



# 815 Pacific Highway Chatswood

Social and Community Needs Assessment

Prepared for  
815 Pacific Highway Pty Ltd

April 2026

MECONE.COM.AU



# Project director

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| Revision | Revision date | Status                     | Authorised: Name & Signature |                                                                                     |
|----------|---------------|----------------------------|------------------------------|-------------------------------------------------------------------------------------|
| 1        | 9 April 2026  | Draft                      | Sean Perry                   |  |
| 2        | 17 April 2026 | Final for Test of Adequacy |                              |                                                                                     |

\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# Executive summary

This Social and Community Needs Assessment has been prepared to support the State Significant Development Application (SSDA) and concurrent rezoning at 815 Pacific Highway, Chatswood. The assessment considers the existing social infrastructure context of the site, the indicative demand that may arise from the proposal, and the broader planning context in which future infrastructure provision, upgrade and delivery decisions are made.

The proposal seeks development consent for the demolition of the existing building and construction of a 61-storey (plus roof plant) shop top housing development comprising 490 residential apartments, including 76 affordable housing units to be managed by a registered affordable housing provider for a period of 15 years. The site is located within a highly accessible metropolitan centre with established access to public transport, retail, community infrastructure, education, health services and open space.

Chatswood contains a broad concentration of local, district and regional social infrastructure. On this basis, the proposal is considered to be located in a context where future residents would have access to an existing and evolving network of services and facilities. The proposal would contribute incremental demand across a range of infrastructure categories, including community facilities, libraries, childcare, schools, health services and open space. That demand should be understood in the context of cumulative growth occurring across Chatswood and the wider Willoughby LGA, rather than as a standalone demand driver.

This assessment does not identify a proposal-specific requirement for additional off-site social infrastructure beyond the operation of the standard statutory planning and contributions framework. The timing, funding, prioritisation and delivery of social infrastructure upgrades or new facilities remain matters for the relevant public authorities, service providers and infrastructure agencies.

Overall, the proposal is considered to be consistent with strategic planning directions that support additional housing, including affordable housing, in accessible centres close to jobs, public transport and services. It would make an incremental contribution to demand within a broader urban growth context while benefiting from proximity to an established social infrastructure network.



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# 1 Introduction

## 1.1 Purpose of this report

This Social and Community Needs Assessment (S&CNA) has been prepared by Mecone on behalf of 815 Pacific Highway Pty Ltd (the Proponent) to support the SSDA and concurrent Planning Proposal for the proposed development at 815 Pacific Highway, Chatswood.

The report provides an evidence-based and indicative assessment of the likely social and community infrastructure implications of the proposal, having regard to the site's location within Chatswood and the broader network of existing and planned facilities and services. It considers access to key social infrastructure, services, facilities and open space, and the extent to which the proposal is located within an established metropolitan centre supported by existing and evolving infrastructure networks.

The assessment identifies the broad categories of social infrastructure that may experience incremental additional demand as a result of future residents. It does not purport to determine infrastructure sufficiency in absolute terms, nor does it assign responsibility for future infrastructure delivery to the proposal outside the standard statutory planning framework.

## 1.2 Scope

This Social and Community Needs Assessment addresses the following questions identified in the NSW DPHI Local Environmental Plan Making Guideline (2023).

1. Identifying the impact on existing social infrastructure, such as schools and hospitals.
2. Identifying the need for public open space or impacts on green infrastructure.
3. Identifying measures to mitigate any adverse social impacts, where necessary and whether additional studies are required.
4. Addressing whether existing social infrastructure is adequate to serve or meet the needs of the proposal and how any predicted shortfall in infrastructure provision could be met.

To respond to these requirements, the Assessment:

- describes the existing social and community infrastructure context within Chatswood and the broader Willoughby LGA
- identifies the indicative demand that may be associated with the proposal, having regard to reasonable demographic assumptions used for assessment purposes
- considers that demand in the context of broader cumulative growth and the role of Chatswood as a strategic metropolitan centre
- identifies relevant planning considerations for social infrastructure, open space and community wellbeing
- acknowledges that future infrastructure planning, funding, prioritisation and delivery are matters for the relevant authorities, agencies and service providers.



## 1.3 Approach and methodology

### 1.3.1 What is social infrastructure

Social infrastructure includes open space, recreation and community facilities that provides places and spaces for people to meet, be active connect, create and learn. They also represent important touchpoints for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as follows:

*“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality affordable social services has a direct impact on the social and economic wellbeing of all Australians.”<sup>1</sup>*

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings, and spaces. Soft infrastructure includes the programs, services and networks that occur in these spaces, built assets such as libraries and recreation centres facilitates the delivery of social services by governments and other service providers.

It is widely recognised that social infrastructure provision is essential for the development of sustainable, liveable, resilient and socially cohesive communities. Quality social infrastructure is not only the “building block for the enhancement of human and social capital” but also works to attract investment, growth and economic development to local communities.

There is also growing evidence that failing to provide adequate social infrastructure results in significant costs to governments and communities. Further, deficiencies in social infrastructure provision can create long-term, complex social problems that require costly remedial measures, particularly in socio-economically disadvantaged areas. Conversely, there is a substantial body of evidence that the benefits of social infrastructure far exceed the economic costs of provision. The South Australian Centre for Economic Studies has estimated a return on investment of \$3.50 for every dollar of council investment, while research from Victoria demonstrated a socioeconomic benefit of \$4.30 for every dollar invested in libraries.

### 1.3.2 Who is responsible for social infrastructure?

The governance and delivery of social infrastructure is multilayered. A range of organisations are typically involved in the delivery and ongoing management and operation of social infrastructure. These are primarily State Government agencies, local governments and third-party providers/operators including private sector and nonprofit organisations such as charities delivering community services and with the support of the federal government particularly for large scale social infrastructure.

The role of third parties in this context is orchestrated by government agencies including:

- Leveraging funding for the delivery of social infrastructure through planning agreements, development contributions frameworks, or other structured delivery arrangements such as public private partnerships.

<sup>1</sup> Australian Infrastructure Audit, 2019



- Managing/operating social infrastructure assets owned by government through lease arrangements and management contracts. This is a common model for aquatic and specialist sports facilities, along with childcare centres for example which are run by specialist service providers (noting that private non-profit organisations are increasingly both own and operate childcare centres).
- Advocating through formal and informal channels for the delivery of key social infrastructure by third parties or government agencies.

Accordingly, while development can contribute to broader population growth and may be subject to applicable statutory contributions, the planning, prioritisation, funding and delivery of most social infrastructure is led by the relevant government agencies, councils and service providers rather than individual development proponents.

### 1.3.3 Methodology and data sources

The process of assessing likely demand for social infrastructure is informed by quantitative benchmarking and qualitative review. Benchmarks provide an indicative basis for considering the scale and nature of likely demand; however, they do not provide definitive conclusions on infrastructure sufficiency, capacity or need in isolation. Social infrastructure planning is inherently context-specific and must also take into account existing provision, accessibility, quality, broader growth patterns, funding settings, service delivery models and agency planning processes.

For this reason, the assessment should be read as an indicative planning analysis rather than a determination that any particular proposal is required to deliver, fund or otherwise resolve identified infrastructure needs outside the standard statutory framework.

Equally important to the planning process are site specific considerations. Need for infrastructure and services is not homogenous across every growing community, policy, emerging trends, existing facilities, local needs, area context and community perspectives must all contribute to each local planning process.

1. Quantitative analysis of current and planned supply of each social infrastructure typology against industry standard benchmarks for provision (number/size) considered adequate to meet the needs of the anticipated population for the Willoughby LGA according to population forecasts sourced from Australian Bureau of Statistics (ABS) Census data (2021).
2. The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. For example, information on population age groups is essential for planning early years and education facilities and services, while information on the cultural make-up of the community and household types (e.g. couples, or families with children) can help inform decisions on the operation and programming of infrastructure, as well as types of infrastructure.

Effective strategic planning for social infrastructure also takes account of issues such as funding availability, in terms of government investment required for the development and ongoing operation of facilities; land availability (e.g., land areas required to deliver sports and recreation facilities is usually not available in dense urban areas, unless planned for and delivered at earliest stages); third party provision models; the need to take advantage of opportunities arising, along with broader community priorities and emerging issues that may arise and require a rethink of social infrastructure priorities.

### 1.3.4 Study area definition

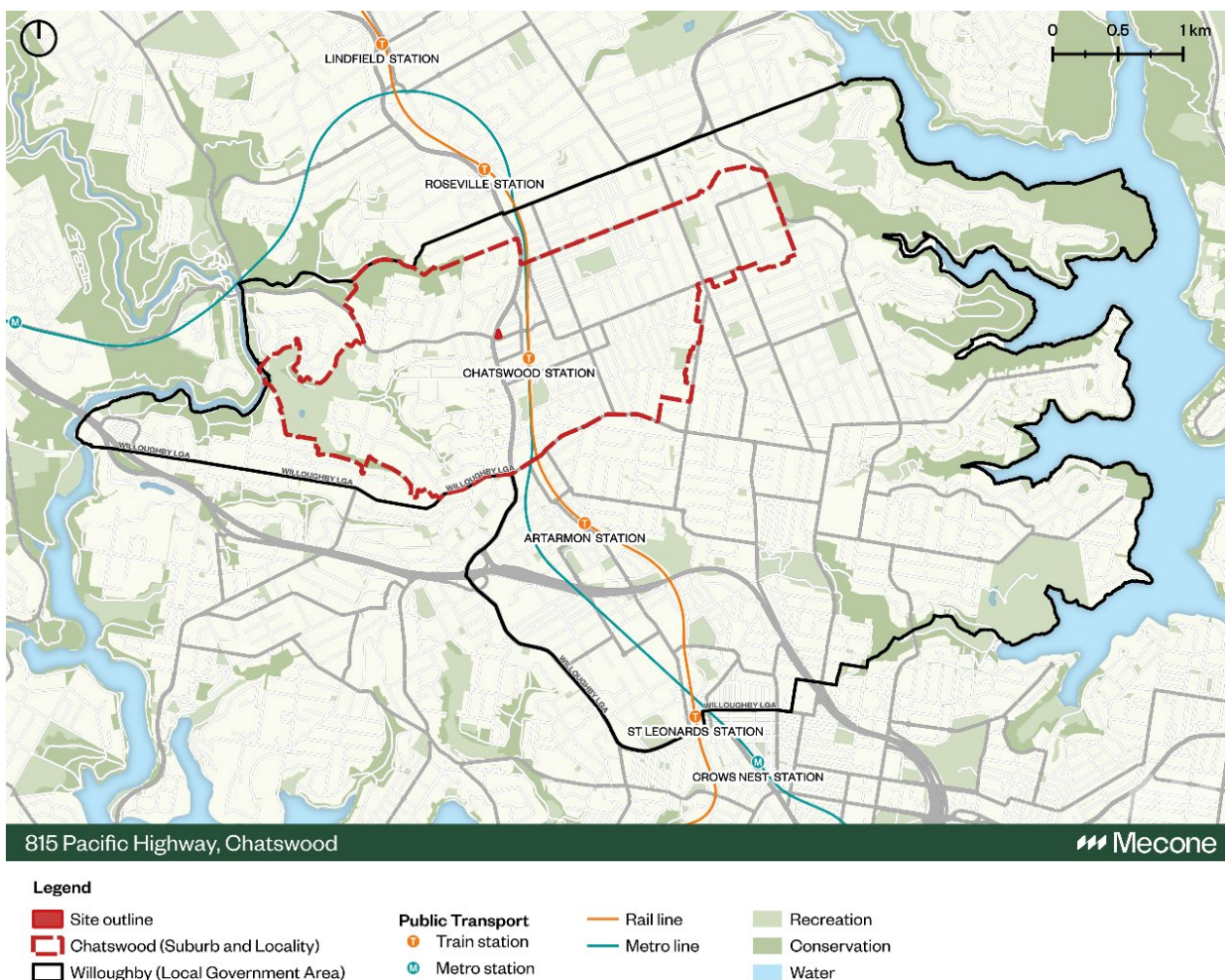
This Assessment has selected the following study areas to identify and appraise infrastructure impacts generated by this Planning Proposal.

**Table 1: Study area definition**

| Study area | Definition     |
|------------|----------------|
| Primary    | Chatswood SAL  |
| Secondary  | Willoughby LGA |

These study areas correspond broadly to the three core hierarchies in social infrastructure planning. These are:

- Local, considers a local catchment of infrastructure to serve the daily needs of the community. This infrastructure is typically of a smaller scale and floor space.
- District, considers district infrastructure needs. The infrastructure is typically of a moderate scale and catchment size.
- Regional, considers regional infrastructure needs. This infrastructure is typically accessed on a large scale and catchment size and is delivered either at an LGA or broader regional level.



**Figure 1: Study areas**

Source: Mecone, 2026



### 1.3.5 Infrastructure typology

The following typology has been selected for this project based on an understanding of best practice provision considerations for inner-city areas. This represents a standard range of infrastructure that would typically be accessed by future residents of the site.

