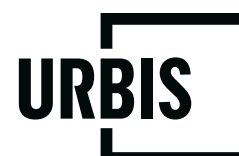




SOCIAL IMPACT ASSESSMENT

104-116 Regent Street,
Redfern

Prepared for
**THE TRUST COMPANY (AUSTRALIA) LIMITED ATF
WH REDFERN TRUST**
10 December 2021



This Social Impact Assessment was prepared and reviewed by:

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I confirm this SIA contains all relevant information and complies with legal and ethical obligations of social impact practitioners, including those set out in the Social Impact Assessment Guidelines for State Significant Project, 2021, prepared by the Department of Planning, Industry and Environment.

I further confirm that none of the information contained in the SIA is false or misleading.



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Project Code P0031722
Report Number Final

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Aboriginal and Torres Strait Islander people make in
creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices the Traditional
Owners on whose land we stand.**

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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany a State Significant Development Application (SSDA-12618001). The SSDA relates to a new student accommodation development at 104-116 Regent Street, Redfern (the site).

Assessing social impacts

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. Social impacts are the consequences that people experience when a new project brings change. Social impacts are those that impact on people's way of life, community, accessibility, decision making, culture, livelihoods, surroundings and health and wellbeing.

The potential impacts of the proposal are assessed by comparing the magnitude of impact (minimal to transformational) against the likelihood of the impact occurring (very unlikely to almost certain). This risk assessment methodology has been applied from the DPIE SIA Guideline: Technical Supplement (2021) and is outlined below.

Table 1 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

Potential social impacts

Based on the assessment in this report, the key social impacts of the proposal are considered to be:

- **Availability of student accommodation:** Based on the above assessment, the proposal is expected to have a high positive impact on the community by increasing the supply of student accommodation in an area suitable for new student housing. This impact will be most pronounced for local and international tertiary students, who will benefit from the supply of new purpose-specific housing in a highly connected location and socially supportive environment.
- **Supporting student connections and wellbeing:** The proposal includes a number of design and operational features which are likely to support the creation of community connections for students living in the proposed accommodation and reduce the risk of social isolation. The project is therefore likely to have a medium positive impact on the wellbeing of future residents of the project.
- **Creating a safe and activated environment:** Based on the above assessment and the outcomes of the CPTED assessment, the proposal is expected to have a high positive impact on the community by broadening opportunities for activation and natural surveillance. The implementation of key design and operational procedures within the student accommodation development will also help to maximise safety and security outcomes for all incoming tenants.

- **Access to social infrastructure and open space:** Based on the above assessment, the incoming population is unlikely to create excessive demand on the surrounding social infrastructure and will have a low to neutral impact on the community. The size of the incoming population as well as the inclusion of various common areas within the development suggest the needs of the incoming and existing residential population can be accommodated adequately.
- **Cumulative construction impacts:** Based on the above assessment, it is likely that the community immediately surrounding the site will experience cumulative construction related impacts from the development of the proposal and adjacent projects. It is likely that these cumulative construction impacts will have a medium-term negative impact on the local community.

Several technical assessments have been undertaken for the site to assess the severity of construction related impacts on the community and to provide recommendations on how these can be appropriately managed and mitigated. This includes the preparation of a Noise and Vibration Impact Assessment, a Traffic Impact Assessment and a Construction Management Plan Methodology. This SIA advocates that the recommendations of these assessments be prioritised and implemented prior to the construction of the proposal. Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal.

Recommendations

The following recommendations are provided to further manage the potential impacts from the proposal:

- Frequently engage with local tertiary education institutions to communicate with students about the availability of accommodation on site.
- Prepare a schedule of events and programs that will run under the Residents Community Program during the operation of the proposal.
- Consider employing students within the onsite administration team to assist them with fostering social connections and networks.
- Implement the recommendations identified within the CPTED assessment prepared by Elton Consulting. This includes recommendations relating to lighting of all key entry/exits and applicable public domain areas.
- Development of a maintenance schedule for William Lane by Wee Hur to outline procedures relating to landscaping and rubbish removal.
- Consider ways to further support the social connections of the incoming community, as recommended by Council. This may include measures such as providing a social enterprise or food incubator within the proposed retail tenancy or providing communal vegetable gardens within the outdoor terrace areas.
- Implement the management measures and recommendations outlined in the Noise and Vibration Impact Assessment and the Traffic Impact Assessment (TIA).
- Undertake an analysis of traffic movements and parking arrangements associated with construction of the development. This may be undertaken as part of the Construction Pedestrian Traffic Management Plan, as recommended by the TIA.
- Ensure the Construction Management Plan and Environmental Management Plan are finalised, approved and implemented prior to construction commencing.
- Consider ways to reduce the intensity of cumulative construction impacts on the community. This may involve various measures, such as coordinating invasive construction activities/traffic movements with surrounding developing sites and factoring in times for reprieve.
- Ensure the community is regularly informed about the expected construction schedule and the construction impacts they are likely to experience. This should also include details of how to contact the nominated contractor with any enquiries or complaints.

Overall impact assessment

Overall, it is expected the proposal will have a medium positive impact on future tenants and the existing Redfern community. This positive impact is particularly due to the provision of student accommodation in an accessible location and support for the creation of student connections and wellbeing. The proposal is also likely to contribute to increasing activation and safety of the site and immediate surrounds.

1. INTRODUCTION

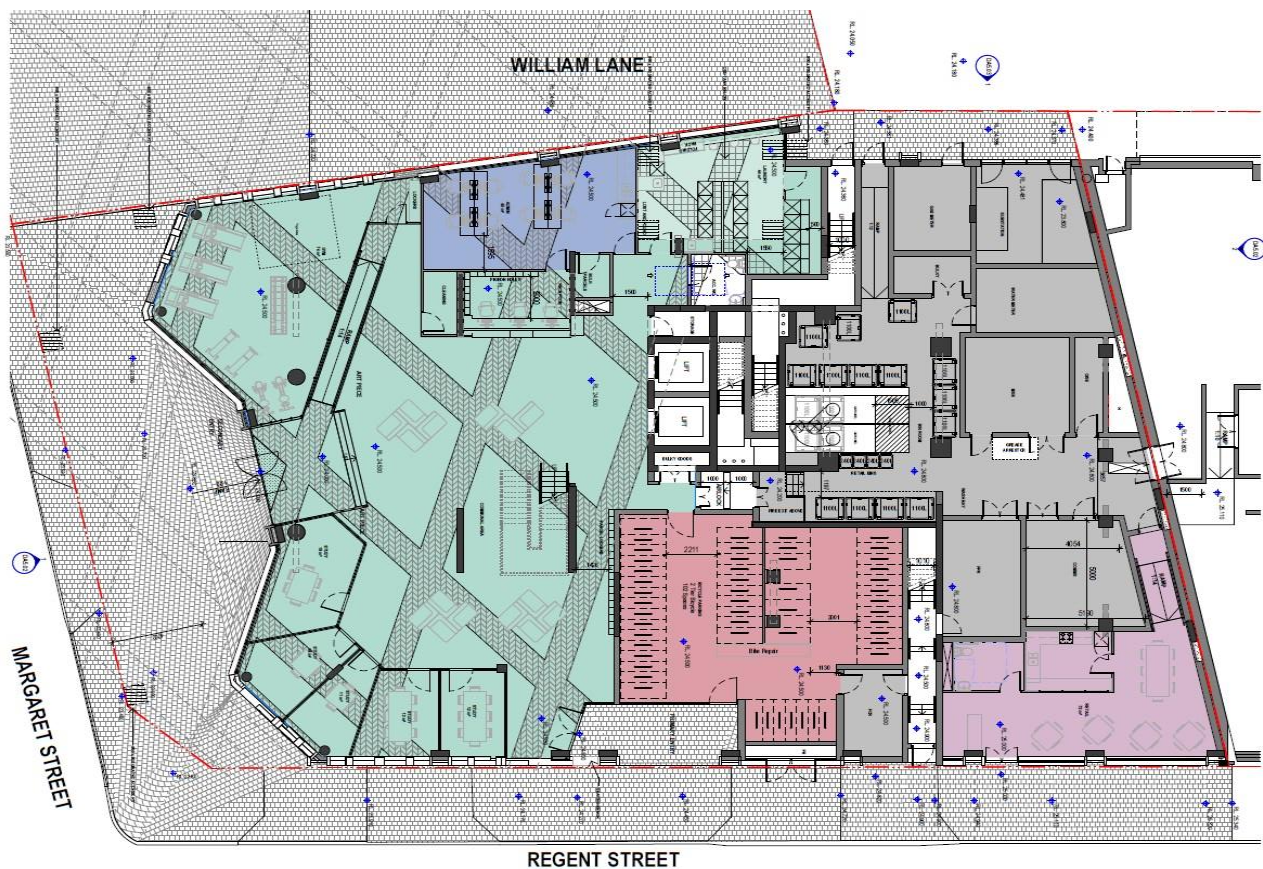
Urbis Pty Ltd (Urbis) was engaged by The Trust Company (Australia) Limited ATF WH Redfern Trust (Wee Hur) to prepare a Social Impact Assessment (SIA) for a new student accommodation development at 104-116 Regent Street, Redfern (the site). This SIA accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to accompany a State Significant Development Application (SSDA-12618001).

