

**MORUYA EAST VILLAGE**  
**UPDATED ASSESSMENT OF SOCIAL IMPACTS**

**REPORT PREPARED BY**  
**SPHERE PROPERTY CORPORATION**

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**INTRODUCTION**

Silver Spirit Communities (SSC) plans to develop “Moruya East Village” which will be predominantly for “Seniors Living” and located approximately 1 km south east of Moruya Township.

This report provides additional and updated detail in relation to the previous report completed for this project in April 2008 and submitted with the Environmental Assessment for this project.

SSC asked Sphere Property Corporation (SPC) to update and comment upon the social and impacts of the project associated with health care related issues on the township of Moruya and to summarize the findings in a brief report.

**SUMMARY OF THE MORUYA EAST VILLAGE PROJECT**

**The Site** – has an area of 51 hectares and is located to the south east of the existing Moruya Township. It is suitably zoned for residential development being 2G “Residential General” and 1A “Rural, Environmental Constraints & Agricultural” over the flood plain areas.

**Development Proposal** – the site will be divided into two development areas. The main site will be in the eastern area and will be developed first. It will accommodate seniors living housing, traditional Torrens title homes and a Village Square precinct to provide services to the residents of the seniors living component as set out under the Seniors Living SEPP. The eastern area will be completed over two stages. The Village Square services area will be built during Stage 1.

The northern area, which is known as “Braemer Farm”, will combine traditional homes and seniors living accommodation and will be completed last.

**Access** – the site is well located in regard to accessibility. The RTA has precluded access direct from the long frontage onto Princes Highway and as such all access will be

provided through the Mynora Estate onto South Head Road. Additionally there are site frontages onto existing South Head Road and new roads to be built along the site's eastern and northern edges.

**Mix of Housing** – Moruya East Village will offer a range of dwelling types as set out in the previous report however due to changes required by the Department of Planning the overall yield has decreased from 566 dwellings down to 513 dwellings, a reduction of approximately 10% of the initial project yield.

## **IDENTIFYING AND EVALUATING SOCIAL IMPACTS**

The development of Moruya East Village on the outskirts of the existing Moruya Township will impact on the social and economic position in the area. These impacts can be both quantitative and qualitative. Following the Department of Planning's requirements, SPC has identified the key impacts and evaluated their effects on the community.

**Existing Demographics** – Moruya is one of three major townships in Eurobodalla Shire with a population of 2810 at the 2001 Census. In 2007 the population is probably in the order of 3076 given the historic rate of growth. Moruya has a larger percentage of residents in the 20-54 year age group than the surrounding LGA (38% versus 36%) and a lower percentage in the over 65 age group (19.6% versus 22.2% generally). It should be noted that the 75+ age group has the fastest rate of growth across the LGA.

The LGA average household population was 2.4 persons per house in 2001.

**Projected Demographics for The Project** – Given the yield of the project has been reduced by approximately 10% as a result of the Department of Planning requirements Moruya East Village will now add approximately 720 residents, plus 120 patients in the Dementia Unit, to the existing population of Moruya Township. It is estimated that 65% of the projected population of the Project will be drawn from the surrounding region which will have the effect of releasing traditional residential property which can then be occupied by younger families. The remainder we believe will come from Canberra and the southern suburbs of Sydney. The population coming from outside the immediate Eurobodalla region will have an existing relationship with the area via a holiday house or close relative living in the area.

### **Health Services Impacts**

NSW Department of Health through the Greater Southern Area Health Service (GSAHS) operates the local Moruya Hospital. This hospital has 65 beds and in 2003/04 achieved an occupancy rate of 71.5%.

Moruya Hospital itself is part of "Eurobodalla Health Service Cluster" which also includes Batemans Bay Hospital (42 beds). Both hospitals are Group 2 and provide acute

services including medicine, surgery, gynaecology, emergency, outpatients and obstetrics (only at Moruya).

The Eurobodalla Community Health Service provides community health, mental health and alcohol and drug services. They operate three centres including one in Moruya.

General practice is provided by a number of practitioners. The South East Division of General Practice has an office in Moruya.

Private dental services are also available.