**Table 2: Infrastructure typology**

| Infrastructure category                 | Facility type                                     |                      | Description                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------------|---------------------------------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Libraries and community spaces          | District integrated multipurpose community centre |                      | A large multipurpose community facility that is a focal point for the local community. It is delivered through a single building/site or a cluster of proximate buildings/sites and is typically integrated or co-located with other facility types within the network (e.g., library, indoor recreation facility).                                                                             |
|                                         | Library space                                     |                      | Libraries may be standalone facilities, although they may be integrated as part of larger integrated multipurpose facilities, where they typically form the anchor facility.                                                                                                                                                                                                                    |
|                                         | Local community centre                            |                      | Smaller hubs to include multipurpose rooms with potential for some service provision and specialised spaces.                                                                                                                                                                                                                                                                                    |
| Early years, young people, and families | Youth                                             | Youth-friendly space | These are lower-order youth spaces that are likely to be based at a centre or incorporated into open space.                                                                                                                                                                                                                                                                                     |
|                                         |                                                   | Youth centre         | Higher-order youth services hub.                                                                                                                                                                                                                                                                                                                                                                |
|                                         | Childcare                                         |                      | Childcare facilities are purpose-built or fitted out for the provision of early childhood education and care.<br>Preschools provide education to 3- and 4-year-old children. Currently, it is funded for 4-year-olds (15 hours per week), and this will be extended to 3-year-olds from 2029. Facilities can be standalone but are more likely to be part of Long Day Care services or schools. |
| Schools and education                   | Government primary school                         |                      | School for children from prep to year six                                                                                                                                                                                                                                                                                                                                                       |
|                                         | Government high school                            |                      | School for children from year 7 to year 12                                                                                                                                                                                                                                                                                                                                                      |
|                                         | Non-government primary school                     |                      | Private and/or independent education institution                                                                                                                                                                                                                                                                                                                                                |
|                                         | Non-government secondary school                   |                      | Private and/or independent education institution                                                                                                                                                                                                                                                                                                                                                |
|                                         | Tertiary education                                |                      | Tertiary education and research facilities; Technical or trade-based tertiary training facilities                                                                                                                                                                                                                                                                                               |
| Creative and cultural infrastructure    | Creative practice                                 |                      | Cultural infrastructure for professional creative practice and art form development, such as rehearsal rooms, artist studios, workshop spaces, and makers spaces                                                                                                                                                                                                                                |
|                                         | Creative presentation                             |                      | Spaces for performance and exhibition spaces, usually involving an audience (e.g., theatres, cinemas, exhibition space, live music venues, and Aboriginal Keeping Places).                                                                                                                                                                                                                      |
|                                         | Creative participation                            |                      | Cultural infrastructure for active participation that is centred on local communities. This includes any spaces which provide the forum for                                                                                                                                                                                                                                                     |



|                                         |                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                         |                                       | <p>generating culture specific to the local community. Includes cultural centres and spaces for preserving and celebrating local heritage (e.g. local history museums, Aboriginal Cultural Centres, ethnic minority cultural facilities).</p> <p>Often incorporated with local community facilities as spaces for expression of community character.</p>                                                                                                                                                                                                  |
| Health and wellbeing                    | Health hub                            | These typically deliver primary care services and some allied/ outreach services such as mental health, drug and alcohol support.                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                         | Local Medical centre                  | Medical centres provide health services such as preventative care, diagnosis, medical/surgical treatment, and counselling to out-patients only.                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                         | General practitioner (GP)             | <p>General practitioner, either in sole practice or operating out of a medical centre.</p> <p>“GPs work to ensure the health and wellbeing of individuals and communities. They are the most accessed, and the most accessible, component of our healthcare system. GPs have an in-depth understanding of the whole patient – they work within communities, deal with all aspects of physical and mental health, provide care through all stages of life and consider patients within their social, cultural and environmental contexts”<sup>2</sup>.</p> |
|                                         | Allied health service                 | Used to describe a broad range of health services which are not administered by doctors or nurses. These services are often ancillary to general health services.                                                                                                                                                                                                                                                                                                                                                                                         |
|                                         | Aged care                             | Facility providing aged care beds for elderly citizens, usually integrated and privately operated.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Housing equity and economic development | Senior’s housing                      | Housing specifically designed to support the needs of older adults, often with access to aged care and support services.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                         | Social and affordable housing         | Housing priced at below-market rates for people on very low to moderate incomes, typically owned and operated by a community housing provider.                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                         | Work hubs / business incubator spaces | Spaces for the community to co-locate employment services and provide affordable coworking space                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Sport and recreation                    | Sports field                          | Preferably multi-code fields for various sports.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                         | Tennis courts                         | Dedicated courts for tennis, often found in community parks or sports complexes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                         | Outdoor courts (netball, basketball)  | Courts for outdoor team sports, often integrated into local parks and recreation facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                         | Indoor courts (netball, basketball)   | Indoor facilities for structured netball and basketball games, often part of a broader recreation centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                         | Other indoor sport and recreation     | Facilities that accommodate additional indoor sports such as badminton, squash, and table tennis.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                         | Aquatic facilities                    | Includes swimming pools, water play areas, and aquatic centres for recreation, fitness, and learn-to-swim programs.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                                         | Outdoor fitness stations              | Publicly accessible exercise equipment located in parks and open spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

<sup>2</sup> [RACGP - The role of specialist GPs](#)



|            |                                  |                                                                                                                  |
|------------|----------------------------------|------------------------------------------------------------------------------------------------------------------|
| Open space | Local open space                 | Publicly accessible green spaces that serve neighbourhoods for passive and active recreation.                    |
|            | District and regional open space | Larger open spaces serving broader communities, including sports complexes, nature reserves, and regional parks. |
|            | Linear open space                | Green corridors, often along waterways or transport routes, used for walking, cycling, and ecological functions. |
|            | Play spaces                      | Playgrounds and adventure play areas designed for children's recreational activities.                            |
|            | Dog off-leash areas              | Dedicated spaces for off-leash dog exercise and socialisation.                                                   |
|            | Community gardens                | Shared green spaces where individuals and groups grow food, flowers, and plants.                                 |

## 1.4 Structure of the document

The following table outlines the structure of this document which is aligned to the key technical requirements for this Assessment.

**Table 3: Structure of the document**

| Source                                                                                                              | Requirement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Where it is addressed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DPHI Local Environmental Plan Making Guideline (August 2023)<br><br>Attachment C - Supporting Technical Information | <p>Social and Community Needs Assessment which addresses the following:</p> <ul style="list-style-type: none"><li>• Demographic context</li><li>• Existing social infrastructure (i.e. local facilities including shopping and neighbourhood services, schools, childcare, community facilities, open space and recreation facilities), district and regional facilities need for the proposal (if the proposal is responding to a particular need including additional housing, employment, education etc).</li><li>• Housing and population projections (to support the assessment particularly if housing is proposed).</li><li>• Demand for social and community facilities.</li><li>• Funding approach and delivery arrangement for local, district and regional facilities.</li><li>• Requirements for open space and recreation facilities (if relevant) including likely needs, quantum of open space, dual use of open space, delivery and funding arrangements.</li><li>• Housing diversity and affordability (if residential is proposed and/or the proposal results in the displacement of existing residents and businesses).</li></ul> | <p>This Assessment comprehensively addresses these requirements.</p> <p>The following sections can be referred to for each requirement respectively:</p> <ul style="list-style-type: none"><li>• Section 2.0: Demographic context; housing and population projections.</li><li>• Section 4.3: Existing social infrastructure.</li><li>• Section 4.5: District and regional facilities need for the proposal.</li><li>• Section 4.5: Demand for social and community facilities; requirements for recreation facilities.</li><li>• Section 5: Requirements for open space.</li><li>• Section 6: Housing diversity and affordability.</li></ul> |



## 2 Social baseline

The following social baseline section provides the existing demographic context of the site. This informs infrastructure recommendations and the social impact chapter of the EIS by providing the baseline against which impacts can be measured.

### 2.1 Current population

The population of the Chatswood Statistical Area Level was 25,553 people at the 2021 Census,<sup>3</sup> representing a modest increase from 24,913 people in 2016. Similarly, the population of the Willoughby LGA increased from 74,303 people in 2016 to 75,613 people in 2021.<sup>4</sup> These figures indicate that both Chatswood and the broader Willoughby LGA experienced population growth over the period, although the scale of change was relatively modest. This trend suggests ongoing demand for housing and services and provides a reasonable basis for considering the area's capacity to accommodate further growth and investment.

Population projections are not available at the Suburbs and Localities (SAL), so longer-term growth assumptions must be considered at the LGA scale only. At this level, the population of Willoughby LGA is projected to increase to 89,235 by 2041.<sup>5</sup> This represents projected growth of around 18%<sup>6</sup> between 2021 and 2041, compared with 21%<sup>7</sup> projected across NSW over the same period. While this suggests growth in the Willoughby LGA is expected to occur at a slightly lower rate than the State overall, it still points to continued demographic change within the LGA. These projections should be understood as an indicator of the broader growth context rather than a precise forecast for Chatswood itself.

#### 2.1.1 People and households

##### Population size and age profile

Age distribution data helps identify likely community needs, values and potential vulnerabilities. For example, children under four and adults aged 65 years and over are generally more vulnerable to health impacts, while older populations may be less adaptable to change.

In 2021, the median age in the Chatswood SAL was 37 years<sup>8</sup>, which is younger than the median age of 39 across both the Willoughby LGA and NSW<sup>9</sup>. The age profile shows a relatively high proportion of people in the 30-34 and 35-39-year age groups<sup>10</sup> and a relatively low proportion of people aged 80 years and over. This suggests the area has a strong middle-aged population and comparatively fewer families with elderly members.

<sup>3</sup> ABS 2021 Census, *Chatswood SAL – QuickStats*

<sup>4</sup> ABS 2016 Census, *Willoughby LGA – Time Series Profile*

<sup>5</sup> NSW Population Projections 2022, *LGA (ASGS, 2020) Projections 2001-2041*

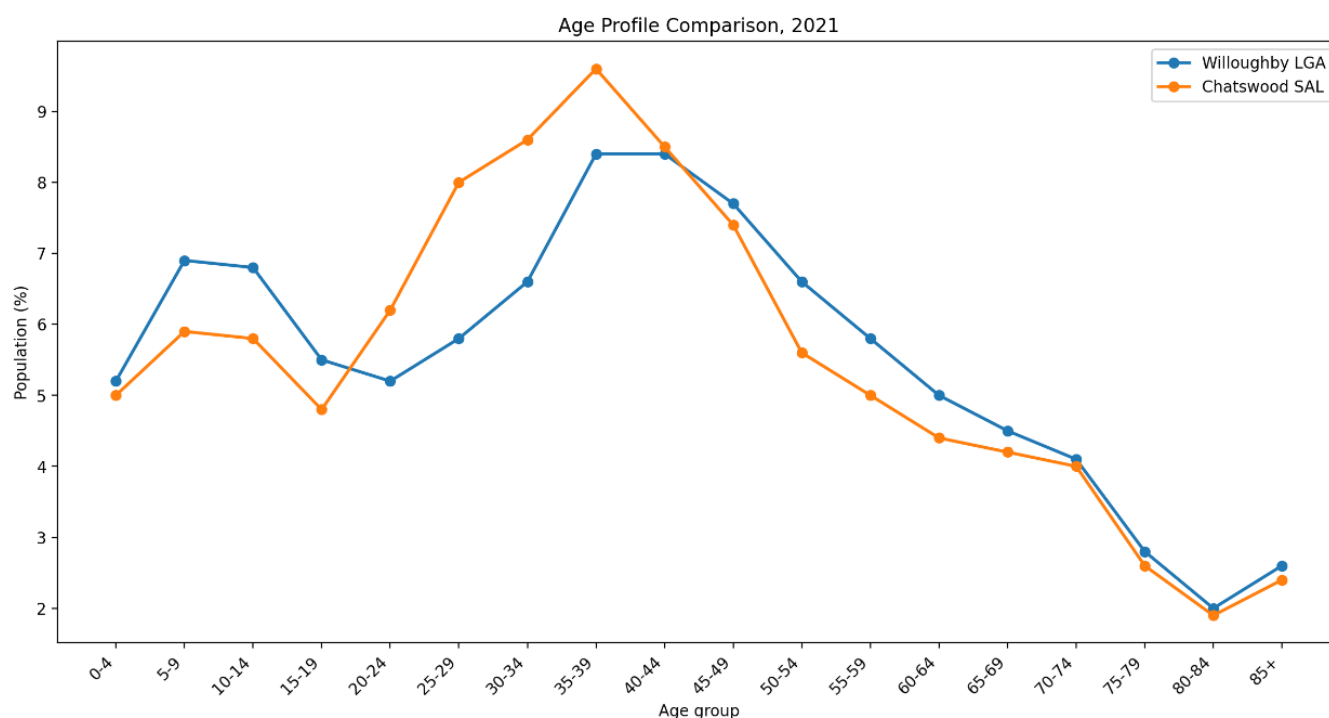
<sup>6</sup> NSW Population Projections 2022, *LGA (ASGS, 2020) Projections 2001-2041*

<sup>7</sup> NSW Population Projections 2022, *State Projections*

<sup>8</sup> ABS 2021 Census, *Chatswood SAL – Community Profile*

<sup>9</sup> ABS 2021 Census, *NSW State/Territory – Community Profile*

<sup>10</sup> ABS 2021 Census, *Chatswood SAL – Community Profile*



**Figure 2: Age breakdown of study areas**

Source: Mecone, 2026

## Occupation and industry of employment

Of the residents over age 15 in the Chatswood SAL, there were 12,177 people employed – either part-time, full-time or away from work at time of the 2021 Census.<sup>11</sup> This accounts for 94% of the labour force in the SAL. Approximately 6% of the labour force was unemployed, which is higher than the rate for Willoughby LGA (4%) and NSW (5%).

Of the residents living within Chatswood, most were employed in Professional, Scientific and Technical Services (17%), Health Care and Social Assistance (12%), Financial and Insurance Services (12%), Retail Trade (8%), and Accommodation and Food Services (7%) industries.

## Top industries of employment

The Chatswood SAL provided 33,998 jobs in 2021. **Table 4** shows the top industries of employment in the Chatswood SAL, illustrating a concentration of high-skilled service sectors.<sup>12</sup>

**Table 4: Top industries of employment in the Chatswood SAL**

| Industry of Employment                          | Number of Jobs | % of Jobs in Chatswood |
|-------------------------------------------------|----------------|------------------------|
| Professional, Scientific and Technical Services | 5,939          | 17.5%                  |
| Retail Trade                                    | 5,277          | 15.5%                  |
| Health Care and Social Assistance               | 3,661          | 10.8%                  |
| Construction                                    | 2,540          | 7.5%                   |

<sup>11</sup> ABS 2021 Census, *Chatswood SAL – Community Profile*

<sup>12</sup> TfNSW 2022, Travel Zone Projections <https://www.transport.nsw.gov.au/data-and-research/reference-information/travel-zone-projections-2022>



|                                 |       |      |
|---------------------------------|-------|------|
| Accommodation and Food Services | 2,280 | 6.7% |
|---------------------------------|-------|------|

With Willoughby providing 77,609 jobs, it is noted that Chatswood alone accounted for about 44% of the total jobs in the LGA. It is therefore a significant employment area for the region and wider State.