1.1. PROJECT OVERVIEW

The proposal comprises of the redevelopment of the site as summarised below:

- Construction of an 18 storey building comprising a total of 9,562 sqm gross floor area with a mix of land use activities including:
 - Ground level: 72 sqm of retail floorspace, 490 sqm of communal area for the student accommodation, 102 bicycle parking spaces, loading and waste management facilities and ancillary services and facilities
 - Upper levels (levels one to 18): student accommodation providing 411 beds, including ensuite rooms, studios and two-bedroom configurations, with indoor and outdoor communal spaces on levels two, four and 16 and additional indoor communal areas on levels two and four.
- Hard and soft landscaping within the outdoor communal terraces on the roof top of the podium level and levels four and 16.
- Public domain improvements including provision of a landscaped through-site link connecting William Lane to Margaret Street and associated improvements to the Regent Street and Margaret Street frontages, including awnings and footpath upgrades.

Figure 1 Ground floor plan



Source: Antoniades Architects

1.2. REPORT PURPOSE AND SCOPE

A SIA is a specialist technical study which identifies and analyses the potential positive and negative social impacts associated with a proposal. It involves a detailed and independent study to scope potential social impacts, identify appropriate mitigation measures and provide recommendations aligned with professional standards and statutory obligations.

According to the Department of Planning, Industry and Environment's (DPIE) SIA Guideline for State Significant Projects (2021), social impacts are the consequences that people experience when a new project brings change. For the purposes of an SIA, 'people' can be individuals, households, groups, communities, businesses or organisations. These impacts can be considered in eight categories, as shown in Figure 2 below.

Figure 2 Social impact categories



Source: DPIE, 2021, SIA Guideline for State Significant Projects

1.3. STRUCTURE OF THIS REPORT

This report has seven chapters as summarised below:

- **Chapter 1** (this chapter) introduces the proposal, purpose and scope of this report
- **Chapter 2** outlines the legislative requirements and methodology applied to complete this SIA
- **Chapter 3** reviews the key findings and strategic directions from relevant state and local policies, as they relates to the proposal
- **Chapter 4** provides a social baseline of the study area including the site's locality, social and demographic characteristics, and consultation outcomes
- **Chapter 5** outlines a preliminary assessment of expected and perceived social impacts of the proposal
- **Chapter 6** assess the significant (moderate to very high impacts) of the proposal, including mitigation and management measures
- **Chapter 7** concludes the SIA by setting out a summary of the social impacts, recommendations and overall impact assessment.

2. METHODOLOGY

This section outlines the methodology to prepare this assessment, with reference to the relevant legislative requirements.

2.1. LEGISLATION AND GUIDELINES

This SIA has been prepared in response to the requirements of the Secretary's Environmental Assessment Requirements (SEARs) for the proposal, as outlined in Table 2.

Table 2 SEARs item for SIA

SEARs Requirement
22. Social Impact The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.

Source: SEARs issued on 8 February 2021 for SSD 12618001

2.2. ASSESSMENT METHODOLOGY OVERVIEW

The following methodology was undertaken to prepare this SIA. The methodology was informed by the guidance contained within the DPIE SIA Guidelines for State Significant Projects (2021).

Table 3 SIA methodology

Background review	Impact scoping	Assessment and reporting
<ul style="list-style-type: none">▪ Review of surrounding land uses and site visit▪ Audit and mapping of social infrastructure and open space within 2 km▪ Review of relevant state and local policies to understand potential implications of the proposal▪ Analysis of relevant data to understand the existing community.	<ul style="list-style-type: none">▪ Review of site plans and technical assessments▪ Consultation with City of Sydney to identify potential impacts▪ Review of engagement outcomes▪ Identification of impacted groups▪ Initial scoping of impacts.	<ul style="list-style-type: none">▪ Assessment of significant impacts considering management measures▪ Provision of recommendations to enhance positive impacts, reduce negative impacts and monitor ongoing impacts.

2.3. APPROACH TO ASSESSING SOCIAL IMPACTS

The assessment of social impacts can be approached in several ways. The International Association for Impact Assessment (IAIA) highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the consequence of an impact against the likelihood of the impact occurring. This approach is used in the Technical Supplement which supported DPIE's SIA Guideline.

The DPIE's risk assessment methodology is outlined below and has been applied in this SIA.

Table 4 Social impact significance matrix

		Magnitude level				
		1	2	3	4	5
Likelihood level		Minimal	Minor	Moderate	Major	Transformational
A	Almost certain	Low	Medium	High	Very high	Very high
B	Likely	Low	Medium	High	High	Very high
C	Possible	Low	Medium	Medium	High	High
D	Unlikely	Low	Low	Medium	Medium	High
E	Very unlikely	Low	Low	Low	Medium	Medium

Source: DPIE, 2021, SIA Guideline for State Significant Projects: Technical Supplement, p. 13

Likelihood and magnitude level characteristics

The likelihood and magnitude levels are determined by subjective and objective components. It considers both individual experiences, community perceptions and technical evaluations.

The likelihood level assesses the probability of the impact occurring impact. The level of magnitude assesses the likely significance of the impact and considers several characteristics including:

- **Extent:** the volume of people expected to be affected and their relative location to the proposal
- **Duration:** the timeframe and frequency of potential impacts
- **Severity or scale:** the degree of change from the existing condition as a result of the impact
- **Intensity or importance:** the extent to which people or an environment can adapt to or mitigate the impact, including the value they attach to the matter and their capacity to cope and/or adapt to change
- **Level of concern/interest:** the level of interest or concern among the people affected.

Management measures

Social impacts are assessed before and after the implementation of management measures. Management measures are designed to reduce negative impacts and enhance positive impacts. These measures can take different forms and may be incorporated in the planning, construction, or operational stage of the proposal.

Section 5 of this report assess potential impacts prior to management measures as part of the impact scoping phase. Impacts which are assessed as moderate or higher are considered significant and included for further assessment in Section 6. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level.


