

LONGHURST

Social Impact Assessment relating to the Edgecliff Centre

March 2024

Creating and building community



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Edgecliff Centre

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EXECUTIVE SUMMARY

ABOUT THE PROPOSAL

Cred Consulting was engaged by Longhurst to prepare a Social Impact Assessment for a proposed renewal of the Edgecliff Centre site in the Woollahra Local Government Area (LGA). The proposal is for a mixed-use development with an estimate of combination of commercial (including office, medical and retail), residential and community land uses with a total Gross Floor Area of circa 44,190 sqm. The site is 4,910 sqm and is currently occupied by commercial and retail uses, which the planning proposal looks to maintain. The development also facilitates the unlocking and delivery of community facilities on the currently disused council road reserve.



SITE CONTEXT

The site is adjacent to Edgecliff Station & Bus Terminal, which is currently linked to the retail and commercial areas of the Edgecliff Centre. The site and its immediate surrounds play an important role as a major transport interchange, one of only two such transport hubs in the Eastern Suburbs and the only within Woollahra LGA. The Woollahra LSPS emphasises the importance of Edgecliff as “the gateway that links Sydney’s Eastern Suburbs and CBD along a vital transit corridor.” Edgecliff also plays a significant role as the second largest commercial and employment centre within the LGA following Double Bay.



EDGECLIFF COMMUNITY PROFILE

Currently, the population of Edgecliff is characterised by higher incomes and an older age profile however there are pockets of disadvantage including households on low incomes and people needing assistance with daily activities. The majority of housing is 0-2 bedroom apartments and a high proportion of people live in lone person households. There is a lack of housing options in the suburb including affordable housing.

The forecast population of the subject site will be approximately 506 persons when it is complete. In line with the current Edgecliff community, it is likely that new residents will include older people over 60 and young workers 25-34 years old.

SOCIAL INFRASTRUCTURE AND OPEN SPACE NEEDS

Overall the proposed development is well located in proximity to open space and social infrastructure including community facilities in Double Bay and a number of district and regional parks. However, there are opportunities to



Architect’s impressions of the proposed development

enhance existing open spaces to provide additional and informal recreation opportunities to support a growing population, as well as providing new open space and community facilities in Edgecliff that provide places to meet, gather and connect to address social isolation particularly given the high proportion of lone and older person households. Currently there is no community hub or identity for Edgecliff or a central meeting place.

Moreover, expressed needs through consultation on the Woollahra Local Strategic Planning Statement (LSPS) indicated a desire for improved active transport connections to public transport connections at Edgecliff, as well as improved walking connections between Edgecliff and Double Bay.

PROPOSED COMMUNITY BENEFITS

The proposed renewal will facilitate the unlocking and delivery of the following community benefits, focusing on improving existing key infrastructure whilst creating a green and connected precinct for the wider community.

- **Improved walkability** - A network of laneways, centralised spaces and volumetric colonnades providing opportunities for enhancing pedestrianisation of the currently vehicle dominated location of the Edgecliff corridor aligning it as a town centre for people to congregate, work, live and shop.
 - Introduction of a new East-West site through links, better connecting New Maclean Street and Trumper Park Oval with the public transport node and Ocean Street to the East.
 - Activated and landscaped frontages to New McLean and New South Head Road within an integrated civic ground floor retail precinct.
- **New multipurpose community facility** – The proposal facilitates the delivery of an integrated two-storey community facility with urban greening rooftop fronting New McLean Street, via a land dedication and contribution. This facility would be owned and managed by Council, a completely independent stand alone building however have the ability to connect with the Edgecliff Centre building and the green open space. It can deliver up to 1,000m² per level. For a total of 2,000m² to 3,000m², discussions with Council indicate there may be opportunity to incorporate services on the bottom level and indoor multipurpose courts on the upper level. However at this stage the programming is indicative only and will be subject to council requirements. The final delivery methodology is still being explored with the relevant stakeholders within council
 - **New public open space** - A 2,500m² publicly accessible open green space elevated within an integrated flora podium located away from harsh and noisy New South Head Road. It features iconic Sydney CBD and Harbour views and Vistas, incorporates flexible spaces such as an amphitheatre, shaded and open grass areas, seating areas and opportunities for recreational and public art programming. It also enables improved social amenities, solar access and opportunities for increased urban greening. The new public open space is accessible through a wide stair from the footpath. The stair is located in the prominent area of the site with high levels of visibility, accessibility and amenity.

SOCIAL IMPACTS AND MITIGATION/ENHANCEMENT MEASURES

Table 1 - Social Impact Assessment

POTENTIAL SOCIAL IMPACT	TYPE	FREQUENCY	LEVEL	PROPOSED MITIGATION/ ENHANCEMENT MEASURE
	Positive	Cumulative	High	
	Negative	Temporary	Moderate	
	Neutral	Permanent	Minimal	
POPULATION				
The proposal would result in an additional 506 people living within the Edgecliff suburb above a transport hub. While the site has good access to some types of social infrastructure, it will add to the carrying capacity of existing infrastructure and increase demand for aged care beds, hospital beds, school places, and local public open space. This impact has been addressed through the inclusion of health, social, and green space inclusions within the development.	Neutral	Cumulative	Minimal	Mitigation measures to address increased pressure on social infrastructure and open spaces have been addressed by the applicant, and are outlined throughout this table including high quality new open space, new community program space, and plaza space.
TRANSPORT, CONNECTIVITY AND WAYFINDING				
Supply of housing near public transport - It is noted that State and Local policy encourages density of housing around transport hubs such as Edgecliff and the area is not oversaturated with supply.	Positive	Permanent	High	None required.
A network of laneways, centralised spaces and volumetric colonnades - providing opportunities for enhancing pedestrianisation of the currently vehicle dominated location of the Edgecliff corridor aligning it as a town centre for people to congregate, work, live and shop.	Positive	Permanent	High	This is a significant positive impact, with opportunities for enhancement through incorporation of best practice universal design principles to ensure accessibility for people of all ages and abilities.
Construction impacts on Edgecliff Station services - The applicant has advised there will be no disruption to public transport service during construction.	Neutral	Temporary	Minimal	None required.
OPEN SPACE & CONNECTION TO NATURE				
New publicly accessible open space - The proposal includes the provision of a new local level publicly accessible open space (circa 2,500m ²) adjoining the Bus Terminal, elevated within an integrated flora podium located away from harsh and noisy New South Head Road. The park will provide increased amenity to the bus terminal through providing comfortable areas for people to sit and wait for the bus and increased amenity for workers within the centre who can relax or have lunch there. The new park will provide a benefit to the local community as well, with opportunity to meet and socialise within the open space which will provide an amphitheatre-like experience with views of the city. Features may include naturally rolling hills, trees & planting, gardens, hard and soft landscaping, bicycle parking, open spaces for seating, relaxing and socialising and place making opportunities. It also enables improved social amenities, solar access and opportunities for increased urban greening. The new public open space is accessible through a wide stair from the footpath. The stair is located in the prominent area of the site with high levels of visibility, accessibility and amenity.	Positive	Permanent	High	This positive impact may be enhanced by ensuring wayfinding and signage throughout the development communicates clearly that the open space is for public use. Ensure seating and landscaping are universally designed and comfortable for use by people of all ages and abilities, including older people.

Communal open space - The proposal includes private communal open space for use by residents which will help to mitigate pressure on existing open spaces.	Positive	Permanent	Moderate	None required.
Biophilic design elements - The proposal design includes biophilic design elements, including the inclusion of green walls and urban greening. As residents will be living in high density, these elements can support residents' wellbeing and sense of connection to nature. Including these elements in the public domain, façade, and public areas of the building will also extend these benefits to visitors, workers and passers-by.	Positive	Permanent	Moderate	None required.
COMMUNITY FACILITIES AND SPACES				
Public community space – The proposal facilitates the delivery of an integrated two-storey community facility with rooftop urban greening fronting New McLean Street. This facility would be owned and managed by Council as a completely independent stand alone building, and will have the ability to connect with the Edgecliff Centre building and the green open space. It would have a total capacity of up to 3,000m2. Discussions with Council indicate there may be opportunity to incorporate services on the bottom level and indoor multipurpose courts on the upper level.	Positive	Permanent	Moderate	This facility would provide a significant benefit to the Woollahra community, as the Double Bay Library is at capacity and there are limited indoor recreational facilities in the area and its library meeting spaces are at capacity. Engaging the community in determining the purpose of the community space will increase a sense of ownership and increase utilisation.
HOUSING				
Supply of additional housing - The proposal will provide an additional 275 apartments, which will cater to smaller household sizes within Edgecliff. The proposal provides housing for ageing-in-place and young professionals and families, responding to an identified lack of appropriate options for older people looking to downsize and remain in the area (Woollahra Social and Cultural Plan), and productive population cohort looking for accessibility/amenity.	Positive	Permanent	Moderate	This impact may be enhanced by ensuring housing is universally designed and suitable for older persons.
LOCAL IDENTITY AND SENSE OF PLACE				
Improved visual amenity for Edgecliff - Both the interior and the exterior of the Edgecliff Centre provide poor visual amenity and are in need of an upgrade. The proposed design provides improved visual amenity for the site, including more natural light and greenery. This provides an opportunity for the development to provide an increased sense of identity for the Edgecliff suburb.	Positive	Permanent	Moderate	There is opportunity to enhance this positive impact by providing public domain improvements along New South Head Road, such as public art works responding to local community and place.
EMPLOYMENT				
Employment opportunities on site - the mixed-use proposal includes commercial and retail GFA which will provide increased opportunities for local employment, aligning with the Woollahra LSPS which outlines need to support and increase local businesses and employment in Edgecliff.	Positive	Permanent	Moderate	None required.

OPPORTUNITIES TO PROVIDE ADDITIONAL SOCIAL BENEFITS

Table 2 - Opportunities to provide additional social benefits

OPPORTUNITY	RATIONALE
CONNECTION TO NATURE AND PROTECTING NATURAL HERITAGE	
Reducing greenhouse gas emissions, water and resource use of the proposed development through construction and ongoing operations	Sustainable buildings and lifestyles including reducing greenhouse gas emissions, water use and increasing resource recycling are a priority for Woollahra Municipal Council in the Woollahra 2030, the Community Strategic Plan. Initiatives such as communal composting can also support community connections and a sense of identity for residents.
Protecting and increasing street trees and street planting	The mature native street trees along New South Head Road will be preserved and enhanced. These contributes to the character of the area, supports critical habitat in Trumper Park, and have benefits for residents including shading public areas, softening the urban landscape and providing an opportunity for connection to nature. Where required for building entries (Not including NSH Rd) it may be required to replace certain landscaped features. This will be in accordance with an Arborist's advice. The proposal will also look to incorporate urban greening throughout the site.
Contributing to the ongoing conservation and enhancement of natural areas in Trumper Park	Trumper Park is an important ecological area with a strong regeneration program. Contributions from the development or other works in kind would free council resources to undertake this work.
Contributing to informal recreation opportunities in natural areas (nature play for children and adults) in Trumper Park, as identified in Woollahra Section 94A Development Contributions Plan 2011	New informal recreation facilities in Trumper Park could create opportunities for connection to nature, particularly important for wellbeing and for children's development. This could include, where it does not encroach on sensitive areas, facilities such as new walking and interpretation trails or a nature play space.
OPEN SPACE AND RECREATION	
Communal off leash dog area	There are limited off leash dog areas close to the site, in particular off leash dogs are not permitted in Trumper Park due to the sensitive natural area. Off leash areas can be a place to meet neighbours and build community connections.
Informal recreation opportunities in Trumper Park including outdoor fitness stations and multipurpose courts	The forecast population of older people and working aged people will seek opportunities for informal recreation close to home, including in the evenings. As Trumper Park is located close to the Edgecliff train station, facilities here would also support a wider catchment. This could include spaces such as outdoor fitness equipment, picnic areas or a multipurpose court (noting that the Woollahra S94A DCP includes a half basketball court in Trumper Park). Outdoor fitness stations are particularly effective spaces for forming social connections between neighbours. There are also opportunities to link this with programs at the Edgecliff Centre and the proposed community facility.
Upgrades to sporting fields in Trumper Park to support increased use	The proposed development will not impact significantly on local sports fields. However, the Woollahra Section 94A Development Contributions Plan 2011 plan identifies needed improvements to Trumper Park which could increase its capacity to support higher use, providing a community benefit to the wider population.
PUBLIC DOMAIN AND LOCAL CHARACTER AND HERITAGE	
Public domain improvements along New South Head Road and to Double Bay town centre	Council's strategic planning emphasizes place making and supporting local business centres including in particular Double Bay town centre (Woollahra 2030, Woollahra Social and Cultural Plan). The Double Bay Centre Public Domain Strategy identifies improvements along New South Head Road which would both support pedestrian access to Edgecliff train station, as well as connections to Double Bay centre for residents of the proposed development. Public domain improvements that prioritise pedestrians and cyclists will make the area more accessible for older people, people with disability and people with prams, as well as supporting a sense of place and encouraging alternative transport reducing traffic and parking impacts.
Dementia friendly design in public spaces	The Edgecliff population is an ageing population with a high proportion of people with a need for assistance with daily living. Accessibility particularly for older people (such as dementia friendly design) will be important to support social inclusion and ageing in place.