Business counts are not available at the SAL level. In June 2023, there were 13,012 businesses in the Willoughby LGA.<sup>13</sup> Most of these businesses were in Professional, Scientific and Technical Services (22%), Rental, Hiring and Real Estate Services (16%), Financial and Insurance Services (9%), Health Care and Social Assistance (9%), and Construction (9%) industries.

## Household Composition

The average household size in the Chatswood Statistical Area Level was 2.5 persons<sup>14</sup> in 2021, which is slightly lower than the average of 2.6 persons recorded across both Willoughby LGA and NSW. Almost 58% of households in the area were one-family households, with 27% comprising couples with children. This is lower than the proportion of one-family households across Willoughby LGA and NSW, suggesting a somewhat more varied household profile within Chatswood.

Lone person households accounted for almost 21% of households in the area, which is slightly above Willoughby LGA and marginally below NSW. Taken together, these figures suggest a mixed household structure, with families forming a substantial component of the local community alongside a notable proportion of lone person households. These patterns provide a useful indication of the existing household profile, although household composition may continue to change over time in response to broader demographic and housing market trends. The household composition of the area, compared with Willoughby LGA and NSW, is provided in **Table 5** below.

**Table 5: Household composition\***

| Household Composition                                     | Chatswood   | Willoughby   | NSW           |
|-----------------------------------------------------------|-------------|--------------|---------------|
| Couple family with no children                            | 2,401 (22%) | 6,735 (22%)  | 751,141 (22%) |
| Couple family with children                               | 3,026 (27%) | 10,207 (33%) | 906,395 (27%) |
| One parent family                                         | 934 (8%)    | 2,446 (8%)   | 306,454 (9%)  |
| Two or three family households (with or without children) | 204 (2%)    | 481 (2%)     | 67,791 (2%)   |
| Lone person household                                     | 2,291 (21%) | 6,320 (20%)  | 723,716 (22%) |
| Group household                                           | 508 (5%)    | 1,067 (3%)   | 111,646 (3%)  |

\*Note: figures are rounded to the nearest whole number

## Household tenure and cost

The median weekly rent in the Chatswood SAL was \$577 in 2021.<sup>15</sup> This was moderately above the median across the Willoughby LGA (\$571) and notably higher than NSW (\$420).<sup>16</sup> About 38.3% of

<sup>13</sup> ABS 2023, *Counts of Australian Businesses by LGA, June 2019 to June 2023*

<sup>14</sup> ABS 2021 Census, *Chatswood SAL – Community Profile*

<sup>15</sup> ABS 2021, *Family Composition*, Table Builder, Findings based on use of ABS TableBuilder data ABS 2021 Census, *Chatswood SAL – Community Profile*

<sup>16</sup> ABS 2021 Census, *NSW State/Territory – Community Profile*



residents were experiencing rental stress in Chatswood, which was higher than the State average of 35.5%. Rental stress is often characterised by households spending 30% or more of their income on housing costs, is a potential concern within the social locality.

## 2.2 Access and movement

In 2021, approximately 55% of residents commuting from Chatswood to work travelled via a vehicle, either as a driver or passenger, while 25% and 19% opted for public or active transport.<sup>17</sup> Of these private modes, 97% were by car, 2% by motorbike and 1% by truck. This reflects the local study area's high level of dependence on private vehicle travel, most commonly cars. Willoughby reflected similar trends of high vehicle usage, with 66% of residents commuting from the LGA to work, while 19% preferred public transport and 14% for active transport.

## 2.3 Socio-economic advantage and disadvantage

The Socio-Economic Indexes for Areas (SEIFA) provide a useful measure of the relative socio-economic characteristics of a community. Developed by the Australian Bureau of Statistics from Census of Population and Housing data, SEIFA ranks areas across Australia based on a range of indicators relating to income, education, employment, housing and other factors associated with relative advantage and disadvantage. The Index of Relative Socio-Economic Advantage and Disadvantage is used in this assessment to provide an overview of the socio-economic profile of the study area and to understand how Chatswood and the Willoughby LGA compare with other areas across Australia. As shown in Table 6, both Chatswood SAL and Willoughby LGA record very high SEIFA scores, indicating that the area is characterised by relatively high levels of socio-economic advantage.

Table 6: SEIFA index

| Advantages and Disadvantages |       |        |            |
|------------------------------|-------|--------|------------|
| Location                     | Score | Decile | Percentile |
| Chatswood SAL                | 1,113 | 10     | 97         |
| Willoughby LGA               | 1,142 | 10     | 98         |

SEIFA results reveal that the Chatswood SAL is within the top 3% most advantaged suburbs in Australia, with the Willoughby LGA being within the top 2% of most advantaged LGAs. This indicates that both areas exhibit favourable socio-economic conditions relative to other suburbs and LGAs nationwide, likely characterised by higher average incomes, better access to education and employment opportunities, and enhanced infrastructure.

### Need for assistance (Disability)

Disability can restrict mobility, employment opportunities and access to financial resources. The need for assistance dataset provides insights into the disability status of individuals in the local study area by identifying the proportion of people who require help with core activities (self-care, mobility, and communication) due to a disability, long-term illness or advanced age.

<sup>17</sup> ABS 2021, *Method of Travel to Work*, Table Builder, Findings based on use of ABS TableBuilder data



About 4% of the Chatswood SAL reported having a need for assistance with core activities in 2021.<sup>18</sup> This was similar to that reported for Willoughby LGA (4%) and slightly lower than NSW (6%).<sup>19</sup> This indicates that the local study area does not have a substantial proportion of people in need of assistance.

## 2.4 Urban context and social trends

### 2.4.1 Strategic location of the site

The proposed site is situated within the Chatswood CBD, offering convenient walking access to key employment, retail and service destinations within the centre.

The site is highly accessible to public transport services. Located approximately 350 metres' walking distance from Chatswood Station Interchange, the site has access to the T1 North Shore Line and Sydney Metro services, in addition to frequent bus services operating throughout the surrounding area. Pacific Highway, which fronts the site to the west, also provides strong north-south connectivity as one of the key arterial roads serving the broader locality.

The locality is well serviced by a range of educational, community and social infrastructure, with schools, childcare services, community facilities, health services and major retail destinations located within walking distance or a short public transport trip from the site. Major centres such as Westfield Chatswood and Chatswood Chase, together with the wider commercial and service functions of Chatswood, contribute to the liveability of the location and complement its strong access to employment, services and public transport infrastructure.

### 2.4.2 Growth of the Chatswood Metropolitan Centre within the North District

Chatswood is identified in the Greater Sydney Region Plan – A Metropolis of Three Cities<sup>20</sup> and the North District Plan as a strategically important centre within Sydney's North District and a major asset along the Eastern Economic Corridor. These plans establish the broader strategic framework for managing growth across Greater Sydney and emphasise the need to deliver new housing, jobs and infrastructure in accessible, well serviced locations. Relevant themes for the proposal include creating a city for people, a city of great places, jobs and skills for the city, a city in its landscape and a city supported by infrastructure, all of which reinforce the importance of sustainable development, infrastructure coordination and community wellbeing.

The North District Plan<sup>21</sup> applies this strategic vision at the district level and guides planning across Willoughby and surrounding local government areas. Within this context, Chatswood is recognised as a Strategic Centre with a significant role in accommodating housing and employment growth due to its strong transport connections, access to services and established commercial function. The Plan supports the concentration of growth in centres such as Chatswood to leverage existing and planned infrastructure, improve liveability and strengthen the district's economic and social role.

This strategic framework supports additional housing and mixed-use development in locations such as 815 Pacific Highway, where residents can benefit from close access to public transport, employment, retail, services and social infrastructure. The proposal is consistent with these broader planning

<sup>18</sup> ABS 2021 Census, *Chatswood SAL – Community Profile*

<sup>19</sup> ABS 2021 Census, *NSW State/Territory – Community Profile*

<sup>20</sup> Greater Sydney Commission 2018, *Greater Sydney Regional Plan: A Metropolis of Three Cities*

<sup>21</sup> Greater Sydney Commission 2018, *North District Plan*



directions by contributing to housing supply, including affordable housing, within a highly accessible metropolitan centre and supporting the ongoing growth and renewal of Chatswood as a liveable, connected and socially sustainable urban centre.

## 2.5 Future population

From 2021 to the end of May 2024, there were 386 determined DAs<sup>22</sup> within the Chatswood SAL, with a current average determination time of 96 days.<sup>23</sup> Notably, this included 112 commercial DAs, 2 industrial DAs, 35 mixed-use DAs and 281 residential DAs.

It is noted that dwelling approval data is not available at the SAL level. Since 1 July 2024, there were 277 new dwellings approved for construction, 2,865 new dwellings approved for development and 2,852 dwellings have lodged applications across the broader Willoughby LGA, within the same period.<sup>24</sup>

The population of Willoughby LGA is projected to grow from 76,044<sup>25</sup> residents in 2021 to 81,856 residents by 2041, representing an increase of 5,812 people or approximately 7.6 per cent over the 20-year period. This projected growth reflects the ongoing role of the LGA in accommodating additional housing and population within Sydney's North District, particularly in well located centres such as Chatswood.

<sup>22</sup> Mecone 2026, *Chatswood DA Approvals Data Scrape from DPHI*

<sup>23</sup> Mecone 2024, *MOSAIC Report - Local Development Applications Snapshot Willoughby LGA*

<sup>24</sup> DPHI 2024, *Greater Sydney Urban Development Program Dashboard*

<sup>25</sup> <https://www.planning.nsw.gov.au/data-and-insights/population-projections/explore-the-data#-local-government-area-projections->





**Figure 4: Communal open space**

Source: FJC, 2026

The proposal includes a range of communal indoor and outdoor amenity spaces for residents, including landscaped communal areas at the ground, podium and upper levels, private open space associated with individual dwellings, and public domain improvements along Pacific Highway and Help Street. These spaces are intended to support resident wellbeing, encourage social interaction and provide opportunities for recreation, relaxation and day-to-day outdoor use within the building.

Communal open space is distributed throughout the building as a series of interconnected amenity areas, providing a diverse range of spaces for residents. The podium roof at Level 10 forms the primary communal landscape and is designed as an elevated garden with generous outdoor space, deep planting and shared facilities.

This space is intended to accommodate a variety of activities, including passive recreation, informal social gathering and quiet retreat, with access to sunlight and outlook. Additional communal spaces are proposed at upper levels, enabling residents to access shared amenity at multiple points within the tower and supporting a sense of vertical community. The indoor and outdoor communal spaces are integrated into the building design to provide meaningful and functional amenity that enhances residential liveability.

The proposal is being assessed as an SSDA under the Environmental Planning and Assessment Act 1979 (EP&A Act) and is accompanied by a concurrent Planning Proposal to amend the Willoughby



Local Environmental Plan 2012 (WLEP 2012) to permit shop top housing as an additional permitted use (APU) and increase the maximum building height on the site. In this context, the development seeks to support broader strategic objectives relating to housing supply, affordability and urban renewal by locating substantial new housing, including affordable housing, in a highly accessible, transit-oriented location.



## 4 Social infrastructure needs assessment

### 4.1 State regional and district policy directions

The following strategic policy review highlights several key areas related to the strategic social infrastructure priorities. The following key documents have been reviewed:

- Australian Government, Department of the Treasury, 2022. National Housing Accord 2022
- NSW Department of Planning, Industry and Environment, 2021. Housing 2041 NSW Housing Strategy
- Transport for NSW, 2018. Future Transport Strategy 2056. NSW Future Transport Strategy 2056
- Government Architect New South Wales, 2017. *Better Placed: An Integrated Design Policy for the Built Environment of New South Wales*
- Infrastructure NSW, 2022. *State Infrastructure Strategy 2022–2042: Staying ahead*
- Government Architect New South Wales, 2020. *Greener Places: An Urban Green Infrastructure Design Framework for New South Wales*
- Transport for NSW and Government Architect New South Wales, 2023. *Practitioner's Guide to Movement and Place: Implementing a Movement and Place Approach in NSW*
- Willoughby City Council, 2020. *Chatswood CBD Planning and Urban Design Strategy 2036*
- Willoughby City Council, 2020. *Willoughby Local Strategic Planning Statement*.

Key themes identified in these documents are summarised in **Table 7** below.

