

15-17 Marion Street, Leichhardt

Version - 1

April 2017

Social Impact Statement

Uniting



Table of Contents

About Uniting	1
Executive Summary	2
Proposal Details	3
Community Profile and the Ageing Population	4
Current Demand and Supply Gap	7
Supporting Living Longer Living Better	10
Uniting's Model of Care	11
Community Consultation	14
Probable Impact Assessment	15



Organisation Details

Organisation name	Uniting Church in Australia Property Trust (NSW) trading as Uniting
Address	Level 4, 222 Pitt Street, Sydney, NSW 2000
Identity	Unincorporated entity (organisation formed under the Uniting Church in Australia Act 1977 at NSW State Parliament).
Type of organisation	Not for profit
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Date of Document	April 2017



About Uniting

Uniting is a not-for-profit organisation and the largest non-government community services provider in NSW. Uniting's mission is to inspire people, enliven communities and confront injustice. Uniting provides a range of community services including aged care, disability programs, support for vulnerable families, children and young people, and quality early childhood education and care across metropolitan and regional NSW. Uniting operates 80 Independent Living communities and 76 Residential Aged Care services for seniors over 55, providing environments for people to live and age well. Uniting as a registered Community Housing provider also offers social and affordable housing. We also provide one in eight of all Home Care Packages provided in NSW. Our Residential and Community Care services have won six out of the 15 'Better Practice Awards' for NSW in 2015 issued by the Australian Aged Care Quality Agency (www.aacqa.gov.au).

Uniting also provides tailored services to our most vulnerable youth to break the cycle of homelessness and entrenched social disadvantage, and we are a very strong advocate for social justice including being one of only eight community service providers in Australia to achieve the LGBTI Rainbow Tick.



Executive Summary

The proposed redevelopment of Uniting's Community Services at Marion Street Leichhardt aims to provide the community of Leichhardt and surrounding areas with a set of contemporary community services meeting their needs. This Social Impact Statement aims to demonstrate both the necessity for the services proposed and substantiate the rationale behind the mix of services. Thereby creating a desirable community benefit.

In May 2017 this service will move to Haberfield which will more closely meet their specific needs.

Uniting has operated aged care on the Marion Street site since 1949. Unfortunately the accommodation at this site doesn't meet Uniting's standards and the service will move to an upgraded premise in Haberfield. This move has closed 103 Residential Aged Care beds at the Haberfield site. Concurrently, Uniting has been seeking to respond to the Living Longer Living Better Government policy. This document proposed a refocus of seniors care services from Residential Aged Care to Community Care in resident's homes of choice. This includes purpose built dwellings which allow seniors the most capacity to age in place. Uniting provides both Aged Care and Independent Living Units and is a registered Community Housing Provider recently being a successful contractor with Government to provide Social Affordable Housing for over 55's.

Research indicates that whilst there is presently a moderate oversupply of beds in the Leichhardt LGA there is sustained demand for Residential Aged Care into the future and this need will increase mainly due to the ageing population.

Across NSW the demand for Independent Living Units as an accommodation choice by the population over 55 is approximately 5%. Research indicates the current supply of Independent Living Units in the Inner West is only 2.5%. A significant and sustained gap in community service provision for Independent Living exists in the Inner West.

In addition to the demand for Independent Living Units is the need for

Affordable Housing. Uniting, a registered community housing provider, provides affordable housing in many settings. Currently over 32% of its Independent Living Unit portfolio is affordable rental accommodation.

As a community services provider, Uniting is committed to addressing the community services needs of communities. At Marion Street, Uniting aims to contribute to the community service needs by proposing to provide a minimum of 20 Independent Living Units and a maximum of 95 Residential Aged Care places. As shown in the market research the demand for Independent Living is considerably higher than the present oversupply of Residential Aged Care. Uniting also proposes to provide at least 15% affordable housing accommodation in the development going towards achieving this unmet need.

