately)
Lot 2611 DP752038	21ha
Lot 573 DP 752038	2ha
Lot 1 DP 803645	9ha
Lot 1 DP 774980	6ha

The site is irregular in shape and is bounded by Veterans Parade to the east and Lantana Avenue to the south. It currently comprises an existing low and mid-rise seniors housing development that contains a mixture of independent living units, veteran accommodation, residential care facility accommodation, and associated ancillary uses

An aerial of the site is provided in Figure 1.

Figure 1: Site aerial (highlighted in red)



Source: Nearmap and Ethos Urban

3.2 SITE CONTEXT

The site is set within a predominantly natural and low-density residential environment. To the north, the site adjoins Colooli Road and existing seniors living accommodation within the Village, supported by substantial areas of native vegetation, with the wider area transitioning toward Narrabeen Lagoon and the low-density suburbs of Elanora Heights and North Narrabeen. The western edge is defined by significant foreshore vegetation and direct proximity to Narrabeen Lagoon, including the publicly accessible Lagoon Trail and wider bushland connections. To the south, the site fronts Lantana Avenue, opposite established low-density residential dwellings that sit at a higher elevation due to rising topography. Along the eastern boundary, Veterans Parade separates the site from low-scale residential properties within an established suburban context.

3.3 SITE CONSTRAINTS

The site is subject to a number of environmental and physical constraints, including the presence of four heritage-listed items, areas of Class 2, 3 and 5 acid sulfate soils along the western boundary, and landslip risk across the site associated with steep slopes and flanking landforms. The site also contains extensive areas of native vegetation, bushland setting, threatened and high-conservation habitat, mapped wildlife corridors, riparian lands and coastal zone overlays, all of which influence how development can be sensitively located, designed and managed.

3.4 LOCAL AND STATE PLANNING POLICES

Table 9 outlines the relevant state and local plans and strategies for the site.

Table 9: State and local plans and strategies

Planning Document	Relevant Context
Ageing Well in NSW: Seniors Strategy 2021-2031	<p>Ageing Well in NSW: Seniors Strategy 2021–2031 (the strategy) is the NSW Government’s commitment to respond to the opportunities and challenges of our ageing population.</p> <p>The Strategy identifies four focus areas as the cornerstones for whole-of government, whole-of-community actions that can make a difference for older people across the state:</p> <ul style="list-style-type: none"> • Living in age-friendly environments • Participating in inclusive communities • Staying safe, active and healthy • Being resilient and informed. <p>One of the actions under Focus area 1 is to work towards increased housing options for older people that are age appropriate, affordable, accessible and close to transport, recreation and community services.</p>
Greater Sydney Region Plan – A Metropolis of Three Cities North District Plan	<p>The Greater Sydney Region Plan is built on a vision of three cities where most people live within 30 minutes of work, education, health facilities, services and great places. It adopts the <i>10 Directions for a Greater Sydney</i> and sets 40 objectives aimed at delivering these outcomes. The North District Plan sets out planning priorities and actions for the District which align with the Greater Sydney Region Plan framework.</p> <p>Objectives relevant to the proposal include:</p> <ul style="list-style-type: none"> • Objective 6 - Services and infrastructure meet communities’ changing needs • Objective 7 - Communities are resilient, healthy and socially connected • Objective 11 - Housing is more diverse and affordable • Objective 13 - Environmental heritage is identified, conserved and enhanced • Objective 25 - The coast and waterways are protected and healthier • Objective 27 - Biodiversity is protected, urban bushland and remnant vegetation is enhanced.

Planning Document	Relevant Context
Northern Beaches Local Strategic Planning Statement (LSPS)	<p>The LSPS identifies Council's priorities in giving effect to the North District Plan and the Greater Sydney Region Plan. The LSPS identifies the site as an urban area.</p> <p>The following priorities are of relevance to the site.</p> <ul style="list-style-type: none"> • Priority 2 – Protected and enhanced bushland and biodiversity: Emphasises protecting high-value bushland, conserving habitat, retaining native vegetation and connectivity, and ensuring development avoids and minimises impacts before offsets are considered. • Priority 8 – Adapted to the impacts of natural and urban hazards and climate change: Focuses on minimising risks to life, property and public health, and avoiding inappropriate intensification or incompatible uses in hazard-affected areas. • Priority 11 – Community facilities and services that meet changing community needs: Seeks to ensure development is supported by appropriate social infrastructure, improve the effectiveness of existing facilities, and encourage community involvement, partnerships and co-location of services. • Priority 12 – An inclusive, healthy, safe and socially connected community: Promotes neighbourhoods that support inclusion, wellbeing and social interaction, with accessible community services, housing close to centres and transport, and active travel options. • Priority 17 – Centres and neighbourhoods designed to reflect local character, lifestyle and demographic changes: Encourages design excellence that enhances local character, activates public spaces and transport connections, and respects heritage and cultural identity.
Northern Beaches Local Housing Strategy (LHS)	<p>The LHS sets out a vision for accommodating population growth in the LGA with a focus on locating medium and higher density housing in centres that have good accessibility to public transport (the B-Line bus route) and providing increased housing diversity in the form of dual occupancies, seniors housing and boarding houses in other centres with good access to shops and services.</p> <p>Priority 5: Planning for seniors housing seeks to incentivise the delivery of seniors housing in appropriate, accessible locations through a Northern Beaches-specific approach that:</p> <ul style="list-style-type: none"> • supports the redevelopment and upgrading of older or larger seniors housing sites to increase the supply of all-inclusive seniors housing and residential care; • encourages seniors housing within multi-level developments in accessible Centre Investigation Areas; and • limits seniors housing in inaccessible or unsuitable locations, including areas affected by high natural hazard risk or evacuation constraints.
Warringah Local Environmental Plan (LEP) 2011	<p>The Warringah Local Environmental Plan 2011 applies to the site. The land is zoned SP1 Special Activities – Seniors Housing and Health Services Facilities and C2 Environmental Conservation.</p> <p>There are no maximum building height, floor space ratio or minimum lot size controls applying to the site. Surrounding residential areas are subject to an 8.5-metre height limit, generally accommodating two–three storey development.</p>
Warringah Development Control Plan (DCP) 2011	<p>The applicable Development Control Plan (DCP) for the site is the Warringah DCP 2011. Part F: Zones and Sensitive Areas includes specific character controls for the War Veterans Village, requiring future development to maintain its role in providing housing for older people, keep buildings below the predominant tree line to minimise visual impacts from the Narrabeen Lagoon catchment, use articulation and landscaping to reduce perceived bulk, reflect the scale of surrounding residential development along Veterans Parade and Lantana Avenue, cluster buildings to minimise disturbance to vegetation and landforms, contain bushfire and stormwater measures within the site, and preserve visually and ecologically significant vegetation and natural landforms.</p>
SEPP (Housing) 2021	<p>The SEPP (Housing) 2021 Part 5 (Housing for seniors and people with a disability) identifies a set of non-discretionary development standards which cannot be used to</p>

Planning Document	Relevant Context
	refuse consent. This includes a maximum building height of 9.5m and a maximum floor space ratio for independent living units of 0.5:1 and a maximum floor space ratio for Residential Care Facilities (RCFs) of 1:1.
Shape 2028 Northern Beaches Community Strategic Plan 2018 - 2028	<p>Shape 2028 Northern Beaches Community Strategic Plan 2018-2028 defines the framework for achieving the community’s vision for the Northern Beaches as ‘a safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.’</p> <p>The following CSP outcomes are relevant to the proposal:</p> <ul style="list-style-type: none"> • Protection of the environment • Environmental sustainability • Places for people • Community and belonging

3.5 SURROUNDING DEVELOPMENT

The *Cumulative Impact Assessment Guidelines for State Significant Projects* require consideration of all other State significant development (SSD) projects within the study area, with the study area defined broadly enough to capture potential cumulative impacts.

Within the defined study area, the only approved or proposed SSD or significant project with the potential to contribute to cumulative impacts is the Indigo by Moran Seniors Living development at the former Wesley Residential Village, located at 81A Lagoon Street, Narrabeen. The Indigo development proposes the demolition of existing dwellings, including a 74-bed Residential Aged Care (RAC) facility, and the construction of a 5–6 storey seniors housing complex comprising 149 Independent Living Units (ILUs), a 10-bed RAC facility, communal amenities, and three levels of basement parking.

The Indigo site is located approximately 3 kilometres north of the subject site via Pittwater Road. An Environmental Impact Statement (EIS) has been publicly exhibited, with responses to submissions currently under consideration. Construction is anticipated to occur over an estimated two-year period, with construction traffic accessing the site from both the south via Pittwater Road and from the north via Ocean Road.

In contrast, construction traffic associated with the subject site is expected to predominantly utilise Pittwater Road and Edgecliff Boulevard, accessed via Collaroy Beach. As a result, the potential for cumulative construction traffic impacts is largely limited to northbound movements along Pittwater Road.

Given the spatial separation between the two sites, differing construction access routes, and the absence of other concurrent SSD projects within the study area, the potential for significant cumulative social impacts on local residents is considered limited.

4 Social Baseline

This section of the report aims to establish the social context without the project.

4.1 SOCIAL LOCALITY

Given the contained nature of the proposed redevelopment within the existing RSL ANZAC Village, the primary social impacts will be experienced by residents, staff, visitors, and users of the Village itself. The most direct external effects – such as changes to traffic, access, local amenity, and construction activity – are expected to occur along the immediately adjoining residential streets, including Veterans Parade, Lantana Avenue and Colooli Road. These surrounding neighbourhoods represent the closest residential interface and are therefore the communities most likely to perceive or experience the project's impacts. For these reasons, the social locality for the assessment is appropriately defined as the RSL ANZAC Village and the adjacent residential streets that directly interact with the site.

Figure 2 illustrates the defined social locality using ABS Mesh Blocks, the smallest geographic areas defined by the Australian Bureau of Statistics. ANZAC Village – which incorporates the site and the existing ILUs located north of Colooli Road – is represented by a single Mesh Block (shaded pink). There are three uninhabited Mesh Blocks to the north and west of the site (shaded brown) and seven Mesh Blocks with low-rise residential uses to the south and east of the site (shaded yellow).

