



Proposed rezoning at 407-511 King Georges Road, Beverly Hills

Social and Community Assessment Report

**On behalf of Beverly Hills Owners Association Incorporated
December 2022**

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1. Introduction

1.1 Background to Proposal

The subject site, shown at Figure 1, consists of 52 contiguous allotments with a total land area of approximately 16,073m² on the western side of King Georges Road in the main street 'strip' of the Beverly Hills Town Centre.



Figure 1: subject site location

The purpose of the rezoning is to increase floor space ratio and building heights, enabling the provision of approximately:

- 14,015m² of retail/dining/evening entertainment floor space.
- 726-777 new dwellings in a mix of one-, two- and three-bedroom apartments (59,380m² floorspace).

The applicant is the Beverly Hills Owners Association (BHOA), which comprises local landowners advocating for the renewal of the western portion of the town centre.

The aims of the Proposal are to:

- Contribute to the renewal of the Beverly Hills Town Centre.
- Promote Transit Oriented Development which capitalises upon the highly connected location of Beverly Hills, being on the rail line linking the two Sydney Airports.
- Promote the continuation and revitalisation of evening and night-time uses.
- Provide on-site servicing and parking to facilitate business opportunity.
- Promote a planning framework based upon rigorous feasibility analysis to enable viable urban design outcomes to be delivered.
- Increase the supply of transit-oriented housing, contributing to Council's housing target.
- Provide quality dwellings for key workers and residents in a vibrant town centre.
- Better address and activate laneways which complement adjacent residential neighbourhoods.

1.2 Locality and subject site

The suburb of Beverly Hills is in the northern part of the Georges River Council local government area (LGA), close to where it borders Canterbury-Bankstown LGA.

The Beverly Hills commercial strip is focused on King Georges Road between Stoney Creek Road to the south and Beverly Hills Station to the north. Restaurants are the predominant land use, with around 40 outlets serving mainly Asian cuisine, as well as Greek, Italian and other European food; at least half of these outlets are located on the subject site. Other land uses include entertainment, retail and professional, some of which are also situated on the subject site.

The subject site has frontage to King Georges Road, a 30-metre-wide road with a landscaped median, three lanes in either direction and a 6m to 7m clearway on the western side. The site is serviced by a rear lane, Dumbleton Lane, which is a narrow one-way (southbound) lane. There are limited opportunities for pedestrian activity within the site.

The site is well served by public transport, with Beverly Hills Railway Station immediately to its north and several bus services operating along King Georges Road, with stops along the site frontage between Norfolk and Frederick Avenues.

Development on the site consists mainly of circa mid-twentieth century two- to three-storey commercial and retail development, with some shop top housing. The Beverly Hills Hotel and Greater Union Filmhouse are 'landmark' buildings in the northern part of the site.

A stormwater culvert traverses the site in an east-west direction immediately north of the cinema. The culvert and adjacent vacant lands are unmaintained, graffitied and popular with an ibis colony.

Site amenity is adversely affected by traffic levels on King Georges Road, the poor presentation of properties onto Dumbleton Lane, and the condition of the stormwater culvert and abutting land.

1.3 Purpose of this report

Georges River Council has requested preparation of a Social and Community Assessment Report in line with the LEP Making Guideline for planning proposals that result in a significant increase in residents, students or employees who need to be connected to social and community facilities.

This Social and Community Assessment Report (the Report) considers relevant matters identified under 'Social and Community' at Attachment C to the Guideline:

- Demographic context.
- Existing social infrastructure.
- Housing and population projections.
- Demand for social and community facilities.
- Funding approach.
- Housing diversity and affordability.
- Requirements for open space and recreational facilities.

Some of these matters have been reordered for practical purposes.

The Report has been prepared based on a desktop review of available source material.

2. Demographic context

The Report compares 2021 Census results for Beverly Hills suburb, Georges River LGA and New South Wales.¹ Figure 2 shows Beverly Hills Suburb with the site marked in red.