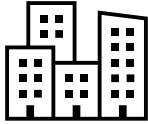
3. POLICY CONTEXT

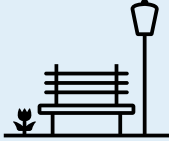

A review of relevant state and local policies was undertaken to understand the strategic context of the proposed development and any potential impacts. This included the following documents:

- Greater Sydney Commission, Eastern City District Plan (2018)
- Urban Growth, Central to Eveleigh Urban Transformation Strategy (2016)
- City of Sydney, Sustainable Sydney 2030 Community Strategic Plan 2017-2021 (2017)
- City of Sydney, City Plan 2036: Local Strategic Planning Statement (2020)
- City of Sydney, Housing for All: Local Housing Strategy (2020)
- City of Sydney, A City for All: Towards a socially just and resilient Sydney (2019)
- City of Sydney, Open Space, Sports and Recreation Needs Study (2016)
- City of Sydney, Economic Development Strategy (2013).

A summary of key findings relating to the potential social impacts of the proposal is provided below.

Table 5 Relevant social themes from policy review

Theme	Summary of findings
<p>Supporting growth and change in Redfern Street Village</p> 	<ul style="list-style-type: none"> ▪ Redfern Street Village includes the city fringe suburbs south of Central Sydney. As identified in the City of Sydney's Local Strategic Planning Statement (LSPS), the community value the village for its character, heritage, built form and proximity to public transport. ▪ The LSPS recognises that historic residential areas are now interspersed with new high density residential and retail developments. It is expected that future housing growth and the delivery of Waterloo Metro Station will rapidly transform areas of the village. ▪ The LSPS indicates the village has capacity to cater for an additional 9,300 dwellings and 14,500 jobs. This growth is seen as being sustainable due to Redfern's proximity to key services and infrastructure, and the Sydney CBD.
<p>Providing diverse housing stock</p> 	<ul style="list-style-type: none"> ▪ Delivering a mix of housing types, tenures and sizes to meet the needs of a diverse community is recognised as a key direction within the LSPS. One of the identified housing types is non private dwellings, which typically comprises of shared spaces such as student accommodation rooms. In 2016, there were approximately 11,569 non private dwellings within the City of Sydney LGA. This number is expected to increase by 51.9% to 17,569 dwellings by 2036. ▪ The LSPS estimates 10,000 students were living in purpose built student accommodation in 2020, with a fifth of all residents within the LGA being tertiary students. An increase in the student population is projected within the LSPS, which will likely result in greater demand for student accommodation options. However, the analysis does not consider the implications of COVID-19, which has reduced the number of students, particularly international, residing within the LGA.

<p>Providing access to open space and social infrastructure</p> 	<ul style="list-style-type: none"> ▪ Within the LGA, demand for open space and social infrastructure is high, and is likely to increase as the population grows and more people reside in high density developments. As a result, providing services and social infrastructure to meet people's changing needs is a key priority identified within the LSPS. ▪ Community consultation undertaken to inform Council's Social Sustainability Policy and Action Plan indicated high quality public spaces and community facilities have a role in connecting people. The Plan suggests establishing 'vertical communities' within residential developments that can connect residents and reduce pressure on surrounding social infrastructure and open space. These communities can be fostered through shared spaces such as barbeque areas and study areas. ▪ The community has also emphasised the need for better access to green and natural environments, as connections to local parks are lacking particularly in Redfern. As identified in Council's Open Space, Sports and Recreation Needs Study, residents should ideally be within a five minute walk or 400 m of a usable public open space.
<p>Protecting and enhancing the rich culture and heritage</p> 	<ul style="list-style-type: none"> ▪ Council's Sustainable Sydney 2030 identifies culture as the product of civic participation by its residents, workers and visitors, and the reflection and expression of its social character, customs, traditions and heritage. ▪ The vision for the LGA is a city that recognises First Peoples first, acknowledging the unique contribution of 60,000 years of Aboriginal and Torres Strait Islander living cultures. ▪ To celebrate living cultures, the City of Sydney has been working on the Eora Journey, referred to as 'the people's journey', which is made up of four projects. One of these projects is to work with Aboriginal and Torres Strait Islander artists to create major public art projects. Another is the development of an Aboriginal knowledge and cultural centre at the former Redfern Post Office. The centre is planned to provide two levels of multipurpose community and commercial space within a culturally significant location near existing community and cultural services in Redfern.

4. SOCIAL BASELINE

This section provides a social baseline of the study area including the site's locality, social context, demographic characteristics, engagement outcomes and areas of social influence.

4.1. SOCIAL LOCALITY

The site is located at the corner of Regent Street and Margaret Street, Redfern within the City of Sydney LGA and was previously used as a service station. Currently, the site is undergoing works including the demolition of the service station equipment, and excavation and remediation of the site. These works were approved by City of Sydney on 6 January 2021.

Regent Street is traditionally characterised as one of Redfern's main streets, comprising predominately of two to four storey buildings, with commercial and retail uses at ground floor. Redfern has experienced significant gentrification due to its strategic location in proximity to the South Eveleigh Precinct, the Camperdown-Ultimo Innovation and Education Precinct and Sydney CBD. The site itself is situated in a highly active area of Redfern, surrounded by a variety of land uses, building typologies and housing types.

An 18 storey retail and student accommodation development is currently under construction to the north of the site at 90-102 Regent Street. Further to the north is newly constructed mixed use developments which include student accommodation (as shown in Picture 4) and Jack Floyd Reserve. Directly to the east and south of the site are two to four storey buildings that contain commercial and residential uses. The heritage listed St Luke's Presbyterian Church is also situated to the south and is currently used as a retail shopfront for cooking equipment. At 1 Margaret Street, a residential development of four storeys neighbours the Church. To the west of the site, at the corner of Margaret and Gibbons Streets, an 18 storey mixed use student accommodation building is currently under construction. At the corner of Gibbons and Marion Streets, a social and affordable housing development has been constructed in partnership between St George's Community Housing and the City of Sydney Council. Gibbons Street Reserve and Rosehill Street Reserve are also situated to the west.

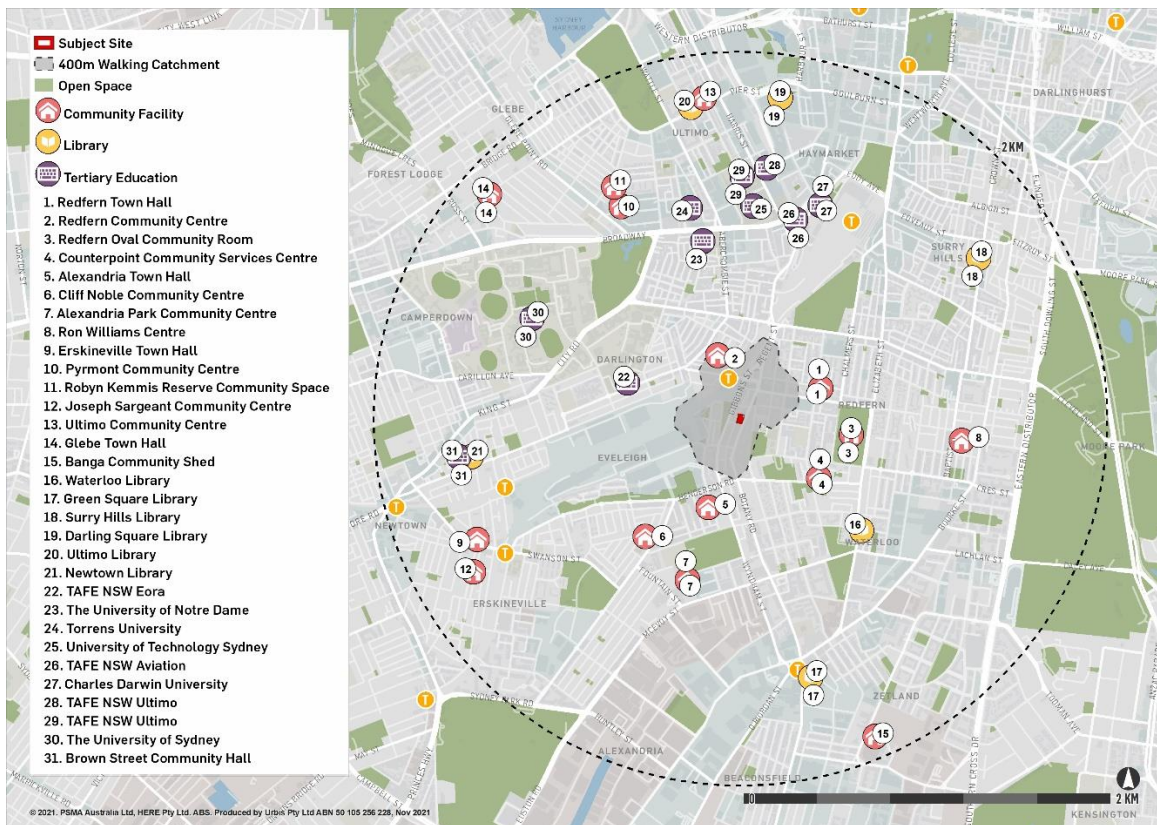
The site is centrally located in proximity to a range of public transport options including Redfern Station, which is 400 m from the site, and bus stops along Regent Street and Gibbons Street. The future Waterloo Metro Station is also situated 400 m from the site and is currently under construction.