GSAHS reported<sup>1</sup> the following:

- ❖ Demand for aged and extended care services will be significant as people retire. Over 65's in Eurobodalla forecast to grow from 22% to 31% of the population by 2021.
- ❖ The Aged Care (ACAT) team based in Moruya has an entry/wait time of 4 months and growing.
- ❖ No Aged Care Emergency Teams exist on the South Coast.
- ❖ Allied health services will not meet demand.

In recognition of this state of affairs, GSAHS set the following development targets:

- ❖ 12 to 14 new, rehabilitation beds by 2016.
- ❖ Realign service delivery models in line with the Older Peoples Framework.
- ❖ Completion of a \$1.7 million ambulatory and rehabilitation facility.

The impact of adding the population of Moruya East Village to the current health services picture in Eurobodalla will be as follows:

- ❖ The addition of 450 seniors will not generate the need for extra aged care beds at the Moruya Hospital using the Health Service ratio of 0.3 aged care beds per 1000 residents.
- ❖ The inclusion of the 120 bed Dementia Sanctuary in Moruya East Village will be an important addition to local aged care facilities.
- ❖ The proposed new beds at Moruya Hospital for rehabilitation patient care have not progressed due to capital budget restrictions. To service rehabilitation needs for seniors in Moruya, GSAHS has adopted a Transitional Care model with the provision of a Community Rehabilitation Centre. This centre provides day care services plus it organizes home visits with access to allied health professionals.
- ❖ GSAHS staff also advised that beds for rehabilitation patients are available at Goulburn Hospital.

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<sup>1</sup> Eurobodalla Health Service Cluster, Service Plan 2006-2011. p 47

- ❖ GSAHS's "Eurobodalla Health Services Cluster" also advised that the 2006-2011 Service Plan is out of date and that a new service plan will be prepared shortly. It was their opinion that any additional demand on rehabilitation services from Moruya East Village could be accommodated by the current facilities for the foreseeable future.
- ❖ Greater demand will be placed on the GP's in the area.
- ❖ Increased need for residential and community based aged care.

As an alternative to accessing public health facilities, to the project will provide aged care services in the village and thus not only address any shortfall but possibly reduce the load on the existing health care infrastructure in the township. Moruya East Village is proposing to provide a wide range of health related services to its residents. These include GP, physiotherapy, podiatry, occupational therapy etc which will be provided from rooms located in the Village Square precinct. The proposed Dementia Sanctuary will provide high care nursing services to residents primarily residing within the village on a 24 hour a day basis.

### **Botanica Wellness Centre**

Botanica and its associated facilities are to be the health, wellness and leisure hub of the Moruya East Village. The complex will occupy a key location at the western end of the Moruya East Village main street on the edge of the floodplain. From this position, the Botanica complex will provide facilities for the specific use of residents.

Facilities for the exclusive use of residents of the Village and their guests will include:

- A health and fitness facility incorporating indoor and outdoor swimming pools, tennis court, a yoga studio, gymnasium and therapeutic massage rooms.

Facilities to be available to residents will include:

- A restaurant with seating for 80 people with a connected lounge and bar;
- A theatre with seating for approximately 60 people;
- Visitor accommodation incorporating 8 hotel style suites;
- A concierge and administrative facility

All of the facilities proposed within the Botanica centre are integral to provision of the high quality lifestyle for older people which is the prime objective of the Moruya East Village development. The centre will play a vital role in development of a cohesive and integrated community.

The provision of the services and facilities as set out above will improve the health and wellbeing of the ageing residents in the Moruya East Village. The improvement will be in terms of physical health and emotional wellbeing due to the engagement with other people within the community. This has proven positive effects upon the utilisation rates of traditional health care services as healthy and happy people use hospital service less.

In summary, the wide range of health and wellness services and facilities provided by and within the Moruya East Village will have a positive impact upon the Utilisation rates of the existing and proposed healthcare infrastructure in the township of Moruya.

### **Dementia Care Facility**

The Dementia Sanctuary will provide hostel accommodation. The Facility consists of 8 buildings, each including 15 single rooms each with private bathroom. Meals, laundering, cleaning and other facilities are provided on a shared basis, and at least one staff member is available onsite 24 hours a day to provide management services. The dementia sanctuary buildings also incorporate a number of communal facilities including lounge and dining areas, outdoor decking and landscaped gardens.