**Table 7: Key policy themes**

| Theme                                                 | Summary                                                                                                                                                                                                                                                                                                                                                | Relevant policy or strategy                                                                                                                                                                                                                          |
|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Housing supply and affordability</b>               | Policy directions consistently support increasing housing supply in well located areas to respond to population growth, affordability pressures and changing household needs. There is a strong focus on delivering more homes close to jobs, transport, services and infrastructure, including affordable housing and a broader mix of housing types. | <ul style="list-style-type: none"><li>• National Housing Accord 2022</li><li>• Housing 2041 – NSW Housing Strategy</li><li>• Willoughby Local Strategic Planning Statement</li><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li></ul> |
| <b>Strategic centre growth and urban renewal</b>      | The policy framework supports concentrating growth in strategic centres that can accommodate additional housing, employment and mixed uses while leveraging existing infrastructure and services. Chatswood is identified as a major centre with an important role in supporting housing and employment growth.                                        | <ul style="list-style-type: none"><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li><li>• Willoughby Local Strategic Planning Statement</li><li>• NSW Infrastructure Strategy 2022–2038</li></ul>                                      |
| <b>Transit-oriented development and accessibility</b> | Policies emphasise locating housing and employment in accessible locations with strong public transport connections and walkable access to services, jobs and community infrastructure. This supports reduced car dependence and more efficient urban growth.                                                                                          | <ul style="list-style-type: none"><li>• NSW Future Transport Strategy 2056</li><li>• Practitioner's Guide to Movement and Place</li><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li></ul>                                            |



|                                                      |                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                              |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Social infrastructure and liveability</b>         | The strategic framework emphasises the importance of aligning growth with social infrastructure, community facilities, services, open space and infrastructure planning to maintain liveability and community wellbeing.                         | <ul style="list-style-type: none"><li>• Housing 2041 – NSW Housing Strategy</li><li>• NSW Infrastructure Strategy 2022–2038</li><li>• Willoughby Local Strategic Planning Statement</li></ul>                                                                |
| <b>Design quality and design excellence</b>          | Policy directions place strong emphasis on good design as a means of creating functional, attractive, resilient and people-focused places. This includes design excellence, high quality built form, public domain outcomes and long-term value. | <ul style="list-style-type: none"><li>• Better Placed</li><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li></ul>                                                                                                                              |
| <b>Movement, place and walkability</b>               | There is a strong focus on balancing movement and place outcomes so that streets and transport corridors support both access and the quality, safety and liveability of surrounding places.                                                      | <ul style="list-style-type: none"><li>• Practitioner's Guide to Movement and Place</li><li>• NSW Future Transport Strategy 2056</li><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li></ul>                                                    |
| <b>Green infrastructure, greening and resilience</b> | Policies highlight the importance of green infrastructure, tree canopy, open space and landscape integration in supporting climate resilience, cooling, biodiversity, health and improved urban amenity.                                         | <ul style="list-style-type: none"><li>• Greener Places</li><li>• Better Placed</li><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li></ul>                                                                                                     |
| <b>Sustainability and environmental performance</b>  | Strategic directions emphasise environmentally sustainable growth, resilient communities and improved building and place performance in response to climate change, resource efficiency and long-term urban resilience.                          | <ul style="list-style-type: none"><li>• Housing 2041 – NSW Housing Strategy</li><li>• Better Placed</li><li>• NSW Infrastructure Strategy 2022–2038</li><li>• Greener Places</li></ul>                                                                       |
| <b>Economic productivity and employment</b>          | The broader policy framework supports development that strengthens economic productivity, supports employment centres and improves access to jobs, services and investment. Chatswood is positioned as a key employment and commercial hub.      | <ul style="list-style-type: none"><li>• Chatswood CBD Planning and Urban Design Strategy 2036</li><li>• NSW Future Transport Strategy 2056</li><li>• NSW Infrastructure Strategy 2022–2038</li><li>• Willoughby Local Strategic Planning Statement</li></ul> |

## 4.2 Chatswood community infrastructure strategic framework

Willoughby City Council's approach to community infrastructure is guided by a suite of interconnected strategies that seek to provide accessible, inclusive and high-quality social, recreational and cultural spaces across a diverse urban area anchored by Chatswood. However it does not currently have a dedicated community infrastructure plan that establishes benchmarks or a coordinated delivery framework for community infrastructure in response to growth. This is significant because it means there is no consolidated Council policy that clearly identifies future community infrastructure needs or sets out when upgraded or additional facilities will be required as population and housing intensify.



The most relevant Council document for assessing public and open space within the LGA is the Public Spaces and Recreation Strategy (2024). The strategy recognises that the City is expected to accommodate an additional 13,000 people, has reached “peak open space”,<sup>26</sup> and faces challenges in delivering new public spaces due to limited land availability and high land costs. It also identifies Chatswood as an area where population growth and density will increase pressure on public space provision and performance.

The strategy identifies a number of open space and recreation directions that are directly relevant to the site at 815 Pacific Highway. It highlights that higher density living in Chatswood places greater pressure on existing public space and recreation infrastructure, increasing the importance of nearby, walkable open space for passive recreation, social interaction and everyday outdoor use. This is reinforced by the *Willoughby Local Infrastructure Contributions Plan 2019* (Contributions Plan), which recognises that future population growth in Willoughby, particularly in and around the Chatswood CBD, will intensify demand for open space and recreation facilities.

The Contributions Plan also notes that the existing rate of developed open space provision does not represent oversupply or spare capacity, and that the practical response to growth will need to focus on a combination of limited new open space in strategic locations and improvements that increase the carrying capacity of existing parks and recreation assets. In this regard, Council’s approach is to make existing assets “work harder” through better planning and design of the existing network, more flexible and multi-purpose use of facilities, improved walking and cycling connections, better access and crossing points, new and upgraded paths, increased opportunities for passive recreation, upgrades that extend the usable time and capacity of sportsgrounds, and partnerships that broaden access to open space and recreation facilities.

These directions indicate that responding to growth in Chatswood will require not only the provision of additional open space where opportunities arise, but also a strong focus on improving the quality, accessibility, usability and overall performance of the existing open space network. Together, the documents show that as residential density increases, additional pressure will be placed on public open space and the role of existing parks and recreation spaces in meeting community needs will become increasingly important.

Lastly, the strategy sets out growth priorities around the Chatswood area including creating and promoting a network of public spaces utilising future development and activating existing public spaces for increased recreational participation.

### **Implications for this proposal**

Future residents of the proposal would contribute incremental demand for accessible open space, informal recreation and community facilities within a centre that is already experiencing ongoing growth and change. In this regard, the proposal should be understood as one contributor to cumulative demand across the Chatswood centre rather than a standalone trigger for any specific off-site infrastructure response.

The proposal benefits from proximity to an existing network of parks, recreation areas, community facilities and social infrastructure. Any future upgrade, expansion or augmentation of that broader

<sup>26</sup> Willoughby City Council, 2024. Public Spaces and Recreation Strategy  
<https://www.willoughby.nsw.gov.au/Council/Policies-and-publications/Publications/Public-Spaces-and-Recreation-Strategy>



network would be subject to the planning, funding and delivery processes of the relevant authorities and service providers.

The proposal also includes residential communal and landscaped areas that may support the day-to-day amenity and liveability of future residents. These onsite amenity outcomes are relevant to the residential quality of the development, but should not be relied upon as a substitute for, or mitigation of, the broader public open space and social infrastructure network.

Any applicable contributions associated with the development would be addressed through the relevant statutory contributions and approvals framework.

## 4.3 Existing social infrastructure audit

The site at 815 Pacific Highway, Chatswood is located within the Chatswood CBD, which provides strong access to a broad range of social infrastructure. The site benefits from proximity to public transport and walkable access to facilities and services including The Concourse, Chatswood Library, Chatswood Park and Oval, nearby schools and childcare centres. This established service context is a positive attribute of the site. At the same time, ongoing growth across Chatswood and the wider Willoughby LGA may contribute to incremental pressure on the use, accessibility and performance of surrounding infrastructure over time, particularly open space and recreation assets.

### 4.3.1 Local community infrastructure

A review of the existing local social infrastructure has been undertaken to inform this Social and Community Needs Assessment. An overview of the local community infrastructure context is provided below, identifying key social infrastructure within the Chatswood SAL and broader catchment surrounding the site.

An assessment of the existing supply of local community infrastructure in the surrounding area has identified the following:

- **Integrated multipurpose and community facilities:** The Chatswood centre contains a number of established community facilities that support local programs, meetings, social connection and recreational activities. Key facilities include Dougherty Community Centre, Wyllie Lodge, Chatswood Girl Guides Hall, Chatswood Hall at Blue Gum Park, The Hub Community Garden, Chatswood Croquet Club and Chatswood Tennis Club.
- **Cultural facilities:** The area is supported by a concentration of cultural infrastructure centred around The Concourse, including Chatswood Library, Art Space on The Concourse and the Foyer Exhibition Space. These facilities provide an important civic, cultural and creative focus for the Chatswood centre and serve both local residents and the broader district.
- **Libraries:** Chatswood Library is the primary public library in the local area and provides access to books, study and workspaces, digital resources and community programming.
- **Schools and education facilities:** The surrounding area is well served by educational infrastructure, including Chatswood Public School, Our Lady of Dolours Catholic Primary School, Chatswood High School, Mercy Catholic College, St Pius X College and the Saturday School of Community Languages. These facilities support the needs of local families and contribute to the role of Chatswood as an established education precinct.
- **Healthcare and community health services:** The area contains a range of health and medical services, including Chatswood Community Health Centre, Chatswood Private Hospital, Hirondelle Private Hospital and the Vision Eye Institute Chatswood. Together, these services



provide access to community health, specialist care and private hospital services within close proximity to the site.

- **Aged care and seniors facilities:** A number of aged care and seniors living facilities are located within the broader catchment, including Columbia Aged Care Services – Willowood Centre, Dougherty Apartments, Japara Forest View and Willoughby Retirement Community Hostel. These facilities indicate an established provision of accommodation and support services for older people in the area.
- **Places of worship:** The surrounding area contains a wide range of places of worship, including Anglican, Catholic, Baptist, Presbyterian, Salvation Army, Armenian Apostolic, Seventh-day Adventist and other faith-based facilities. These spaces provide an important social, cultural and community support function for local residents.
- **Open space:** The Chatswood area benefits from a variety of open spaces and recreation areas that support passive recreation, social interaction and community wellbeing. These spaces form part of the broader network of parks and public spaces serving the local population.
- **Sports fields and courts:** The local catchment contains a range of recreation facilities, including Chatswood Oval, Bales Park, Greville Street Reserve, bowling greens, croquet greens, tennis courts, basketball courts and Chatswood Skate Park. These facilities support both organised sport and informal recreation for a wide range of age groups.

The site is located within an established strategic centre with access to a broad range of community, cultural, education, health, recreation and transport infrastructure. The concentration of these services within the Chatswood centre indicates that the area is comparatively well serviced and has a strong foundation of existing infrastructure to support additional residential growth. However, ongoing development and increasing population density are likely to place additional pressure on the capacity, quality and accessibility of these assets over time.

#### 4.3.2 District and regional community infrastructure

An assessment of the existing supply of district and regional community infrastructure indicates that the site benefits from access to a number of higher-order facilities that serve a broader catchment extending beyond the immediate Chatswood neighbourhood.

The Concourse is the main district and regional cultural facility within Chatswood, providing performance, exhibition, library and civic functions and operating as a major arts and cultural destination for the wider North District. The wider catchment across the LGA includes health facilities such as Chatswood Private Hospital, Hirondele Private Hospital, Royal North Shore Hospital and the St Leonards health precinct, which provide subregional and regional health services within close proximity to the site.

District and regional recreation facilities are also accessible within the Willoughby LGA, including larger sporting and leisure facilities. These facilities support organised sport, structured recreation and broader community use servicing compared to local parks and open spaces located within the Chatswood area.

The site also benefits from excellent district and regional accessibility through Chatswood Station, metro services and the wider bus network. This connectivity supports convenient access to higher-order community infrastructure across the North Shore and metropolitan Sydney.

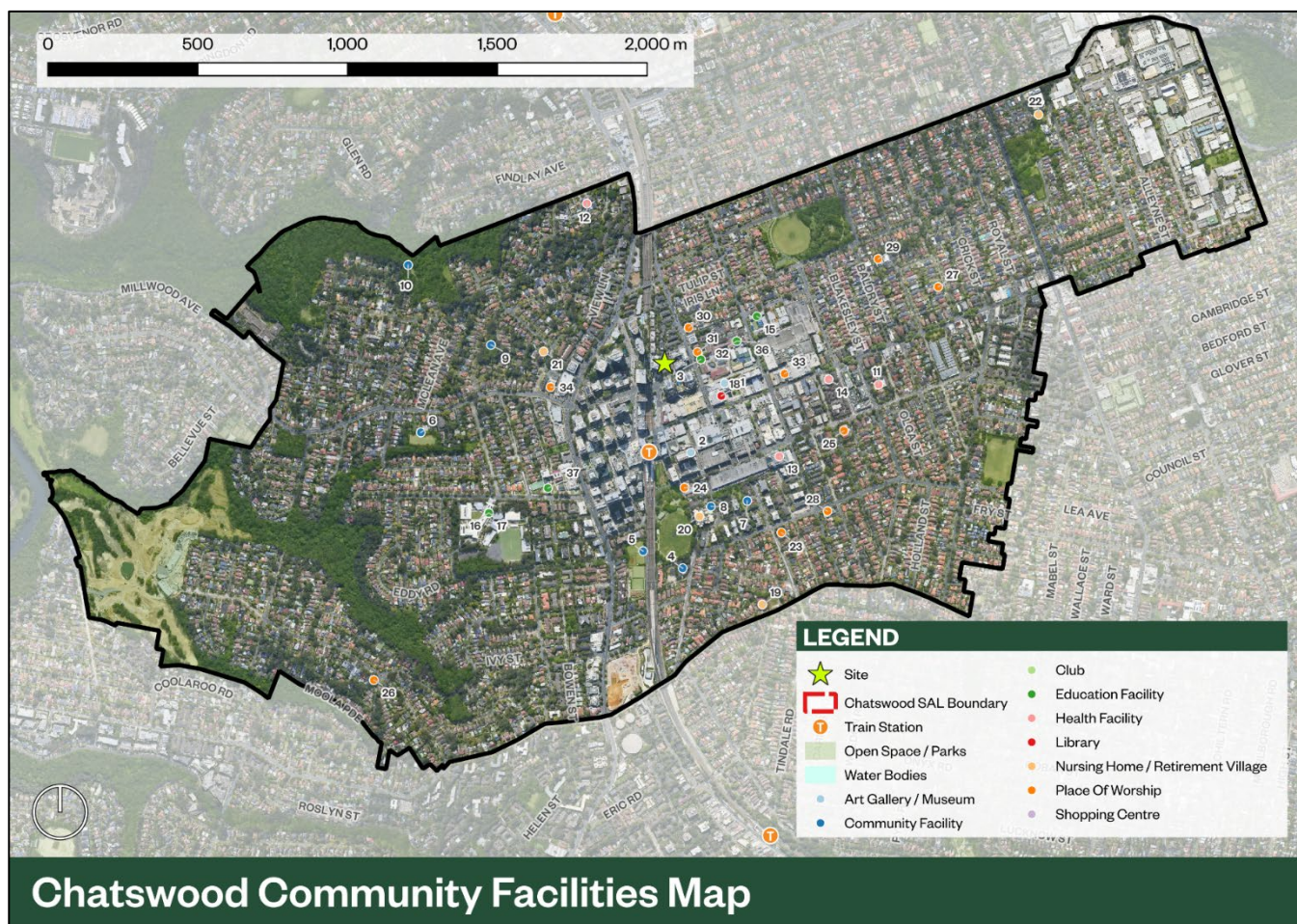


### 4.3.3 Planned supply

Social infrastructure planned within the Chatswood and broader Willoughby context is distributed across the strategic centre and wider LGA and includes a range of open space, recreation, community, cultural and transport-related improvements.