Currently it's our goal to provide services to meet continuum of care in the Leichhardt area and as identified in this report the ongoing development will ensure we provide RAC and ILU to respond to these needs.

Ongoing Market Studies are being undertaken by Uniting to inform ongoing project definition, with the DA to establish the exact nature of the proposal. The focus within the current Planning Proposal is the building form (height, scale, setbacks) and its relationship to site context.

Proposal Details

Existing Site

The subject site at 15-17 Marion Street, Leichhardt (also known as Annesley House) has been used for Residential Aged Care, including psychiatric and pastoral care. The site contains 86 beds and 50 staff and the existing development represents three (3) buildings that are joined via internal walkways and are two (2) and three (3) storeys in height. See Figure 1.

Urban Development Potential

The proposal is to fully demolish and redevelop the site for future seniors housing. Young and Metcalf Architects have prepared several indicative concept floor plans to assist in understanding the potential yield for the future development of the site for different ratios of Residential Age Care beds and Independent Living Units.

The Memorandum of Understanding (MOU) between Inner West Council and Uniting envisages redevelopment of the site, to include a building up to 5 storeys with an Floor Space Ratio (FSR) of around 2:1.

Uniting's proposal broadly sits within AJC's envelopes. Opportunity exists to provide greater floor space than the 2:1 identified within the MOU. Uniting's research indicates growing demand for community services. We propose 2.44:1 FSR to be closer to addressing this unmet need.

Strategic Outcomes

This proposal will deliver the following unique strategic outcomes:

- It will facilitate the redevelopment of the town center of the western edge of Leichhardt providing population density and revitalisation of the area
- It will contribute to the range of senior services within the Leichardt Area and surrounding catchment
- It will respond to the high demand for Community services within the Inner West Suburbs of Sydney
- It will provide much needed Senior Housing accommodation in an area of high amenity. The sites close proximity to shops and public transport will make it attractive for residents, visitors and staff.
- It is consistent with one of the strategic objectives of the NSW Dementia Services Framework 2010-2015¹ regarding the provision of acceptable levels of

care for older people

- It will afford the opportunity to build on the successful partnership between Uniting, Inner West Council, State and Federal Government, particularly in relation to Social and Affordable Housing Fund.



Site Location – Figure 1

¹ http://www1.health.nsw.gov.au/pds/ActivePDSDocuments/GL2011_004.pdf

Community Profile and the Ageing Population

The Leichhardt Community Profile

Uniting's undertakes ongoing Community Services Assessment including a Market Assessment of Leichhardt. The following information has been summarised from Uniting's internal research.

A Growing Population

Table 3.1 shows there was a population of approximately 268,561 people in the catchment area in 2016, which is expected to grow to 303,236 by 2041. The highest period of growth is forecast to occur in the 2016-2021 period with an annual modest growth rate of 1.3%. Beyond 2021, population growth is expected to slow marginally to 0.9% in the period 2036-2041. Similar changes will occur in the Sydney Central District. The Sydney Metropolitan Area is anticipated to grow at a marginally higher rate.

Population Forecast

Catchment Area, 2016-41

Table 3.1

	2016	2021	2026	2031	2036	2041
Population	268,561	286,899	303,105	320,115	335,737	350,878
		2016-21	2021-26	2026-31	2031-36	2036-41
Population Change (no.)		18,338	16,205	17,010	15,622	15,141
% Annual Growth		1.3%	1.1%	1.1%	1.0%	0.9%

Source: BTS

Population Forecast – Aged 65+

Catchment Area, 2016-41

Table 3.2

	2016	2021	2026	2031	2036	2041
65+ Population						
65-69 years	11,176	11,615	12,796	13,650	14,498	15,189
70-74 years	8,302	10,461	10,861	12,100	12,937	13,761
75-79 years	6,195	7,552	9,501	9,996	11,226	12,058
80-84 yers	4,666	5,144	6,329	8,087	8,626	9,807
85+ years	4,829	5,549	6,252	7,660	9,908	11,748
Total	35,168	40,321	45,739	51,493	57,195	62,564
		2016-21	2021-26	2026-31	2031-36	2036-41
Population Change (no.)		5,154	5,418	5,754	5,702	5,369
% Annual Growth		2.8%	2.6%	2.4%	2.1%	1.8%