SUMMARY OF POTENTIAL LOCAL BENEFITS

The new Edgecliff Centre will provide the neighbourhood with a renewed sense of identity and contribute to local way of life. It will become the heart of the community in terms of accessibility to transport options, social and communal activities, green lung spaces and encourage longer outdoor stays. This will also boost the local economy of the centre, as people who stay in the area for longer are more likely to spend more money there.



More green



More social spaces



Improved access



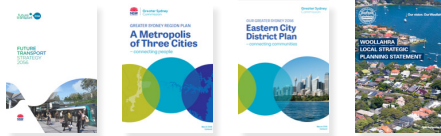
More beauty



Additional community facilities

Strategic Alignment

The proposed design of the proposal aligns with the Woollahra LSPS



1. Introduction

Cred Consulting was engaged by Longhurst to prepare a Social Impact Assessment (SIA) for the renewal of the Edgecliff Centre site in the Woollahra Local Government Area (LGA).

BACKGROUND

This Social Impact Assessment has been prepared on behalf of Longhurst Investments No. 1 Pty Ltd in support of a planning proposal for the Edgecliff Centre (the site).

Cred previously prepared a Community Benefits Analysis (CBA) outlining opportunities for the proposal to deliver social benefits, which has informed the current design.

This Comprehensive SIA has been completed in accordance with requirements of the Environmental Planning and Assessment Act 1979 Sec 4.15, and the Planning Institute of Australia's Social Impact Position Statement. The importance of undertaking a robust SIA is to "bring about a more ecologically, socio-culturally and economically sustainable and equitable environment. Impact assessment, therefore, promotes community development and empowerment, builds capacity, and develops social capital (social networks and trust)."

This SIA assesses the positive and negative impacts, and where negative, the mitigation measures that should be provided.

METHODOLOGY

This SIA has been undertaken using the following methodology:

- Review and analysis of site and proposal.
- Review of regional and local planning and policy for social infrastructure and open space implications
- Current and forecast community profile of the site and the Edgecliff suburb and implications for social infrastructure and open space
- Audit and mapping of existing social infrastructure and open space within 200 metres, 400 metres and 2km of the site and implications for the proposed development.
- Population benchmarking of social infrastructure and open space needs resulting from the proposed development, and broader local social infrastructure and open space needs that could be delivered through the site.
- Identification of social impacts of the development and potential mitigation measures to be delivered through the development.



Architect's impression of the Edgecliff Centre (proposed)



View inside the Edgecliff Centre (current)

ABOUT THE PROPOSAL

This Planning Proposal relates to the Edgecliff Centre at 203–233 New South Head Road and part of the adjoining Council-owned road reserve fronting New McLean Street (herein collectively identified as the site). It seeks the following amendments to the Woollahra Local Environmental Plan 2014 (WLEP 2014) to support the mixed-use redevelopment of the site:

- Increasing the maximum permitted Height of Buildings from part 0m, part 6m and 26m to part 13 and part 35 storeys plus plant.
- Increase the maximum permitted GFA on the Edgecliff Centre portion of the site to 44,190 sqm;
- Increase the maximum permitted GFA on the Council-owned road reserve to 3,300 sqm; and
- Introduce a site-specific provision to retain a minimum 2:1 FSR for non-residential purposes.

The Planning Proposal will also incorporate a portion of residual land which forms part of the New MacLean Street road-reserve, abutting the southern boundary of the Site, and the FSR and Height of Buildings development standard proposed for the Site are proposed to extend to this portion of land.

The Planning Proposal is supported by an indicative development concept to demonstrate the anticipated built form outcome envisioned for the site under the proposed amendments to the WLEP 2014. The concept is centred around revitalising the site for a vibrant mixed-use development that can simultaneously give back to the community through a combination of community uses and public open spaces, the provision of essential medical services whilst increasing employment generating floor space and housing close to transport.

Specifically, the concept includes:

- A combination of commercial (including office and retail), residential, and medical land uses with a total Gross Floor Area of circa 44,190 sqm;
- The distribution of form comprising:
- A mixed-use podium between two and three storeys with retail, office, medical, community uses and public open space;
- Two individual tower components for commercial and residential uses up to a height of part 13 storeys and part 35 storeys plus plant;
- Basement with capacity for End of Trip facilities along with circa 333 car parking spaces, 429 bicycle spaces and 34 motorcycle spaces;
- Activated and landscaped frontages to New McLean and New South Head Road within an integrated civic ground floor retail precinct;
- Delivery of a town square plaza, open green space and forecourt visibly prominent and publicly accessible, and
- Introduction of a network of pedestrian laneways, through site links and colonnade.

A detailed description is provided within the Planning Proposal Justification Report prepared by Ethos Urban.

SITE CONTEXT

The site is adjacent to Edgecliff Station & Bus Terminal, which is currently linked to the retail and commercial areas of the Edgecliff Centre.

The site and its immediate surrounds play an important role as a major transport interchange, one of only two such transport hubs in the Eastern Suburbs and the only within Woollahra LGA. The Woollahra LSPS emphasises the importance of Edgecliff as “the gateway that links Sydney’s Eastern Suburbs and CBD along a vital transit corridor.” Edgecliff Station is on the T4 Illawarra and Eastern Suburbs train line and provides bus services to the Sydney CBD (Walsh Bay), Macquarie Park, Darling Point, Wynyard, Bondi Junction, North Bondi, Watsons Bay and Chatswood.

Edgecliff also plays a significant role as a commercial and employment centre within the LGA following Double Bay. Edgecliff also includes the LGAs only transport hub with the train station and bus interchange. Woollahra Council is currently undertaking a planning review with the aim to “introduce planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect and enhance floor space for residential, commercial, retail, business, health and community uses”

The site is currently used for commercial and retail uses, which the planning proposal currently looks to maintain. The site currently services a local district for shops and services, as well as a regional district through the commercial areas (e.g the Vietnamese consulate).

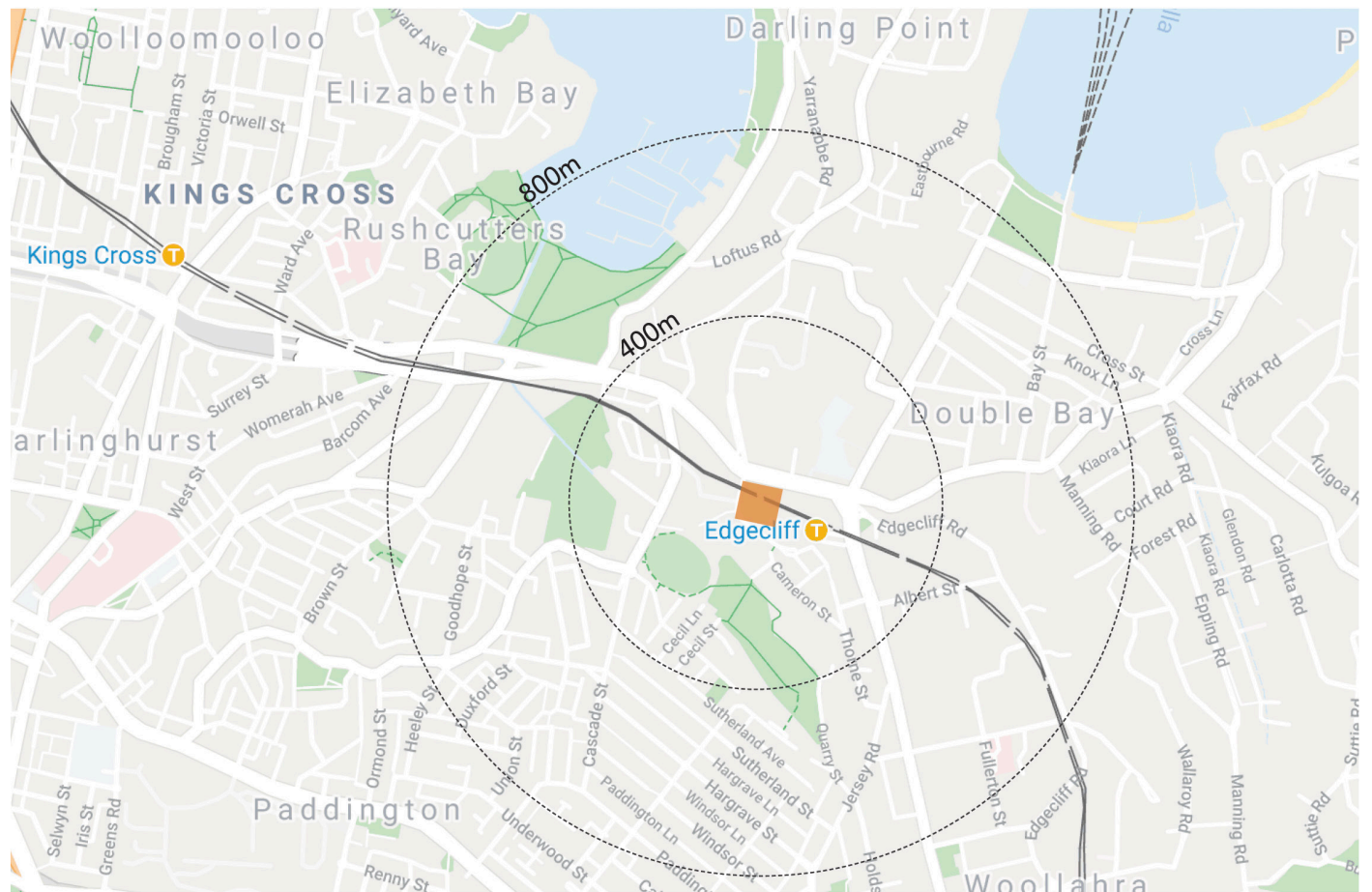
Surrounding uses include:

- Apartment buildings and office buildings of various ages, up to 32 storeys high, across New South Head Rd
- Eastpoint Food Fair shopping centre and Edgecliff Station and interchange to the East
- Historic terraces towards Ocean Street to the South East, and
- Further south is the Paddington HCA and Trumper Oval.
- There are large established native street trees along the New South Head Rd site frontage.

* A recent proposal has been approved to increase height & FSR above and adjacent to the heritage item at 136 New South Head Road.

* The Draft ECC also promotes increased height & FSR along New South Head Road to Rushcutters Bay Park.

■ The site



Site context map



Edgcliff Centre



New McLean St bike path



Interface with New South Head Road



Interface with New South Head Road



View across New South Head Road



Cameron St terraces from New McLean St

2. Strategic context

This section reviews State, regional and local planning and policies to understand strategic priorities and identified needs for the area.

STATE AND REGIONAL PLANNING

Greater Sydney Commission

The Greater Sydney Commission's key planning documents relevant to the Woollahra LGA are "A Metropolis of Three Cities – Greater Sydney Regional Plan" (2018) and the "Eastern City District Plan" (2018).

The documents outline a vision for Greater Sydney and the Eastern City District with ten directions, with planning priorities and actions grouped under each. Relevant planning priorities include:

- Providing services and social infrastructure to meet people's changing needs (Planning Priority E3)
- Fostering healthy creative, culturally rich and socially connected communities (Planning Priority E4)
- Providing housing supply, choice and affordability with access to jobs, services and public transport (Planning Priority E5)
- Creating and renewing great places and local centres, and respecting the District's heritage (Planning Priority E6)
- Increasing urban tree canopy cover and delivering Green Grid connections (Planning Priority E17)
- Delivering high quality open space (Planning Priority E18).

Sydney Green Grid, Government Architect NSW and Draft Greener Places Design Guide, Government Architect NSW

The Greater Sydney Green Grid is a long-term vision for a network of high quality green spaces that connect communities to the natural landscape. It includes tree-lined streets, waterways, bushland corridors, parks and open spaces linked to centres, public transport and public places.

The Green Grid Project aims to enhance access to open space, provide routes for walking and cycling, conserve natural areas and provide opportunities for active and passive recreation.

Relevant Green Grid Principles that the Edgecliff Centre renewal can help contribute to include a focus on the Recreation Grid which highlights a need to:

- Increase access to open space
- Encourage sustainable transport connections and promote active living
- Create a high quality and active public realm, and
- Increased urban greening to built environment

The Sydney Green Grid also identifies a Bondi Junction to Double Bay recreational green link as a future project to be completed through green street links. However, it is a lower priority project than others identified for the area.

Future Transport 2056

Future Transport 2056 is an overarching strategy, supported by a suite of plans to achieve a 40 year vision for the NSW transport system. It does not identify any major new infrastructure or improvements proposed for the site area.

It outlines a vision for transport as "an enabler of economic and social activity and contributes to long term economic, social and environmental outcomes."

The vision is built on six outcomes that the renewal of the Edgecliff Centre can contribute to:

- Customer Focused - Customer experiences are seamless, interactive and personalised, supported by technology and data
- Successful Places- The liveability, amenity and economic success of communities and places are enhanced by transport
- A Strong Economy - The transport system powers NSW's future \$1.3 trillion economy and enables economic activity across the state
- Safety and Performance - Every customer enjoys safe travel across a high performing, efficient network
- Accessible Services - Transport enables everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances
- Sustainability - The transport system is economically and environmentally sustainable, affordable for customers and supports emissions reductions.

LOCAL PLANNING

Imagine tomorrow: Our Woollahra LSPS, 2020

The Woollahra Local Strategic Planning Statement 2020 sets out a 20-year vision and planning priorities for managing future land use across the area and preserving the community's values and the special characteristics of the area.