The planned infrastructure includes:

- Planned social infrastructure supply relevant to the proposal focuses within the Chatswood CBD and broader strategic centre, with a particular emphasis on public domain, open space, recreation and movement improvements needed to support continued growth.
- The Chatswood CBD Planning and Urban Design Strategy identified a number of specific public space projects in the western direction of the Chatswood CBD. These are relevant to the site and include a possible new square west of Chatswood Station, a new public space near the intersection of Endeavour Street and Orchard Road and a new pedestrian link between the bus interchange and a new plaza on Help Street.
- The funding study (2020) for the Chatswood CBD also identifies the potential for some infrastructure to be delivered as part of future development, including play spaces, active recreation facilities such as rooftop recreation areas, childcare, and floor space for community and cultural uses.
- Longer-term open space and recreation planning is also being guided by the Chatswood Park Master Plan, which establishes a long-term vision and implementation framework for the improvement and evolution of Chatswood Park and Chatswood Oval over the next 20 years.
- In the broader district context, Willoughby Leisure Centre is undergoing a major upgrade, with works expected to deliver renewed aquatic and recreation facilities including new pools, expanded family-friendly amenities, improved accessibility and sustainability upgrades. The cost of the works is estimated at \$23.8 million and is proposed to be funded by various sources including Council general funds and developer contributions.



**Figure 5: Community facilities map**

Source: Mecone, 2025

**Table 8: Community facilities reference table**

| Map Ref. | Type                              | Name                                             |
|----------|-----------------------------------|--------------------------------------------------|
| 1        | Art Gallery                       | Art Space On The Concourse                       |
| 2        | Art Gallery                       | Foyer Exhibition Space                           |
| 3        | Combined Primary-Secondary School | St Pius X College                                |
| 4        | Community Facility                | Wyllie Lodge                                     |
| 5        | Community Facility                | Chatswood Croquet Club                           |
| 6        | Community Facility                | Chatswood Tennis Club                            |
| 7        | Community Facility                | The Hub Community Garden                         |
| 8        | Community Facility                | Dougherty Community Centre                       |
| 9        | Community Facility                | Chatswood Girl Guides Hall                       |
| 10       | Community Facility                | Chatswood Hall Blue Gum Park                     |
| 11       | Community Medical Centre          | Chatswood Community Health Centre                |
| 12       | General Hospital                  | Hirondelle Private Hospital                      |
| 13       | General Hospital                  | Chatswood Private Hospital                       |
| 14       | General Hospital                  | Vision Eye Institute Chatswood                   |
| 15       | High School                       | Mercy Catholic College                           |
| 16       | High School                       | Chatswood High School                            |
| 17       | High School                       | Saturday School Of Community Languages Chatswood |
| 18       | Library                           | Chatswood Library                                |



|    |                  |                                              |
|----|------------------|----------------------------------------------|
| 19 | Nursing Home     | Columbia Aged Care Services-Willowood Centre |
| 20 | Nursing Home     | Dougherty Apartments                         |
| 21 | Nursing Home     | Japara Forest View                           |
| 22 | Nursing Home     | Willoughby Retirement Community Hostel       |
| 23 | Place Of Worship | Seventh Day Adventist Church                 |
| 24 | Place Of Worship | Baptist Church                               |
| 25 | Place Of Worship | Christian Scientist Church                   |
| 26 | Place Of Worship | Anglican Church                              |
| 27 | Place Of Worship | Armenian Apostolic Church                    |
| 28 | Place Of Worship | Salvation Army Church                        |
| 29 | Place Of Worship | Synagogue                                    |
| 30 | Place Of Worship | Christian Brothers                           |
| 31 | Place Of Worship | Presbyterian Church                          |
| 32 | Place Of Worship | Catholic Church                              |
| 33 | Place Of Worship | Church Of Christ                             |
| 34 | Place Of Worship | Anglican Church                              |
| 35 | Police Station   | Chatswood Police Station                     |
| 36 | Primary School   | Our Lady Of Dolours Catholic Primary School  |
| 37 | Primary School   | Chatswood Public School                      |

## 4.4 Incoming population

This section outlines the expected incoming population accommodated by the site. This allows a direct quantification of the demand generated by this Proposal

### 4.4.1 Persons per dwelling

To ascertain an appropriate persons per dwelling (PPD) rate for the site's population projections, Mecone undertook a benchmarking exercise of precincts with a similar mixed-use, high-accessibility urban character to the proposal. Seventeen precincts with mixed-use (MU1 or B4) zoning in close proximity to shops and/or major public transport corridors were identified across Greater Sydney.

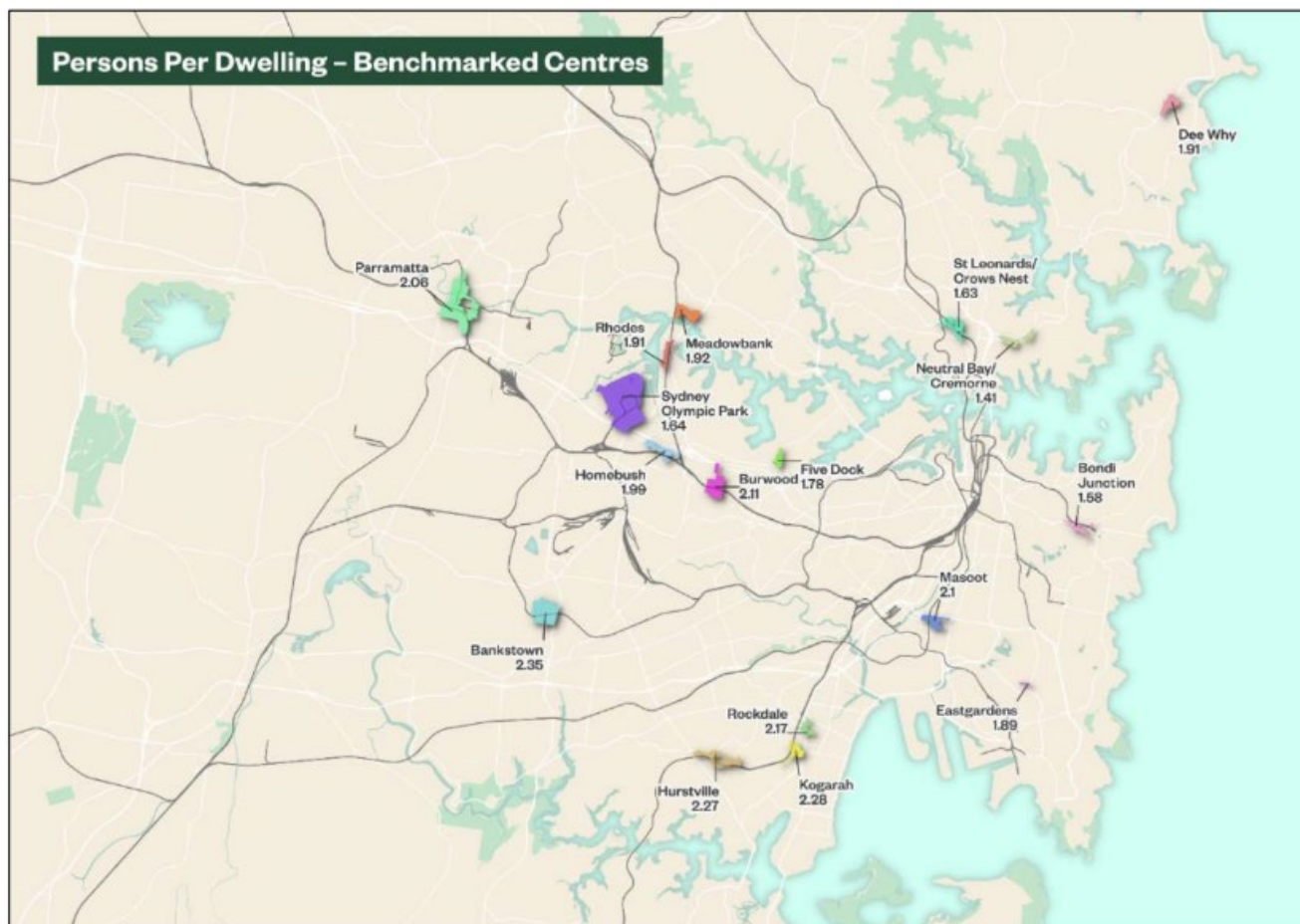
For the site specifically, this assessment also reviewed two data sets, persons per household for Willoughby LGA using ABS QuickStats (2021), and persons per dwelling using ABS Mesh Block data (2021). To verify the appropriate persons per dwelling assumption for the proposal, the mesh block analysis identified 31,076 dwellings and 75,612 persons across Willoughby LGA, equating to an overall rate of approximately 2.43 persons per dwelling. This is higher than the 1.98 persons per dwelling identified through the mixed-use centre benchmarking exercise and confirms that the broader Willoughby LGA has a materially different dwelling and household profile to the proposal site.

**Table 9: PPD benchmarking mixed use centres across Greater Sydney**

| Precinct       | LGA                  | Dwellings | Persons | PPD  |
|----------------|----------------------|-----------|---------|------|
| Bankstown      | Canterbury–Bankstown | 2,664     | 6,265   | 2.35 |
| Bondi Junction | Waverley             | 2,257     | 3,560   | 1.58 |
| Burwood        | Burwood              | 4,371     | 9,220   | 2.11 |
| Dee Why        | Northern Beaches     | 1,758     | 3,364   | 1.91 |

|                           |               |        |        |      |
|---------------------------|---------------|--------|--------|------|
| Eastgardens               | Bayside       | 1,319  | 2,489  | 1.89 |
| Five Dock                 | Canada Bay    | 545    | 969    | 1.78 |
| Homebush                  | Strathfield   | 2,448  | 4,876  | 1.99 |
| Hurstville                | Georges River | 4,262  | 9,689  | 2.27 |
| Kogarah                   | Georges River | 1,397  | 3,181  | 2.28 |
| Mascot                    | Bayside       | 4,223  | 8,882  | 2.10 |
| Meadowbank                | Ryde          | 5,051  | 9,687  | 1.92 |
| Neutral Bay/Cremorne      | North Sydney  | 1,410  | 1,995  | 1.41 |
| Parramatta                | Parramatta    | 7,727  | 15,929 | 2.06 |
| Rhodes                    | Canada Bay    | 1,480  | 2,825  | 1.91 |
| Rockdale                  | Bayside       | 1,008  | 2,186  | 2.17 |
| St Leonards/Crows Nest    | North Sydney  | 3,364  | 5,480  | 1.63 |
| Sydney Olympic Park       | Parramatta    | 2,814  | 4,604  | 1.64 |
| All Benchmarked Precincts | —             | 48,098 | 95,201 | 1.98 |

A PPD rate of 1.98 is considered a reasonable assumption for the proposal, as it reflects the average occupancy observed across comparable mixed-use centres and provides a more relevant benchmark than the broader Willoughby LGA, which has a materially different dwelling and household profile.





## Figure 6: Benchmarking

Source: Mecone, 2025

### 4.4.2 Indicative age profile

Benchmark of grouped five-year age composition data was acquired from the ABS for the 17 benchmark centres. These five-year groups were further grouped into three categories below:

- Children: 0-19 years
- Working age: 20-69 years
- Seniors: 70 years and over.

The results of this benchmark are shown in the table below.

**Table 10: Age composition of the benchmarked precincts**

| Precinct                  | Children | Working age | Seniors |
|---------------------------|----------|-------------|---------|
| Bankstown                 | 26%      | 69%         | 4%      |
| Bondi Junction            | 8%       | 79%         | 13%     |
| Burwood                   | 11%      | 84%         | 4%      |
| Dee Why                   | 16%      | 78%         | 6%      |
| Eastgardens               | 17%      | 80%         | 2%      |
| Five Dock                 | 18%      | 72%         | 10%     |
| Homebush                  | 15%      | 84%         | 1%      |
| Hurstville                | 14%      | 81%         | 5%      |
| Kogarah                   | 19%      | 78%         | 3%      |
| Mascot                    | 12%      | 87%         | 1%      |
| Meadowbank                | 17%      | 81%         | 2%      |
| Neutral Bay/Cremorne      | 9%       | 77%         | 14%     |
| Parramatta                | 18%      | 80%         | 2%      |
| Rhodes                    | 15%      | 82%         | 3%      |
| Rockdale                  | 16%      | 78%         | 6%      |
| St Leonards               | 11%      | 86%         | 3%      |
| Sydney Olympic Park       | 14%      | 85%         | 1%      |
| All Benchmarked Precincts | 15%      | 81%         | 4%      |

For this exercise, it is recommended that the average of the age composition for St Leonards, Rhodes, Meadowbank, and Sydney Olympic Park is utilised. This reflects both the existing compositions in North Sydney, as well as the likely future compositions that would more closely reflect newer, higher density living in Chatswood.