Figure 2: Defined Social Locality



Source: OpenStreetMap, Hadron Group

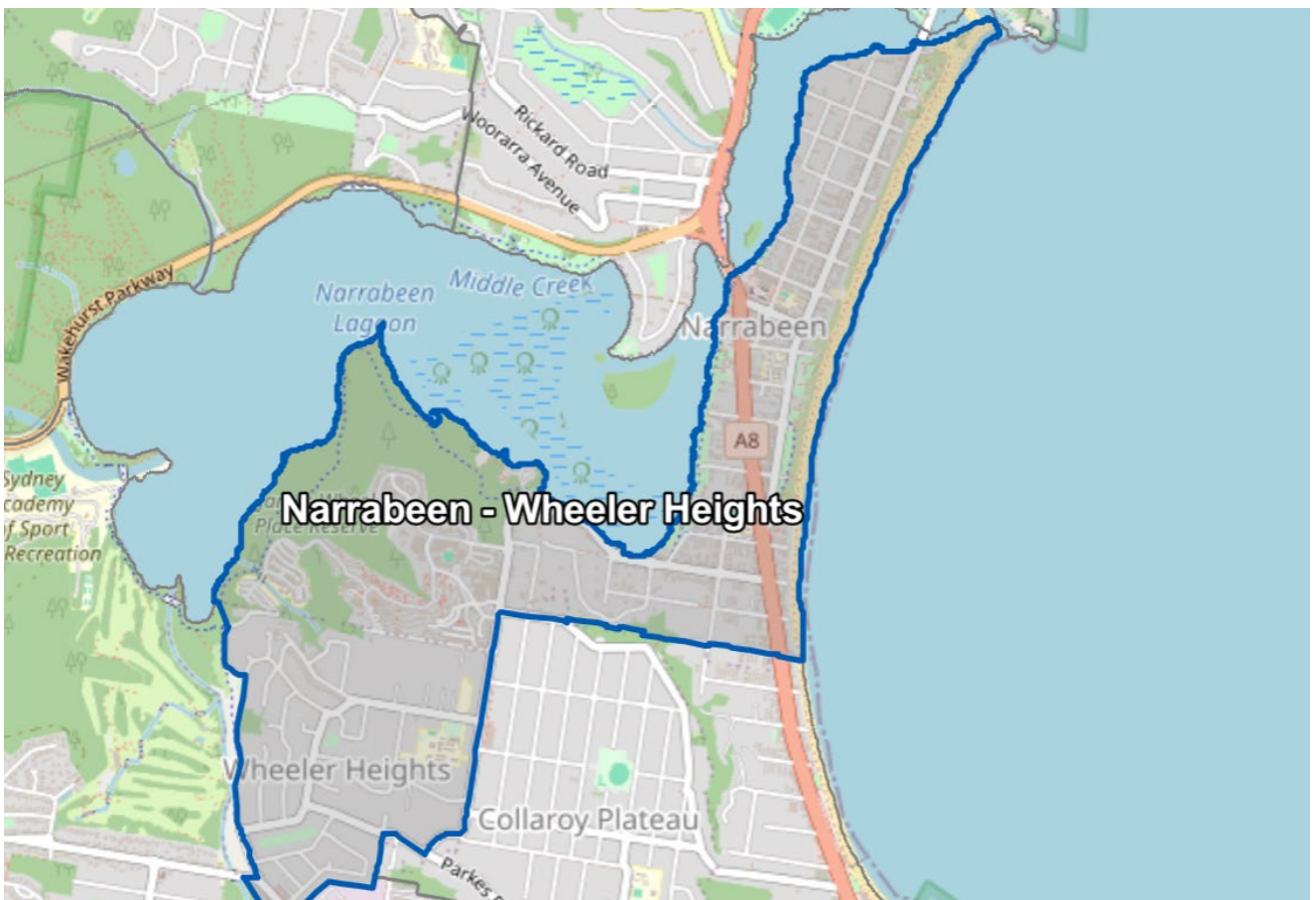
4.2 CURRENT PROFILE OF IMPACTED COMMUNITY

Source: ABS Census

Table 10 compares demographic and socio-economic indicators for the identified Social Locality, Narrabeen – Wheeler Heights Statistical Area 2 (SA2), Northern Beaches LGA and Greater Sydney. These demographic profiles aim to provide a better understanding of the community and how it would be impacted by the proposed redevelopment.

Figure 3 identifies the boundary for the Narrabeen – Wheeler Heights SA2

Figure 3: Narrabeen – Wheeler Heights SA2



Source: ABS Census

Table 10: Socio-economic and demographic indicators for the Social Locality and comparator areas – 2021 Census

Category	Social Locality	Narrabeen-Wheeler Heights (SA2)	Northern Beaches (LGA)	Greater Sydney
Selected characteristics				
Median annual household income	N/A	\$103,896	\$134,784	\$108,004
Rent payments > 30% of household income (% households) ¹	\$0	\$0	\$0	\$0

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Category	Social Locality	Narrabeen-Wheeler Heights (SA2)	Northern Beaches (LGA)	Greater Sydney
Median age (years)	N/A	46	41	37
Average household size	1.7	2.3	2.7	2.7
Requires assistance with core activities (% of population)	41.27%	7.84%	3.90%	5.20%
Has a long-term health condition (% of population)	72.19%	30.33%	23.78%	23.56%
Provides unpaid assistance (% of persons aged 15+ years)	8.89%	10.58%	11.08%	10.65%
Self-contained retirement units / persons aged 55+ years	57.88%	18.96%	4.91%	2.43%
Labour force participation rate (% of persons aged 15+ years)	3.43%	59.07%	65.51%	59.99%
Health care & social assistance (% of persons aged 15+ years)	1.59%	5.85%	6.08%	6.22%
Household income				
Low (up to \$1,000 per week)	61.80%	25.23%	17.40%	22.70%
Medium (\$1,000 - \$1,999 per week)	25.41%	22.34%	18.60%	22.70%
High (\$2,000+ per week)	7.05%	47.19%	58.20%	48.90%
Not stated	6.23%	5.49%	5.80%	5.70%
Total	100.00%	100.00%	0.00%	100.00%
Population				
Aged 0-14 years	0.00%	19.46%	18.50%	18.40%
Aged 15-64 years	4.30%	61.19%	63.30%	66.40%
Aged 65+ years	95.22%	19.34%	18.20%	15.20%
Total	100.00%	100.00%	0.00%	100.00%
Country of birth				
Australia	71.08%	72.19%	66.70%	56.80%
- Aboriginal and Torres Strait Islanders	0.32%	0.89%	0.60%	1.70%
Other major English speaking countries ²	14.42%	11.22%	13.40%	6.30%
Other overseas born	7.25%	12.07%	13.10%	28.10%
Not stated	7.25%	3.63%	6.80%	8.70%
Total	100.00%	100.00%	100.00%	100.00%
Dwelling structure (occupied private dwellings)				
Separate house	6.64%	32.69%	57.26%	55.81%
Semi-detached, row or terrace house, townhouse etc.	78.36%	15.63%	8.79%	12.79%
Flat, unit or apartment	15.01%	51.08%	33.35%	30.73%
Other	0.00%	0.48%	0.41%	0.45%
Not stated	0.00%	0.11%	0.19%	0.22%
Total	100.00%	100.00%	100.00%	100.00%
Housing suitability (occupied private dwellings)				

Category	Social Locality	Narrabeen-Wheeler Heights (SA2)	Northern Beaches (LGA)	Greater Sydney
1 or more bedroom needed	0.47%	2.94%	4.96%	2.95%
No bedrooms needed or spare	24.30%	29.79%	22.01%	21.61%
1 bedroom spare	59.66%	38.08%	28.37%	29.24%
2 bedrooms spare	5.76%	14.94%	19.74%	20.74%
3 or more bedrooms spare	0.47%	6.18%	9.62%	11.65%
Not stated / applicable	9.35%	7.81%	15.30%	13.82%
Total	100.00%	100.00%	100.00%	100.00%
Tenure type (occupied private dwellings)				
Owned outright	22.64%	30.12%	34.80%	27.76%
Owned with a mortgage	0.00%	27.56%	34.94%	33.28%
Rented	13.18%	32.32%	26.88%	35.94%
Other	54.26%	8.65%	2.40%	2.40%
Not stated	9.92%	1.03%	0.99%	1.32%
Total	100.00%	100.00%	100.00%	100.00%
Household type (occupied private dwellings)				
Couple family with children	0.00%	27.12%	37.93%	35.98%
Couple family without children	27.05%	27.43%	27.01%	24.39%
One parent family	0.62%	9.05%	8.83%	10.95%
Other family	6.80%	0.77%	0.75%	1.28%
Lone person households	65.07%	32.83%	22.31%	23.22%
Group households	0.46%	2.73%	3.17%	4.19%
Total	100.00%	100.00%	100.00%	100.00%

Source: ABS, 2021 Census of Population and Housing, General Community Profile

(1) Includes unable to determine and excludes not applicable

(2) Canada, England, Ireland, Malta, New Zealand, Scotland, the United States, and Wales

Demographic Characteristics

The locality has an overwhelmingly older population, with 95.22% of residents aged 65 years and over, compared with 19.34% in the Narrabeen–Wheeler Heights SA2 and 18.20% across the Northern Beaches LGA. Children and younger adults are largely absent. This unique age profile is directly linked to the retirement living function of the site.

The locality's average household size (1.7 people) is significantly smaller than the SA2 (2.3) and the LGA (2.7). Households are mostly lone-person households (65.07%) or couples without children, again reflecting the age and lifestyle characteristics of residents.

Health and Support Needs

The locality exhibits substantially higher levels of health and support needs than the surrounding region.

- 41.27% of residents require assistance with core activities – over five times the SA2 rate (7.84%).

- 72.19% report a long-term health condition, compared with 30.33% in the SA2 and 23.78% across the LGA.

Socioeconomic and Labour Characteristics

As would be anticipated with a mostly retired population, household incomes and employment activity in the locality are markedly lower than in the broader region.

- 61.8% of households are low-income (less than \$1,000 per week), compared with 25.23% in the SA2 and 17.40% across the LGA.
- High-income households are rare (7.05%), relative to the SA2 (47.19%) and LGA (58.20%).
- Labour force participation is extremely low (3.43%).

These statistics demonstrate that the locality is dominated by an older, predominantly retired population residing within the Village. The Village occupies its own Statistical Area Level 1 (SA1), which has an Index of Relative Socio-economic Disadvantage (IRSD) score of 2. In contrast, the surrounding SA1s – representing the population living outside the Village – have an IRSD score of 10, indicating comparatively low levels of socio-economic disadvantage.

Housing and Dwelling Characteristics

The locality is dominated by retirement housing. 57.88% of residents aged 65+ live in self-contained retirement units, compared with 18.96% in the SA2 and only 4.91% across the LGA. Housing types include mostly semi-detached dwellings and apartments, consistent with the RSL ANZAC Village built form. Tenure patterns also differ markedly, with a large proportion of dwellings classified as "other" tenure (54.26%), due to the Village's accommodation and ownership structures.

Comparison with the SA2 and Northern Beaches LGA

The social locality differs significantly from the Narrabeen–Wheeler Heights SA2 and the Northern Beaches LGA in several ways:

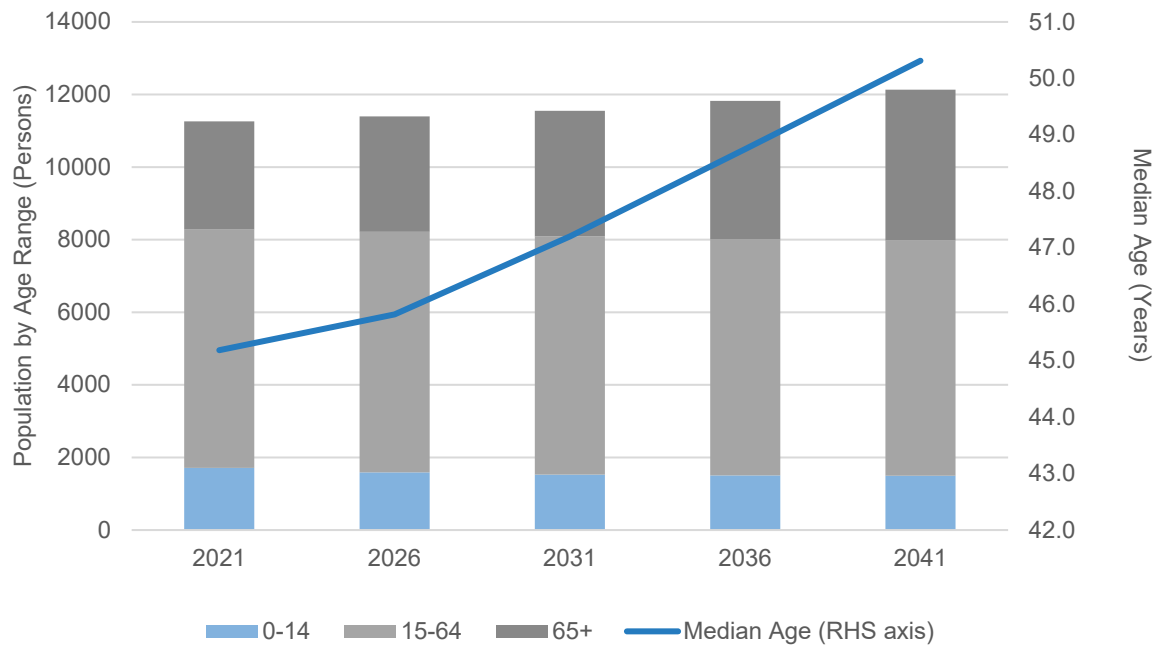
- **Age Structure:** The locality is overwhelmingly aged, whereas the surrounding SA2 and LGA display more balanced age profiles. This results in different social needs, household arrangements, and community dynamics.
- **Health and Support Needs:** Rates of long-term health conditions and requirements for assistance are substantially higher in the locality, indicating greater dependence on accessible healthcare, mobility support, and community services.
- **Income and Economic Participation:** The locality's lower incomes and very low workforce participation reflect its predominantly retired population. However, it sits within a broader area that is comparatively affluent and characterised by high levels of economic activity.
- **Household and Dwelling Patterns:** The area is dominated by small households, retirement-oriented dwellings, and non-standard tenure forms – contrasting with the more balanced housing and household composition typical of the SA2 and LGA.