Employment, business and productivity centre

The LSPS highlights Edgecliff as an important location for employment, business activity and productivity within the LGA, as a "gateway that links Sydney's Eastern Suburbs and CBD along a vital transit corridor."

The LSPS notes that a planning review and urban design study is currently underway for Edgecliff to "identify opportunities for increased housing, local businesses and employment in these key local centres." Community consultation to inform this review was scheduled to take place in 2020 (Action 48 in the LSPS).

The LSPS also emphasises the need to protect and enhance local productivity, particularly in Edgecliff and Double Bay, by introducing "planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect and enhance floor space for commercial, retail, business, health and community uses in centres."

The renewal of the Edgecliff Centre can contribute towards fostering Edgecliff's role through providing increased opportunity for local employment and increased commercial and retail space.

Employment, business and productivity centre

The LSPS highlights Edgecliff's important role as a public train and bus interchange within the LGA and includes a focus on increasing this role in the short to medium term:

"Action 6. Work with our community and government agencies to increase the role of Edgecliff as a key transport interchange in our area."

The renewal of the Edgecliff Centre can contribute towards achieving this action by providing an improved intermodal transport hub and connections to this hub.

Report on the outcome of community consultation related to preparation of the Draft Woollahra Local Strategic Planning Statement, June 2019

This report provides a summary of the comments made on the interactive online map for the consultation Imagine Tomorrow: Our Woollahra. The purpose of this consultation was to have community feedback guide the drafting of a local strategic planning statement for Woollahra.

Priorities to emerge include an expressed need for:

- Convenient public transport
- Sustainable managed transport and parking
- Safe and comfortable walking and cycling connections
- Expansive parks, green spaces, and recreation facilities
- More community facilities in accessible locations across our area, and
- Development supported by infrastructure and placemaking.

Specifically related to Edgecliff, expressed needs included:

- Improved pedestrian access between Edgecliff Station and Double Bay via New South Head Road, and
- Safe, attractive and comfortable active travel connections to Edgecliff station.

The proposal can respond to these through improved site through links and active transport connections and provision of upgraded end of trip facilities.

Specifically with regards to new development, the community expressed desire for "all new developments to be supported by infrastructure improvements so that our community – existing and new members – can maintain our lifestyles and quality of life. This includes developments contributing to funding this infrastructure."

The proposal responds to these concerns by providing additional housing in an appropriate location adjacent to a major public transport hub and local services, as well as the provision of communal and public social infrastructure and open space to mitigate the impact of additional demand from increased population and benefit existing local residents. Furthermore, the proposal would provide additional space for local business and employment, increasing local amenity for existing and new residents.

Woollahra 2030 – Our community, our place, our plan

The vision statement for Woollahra is: *“Woollahra will continue to be a great place to live, work and visit where places and spaces are safe, clean and well-maintained. Our community will offer a unique mix of urban villages with a good range of shops, services and facilities. We will make the most of the natural beauty, leafy streetscapes, open spaces, views and proximity to the water and the city. We will be a harmonious, engaged and connected community that looks out for each other.”* The plan is grouped under five key themes with goals and strategies under each, summarized below:

- Community wellbeing:
 - Places and spaces for people to connect and interact
 - Encourage independent living
 - Provide support for vulnerable people
 - Plan for the needs and aspirations of families
 - Provide innovative library services
 - Initiate, support and promote accessible arts, artists and cultural development
- Quality places and spaces
 - Encourage and ensure high quality urban planning and urban design outcomes
 - Promote sustainable design and protect our heritage
 - Encourage diversity in housing choice to suit a changing population
 - Enhance the form and function of the local business centres and enhance the physical environment of our local suburbs, neighbourhoods and town centres
 - High quality local infrastructure including community, cultural and recreation facilities, roads and footpaths, bicycle facilities and open space
 - Protect trees, streetscapes and landscapes
- A healthy environment
 - Reduce greenhouse gas emissions, water use and increase resource recycling
 - Protect the natural environment including wildlife corridors and water sensitive urban design.
- Local prosperity
 - Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy economy
 - Maintain a high quality public domain to support and promote local business



Woollahra Community Strategic Plan



Woollahra Social & Cultural Plan

Woollahra Social and Cultural Plan, 2018-2030

The Woollahra Social and Cultural Plan is a supporting document to Woollahra 2030, outlining how Council will work with the community to meet social and cultural goals.

The Plan has three overarching goals. Relevant actions are summarized below:

- A connected, harmonious and engaged community for all ages and abilities
 - Provide and facilitate a range of community projects, programs and events (e.g. providing healthy recreational, education, and Library programs for people as they age, and to support families, children and young people)
 - Provide places and spaces for people to connect (e.g. providing access to multipurpose and flexible meeting places for social goals and enhancing the library network including outreach and technology)
- A supported, enabled and resilient community
 - Focuses on social isolation and vulnerable people including older people, people with disability and people experiencing domestic violence
- A creative and vibrant community
 - Provide innovative library services
 - Preserve and promote local history including Indigenous history, and
 - Initiate, support and promote accessible arts, artists and cultural development, including public art and cultural initiatives in commercial centres.

The Plan also identifies other needs, future work and possible projects including:

- Expanding preschool places offered at Woollahra Preschool in Double Bay
- A Community Facilities Study to be undertaken in 2019, noting that the most popular casual hire of facilities is for family celebrations, mostly children's birthday parties
- A strategic review of library facilities and services, noting that in its annual survey in 2017 library customers expressed a desire for more quiet study spaces
- As part of an Integrated Transport Strategy, increasing cycle ways and improving traffic conditions to increase the ability of people to move about, to see friends, to go to events and access services, and
- Place making in commercial centres which will feel the impact of redevelopment disruption, online shopping and other challenges. Niche offerings and providing compelling shopper experience can help to activate the viability of these centres.

Woollahra Biodiversity Conservation Strategy 2015-2025

The Woollahra Biodiversity Conservation Strategy 2015 – 2025 identifies Trumper Park, nearby to the subject site, as one of the most popular natural areas in the LGA. It is one of 10 key habitat areas which support most of the area's natural vegetation and function as core foraging and breeding habitat for fauna species. Encroachment on the natural area of Trumper Park is identified as a particular issue.

Woollahra Disability Inclusion Action Plan 2017

Woollahra Municipal Council strives to be an accessible LGA for people with disability. A key action from the DIAP is "Ensure housing options for people with disability through the provision of adaptable housing".

Recreational Needs Assessment and Strategy, 2007

Woollahra Municipal Council is developing a new Open Space and Recreation Strategy. The previous strategy (2007) identified that the existing supply of facilities and services will need to be enhanced to meet future needs, in particular due to regional demand for facilities in Woollahra, population growth, demographic characteristics and sports participation trends.

The 2007 strategy identified improvements for Trumper Park including developing a site specific Master Plan, upgrading buildings and facilities, and installing a half-court basketball facility.

Woollahra Section 94A Development Contributions Plan 2011

Social infrastructure and improvement identified for the area surrounding the subject site include:

- Improvements to Trumper Park – Upgrade grandstand and amenities, install shade structure, major upgrade to sports surface, play equipment, interpretative and wayfinding signage
- Paving along the north side of New South Head Rd from Mona Rd to the end of the business area east of Ocean Avenue and undergrounding electricity

Double Bay Centre Public Domain Strategy 2016

The Strategy identifies improvements to the “Western Gateway” of the Double Bay Centre, where the subject site is located. The Strategy notes that there are a number of operational and public domain amenity issues regarding traffic management, pedestrians and entering/existing vehicles and buses on surrounding streets.

The key concept is to upgrade the intersection of New South Head Road, Ocean Street, Ocean Avenue and Edgecliff Road as the key arrival point to Double Bay from the west to improve pedestrian safety and improve amenity from a busy arterial road to a more pedestrian and cycle friendly place including:

1. Improve pedestrian priority and amenity at crossing points and reduce waiting times
2. Install benches, bubblers and wayfinding to increase amenity
3. Upgrade footpaths and use kerbside planting to create a buffer between traffic lanes and footpaths, and
4. Detailed Active Transport plan.

The key concept in the area from Edgecliff Train Station to Double Bay Centre is to upgrade the streetscape to encourage and better accommodate pedestrians and cyclists whilst moderating the impact of vehicle traffic on active transport. Facilitate cycling and walking on a shared path between the centre and Edgecliff Station on the southern footpath:

1. Widen footpaths where possible
2. Improve crossing points and side street intersections
3. Install smart poles, benches, bubblers and wayfinding to increase amenity along the route
4. Install new street trees, and
5. Trial a shared path on the southern footpath for pedestrians and cyclists.

STRATEGIC CONTEXT IMPLICATIONS

The strategic, policy and planning context indicates some priority community needs and opportunities for community benefits including:

- High quality public domain improvements including to:
 - Improve access to Double Bay town centre and Edgecliff train station
 - Green links to open space and the foreshore
 - Protecting and increasing street trees
 - Improving accessibility particularly for older people
 - Prioritising pedestrians and cyclists
- There is an expressed need for improved active transport including cycling and pedestrian connections to Edgecliff Station including between Edgecliff and Double Bay
- Creating opportunities for people to connect and interact, and addressing social isolation particularly given the high proportion of lone person households and ageing population
- There is demand for quiet study space and hireable spaces for children’s birthday parties
- Creating housing diversity, including to support older people to age in place and adaptable housing for people with disability
- Incorporating and celebrating local art and culture including public art and cultural initiatives in commercial centres
- Enhancing open space and recreation facilities particularly in Trumper Park to accommodate growth and more intense use including protecting and enhancing the natural environment
- Sustainable buildings and lifestyles including reducing greenhouse gas emissions, water use and increasing resource recycling, and
- Supporting local business centres and main streets including Double Bay town centre.

3. Current and forecast community profile

This sections summarises the current (2021 census) community profile of Edgecliff and the Woollahra LGA, and provides a forecast of the future population of the site and their characteristics, utilising data from profile.id.

WOOLLAHRA LGA CHARACTERISTICS

The site is located in the ABS statistical area 1134310, in the suburb of Edgecliff, in the Woollahra LGA.

Woollahra LGA has a relatively stable population with comparatively slow population growth. In 2016, the resident population was 53,496 (Usual Resident Population sourced from the ABS Census of Population and Housing 2021 presented by Profile.id) (a decrease of 744 people since 2011). By 2041, according to NSW Department of Planning projections, the resident population will have increased very slightly by 0.25%, or nearly 3,000 people.

Overall, the Woollahra LGA is an ageing, higher income population compared to Greater Sydney, with more people living alone, and more expensive housing but less housing stress. However, there are vulnerable people including low income households, people with disability and carers.

According to the ABS 2021 Census, when compared to Greater Sydney, Woollahra LGA has:

- A much higher proportion of residents aged 60 years and over (26% compared to 21%)
- A much higher average weekly household income (\$3,203 compared to \$2,099)
- A lower proportion of couples with children (24% compared to 35%) and more older couples without children (12% compared to 9%)
- A higher proportion of lone person households (30% compared to 22%)
- A slightly higher proportion of renters (36% compared to 35% of households) but median rents are much higher (\$695 compared to \$470).
- Some disadvantage with 11% of households earning less than \$600 a week, but lower than Greater Sydney at 18%
- More people with tertiary qualifications (55% compared to 33%)
- A much larger Jewish population (14% compared to 0.7%), and
- 34% of the population were born overseas, low compared to 39%.

Woollahra employment profile

There are significant differences between the resident and local worker populations in the Woollahra LGA which may indicate that the area is unaffordable for “key workers” such as healthcare and education workers. Local workers are people who work in the Woollahra LGA, regardless of whether they also live in the area.

- Only 34% of local workers live in the area.
- Local workers are predominately employed in healthcare and social assistance (13%), education and training (13%), and professional, scientific and technical services (11%). Resident workers are predominately employed in professional, scientific and technical services (21%), financial and insurance services (14%) and healthcare and social assistance (11%).
- 51% of local workers work part time compared to 34% of resident workers.
- 51% of local workers have a bachelor degree or higher compared to 68% of resident workers.
- Local workers have in general lower incomes than resident workers:
 - 10% earn less than \$500 per week compared to 6.5%
 - 61% earn between \$500 to \$1,749 compared to 41%
 - 28% earn \$2,000 or more compared to 51%.

EDGECLIFF SUBURB CHARACTERISTICS

Total population

In 2021, the total Usual Resident Population of Edgecliff suburb was 2,490 people. The population declined 139 people between 2016 and 2021.

Average household size

Edgecliff had the lowest average household size of the Woollahra LGA, at 1.84 persons per dwelling. The Woollahra LGA average household size is 2.22 persons per dwelling.

Age profile

As shown in Table 3 overpage and the graph below, compared to the Woollahra LGA, Edgecliff has:

- An older population, with a higher proportion of people over 70 (18.5% compared to 16%)
- A large young workforce with a high proportion of people aged 25 to 34 (21.4% compared to 15.7%)
- A lower proportion of children and young people, and
- Lower proportions of people in the 35 to 60 age groups.