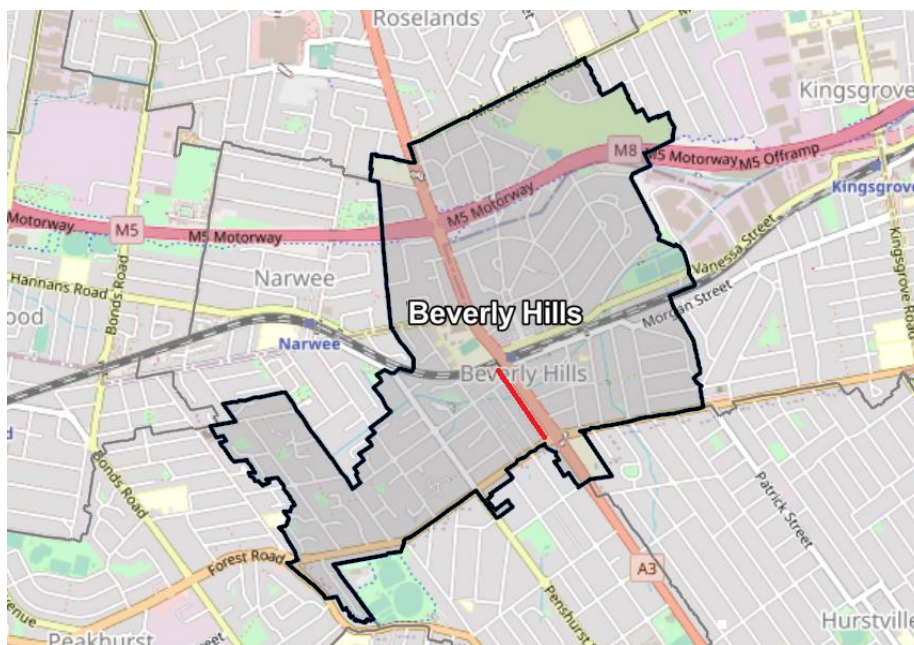


Figure 2: Beverly Hills Suburb (ABS Census 2021)

2.1 Population

The total population of Beverly Hills is 10,487 compared to 152,274 for Georges River LGA and 8,072,161 for NSW.

The percentage of women is slightly higher in all areas, with little difference in distribution across geographic areas.

Aboriginal and Torres Strait Islander people are underrepresented in Beverly Hills (0.9%) and Georges River LGA (0.7%) compared to NSW (3.4%).

2.2 Age

The population's median age is higher in Beverly Hills (40) compared to Georges River LGA (38) and NSW (39).

Beverly Hills has:

- A higher percentage of persons under 20 (21.9%) compared to Georges River LGA (21.2%), but lower compared to NSW (23.9%).
- A higher proportion of persons aged 60 and above (24.6%) compared to both Georges River LGA (23.2%) and NSW (23.5%).

¹ Source: ABS QuickStats

2.3 Cultural diversity

About half of population in Beverly Hills and Georges River LGA was born in Australia compared to 65.4% in NSW.

People of:

- English and Australian ancestry is 24.7% in Beverly Hills compared to 29.9% in Georges River LGA and 58.4% in NSW.
- Chinese ancestry are predominant in both Beverly Hills and Georges River LGA (30.4% and 26.1% respectively), with 13.4% in Beverly Hills born in China² and 13.9% in Georges River LGA, compared to 3.1% for this group in NSW.
- Greek, Vietnamese, Filipino and Nepalese backgrounds are also prominent in Beverly Hills and Georges River LGA compared to NSW.

In Beverly Hills, the language most spoken at home other than English is Cantonese (13.1%) followed by Mandarin (11.9%), whereas in Georges River LGA it is Mandarin (12.8%) followed by Cantonese (9.4%). Mandarin is also the language most spoken at home other than English in NSW (3.4%) followed by Arabic (2.8%).

2.4 Educational attainment

Beverly Hills has a higher percentage of persons having attained a bachelor's degree and above (29.5%) compared to NSW (27.8%) but lower than Georges River LGA (34.1%).

2.5 Employment

Workforce participation is lower in Beverly Hills (53.8%) compared to Georges River LGA (58.1%) and NSW (58.7%).

The percentage of unemployed persons is higher in Beverly Hills (6.1%) compared to Georges River LGA (5.2%) and NSW (4.9%).

28.3% of workers are employed as Professionals in Beverly Hills compared to 28% in Georges River LGA and 25.8% in NSW. The next most common occupation classification in Beverly Hills and Georges River LGA is Clerical and Administrative Workers (16% and 14.9% respectively), while in NSW it is Managers (14.6%).