**Table 11: Suggested age composition**

| Demographic | Children | Working age | Seniors |
|-------------|----------|-------------|---------|
| Proportion  | 14%      | 84%         | 2%      |



### 4.4.3 Residents overview

The proposed development would provide 490 dwellings, including 76 affordable housing units. For assessment purposes, an indicative persons per dwelling rate of 1.98 has been applied, which suggests a potential resident population of approximately 984 people. Based on the comparator precinct age profile adopted for this assessment, this indicative population may include approximately 140 children and young people aged 0–19 years, 822 working-age adults aged 20–69 years, and 22 older persons aged 70 years and over.

These figures are broad assumptions used to inform the social infrastructure assessment only. Actual occupancy, household composition and age profile may vary over time depending on dwelling mix, housing market conditions, tenure profile and resident characteristics.

## 4.5 Increased demand for infrastructure from this proposal

The typology and benchmarks applied in this Assessment are based on established practice in the industry. This section identifies the latest industry benchmarks and clearly identifies its source:

1. The number of facilities: The primary, or traditional, form of benchmark, this metric identifies the raw number of new or additional facilities that will be required to meet the needs of a study area.
2. SQM of floorspace: This metric is useful in supplementing the number of facilities benchmark and identifies the amount of floorspace required by a quantum of residents. In this study, this benchmark is used for library and community floorspace, there being available established benchmarks for these uses.
3. Size of facility: This benchmark further supplements the understanding of a facility requirement by identifying the benchmarked ideal size for that facility. For example, if the number of facilities benchmarked identifies a requirement for an additional 1 x community centre, the size of facility benchmark will outline how large that 1 x community centre should be to satisfy industry standards

Table 12 below outlines the quantitative and qualitative benchmarks applied in this Assessment.

**Table 12: Quantitative and qualitative benchmarking**

| Facility Type                                                          | Benchmark                                                        | Source                                                                                                                                                                                                          |
|------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Integrated multipurpose community facility / regional Community Centre | 1: 20 - 30,000 residents                                         | City of Sydney Development Contributions Plan 2015 - Community Facilities Planning Benchmarks; Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015 <sup>27</sup> |
| Community centres (Local and District)                                 | 49.13m2 per 1,000 persons to maintain existing rate of provision | Willoughby Local Infrastructure Contributions Plan 2019 <sup>28</sup>                                                                                                                                           |
| Library space                                                          | 1: 20 - 30,000 residents                                         | No. of facilities: City of Sydney Development Contributions Plan 2015 - Community Facilities                                                                                                                    |

<sup>27</sup> Elton Consulting for City of Sydney, 2015 revised draft City of Sydney Development Contributions Plan, 2015 – recommended for approval  
[https://meetings.cityofsydney.nsw.gov.au/Data/Planning%20and%20Development%20Committee/201605101403/Agenda/160510\\_PDC\\_ITEM02\\_ATTACHMENTB.pdf](https://meetings.cityofsydney.nsw.gov.au/Data/Planning%20and%20Development%20Committee/201605101403/Agenda/160510_PDC_ITEM02_ATTACHMENTB.pdf)

<sup>28</sup> Willoughby City Council, 2019. Willoughby Local Infrastructure  
<https://www.willoughby.nsw.gov.au/Development/Plan/Development-Contributions/WLIC>



|                              |                                                                                                                                                                    |                                                                                                                                                                                                                               |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | 39sqm per 1,000 residents                                                                                                                                          | Planning Benchmarks; Peer Review of Community Facilities Planning Benchmarks, Elton Consulting for City of Sydney, 2015.<br><br>Floorspace: widely used industry extrapolation from the NSW State Library Building Calculator |
| Cultural and creative spaces | 1 District facility per 20-50,000<br>1 local cultural facility per 20,000 residents                                                                                | WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority                                                                                                                                                  |
| Childcare – private          | 1 childcare place for every 3.8 0 – 4-year-old<br><br>1 preschool place for every 1 4 – 5-year-old                                                                 | Childcare attendance rates, NSW average <sup>29</sup>                                                                                                                                                                         |
| Public Primary schools       | 1,000 student capacity with a 1.5ha site area.<br><br>70% of children aged 5 - 11 years in catchment                                                               | School Infrastructure NSW School Site Selection and Development Guidelines (2020) <sup>30</sup>                                                                                                                               |
| Public High schools          | 2,000 student capacity with a 2.5ha site area.<br><br>60% of children aged 12 - 17 years in catchment                                                              | School Infrastructure NSW School Site Selection and Development Guidelines (2020)                                                                                                                                             |
| TAFE's                       | Provision determined by NSW TAFE                                                                                                                                   | Not applicable                                                                                                                                                                                                                |
| Universities                 | Provision determined by curriculum needs and other qualitative considerations.                                                                                     | Not applicable                                                                                                                                                                                                                |
| Hospitals                    | Provision determined by NSW Health                                                                                                                                 | Not applicable                                                                                                                                                                                                                |
| GP Medical centres           | Provision determined by NSW Health                                                                                                                                 | Not applicable                                                                                                                                                                                                                |
| Aged care facilities         | 88 places per 1,000 people aged 70+ divided between 40 moderate to high care places and 48 low care places                                                         | Documented in WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority <sup>31</sup>                                                                                                                      |
| Ambulance services           | Provision determined by NSW Health                                                                                                                                 | Not applicable                                                                                                                                                                                                                |
| Fire services                | Provision determined by NSW Fire and Rescue                                                                                                                        | Documented in WPCA Master Plan Social Infrastructure Strategy for Bradfield City Authority                                                                                                                                    |
| Police                       | Qualitative - facilities developed in response to a number of factors including crime and offender trends, demographic shifts, changes to the physical environment | NSW Police                                                                                                                                                                                                                    |

<sup>29</sup> [Education and Care Services National Regulations \(2011 SI 653\) - NSW Legislation](#)

<sup>30</sup> School Infrastructure NSW, 2020. School Site Selection and Development: A guideline for determining appropriate school sites [https://www.efsg.det.nsw.edu.au/tab\\_a\\_draft\\_guidelines\\_for\\_school\\_site\\_selection.pdf](https://www.efsg.det.nsw.edu.au/tab_a_draft_guidelines_for_school_site_selection.pdf)

<sup>31</sup> Bradfield Development Authority, 2024. Bradfield City Centre Master Plan

<https://www.planningportal.nsw.gov.au/draftplans/made-and-finalised/bradfield-city-centre-master-plan>



|                                    |                                                                                                    |                                                                                                                                                                                                                           |
|------------------------------------|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cemetery and internment services   | Qualitative                                                                                        | Not applicable                                                                                                                                                                                                            |
| Athletics                          | 1:76,000                                                                                           | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016)</i><br>See also Parks and Leisure Australia (WA) Community Facility Guidelines Draft October 2019 ( <i>PLA Guidelines 2019</i> ) |
| AFL                                | 1:68,000                                                                                           | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016); See also PLA Guidelines 2019</i>                                                                                                |
| Baseball/softball                  | 1:22,800                                                                                           | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016); See also PLA Guidelines 2019</i>                                                                                                |
| Hockey                             | 1:68,000                                                                                           | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016); See also PLA Guidelines 2019</i>                                                                                                |
| Lawn Bowls                         | 1:25,000                                                                                           | <i>PLA Guidelines 2019</i>                                                                                                                                                                                                |
| Outdoor courts (tennis/basketball) | 1:3,500                                                                                            | <i>PLA Guidelines 2019</i> – mid-point between Basketball and Netball benchmarks for outdoor courts                                                                                                                       |
| Swimming/50m outdoor pool          | 1:75,000                                                                                           | <i>PLA Guidelines 2019</i>                                                                                                                                                                                                |
| Tennis                             | 1 per 1,182 persons                                                                                | Willoughby Local Infrastructure Contributions Plan 2019                                                                                                                                                                   |
| Rugby                              | 1:17,000                                                                                           | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016); See also PLA Guidelines 2019</i>                                                                                                |
| Soccer                             | 1:4,000                                                                                            | <i>SSROC 2008 Guidelines, referenced in the City of Sydney Recreation Needs Study (2016); See also PLA Guidelines 2019</i>                                                                                                |
| Indoor courts                      | 1 per 39,009 persons                                                                               | Willoughby Local Infrastructure Contributions Plan 2019                                                                                                                                                                   |
| Squash                             | 1:20,000                                                                                           | <i>PLA Guidelines 2019</i>                                                                                                                                                                                                |
| Golf                               | 1:30,000                                                                                           | <i>PLA Guidelines 2019</i>                                                                                                                                                                                                |
| Skate/Youth park                   | 1:5,000 (neighbourhood scale)                                                                      | <i>PLA Guidelines 2019</i>                                                                                                                                                                                                |
| Playground                         | 1 per 1,660 persons                                                                                | Willoughby Local Infrastructure Contributions Plan 2019                                                                                                                                                                   |
| Aerobics, fitness, gym             | Qualitative – part of district or regional leisure facility                                        | <i>PLA WA Guidelines 2012</i>                                                                                                                                                                                             |
| BMX dirt track facility            | 1:20,000                                                                                           | <i>Note – mid-point of PLA WA Guidelines 2012</i>                                                                                                                                                                         |
| Indoor leisure centre (aquatic)    | 1:75,000 (25m or 50m pool for recreational, club, water polo, and diving and competitive swimming) | <i>PLA WA Guidelines 2012</i>                                                                                                                                                                                             |
| Indoor leisure centre (dry)        | 1:75,000                                                                                           | <i>Mid-point of PLA WA Guidelines 2012</i>                                                                                                                                                                                |
| Cricket wickets                    | 1 per 4,876 persons                                                                                | Willoughby Local Infrastructure Contributions Plan 2019                                                                                                                                                                   |



### 4.5.1 Demand and surrounding capacity

**Table 13** provides an indicative overview of the broad categories of social and community infrastructure that may experience incremental additional demand associated with the proposal, having regard to the existing and planned infrastructure context of Chatswood and the wider catchment. The table is not intended to identify proposal-specific infrastructure deficiencies or to prescribe infrastructure delivery obligations outside the standard statutory framework.



**Table 13: Demand and surrounding capacity matrix**

| Infrastructure type          | Demand generated                                                                                                                                                                                                                                                                                                                                                                                          | Surrounding capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Planning implication                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community centres            | The proposal would generate additional demand for 48sqm of community floorspace. On the information available, this demand is not of a scale that would warrant a standalone community facility on site and is more appropriately considered within the broader network of existing facilities and future planning for the centre. The minimum recommended size for a local community facility is 400sqm. | <p>The site has access to an existing network of community facilities in and around Chatswood, including council-managed and community-operated spaces. This indicates an established service context for future residents, noting that facility utilisation, suitability and future upgrade needs are matters for Council and other relevant providers over time.</p> <p>It is noted in Willoughby Council Contributions Plan that “a recent review on Council’s community facilities found that there are an adequate number of community facilities in strategic locations to meet the community needs until 2022. Some facilities are underutilised, due to their condition and age, lack of awareness by the community and limited multi-use capacity. Strategies are being developed to increase patronage.” This indicates some existing capacity in community facilities to accommodate additional demand.</p> | No proposal-specific community facility requirement is identified by this assessment. Any future changes to community infrastructure provision would be subject to Council planning, funding and delivery processes. On-site communal amenity may support resident liveability, but is not relied upon as an offset for demand on the broader community facility network. |
| Library space                | The proposal would generate incremental additional use of library services, including study space, digital access, informal meeting space and community programming. This demand is not sufficient to justify a standalone library facility and would be expected to be absorbed within the existing library network.                                                                                     | Chatswood Library, located within The Concourse precinct, is the primary library serving the local area and provides a modern, centrally located facility with a broad district catchment. As recognised in the Australian Infrastructure Audit 2019, community infrastructure such as libraries can help deliver broad community benefits by supporting social cohesion, community resilience and vibrant places. In this context, the library’s central location, accessibility and role within the broader Concourse civic precinct mean it is well placed to accommodate the modest additional demand generated by future residents of the proposal..                                                                                                                                                                                                                                                              | No proposal-specific library infrastructure requirement is identified by this assessment.                                                                                                                                                                                                                                                                                 |
| Cultural and creative spaces | The proposal would generate additional use of cultural, creative and civic facilities, particularly for events, exhibitions, performances and informal cultural participation. The demand generated is                                                                                                                                                                                                    | <p>Chatswood has a strong supply of cultural infrastructure centred around The Concourse, including Art Space on The Concourse, the Foyer Exhibition Space and Chatswood Library.</p> <p>These facilities already serve a district and regional catchment</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | No gap identified                                                                                                                                                                                                                                                                                                                                                         |



|                               |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                   |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | incremental and best addressed through the existing district-level network.                                                                                                                                                                                                                                      | <p>and provide substantial capacity relative to the scale of the proposal.</p> <p>It is noted in Council's Contributions Plan that The Concourse at Chatswood is a major community facility serving the Willoughby LGA population and beyond, with initial costs being recouped through current development due to established nexus.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                   |
| Childcare                     | Based on the indicative demographic assumptions adopted for this assessment, the proposal would generate demand for approximately 9 childcare places. That demand is likely to be modest in proposal terms, but should be understood in the context of cumulative residential growth occurring across Chatswood. | <p>The Chatswood centre and surrounding area contain a number of childcare providers. The availability and accessibility of childcare is influenced by a range of factors, including provider decisions, market conditions, enrolment patterns, workforce availability, location and broader population growth, rather than by any single development in isolation.</p> <p>The Australian Infrastructure Audit 2019 recognises that the accessibility of early education infrastructure is shaped not only by the number of centres available, but also by how easily they can be reached, particularly in fast-growing cities where childcare access and transport movements are closely linked. In this context, the site's location within an established strategic centre, close to services and public transport, is a positive attribute that supports access to the surrounding childcare network for future residents.</p> | This assessment does not identify a proposal-specific childcare facility requirement or a distinct childcare infrastructure gap attributable to the proposal. Any future expansion of childcare provision would be subject to market response, provider decisions and broader planning processes. |
| Primary and secondary schools | The proposal will generate additional enrolment demand, particularly for primary and secondary government and non-government schools. Based on the benchmark population, this is likely to include a modest increase in school-aged children.                                                                    | The site is located within accessible distance of an established network of government and non-government schools. While future enrolment demand across the wider area may be influenced by ongoing cumulative growth, school capacity planning, catchment management, capital works and service delivery responses are matters for the relevant education authorities and providers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No proposal-specific school infrastructure requirement is identified by this assessment. This assessment does not make a definitive finding on spare school capacity, and any future response to cumulative enrolment growth would be determined by the relevant education authorities.           |