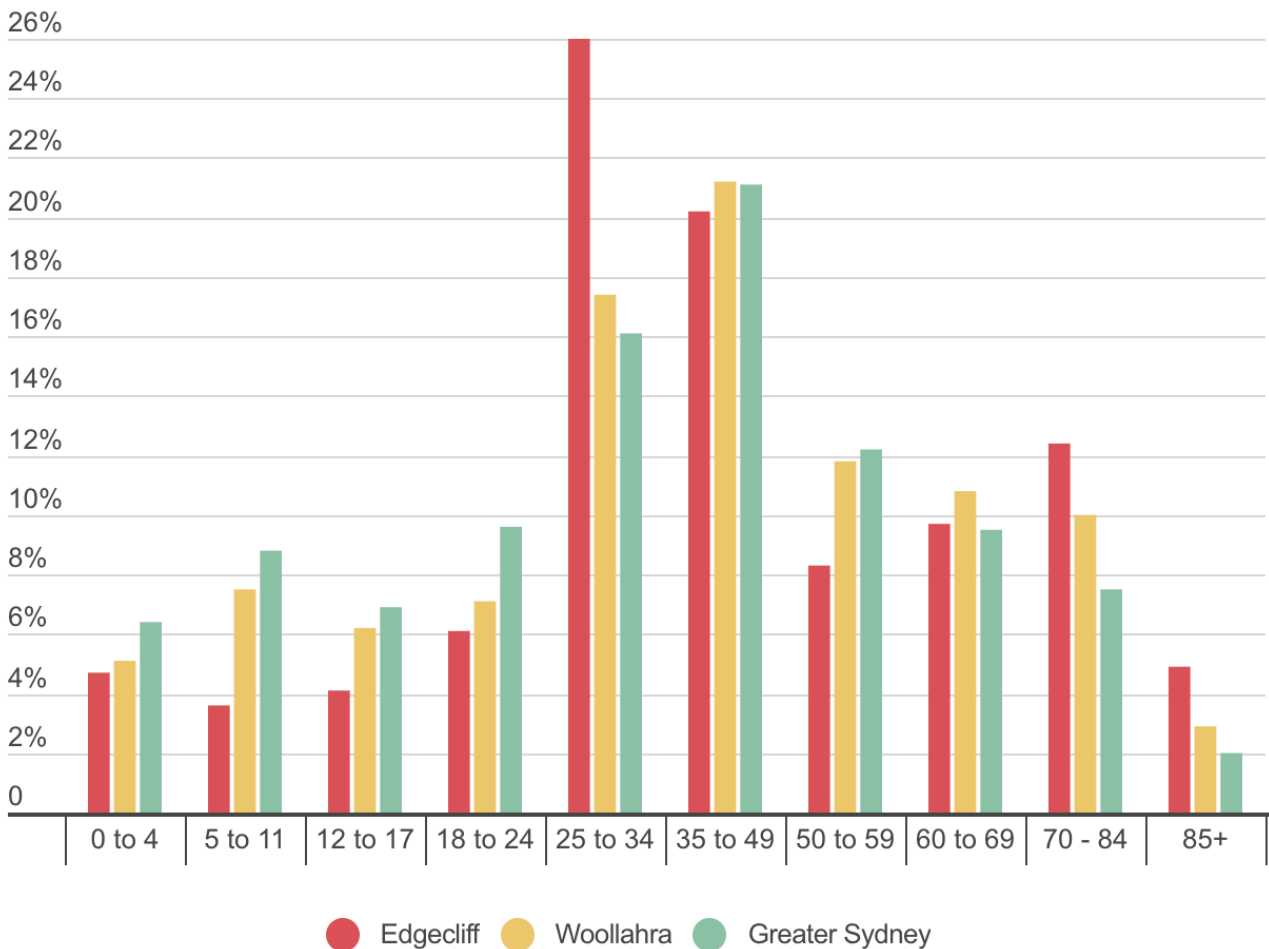


Table 4 - Edgecliff Age Profile (Source: Profile.id)

Age group	2021			2016			Change
	#	%	Woollahra %	#	%	Woollahra %	2011 to 2016
0 to 4	82	3.3	4.6	124	4.7	5.1	-42
5 to 11	153	6.1	7.1	93	3.6	7.5	+59
12 to 17	93	3.7	6.5	107	4.1	6.2	-14
18 to 24	164	6.6	7.2	160	6.1	7.1	+3
25 to 34	532	21.4	15.7	682	26.0	17.4	-150
35 to 49	538	21.6	19.9	531	20.2	21.2	+6
50 to 59	244	9.8	12.6	219	8.3	11.8	+25
60 to 69	224	9.0	10.4	255	9.7	10.8	-32
70 - 84	334	13.4	12.8	325	12.4	10.0	+9
85+	126	5.1	3.2	129	4.9	2.9	-3
Total:	2,490	100.0	100.0	2,629	100.0	100.0	-139

Cultural diversity

Aboriginal and Torres Strait Islander Population

Less than 1% of the Edgecliff and Woollahra LGA population identifies as Aboriginal or Torres Strait Islander (compared to 1.5% in Greater Sydney). This does not negate the importance of Aboriginal heritage in the area, with more than 70 'recorded' sites and places in the LGA. New South Head Road was built along an Aboriginal path called Maroo.

Cultural and linguistic diversity

37.3% of the Edgecliff suburb population was born overseas, similar to Woollahra LGA (32.3%), mostly from English speaking countries including the United Kingdom, South Africa and New Zealand.

Edgecliff had the highest proportion of recent arrivals in the Woollahra LGA, with 22% of the overseas born population arriving in the five years from 2016 to 2021.

A similar proportion of people speak a language other than English compared to Woollahra LGA (16.8% compared to 15.5%), which is much lower than Greater Sydney (37.4%). The most common languages other than English are French, Spanish, Italian, Mandarin and Cantonese (between 1% and 2% of the population).

Income and wellbeing

Need for assistance and unpaid carers

2.9% of the Edgecliff population reported a need for assistance with daily activities (compared with 2.9% in Woollahra LGA and 5.7% in Greater Sydney), with most of these being people aged over 85. 11.1% of the Edgecliff population provided unpaid assistance to people with disability, long term illness or old age, which is higher than Woollahra LGA (10.6%).

Median household income

Edgecliff has the lowest median household income in the Woollahra LGA, of \$2,311 per week compared to \$3,203 per week in Woollahra LGA. However, this is still significantly higher than the Greater Sydney median household income of \$2,099 per week.

Low income households

Edgecliff had the highest proportion of low income households (less than \$600 income per week) in Woollahra LGA (13.1% compared to 11.4%).

Education and employment

Educational attainment

Similar to Woollahra LGA, nearly half of residents in Edgecliff aged over 15 have obtained a bachelor's degree or similar (57.4% compared to 55.2%), which is much higher than Greater Sydney (33.3%).

Students

There is a similar proportion of people attending university or TAFE in Edgecliff compared to Woollahra LGA (5.5% compared to 5.8%).

Employment

3.8% of the Edgecliff population is unemployed, similar to Woollahra LGA at 3.3% and much lower than Greater Sydney at 5.2%.

Method of travel to work

Please note that method of travel to work relates to Census day, which for the 2021 Census occurred during COVID-19 lockdowns for large parts of Australia. Unsurprisingly, 57% of Edgecliff residents worked from home.

At the time of the 2016 Census, the main mode of travel to work was train (7.9%), which was much higher than Woollahra (2.5%). 23.7% of residents drove to work compared to 37.2% in Woollahra LGA.

WORKERS AND VISITORS

According to the Woollahra LSPS, as of 2013 there were 1,765 people employed in the Edgecliff local centre, the largest employment hub within the LGA following Double Bay with 2,138 workers.

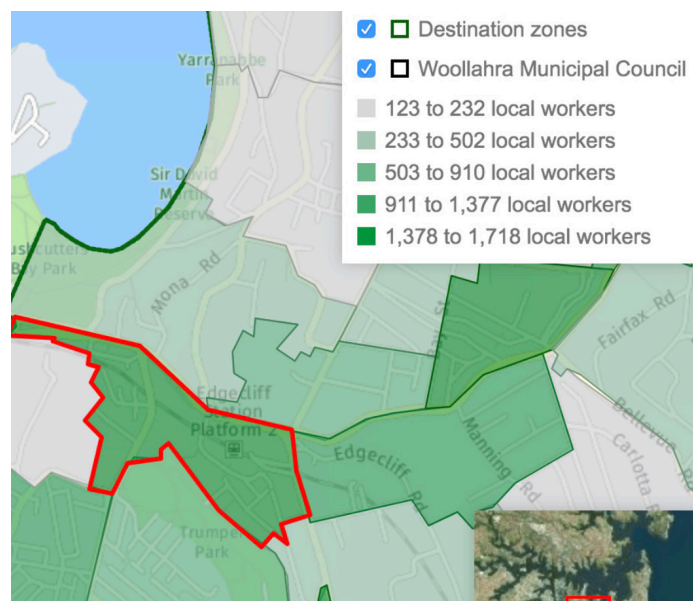
According to Economy.id, the Destination Zone (113431608) in which the Edgecliff Centre is located had 1,194 workers in 2021. The top industries in which local workers within this Destination Zone were employed include:

- Health care and social assistance (21.3%)
- Professional, scientific and technical services (16%)
- Retail Trade(14.3%), and
- Rental, Hiring and Real Estate Services (8.6%).

While there is no data available at the Destination Zone level, within the Woollahra LGA overall the majority (65.8%) of local workers live outside the area, with only 34% of local workers residing within the LGA.

This indicates that the proposal can deliver significant benefits to local workers through providing improved intermodal public transport connections as many will be accessing their place of employment via train or bus.

Furthermore, for workers who would be employed within the renewed Edgecliff Centre, the proposal offers increased amenity including through the provision of a public open space on podium level where they could enjoy their lunch break.



POPULATION FORECAST POST DEVELOPMENT

Forecast population

We have based the forecast population on the existing profile of Edgecliff suburb, given that 69% of dwellings are high density dwellings which is similar to the proposed development.

Table 5 provides estimates of the forecast population resulting from the proposed development using an estimate of 250 dwellings.

Table 5 - Forecast population of proposed development

ESTIMATED RESIDENTIAL GFA	AVERAGE HOUSEHOLD SIZE	FORECAST POPULATION
275 dwellings	1.84 persons	506 people

Change to Edgecliff suburb population

As shown in Table 6, the forecast population of Edgecliff would increase from an estimated population of 2,490 people in 2021 to approximately 2,996 people post development, or an 18% increase in population. This estimate does not include future growth from other sources such as other development, births and deaths etc.

Table 6 - Change to the population of the suburb of Edgecliff post development

	EXISTING EDGECLIFF POP. 2021	FORECAST POP. OF PROPOSED DEVELOPMENT	EDGECLIFF POP. POST DEVELOPMENT	% CHANGE
	2,490	506	2,996	20%

Estimated forecast age profile

The forecast age profile of the development reflects the current make-up of the Edgecliff population, with a high proportion of young workers (25 to 34) and older people aged over 70.

Table 7 - Forecast population of proposed development

Service age group (years)	BENCHMARK (EDGECLIFF SUBURB) %	275 DWELLINGS
0 to 4	3.3	17
5 to 11	6.1	31
12 to 17	3.7	19
18 to 24	6.6	33
25 to 34	21.4	108
35 to 49	21.6	109
50 to 59	9.8	50
60 to 69	9.0	46
70 - 84	13.4	68
85+	5.1	26
Total	100.0	506

Changes to gross population density

Table 8 - Forecast gross population density - Edgecliff Suburb

	275 dwellings
Area (ha)	31
Current population (2021)	2,490
Current population density (persons per hectare)	80.94
Forecast population post development	2,996
Forecast population density post renewal (persons per hectare)	96.6

COMMUNITY PROFILE IMPLICATIONS

- Given the high proportion of people of all ages living alone, opportunities for social connection will be important. These should support both older people, and young workers aged 25 to 34.
- The Edgecliff population is an ageing population with a high proportion of people with a need for assistance with daily living. Accessibility particularly for older people (such as dementia friendly design) will be important to support social inclusion and ageing in place.
- While overall Woollahra LGA is a very well off area, Edgecliff has the highest proportion of low income households and the lowest median weekly household income of the LGA. There will be a need for access to free and affordable community and social opportunities.
- There is some cultural diversity as well as a high proportion of people who have recently arrived in Australia. Opportunities for social connection as well as celebration of cultural diversity will support these groups.

4. Socially sustainable high density

This section provides an analysis of the impacts of high-density living including measures for improved social outcomes in high-density areas.

“There is not a problem with the high-rise typology, it’s just about doing it well.”

- Brian Jackson General Manager - Planning & Development Services City of Vancouver

The proposed development at Edgecliff Centre will be a high density environment with all residents living in apartments. Social sustainability of the resident community, including residents’ health and wellbeing, community cohesion, and access to facilities and services should be managed to have no detrimental impact.

The level of density proposed isn’t by itself a satisfactory guide to whether or not the development will provide adequate amenity for residents and neighbours; it will depend on how well it is designed and the level of public benefit it will give back to the broader community.

This section provides an analysis of the impacts of high-density living including measures for improved social outcomes in high-density areas.

BENEFITS OF SOCIALLY SUSTAINABLE HIGH DENSITY RESIDENTIAL AREAS

Done well, high-density living can have positive impacts for residents and their communities. What is most important in delivering good outcomes for residents and the broader city are the overall numbers of people living in a development, whether the apartments enable a good quality of life or not, whether residents have access to the open space and community services that they need and the cumulative impact of these developments on the quality of the public realm¹.