2.6 Family status

Beverly Hills has:

- More couple families with children (50.9%) compared to Georges River (48.4%) and NSW (44.7%).
- More single parent families (16.8%) compared to Georges River LGA (14.7%) and NSW (15.8%). Approximately 80% of single parents across all geographic areas are women.

2.7 Income

Median personal weekly income is \$701 in Beverly Hills compared to \$792 in Georges River LGA and \$813 in NSW.

² Excluding Hong Kong and Taiwan

Median household weekly income is \$1,862 in Beverly Hills compared to \$1,991 in Georges River LGA and \$1,829 in NSW.

17.9% of Beverly Hills households earn less than \$650 per week compared to 14.9% in Georges River LGA and 16.3% in NSW.

27.3% of Beverly Hills households earn more than \$3,000 per week compared to 29.5% in Georges River LGA and 26.9% in NSW.

2.8 Dwellings

Most occupied private dwellings³ are separate houses across all three geographical areas, with 66.6% in Beverly Hills compared to 51.6% in Georges River LGA and 65.6% in NSW.

16.1% of housing in Beverly Hills is flats, compared to 36.2% in Georges River LGA and 21.7% in NSW.

Medium density housing⁴ accounts for 16.4% of Beverly Hills' housing stock compared to 11.4% in Georges River LGA and 11.7% in NSW.

Most housing is provided as 3-bedroom dwellings with 41.8% in Beverly Hills, 32.3% in Georges River LGA and 34.7% in NSW. Beverly Hills has comparatively fewer 1- and 2-bedroom dwellings (4.4% and 19.7% respectively) compared to Georges River LGA (5.5% and 30.6% respectively) and NSW (6.6% and 22.7% respectively).

76.9% of dwellings are occupied by family households in Beverly Hills compared to 74.9% in Georges River LGA and 71.2% in NSW.

Average household occupancy is 2.9 in Beverly Hills, 2.8 in Georges River LGA and 2.6 in NSW.

2.9 Housing affordability

33.3% of renter households in Beverly Hills are paying more than 30% of household income on rent compared to 33.9% in Georges River LGA and 35.5% in NSW.

22.4% of 'owner with mortgage' households in Beverly Hills are paying more than 30% of household income on mortgage repayments compared to 23.9% in Georges River LGA and 17.3% NSW.

2.10 Summary of key points

The Beverly Hills population, compared to Georges River LGA and NSW:

- Is older and more culturally diverse.
- Is mostly comprised of couple families with children.
- Has lower workforce participation rates and higher unemployment rates.
- Has lower median personal weekly income.
- Has more housing in the form of separate houses, and less as flats.

³ Occupied private dwellings comprise 94.4% of all dwellings in Beverly Hills, 92.8% in Georges River and 90.6% in NSW.

⁴ Semi-detached, townhouse, row or terrace etc.

3. Housing and population projections

The report refers to the most recent housing and population projections of the NSW Department of Planning and the Environment (DPIE)⁵ by local government area and Statistical Areas 2 level for Narwee-Beverly Hills – see SA2 boundaries at Figure 3 below. The Report considers future population, age distribution, occupancy rates, implied dwelling demand and household types.



Figure 3: Narwee-Beverly Hills SA2 (ABS Census 2021)

3.1 Future population

Projected population between 2021 and 2041 is shown below.

Year	Georges River LGA	Narwee-Beverly Hills SA2
2021	159,048	14,729
2026	157,724	14,860
2031	164,460	15,182
2036	172,813	15,764
2041	180,720	16,242
Overall increase	12%	9%

3.2 Age

The table below contains a summary of trends in ageing by LGA and SA2.

Year	Georges River LGA	Narwee-Beverly Hills SA2
2021	Younger age groups stable, increase in older age groups	Younger age groups stable, increase in older age groups
2026	Decrease in younger age groups, increase in older age groups	Decrease in younger age groups and increase in older age groups
2031	Decrease in younger age groups, increase in older age groups	Decrease in younger age groups and increase in older age groups
2036	Decrease in younger age groups, increase in older age groups	Decrease in younger age groups and increase in older age groups
2041	Younger age groups stable, increase in older age groups	Decrease in younger age groups, increase in older age groups

⁵ <https://pp.planningportal.nsw.gov.au/populations>

The trend is for a consistent increase in older age groups in both areas, suggesting that demand for smaller dwellings will increase over time.