|                                          |                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Healthcare and community health services | The proposal would generate additional demand for primary healthcare, allied health, specialist services and community health support. This demand is expected to be incremental and typical of high-density residential growth.                                                       | Chatswood contains a strong concentration of health facilities, including Chatswood Community Health Centre, Chatswood Private Hospital, Hironnelle Private Hospital and the Vision Eye Institute, with access to the wider St Leonards health precinct and Royal North Shore Hospital by public transport. The Australian Infrastructure Audit 2019 recognises that health and aged care infrastructure is essential to promoting and maintaining a healthy society, and includes a range of interconnected services across primary care, acute care, aged care, public health and digital health. In this context, the site benefits from access to an established and diverse health network that is well placed to support the needs of future residents. | No gap identified                                                                                                                                                                                                                                                                                                                  |
| Aged care and seniors services           | The proposal will generate limited demand for seniors-specific services, based on the relatively low benchmark proportion of seniors in comparable higher-density precincts. The proposal would generate demand for 2 places at an aged care facility.                                 | The wider catchment includes aged care and seniors accommodation such as Columbia Aged Care Services - Willowood Centre, Dougherty Apartments, Japara Forest View and Willoughby Retirement Community Hostel. These indicate an established network of seniors services in the broader area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No gap identified                                                                                                                                                                                                                                                                                                                  |
| Sports fields and outdoor courts         | The proposal would contribute incremental additional use of open space, recreation areas and sports-related infrastructure. In isolation, that demand is limited in scale, but it should be considered as part of the broader pattern of cumulative growth occurring across Chatswood. | <p>The site has access to an existing network of parks, recreation spaces and district-level leisure infrastructure. The performance and carrying capacity of this network will continue to be influenced by cumulative growth, usage patterns, accessibility, design and future public investment.</p> <p>This is reflected in the Willoughby Contributions Plan 2019 feasibility study, which recognises that communities with higher numbers of families and children benefit from access to this network of facilities, with developer contributions helping to support the ongoing delivery of infrastructure over time.</p>                                                                                                                             | No proposal-specific open space or sporting infrastructure item is identified by this assessment beyond the operation of the applicable statutory planning and contributions framework. Any future upgrades or additions to the open space and recreation network would be identified and prioritised by the relevant authorities. |



## 5 Open space assessment

### 5.1 Defining open space

Broadly defined, open space refers to areas of land that are undeveloped or minimally developed and are designated for public use. It includes parks, gardens, sports fields, nature reserves, green belts, and other spaces used for recreation or outdoor activities. Open space occurs in both urban and rural settings and contributes to environmental sustainability, community function, and the provision of recreational areas.

In planning context, open space has included the designation of certain land parcels as 'RE1 Public Recreation'. The standard objectives of this RE1 zone are:

- To enable land to be used for public open space or recreation purposes
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for recreation purposes.

The definition in the Standard Instrument LEP for Recreation Area is defined as follows:

*recreation area means a place used for outdoor recreation that is normally open to the public, and includes:*

- a. A children's playground, or*
- b. An area used for community sporting activities, or*
- c. A public park, reserve or garden or the like.*

Open space in this assessment is considered in the following two ways:

- Formally as RE1 Public Recreation zoning
- Purposively as any area that supports recreation areas connection to nature and community sporting activities.

### 5.2 Understanding best practice

#### 5.2.1 The importance of policy alignment

It is important for this Assessment to align with the best practice methodologies currently employed by government to plan for open space provision in greenfield areas. Veal<sup>32</sup>, a professor in sport and recreation planning based out of the University of Technology Sydney, identifies five types of standards that are commonly applied by government across Australia and abroad. These are:

- Population ratio: a prescribed level of provision of open space related to the level of population (typically per 1000 population).
- Area percentage: a specified percentage of land to be reserved for open space.
- Catchment area: specification for various categories of open space of the service area or maximum distances which residents should have travel to gain access.

<sup>32</sup> Veal, A.J. (2013). Open Space Planning Standards in Australia: In Search of Origins. Australian Planner, 50(3), 224-232, p. 226



- Facility specification: dimensions and other specifications for size, markings and equipment for sports fields.
- Local: standards of provision specific to a local area based on local conditions based on a variety of methodologies and expressed in any of the above formats.
- This Assessment, is in line with a commitment to employ multiple benchmarking methodologies, has taken the majority of these standard typologies and identified local guidance to inform its application.

### 5.2.2 Exclusion of the area percentage standard

The area-percentage standard (commonly known as the percentage of developable area standard) is not considered appropriate for this Assessment. Key considerations informing this methodological decision include:

- The area-percentage metric is intended to plan for the provision of open space on a site-by-site basis. While it may be useful for this purpose and in infill sites, it does not allow for effective strategic planning for open space networks that responds to qualitative considerations. These qualitative considerations include delivery of major civic plazas, the linking of open spaces to create cohesive networks, and enhancing riparian corridors.
- The area-percentage metric is not the preferred approach in current planning policy. It is sometimes relied upon because of its inclusion in the Draft Urban Design Guide. This draft Guide<sup>33</sup> identified a requirement to deliver >15% of Net Developable Land (NDL) as freely accessible public open space, with majority as dedicated RE1 zoned land. Importantly, the guide also noted that it excludes regional open space. It is noted that this Guide, forming part of the Design and Place SEPP, was removed from public policy in 2021. While this does not in itself preclude the utility of the benchmark, it indicates that it is not currently considered formal policy for planning open space.
- In a wider study area, the reservation of a percentage of land is unable to account for population density. Compared to the population-ratio provision, it does not ensure that the provision of open space is adequate such that overcrowding and oversubscription does not occur.
- While this metric will not be formally utilised in this assessment, it may remain of interest and as a method of comparing comparable precincts' open space provision rates.

### 5.2.3 Identified key policy

In line with the local principle identified by Veal it is proposed that applicable local and state government policy is relied upon.<sup>34</sup>

<sup>33</sup> Draft Urban Design Guide, Department of Planning, Infrastructure and Environment, 2019.

<sup>34</sup> The authors acknowledge that there are various standards applied across Australia. For example, the following documents are relevant in understanding the various Australian jurisdictions' approach to planning for open space: *Brisbane City Council, Brisbane City Plan (2014)*; *Growth Centres Commission, Development Code (2006)*; *South Australian Government, Planning, development and Infrastructure Act (2016)*; *Victoria Planning Authority, Draft Guidelines for Precinct Structure Planning in Melbourne's Greenfields (2020)*; *Victorian Planning Authority, Metropolitan Open Space Network: provision and Distribution Report (2017)*; *WA DPLH, Development Control Policy 2.3*.



**Table 14: Relevant open space planning policy**

| Type of standard                                                                             | Type of standard                         |
|----------------------------------------------------------------------------------------------|------------------------------------------|
| NSW Government Architect, Draft Greener Places Design Guide (2020) ('Greener Places Policy') | Catchment area<br>Facility specification |
| Parramatta City Council, Sportsground Strategy and Action Plan (2020)                        | Facility specification<br>Local          |
| Parramatta City Council, Community Infrastructure Strategy (2020)                            | Population-ratio<br>Local                |

## 5.2.4 Key metrics

The following key metrics have been identified based on this review of relevant policies.

**Table 15: Methodology summary**

|              | Principle                                                               | Guiding policy                                                   | Cross reference                                                            |
|--------------|-------------------------------------------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------------------|
| Quantitative | There is sufficient capacity in open spaces to cater for need.          | See 'quantity' in Greener Places policy.                         | Referred to generally, however considered out of scope in this Assessment. |
|              | All residents have equitable access to open spaces                      | See 'accessibility' and 'distribution' in Greener Places policy. | See Accessibility in this Assessment                                       |
| Qualitative  | Appropriate size and shape to drive safety and activity                 | See 'Size and Shape' in Greener Places policy.                   | See Quality and Diversity in this Assessment                               |
|              | Respond to surroundings, complementary to surrounding future urban form | A form of 'quality' – see Greener Places policy.                 | See Quality and Diversity in this Assessment                               |
|              | Diverse form and function that is directly aligned to community need    | See 'diversity' in Greener Places policy.                        | See Quality and Diversity in this Assessment                               |



## 5.3 Open space assessment

### 5.3.1 Access

Accessibility is tested to inform this Assessment because it is essential to ensuring equitable provision of open spaces for the future residents of the site.

The accessibility assessment is a desk-based assessment using GIS to run analysis on access to Public Open Space. The assessment identifies the need for identified open space to avoid 'Area of Deficiency' (AOD) in access. AODs for Public Open Space are initially on a linear 'as the crow flies' measurement, which is further tempered by considerations of likely urban barriers such as major roads, railway corridors, and waterways.

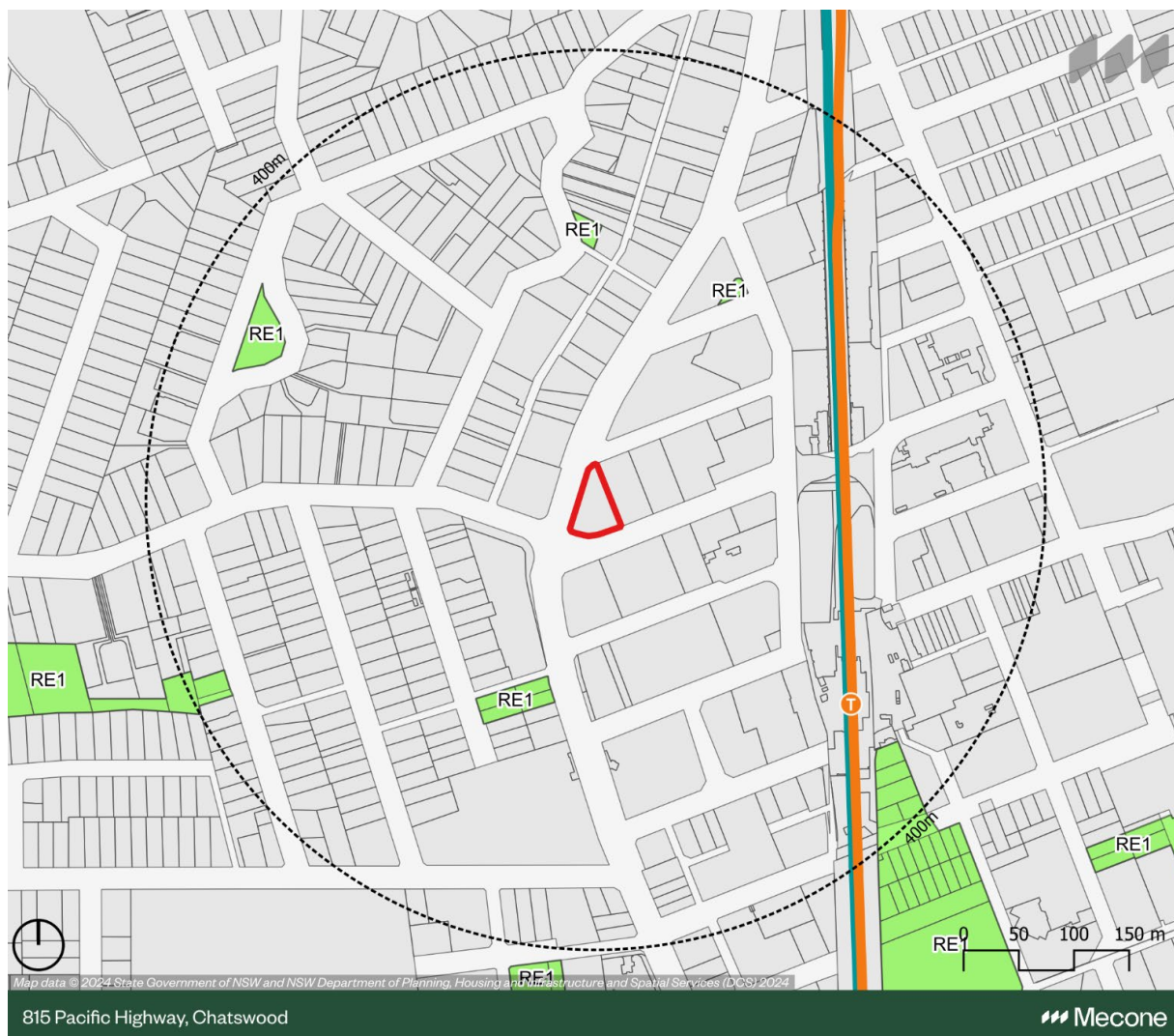
Public Open Space accessibility metrics below in **Table 16** have been defined in accordance with the Greener Places Policy. These metrics provide a benchmark for the provision of publicly accessible open space across NSW, and categorises spaces according to their size, facilities, and user base.

**Table 16: Public open space and accessibility hierarchy**

| Open space hierarchy | Typical size (Ha) | Distance from home                       |
|----------------------|-------------------|------------------------------------------|
| Local open space     | 0.15 - 0.5        | 200m (High density) <sup>35</sup>        |
|                      | 0.3 - 2           | 400m (Medium-low density) <sup>36</sup>  |
| District open space  | 2 - 5             | 2km                                      |
| Regional open space  | >5                | 30-minute drive or public transport trip |

<sup>35</sup> >60 dwellings/ha.

<sup>36</sup> >60 dwellings/ha.