High-density living can have a number of benefits including:

- Designing and building a public domain that encourages active transport such as walking and cycling
- Creating a market for facilities and services that would otherwise be located further away or not available to a smaller population, (such as walking and cycling networks, public transport networks, well-maintained green spaces, and community facilities and services), and reducing reliance on car trips for these services and facilities



Edgecliff Centre (front right) from Maclean St with view of high rise building

- Helping lower demand in other parts of the city less suited for housing, such as outer suburbs not connected to transport and employment
- Activating the public domain and building a sense of safety in public spaces as a larger population uses shared facilities including open space
- Shared and active spaces also create opportunities for residents to develop community cohesion and identity, and
- As residents spend money locally, larger populations with easy walking, cycling and public transport access to local shops and services can boost the local economy.

REQUIREMENTS FOR SOCIALLY SUSTAINABLE HIGH DENSITY AREAS

When high-density areas are poorly designed and sited, and ineptly managed, social benefits can be lost and there can be severe negative impacts for residents. Higher density living can breed stress, fear of crime, social isolation and community dislocation, and health problems. Vulnerable populations will be more susceptible to any negative impacts of higher density, including older people and children².

Research on best practice high-density areas has shown that the following considerations are crucial in creating a socially sustainable high density development.

Housing³

A diversity of housing types and size including number of bedrooms, cost, low- and mid-rise apartment buildings, terraces and high rise is needed to cater to the varying needs of the community and build a diverse population. Housing should be of a good size, with storage, solar access particularly to living spaces, minimal noise transference, privacy, and water and energy saving features, to support quality of life and affordability. Housing should be universally designed to support a diverse community including allowing older people to age in place.

Infrastructure

Higher-density housing needs to be situated among quality public transport networks, jobs, schools, shops, services, open space and active transport infrastructure that fit the needs of the resident community, particularly those of vulnerable communities including older people and children. Facilities open to and attracting the broader population are also needed to build connections between the site and the surrounding community. Cafes, restaurants and bars, and local shops, are important locations for social interaction, and mixed-use developments can encourage greater social interaction.

Social connection⁴

Intermediary common green spaces can help to create sub-communities in high density housing, “village-ifying” residents’ experience. There should be a focus on the design of informal shared spaces, such as providing generous corridors and the presence of landscape in lift lobbies, to help develop neighbourliness and community. Recreation areas should be designed to feel safe, connected, and welcoming (as opposed to only feeling “owned” by a small number of residents). Connections to the street and the community at ground level should be activated and contribute to social connection rather than designed only for security.



Communal kitchen in Wohnprojekt Wien, Vienna



Communal off leash dog park

Open Space⁵

A hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. Open space needs to function as backyard, meeting place, access to play, space for exercise and events, and be adaptable to different uses and needs from different groups. Every open space area should have a purpose as well as versatility, including spaces that provide a 'heart' for communities and developments. The preparation of master plans that guide the provision and design of open space will help to ensure the appropriate delivery of a diversity of connected, quality open space.

People in high density areas should be within 2 to 3 minutes or 200 metres walking distance of usable open space, of at least 0.25ha, including access to play and activity opportunities. Residents should live within 400 metres of higher quality neighbourhood, district or regional open space. Walking is the most popular recreation activity in Australia, therefore there should be a focus on connecting open space areas with walking paths as well as creating destinations to create opportunities for physical activity.



Waluba Park playground in Green Square provides opportunity for social connection

Connection to nature⁶

There should be opportunities for residents to experience natural elements in their day to day lives including through "biophilic" architectural elements such as green walls and roofs, indoor plants and nature-inspired design elements such as the use of fractal patterns in materials, as well as through access to green space.

SOCIALLY SUSTAINABLE HIGH DENSITY IMPLICATIONS

By working towards socially sustainable high density, the proposed development is more likely to create benefits for both the existing and incoming community. Opportunities and considerations include:

- Planning for the needs of diverse age groups, in particular both older people and the young workforce to reduce conflict between different groups and support community cohesion
- Community infrastructure including facilities and services, and commercial and civic areas, is delivered in a way that builds community, welcoming the broader community and connecting to and activating other local centres.
- There are a range of housing types available including dwellings with a varied number of bedrooms, and the housing is universally designed and of a good size with natural light, storage, water and energy saving features, privacy and minimal noise transference, and
- There are opportunities to connect with green space and nature such as in Trumper Park, and through open space and biophilic architectural elements.

1. Hodyl, Leanne, The Winston Churchill Memorial Trust of Australia, To investigate planning policies that deliver positive social outcomes in hyper-dense, high-rise residential environments, 2015.

2. Kent, J., The Conversation, 'High density living can make us healthier, but not on its own', January 2015, <https://theconversation.com/higher-density-living-can-make-us-healthier-but-not-on-its-own-34920>.

3. McNamara, N. and Easthope, H., 'Measuring Social Interaction and Social Cohesion in a High Density Renewal Area: the Case of Green Square', City Futures Research Centre, UNSW, https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf.

4. Stalker, C. (Architectus), 'Socially Green': The Next Frontier for Liveable High Density Housing', February 2016, <https://www.criterionconferences.com/blog/government/socially-green-next-frontier-liveable-high-density-housing/>.

5. City of Charles Sturt, 'Local Government Research Project into Best Practice Open Space Provision for Higher Density Infill Development', https://www.sa.gov.au/__data/assets/pdf_file/0016/17530/Best_Practice_Open_Space_in_Higher_Density_Developments_Project_Summary_Report_June_2012.pdf.

6 Newman, P., 'Biophilic Architecture: Rationale and Outcomes', Curtin University, <http://www.aimspress.com/fileOther/PDF/environmental/environsci-02-00950.pdf>.

5. Existing social infrastructure and open space

This section provides an audit and mapping of existing social infrastructure and open space within 400 and 800 metres and 1km of the site.

For a healthy, liveable and sustainable community, housing should be within walking, cycling, or close public transport distance to employment, education, good parks, shops, and community services and facilities. Quality social infrastructure and services play an important role in supporting and facilitating community harmony and connectedness, and open space provides opportunities for play, exercise, connection to nature and a space to build social connections. In high density areas, a hierarchy and diversity of connected, quality open spaces is needed, including private, semi-private, and public open space, and local parks as well as access to regional and district spaces. There is a need for social infrastructure that provides space to build community within the development, as well as connection to the broader community, and that is adaptable to diverse uses.

DEFINITIONS

Community facilities

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Public open space

Public open space includes parks, outdoor courts, and play spaces that are publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

SOCIAL INFRASTRUCTURE AUDIT

While the site is well located for schools, early education and care, health and other services, community facilities such as libraries and meeting spaces/venues for hire are clustered in Double Bay.

Community centres and libraries

As shown in Figure 4, there are three Council owned and operated community facilities within approximately 800 metres (or walking distance) of the site:

- 1 library – Double Bay Library
- 1 meeting space – The Bay Room, Double Bay

Other community facilities within 1km of the site include:

- Holdsworth Community Centre is a community centre and service provider (partly funded by Council) located 840m from the site in Woollahra suburb.
- 3 additional Council owned and operated community centres/meeting spaces, and
- 1 child care centre owned and operated by Woollahra City Council.

Early education and care

There are five long day care centres providing 314 places within 800m of the proposed development. Of these centres, the majority have been rated as "Exceeding the NQS", that is, they provide high quality care.

Each of the local primary schools provides OSHC, providing a total of 268 places (418 places including Helping Hand Woollahra Public School).

Schools

There are two public primary schools within 800m of the site (Glenmore Road Public School and Double Bay Public School). The site is in the catchment area for a third primary school, Woollahra Public School which is located approximately 980m away. There are also three private primary schools within 800m of the site, two for boys and one for girls.

The site is currently in the catchment area for Rose Bay Secondary College (3.9km away). From 2020, year 7 students will be in the catchment area for the new Inner Sydney High School (3km away). There is one private girls' high school 240m from the site.

Schools		2017 (enrolments)	2022 (enrolments)
Within 800m			
Ascham School (private)	High school	1146	1164
Sydney Grammar School Edgecliff Preparatory (private)	High school	1876	1893
Glenmore Road Public School	Primary	354	345
Double Bay Public School	Primary	331	272
Outside 800m			
Paddington Primary School	Primary	329	206
Woollahra Public School	Primary	777	688

As shown in the table above, Myschool.edu.au data indicates that overall, all primary schools within 800m of the site and just outside 800m of the site have a declining number of full time equivalent enrolments since 2017.

Health

There is one private hospital within 800m of the site. St Vincent's Hospital Sydney is a major public hospital 1.4km from the site. There are two additional private hospitals within 2km of the site.

There is at least one bulk billing medical centre within 800m of the site.

Other services

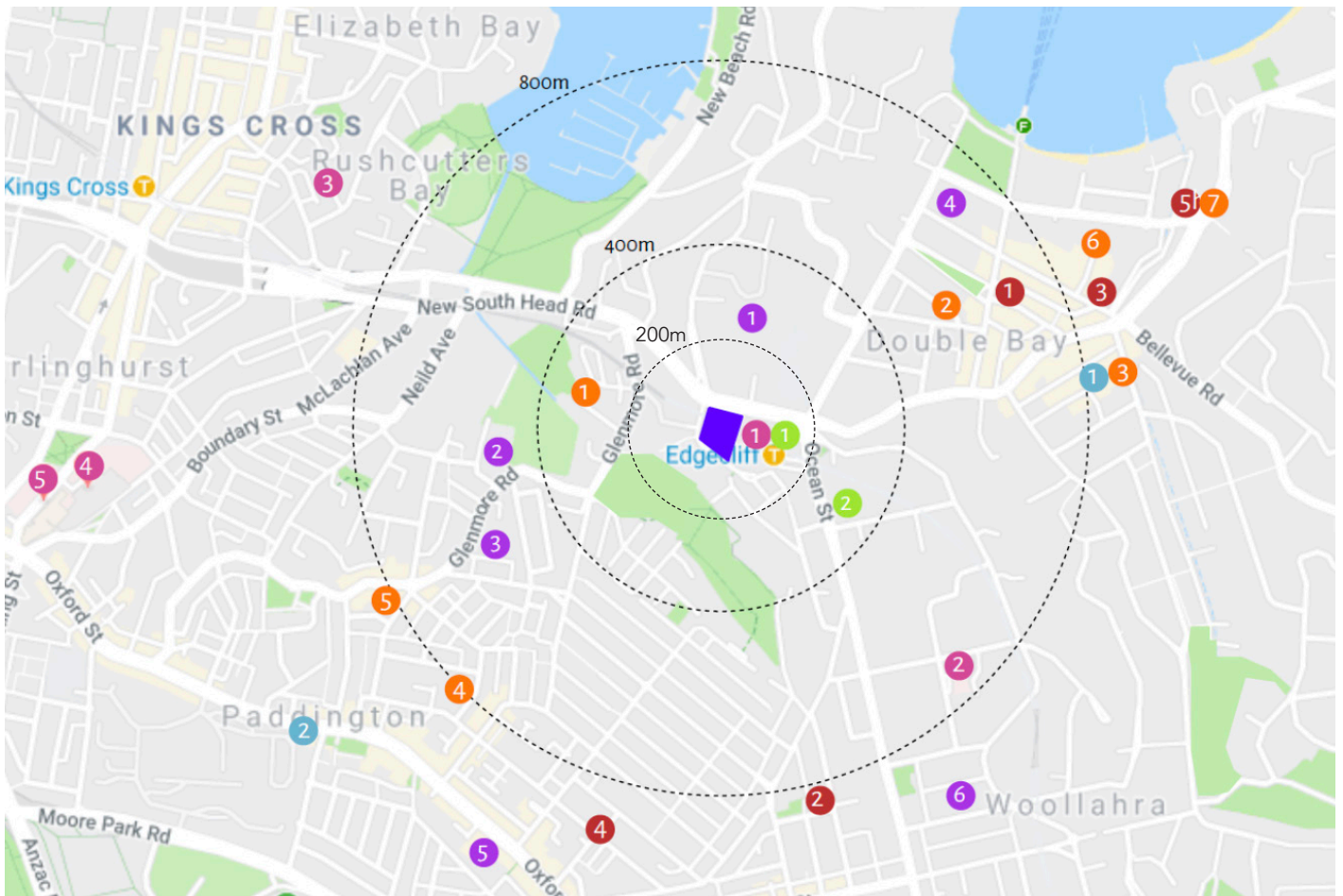
The site currently provides retail space which will continue in the proposed development. In addition, the site is located close by to Eastpoint Food Fair which includes pharmacies, dentists, supermarkets and fresh food stores.

There is one residential aged care service in Edgecliff providing 39 beds.