Source: BTS

An Ageing Population

Table 3.2 shows the catchment area has an ageing population, with the population over the age of 65 expected to grow at a higher rate than the rest of the population.. Residents over the age of 65 are anticipated to account for 18% of the population in 2041, significantly higher than the 13% proportion of the catchment in 2016. This will add to the ongoing requirement for Senior's Community Services.

The following Charts and Tables provide a more detailed demographic analysis of residents aged over 65 in the catchment area, providing greater insight into the older population.

Table 3.3 indicates the proportion of the population 65+ with a profound or severe disability is a significant proportion of the population. Although the Catchment Area has a slightly lower incidence of disability in comparison to the Sydney area it is still an important issue which Uniting will respond to in the proposed community services provision.

Chart 3.3 shows the proportion of people married in a registered marriage decreases as people grow older. This can be explained by the death of a spouse, as highlighted in the increasing portion of widowed residents as age increases. Thus, people may look to downsize their homes and move into smaller dwellings typically offered by seniors housing.

Chart 3.4 Shows there is a substantially higher proportion of home owners amongst residents aged 65+ in the catchment area compared Greater Sydney. Housing ownership is highest at ages 70-79 at 65% of residents, and then declines to 41% for the 85+ age group. However, among residents age 80-84 years, home ownership is still high at 64%. Ongoing high rates of ownership for residents in their 80s may also indicate satisfaction with living in their homes and a low motivation to move into retirement villages. The decline in ownership typically reflects the tendency of older residents to sell their houses and move into aged care and retirement living units that provide assisted living services.

Incidence of 65+ Disability

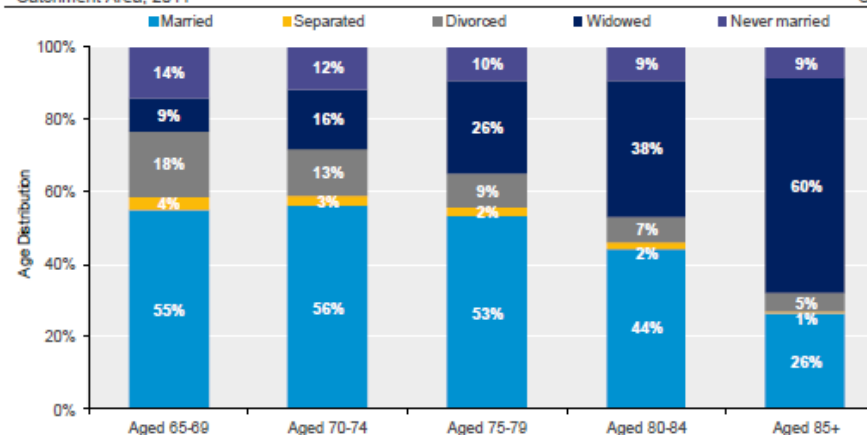
Persons aged over 65 with a profound or severe disability

	In Long Term Accommodation	% of Total 65+ Population	In the Community	% of Total 65+ Population
Catchment Area	3,587	15%	3,090	13%
Sydney SD	108,478	19%	81,720	15%