4.3 FUTURE PROFILE OF IMPACTED COMMUNITY

The site is located within the Australian Bureau of Statistics' Narrabeen–Wheeler Heights SA2, which encompasses the lagoon foreshore, adjoining bushland and the established residential communities of Narrabeen and Wheeler Heights. NSW Department of Planning population projections for this SA2 (Figure 4) highlight a pronounced ageing trend over the next two decades, with strong growth in the 65+ age cohort and only modest change or decline in younger age groups. As a result, the median age is expected to increase by more than five years between 2021 and 2041.

Historically, the SA2 experienced average annual population growth of around 120 people between 2001 and 2011, slowing to approximately 62 people per year in the decade to 2021. Current projections suggest growth of around 30 people per year to 2031, increasing to approximately 58 people annually between 2031 and 2041.

Figure 4: Narrabeen – Wheeler Heights SA2 – projected population by age group and median age



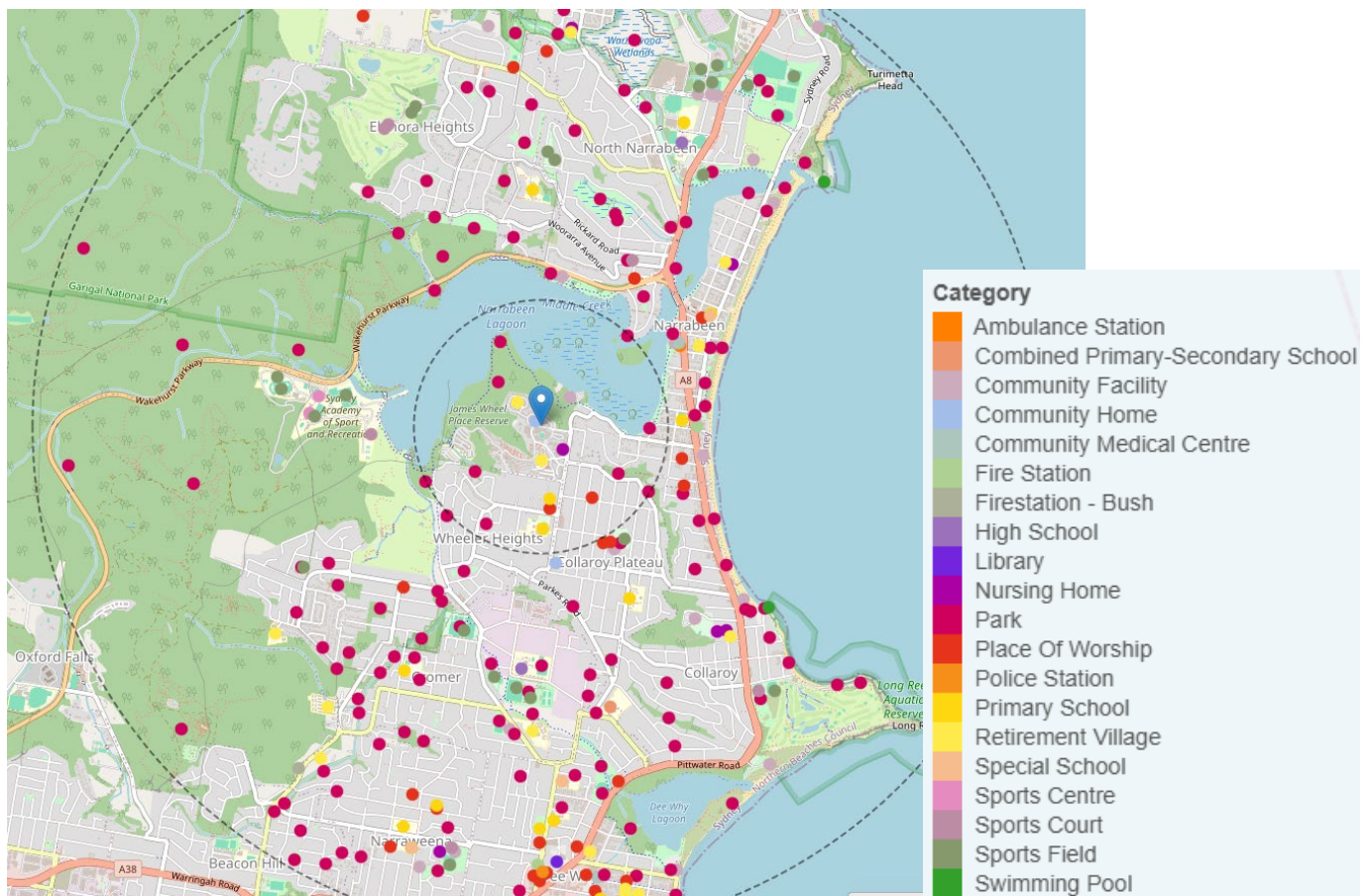
Source: NSW Department of Planning (2024 NSW Population Projections)

5 Social Infrastructure Review

The following section outlines the social infrastructure in and around the site. This analysis evaluates the proposal's potential impacts on access to and availability of social infrastructure and identifies opportunities for the proposal to address any gaps in local social infrastructure provision.

The local social infrastructure context for the site is shown below in Figure 5 and detailed in the following sections. The audit has been undertaken for a 1 km, and 4 km radius of the site and has been informed by an analysis of the NSW Points of Interest (NSW POI) dataset.¹

Figure 5: Location of existing facilities - 1km radius (inner circle) – 4km radius (outer circle)



Source: Hadron Group, Google Maps, NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Residents of the Village benefit from access to a well-established and diverse network of social infrastructure that supports recreation, health, community participation, and daily living needs. The surrounding area offers a wide range of parks, community centres, foreshore areas, sporting clubs, health services and essential amenities, reflecting the mature suburban and coastal character of Narrabeen and the wider Northern Beaches region.

¹ NSW Point of Interest (POI) Map Service, State Government of NSW and Spatial Services (DCS) 2024.

Parks and Open Space

The Village has its own 2,800sqm landscaped park on Veterans Parade as well communal garden assets and a pedestrian walkway through its conservation areas. The site is situated within a rich landscape of parks and reserves that provide opportunities for passive recreation, walking, nature appreciation and social interaction. Within a 1km radius are multiple local parks – including Edgar Gornall Wildflower Gardens, Wheeler Park, Grasmere Reserve, and Wimbledon Reserve. Residents also have access to district and regional level parks within a 2km walking distance.

Table 11: Parks and reserves within a 2km radius of the site

Facility name	Hierarchy	Address	Proximity
Lantana Avenue Reserve	Local	Lantana Avenue, Wheeler Heights NSW 2097, Australia	< 1km
Jamieson Park	Regional	65 Colooli Rd, Narrabeen NSW 2101, Australia	<1km
James Wheeler Place Reserve	n/a	8 James Wheeler Pl, Wheeler Heights NSW 2097, Australia	<1km
Grasmere Reserve	Local	27 Grasmere Cres, Wheeler Heights NSW 2097, Australia	< 1km
Edgar Gornall Wildflower Gardens	Local	69 Edgecliffe Blvd, Collaroy Plateau NSW 2097, Australia	< 1km
Wimbledon Reserve	Local	63A Wimbledon Ave, North Narrabeen NSW 2101, Australia	< 1km
Wheeler Park	Local	8 James Wheeler Pl, Wheeler Heights NSW 2097, Australia	< 2km
Windermere Park	Local	5 Torver Pl, Wheeler Heights NSW 2097, Australia	< 2km
Plateau Park	Local	45 Stella St, Collaroy Plateau NSW 2097, Australia	< 2km
Devitt Street Reserve	District	1301a A8, Narrabeen NSW 2101, Australia	< 2km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Community Facilities

The Village contains a range of community facilities centred around the Gallipoli Building in the northeast of the site, including a theatre, cinema, chapel, library, bar, café and restaurant. It also accommodates the Little Diggers Preschool, supporting intergenerational activity within the community.

The local area includes a diverse range of community centres and multipurpose venues that cater to social gatherings, lifelong learning, cultural activities and senior-focused programming. Facilities such as the North Narrabeen Community and Tennis Centre and the Tramshed Arts and Community Centre are located within 2 kilometres of the site, providing accessible opportunities for recreation and community events. Senior citizen centres in Warriewood and Dee Why further support engagement and social participation for older residents. The broader network of community facilities across Elanora Heights, Cromer and Narrabeena also contributes to a variety of group activities, meeting spaces and support services available to Village residents.

Table 12: Community facilities within 4km of the site

Facility name	Address	Proximity
North Narrabeen Community And Tennis Centre	2 Woorarra Ave, North Narrabeen NSW 2101, Australia	<2km
Tramshed Arts And Community Centre	1395A Pittwater Rd, Narrabeen NSW 2101, Australia	<2km
Nelson Heather Senior Citizen Centre	4 Jacksons Rd, Warriewood NSW 2102, Australia	<3km
Dee Why Senior Citizens Centre	34 Howard Ave, Dee Why NSW 2099, Australia	<4km
Elanora Heights Community Centre	49A Kalang Rd, Elanora Heights NSW 2101, Australia	<3km
Cromer Community Centre	150 Fisher Rd N, Cromer NSW 2099, Australia	<3km
Narraweena Community Centre	68 Oceana St, Narraweena NSW 2099, Australia	<4km

Source: NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Foreshore and Coastal Access

One of the key strengths of the site's location is its proximity to extensive foreshore and coastal recreational areas. Within walking distance is Narrabeen Lagoon and Jamieson Park, providing access to waterside walking tracks, picnicking areas and water-based recreational activities. Within 2–3 kilometres, residents can reach Narrabeen Beach, Collaroy Beach, and several ocean rock pools, offering further opportunities for swimming, social outings and coastal recreation. Additional natural assets such as Dee Why Lagoon broaden the range of local environmental and recreational experiences available to residents. Collectively, these facilities offer a high level of amenity and connection to coastal and lagoon landscapes.

Table 13: Beaches, rock pools and natural water bodies / foreshore access within 4km of the site

Facility name	Address	Proximity
Jamieson Park	65 Colooli Rd, Narrabeen NSW 2101, Australia	<1km
Narrabeen Lagoon		<1km
Narrabeen Beach	Surf Club, 89 Ocean St, Narrabeen NSW 2101, Australia	<2km
Collaroy Beach	1A Frazer St, Collaroy NSW 2097, Australia	<2km
North Narrabeen Rock Pool	1A Narrabeen Park Parade, North Narrabeen NSW 2101, Australia	<3km
Collaroy Rock Pool	51A Beach Rd, Collaroy NSW 2097, Australia	<3km
Dee Why Lagoon		<4km

Source: Google Maps and NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Sporting Facilities and Recreational Clubs

The Village has its own recreational facilities including a bowling green, croquet court and putting green. It also has a pool, which is to be renewed as part of the Stage 1 development.

The area surrounding the site supports a variety of sporting and recreational clubs that offer both active and social engagement opportunities. Within 400 metres is the Narrabeen Lakes Sailing Club at Jamieson Park, providing accessible water-based activities. Several golf clubs – including Cromer, Elanora Country, and Long Reef Golf Club – are located within a short drive and offer structured sporting and social programs. Additional facilities such as tennis clubs in Elanora, Collaroy and Narraweena further expand opportunities for recreational participation for residents who wish to remain active or join community groups.