3.3 Implied dwelling demand

The table below shows implied dwelling demand i.e. gross numbers of dwellings required to house the population at each five-year interval. Dwelling demand over the period is projected to increase by 17% in Georges River LGA and 16% in Narwee-Beverly Hills.

Year	Georges River LGA	Narwee-Beverly Hills SA2
2021	60,367	5,557
2026	61,310	5,758
2031	64,641	5,999
2036	68,747	6,322
2041	72,533	6,587

3.4 Occupancy rates

The table below shows occupancy rates at each five-year interval.

Year	Georges River LGA	Narwee-Beverly Hills SA2
2021	2.77	2.77
2026	2.7	2.69
2031	2.67	2.63
2036	2.63	2.59
2041	2.6	2.55

The overall trend in both areas is towards the formation of smaller households, particularly in Narwee-Beverly Hills.

3.5 Household types

The tables below show projected household types in Georges River LGA and Narwee-Beverly Hills.

Georges River LGA										
Household type	2021	%	2026	%	2031	%	2036	%	2041	%
Couple only	13503	23.80	14007	24.32	15101	24.87	16183	25.06	17067	25.05
Couple with children	19602	34.55	19348	33.59	19667	32.39	20444	31.66	21363	31.36
Single parent	5899	10.40	5986	10.39	6272	10.33	6681	10.35	7083	10.40
Multiple and Other family households	3430	6.05	3396	5.90	3557	5.86	3738	5.79	3878	5.69
Lone person	11697	20.62	12405	21.53	13479	22.20	14694	22.76	15828	23.23
Group	2599	4.58	2463	4.28	2647	4.36	2829	4.38	2906	4.27
Total households	56731		57606		60722		64569		68124	

Narwee-Beverly Hills SA 2										
Household type	2021	%	2026	%	2031	%	2036	%	2041	%
Couple only	1117	21.20	1189	21.78	1271	22.35	1349	22.52	1406	22.53
Couple with children	1850	35.11	1862	34.11	1861	32.73	1906	31.82	1956	31.34
Single parent	626	11.88	648	11.87	677	11.91	718	11.99	751	12.03
Multiple and Other family households	339	6.43	342	6.26	348	6.12	361	6.03	370	5.93
Lone person	1179	22.38	1266	23.19	1376	24.20	1495	24.96	1595	25.56
Group	157	2.98	152	2.78	153	2.69	161	2.69	164	2.63
Total households	5269		5459		5686		5990		6241	

Key trends in projected household types in both areas are as follows:

- The most significant decline is projected to be in couples with children.
- The most significant increase is in lone person households.
- The proportion of couple only households is also projected to increase.

These trends point to increased demand for smaller dwellings.

3.6 Projecting the residential population of the Proposal

The Proposal provides for 726-777 new dwellings in a mix of one-, two- and three-bedroom apartments. One- and two-bedroom dwellings are expected to be attractive to the singles and couples only markets, while three-bedroom dwellings are expected to appeal to the family market. The distribution of apartment numbers by dwelling size across the site is undecided at this stage.

Projecting the residential population of the Proposal requires choosing an occupancy rate. Forecast trends indicate a declining occupancy rate in both Georges River LGA and Narwee-Beverly Hills SA2, as the growth in lone person households accelerates at the expense of couples with children. This Report adopts an occupancy rate of 2.63, the mid-point rate for Narwee-Beverly Hills in 2031. Application of this rate yields a notional residential population of between 1,909 and 2,044 persons for the Proposal.

4. Existing social infrastructure

This section broadly considers the availability of social infrastructure that may be needed by the incoming resident population of the Proposal to a greater or lesser degree.

Information has been sourced from the applicant's documents, Google Street View, Georges River Council's and individual organisation's websites.

4.1 Retail and commercial services

The Beverly Hills town centre is characterised by retail and commercial activities commonly found in local shopping centres, several of them contained on the subject site e.g. restaurants, gyms, driving schools, cinema, real estate agencies, newsagent, TAB, convenience stores and supermarket.

Most of the subject site's land area of 16,073m² is developed for retail and commercial purposes, with a high concentration of restaurants. The applicant has committed to accommodating the Greater Union Filmhouse and Beverly Hills Hotel in the redevelopment of the site.