Woollahra Library at Double Bay (Source: Woollahra Council website)

Social infrastructure audit and map



Subject site



Libraries

1. Double Bay Library
2. Paddington Library



Community centres and meeting spaces

1. The Bay Room
2. Holdsworth Community
3. Cross Street, Studio 1
4. EJ Ward Paddington Community Centre
5. The Hugh Latimer



Healthcare

1. Eastern Suburbs Medical Services
2. Wolper Jewish Hospital
3. St Luke's Hospital
4. St Vincent's Hospital Sydney
5. St Vincent's Private Hospital Sydney



Education

1. Ascham School
2. Sydney Grammar School Edgecliff Preparatory
3. Glenmore Road Public School
4. Double Bay Public School
5. Paddington Primary School
6. Woollahra Public School



Early education and care

1. Thumbelina Edgecliff Day Care Centre)
2. Babies By The Bay
3. Goodstart Early Learning Double Bay
4. KU - Peter Pan Paddington Pre-School
5. SDN Paddington Children's Education and Care Centre
6. The Prep School Double Bay
7. Woollahra Preschool



Other

1. Eastpoint Food Fair (shops and services)
2. St Vincent's Care Services Edgecliff

OPEN SPACE AUDIT

As shown in Figure 5, there are nine Council parks within 800m of the proposed development including:

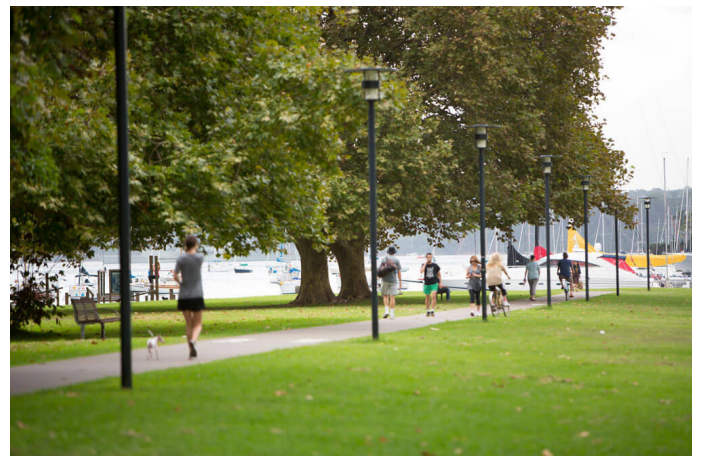
- 3 district/regional parks:
 - Trumper Park includes a cricket field, running track, grandstand, play space, community garden and natural area. Off leash dogs are not permitted.
 - Rushcutter's Bay Park is a foreshore park with fitness equipment, rugby and soccer field, cricket pitch, and off leash dog park
 - Steyne Park is a foreshore park with boat ramp, cricket pitch (junior), play space, off leash dog area.
- 1 local park
- 1 civic park with stage, and
- 4 pocket parks.

Other recreation facilities close to the site (within 800m) include:

- 1 learn to swim centre
- 1 gymnastics centre
- 3 tennis centres, and
- 1 community garden.

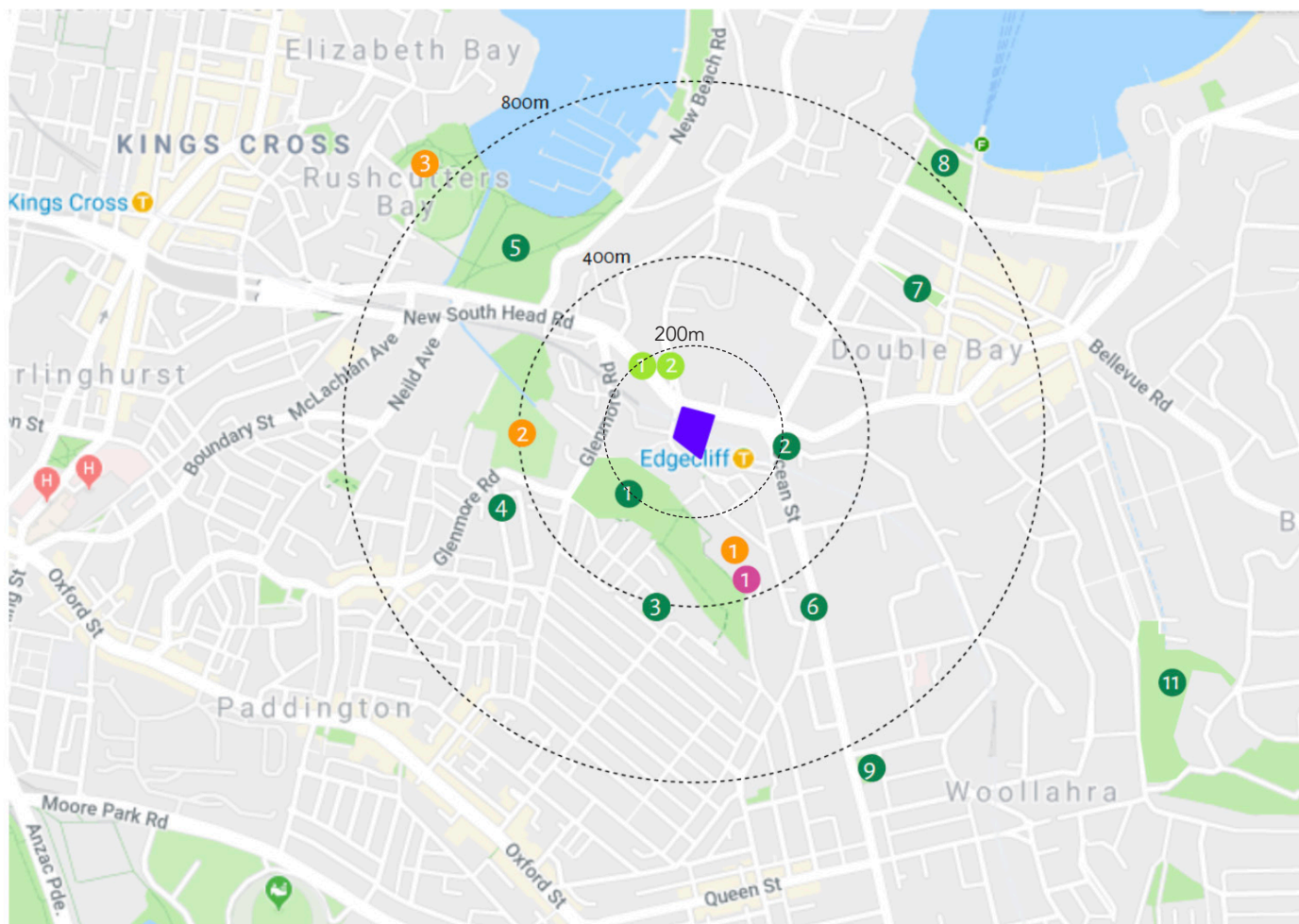


Trumper Park walking track (Source: Postcard Sydney)



Rushcutters Bay Park (Source: Woollahra Council website)

Open space audit and map



■ **Subject site**

● **Open space**

1. Trumper Park
2. EdgeCliff Square Reserve
3. Soudan Street Playground
4. Cambridge Street Reserve
5. Rushcutters Bay Park
6. Euroka Reserve
7. Guilfoyle Park
8. Steyne Park
9. Chiswick Gardens
10. Centennial Parklands
11. Cooper Park and Lough Playing Fields

● **Community Gardens**

1. Woollahra Community Garden

● **Outdoor sports courts**

1. Trumper Park Tennis Centre
2. Maccabi Tennis Centre
3. Rushcutters Bay Tennis Centre

● **Other recreation facilities**

1. KICK Learn to Swim Centre
2. East Sydney Gymnastics

6. Community facility and service demand

This section provides an assessment of the number and type of community facilities required as a result of the proposed development, based on the forecast population, best practice in high-density areas, industry benchmarks and existing provision.

BENCHMARKING BY FACILITY TYPE

Best practice benchmarks and standards for facility provision are used to provide an indicative guideline only for the type of community facilities required by population size, population density, and current provision near the subject sites.

Appendix 2 provides the benchmarks and standards used to determine the community facilities required based on the proposed population of the subject site. Benchmarks utilised are from Department of Planning for Greenfield areas, City of Sydney Green Square Social Infrastructure Study, and NSW education and care utilisation rates.

Table 9 - Facility requirements indicated through benchmarking (see Appendix 3 for benchmarks)

FACILITY TYPE	DEMAND GENERATED FROM PROPOSED DEVELOPMENT BASED ON BENCHMARKS	CURRENT PROVISION WITHIN EDGECLIFF AND WITHIN 800M OF SITE	INDICATED DEMAND
LOCAL			
Local community centre/ meeting spaces	0.1	There are no community centres/ meeting spaces in Edgecliff. There is one meeting space within 800m of the subject site in Double Bay. There are four additional community centres/meeting spaces within 1.1km of the subject site.	The proposed development does not indicate demand for additional community centre /meeting spaces.
Early education and care centre (long day care)	5 places	There is one service in Edgecliff providing 33 places, an undersupply of 4 places according to benchmarks. However, this centre has vacancies. In total, there are 314 long day care places within 800m of the subject site. Data provided on mychild.gov.au indicates that, for all long day care centres (where data is available) have vacancies on multiple days per week.	The proposed development does not indicate demand for new long day care services.
Play space (0 to 4 years)	0	There are no play spaces in Edgecliff suburb itself.	There is an existing undersupply of play spaces for children aged 5 to 11. The proposed development is not forecast to have a significant population of children generating demand for additional play spaces.
Play space (5 to 11 years)	0.1	There is one play space within 400m and total of five play spaces within 800m for ages 0 to 4. There are no play spaces within 800m for ages 5 to 11.	

FACILITY TYPE	DEMAND GENERATED FROM PROPOSED DEVELOPMENT BASED ON BENCHMARKS	CURRENT PROVISION WITHIN EDGECLIFF AND WITHIN 800M OF SITE	INDICATED DEMAND
DISTRICT			
Multipurpose community space	0.1	Information is not available on the amount of community space available provided in the local area.	The proposal generates demand for 35m2-39m2 multipurpose community space however the proposal is providing ample capacity for this. There is no information available about the amount of community space provided in the local area.
Multipurpose community centre	0.1	Holdsworth Community is located 840m from the subject site, in Woollahra.	There is no demand for a new or upgraded multipurpose community centre in Edgecliff.
Function and conference centre	0.1	There are no local function centres however there are a number of venues for hire (see above) in the surrounding area as well as access to function and conference centres in the Sydney CBD and waterfront restaurants, sailing clubs etc in Woollahra LGA.	There is no demand for a new or upgraded function and conference centre in Edgecliff.
Primary School	0 schools 20 places	There are two public primary schools within 800m of the subject site. It is noted that these primary schools have a declining number of full time equivalent enrolments since 2017 (Source: myschool.edu.au).	The proposed development does not indicate significant demand for new primary school places however catchments may need to be reconsidered.
Secondary School (government)	0 schools 1 place	There are no government high schools close to the subject site. However good public transport links enable high levels of accessibility to schools within the catchment area.	The proposed development does not indicate significant demand for new high school places. Additional population growth in the area will be accommodated in the new Inner Sydney High School.
Out of School Hours Care	5 places	There is one OSHC in Edgecliff providing 88 places. There are OSHC centres in all primary schools in the area, and all currently have vacancies (Source: mychild.gov.au).	The proposed development does not indicate demand for additional OSHC places.
Seniors' centre	0	Senior's services are provided at Holdsworth Community, 840m from the subject site, in Woollahra.	The proposed development does not indicate demand for an additional seniors' centre.
REGIONAL			
Library	24.2m2	Double Bay Library is a regional library located 810m from the subject site. The Woollahra Social and Cultural Plan identifies that the library is well used however customers would like to see more quiet, study spaces.	There is no demand for a new or upgraded library in Edgecliff.

FACILITY TYPE	DEMAND GENERATED FROM PROPOSED DEVELOPMENT BASED ON BENCHMARKS		CURRENT PROVISION WITHIN EDGECLIFF AND WITHIN 800M OF SITE	INDICATED DEMAND
Indoor leisure centre (Dry)	0		0 (East Gymnastics provides gymnastics in Edgecliff). Indoor recreation opportunities may be available at local public and private schools.	There is an existing undersupply of public indoor leisure centres in Woollahra LGA and neighbouring areas. The proposal would likely include these facilities for residents thereby not contributing to existing undersupply.
Indoor Leisure Centre (wet/ pool)	0		There are no public indoor leisure centres (wet) in Woollahra LGA. The nearest centre is Cook and Philip Park Pool, 2.1km from the subject site. KICK Learn to Swim is a private learn to swim centre in Edgecliff.	There is an existing undersupply of public indoor leisure centres in Woollahra LGA. The proposal would likely include these facilities for residents thereby not contributing to existing undersupply.
Aged care	8 beds		39 beds in Edgecliff, within 800m of the subject site. Based on benchmarks this an undersupply of 1 bed.	The proposed development will create demand for 6-10 additional aged care beds in Edgecliff suburb. The delivery of diversified housing options through the proposal well located to shops, medical facilities, transport etc will facilitate the ability for older residents to "age in place."
Hospital	1 bed		St Vincent's Hospital Sydney is located close by as well as 3 public hospitals. Information on the number of beds is not available.	The proposed development will create demand for 1-1.5 additional hospital beds in the area.
Primary Care (including mental health)	0		There is at least one bulk billing practice within 800m of the subject site. The site is well located for health services including St Vincent's Hospital Sydney with mental health units.	The proposed development does not indicate demand for additional health centres.
Fire stations	0		Woollahra Fire and Rescue Station is 930m from the subject site in Woollahra.	The proposed development does not indicate demand for additional stations.
Police stations	0		Paddington Police Station is 1km from the subject site.	The proposed development does not indicate demand for additional stations.
TAFE	0	0	The East Sydney Campus (Darlinghurst) is 1.6km from the subject site.	The proposed development does not indicate demand for additional TAFE campuses.
University	0	0	Satellite campuses of the University of Tasmania, the University of Notre Dame Australia and Charles Sturt University are located in Darlinghurst. The nearest main campus is the University of Technology Sydney, 3.2km from the subject site.	The proposed development does not indicate demand for additional universities.