Figure 3 Social context



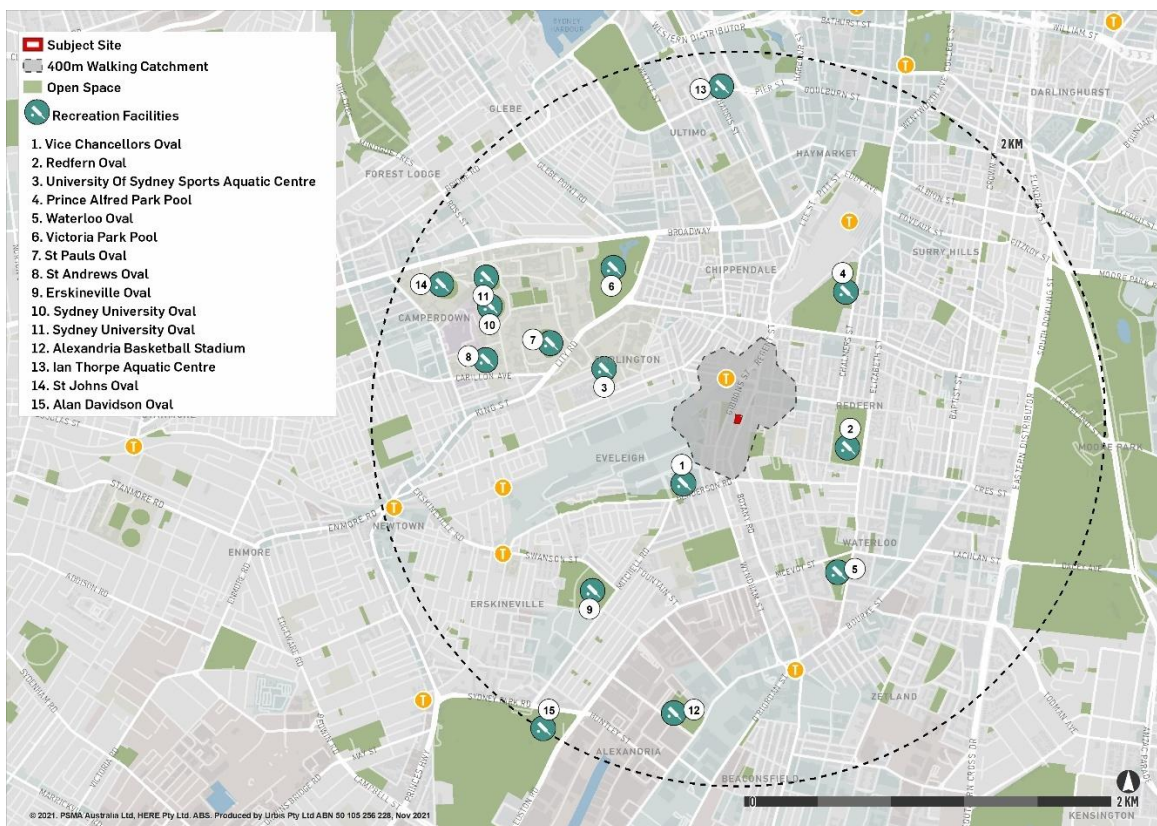
Source: Urbis

Figure 4 Surrounding social infrastructure



Source: Urbis

Figure 5 Surrounding open space and recreation facilities



Source: Urbis

Figure 6 Site photos



Picture 1 View to site and neighbouring Uniting Church at Regent Street



Picture 2 View to surrounding high rise development from Regent Street



Picture 3 Nearby residences situated at 1 Margaret Street



Picture 4 View to iglu student accommodation at 66 Regent Street



Picture 5 Jack Floyd Reserve and bus stop at Regent Street

Source: Urbis



Picture 6 View to Rosehill Street Park at Gibbons Street

4.2. COMMUNITY PROFILE

A community profile identifies the demographic and social characteristics of a proposal's likely area of social influence. This is an important tool in understanding how a community currently lives and that community's potential capacity to adapt to changes arising from a proposal.

A community profile has been developed for the suburb of Redfern based on demographic data from:

- Australian Bureau of Statistics (2016) Census of Population and Housing
- Profile id. community profile
- Profile id. population forecast.

The demographic characteristics of City of Sydney LGA and Greater Sydney have been used, where relevant, to provide a comparison.

While population data from the 2016 Census now dates to five years ago, it remains the most recent population data source until the release of 2021 Census data in June 2022.

In 2020, it is estimated that there were 16,104 people living in Redfern. Key characteristics of this community include:



High proportion of young adults, living in lone person households

A significant proportion of the population in Redfern (43.3%) and the City of Sydney LGA (48.5%) are aged 20 to 34 years, which is higher than in Greater Sydney (22.9%). Lone person households dominate in Redfern (35.1%) and the LGA (32.5%), with only 20.4% of households in Greater Sydney being lone person.



Higher proportion of Aboriginal and Torres Strait Islander residents

There is a higher proportion of residents who identify as Aboriginal and Torres Strait Islander living in Redfern (2.2%) than in the City of Sydney LGA (1.2%) and Greater Sydney (1.5%).



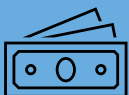
High density, rental living predominant

Nearly all dwellings in Redfern (97.1%) and the City of Sydney LGA (96.0%) are flats or apartments which is a significantly higher proportion than Greater Sydney (44%). Over half of households living in Redfern rent (55.4%), with a median weekly rent of \$501 per week.



Tertiary education attendance

The proportion of Redfern residents attending higher education is higher (13.7%) than in Greater Sydney (8.5%). However, tertiary students make up a higher proportion of City of Sydney residents (19.1%).



Stable levels of socio-economic advantage

Redfern has a median individual income of \$991 which is slightly



Strong population growth

By 2041, the population of the Redfern Waterloo area (as identified by profile id.) is expected

higher compared to the City of Sydney LGA (\$953). Socio Economic Indexes for Areas (SEIFA) data for relative advantage and disadvantage indicates that Redfern is in the top 40% of NSW suburbs for advantage.

to increase by 104.0% to 69,561. Over the same period, the proportion of those aged 20 to 35 is expected to increase by 91.6%.

4.3. RELEVANT ENGAGEMENT OUTCOMES

Community and stakeholder consultation

As part of the EIS process, Elton Consulting undertook engagement with the community and stakeholders to inform them of the project and provide an opportunity for feedback. The engagement has been documented within the Community and Stakeholder Engagement Report (also prepared by Elton Consulting), which will be lodged with the EIS.

Table 6 below provides an overview of the key consultation outcomes, as they relate to the SIA. The Engagement Report should be referred to for a complete summary of all engagement activities and feedback.