Table 14: Sporting and recreational clubs within 4km of the site

Facility name	Address	Proximity
Narrabeen Lakes Sailing Club	Jamieson Park, 40 The Esplanade, Narrabeen NSW 2097, Australia	< 400m
Cromer Golf Club	10 Wolbah Pl, Cromer NSW 2099, Australia	<2km
Elanora Country Golf Course	154-156 Elanora Rd, Elanora Heights NSW 2101, Australia	<3km
Long Reef Golf Club	1 A Anzac Ave, Collaroy NSW 2097, Australia	<3km
Narrabeen RSL Memorial And Recreation Club	116 Nareen Parade, North Narrabeen NSW 2101, Australia	<3km
Dee Why Bowling And Recreation Club	223 Fisher Rd N, Cromer NSW 2099, Australia	<3km
Elanora Park Tennis Club	156 Elanora Rd, Elanora Heights NSW 2101, Australia	<3km
Colloray Tennis Club	1 Anzac Ave, Collaroy NSW 2097, Australia	<3km
Narraweena Tennis Club	65A McIntosh Rd, Narraweena NSW 2099, Australia	<4km

Source: Google Maps and NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Health Related Facilities

The Village currently has its own Therapy and Lifestyle Centre, which provides medical and wellbeing services. However, this facility is considered to no longer meet contemporary needs and is to be renewed as part of the Stage 1 development, with additional health facilities planned as part of the Stage 3 development.

Residents have convenient access to a broad range of health services, from general practitioners and pharmacies to specialist providers and hospital care. Several GP clinics and pharmacies are located within 900 metres of the site along Veterans Parade, ensuring easy access to primary healthcare. A wide range of specialists – including dental, physiotherapy, pathology and optical services – are located within 2–5 kilometres and support ongoing health management needs. Community health services in Narrabeen and Dee Why provide further access to allied health, aged care support and wellness programs. Higher-level medical care is available at Delmar Private Hospital (6 km) and the Northern Beaches Hospital (8.5 km), ensuring residents can access comprehensive and emergency medical services when required.

Table 15 Health-related facilities within 8km of the site

Type	Name	Address	Travel distance
Pharmacy	Collaroy Plateau Pharmacy	8/63 Veterans Parade, Collaroy Plateau NSW 2097	900m
GP	Collaroy Plateau GP Dr John Wai	73 Veterans Parade, Collaroy NSW 2097	750m
GP	Plateau Family Medicine	52 Veterans Parade, Collaroy Plateau NSW 2097	800m
Medical Centre	Collaroy Medical Centre	Shop 1/1030 Pittwater Rd, Collaroy NSW 2097	2.8km
Specialist	Collaroy Dental	71 Veterans Parade, Collaroy Plateau NSW 2097	850m
Specialist	Collaroy Sports Physiotherapy	4c/65 Veterans Parade, Collaroy Plateau NSW 2100	850m
Specialist	Northern Beaches Optical	73 Waterloo St, Narrabeen NSW 2101	2.2km
Specialist	The Eyecare Spot	1091 Pittwater Rd, Collaroy NSW 2097	2.4km
Specialist	Laverty Pathology - Dee Why	Shop A/1-5 Dee Why Parade, Dee Why NSW 2099	4.2km
Specialist	NSW Health Pathology Collection Centre	Seascape Centre 1, 22-26 Fisher Rd, Dee Why NSW 2099	4.3km
Specialist	4Cyte Pathology Dee Why	27/33 Oaks Ave, Dee Why NSW 2099	4.6km
Specialist	Delmar Private Hospital	58 Quirk St, Dee Why NSW 2099	6km
Specialist	Warringah Day Surgery	10 Dale St, Brookvale NSW 2100	7.3km
General Hospital	Northern Beaches Hospital	105 Frenchs Forest Rd W, Frenchs Forest NSW 2086	8.5km
Specialist	South Pacific Private	24 Beach St, Curl Curl NSW 2096	8km
Community Health	Narrabeen Community Health Centre	1395 Pittwater Rd, Narrabeen NSW 2101, Australia	2.2km
Community Health	Dee Why Community Health Services	32A Howard Ave, Dee Why NSW 2099, Australia	4.9km

Source: Google Maps and NSW Points of Interest (POI), Spatial Services, Department of Customer Service

Transport

Village Bus Service

The Village offers 13 internal bus stops and 3 bus pick-up points. Adjacent to the site, there are 4 external public bus stops. The Village currently operates 3 x 20-seat buses and 3 x 12-seat Village shuttle. A Village circle service runs on weekdays at approximately hourly intervals between 8:00am and 4:00pm, following an in-village route and serving key destinations within the Village and nearby local shopping. An extended bus service is also available to transport residents of the Village to the larger shopping centre. These services operate Monday to Friday, with Village departures at 09:00 and 11:00, and return departures from the shops at 11:30am, 1:00pm, 1:30pm and 2:45pm. Routes serve Warriewood Square and Warringah Mall.

Public Transport

There are 4 public bus stops located adjacent to the site along Veterans Parade and Lantana Avenue. A Transport for NSW bus currently enters the Village to access the bus stop at the Lantana Avenue entrance, services the bus stop within the site boundary, using the internal loop to exit the Village back to Lantana Avenue. This movement is accommodated by the existing carriageway widths and turning geometry.

The nearest stops to the Village service the following routes: 179 – Wheeler Heights to Warringah Mall, 180 – Warringah Mall to Collaroy Plateau, 180X – City Wynyard to Collaroy Plateau.

Other Community Facilities

The locality includes a variety of essential services that support daily living and community connection, including neighbourhood shopping centres at Wheeler Heights and Collaroy Plateau, as well as larger retail centres such as Warriewood Square and Dee Why Plaza. Postal services, libraries, churches of multiple denominations, and local emergency services – including nearby fire stations and the Dee Why Police Station – provide additional layers of social infrastructure that contribute to community safety, convenience, and social inclusion.

Table 16: Other community facilities within 4km of the site

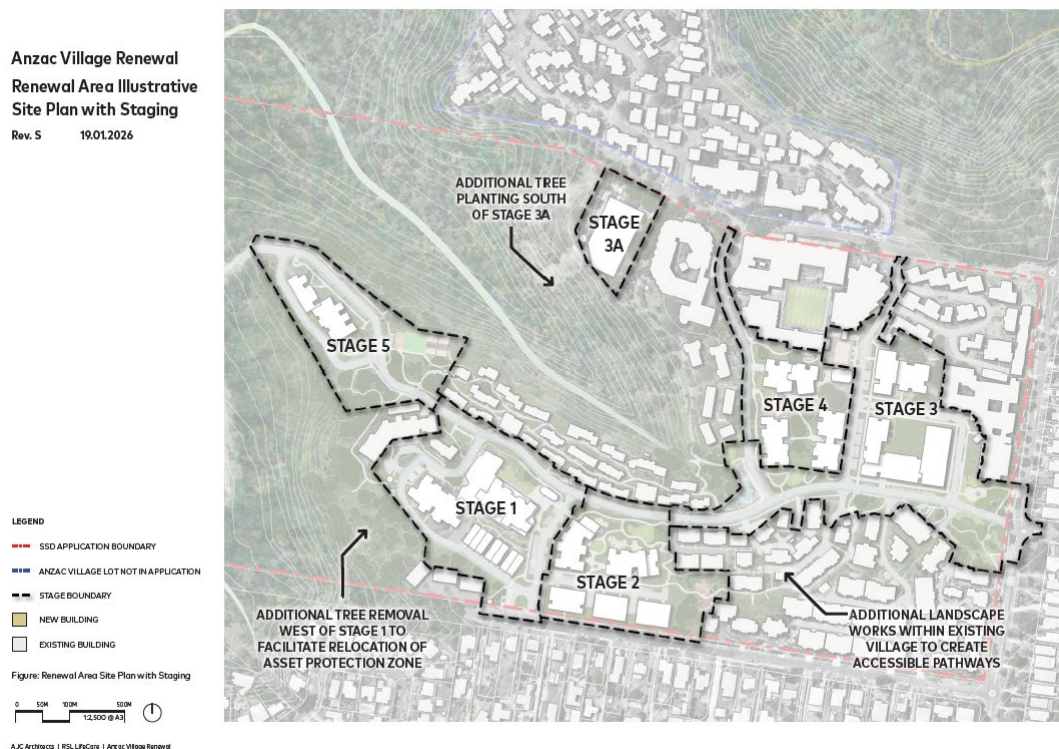
Facility name	Address	Proximity
Shopping Centre	180 S Creek Rd, Wheeler Heights NSW 2097, Australia	<2km
Warriewood Square	80 Jacksons Rd, Warriewood NSW 2102, Australia	<3km
Dee Why Plaza	24 Howard Ave, Dee Why NSW 2099, Australia	<4km
Village Plaza	888 Pittwater Rd, Dee Why NSW 2099, Australia	<4km
Dee Why Library	725 Pittwater Rd, Dee Why NSW 2099, Australia	<4km
Collaroy Plateau Post Office	65 Veterans Parade, Collaroy Plateau NSW 2097, Australia	<1km
Narrabeen Post Office	1360 Pittwater Rd, Narrabeen NSW 2101, Australia	<2km
Wheeler Heights Post Office	180 S Creek Rd, Wheeler Heights NSW 2097, Australia	<2km
Collaroy Beach Post Office	1107 A8, Collaroy NSW 2097, Australia	<2km
Narrabeen Fire Station	9 Ocean St, Narrabeen NSW 2101, Australia	<2km
Beacon Hill Rural Fire Brigade	72A Willandra Rd, Oxford Falls NSW 2100, Australia	<4km
Dee Why Fire Station	38 Fisher Rd, Dee Why NSW 2099, Australia	<4km
Dee Why Police Station	1 St David Ave, Dee Why NSW 2099, Australia	<4km
Catholic Church	8 Rose Ave, Collaroy Plateau NSW 2097, Australia	< 1km
Anglican Church	28-30 Acacia St, Collaroy Plateau NSW 2097, Australia	< 1km
Coptic Church	38A Stella St, Collaroy Plateau NSW 2097, Australia	< 2km
Baptist Church	47 Stella St, Collaroy Plateau NSW 2097, Australia	< 2km
Anglican Church	11 Clarke St, Narrabeen NSW 2101, Australia	< 2km

Source: Google Maps and NSW Points of Interest (POI), Spatial Services, Department of Customer Service

5.1 PROPOSAL'S IMPACT ON SOCIAL INFRASTRUCTURE

The Master Plan for the renewal of RSL ANZAC Village is planned for delivery over a period of 10 to 15 years. The Master Plan provides for the staged delivery of approximately 490 independent living units (ILUs) and 100 Residential Aged Care (RAC) beds, which will be offset by the stage removal of existing stock. The net increase will be approximately 480 ILUs and 100 RAC beds.

Figure 6: Staging plan



Source: ANZAC Village Renewal Concept Masterplan and Stage 1 Design Report

Master Plan Stages

The redevelopment will occur in five stages with the following objectives:

- Stage 1 – Replace the Therapy and Lifestyle Centre with a new Lifestyle Centre, complemented by adjoining residential buildings.
- Stage 2 – Deliver additional residential flat buildings adjacent to the new community heart of the Lifestyle Centre to establish a critical mass of residents, alongside smaller residential buildings designed to respect the scale of Lantana Avenue.
- Stage 3 – Reinforce the heart of the existing Village by enhancing Gallipoli and the place of worship, and introducing a new café, town square, health and care facilities, residential housing, and a residential care facility. Provide new staff car parking within the existing maintenance area.
- Stage 4 – Develop new residential housing and complete the main street with active frontage uses to support vibrancy and daily life.
- Stage 5 – Introduce high-amenity apartments set within the natural landscape, supported by adjacent active and passive recreation facilities serving the wider Village.

While the existing Village consists mostly of 1–2 storey buildings with a few 4–5 storey structures, the proposal introduces heights of up to 8 storeys. Taller buildings are concentrated around key community infrastructure and open spaces, with heights stepping down the slope to follow the natural topography. Building heights further reduce toward surrounding streets.

Table 17 illustrates the change in residential yields for each of the five stages. This includes demolition of operational existing stock as well as addition of new stock. Stage 3 involves the demolition of RAC stock, which is still currently in active use, while Stages 2 through 5 involve the demolition of some single-storey ILU stock.

Including the existing dwellings that are not part of the redevelopment, the area within the planning boundary is projected to accommodate approximately 970 Independent Living Units (ILUs) and 400 Residential Aged Care (RAC) beds upon completion of the renewal. When the adjacent lot outside the planning boundary is included, the total Village capacity increases to about 1,140 ILUs and 400 RAC beds.