Source: PHDU

Relationship Status

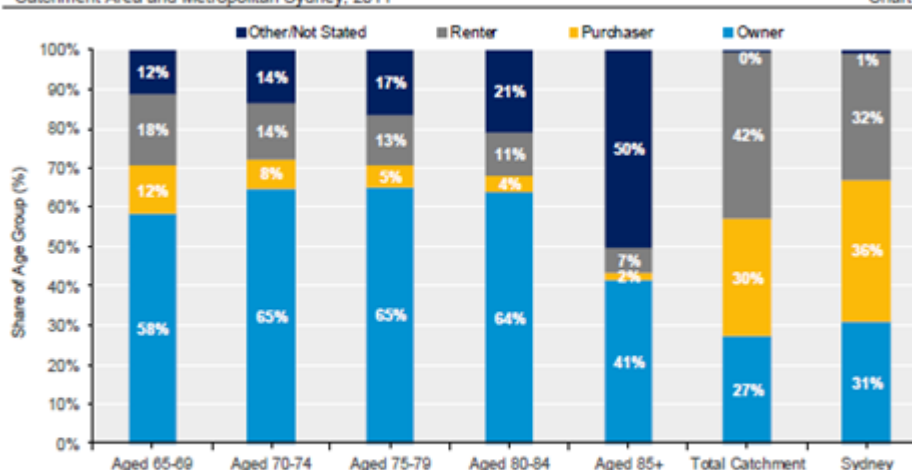
Catchment Area, 2011



Source: ABS Census 2011; Ublis

Housing Tenure/Ownership

Catchment Area and Metropolitan Sydney, 2011



Source: ABS Census

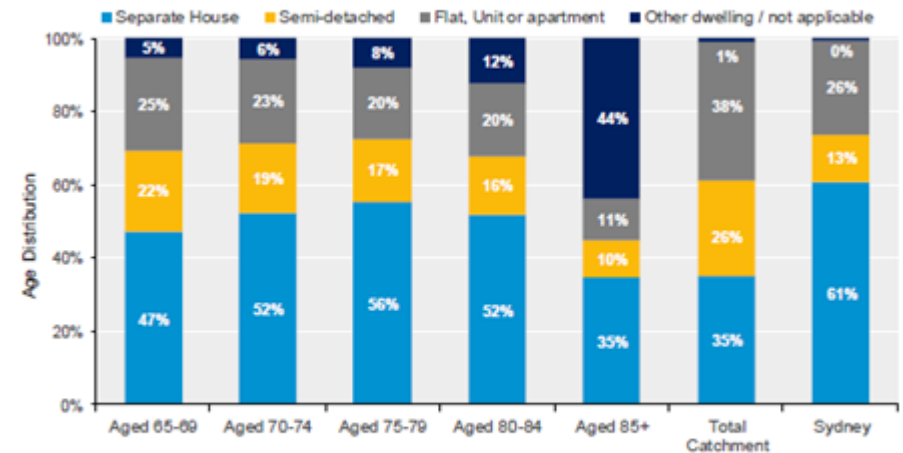
Chart 3.5 shows that residents aged 65+ living in separate houses decreases gradually as they become older. There is a particularly large decline from 52% of the 80-84 age group to only 35% of the 85+ age group. This trend reflects older residents downsizing their homes or moving into other forms of housings more suited to their needs, such as aged care facilities.

Chart 3.6 shows that a large percentage of the 65+ aged residents are earning between \$1 - \$20,800 per annum, which suggest these residents have retired from employment and are receiving age pension benefits. There is a higher proportion of residents in the 65-69 age group earning over \$41,600 per annum compared to the older age groups, indicating that a higher proportion of residents within this age bracket are still in the workforce or are self-funded retirees.