Employment estimates prepared for the applicant suggest that there are approximately 230 jobs⁶ contained in operating businesses on the subject site. The Proposal will result in the creation of 765 jobs during construction and between 291 and 503 permanent jobs, which will meet local employment needs for the foreseeable future.

4.2 Neighbourhood services

Neighbourhood services in the Beverly Hills town centre and immediate vicinity include a post office, churches, medical and dental services (including allied health services and pathology labs), veterinary hospital, and pharmacies. Most of these appear to be operating. A few are located on the subject site.

4.3 Schools

There are three schools located near the subject site:

- Beverly Hills High School which has frontage to King Georges Road and is immediately north of the railway line.
- Beverly Hills Public School which is bounded on two sides by King Georges Road and Stony Creek Road.
- Regina Coeli Catholic Primary School, 2 Tarrilli Street.

4.4 Childcare services

Childcare centres within 500m of the subject site include:

- First Steps Early Education, 37 Cahill Street: kindergarten.
- Footsteps early learning centre, 77 Ponyara Road: long day care centre catering for 28 children aged six weeks to five years.
- Growing Maestros Preschool and ELC, 72 Pallamana Parade: caters for children aged 12 months to five years old.

⁶ Atlas Urban Economics, 25 October 2022.

- Flourish Early Learning Centre, 100 Arcadia Street, Penshurst: long day care centre and preschool, caters for children aged from six weeks to six years.

There are several more childcare centres within a one-kilometre radius of the site.

4.5 Community facilities

Overall, the LGA has a low⁷ provision rate of hireable community floor space with most of it concentrated in the centres of Hurstville and Kogarah. The closest community centres to the subject site are:

- Kingsgrove Community Aid Centre at 30 Morgan Street, Kingsgrove, about 1.8km to the north-east.
- Mortdale Community Centre at 2b Boundary Road, Mortdale, about 2km south of the site.
- Riverwood Community Centre, a large community hub at 151 Belmore Road North, Riverwood, in Canterbury-Bankstown LGA, about 2.5km northwest of the site.

Both Kingsgrove and Riverwood community centres are accessible to the subject site via public transport, being located close to train stations.

4.6 Open space and recreation facilities

There are no public open space and recreation facilities within the Beverly Hills town centre.

Open space reserves within 500m of the subject site include:

- Merv Lynch Reserve, 42 Edgbaston Road, 250m west of the site.
- Doyle Gardens, Thomas Street, Penshurst, about 400m south of the site.
- Gifford Park, Young Street, Penshurst, about 450m south of the site. This park also has a soccer field, netball court and cricket wicket.

Beverly Hills High School has an indoor sports facility that can be used by the local community.

Other open space and recreation facilities up to one kilometre away from the site include:

- Beverly Hills Park, 155 Vanessa Street, 700m east of the site. Sports facilities include league field, soccer field, midi field, cricket wickets and cricket practice nets.
- Vanessa Street Multi-Sport/Futsal Courts, 60 Vanessa St, 700m east of the site (two courts).
- Narwee Park, 98 Mountview Ave, Narwee, about one kilometre northwest of the site. Sports facilities include cricket nets.
- Rasdall Park, 3 Bryant Street, Narwee, 700m west of the site.
- Olds Park, 624 Forest Rd, Penshurst, about one kilometre southwest of the site. Sports facilities include cricket wickets, AFL Main/Little athletics, grass netball courts, hardcourt netball courts, junior/little athletics field, soccer field, cricket practice nets.

⁷ 36m² per 1,000 people in 2016. Georges River Council, *Open Space, Recreation and Community Facilities Strategy 2019–2036*, p48.

5. Demand for social and community facilities

Traditionally, planning for community facilities, open space and recreation facilities has relied on benchmarking to forecast demand for facilities across time and locality, particularly in the case of greenfield development for which benchmarking standards may be more suited. Georges River Council's *Open Space, Recreation and Community Facilities Strategy* acknowledges that there are no accepted standards for high-density renewal areas and that, while the use of standards is a starting point, it is more important to consider such things as existing use of facilities and participation rates to balance community benefit with efficiency and cost.⁸

The demographic characteristics of the Proposal's residential population will drive demand for individual community facilities. The population is expected to reflect key forecast trends for the locality i.e. that demand for facilities and services will increasingly come from an older population in the form of lone person and couple only households.