Table 17: Indicative change in residential yields by stage

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Total
Independent Living Units (ILUs)						
Removed	0	-26	-18	-15	-5	-64
New	85	130	108	117	44	484
Change/Total	85	104	90	102	39	420
Residential Aged Care (RAC) Beds						
Removed	0	0	-54	0	0	-54
New	0	0	104	0	0	104
Change/Total	-0	0	50	0	0	50

Source: ANZAC Village Renewal Concept Masterplan and Stage 1 Design Report

Stage 1 Development

The Stage 1 development involves the construction of 3 buildings:

- Block 1 - 6 storey ILU apartment building & common facilities
- Block 2 - 5 storey ILU apartment building & common facilities
- Block 3 - 2 storey ILU townhouses

In total, Stage 1 will deliver:

- 78 Independent Living Units & 7 Townhouses
- Cafe pavilion in northern village green
- Village community space at ground level including, yoga / pilates studio, pool + sauna, cafe, sports bar (private), art studio, spa / massage / hairdresser space & gym
- Basement car parking, servicing, plant & waste rooms and loading area
- 2 large communal open spaces
- New roads, trees, parking and paths

The Stage 1 development will see the demolition of existing vacant RAC stock and the Therapy and Lifestyle Centre and associated pool building, which will be replaced by the ground level community space.

In addition to the community spaces, Stage 1 residents will have access to a dedicated lounge and kitchen cafe overlooking a central courtyard garden space with alfresco dining and BBQ spaces.

Figure 7 illustrates the site layout for Stage 1

Figure 7: Stage 1 site layout

Stage 1 Master Plan

Legend

- 1 Lifestyle plaza and cafe pavilion
- 2 Internal Pool
- 3 Lawn
- 4 Nature play
- 5 Bike and mobility scooter parking
- 6 BBQ area
- 7 Display garden
- 8 Wellness garden
- 9 Arbour structure to screen carpark entry
- 10 Entry statement
- 11 Feature paving
- 12 Bush track



1:1000 @ A3 0 5 10 20 30 40m

Anzac Village Narrabeen | STAGE ONE SSSA | Project No. 25-1104

ARCADIA

Source: ANZAC Village Renewal Stage 1 Landscaping Report

Population Impacts

Table 18 illustrates the projected population changes resulting from the Master Plan. The estimates assume an occupancy rate of one person per RAC bed and non-serviced studio and 1.25 persons per ILU (including townhouses and studios). Stage 1 is expected to generate an increase of 106 residents, with the full five-stage program resulting in a total uplift of 577 residents above current occupancy levels. Spread over the anticipated 15-year redevelopment period, this represents an average growth of around 38 additional residents per year.

Table 18: Additional population per stage

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Total
ILUs	106	129	111	131	50	527
RACs	0	0	50	0	0	50
Total	106	129	161	131	50	577

Source: Hadron Group analysis using RSL LifeCare occupancy estimates

The projected population increase within the planning boundary is 577 people. The projected population of the overall Village – including existing facilities within the site and the ILUs located north of Colooli Road – is expected to reach just under 1,800 residents upon completion of the Master Plan.

The demand from the additional population on existing off site social infrastructure provision is expected to be modest. The Village's extensive onsite open space network, together with its proximity to local, district and regional parks, ensures that it meets Council's benchmarks for open space provision. Likewise, the combination of existing

and planned recreation and community facilities within the Village is expected to minimise additional demand on local off site social infrastructure.

The Northern Beaches Community Centres Strategy identifies a current shortfall in community facility provision within the Brookvale–Dee Why Planning Area, based on a benchmark of 80 sqm per 1,000 residents. With the Village expected to accommodate just under 1,800 residents at full development, this equates to a need for approximately 144 sqm of community centre floorspace.

The Master Plan addresses this by prioritising easy and equitable access to onsite community facilities for all residents. In addition, the Village is well connected to surrounding centres through internal shuttle services and public bus routes, further enhancing access to a broader network of community services.

Given the Village's older age profile, a key demand on social infrastructure relates to health and social welfare services. The existing Therapy and Lifestyle Centre currently provides:

- Medical services – GPs, allied health and home care
- Diagnostic services – pathology, radiology and X-ray
- Preventative services – rehabilitation programs, falls prevention classes
- Social support – counselling, community care groups and day respite

These services are available to all seniors, not only the Village residents. As part of Stage 1, the Therapy and Lifestyle Centre will be demolished and replaced by a new Lifestyle Centre with a focus on social, recreational, and wellbeing activities (e.g. pool, gym). The existing health and social welfare services will continue to be provided on site in long term temporary facilities until they are provided in Stage 3 permanently as part of a new Therapy Centre.

6 Engagement Outcomes

6.1 ENGAGEMENT APPROACH

Stakeholder engagement for the RSL ANZAC Village Renewal Project was undertaken by Urbis across two phases between February and October 2025. The approach aligned with the NSW Department of Planning, Housing and Infrastructure's Undertaking Engagement Guidelines for State Significant Projects, as well as the Community Participation Plan. Engagement sought to ensure that residents, veterans, families, neighbours, community groups, government agencies and elected representatives were informed, consulted, and involved at appropriate stages of the project.

The approach was tailored to the Village context – particularly its ageing population, mobility needs, and long-standing community identity – and used methods appropriate to these needs. Activities included newsletters, co-creation workshops, stakeholder briefings, social media outreach, surveys, drop-in sessions, a staffed Village Information Hub and the Digital Village Information Hub. Engagement focused on building trust, supporting transparency, and ensuring that lived experience informed the evolving master plan.

6.2 ENGAGEMENT PROGRAM – PHASE 1 (INFORM AND INVOLVE)

Phase 1 (18 February–30 July 2025) focused on early engagement to shape the concept master plan. Activities included:

- Four resident newsletters distributed Village-wide
- Co-creation workshops with residents (four sessions), plus a workshop with veterans
- A Veteran Housing Survey (93 responses)
- Meetings with resident committees, individual resident groups, and internal RSL LifeCare teams
- Briefings with DPHI, local elected representatives and Council staff
- A community newsletter delivered to approx. 14,783 households and 783 businesses
- Establishment of a Village Information Hub, open five days a week
- Launch of a Digital Village Information Hub

Insights from Phase 1 directly informed the draft master plan, particularly relating to mobility, accessibility, care services, housing mix, open space, design character and environmental considerations.

6.3 ENGAGEMENT PROGRAM – PHASE 2 (CONSULT)

Phase 2 (27 September–31 October 2025) sought feedback on refined Stage 1 and concept designs prior to SSDA lodgement. Activities included:

- Resident Information Session (113 attendees)
- Family and Kin webinar
- Community drop-in information session (23 attendees)
- A second community letter delivered to 7,117 households and 320 businesses
- Geo-targeted social media communications
- Project display materials and opportunities for direct discussion with the project team

This phase confirmed that design amendments reflected earlier feedback and helped identify detailed concerns – particularly about staging, temporary relocation, construction impacts, mobility, and environmental quality.

6.4 ENGAGEMENT THEMES

Feedback has been grouped into thematic areas, summarised below.

Safety, Mobility and Accessibility: Residents consistently raised concerns about steep gradients, narrow internal roads, pedestrian safety, mobility scooter access, footpath gaps, and insufficient parking. Emergency access and the internal shuttle system were also key considerations.

Construction Impacts: Concerns centred on noise, dust, vibration, staging, contractor movements, maintaining access to essential services, and ensuring safe relocation processes compliant with the Retirement Villages Act.

Health, Wellbeing and Care Services: Stakeholders emphasised expanding aged care capacity, maintaining allied health and rehabilitation services, providing dementia-care options, and designing inclusive communal spaces that support social connection.

Housing Diversity: Feedback highlighted the need for varying unit types (studios to 3-bed units), ageing-in-place design, small household aged-care models, and continued provision of veterans' accommodation.

Design, Landscape and Village Character: Residents expressed strong interest in preserving bushland character, visual amenity, view lines and maintaining the Village's landscape identity. Building heights, orientation, architectural diversity and high-quality open space were recurring themes.

Recreation and Social Spaces: Stakeholders sought accessible and distributed community facilities such as gardens, multi-purpose spaces, fitness facilities, and communal gathering areas.

Environmental Stewardship: Residents prioritised tree protection, wildlife corridors, climate-resilient design, sustainable infrastructure, water-sensitive measures, and solar/EV readiness.

Communication: Stakeholders emphasised the importance of clear, consistent updates, transparency on staging and relocation, and accessible forums for two-way engagement.

6.5 PROPONENT RESPONSES

RSL LifeCare incorporated this feedback into the masterplan and Stage 1 design. Key responses include:

Mobility improvements:

- Expanded accessible pedestrian network
- Widened footpaths, lighting, improved gradients
- Upgraded internal roads, new one-way links, enhanced emergency access
- SEPP Seniors-compliant dwelling design and improved internal shuttle arrangements

Construction management:

- Requirement for detailed Construction Management Plans (traffic, noise, air quality, safety)
- Advance notice of works and minimisation of disruption
- Continuity of essential services
- Relocation processes aligned with the Retirement Villages Act

Care and wellbeing:

- Provision for 50 additional aged-care beds
- A future Health Precinct with GP, allied health and therapy services
- Expanded recreation and wellbeing facilities

Housing diversity:

- Mix of studios, 1–3 bedroom ILUs and townhouses
- Adoption of a small household residential aged-care model

Design, environment and sustainability:

- Taller buildings positioned centrally to minimise external visual impacts
- 2:1 tree replacement strategy
- Solarpanels, EV charging, waste and water-sensitive design
- Biodiversity-led landscape design, avoiding development in C2 conservation land

Communication commitments:

- Ongoing Village Hub and Digital Hub
- Regular newsletters and briefings
- Additional engagement during future SSDA stages

6.6 SUMMARY TABLE OF ISSUES AND RESPONSES

The issues identified during the consultation phase and the proponent’s responses are summarised in Table 19

Table 19: Summary of Engagement Outcomes

Issue	Proponent Response
Safety, Mobility & Accessibility	Upgraded path network, widened footpaths, improved lighting, enhanced internal roads, scooter-friendly routes, emergency access improvements, SEPP-compliant dwellings.
Construction Impacts	Construction Management Plans addressing noise, traffic and safety; clear staging; advance notice; continuity of services; relocation processes aligned with the Residential Villages Act.
Health & Wellbeing	Additional aged-care beds; future Health Precinct; expanded recreation, wellbeing and social facilities.
Housing Diversity	Mix of ILUs and townhouses; small household aged-care model.
Environment & Sustainability	2:1 tree replacement; development outside C2 land; solar and EV integration; water-sensitive design; biodiversity reinforcement.
Communication	Ongoing updates via newsletters, Digital Hub, Village Hub and drop-in sessions; commitment to transparency and continued engagement.

7 Social Impacts Assessment – Stage 1

Social impacts have been identified and analysed from the perspective of the community and other affected stakeholders. Different stakeholder groups considered include:

- Residents of the RSL ANZAC Village and other current site users
- Neighbours to the development
- Community with Narrabeen – Wheeler Heights SA2
- Community within Northern Beaches LGA

The SSDA seeks approval for both the concept master plan and detailed Stage 1 delivery. As the master plan is high level and subject to refinement in subsequent stages, the assessment distinguishes between a detailed analysis of the Stage 1 impacts, and a broader overview of the cumulative social impacts associated with later stages of the redevelopment.

The following assessment outlines the social impacts arising from changes to the current social environment or changes experienced by the community resulting from the proposed Stage 1 development.

7.1 WAY OF LIFE

Impacts considered include how people live, how they get around, how they work, how they play, and how they interact each day.