PUBLIC COMMUNITY FACILITY NEEDS ANALYSIS

While additional 462 residents at the subject site will create additional demand for access to existing community facilities and for particular services, the proposal includes the provision of a range of communal and public facilities that will help to mitigate this. The following needs have been addressed through the proposal:

General/multipurpose community space

With 100% of residents living in high density apartments there will be demand for access to community spaces. Best practice is to locate these spaces near high activity areas. A study by the I.B Fell Housing Research Centre identified the importance of quality and accessible community spaces within apartment buildings. The Social Isolation in Residential Flats study identified that communal facilities should be “welcoming, activated and stimulating, as such spaces are more likely to be used.”

Based on a benchmark of 80m² of community space per 1,000 people, there will be demand for around 40m² of community space resulting from the incoming population. The proposal meets this demand by including the introduction of a public community space on podium level with use to be determined through community consultation.

Children aged 0 to 4 years

An additional 17 to 23 children aged 0 to 4 years at the subject site will have a minimal impact on the capacity of local early education and care services. Based on the benchmark, an additional 5 early education and care places would be required for the subject site however all local centres have vacancies (according to mychild.gov.au).

Children aged 5 to 11 years

An additional 31 primary school aged children at the subject site will have a minimal impact on access to local primary schools, indicating demand for an additional 20 primary school places. Revision of catchment areas may be an option, in this way students could attend Glenmore Road Public School or Double Bay Public School which are both closer to the site. All nearby primary schools have an Out of School Hours Care (OSHC) service, with vacancies at all services.

Community spaces will be important for children’s birthday parties, given that all residents will be living in apartments and this is one of the most popular uses of Council’s venues for hire.

Young people aged 12 to 17 years

The population of local young people is expected to be low (19 people). While there is an increasing trend to government high schools, most students in Woollahra LGA attend independent schools and therefore there is only forecast to be a small increased demand for 1 high school place. The subject site is in the catchment area for the new Inner Sydney High School which will help to accommodate this demand.

In addition to young people who are residents, there will also be many young people using the retail areas of the site and passing through the area to the Edgecliff train station. It is important that young people are positively engaged in their neighbourhood, including with public and open space that is welcoming for young people.

Working aged people

One of the main age groups who will be living on site will be working age people. This includes single person households, couples without children, and single parent/couple households with children. In particular, the proposed development is forecast to have a high proportion of people aged 25 to 34. As people will be living in high-density apartments, access to larger spaces away from the home will be important. This age group (and their friends/families) will need community space outside of their homes to meet, participate in local health and wellbeing programs, form neighbourhood connections, and have local get-togethers, parties and events including in the evenings and on weekends. This need can be met through the proposed community space.

Older people

Edgecliff and Woollahra LGA currently has a high proportion of older people, and an additional 139 older people (aged 60+) are expected to live in the subject site. Multipurpose community space will provide opportunities for older people to participate and socialise. Accessible public domain and connections to local community facilities and services will be important for this age group.

Health and safety

The area is currently well serviced in terms of health and safety, with a bulk billing medical centre within 400m and close to a major public hospital as well as three private hospitals. The proposal includes the provision of a new curated medical/wellness precinct, which responds to demand from an older population living within the Woollahra and Edgecliff communities and is ideally located in proximity to transport.

7. Open space demand

PUBLIC OPEN SPACE

The provision of public open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

Whilst in the past the amount of public open space per person has been used as a guide for the provision of open space, recent trends focus on the provision of quality public open space rather than quantity. An overprovision of open space can mean that it is underutilised and empty, contributing to a sense of insecurity in the space .

The quality of open space is determined by its design, management/maintenance, sustainability, safety, amenity and comfort. A variety of quality open spaces offers the new residents opportunities to build local networks and friendships and provides places for people to plant a tree, create an artwork, grow some vegetables and contributes to building strong ownership of a new place.

In higher density areas, residents should have access to both semi-private, communal and local level open space that can function as a “backyard”, as well as access to activity and play opportunities and district and regional level open space. Open space should be connected with walking and cycling paths, to encourage use and provide opportunities for physical activity.

BENCHMARKING AGAINST STANDARDS

There are a number of different benchmarks and planning standards that are currently being used to determine open space needs for new developments. Demand for open space required to support a new community at the subject site has been determined by looking at these different standards.

NSW State Government

Woollahra does not currently have open space and recreation benchmark standards.

The NSW State Government’s Recreation and Open Space Planning Guidelines for Local Government (Department of Planning 2010) default standards for open space planning in NSW as a means to assess provision and identify shortfalls and gaps. As stated in these guidelines additional criteria beyond open space area provision such as population/ density and demographic profile, open space distribution, barriers, size, connectivity, and quality of visitor experience also need to be considered to ensure local open space provision and recreation needs are identified.

Default standards include 9% of site area for local and district level open space and 15% of site area for regional open space provision. The proposal will exceed these requirements through the provision of a publically accessible open space at podium level (approximately 2,500 sq.m.).

Government Architect NSW and Greater Sydney Commission

The Government Architect NSW Draft Open Space for Recreation Guidelines provide benchmarks for the proximity of open space to dwellings and focus on the quality and function of spaces provided.

The Greater Sydney Commissions’ planning documents include a benchmark that all dwellings should be within 500m of quality local open space of at least 0.5ha, and that high density dwellings should also be within 200m of high quality open space of at least 0.1ha. The subject site meets these benchmarks given the proximity of Trumper Park to the subject site (140m).

Sporting fields – Department of Planning and Green Square Section 94 benchmarks

Table 8 provides a summary of sporting fields required to service the incoming population and current provision, utilising Department of Planning and Green Square Section 94 Plan benchmarks.

See Appendix 2 for benchmarks.



Government Architects NSW, Draft Open Space for Recreation Guidelines

Table 10 - Benchmarking outdoor sporting facilities

FACILITY TYPE	DEMAND GENERATED FROM PROPOSED DEVELOPMENT BASED ON BENCHMARKS	CURRENT PROVISION WITHIN EDGECLIFF AND WITHIN 800M OF SUBJECT SITE	INDICATED DEMAND
Rugby Field	0.1	There are no rugby fields in Edgecliff suburb. There is 1 rugby field at Rushcutters Bay Park, within 800m of the site.	The proposed development does not indicate demand for additional rugby fields.
Cricket Oval	0.1	There are no cricket ovals in Edgecliff suburb. There are three cricket ovals within 800m	The proposed development does not indicate demand for additional cricket fields.
Indoor courts (# of courts)	0.0	There are no indoor courts in Edgecliff or within 800m of the site.	There is an existing undersupply of indoor courts in Woollahra LGA however this will not be significantly impacted by the proposed development.
Netball courts (# of courts)	0.2	The are no netball courts in Edgecliff or within 800m of the site.	There is an existing undersupply of netball courts in the Edgecliff area however this will not be significantly impacted by the proposed development.
Soccer field	0.1	There are no soccer fields in Edgecliff suburb. There is 1 soccer field at Rushcutters Bay Park, within 800m of the site.	The proposed development does not indicate demand for additional soccer fields.
Tennis courts	0.3	There are no tennis courts in Edgecliff suburb. There are 33 tennis courts within 800m.	The proposed development does not indicate demand for additional tennis courts.
Skate park/facility	0.1	There are no skateparks in Edgecliff or within 800m of the site.	There is an existing undersupply of skate parks/facilities in the Edgecliff area however this will not be significantly impacted by the proposed development.

OPEN SPACE NEEDS ANALYSIS

Public open space

There is currently less than 0.5 ha. of public open space within Edgecliff suburb, however there is approximately 23 ha. of public open space within 800m from the subject site (based on spatial data from SIX maps, interpreted by Cred). The public open spaces located within 800m include district and regionally significant Trumper Park (140m from the site) and Rushcutters Bay Park.

Trumper Park has been identified in strategic planning documents as needing enhancements and upgrades. There are opportunities to improve and provide new recreation opportunities in Trumper Park including informal recreation opportunities such as multipurpose courts or fitness equipment for older people, as well as nature play areas. Improving connections to the park so that it is easily accessible for older people, people with disability and people with prams will be important.

Communal open space

Communal open space, such as proposed rooftop open space, can provide local parks, community gardens and places for passive and active recreation for tenants of buildings, including play and dog walking. This is becoming a common trend in many cities around the world including in Sydney and Melbourne and includes passive green spaces, kick-about spaces, and community fruit, vegetable and herb gardens.

Case studies are provided in Section 10 of what can be provided to support socially sustainable communities through access to open space on roof tops, including for families with children to dig in the dirt (in community garden plots), friends and family to gather for a BBQ or

function, quiet places for residents to relax outside of their apartment, or places to walk the dog.

There are limited opportunities for off leash dog walking close to the subject site. As residents will be living in apartments, access to off leash dog areas close to home will be important for the wellbeing of residents' pets.

Sports facilities, playing fields and courts

The proposed development will not impact significantly on local sports fields. However, recreation planning for the LGA indicates that with future growth in the area and surrounds, there will be increasing pressure on sports fields. The Woollahra Section 94A Development Contributions Plan 2011 identifies needed improvements to Trumper Park which could increase its capacity to support higher use.

Given the significant working aged population and older people who will live in the area, there are opportunities to provide multipurpose courts near the site that can be used for a range of sports and age groups to provide opportunities for informal physical recreation.

8. Social impact assessment and proposed mitigation/enhancement measures

The following table summarises findings from chapter 1 through 7 to provide an assessment of the potential social impacts of the development as well as potential mitigation/enhancement measures to address these impacts.

Table 1 - Social Impact Assessment

POTENTIAL SOCIAL IMPACT	TYPE	FREQUENCY	LEVEL	PROPOSED MITIGATION/ ENHANCEMENT MEASURE
	Positive	Cumulative	High	
	Negative	Temporary	Moderate	
	Neutral	Permanent	Minimal	
POPULATION				
The proposal would result in an additional 506 people living within the Edgecliff suburb above a transport hub. While the site has good access to some types of social infrastructure, it will add to the carrying capacity of existing infrastructure and increase demand for aged care beds, hospital beds, school places, and local public open space. This impact has been addressed through the inclusion of new health, social, and green spaces within the development. There is capacity in local public schools for additional students.	Neutral	Cumulative	Minimal	Mitigation measures to address increased pressure on social infrastructure and open spaces have been addressed by the applicant, and are outlined throughout this table including high quality new open space, new community program space, and plaza space.
TRANSPORT, CONNECTIVITY AND WAYFINDING				
A network of laneways, centralised spaces and volumetric colonnades providing opportunities for enhancing pedestrianisation of the currently vehicle dominated location of the Edgecliff corridor aligning it as a town centre for people to congregate, work, live and shop.	Positive	Permanent	High	This is a significant positive impact, with opportunities for enhancement through incorporation of best practice universal design principles to ensure accessibility for people of all ages and abilities.
Construction impacts on Edgecliff Station services - The applicant has advised there will be no disruption to public transport service during construction.	Neutral	Temporary	Minimal	None required.
OPEN SPACE & CONNECTION TO NATURE				
New publicly accessible local open space - The proposal includes the provision of a new local level publicly accessible open space (circa 2,500m ²) adjoining the Bus Terminal. The park will provide increased amenity to the bus terminal through providing comfortable areas for people to sit and wait for the bus and increased amenity for workers within the centre who can relax or have lunch there. The new park will provide a benefit to the local community as well, with opportunity to meet and socialise within the open space which will provide an amphitheatre-like experience with views of the city. Features may include naturally rolling hills, trees & planting, gardens, hard and soft landscaping, bicycle parking, open spaces for seating, relaxing and socialising and place making opportunities.	Positive	Permanent	High	This positive impact may be enhanced by ensuring wayfinding and signage throughout the development communicates clearly that the open space is for public use. Ensure seating and landscaping are universally designed and comfortable for use by people of all ages and abilities, including older people.

Communal open space - The proposal includes private communal open space for use by residents which will help to mitigate pressure on existing open spaces.	Positive	Permanent	Moderate	None required.
Biophilic design elements - The proposal design includes biophilic design elements, including the inclusion of green walls. As all residents will be living in high density, these elements can support residents' wellbeing and sense of connection to nature. Including these elements in the public domain, façade, and public areas of the building will also extend these benefits to visitors and passers-by.	Positive	Permanent	Moderate	None required.
COMMUNITY FACILITIES AND SPACES				
Public community space – The proposal includes delivery of an integrated two-storey community facility with rooftop open space fronting New McLean Street. This facility would be owned and managed by Council, a completely independent stand alone building however have the ability to connect with the Edgecliff Centre building and the elevated open space. It would be 1000m ² per level. Discussions with Council indicate there may be opportunity to incorporate services on the bottom level and indoor multipurpose courts on the upper level.	Positive	Permanent	Moderate	This facility would provide a significant benefit to the Woollahra community, as the Double Bay Library is at capacity and there are limited indoor recreational facilities in the area. Engaging the community in determining the purpose of the community space will increase a sense of ownership and increase utilisation.
HOUSING				
Supply of additional housing - The proposal will provide an additional 275 apartments, which may cater to smaller household sizes within Edgecliff suburb including working aged population and responding to an identified lack of appropriate options for older people looking to downsize and remain in the area (Woollahra Social and Cultural Plan).	Positive	Permanent	Moderate	This impact may be enhanced by ensuring housing is universally designed and suitable for older persons.
LOCAL IDENTITY AND SENSE OF PLACE				
Improved visual amenity for Edgecliff - Both the interior and the exterior of the Edgecliff Centre provide poor visual amenity and are in need of an upgrade. The proposed design provides improved visual amenity for the site, including more natural light and greenery. This provides an opportunity for the development to provide an increased sense of identity for the Edgecliff suburb.	Positive	Permanent	Moderate	There is opportunity to enhance this positive impact by providing public domain improvements along New South Head Road, such as public art works responding to local community and place.
EMPLOYMENT				
Employment opportunities on site - the mixed-use proposal includes commercial and retail GFA which will provide increased opportunities for local employment, aligning with the Woollahra LSPS which outlines need to support and increase local businesses and employment in Edgecliff.	Positive	Permanent	Moderate	None required.