Private Dwelling Type Profile

Catchment Area and Metropolitan Sydney, 2011

Chart 3.5



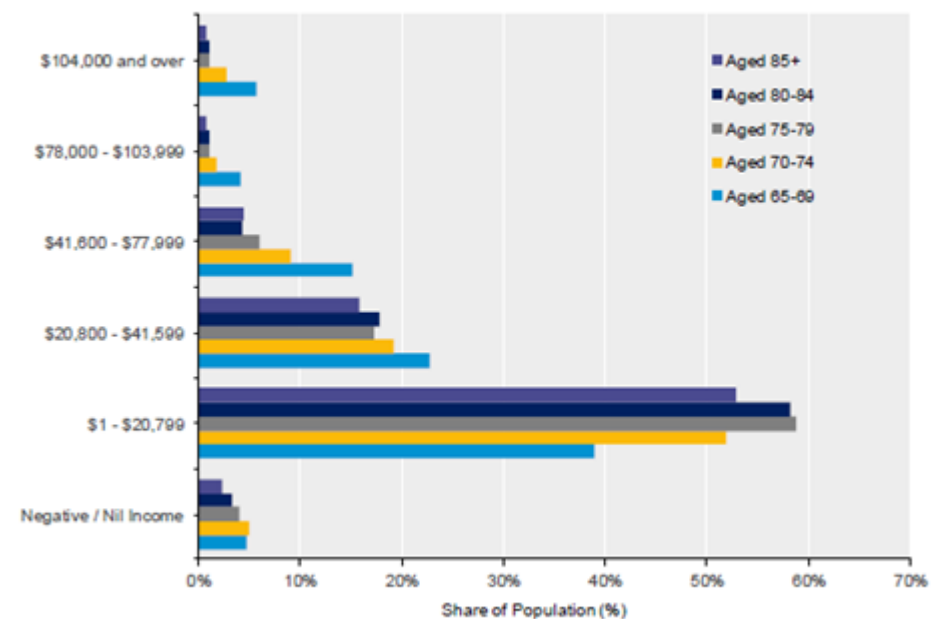
Source: ABS Census;

Other dwelling includes 'caravan, cabin, houseboat', 'improvised home, tent, sleepers out', and 'house or flat attached to shop, office etc.'

Income Distribution

Catchment Area, 2011

Chart 3.6



Source: ABS Census,

Current Demand and Supply Gap

The following section of this report examines the existing and forecast supply and demand drivers in the main catchment area, and concludes on any shortfall or oversupply over the coming years to identify whether there might be the opportunity to develop Independent Living Units or Residential Aged Care facility on the subject site.

Defining the Main Catchment Area

For the purposes of this report, we have adopted a Main Catchment Area for the proposed ILU's or Residential Age Care facility to include Leichhardt and surrounding suburbs of Balmain, Rozelle to the north, Glebe and Camperdown to the east, Stanmore and Petersham to the south and Drummoyne to the west.

Retirement Age Care Facility Needs Analysis

Demand in Leichhardt has been calculated from the population of individuals aged 70 and over. Currently, there are 4,544 people in this age bracket. The 70+ population is expected to grow by roughly 190 people annually to 6,450 in 2027 for people aged 70 and over.

The NSW average ratio of places per 1,000 people aged 70 years and over is 81.1, whilst the National average ratio is 79.7 and the Inner West ratio is significantly higher at 92.8.

Current demand for Residential Aged Care in Leichhardt is approximately 370 places. This number is expected to increase demand by about 15 places annually over the next decade to a total demand of approximately 520 places by 2027; please note this calculation was based on the current NSW ratio without any future adjustments.

On the supply side, there are currently six Residential Aged Care facilities in the Leichhardt catchment area, including three Uniting Services. The RACFs range in size from 44 beds at Montrose Aged Care Plus Centre to 130 beds at Uniting The Marion Leichhardt. It appears as if there is an oversupply of approximately 140 beds in the Leichhardt area. When the planned relocation of Uniting Annesley House Leichhardt residents are moved to Haberfield mid-2017, the oversupply is estimated to be about 60 beds in the Leichhardt area.²

Summary Box – RAC Supply and Demand

Now	Oversupply by 140 beds
2027	Undersupply by 190 beds

² Uniting's internal supply and demand assessment

Independent Living Village Needs Analysis

Demand for new Independent Living Units (ILUs) in the catchment area has been calculated from adopting current and potential provisions rates for aged 65+ residents to occupy available ILUs. Current demand is for approximately 224 ILUs. This number is expected to increase to 393ILUs and up to 1,491 ILU’s by 2036.