Table 20: Way of life – impacts and responses

Way of life – impacts and responses	
Stage 1 resident impacts	<ul style="list-style-type: none"> • Improved Quality of Housing: Incoming residents move into modern, accessible, energy-efficient ILUs, significantly improving comfort, safety and adaptability. • Immediate Access to Lifestyle and Recreation Services: Proximity to the new Lifestyle Centre offers convenient access to social, recreational and wellbeing activities that support daily routines and social connection. • Enhanced Local Accessibility: Upgraded paths, mobility-scooter-friendly routes and improved gradients enhance ease of movement within and around the Stage 1 precinct. • Strong Community Hub Environment: Incoming residents benefit from being located in the Village’s main social and recreational nucleus, increasing opportunities for engagement and reducing risk of social isolation.
Impact significance	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude: Major • Significance: High

Way of life – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Wayfinding and Accessibility Enhancements: Improved signage, lighting, gradients and mobility-scooter routes ensure safe, intuitive movement between ILUs, lifestyle facilities and existing Village services. • High-Quality and Diverse ILU Offerings: Delivery of 1-, 2- and 3-bedroom ILUs and premium penthouse units provides adaptable, secure and contemporary homes that support independence and wellbeing for incoming residents. • Integration with Lifestyle and Recreation Facilities: Co-location of ILUs with indoor and outdoor recreation, fitness and social spaces increases daily convenience and supports active ageing and social participation. • Enhanced Local Amenity and Streetscape Design: Landscaping, plazas, shaded seating and pedestrian-friendly environments improve comfort, encourage incidental social interaction and reinforce Stage 1 as a vibrant community hub. • Safety and Legibility Improvements: Upgraded lighting, passive surveillance and clearer circulation routes enhance perceived and actual safety for incoming residents, particularly as they orient themselves to the Village layout.
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Almost Certain • Magnitude: Major • Significance: Very High

Source: Hadron Group analysis.

7.2 COMMUNITY

Impacts considered include composition, cohesion, character, how the community functions, resilience and people's sense of place.

Table 21: Community – impacts and responses

Community – impacts and responses	
Community-wide impacts	<ul style="list-style-type: none"> • Integration of Incoming Stage 1 Residents: New residents joining the Village community will introduce fresh social networks, expectations and routines. Existing residents may require time to adjust as new social groups form within the upgraded precinct. • Strengthening of Community Life Within the Village: The new Lifestyle Centre, pool, gym, recreation rooms and plaza will act as an active community hub. Increased use of these amenities by Village residents will encourage greater social interaction, strengthening internal cohesion and participation. • Shift in Social Dynamics and Community Composition: Incoming residents may differ from existing residents in age, lifestyle preferences or socio-economic profile. This may create short-term differences in expectations regarding amenities, lifestyle programming or levels of activity. • Sense of Place for Existing Residents: The redevelopment may temporarily affect long-standing residents' sense of familiarity and attachment to place as older facilities are replaced by a more contemporary aesthetic and higher levels of activity.
Impact significance	<ul style="list-style-type: none"> • Direction: Mixed (generally positive, with adjustment challenges) • Likelihood: Likely • Magnitude: Moderate • Significance: High
Identified responses	<ul style="list-style-type: none"> • Inclusive Community Programming: Use of the new Lifestyle Centre to host activities that bring incoming and long-standing residents together, supporting early relationship-building and cohesion.

Community – impacts and responses	
	<ul style="list-style-type: none"> • Design That Encourages Connection: Shared spaces such as the plaza, café, pool concourse, craft rooms and fitness areas are designed to encourage informal interaction and reduce barriers between established and new resident groups. • Wayfinding and Spatial Integration: Clear, well-connected pathways, accessible gradients and intuitive signage ensure residents can easily circulate between Stage 1 and the rest of the Village, reducing psychological divides. • Strengthening Village Identity: Use of consistent material palettes, landscaping and pavilion-style architecture maintains the distinctive bushland character of the Village, supporting continuity of place identity for long-standing residents. • Resident Communication and Orientation: Providing orientation for incoming residents and information for existing residents helps ease the transition and supports shared understanding of how new facilities are intended to function.
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Almost Certain • Magnitude: Major • Significance: Very High

Source: Hadron Group analysis.

7.3 ACCESS

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

Table 22: Access – impacts and responses

Access – impacts and responses	
Construction Phase – Traffic and Wayfinding	<ul style="list-style-type: none"> • Traffic Movements: The SSDA Transport and Accessibility Impact Assessment confirms that Stage 1 construction traffic will temporarily affect internal circulation and generate additional heavy vehicle movements. Without management, these movements may conflict with resident traffic, Village shuttle services and essential service access. Construction traffic will also utilise surrounding public roads, including Lantana Avenue, Veterans Parade and Colooli Road; however, the Transport and Accessibility Impact Assessment confirms that the external road network has sufficient capacity to accommodate these temporary movements, subject to appropriate management. Worker parking, haulage routes and vehicle staging areas must therefore be carefully controlled to ensure safety and minimise disruption.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Likely • Magnitude level: Moderate • Significance: High
Identified responses	<ul style="list-style-type: none"> • Traffic Management: A Construction Traffic Management Plan (CTMP) will establish safe construction vehicle routes, traffic control measures, temporary signage and designated contractor parking areas. Temporary pedestrian and mobility pathways will be installed and maintained in accordance with accessibility standards. The external TfNSW bus stop will be temporarily relocated to ensure public safety, and emergency vehicle access will be maintained at all times. • Construction Management: Construction activities will be undertaken in accordance with a Construction Management Plan (CMP) and a Construction Environmental Management

Access – impacts and responses	
	<p>Plan (CEMP), ensuring compliance with environmental, operational and safety requirements across all phases of construction.</p> <ul style="list-style-type: none"> • Community Engagement: A proactive communication program will keep residents, neighbours and stakeholders informed about construction timing, traffic changes, staging and potential disruptions. This approach supports transparency, enables early issue resolution and ensures disruptions are minimised for a community with higher levels of vulnerability.
Residual impact	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude level: Minor • Significance: Low
Operational Phase – Traffic and Wayfinding	<ul style="list-style-type: none"> • Traffic Volumes: Stage 1 will generate a minor increase in daily traffic volumes associated with new dwellings, staff and visitors. The Transport and Accessibility Impact Assessment confirms these additional trips will have no meaningful effect on the performance of the external road network, and all surrounding intersections will continue to operate well within acceptable Levels of Service. • Internal Circulation: As new Stage 1 buildings and internal road upgrades come into use, internal circulation patterns will change, and residents, staff and visitors may require a short period of adjustment. Minor inefficiencies or confusion may occur initially, particularly around shared zones, mobility scooter routes and reconfigured access points. • Wayfinding: Some existing wayfinding limitations within the Village may persist during the early operational phase of Stage 1. While improvements are proposed as part of the Master Plan, not all wayfinding upgrades – including lighting, directional signage, and consistent accessible pathways – will be fully implemented until later stages. As a result, navigation challenges for less mobile residents and unfamiliar visitors may continue in the short term.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude level: Minor • Significance: Low
Identified responses	<ul style="list-style-type: none"> • Road Hierarchy Refinement: Stage 1 introduces the first elements of the rationalised internal road hierarchy, which will separate pedestrian, scooter and vehicle movements, improve legibility and reduce conflict points. • Parking Management (including Green Travel Plan): A coordinated parking strategy will ensure sufficient resident, visitor and staff parking, supported by clear wayfinding signage. The provision of basement car parking in Stage 1 improves accessibility and convenience for residents and visitors by locating parking closer to building entries, reducing walking distances and reliance on internal vehicle movements when compared with existing surface parking arrangements. The Green Travel Plan will further promote sustainable travel options for staff and visitors and reduce unnecessary vehicle movements within and around the Village. • Wayfinding Strategy: A comprehensive strategy – including directional signage, path markings, lighting, mobility-scooter-compatible routes and treatments for steep paths – will support intuitive navigation for residents and visitors. • Operational Monitoring: Early operational monitoring will identify any emerging issues associated with circulation, parking or navigation. Adjustments will be made as needed to improve user experience and safety.

Access – impacts and responses	
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude level: Minor • Significance: Medium
Construction phase – access to services	<ul style="list-style-type: none"> • Service Access Disruption: Construction activities may temporarily disrupt access to community and wellbeing facilities, including the pool, and various health and lifestyle services. Many of these facilities (except the pool) will be relocated to elsewhere in the village.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Likely • Magnitude: Moderate • Significance: High
Identified responses	<ul style="list-style-type: none"> • Temporary Relocation of Community Facilities: Key amenities such as the gym and sewing room and residents lounge will be temporarily relocated to ensure programs can continue during construction. • Staged Demolition and Transition Planning: The pool will remain operational for as long as feasible, with demolition delayed to the latest viable point in the staging program. • Continuity of Health and Wellbeing Services: Health, lifestyle and allied health services will be maintained through staged construction. • Construction Management: The CMP and CEMP will guide planning for maintaining safe access to essential services during all construction phases. • Targeted Communication: Proactive engagement will provide residents with advance notice of service changes, temporary relocations and reinstatement timelines.
Residual impact	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Unlikely • Magnitude level: Moderate • Significance: Low
Operational phase – access to services	<ul style="list-style-type: none"> • Continuation of Existing Clinical Services: The Therapy & Lifestyle Centre (TLC) will continue to operate in temporary locations during Stage 1, providing GP services, allied health, rehabilitation, diagnostics, counselling and home care support. This ensures ongoing access to essential health services for residents. • Temporary Gap in Upgraded Health Facilities: The new Health and Care Precinct, which will include permanent new clinical and allied health facilities, is not scheduled until Stage 3. • Reliance on Adapted Service Delivery: To maintain continuity, the Village may rely more heavily on GP home visits, mobile allied health services and temporary consulting spaces, particularly for residents with mobility limitations.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Likely • Magnitude level: Minor • Significance: Medium

Access – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Continuity Planning for Clinical Services: Maintain TLC operations throughout Stage 1 wherever possible. Identify suitable temporary consulting spaces elsewhere in the Village to avoid service gaps. • Expanded Home-Based and Mobile Health Services: Increase availability of GP home visits, allied health home visits and nursing support to ensure accessibility, especially for residents affected by temporary access limitations. • Clear Access and Wayfinding to Interim Health Facilities: Improve directional signage, mapping, communication and front-of-house support to ensure residents – many with mobility impairments – can navigate temporary arrangements without difficulty. • Communication and Resident Support: Provide regular, proactive updates on the location, availability and scheduling of health services during Stage 1, including any temporary changes or decanting arrangements. • Integration with Future Health Precinct Delivery: Stage 1 facilities and circulation upgrades are designed to support seamless transition to enhanced health services in Stage 3 once the new Health and Wellness Precinct is constructed.
Residual impact	<ul style="list-style-type: none"> • Direction: Neutral to Slight Negative • Likelihood: Possible • Magnitude level: Minor • Significance: Low

Source: Hadron Group analysis.

7.4 CULTURE

Impacts considered include both Aboriginal and non-Aboriginal culture, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings.