Table 6 Overview of key consultation outcomes

Theme	Feedback
Provision of student accommodation	<ul style="list-style-type: none">Community members had concerns about the concentration of student accommodation within the area. These community members believe the proposal does not align with longer term planning for the area and is not 'culturally attuned'.There were also concerns from the community that COVID-19 will impact the occupancy of the proposal. There were questions about whether the proposal will have an alternative/interim use in the event of low take up of the accommodation by students.
Building design	<ul style="list-style-type: none">Community members raised concerns over the setbacks and height of the proposal, although noted it complies with the planning controls. It was suggested that the proposal should work within the shadow of surrounding buildings.The owners of 118 Regent Street (the former Church) were concerned the proposal will restrict sunlight into the Church, specifically at the Margaret Street side. They recommended the setbacks at Margaret Street be increased to minimise the impact of overshadowing.
Public domain	<ul style="list-style-type: none">The owners of 118 Regent Street believe the proposal to extend William Lane will have a positive impact on the area. However, they also raised concerns about students loitering within the lane and around the Church.Representatives from St George Community Housing (SGCH) recommended lighting be provided within the public domain surrounding the proposal. SGCH indicated an assault had occurred in the area recently.
Vehicle movement	<ul style="list-style-type: none">Community members had concerns about the lack of parking provided within the proposal, both for tradespeople during construction and for residents of the project during its operation. There were also concerns about vehicle access for deliveries, loading and rubbish removal.

Consultation with City of Sydney Council

A videoconference was held with a representative from Council's Social Strategy and Communications team on 16 November 2021 to help inform this SIA. The interview was undertaken to understand the site and its surrounding context, the local characteristics of the Redfern community, and potential positive and negative social impacts associated with the proposal from Council's perspective. Key feedback from this interview is summarised below:

Redfern local context

- Redfern is characterised as a diverse suburb, both in terms of built form and of the demographic characteristics of its residents. There is a high proportion of residents born overseas.
- The Aboriginal and Torres Strait Islander community has a significant connection with Redfern. Council's representative emphasised the importance of engaging with the Aboriginal community during the detailed design stage representing the community's connections to place within the built form and public domain (e.g. naming of spaces).
- There is also a high proportion of lone person households within Redfern, the majority of which rent their homes.
- Council's representative referred to planning currently being undertaken within Waterloo, particularly relating to the Metro Station and Waterloo Estate. New planning controls are also being proposed for the Botany Road Corridor which aim to encourage new commercial buildings and affordable housing.

Positive impacts of the proposal

- Council generally supports the provision of student housing on site and within the surrounding area. The diversity of rooms within the proposal (ensuite, studio and two bed) was considered a good mix, noting that two bed rooms are generally rare within these types of developments.
- The site's location within proximity to a variety of tertiary education institutions, significant existing and proposed student housing and Redfern Station was seen as positive by Council.
- The provision of a variety of communal areas and green spaces within the development was also seen as positive. The positioning and design of study spaces at the periphery of the ground floor is expected to provide passive surveillance of the internal and external environment.
- The proposed access arrangements to the site, specifically for people with a disability, were supported.
- The way in which the design has been amended to maintain solar access to the site on the southern side of Margaret Street was also supported.

Areas for further consideration

- Council's representative recommended programs and services be established to support international students transition to living in the area. There is an opportunity for collaboration between on site administration staff and universities to assist with the transition.
- The surrounding social infrastructure surrounding the site was seen as being sufficient to meet the needs of the incoming population of the site. Opportunities for a social enterprise or food incubator were suggested, which could be situated within the retail tenancy at ground level. This would provide students with the ability to gain skills and experience on site and foster social connections.
- Consideration of CPTED within the public domain and communal areas was raised by Council's representative as important to provide a safe environment for tenants and the surrounding community.
- It was suggested a vegetable garden be provided within the outdoor terrace areas to provide students with on site activities and opportunities to form social connections with other tenants.
- Development of a long term plan to manage the interface between the site and surrounding student accommodation developments was also suggested by Council's representative.

4.4. AREAS OF SOCIAL INFLUENCE

Considering the outcomes from the social baseline, the area of social influence is likely to be the immediate context, City of Sydney LGA and the wider district. Within the areas of social influence, the following individuals and communities are likely to be impacted by the proposal:

- Sensitive receivers including St Luke's Presbyterian Church and 1 Margaret Street
- Redfern local residents
- Tertiary education institutions within City of Sydney LGA and potentially Greater Sydney
- Future student tenants.

5. EXPECTED AND PERCEIVED IMPACTS

A proposal may cause a range of direct and indirect social impacts which can have a positive, negative or neutral impact on the existing community. A SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community and identified stakeholder groups.

The following section outlines the impact scoping considerations which were used to inform the determination of significant social impacts. These impacts have been informed by the contextual information outlined in Sections 0 - 4 of this SIA and have been assessed against the SIA criteria described in Section 2.

5.1. NEUTRAL TO LOW IMPACTS

This section outlines the social impacts considered to have a neutral to low impact on the community. These are not considered to have a significant impact on the community and are not included for further assessment.

Table 7 Initial scoping of neutral to low impacts

Potential impact	Social impact category	Impact assessment summary
Noise during operation	<ul style="list-style-type: none"> Health and wellbeing 	<p>There may be potential for the proposal to result in noise to surrounding residents and businesses due to student gatherings and other activities. There may also be potential for tenants of the project to be adversely affected by noise from the surrounding environment, including traffic noise.</p> <p>The operation of the student housing will be supported by a Residents Handbook which details rules tenants must follow in relation to noise. The Handbook outlines that music and outdoor gatherings must cease between 10pm to 8am.</p> <p>A Noise and Vibration Impact Assessment prepared by Acoustic Logic considers the internal noise level criteria associated with the proposal to align with the requirements of the NSW SEPP (Infrastructure) 2007 and NSW Department of Planning's <i>Development near rail corridors and busy roads – Interim guideline</i>. Management measures to maintain the prescribed noise levels are contained in the assessment.</p> <p>The assessment also considers primary noise sources associated with the proposal, including the mechanical plant and use of the commercial/retail area. Acoustic Logic recommends a separate acoustic assessment and treatments for each noise source be undertaken to ensure satisfactory levels of noise emissions.</p> <p>Assuming the recommendations contained in the Noise and Vibration Impact Assessment are implemented, internal and external noise generated by the proposal is likely to have a low negative to neutral impact on incoming residents and surrounding receivers. This impact has therefore not been included for further assessment.</p>
Traffic and parking generation during operation	<ul style="list-style-type: none"> Surroundings Way of life 	<p>The proposal does not provide car parking on site for incoming tenants. Community consultation on the proposal indicated there were concerns about the lack of parking</p>

		<p>provided on site, and the impact this may have on the surrounding street network and parking availability.</p> <p>A Traffic Impact Assessment (TIA) was undertaken by The Transport Planning Partnership to assess the parking needs of the incoming population and suitability of the proposal. Given the site's highly connected location, the TIA considers that most tenants will either walk (62%), use public transport (30%) or cycle (5%) to the site. The lack of parking on site is therefore unlikely to contribute to increased demand of street parking or traffic generation in the area.</p> <p>The proposal also includes a number of measures to help encourage sustainable modes of travel. This includes:</p> <ul style="list-style-type: none"> ▪ Providing 104 bicycle spaces on site. ▪ Developing a Tenancy Agreement which prevents students from parking on site. ▪ Providing a Travel Access Guide to all incoming tenants which outlines sustainable travel methods to the site, including customised travel routes to nearby education institutions. <p>The TIA also indicates the proposal is consistent with 11 other student accommodation developments in the area. This includes the approved provisions of the adjacent site at 90-102 Regent Street, which provides no on-site parking. This development was approved by DPIE with the understanding that no car parking provisions would result in minimal traffic generation.</p> <p>The TIA therefore considers that the lack of on-site parking will not generate an increase demand in parking or traffic around the site.</p> <p>Based on the TIA, the proposal will likely have a neutral impact on existing road users, including local residents. This impact has therefore not been included for further assessment.</p>
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5.2. MODERATE TO HIGH IMPACTS