A key factor influencing this is the growth of the 85+ age group which historically exhibit higher propensities to stay in ILU accommodation. The growth in the 85+ age cohort relative to other 65+ age groups reflects the ageing profile of the area, and underpins future demand for retirement living.

On the supply side, In the catchment area there are currently 103ILUs with an additional 77 ILUs in the development pipeline with no additional ILU facilities planned beyond 2021. It is likely that the market will respond by developing additional stock, noting however that ILU developers will have to compete for sites with traditional apartment developers. It is likely that traditional apartment developments will generate higher land values and will compete strong with ILU proposals, potentially placing pressure on ILU supply.

Currently, there is an existing deficit of 121 ILUs. This deficit is expected be 123-395 ILUs by 2026. This undersupply is expected to grow to 213-1311 ILUs by 2036 on the assumption that no additional supply is developed over this period.³

Affordable Housing Demand

Current data indicates that there is low existing housing supply of housing in the LGA. The Draft Inner West Council Affordable Housing Policy⁴ aims to increase the supply of affordable housing in the Inner West Local Government Area. Through research, Council has found that the cost of housing within the local area has rapidly increased as gentrification and redevelopment takes place.

The need for affordable housing, especially for vulnerable groups such as seniors, is becoming increasingly important as the existing affordable housing stock is being removed and not being replaced. The Draft Policy identifies aged people as a target group for affordable housing within the LGA. Council aims to protect these target groups through methods including, changes to the

Summary Box – ILU’s Supply and Demand	
Now	Undersupply by 121 ILUs
2026	Undersupply by 123-395 ILUs
2036	Undersupply by 213-1,311 ILUs

³ Uniting’s internal supply and demand assessment
⁴ <http://www.yoursayinnerwest.com.au/affordable-housing-policy-on-public-exhibition>

planning system, 15% affordable housing target on large developments and the creation of affordable housing on public land. Public engagement on the Draft Policy has now closed and Council will consider the submissions along with any amendments before preparing the final Policy.

Rental stress is present in the area with 167 households of over 65s contribute more than 30% of their income on rental accommodation. There is also a demand for affordable housing indicated by a current 10 year waitlist on Housing Pathways, with 302 registered persons with Department of Family and Community Services.

Whilst the SEIFA index indicates there is not a high level of disadvantage in the area the data above does indicate that there is a need for affordable housing in Inner West Area. Furthermore based on Unting's model, accommodation is established such that the Residential Aged Care Beds support Independent Living residents. These existing services in the area further provide a demand on services.⁵



⁵ <http://profile.id.com.au/inner-west/seifa-disadvantage>

Supporting Living Longer Living Better

Living Longer Living Better Policy

The Federal Government's reform package for aged care "Living Longer Living Better" announced in April 2012, aims to streamline and better integrate support services to enable older people to remain at home for longer, stay connected to community, and avoid early entry into higher cost residential care. The reforms include more home care packages using new models of consumer directed care where older people can choose who provides their services and what services they receive to meet their individual needs.

The full policy can be found at:

<https://www.legislation.gov.au/Details/C2016C00170>

Uniting supports the Australian Government, Department of Health Government through a 'Continuum of Care' where policies are in place to ensure assistance and support is provided to clients at all stages, from the well, through to the frail aged and end of life.

The competition shows no clear path as to the right accommodation mix. However the Living Longer, Living Better reforms will increase in community care at home (including purpose built dwellings such as ILU's and Retirement Villages), which will lower the incidence of those requiring Residential Age Care services. These services will therefore increase the demand of Independent Living Units in the surrounding suburbs.

Uniting will therefore need the flexibility to provide the mix which best serve the demand of the LGA once the Living Longer, Living Better reforms are more established and the impact on demand is clearer.