9. Best practice case studies

The following case studies identify best practice approaches to delivering socially sustainable outcomes in high density dwellings and areas, aligning with mitigation/enhancement measures and potential opportunities for additional social benefits identified in chapter 8.

Adaptable housing and universally designed housing

Case study: *Livable Housing Guidelines*

The Livable Housing Guidelines were developed by industry and the community and provide assurance that a home is easier to access, navigate and live in, as well more cost effective to adapt when life's circumstances change.

Guidelines include for example step free access, wider corridors, reinforcing bathroom and toilet walls to facilitate adding grab bars, and easy to operate door handles.

Livable Housing supports families with children and prams, people who are temporarily injured, older people who can adapt their house as their needs change, and people with disability who can adapt their housing to their needs as well as visiting friends and family with accessible houses.



Communal and community space and housing for older people

Case study: *Kampung Admiralty*

Located in the north of Singapore, Kampung Admiralty is a public housing development targeted at senior residents that integrates, healthcare, public facilities, community space and commercial amenities in a vertical format. There are four distinct components of the project: the lower levels contain the People's Plaza, a "community living room" with shops, eateries, and access to a tropical garden. The medical centre is located in the middle floors, while the topmost layer contains studio apartments, as well as the green spaces.

"The close proximity to healthcare, social, commercial and other amenities support inter-generational bonding and promote active ageing in place."

The amount of green space on the building greater than the building's overall footprint. This includes small farm plots for residents to tend to, organised as part of a "village green" at the centre of the 11 housing blocks, containing 104 homes for elderly singles and couples.

"Buddy benches", designed to encourage residents to sit together and socialise, are strategically placed at entrance points.



Communal space for residents

Case study: Signature Apartments

Signature Apartments in Redfern is a great example of communal spaces helping to build community. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Each Hour boardgames by candlelight on the roof, and a community swap room has been set up in the bin room.



Community program space

Case study: Bathurst Street Creative Hub

Located in what is set to be Sydney's tallest residential tower on Bathurst St in Sydney's CBD, the City of Sydney is building a new creative hub. Spanning over 2,000m² over 5 storeys, the facilities will include:

- Sound proofed rooms for music rehearsals
- Studios with sprung timber floors for dancers and actors
- Media and editing suites for filmmakers and new media artists, and
- Wet dry studios for artists.

The City has a 99 year lease on the creative hub through a voluntary planning agreement.



Case study: Magdenburg Outdoor Library

KARO Architekten in collaboration with the Magdenburg community built a 1:1 outdoor library using beer crates to suit their limited budget. The library itself is in fact a wall which defines the corner of a section of concrete now occupied by readers and passers-by. The wall itself houses nooks for sitting and shelves for books, bridging the divide between indoor and outdoor public space. The library's bookshelves are cared for by the community and open to all, 24/7



Social enterprise

Case study: Nana Community Cafe, London

The Nana Cafe, winner of the NESTA Ageing Well Challenge, is a comfort food cafe in Clapton, London. The cafe recruits women aged mainly over 60 and who are at risk of being socially isolated. Each Nana works a set shift each week and after three months each will take a small share in the profits. Among the teapots and cake stands, soups and stews, plans are also afoot to host craft classes in knitting, crocheting, embroidery and sewing. To make the social enterprise financially sustainable, Nana transforms at night into a bar called the Convenience serving craft beers and wines. For 62-year-old Lyn Cornwall volunteering at the cafe is about reconnecting with people of all ages. "A mother's work is never done, and when my children flew the nest I missed my caring role. The cafe is challenging as well as being socially rewarding. It's not about money, it's about benefiting everyone."



Makerspaces

Case study: Makerspace & Company

MakerSpace & Company is a large, not for profit maker space located in Marrickville with wood working, pottery, metalworking and other equipment. There is space for classes, coworking space for creatives, and "machinery that is too expensive, specialised, or just too big for people to have in their homes".



Case study: Foley Street Creative Spaces

The City of Sydney upgraded 5 shopfronts on Foley Street, Darlinghurst to foster creative production in Sydney. Artists, creatives and community organisations were invited to submit expressions of interest to occupy the spaces over 3-year leases. The spaces provide tenants room to create as well as showcase their wares and interact with the public. Tenants can also host community workshops, talks and events in their space, for example Enti Studio hosts ceramics classes.



Case study: The Happenstore

The Happenstore in Camperdown sells items that are handmade here in Australia and doubles up as a workshop for classes in ceramics, crochet, indigo dyeing, floristry and jewellery making. They also offer Tuesday Craft Night In – a three-hour slot where you can work on craft with other makers around a communal table.



Off Leash dog parks

Case study: Gardenhill Apartments, Doncaster

Developer Beulah International has created an exclusive dog park in its new Gardenhill apartment complex in Doncaster Victoria. Home to 136 one and two bedroom apartments, Gardenhill will feature an enclosed ground floor garden that will permit dogs to be off lead in a secure and user friendly environment. The private off lead area will be equipped with secure fencing, seating, a clean-up station and a drinking station.



Case study: Nic of Fifth, Minneapolis

Nic of Fifth in Minneapolis is a residential apartment building with extensive community spaces, including an outdoor dog run.



CASE STUDY: Informal recreation opportunities for older people

Case study: Maroubra Beach Outdoor Gym

Maroubra Beach Outdoor Gym is a free facility that contains a wide range of strength and cardio equipment and is ideal for those wanting low impact exercise. It is especially well suited to older residents. The equipment includes parallel bars, aerobic cycle, leg press, stretch stations, an elliptical trainer and a zig-zag balance beam. Information on using the equipment is located on site or you can download an instructional booklet produced by the South Eastern Sydney Local Health District.



Appendix 1- Social Infrastructure and Open Space audit

Social infrastructure and open space audit

Type	Name	Approximate distance from centre of site	Other information
Aged care	St Vincent's Care Services Edgecliff	340m	39 beds
Community centre/meeting room	Hugh Latimer Centre	1.1km	Venue for hire
Community centre/meeting room	The Bay Room	670m	Venue for hire
Community centre/meeting room	Cross St, Studio 1	870m	Venue for hire
Community centre/meeting room	EJ Ward Paddington Community Centre	920m	Venue for hire
Community centre/meeting room	Holdsworth Community	840m	Non-profit community centre with venues for hire and community programs and services
Community Garden	Paddington Community Garden	390m	Located in Trumper Park
Healthcare	Wolper Jewish hospital	740m	
Healthcare	St Luke's Private Hospital	1.1km	
Healthcare	St Vincent's Hospital Sydney	1.4km	
Healthcare	St Vincent's Private Hospital	1.5km	
Healthcare	Eastern Suburbs Medical Services	0m	Bulk billing medical centre
Indoor recreation	East Sydney Gymnastics	380m	Private gymnastics centre
LDC	Thumbelina Edgecliff Day Care Centre	320m	33 places, meeting NQS
LDC	KU - Peter Pan Paddington Pre-School	800m	40 places, exceeding NQS
LDC	SDN Paddington Children's Education and Care Centre	810m	810m
LDC	Babies By The Bay	570m	29 places, working towards NQS
LDC	Goodstart Early Learning Double Bay	790m	123 places, exceeding NQS
LDC	Woollahra Preschool	1.1km	60 places, exceeding NQS
LDC	The Prep School Double Bay	900m	17 places, working towards
Library	Double Bay Library	810m	
Library	Paddington Library	1.1km	
Open space	Rushcutter's Bay Park	450m	Fitness equipment. Foreshore walk. Rugby field. Soccer field. Cricket pitch. Off leash dogs. Playground. Tennis courts (5)
Open space	Trumper Park	140m	Cricket wicket and nets. Running rack. Playground. Grandstand. Paddington Community garden. On leash dogs. Tennis courts (8)
Open space	Euroka Reserve	510m	Pocket park
Open space	Soudan Street Playground	410m	Pocket park. Playground
Open space	Cambridge Street Reserve	440m	Pocket park. Playground

Type	Name	Approximate distance from centre of site	Other information
Open space	Guilfoyle Park	600m	Stage. Civic park
Open space	Steyne Park	740m	District park. Playground. Cricket pitch. Boat ramp
Open space	Chiswick Gardens	80m	Local park. Gardens
Open space	Edgecliff Square Reserve	230m	Pocket park
Open space	Sydney Grammar School playing fields	400m	2 rugby fields. 1 football field.
OSHC	Camp Australia - Ascham OSHC	240m	88 places, working towards NQS
OSHC	Sydney Grammar School (Edgecliff) OSHC - Extend	500m	500m
OSHC	The Cottage OSHC	500m	110 places, meeting NQS
OSHC	DBOOSH Inc	740m	80 places, working towards NQS
OSHC	Helping Hands Woollahra	980m	150 places. Working towards NQS
Outdoor courts	Maccabi Tennis Centre	400m	33 courts
Outdoor courts	Trumper Park Tennis Centre	390m	8 courts
Outdoor courts	Rushcutter's Bay Tennis Centre	840m	
Retail services	Eastpoint Food Fair	70m	Including pharmacies, supermarkets
School (government primary school)	Glenmore Road Public School	560m	
School (government primary school)	Woollahra Public School	980m	
School (government primary school)	Paddington Primary School	790m	
School (government secondary school)	Rose Bay Secondary College	3.9km	
School (government secondary school)	Inner Sydney High School	3km	Year 7 intake will commence from 2020
School (independent primary and secondary school)	Ascham School	240m	
School (independent primary)	Sydney Grammar School Edgecliff Preparatory	490m	
Swimming pool	Kick Learn to Swim	190m	Private swimming centre

Appendix 2 - Social Infrastructure benchmarks

Social infrastructure and open space benchmarks

FACILITY TYPE	BENCHMARK
LOCAL/NEIGHBOURHOOD LEVEL (catchment of 6 - 20,000 people)	
Local/Neighbourhood Community Centre	1:6,000 people; 1,500 - 2,400 m ²
Early education and care (0 to 5)	0.28 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3.5 days per week) 3.25m ² of unencumbered indoor play space per child and at least 7m ² of unencumbered outdoor space
Play spaces	1 play space per 500 children aged 0 to 4 years within 400m of all dwellings 1 play space per 500 children aged 5 to 11 years within 400m of all dwellings
DISTRICT LEVEL FACILITIES (catchment of 20,000 to 50,000 people)	
Community exhibition space	1:20,000 to 30,000 people
Secondary School	1 government high school for up to 1,200 students or 1 place each for 6.4% of children aged 12 to 17
Primary School	1 primary school for 500 students aged 6 to 12 years or 1 place each for 63.6% of 5 to 11 year olds
Multipurpose community space	80m ² per 1,000 people
Multipurpose Community Centre	1:20,000 to 30,000 people; 2,000 - 2,500 m ²
Function and conference centre	1:20,000 to 30,000 people
Seniors Centre	1:15,000 to 20,000 people
Youth Centre	1 for every 3,000 young people aged 13 to 19
Early Child health centre	Catchment defined by NSW Health. Outreach/home visits are now a common aspect of service delivery
Out of School Hours Care	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)
REGIONAL FACILITIES (50,000 +)	
Library	57.5m ² /1,000 persons for populations under 20,000 39m ² /1,000 persons for populations 20,001 to 35,000
Indoor leisure centre (Dry)	1: 50,000 to 100,000 people
Indoor Leisure Centre (wet/pool)	1: 30,000 to 60,000 people
Aged care	88 places per 1,000 people aged 70+
Hospital	2.3 beds per 1,000 people
Primary Care (including mental health)	1 new primary care centre per 50,000 people
Fire stations	1 fire station for every 60,000 people
Police stations	1 police station for every 108,000 people
TAFE	1 TAFE per between 300,000 and 500,000 people
University	1 University for every 150,000 people

FACILITY TYPE	BENCHMARK
OPEN SPACE/PARKS	Local Open Space – City of Sydney – 9% of site area
	Regional Open Space – City of Sydney – 15% of site area
	Total open space - World Health Organisation - 9m2 per person
Rugby Field	1:7,000 people
Cricket Oval	1:4,000 people
Indoor courts (# of courts)	1:10,000
Netball courts (# of courts)	1:3,000
Soccer field	1:5,000
Tennis courts	1:1,800
Skate park/facility	1:6,000 to 10,000