Table 8 outlines the social impacts which were identified in preliminary scoping as likely to be moderate to high. **These impacts are considered significant and are included for further assessment in Section 6 of this report.**

Table 8 Initial scoping of moderate to high impacts

Potential impact	Social impact category	Potentially impacted groups	Preliminary assessment
Availability of student accommodation	<ul style="list-style-type: none"> ▪ Accessibility ▪ Health and wellbeing ▪ Livelihoods ▪ Way of life 	<ul style="list-style-type: none"> ▪ Future student tenants ▪ Tertiary education institutions within City of Sydney LGA and potentially Greater Sydney 	<p>The City of Sydney has a large student population. While COVID-19 travel bans have temporarily restricted the number of international student arrivals, the demand for student accommodation is expected to increase as restrictions ease. The proposal seeks to meet this need by increasing the supply of student accommodation in a highly connected location.</p> <p>This impact has been included for further assessment in Section 6.</p>
Supporting student connections and wellbeing	<ul style="list-style-type: none"> ▪ Community ▪ Health and wellbeing 	<ul style="list-style-type: none"> ▪ Future student tenants ▪ 	<p>The development of community ties is integral to any vertical, residential development. This is particularly important for student accommodation, where many residents live alone and may not have established social networks in the area.</p> <p>This impact has been included for further assessment in Section 6.</p>
Creating a safe and activated environment	<ul style="list-style-type: none"> ▪ Accessibility ▪ Health and wellbeing ▪ Surroundings ▪ Way of life 	<ul style="list-style-type: none"> ▪ Redfern local residents ▪ Future student tenants 	<p>Crime data indicates the site is in a crime hotspot for various offences including theft, assault and malicious damage to property. While surrounded by key activity nodes, there is limited activation and pedestrian movement on site. The redevelopment of the site is expected to improve the general safety, security and activation of the area.</p> <p>This impact has been included for further assessment in Section 6.</p>
Access to social infrastructure and open space	<ul style="list-style-type: none"> ▪ Accessibility ▪ Community ▪ Health and wellbeing ▪ Surroundings ▪ Way of life 	<ul style="list-style-type: none"> ▪ Redfern local residents ▪ Future student tenants 	<p>As the population grows, there is a growing demand for social infrastructure across the LGA.</p> <p>The proposal will introduce a new population who will need access to social infrastructure and open space. The proposal has sought to address this through the inclusion of various communal areas on site and connections to key facilities.</p> <p>This impact has been included for further assessment in Section 6.</p>

Cumulative impacts from construction	<ul style="list-style-type: none"> ▪ Health and wellbeing ▪ Surroundings ▪ Way of life 	<ul style="list-style-type: none"> ▪ Redfern local residents 	<p>The site is in an area of considerable urban change and ongoing construction. The development of the proposal will contribute to ongoing construction works in the area which is likely to contribute to cumulative construction impacts on neighbours.</p> <p>Several technical assessments have been undertaken to help assess and reduce the construction impact of the proposal.</p> <p>This impact has been included for further assessment in Section 6.</p>
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6. ASSESSMENT OF SIGNIFICANT IMPACTS

The following section provides a detailed assessment of the significant social impacts of the proposal, as identified in Table 8. The significant impacts are assessed with any planned mitigation measures to determine the residual impact level. The assessment process used to determine each impact level is described in Section 2.

6.1. AVAILABILITY OF STUDENT ACCOMMODATION

Description of impact
Increased supply and availability of student accommodation in an accessible location
Current environment
<p>The City of Sydney has a large student population. In 2020, Council's Local Strategic Planning Statement estimates there were approximately 10,000 students living in purpose-built student accommodation across the LGA, with this number expected to increase over the coming years. This increase in students is likely to create a concentrated demand for student accommodation within the LGA.</p> <p>The LSPS findings pre-date the emergence of COVID-19. From 2020 – 2021, COVID-19 travel bans have restricted the number of local and international students residing within the LGA. This has particularly impacted the international student market, with evidence from the NSW Government indicating that more than 57,000 students are currently overseas and waiting to resume their tertiary education studies in Australia (NSW Government 2021).</p> <p>Student accommodation in the LGA is largely concentrated around the City's existing tertiary education facilities, including the University of Sydney, University of Technology Sydney, University of Notre Dame and TAFE NSW Ultimo. Given Redfern's proximity to all four institutions, the suburb is home to various types of student accommodation. In recent years, the number of student accommodation developments has been increasing in the suburb to help meet demand. This is evident by the approval of three student accommodation developments surrounding the site at 90-102 Regent Street, 13-23 Gibbons Street and 80-88 Regent Street.</p>
Impact of the proposal
<p>The proposal will provide 411 purpose-built, student accommodation beds on site to help meet the future demand for student accommodation in the area. The proposal includes a variety of room types, including 331 studio rooms, 25 ensuite rooms, 24 two bed rooms (48 beds) and seven accessible rooms, to help cater for a wide range of student preferences.</p> <p>According to Australian Bureau of Statistics (ABS) data from the most recent Census in 2016, 2.1% of Redfern residents are aged 15-19 and 8.8% of residents are aged 20-24. This compares to 6.0% and 7.1% of Greater Sydney residents in the two age groups. Given the likely ages of most residents of student housing, the proposal is likely to contribute to increasing the proportion of Redfern residents in the 15-19 year age group.</p> <p>The proportion of residents in the 20-24 year in Redfern is slightly above the Greater Sydney average. The additional number of residents in this age group will likely increase due to the proposal. However, this will not represent a significant outlier to the Greater Sydney average or create a concerning age-based lack of diversity.</p> <p>The proposal will provide new student accommodation rooms in a highly accessible location. Incoming students will be centrally located within 1km – 1.5km of the LGA's main tertiary education institutions and within walking distance (400m) of Redfern Station. The location provides easy access to a range of critical services, including retail outlets, employment hubs, health facilities and social services. Consultation with a representative of the City of Sydney indicated that the project's location is seen appropriate.</p>

Consultation with the community (as outlined in Section 4.3) indicated there were concerns that COVID-19 restrictions would impact the occupancy of the proposal. As travel restrictions ease, it is expected many students will be returning to Australia for their studies, with fully vaccinated students no longer needing to apply for a travel exemption from 15 December 2021. The Australian Government has also endorsed an International Student Arrival Plan for NSW to facilitate the safe arrivals of students back to the state. Under this plan, the Australian Government has established a pilot program to facilitate the arrival of 500 international students to NSW in December 2021, with more student arrivals expected in 2022. There is therefore expected to be a future demand for student accommodation across NSW. As the proposal is expected to be operational in 2024, it is unlikely that COVID-19 travel restrictions will severely impact the demand or occupancy of the site.

Management measures		SIA recommendations
<ul style="list-style-type: none"> Provision of a diversity of student accommodation rooms including ensuite, studio, two bed rooms and accessible rooms to cater for a wider range of student preferences. Management of the proposal by Unilodge Australia, an experienced student accommodation provider, to ensure accommodation is maintained to a high standard. 		<ul style="list-style-type: none"> Frequently engage with local tertiary education institutions to communicate with students about the availability of accommodation on site.
Residual impact (considering management measures)		
Likelihood: Likely	Magnitude: Moderate	Resultant impact: High
Based on the above assessment, the proposal is expected to have a high positive impact on the community by increasing the supply of student accommodation in an area suitable for new student housing. This impact will be most pronounced for local and international tertiary students, who will benefit from the supply of new purpose-specific housing in a highly connected location and socially supportive environment.		