This level of care was not originally proposed within the Moruya East Village proposal, however as a result of consultation, it became clear that the Moruya community had concerns relating to access to this high level of care, as well as the fear of being separated from partners and the community in general in order to gain access to these high care services. The proponent responded to this feedback by incorporating a new level of high care into the proposal. This additional service ensures that if and when future residents of the Moruya East Village require high care services, they will not be required to relocate away from their community and friends and can still enjoy the benefits of various services and facilities that the proposal provides.

The Dementia Sanctuary will provide a clear social benefit as a result of an identified need in the general area.

### **Community Infrastructure**

Moruya East Village will add an estimated 720 persons to the local population by the time it is complete. Nearly 470 of the residents will be “seniors”, 230 will be mid-age range residents and 20 children. In addition to the specific needs of the population in the areas of health and transportation discussed above, there will also be requirements in the areas of recreation, education and retail. These requirements are discussed below:

- ❖ **Recreation:** this covers sporting and cultural facilities. The high percentage of seniors would indicate a low demand for outside sporting facilities except perhaps Bowling Greens. The typical ratio used for planning is 1 Bowling Green per 5,000 to 10,000 of population. The Village’s additional seniors would not require new bowling facilities but will be well serviced by the existing facilities in Moruya. Access to cultural facilities will be provided by a wide range of facilities in the Village Centre including a library, bar, dining room, craft rooms, a small theatre and a workshop.

- ❖ **Education:** the forecast population is for 20 children across the full age spectrum and they would be accommodated in the existing public and private schools in the area.
- ❖ **Village Square:** under the “Eurobodalla Settlement Strategy” (ESS) the designation and sizing of retail space is provided in Table 6.1. Moruya East Village stage 1 would justify a “General Store” under ESS with a floor space of 250 sq m to provide “very basic supplies”. During completion of stage 2, any other retail requirements would be provided by existing shops in the town. Upon completion the village would justify its own “Convenience shops” with mixed business and specialty shops up to 600 sq m total area.

It is noted that the Village Square proposes a higher level of facilities than what is projected in the ESS. A higher level of service is proposed within the Village Square in order to provide for services required under the planning requirements of the Seniors Living SEPP. Specifically, planning requirements for seniors living developments require access to services and facilities within 400m of the site, including retail and commercial services, community services and recreational facilities, and medical services. As the subject development site is not located within 400m of the Moruya town centre, it is proposed to provide these facilities onsite. The provision of these services onsite is also inline with the project’s design philosophy which aims to ensure a high level of quality services are available to all residents.

- ❖ **Visitor Accommodation:** 8 guest rooms of 40 sq m area are planned to accommodate visitors. The accommodation will be located within the Botanica facility to benefit from the cultural and “wellness” facilities that are to be provided.

### **Cumulative Social Impact of Moruya East with other Planned Developments**

SPC enquired at the Eurobodalla Shire Council about the status of other developments in the area which could increase social impacts when combined with Moruya East Village. The response was as follows:

- ❖ Conventional residential sub-division comprising approximately 60 new allotments adjoining the northern boundary of the Village site.
- ❖ A 14 dwelling development in South Moruya with the defined urban expansion area was in DA stage.
- ❖ A 107 dwelling was planned for Moruya Heads and was in the approval analysis stage,
- ❖ Any commercial developments could not be confirmed as they were “commercial in confidence”.

SPC considered that the addition of Moruya East Village to the other new developments noted above would constitute a marginal increase in overall social impact on Moruya in the categories cited above.

## **Conclusion**

The analysis undertaken by SPC concludes that the impact of the Moruya East Village project upon the social and health related services on the township of Moruya will be negligible over time. This is primarily due to the wide range of health and wellness services and facilities being provided on-site and the positive health and emotional dividends that this will deliver for the residents occupying the homes within the project.

Furthermore, a large proportion of potential residents will be drawn from within the catchment area served by the existing healthcare and social facilities. This will have a positive effect by allowing younger families to occupy these homes thereby reinvigorating the social and economic fabric of the township.