Uniting's Model of Care

Continuum of Care

Uniting's Model of Care is tailored to provide flexibility according to the stage of life and needs of an aged individual. Uniting recognized that Client needs and situations change. The principle of *Continuum of Care* ensures that services are appropriately aligned to clients throughout periods of change to optimise care and lifestyle. This can include transition between services, programs and service providers.

This diversity and choice is offered by different services in a community to enable a resident to choose the right level of care for their needs. For older people a range of programs and services are offered including:

Help at Home, Healthy Living Programs and Disability Services: This enables older people to remain in their own home as long as possible as they desire.

Independent Living: Uniting provides tenancy management, maintenance and resident support services. Tenants can also access a wide range of health and wellbeing services through our broad healthcare programs. The apartments are designed to Livable Housing Design Standards, each with a balcony or terrace, and the building includes a lift and common room. The design allows people who are less mobile or have a disability to live comfortably with access to all the support they need.

Residential Aged Care: The residential aged care service provides residential care for older people whose care needs range from low or minimal up to high levels of support; support for people with dementia and cognitive impairment; on-call help 24-hours a day in case of emergencies; assistance with daily living activities; emotional support, pastoral care and chaplaincy; and treatments and procedures, rehabilitation support and assistance in obtaining health practitioner services.



Services are also integrated to provide positive social outcomes for all residential communities for example seniors' involvement in child care activities.

The vision that Uniting has for the redevelopment of the Marion Street site is for it to provide the required level of aged care and independent living accommodation for the current local marketplace linking into Uniting already extensive network of services in the local area including:-

- The Marion, Leichhardt
- Aldersgate, Lillyfield
- Woodfield, Haberfield
- Audrey Hawkins, Lillyfield

The overall intention is that the site will be integrated and will provide for a *Continuum of Care* as older people who commence in ILUs progress through to requiring higher care needs. This means residents can also maintain the relationships with their local community, staff and fellow residents as well as providing the ability to monitor and adjust care levels as required.

Residential Care and the Household Model

The primary care model for Uniting Residential Aged Care is the 'Household Model' as detailed under the Uniting Design Guide 2014. It is influenced by a number of similar models such as the Greenhouse Movement⁶. This model is in line with contemporary aged care thinking with many of providers in the industry moving away from the institutional model

In the Household Model, long term care adopts a person-centred approach that shapes the physical environment, organisational structure, and interpersonal relationships in ways that create an atmosphere of home, while providing elders with clear opportunities to direct their own care. The ideas that are key to the 'Household Model' include clusters of residential rooms are based around shared living, kitchen, dining and laundry spaces, which reflect elements of a home setting rather than an institutional facility.

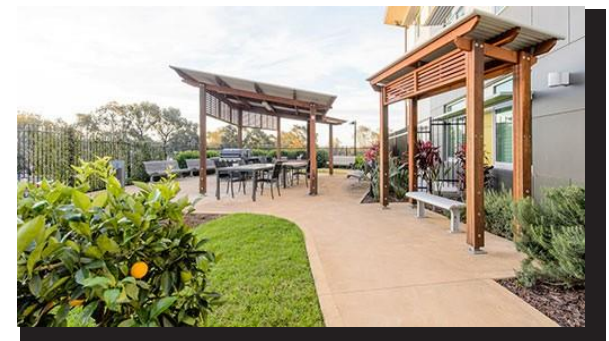
This contemporary model due to its functional requirement has implications on space – where in turn each resident average 54sqm per resident. Comparatively Marion Street which encompasses past institutional model, currently requires less floor area per a resident.



Wontama, Orange RACF



Amala, Gordon RACF



Elanora, Shellharbour RACF

⁶ **For More information See:** Shields S Norton L (2006) In Pursuit of a Sunbeam: A Practical Guide to Transformation from Institution to Household, Action Pact Press and <http://thegreenhouseproject.org/>

This model requires particular spatial requirements (minimum floor areas and site dimensions). The additional FSR sort above the MOU will enable Uniting to get closer to providing this functioning model.