 Site outline  Public Recreation

**Figure 7: Public open space map**  
Source: Mecone, 2026



**Table 17: Public open space accessibility assessment**

| Open space hierarchy | Identified contributing open space items                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local open space     | <ul style="list-style-type: none"><li>• Kenneth Slessor Park</li><li>• Chatswood Park</li><li>• Bales Park</li><li>• Beauchamp Park</li><li>• O.H Reid Memorial Park</li><li>• Loyal Henry Park</li><li>• Lowanna Park</li><li>• Anglo Park</li></ul> | Kenneth Slessor Park is located approximately 140 metres south of the site and represents the closest local open space for future residents. Due to its proximity, it is likely to play an important day-to-day role in supporting informal recreation, passive use and short-duration visits. Although modest in scale, the park includes useful amenity features such as a footpath entry, safety railing, and bench seating with a table, which enhance accessibility, comfort and usability for a range of users. While access is somewhat influenced by the presence of Pacific Highway, the availability of a nearby pedestrian crossing supports safe and convenient pedestrian access to the park. Planned upgrades identified in the Willoughby Local Infrastructure Contributions Plan 2019, including a new playground, further reinforce the park's function in supporting local population growth and improving amenity for families and children. |
| District open space  | <ul style="list-style-type: none"><li>• Charles Bean Oval</li><li>• Edenborough Oval</li><li>• Two Turners Reserve</li><li>• Muston Park</li></ul>                                                                                                    | There are multiple district open spaces accessible for future residents within 2km suggesting a high level of access for future residents,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Regional open space  | <ul style="list-style-type: none"><li>• Artarmon Reserve</li></ul>                                                                                                                                                                                    | The closest regional open space is the Artarmon Reserve, which is a 20–30-minute journey via public transport journey.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### 5.3.2 Quality and diversity

Testing diversity of open space is important because it reflects the community's range of needs and interests, not only in the activities provided but also in the spaces where they occur. Urban areas should offer a variety of landscape settings and activities to enhance local character and create a sense of place.

In higher density urban areas, a diverse open space network might also include small pocket parks, plazas, community gardens and green links that each offer different experiences and functions, helping meet the needs of people of different ages, abilities and cultural backgrounds while strengthening local identity and sense of place. In parks, diverse design allows for multiple opportunities within a single space, catering to a broad user base, fostering community interaction, and encouraging social cohesion.

The Greener Places policy identifies that open space needs to be strategically planned and designed to create a quality open space network; the sum is greater than its parts. Key characteristics of open space the influence quality include:



- Visual and physical access
- Landscape setting
- Demographic, cultural, and community demand
- Condition of facilities and equipment
- Maintenance
- Number of activations within the space
- Size, shape, and topography
- Adjacent land uses
- Amount of vegetation and shade
- Biodiversity outcomes
- Safety.

Open space quality and diversity is a critical consideration for this proposal given the sites location within the Chatswood CBD. In the context of the site, the surrounding open space network includes a mix of local and district parks that together provide a reasonable level of quality and diversity. Kenneth Slessor Park, located approximately 140 metres south of the site, is the closest local open space and is likely to serve an important day-to-day role for future residents. Although modest in size, it provides a useable and accessible local setting for passive recreation, and informal social interaction. The park includes practical amenity features such as footpath access, railing for safety, and bench seating with a table, which support comfort and accessibility for a range of users.

Other parks within the broader Chatswood area, including Chatswood Park, Bales Park, Beauchamp Park, O.H. Reid Memorial Park, Loyal Henry Park and Anglo Park, have high amenity and diversity contributing to a wider network of open space experiences. These spaces provide greater variation in landscape setting, scale and potential activity, including opportunities for walking, informal recreation, social gathering and more extended use. Larger district parks such as Chatswood Park are particularly important in broadening the recreation opportunities available to future residents by offering more substantial open space settings than those available immediately adjacent to the site.

There are also several high-quality walking tracks within and around Chatswood, including the Railway to River Walk, Ferndale Park Walking Track and tracks connecting Chatswood West to Lane Cove National Park, which promote connectivity with the wider community and open space network.

## 5.4 Summary

The open space assessment outlined above finds that the site has good access to a range of public open spaces across local, district, and regional levels. In particular, the Kenneth Slessor Park is located within a 200 metres walking distance, this is considered suitable to accommodate residents living in high density. This is important given the likely reliance of future residents on nearby public open space for day-to-day recreation, respite and informal outdoor use. This local provision is complemented by a broader network of parks and recreation spaces within the wider Chatswood area, including district and regional open space that expands the range of recreation opportunities available to future residents.

The Willoughby City Council Local Infrastructure Contributions Plan 2019 identified that there is a prohibitive cost to providing new open spaces and advocates an approach of increasing the recreation carrying capacity of existing Council and other public land (i.e. making existing assets 'work harder'). To do this, Council has identified approximately \$38 million in section 7.11 contributions from residential development, and additional contributions in the form of s 7.12 levies collected from non-



residential development. Provision of contributions payable by this proposal is therefore considered to contribute to the upgrades to existing open space and recreation assets accessed from the site. For this reason, future residents are expected to have adequate access to open space opportunities and are unlikely to create undue strain or overcrowding on existing assets.



## 6 Impacts on local housing diversity and affordability

### 6.1 Baseline

The demographic baseline collected through a review of Census data (2021) indicates that Chatswood is a growing, high-density strategic centre with a relatively young age profile, a strong working-age population and comparatively high housing costs. The population of the Chatswood SAL increased from 24,913 people in 2016 to 25,553 people in 2021, while the broader Willoughby LGA also experienced growth over the same period. This reflects continued demographic change and reinforces the role of Chatswood as an important location for future housing, employment and infrastructure investment.

The demographic profile of Chatswood is younger than both Willoughby LGA and NSW, with a median age of 37 years compared to 39 years across both Willoughby and the State. The age structure shows a relatively high concentration of residents in the 25-49 year age groups, particularly those aged 30-39 years, indicating a strong working-age population and a centre that is attractive to professionals, couples and smaller family households. While children and teenagers are also represented in the locality, the proportion of older people aged 80 years and over is comparatively low, suggesting that the area has a younger demographic profile than the broader LGA.

The household profile also reflects the higher density urban character of the area. In 2021, the average household size in Chatswood CBD was approximately 2.3 persons, slightly lower than the average of 2.5 persons across Willoughby LGA and NSW. One-family households accounted for almost 58% of all households in the SAL, while lone person households represented 21% and group households 5%. Couple families with children made up 27% of households, which was lower than the Willoughby LGA average of 33%, suggesting a somewhat lower proportion of family households in Chatswood compared to the wider LGA. This pattern points to a more diverse household structure, with a notable mix of couples, families, lone person households and group households within the centre.

Housing costs are a notable feature of the Chatswood demographic baseline. The median weekly rent in the Chatswood SAL was \$577 in 2021, slightly above the Willoughby LGA median of \$571 and well above the NSW median of \$420. At the same time, around 38.3% of renting households in Chatswood were experiencing rental stress, compared to 35.5% across NSW. This suggests that despite the area's relative affluence, a significant share of households may still be experiencing financial pressure associated with the cost of housing, particularly renters.

Income data suggests that Chatswood is generally advantaged, although this advantage is not uniform across all households. The median weekly household income in Chatswood was \$2,158 in 2021, which was below the Willoughby LGA median of \$2,556 but above the NSW median of \$1,829. SEIFA results place the Chatswood SAL in the 10th decile nationally, with a score of 1,113, indicating that it is among the most socio-economically advantaged areas in Australia. However, the lower household income compared to the wider LGA, combined with relatively high rent levels and rental stress, suggests that there is variation in economic circumstances across the local population.

As identified in the broader social baseline, Chatswood also performs a major employment function within the region, with 33,998 jobs located in the SAL in 2021, representing around 44% of all jobs in the Willoughby LGA. This concentration of employment, together with the strong presence of working-age residents, reflects the role of Chatswood as both a residential and employment centre.



The demographic baseline indicates that Chatswood is a relatively young, high density and socio-economically advantaged urban centre, but one that is also experiencing housing affordability pressures and ongoing growth, highlighting the importance of continued provision of diverse housing, accessible services and supporting community infrastructure.

## 6.2 Proposal impacts

The proposed mixed-use redevelopment at 815 Pacific Highway, Chatswood, comprising of 490 residential apartments, including 76 affordable housing units to be managed by an affordable housing provider for a period of 15 years, and is strongly aligned with the strategic intent of Commonwealth, State and local housing policy. At the national level, the *National Housing Accord 2022* states that housing policy must support “better housing choices” that are close to employment and transport and established an initial target of “one million new, well located homes” over five years from 2024. In that context, the proposal makes a direct contribution to additional housing supply in a major strategic centre with established access to jobs, services and public transport.

The proposal also aligns with the current Housing Delivery Authority pathway objectives. The NSW Government’s published HDA criteria state that the pathway is intended to “drive quality and affordable housing” by prioritising proposals that are “well-located, have enabling infrastructure and contribute to affordable housing supply”. As a higher-density mixed-use scheme within Chatswood CBD, the proposal is consistent with that objective, particularly given its affordable housing component and centre-based location.

At the local level, the *Draft Willoughby Affordable Housing Strategy 2020 to 2026* identifies as a core outcome the need to “increase the supply of affordable rental housing” and further recognises affordable housing as a “vital element of social and economic infrastructure”. The Strategy also seeks to lift Council’s affordable housing requirement from 4% to 10%, leverage affordable housing through statutory planning mechanisms and partnerships, and expand supply for key and essential worker households. In that policy context, the delivery of 100 affordable housing units is a substantive response to Council’s stated affordable housing priorities and supports the retention of social and economic diversity within a high-cost strategic centre.

The proposal is likewise consistent with the spatial logic of the *Willoughby Housing Strategy 2036*. That strategy notes that between 6,000 and 6,700 additional dwellings will be needed across the LGA by 2036. Council’s planning framework specifically identifies “increasing housing in a new mixed zone in Chatswood CBD” as one of the key focuses of the Housing Strategy. More specifically, the Housing Strategy explains that land on the edge of the CBD could support “mixed use type development” and records an indicative dwelling yield of approximately 5,000 dwellings associated with the Chatswood CBD strategy area. The proposal therefore reflects the form of centre-based intensification already contemplated by Council’s strategic planning framework.

Overall, the proposal is expected to generate a net positive housing and affordability outcome by increasing total housing stock, delivering a meaningful affordable housing component in a highly accessible location, and reinforcing the role of Chatswood as a mixed-use strategic centre.



## 7 Need for this proposal

Under the LEP-Making Guidelines, a Social and Community Needs Assessment should appraise the social and economic justification for a proposal where it responds to a demonstrated community need, including the provision of additional housing in well-located areas.

Sydney continues to experience significant housing affordability and supply challenges, particularly in accessible strategic centres where demand for housing remains high. The proposed redevelopment of 815 Pacific Highway, Chatswood responds directly to these pressures by increasing the supply of housing within an established metropolitan centre. The project will deliver 490 residential apartments, including 76 affordable housing units, supported by retail and commercial uses at ground level within a mixed-use development.

As a mixed-use redevelopment in the Chatswood CBD, the proposal contributes to housing diversity by introducing additional residential accommodation in a highly accessible centre with strong access to employment, public transport, community facilities and services. The inclusion of a substantial affordable housing component will improve access for lower income households who may otherwise be excluded from the Chatswood housing market, supporting social diversity and a broader mix of residents within the centre. This approach is consistent with the objectives of the Housing SEPP and broader State and national policy directions to increase the supply of well-located and affordable housing.

By redeveloping an existing CBD site for higher density mixed-use development, the project supports urban renewal, more efficient use of land and infrastructure, and the continued evolution of Chatswood as a major strategic centre. Its location close to the Chatswood interchange, major employment uses, community facilities, open space and retail and cultural destinations enables future residents to benefit from a highly connected and service-rich environment while also supporting local businesses and activity within the centre.

Overall, the proposal is assessed as having a net positive social and economic impact, contributing to housing supply, housing diversity, affordable housing provision and strategic centre renewal. It responds to an identified need for additional well-located housing in Sydney and aligns with State and local planning directions for growth in Chatswood.



## 8 Conclusion

This Social and Community Needs Assessment has assessed the social and community infrastructure implications of the proposal at 815 Pacific Highway, Chatswood, and considered whether the site is appropriately supported by existing and planned infrastructure within the Chatswood centre and broader Willoughby context.

The assessment finds that the proposal is supportable from a social and community infrastructure perspective.

The proposal is located within a highly accessible strategic centre that benefits from proximity to an established network of local, district and regional social infrastructure. On the basis of the indicative demand assessment undertaken, the proposal would contribute incremental additional use of a range of services and facilities, including community infrastructure, childcare, schools, health services and open space.

That demand should be understood in the context of broader cumulative growth occurring across Chatswood and the wider Willoughby LGA, rather than as a standalone trigger for any specific off-site infrastructure response. This assessment does not identify a proposal-specific requirement for additional social infrastructure, works or contributions beyond the operation of the standard statutory planning framework.

This is consistent with the *Willoughby Local Infrastructure Contributions Plan 2019* which collects contributions for existing assets including The Chatswood Concourse Precinct and identifies a focus on improving the quality of existing assets, rather than delivery of new assets per se. The Contributions Plan notes that, while the LGA contains substantial open space, much of this is bushland and foreshore reserve with limited capacity to meet broader active recreation needs, and that opportunities to increase the overall supply of open space are constrained by land scarcity and cost. As a result, existing open space, recreation and community facilities will need to work harder to meet the needs of both current and future populations.

The planning, funding, prioritisation and delivery of future social infrastructure upgrades or new facilities remain matters for the relevant public authorities, councils, infrastructure agencies and service providers. In this context, the proposal is considered to be appropriately located within an established metropolitan centre and consistent with strategic planning directions that support additional housing, including affordable housing, in accessible locations close to jobs, public transport and services.