The population of the Proposal is likely to have less need of facilities such as childcare centres and schools, and more need of community space. The lack of community space was highlighted in the *Beverly Hills Town Centre Vision Engagement Summary Report 2018* where people surveyed identified community facilities and services as the least favourable aspect of the Beverly Hills town centre. Identified gaps within the town centre included a library, supermarket, play space, medical services and bulk billing GPs, childcare services and cultural arts centre.⁹

The *Open Space, Recreation and Community Facilities Strategy* notes a current LGA-wide shortfall of 6,690m² of community space. It recommends 80m² of community space¹⁰ be provided per 1,000 persons, to be allocated between local, district and regional facilities. Applying this standard, the Proposal would generate nominal demand for an additional 164m² of community space. The *Strategy* recommends building up community hubs as focal points of community activity by:

- Augmenting existing facilities to meet community needs.
- Creating new offerings at already visited locations so that hubs provide something for everyone.
- Filling in gaps in provision across the LGA to ensure that all residents have reasonable access to a range of facilities and services.¹¹

Consistent with this approach, it is appropriate for the Proposal to contribute Section 7.11 and 7.12 funds towards the provision of additional community space e.g. Kingsgrove Community Aid Centre - see Section 7 of the Report for further details. Separately, some community space could be provided in the form of shared space on the subject site. A model for how this might occur is the Westfield Suite¹² at Warringah Mall, which operates as a multi-purpose function space capable of hosting a range of functions including meetings, workshops, product launches and the like.

⁸ P19.

⁹ Pp 25-26, plus Beverly Hills Town Centre Draft Master Plan 2020, p8.

¹⁰ Spread between 20m² per 1,000 persons for regional level facilities and 60m² per 1,000 persons for local and district level facilities (childcare centres, community centres, local parks and sports fields, libraries etc). P57.

¹¹ P9.

¹² <https://www.westfield.com.au/warringahmall/service/1HazxNn41OKmmeuSQmGAYu/westfield-suite>

6. Requirements for open space and recreation facilities

In community feedback to Council's *Community Strategic Plan 2022 - 2032*, key priorities for the LGA included greening the area and the town centres, providing more and better open space and parks, and facilitating safe cycling and walkability.¹³ People want more recreational green space in the study area, conversion of vacant spaces into usable open space, and place/s where they can gather that have a more urban character e.g. a square or plaza.¹⁴ The Proposal addresses these needs e.g. conversion of stormwater channel to open space, making the site more people friendly etc.

Council's *Open Space, Recreation and Community Facilities Strategy* notes that while the most popular physical activities for Australians are walking and fitness/gym, there is an increasing trend towards recreation activities that can be run in community facilities such as dancing, yoga, Pilates and other organised fitness classes.¹⁵ The Proposal can provide space on site for at least some of these activities.

The *South District Plan 2018* noted that a trend towards indoor sports and sports requiring less space e.g. futsal, is changing patterns of demand for sports fields and facilities.¹⁶ While not within the scope of this report, examination of the current use of existing recreational facilities within the catchment of the Proposal is a relevant consideration in determining the net amount and type of open space and recreational facilities required to respond to need.

The *Open Space, Recreation and Community Facilities Strategy* contains information on typical characteristics and standards for future local facilities by type, as shown in the table below:¹⁷

	Characteristics	Proposed standard
Local open space	Smaller parks and open spaces up to two hectares Focused on passive recreation opportunities Level of embellishment determined in relation to built form and community need Space in higher density and more disadvantaged areas should be more highly embellished May contain amenities such as public toilets	Access to open space within 400m or a five-minute walk, or within 200m of high-density dwellings
Local sports fields	Single field with no expansion opportunity, but capable of accommodating club training and possibly competition	Based on detailed demand modelling which considers current use of fields, rates of participation by sport, and current and future population figures.

The *South District Plan 2018* and *Draft Open Space for Recreation Guide* (GANSW 2018) both take an accessibility approach to providing open space, directing that dwellings should be located within 400m of open space.¹⁸ The Merv Lynch Reserve at 42 Edgbaston Road is 250m from the subject site.

The Proposal will provide development contributions under S7.11 and S7.12 of the Environmental Planning and Assessment Act 1979 to fund public open space acquisition, design improvements and community facilities, details of which are provided at Section 7.