Independent Living Model

Universal design principles are internationally recognised set of design concepts whereby buildings are designed to meet the changing needs of their occupants over their lifetime, Uniting look to achieve the Liveable Housing Australia aims to adapt up to Platinum Level for our developments. This results in larger sized apartments required to ensure adequate access is achieved for residents when compared to standard units or those constructed in the past.

Affordable Housing

Uniting seeks to provide affordable and accessible accommodation with the communities we serve for those that need it most. The standards we design to are set in our Design Guide and are intended to be afforded to most seniors.

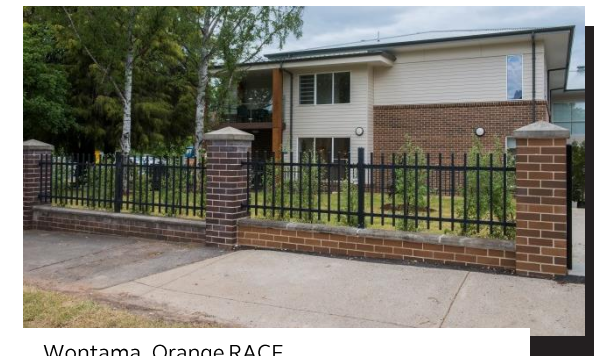
To ensure that our model is affordable and achievable, critical mass, with a number of ILU units in one development are essential. This ensures that community care can be provided to a group of residents effectively and efficiently.

Uniting's Community Strategy

Uniting's overall asset management strategy is to include diversity of stock where an appropriate mix of services type is offered to the community in line with its needs.



Nareen Terrace, Hamvln Terrace - ILUs



Wontama, Orange RACF



Bramlev, Beecroft - ILUs

Community Consultation

Uniting Care Community Forums

As part of an agreed partnership Inner West Council (previously Leichhardt Municipal Council) and Uniting (previously Uniting Care Ageing) worked collaboratively to redevelop three key sites owned by Uniting one of being the 15-17 Marion Street, Leichhardt currently accommodating Annesley House. The redevelopment had the aim to provide affordable housing for people of all ages focusing on key workers and people with disabilities. Uniting as a provider of aged care services could meet this aim through the provision of seniors housing and accommodation.

As part of the redevelopment planning, in 2014 a series of community forums were hosted by Council supported by Uniting. The first held in March demonstrated the participants expressing support for the venture. Two subsequent forums invited representatives of the local community and other key stakeholders to confirm guiding principles and develop a plan for the three sites.

For more information see **Kathy Jones and Associates Pty Ltd (KJA) 2014, Leichhardt Municipal Council and Uniting Ageing Uniting Community Forums Summary Report**

The main outcomes were general agreement on:

- The need for the development;
- The building scale/mass as per AJ+C; and
- Desire to see this project delivered.

Consultation in relation to the PP is anticipated as a condition of Gateway determination. Uniting will work with Council to ensure a robust consultation program.

Probable Impact Assessment

Uniting has prepared a Probable Impacts Assessment Matrix. It lists probable social impacts and analysis of each, also highlighting the site suitability which will be detailed further in the DA stage. The locational criteria, demand and demographic character have each been addressed earlier in the Social Impact Assessment.

Social Impact	Analysis
Accommodation and Housing	Housing needs identified in area providing accommodation for particular social group
Cultural and Community values	Allows community to have a cross section of social groups contributing to diversity of a community, celebrating inclusion and equity
Interaction between new development and existing community	Current development is residential aged care providing a service to the local community. Future proposal which continues seniors living use will continue this provision
Needs of Target Social Groups	This development meets the need of the older people social group, people with disability and low income groups.
Population change (size and characteristics)	Meets needs of growing population



Uniting