6.2. SUPPORTING STUDENT CONNECTIONS AND WELLBEING

Description of impact
Supporting the creation of community connections for students living in the proposed accommodation to reduce isolation and increase student wellbeing
Current environment
As outlined in Section 3, the development of community ties is integral to any vertical, residential development. This is particularly important for student accommodation, where many residents live alone and may not have established social networks in the area.
Evidence from the International Student's Mental Health and Physical Safety study (Orgyen 2020) reflects this, with the study finding that international students often experience social isolation and loneliness while studying in Australia.
Impact of the proposal
Consultation with the City of Sydney emphasised the importance of providing programs and services to support students with their transition to living in Redfern, particularly for international students.

The proposal includes a number of measures to help support student wellbeing on site and reduce the likelihood of social isolation. This includes the establishment of the Residents Community Program, which provides tenants with access to organised events such as cooking classes, sporting groups and other social events to help foster social connections and create a sense of belonging amongst residents. The inclusion of communal amenities throughout the building, such as communal lounges, dining areas, gaming areas and outdoor terraces, will provide greater opportunities for residents to connect with each other and develop social ties. The location of the proposal next to three other student accommodation apartment buildings will also provide greater opportunities for incoming residents to meet other students and broaden their social connections.

Management measures	SIA recommendations
<ul style="list-style-type: none"> Establishment of a Residents Community Program on site to provide students with an opportunity to develop social connections and reduce feelings of isolation. Design of the proposal to include a range of communal areas and to be situated next to other student accommodation dwellings to provide greater opportunities for social connections. 	<ul style="list-style-type: none"> Prepare a schedule of events and programs that will run under the Residents Community Program during the operation of the proposal. Consider employing students within the onsite administration team to assist them with fostering social connections and networks.

Residual impact (considering management measures)

Likelihood: Possible	Magnitude: Moderate	Resultant impact: Medium
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The proposal includes a number of design and operational features which are likely to support the creation of community connections for students living in the proposed accommodation and reduce the risk of social isolation. The project is therefore likely to have a medium positive impact on the wellbeing of future residents of the project.

6.3. CREATING A SAFE AND ACTIVATED ENVIRONMENT

Description of impact
Contributing to increased activation and safety of the site and immediate surroundings
Current environment
<p>Data from the Bureau of Crime Statistics and Research (dated November 2021) indicates that Redfern has high rates of crime, with the site and immediate surrounds in a crime hotspot for various crime types. This includes crimes relating to theft, assault, and malicious damage to property.</p> <p>While surrounded by key activity nodes, there is limited activation and pedestrian movement on site. This is largely due to construction works currently occurring on site and the location of William Lane at the rear of the site. William Lane is currently a no through road and presents some risks with concealment and public surveillance, due to its lack of continuous connection with the surrounding road network. The Crime Prevention Through Environmental Design (CPTED) Assessment prepared by Elton Consulting also states there is a lack of street lighting surrounding the site on Margaret Street and William Lane, which is identified as a key safety risk.</p>
Impact of the proposal
The CPTED Assessment found the proposal will assist with improving the general safety, security and activation of the site and immediate area. As the site is currently vacant, the redevelopment of the site will provide greater opportunities for natural surveillance along the key road corridors, with outdoor terraces

overlooking William Lane and Margaret Street. The integration of the ground floor retail space will also help encourage a greater diversity of people to use the site during the day, when residential sites are typically at their lowest capacity.

The proposal also includes the extension of William Lane to Margaret Street. This is likely to improve the activation of the public domain by providing a continuous, public walkway through the site. The through-site link will be designed with high quality landscaping and seating to encourage people to meet and socialise in the space, providing greater activation and natural surveillance opportunities. The through site link will be managed by Wee Hur to maintain cleanliness, safety, and security.

The proposal also includes a number of design and operational measures to help maximise safety for incoming tenants. This includes the provision of CCTV surveillance at all entry/exits and common areas as well as key card access. The development and implementation of the Operations Management Plan (OMP) will further implement safe practices on site. The OMP provides guidance which all tenants must adhere to, including direction around check in/check out procedures, emergency protocols and the responsible consumption of alcohol.

Management measures	SIA recommendations
<ul style="list-style-type: none"> Extension of William Lane to provide direct pedestrian access to Margaret Street, increasing activity within the area and providing an upgraded public domain area. Management of the through-site link by Wee Hur to provide clear responsibilities around maintaining the safety, security and cleanliness of the space. Provision of clear sight lines, CCTV surveillance and access control measures to maximise tenant safety on site. Inclusion of public, ground floor uses with the common areas to create greater opportunities for activation and natural surveillance. Development of an Operations Management Plan (OMP) to maximise tenant safety on site. 	<ul style="list-style-type: none"> Implement the recommendations identified within the CPTED assessment prepared by Elton Consulting. This includes recommendations relating to lighting of all key entry/exits and applicable public domain areas. Development of a maintenance schedule for William Lane by Wee Hur to outline procedures relating to landscaping and rubbish removal.

Residual impact (considering management measures)

Likelihood: Likely	Magnitude: Moderate	Resultant impact: High
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Based on the above assessment and the outcomes of the CPTED assessment, the proposal is expected to have a high positive impact on the community by broadening opportunities for activation and natural surveillance. The implementation of key design and operational procedures within the student accommodation development will also help to maximise safety and security outcomes for all incoming tenants.

6.4. ACCESS TO SOCIAL INFRASTRUCTURE AND OPEN SPACE

Description of impact

Access to social infrastructure and open space to meet the needs of the incoming student population

Current environment

As an inner city suburb, Redfern has access to a range of social infrastructure facilities. As outlined in Section 4, this includes various community centres, libraries and open space areas. The site is within walking distance (400m – 800m) to several of these facilities including Gibbons Street Reserve and Redfern Community Centre.

Council's Local Strategic Planning Statement (LSPS) identifies there is a growing demand for open space and social infrastructure across the LGA due to population growth and rising housing density. The strategy also outlined a need to provide better access to green space in Redfern, due to a lack of existing connections to local parks. To help reduce this pressure, Council's Social Sustainability Policy and Action Plan suggests vertical communities be established within residential developments. These communities would be supported by the provision of internal common areas, such as outdoor terraces, activity rooms and study areas, to help connect residents and provide them with immediate access to social infrastructure.

Impact of the proposal

Based on the proposed dwelling mix, the proposal is likely to introduce a new population of up to 411 students. The proposal seeks to locate these new residents in a highly connected area, being within 2km to six libraries, 15 community facilities and a range of open space areas.

While the incoming population is likely to utilise some of these facilities, the expected size of this population and internal design inclusions suggests the needs of the population can be accommodated without excessive demand.

In regards to population size, Council's Development Contributions Plan (2015) provides a provision benchmark of one multipurpose facility per village (20,000 – 30,000 residents). The expected size of the incoming population (411 students) would not generate the need for an additional facility in the Redfern Village. As outlined in Section 4, incoming students can access a range of social infrastructure facilities either within walking distance (400m – 800m) or via easy public transport access. The NSW Government Architect's draft Greener Places Design Guide (2020) also states high density housing should be within 200m walking distance to open space areas of at least 0.15ha. The proposal meets this requirement, being within 200m walking distance to Gibbons Street Reserve.

Given the site's accessible location, consultation with Council indicated there is sufficient social infrastructure provision in the area to accommodate the proposal. To help further supplement provision, Council suggested a social enterprise or food incubator could be provided within the retail tenancy at ground level. This could help broaden the social outreach of the proposal and help foster social connections between incoming residents and the community.

The proposal also includes a range of communal areas to help reduce the pressure on surrounding social infrastructure, aligned with the directions of Council's Social Sustainability Policy and Action Plan. This includes:

- 708 sqm of outdoor communal space
- Outdoor terraces located on levels two, four and 16
- Communal study areas on the ground floor and a gym
- Entertainment and social areas including a games room, cinema and dining spaces.