¹³ P8.

¹⁴ *Beverly Hills Town Centre Vision Engagement Summary Report November 2018*. P39.

¹⁵ P51.

¹⁶ P106.

¹⁷ P173.

¹⁸ Cited in *Open Space, Recreation and Community Facilities Strategy*, p91.

7. Funding approach for local, regional and district facilities

The Planning Proposal¹⁹ will provide development contributions under S7.11 and S7.12 of the Environmental Planning and Assessment Act 1979 to fund public open space acquisition, design improvements and community facilities such as:

- Converting the existing stormwater culvert on the site into open space.
- Improving footpath design and street furniture.
- Creating east-west through-site links.
- Making improvements to Dumbelton Lane.
- Conversion of part of Rudduck Lane to pedestrian use.
- Making improvements to the Edgbaston Road Carpark.
- Improving the pedestrian connection to Beverly Hills Railway Station.
- Making improvements to pedestrian crossings on King Georges Road.

Contributions can also be directed to the relevant schedule of works identified in the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12), such as:

- Upgrading of Beverly Hills Park.
- Beverly Hills Streetscape Upgrade and Median Treatment.
- Pedestrian improvements between Beverly Hills Station and Beverly Hills Park.
- Beverly Hills commuter/timed car park in Edgbaston Road.

Contributions can also be used to help resolve infrastructure delivery issues on the eastern side of King Georges Road, alongside other community benefits that Council may request.

In addition to S7.11/7.12 contributions, Voluntary Planning Agreements may be used to provide public benefit such as community space, affordable housing etc. Consideration will be given to how and where this may occur, at DA stage.

¹⁹ Mecone, November 2022. P12.

8. Housing diversity and affordability

The existing residential floor space in the Beverly Hills town centre is 4% compared to 96% of non-residential space.²⁰ This reflects in low numbers of people living on the subject site.²¹

Demographic trends over the next 20 years point to an ageing population dominated by single and couple only households that will want to live in smaller dwellings. There are currently limited choices of smaller dwellings, outside the growth areas of Hurstville and Kogarah, that can meet this need.

The Proposal is consistent with Council's *Local Housing Strategy 2020* as follows:

- It contributes towards housing affordability by providing more diverse accommodation to meet the needs of future population wanting to remain in the area.
- It provides housing in a location – a commercial centre close to a transport corridor – that will be attractive to key workers, many of whom are on low to moderate incomes, wanting to remain in the area.²²

The *South District Plan* identified a 20-year target of 184,500 dwellings to meet anticipated demand for housing in Georges River LGA by 2036. The *Local Housing Strategy 2020* shows that about 14,000 additional dwellings will be required in the LGA by 2036 as follows:

- 2016 – 2021: 4,800.
- 2021 – 2026: 3,450.
- 2026 – 2036: 5,750.²³

The Proposal provides an increased number of dwellings that will meet local housing targets, within a 400m walkable distance of Beverly Hills Railway Station.

The *Strategy* also contains targets for affordable rental housing, as follows²⁴:

- 2020-2025: 14 affordable dwellings per year.
- 2025-2030: 24 affordable dwellings per year.
- 2030-2036: 34 affordable dwellings per year.

There is potential for the Proposal to contribute towards the provision of affordable rental housing but this and the mechanism by which it may occur are more appropriately considered at DA stage.

²⁰ *Georges River Commercial Strategy*, cited in Mecone p52.

²¹ Counted as 7 persons in 2021.

²² P17, p39. The Strategy identified more than one third of people working in the local area work in the health and education sectors. Key or essential workers include teachers, police, bus drivers, nurses, child carers, cleaners etc.

²³ P59.

²⁴ P59.

9. Conclusion

This Report has addressed the heads of consideration in the LEP Making Guideline for 'Social and Community', in respect of the Proposal for land at 407-511 King Georges Road, Beverly Hills.

Future population attracted to the Proposal is expected to be older and dominated by single person and couple only households. The Proposal addresses the demand for smaller dwellings that are likely to be sought by this demographic, in a highly accessible location. It goes some way to meeting local housing targets identified by Georges River Council.

The Proposal's population is expected to create increased demand for community, recreation and open space facilities. While the Proposal has potential to address this demand to a degree on site, there is also scope for augmenting facilities in the locality via development contributions and other funding arrangements.