Table 23: Culture – impacts and responses

Culture – impacts and responses	
Cultural Impacts	<ul style="list-style-type: none"> • Reinforcement of Veteran Cultural Identity: The Stage 1 renewal introduces contemporary buildings that may temporarily alter the familiar character of long-established community spaces, requiring adjustment from long-term residents who associate the area with past practices, memories and stories. • Respect for Heritage Items and Historical Landscape: The Stage 1 footprint does not directly affect the four heritage-listed items on the site. However, redevelopment may change the surrounding setting, influencing how some residents experience or perceive heritage spaces, even if physical heritage fabric is unchanged. • Connection to Country and Aboriginal Cultural Landscape: The wider area, including Narrabeen Lagoon and bushland edges, forms part of Aboriginal cultural landscape. Stage 1 is internally located and does not alter these natural areas, but new development changes how residents visually and physically engage with landscape elements that hold cultural value. • Impact on Culturally Significant Views: The Visual Impact Assessment (VIA) indicates that Stage 1 is visually contained and does not affect broader public or culturally significant views toward the Lagoon or surrounding bushland. However, internal village views experienced by residents will change as older buildings are replaced by contemporary forms. • Shaping Place Narratives and Community Identity: The redevelopment creates a more active community hub, influencing how future stories, rituals and social practices emerge within the Village. This represents a cultural evolution rather than a loss, but long-term

Culture – impacts and responses	
	residents may initially feel a sense of change in the “village character” they associate with the RSL legacy.
Impact significance	<ul style="list-style-type: none"> • Direction: Positive/Negative • Likelihood: Likely • Magnitude: Moderate • Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Designing with Country Principles: The Master Plan has been informed by a comprehensive <i>Connecting with Country</i> process undertaken in collaboration with Aboriginal design practitioners, which established a clear cultural framework to guide the landscape, urban design and public domain strategy. This process moves beyond symbolic acknowledgement, embedding Country as an active and informing presence within the Village. Landscape and architectural responses are shaped by this framework through the use of natural and locally responsive materials, layered shading and canopy, seasonal and endemic planting palettes, and the protection and celebration of bushland edges and landform. These elements reinforce cultural and ecological relationships, support biodiversity, and create legible connections between built form, water, ridgelines and the surrounding Country. The framework also informs movement, gathering and wayfinding across the site, supporting opportunities for reflection, ceremony, shared experience and everyday interaction with Country. Collectively, these strategies ensure the renewal of the Village actively respects Aboriginal values, narratives and custodianship, while delivering a place that is culturally grounded, environmentally responsive and meaningful for residents, visitors and the broader community. • Retention of Heritage Character and RSL Identity: The precinct design reinforces the Village’s commemorative and veteran-focused identity through subtle cues such as material choices, spatial hierarchies, opportunities for gathering, and integration with existing commemorative landscapes and pathways. • Protection of Heritage Items and Settings: The Village contains four locally significant heritage items listed in the Warringah Local Environmental Plan 2011, and both the heritage items and their associated view lines are unaffected by the Stage 1 works. • Enhanced Place Narratives and Cultural Interpretation: Stage 1 provides opportunities for interpretive elements (e.g., story walls, artwork, signage, landscape gestures) that communicate the history and values of the Village, veterans, and the surrounding Aboriginal cultural landscape. • Opportunities for Community Co-Creation: Engagement processes allow residents – particularly veterans and long-standing community groups – to contribute to naming, artwork, program design and storytelling within the renewed precinct, supporting cultural continuity and sense of belonging. • Maintenance of Key Views and Bushland Relationship: Building placement and vegetation screening ensure no interruption to culturally valued broader landscape views, particularly those associated with Narrabeen Lagoon and bushland setting.
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude: Moderate • Significance: High

Source: Hadron Group analysis.

7.5 HEALTH AND WELLBEING

Impacts considered include physical and mental health especially for those who are highly vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.

Table 24: Health and wellbeing – impacts and responses

Health and wellbeing – impacts and responses	
Construction Phase – Noise and Vibration	<ul style="list-style-type: none"> • Environmental Pollution: The SSDA Noise Impact Assessment identifies that construction activities – particularly high-noise works such as excavation and heavy plant use – may result in exceedances of noise criteria at times. These activities have the potential to disturb residents, many of whom are older and more sensitive to noise, highlighting the need for appropriate management controls
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Likely • Magnitude level: Moderate • Significance: High
Identified responses	<ul style="list-style-type: none"> • Noise and Vibration Management: High-noise activities will be scheduled to minimise disturbance, especially during sensitive times of day. Modern low-noise equipment will be used, and acoustic barriers or screens installed where appropriate. Best-practice construction methods will be adopted to limit ground-borne vibration, supported by vibration and noise monitoring programs and prompt corrective action if thresholds are exceeded. • Construction Management: Construction activities will be governed by a Construction Management Plan (CMP) and a Construction Environmental Management Plan (CEMP), providing a framework for compliance with safety, environmental and operational requirements throughout the construction period. • Community Engagement: A proactive communication program will ensure residents and neighbours receive timely information about construction schedules, staging and expected impacts. Ongoing engagement will support transparency, enable early identification of issues, and assist in minimising disruption to vulnerable community members.
Residual impact	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude level: Minor • Significance: Low
Operational Phase – Noise and Vibration	<ul style="list-style-type: none"> • Noise Emissions: Noise from vehicles, car parking and resident activity is expected to be low and remain within applicable criteria when recommended acoustic treatments are incorporated. Mechanical plant associated with Stage 1 buildings may generate noise but is predicted to comply with standards when acoustically treated and appropriately located. • Vibration: No operational vibration impacts are anticipated, as vibration-generating activities are generally limited to construction and do not form part of ongoing village operations.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude level: Minor • Significance: Low

Health and wellbeing – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Acoustic Screening: Mechanical plant will be screened or enclosed where required to ensure compliance with operational noise criteria and to minimise noise spill to sensitive receivers. • Road Surface Treatments: Driveways and car parks will incorporate surface treatments and layout design that reduce tyre and engine noise, particularly near dwellings and pedestrian areas. • Noise Verification Testing: Post-occupation noise testing will confirm actual noise levels comply with assessment criteria. Corrective measures will be implemented if exceedances are identified. • Routine Equipment Maintenance: Regular servicing and maintenance of mechanical systems and equipment will ensure continued compliance with operational noise requirements over the long term.
Residual impact	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Very Unlikely • Magnitude level: Minimal • Significance: Negligible

Source: Hadron Group analysis.

7.6 SURROUNDINGS

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

Table 25: Surroundings – impacts and responses

Surroundings – impacts and responses	
Visual impacts	<ul style="list-style-type: none"> • Change in Local Visual Character: Stage 1 introduces contemporary multi-storey buildings, new public realm areas and enhanced landscaping within the Village’s central core. For residents who move through or live adjacent to this precinct, the visual environment will change notably as older structures are replaced with updated building forms and material. • High Levels of Visual Containment: The VIA confirms that Stage 1 is substantially screened by existing mature vegetation and the site’s landform. Visibility from external public viewpoints, including Narrabeen Lagoon and surrounding neighbourhood streets, is low to negligible, resulting in minimal external landscape or character impact. • Consistency with the Existing Central Village Form: Stage 1 development is generally consistent with the established scale and built form of the existing Central Village, where multi-storey buildings already exist. While Stage 1 introduces contemporary architecture, its siting ensures the broader bushland landscape setting continues to dominate external views. • Internal Perception of Change: For existing Village residents, the redevelopment will create noticeable transformation within the core precinct, with more activity, newer building materials and increased visual activation. Some long-term residents may require time to adjust to the shift from older buildings to a more modern village centre. • Minimal Impact on Surrounding Communities: Due to visual containment, screening vegetation and internal siting, Stage 1 will not create meaningful visual impacts for the wider Narrabeen–Wheeler Heights community, road users or lake-edge viewpoints.

Surroundings – impacts and responses	
Impact significance	<ul style="list-style-type: none"> • Direction: Mixed (mostly positive with transitional adjustment effects) • Likelihood: Likely • Magnitude: Minor to Moderate (depending on viewer proximity) • Significance: Low to Medium
Identified responses	<ul style="list-style-type: none"> • Sensitive Siting and Built Form Design: Taller mid-rise buildings are concentrated around and above the community amenity in Stage 1, where existing buildings and mature trees mitigate their visual impact within the same view catchment. • High-Quality Architectural and Material Palette: Use of natural colours, articulated facades and pavilion-style forms reduces visual bulk and integrates with the surrounding bushland context. • Retention and Strengthening of Vegetation Screening: Mature trees and vegetation are retained wherever feasible, and new planting is incorporated to soften built form, reinforce the bushland character and maintain visual containment. • Public Realm and Landscape Improvements: Stage 1 delivers upgraded plazas, gardens, walkways and open spaces that enhance internal visual amenity and provide a cohesive and attractive village centre. • Construction Staging and Site Management: Construction-related visual disturbance will be managed through screening, tidy site practices and progressive landscaping as works advance.
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude: Minor • Significance: Medium
Environmental Impacts	<ul style="list-style-type: none"> • Tree Loss and Canopy Change: Stage 1 requires some vegetation removal within the redevelopment footprint, including smaller trees and understorey vegetation. This results in short-term reduction in shade, biodiversity value and local urban heat mitigation within the precinct. • Landscape Character Change: Removal of older landscaping and replacement with contemporary designs will temporarily alter the established village aesthetic until new vegetation matures. • Minimal External Environmental Impact: Due to the internal location of Stage 1 and the existing built form, impacts on surrounding ecological corridors, threatened species habitat and sensitive environmental areas (C2 land) are negligible. • Continued Provision of Key Ecosystem Services: Broader bushland areas, riparian vegetation around the Lagoon, and major canopy trees outside the Stage 1 footprint remain unaffected and continue providing cooling, shade, air quality buffering and habitat connectivity.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative (local and temporary) • Likelihood: Likely • Magnitude: Minor • Significance: Medium

Surroundings – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Tree Replacement Strategy (2:1 ratio): A substantial replanting program ensures net canopy gain over time, improving shade, air quality benefits and erosion protection once vegetation matures. • Landscape and Habitat Renewal: High-quality native planting palettes, understorey restoration and ecologically responsive design strengthen biodiversity, improve long-term amenity, and reinforce the Village’s bushland character. • Retention of Mature Vegetation Where Feasible: Significant and high-value trees are retained in place or incorporated into new landscape designs, maintaining shade and ecological function during the transition period. • Erosion and Stormwater Controls: Water-sensitive urban design (WSUD) elements reduce sedimentation and improve site hydrology, protecting surrounding ecosystems
Residual impact	<ul style="list-style-type: none"> • Direction: Positive (longer-term) • Likelihood: Likely • Magnitude: Moderate • Significance: High
Bushfire Risk, Emergency Preparedness & Safety	<ul style="list-style-type: none"> • Bushfire Exposure: The Village lies adjacent to significant bushland and mapped bushfire-prone land. Without appropriate controls, new buildings and residents could be exposed to radiant heat, ember attack and access constraints during fire events. • Demand on Emergency Access Routes: Stage 1 adds new residents to a precinct where existing internal road geometry and gradients can present challenges for emergency vehicles unless upgraded. • Landscape Fuels and Interface Risks: Vegetation removal and replanting may temporarily alter fuel loads during the establishment period.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude: Moderate • Significance: Medium

Surroundings – impacts and responses	
Identified responses	<ul style="list-style-type: none"> • Strategic Risk Reduction through Site Reconfiguration: Stage 1 delivers early and permanent reductions in bushfire risk by removing existing buildings from higher-risk interface locations and avoiding new development in areas subject to elevated radiant heat exposure. While some of these buildings are currently vacant, their removal eliminates future reoccupation and reduces long-term exposure within the Village. • Vegetation Management and Tree Removal: Targeted removal of existing trees and vegetation within Asset Protection Zones is undertaken to establish compliant Inner Protection Areas around new buildings and along key access routes. This approach reduces fuel continuity, improves defensible space, and supports effective long-term vegetation management consistent with Planning for Bush Fire Protection 2019. • Expanded Emergency Access and Perimeter Circulation: Stage 1 includes upgrades to site entry points, widening of internal roads and the introduction of enhanced perimeter access adjacent to bushland interfaces. These works improve emergency vehicle access, turning capability and reliability during fire events, and support both staged evacuation and fire suppression activities. • BAL-Compliant Building Design: All Stage 1 buildings are designed to comply with the applicable Bushfire Attack Levels, incorporating ember-resistant construction, non-combustible materials, screened openings and fire-resilient detailing to reduce ignition risk. • Integrated Landscape and Public Domain Design: Landscaping within and adjacent to development areas is designed to avoid hazardous fuel accumulation, maintain clear separation between buildings and bushland, and support safe movement along evacuation and emergency access routes. • Emergency Management Procedures: Fire safety, evacuation protocols and resident information programs are incorporated into the Village’s existing emergency readiness procedures and refined as new buildings come online.
Residual impact	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Very Unlikely • Magnitude: Moderate • Significance: Low

Source: Hadron Group analysis.

7.7 LIVELIHOODS

Impacts considered people’s capacity to sustain themselves through employment or business.

Table 26: Livelihoods – impacts and responses

Livelihoods – impacts and responses	
Construction phase	<ul style="list-style-type: none"> • Direct and Flow-on Employment Benefits: The construction of Stage 1 will generate employment for contractors, trades and suppliers, with opportunities for local workers and businesses. Flow-on economic benefits are expected through increased spending in the local area by the construction workforce.
Impact significance	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Possible • Magnitude level: Minor • Significance: Low
Identified responses	<ul style="list-style-type: none"> • Engagement of Local Businesses: The proponent could explore opportunities for local procurement by encouraging nearby businesses and contractors to register interest in supplying goods and services for the construction program. This may include trades, catering, equipment hire, landscaping and other support services.

Livelihoods – impacts and responses	
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude level: Minor • Significance: Medium
Operational Phase	<ul style="list-style-type: none"> • Employment Opportunities: Unlike residential care facilities, ILUs do not generate substantial ongoing staffing demand. However, the new Lifestyle Centre will require staff for fitness, wellbeing, hospitality and community programming, creating a modest number of new ongoing roles. • Economic and Property Value Benefits: The delivery of high-quality ILUs, an upgraded public realm and an active lifestyle precinct may indirectly support local economic activity. Improved amenity and increased visitation by families, carers and service providers may generate small flow-on benefits for surrounding businesses. Over the longer term, the improved visual character and enhanced village identity may contribute to uplift in perceived property values in nearby residential areas.
Impact significance	Direction: Positive Likelihood: Possible Magnitude level: Minor Significance: Low
Identified responses	<ul style="list-style-type: none"> • Support for Economic Participation: The operator can prioritise local recruitment for Lifestyle Centre roles and encourage partnerships with local service providers (e.g., personal trainers, artists, wellbeing practitioners) to deliver programs within the new facilities. • Promotion of Local Business Engagement: Opportunities exist to promote nearby cafés, health providers, retail and home-care services through resident communications, events, and contractor engagement, strengthening the local economic ecosystem.
Residual impact	Direction: Positive Likelihood: Likely Magnitude level: Minor Significance: Medium

Source: Hadron Group analysis.

7.8 DECISION MAKING SYSTEMS

Impacts considered the extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

Table 27: Decision making systems – impacts and responses

Decision making systems – impacts and responses	
Input into Stage 1 design and development process	<ul style="list-style-type: none"> • Reduced Clarity About Project Direction: Without established decision-making pathways, residents may feel uncertain about how and why key planning decisions are made, leading to confusion and reduced confidence in the process. • Perception of Exclusion from Early Planning Decisions: Limited opportunities to contribute at the outset may create a sense that resident perspectives are not fully considered in the formation of Stage 1 priorities and design outcomes. • Increased Frustration Due to Lack of Formal Feedback Channels: Without clear avenues to raise concerns, ask questions or seek clarification, residents may feel disconnected or unable to influence matters that affect their daily lives.

Decision making systems – impacts and responses	
	<ul style="list-style-type: none"> • Uneven Representation of Resident Views: Without deliberate engagement efforts, early input may be dominated by highly engaged individuals, leaving some community segments underrepresented. • Potential Erosion of Trust: Early uncertainty and limited visibility of how feedback is used may reduce trust in the planning process and create anxiety about future development stages.
Impact significance	<ul style="list-style-type: none"> • Direction: Negative • Likelihood: Possible • Magnitude level: Moderate • Significance: Medium
Identified responses	<ul style="list-style-type: none"> • Clear and Transparent Engagement Framework: Stage 1 introduces early communication explaining decision-making structures, responsibilities, and how resident input is incorporated, increasing visibility and certainty. • Inclusive and Structured Consultation Activities: Workshops, surveys, conversations and drop-in sessions ensure all residents—including less vocal or harder-to-reach groups—can contribute meaningfully to shaping early priorities. • Visible Feedback Loops: Regular updates summarising resident input and demonstrating how it has influenced key decisions reduce uncertainty and reinforce trust. • Interim Feedback and Issue-Resolution Pathways: Prior to full grievance mechanisms, Stage 1 provides dedicated contact points and communication channels to respond to questions and concerns in real time. • Commitment to Strong Governance and Future Grievance Mechanisms: Stage 1 sets the groundwork for formal, transparent systems that will be fully implemented through the Master Plan to support long-term resident participation and accountability.
Residual impact	<ul style="list-style-type: none"> • Direction: Positive • Likelihood: Likely • Magnitude level: Moderate • Significance: High

Source: Hadron Group analysis.

8 Social Impacts Assessment – Concept Master Plan

The ANZAC Village Renewal Master Plan delivers long-term social, cultural and wellbeing benefits for current and future residents. However, because it spans multiple stages over many years, the cumulative impacts require careful management. Table 28 summarises the main overall social risks and the key actions needed to mitigate or address them.

Table 28: Summary of Master Plan Risks and Key Actions

Cumulative Social Impact	Key Risks / Challenges	Required Mitigations / Actions
Community Cohesion & Adjustment	<ul style="list-style-type: none"> • Long-term residents experience change fatigue during multi-year redevelopment. • Integration challenges between existing and incoming residents. • Evolving character of the Village core. 	<ul style="list-style-type: none"> • Ongoing transparent communication. • Integration programs and shared activities. • Retain familiar landscape, commemorative spaces and village identity markers. • Apply consistent Designing with Country and heritage-responsive design.
Health, Care & Allied Health Access	<ul style="list-style-type: none"> • Temporary disruption or perceived service gaps during the staged transition from the existing Therapy and Lifestyle Centre to the permanent Health & Wellness Precinct in Stage 3. • Confusion or anxiety for residents—particularly those with mobility or cognitive impairment—during service relocations or interim arrangements. • Increased resident population over time placing additional demand on health, allied health and wellbeing services. 	<ul style="list-style-type: none"> • Implement a clear, staged service continuity framework that confirms how clinical, allied health and social support services are maintained at each phase of redevelopment. • Expand and normalise home-visit GP, nursing and allied health services as a core component of care delivery during transition periods. • Provide temporary or adapted consulting spaces within the Village as required to avoid gaps in access prior to delivery of the Stage 3 Health & Wellness Precinct. • Undertake early planning, coordination and resourcing for the Health & Wellness Precinct to ensure timely delivery of permanent, purpose-built facilities. • Maintain clear communication, wayfinding and resident support mechanisms to reduce stress and ensure ongoing awareness of service locations and availability.
Housing Diversity & Veterans' Affordability	<ul style="list-style-type: none"> • Higher-end ILUs may reduce socio-economic diversity. • Pressure to prioritise premium stock. 	<ul style="list-style-type: none"> • Maintain dedicated affordable veterans' housing. • Confirm balanced ILU mix in later stages.

Cumulative Social Impact	Key Risks / Challenges	Required Mitigations / Actions
Resident Relocation (Future Stages Only)	<ul style="list-style-type: none"> • Later stages of the Master Plan may require relocation of existing ILU or RAC residents. • Potential stress and disruption for vulnerable residents if relocations are not carefully managed. 	<ul style="list-style-type: none"> • Develop a staged, person-centred relocation strategy for future stages involving occupied buildings. • Ensure compliance with the Retirement Villages Act, Aged Care Quality Standards and best-practice decanting processes. • Provide advance notice, clear communication and dedicated relocation support personnel for affected residents and families. • Maintain continuity of care and access to services throughout any relocation period.
Mobility, Access & Internal Transport	<ul style="list-style-type: none"> • Increased population places pressure on internal roads, parking and mobility-scooter routes. • Staged works create detours and temporary access barriers. • Wayfinding complexity for older residents. 	<ul style="list-style-type: none"> • Deliver accessible pathways early in each stage. • Implement consistent signage and lighting. • Protect emergency access during all stages. • Adopt and implement a Green Travel Plan
Construction Fatigue & Wellbeing	<ul style="list-style-type: none"> • Extended construction (10–15 years) results in noise, dust, disruption and reduced amenity. • Temporary facility closures create stress for vulnerable residents. • Visual disruption affects perceived quality of life. 	<ul style="list-style-type: none"> • Staged construction management to minimise interface impacts. • Advance notice of works and timelines. • Quiet hours, low-noise equipment and dust controls. • Provide temporary alternative facilities and programs
Environmental Values, Landscape & Ecosystem Services	<ul style="list-style-type: none"> • Short-term loss of shade, landscape amenity and habitat due to vegetation removal. • Perception of lost bushland character until replanting matures. • Pressure on ecosystem services. 	<ul style="list-style-type: none"> • Implement 2:1 tree replacement program. • Early-stage landscaping in each precinct. • Retain significant vegetation and protect C2 conservation land. • Use landscape-led design and WSUD.
Bushfire Risk & Emergency Preparedness	<ul style="list-style-type: none"> • Increased resident numbers raise exposure if emergency access/circulation is compromised. • Vegetation changes affect fuel load in transition periods. • Legacy buildings and infrastructure may not meet contemporary bushfire resilience standards until redeveloped. 	<ul style="list-style-type: none"> • Progressively maintain compliant Inner Protection Areas (IPAs) around all development and along key access routes for the life of the Master Plan. • Apply BAL-compliant building design to all new works, informed by updated bushfire assessments at each detailed development stage. • Upgrade and maintain a coherent internal and perimeter road network to support emergency vehicle access, fire suppression and staged evacuation across all precincts.

Cumulative Social Impact	Key Risks / Challenges	Required Mitigations / Actions
Cultural Identity, Heritage & Connection to Country	<ul style="list-style-type: none"> • Changing built form may alter familiar heritage settings. • Risk of cultural dilution if new development is not grounded in RSL identity or Country-connected design 	<ul style="list-style-type: none"> • Continue relocation of residents and removal of built form from higher-risk bushfire interface areas as redevelopment progresses. • Deliver ongoing resident fire-readiness information, evacuation planning and drills, tailored to a population with increased vulnerability. • Protect and manage settings around heritage items. • Use memorial landscaping, artwork and interpretation. • Engage veterans, Indigenous representatives and residents in co-design/place-naming. • Apply Designing with Country principles.
Economic & Employment Outcomes	<ul style="list-style-type: none"> • Construction disruption may affect local businesses. • ILU development alone provides limited ongoing employment 	<ul style="list-style-type: none"> • Prioritise local procurement during construction. • Leverage the Health Precinct and RAC expansion to create long-term jobs. • Build partnerships with local service providers.
Decision-Making Systems	<ul style="list-style-type: none"> • Residents may feel distanced from decisions as the project grows. • Uncertainty around how decisions are made or how resident input is used. • Need for robust systems to manage complaints or concerns once the Village is fully occupied. • Risk that engagement decreases over time. • Ensuring all community segments are represented fairly. 	<ul style="list-style-type: none"> • Ongoing participatory engagement through advisory groups, co-design workshops and scheduled consultation rounds to maintain resident influence. • Clear governance structures and communication pathways outlining roles, responsibilities and decision-making processes. • Integrated complaint and grievance mechanisms, including a digital portal, onsite support and clear escalation and response procedures. • Regular monitoring and feedback loops, including surveys and community reporting, to maintain ongoing resident voice. • Inclusive engagement practices, with accessible formats and targeted outreach to ensure broad and equitable participation.

9 Conclusion

The renewal of RSL ANZAC Village represents a transformative opportunity to create a contemporary, accessible and resilient seniors community that responds to the evolving needs of current and future residents. The SIA finds that:

- Stage 1 delivers high-value social benefits, including modern housing, enhanced mobility, improved recreational and social facilities, and strengthened community cohesion.
- Temporary construction-related impacts are expected but manageable, with appropriate mitigation through CMPs, CTMPs, targeted communication, and safe temporary service relocations.
- Masterplan-wide impacts are cumulatively positive, producing long-term improvements to housing diversity, care services, accessibility, environmental quality, and community wellbeing.
- Identified risks – including temporary gaps in upgraded clinical facilities, construction staging impacts, and community adjustment to change – can be effectively mitigated through early planning, continuity-of-care measures, communication strategies, and careful phasing.

Overall, the SIA concludes that the proposal will generate substantial social benefits for residents of the Village and the surrounding community. Over its 10–15 year implementation horizon, the masterplan will deliver a safer, healthier, more connected and more resilient seniors environment aligned with State and local policy objectives, community expectations, and contemporary best practice in seniors living design.