In addition to these facilities, it is expected that many incoming students will utilise key facilities (such as libraries, study halls and social areas) located at their tertiary institutions. This will help further reduce the pressure on Council's social infrastructure network. Consultation with Council indicated the provision of outdoor space was a positive inclusion and suggested vegetable gardens could be provided for tenants to help further strengthen social connections.

Management measures		SIA recommendations
<ul style="list-style-type: none"> Integration of various communal areas, including open space and social areas, to help support the immediate social infrastructure needs of the incoming population and to reduce pressure on Council's existing network. Consultation with Council to inform them of the proposal and enable forward planning for any facility inclusions, aligned to community needs. 		<ul style="list-style-type: none"> Consider ways to further support the social connections of the incoming community, as recommended by Council. This may include measures such as providing a social enterprise or food incubator within the proposed retail tenancy or providing communal vegetable gardens within the outdoor terrace areas.
Residual impact (considering management measures)		
Likelihood: Possible	Magnitude: Minimal	Resultant impact: Low
<p>Based on the above assessment, the incoming population is unlikely to create excessive demand on the surrounding social infrastructure and will have a low to neutral impact on the community. The size of the incoming population as well as the inclusion of various common areas within the development suggest the needs of the incoming and existing residential population can be accommodated adequately.</p>		

6.5. CUMULATIVE CONSTRUCTION IMPACTS

Description of impact
Incremental and combined impacts arising from construction activities of multiple projects around the site area, including the site itself
Current environment
<p>The site is located in an area of considerable urban change and ongoing construction. On site, construction works are currently underway to demolish the previous service station use and remediate the site. Two student accommodation developments are also under construction immediately next to the site at 90 – 102 Regent Street and 13 – 23 Gibbons Street.</p> <p>In recent years, the site and surrounds have also experienced major construction works associated with the redevelopment of the South Eveleigh Precinct as well as various housing developments along Gibbons Street and Regent Street. The Sydney Metro line is also currently under construction near Redfern Station, in close proximity to the site.</p> <p>Community consultation on the proposal indicates there were concerns about the lack of parking provided on site for construction workers.</p>
Impact of the proposal
<p>If approved, construction of the proposal is likely to commence in July 2022, with the building expected to be operational in January 2024. As outlined above, construction works have been ongoing in the area. Existing residents in the area, particularly those on Margaret Street, Gibbons Street and Regent Street, are therefore likely to experience concentrated construction works for at least another two years.</p> <p>The construction of any development can generate a range of noise, vibration and traffic impacts which may impact on an individual's quality of life. In isolation, many of these construction impacts are short term and often mitigated. When these impacts are compounded and extended over a long period of time, it is important that measures are undertaken to decrease the intensity of noise and to coordinate construction movements and respite periods across developments, where possible.</p>

The Noise and Vibration Impact Assessment prepared by Acoustic Logic considered that, due to existing construction works in the area, the proposal will likely contribute to an exceedance of the relevant noise affected levels. Based on this, the assessment recommends several mitigation measures to help reduce the potential noise and vibration construction impacts from the proposal. These measures are detailed in full within the Noise and Vibration Impact Assessment and include recommendations such as:

- Conducting internal demolition works with the façade intact to provide noise screening to surrounding neighbours
- Constructing hoarding around the site to act as a noise barrier where required
- Using alternative noise reducing equipment as much as practicable, including the use of silencing devices to engine exhausts
- Considering the use of respite periods in accordance with Interim Construction Noise Guideline recommendations in the event of continuous exceedances of the highly noise affected level.

A Construction Management Plan Methodology has also been prepared by Richard Crookes Constructions which outlines the proposed site management principles, traffic and complaints procedures to be implemented on site. The CMP Methodology also states an Environmental Management Plan (EMP) will be prepared to assist in implementing the noise mitigation strategies and relevant community communication protocols.

In regards to traffic, the Traffic Impact Assessment (TIA) prepared by The Transport Planning Partnership does not provide an assessment of how the proposal's construction will impact on parking availability and vehicle access around the site. The TIA recommends this be addressed through the development of a Construction Pedestrian Traffic Management Plan (CPTMP). The TIA recommends this be prepared prior to construction and be developed in consultation with Transport for NSW. The TIA considers that the preparation of the CPTMP will ensure the cumulative traffic impacts of site construction are assessed and appropriately managed, as well as help to maximise pedestrian and vehicle safety around the site.

Management measures	SIA recommendations
<ul style="list-style-type: none"> ▪ Undertaking a Noise and Vibration Impact Assessment to assess and reduce the potential construction impacts from the proposal on surrounding neighbours. ▪ Preparation of a Construction Management Plan Methodology with site management, traffic and communication procedures detailed. 	<ul style="list-style-type: none"> ▪ Implement the management measures and recommendations outlined in the Noise and Vibration Impact Assessment and the Traffic Impact Assessment (TIA). ▪ Undertake an analysis of traffic movements and parking arrangements associated with construction of the development. This may be undertaken as part of the Construction Pedestrian Traffic Management Plan, as recommended by the TIA. ▪ Ensure the Construction Management Plan and Environmental Management Plan are finalised, approved and implemented prior to construction commencing. ▪ Consider ways to reduce the intensity of cumulative construction impacts on the community. This may involve various measures, such as coordinating invasive construction activities/traffic movements with surrounding developing sites and factoring in times for reprieve. ▪ Ensure the community is regularly informed about the expected construction schedule

	and the construction impacts they are likely to experience. This should also include details of how to contact the nominated contractor with any enquiries or complaints.	
Residual impact (considering management measures)		
Likelihood: Possible	Magnitude: Moderate	Resultant impact: Medium
<p>Based on the above assessment, it is likely that the community immediately surrounding the site will experience cumulative construction related impacts from the development of the proposal and adjacent projects. It is likely that these cumulative construction impacts will have a medium-term negative impact on the local community.</p> <p>Several technical assessments have been undertaken for the site to assess the severity of construction related impacts on the community and to provide recommendations on how these can be appropriately managed and mitigated. This includes the preparation of a Noise and Vibration Impact Assessment, a Traffic Impact Assessment and a Construction Management Plan Methodology. This SIA advocates that the recommendations of these assessments be prioritised and implemented prior to the construction of the proposal.</p>		

7. CONCLUSION

This SIA has been undertaken to assess the potential social impacts arising from a new student accommodation development at 104-116 Regent Street, Redfern (the site).

Based on the assessment in this report, the key social impacts of this proposal are:

- **Availability of student accommodation:** Based on the above assessment, the proposal is expected to have a high positive impact on the community by increasing the supply of student accommodation in an area suitable for new student housing. This impact will be most pronounced for local and international tertiary students, who will benefit from the supply of new purpose-specific housing in a highly connected location and socially supportive environment.
- **Supporting student connections and wellbeing:** The proposal includes a number of design and operational features which are likely to support the creation of community connections for students living in the proposed accommodation and reduce the risk of social isolation. The project is therefore likely to have a medium positive impact on the wellbeing of future residents of the project.
- **Creating a safe and activated environment:** Based on the above assessment and the outcomes of the CPTED assessment, the proposal is expected to have a high positive impact on the community by broadening opportunities for activation and natural surveillance. The implementation of key design and operational procedures within the student accommodation development will also help to maximise safety and security outcomes for all incoming tenants.
- **Access to social infrastructure and open space:** Based on the above assessment, the incoming population is unlikely to create excessive demand on the surrounding social infrastructure and will have a low to neutral impact on the community. The size of the incoming population as well as the inclusion of various common areas within the development suggest the needs of the incoming and existing residential population can be accommodated adequately.
- **Cumulative construction impacts:** Based on the above assessment, it is likely that the community immediately surrounding the site will experience cumulative construction related impacts from the development of the proposal and adjacent projects. It is likely that these cumulative construction impacts will have a medium-term negative impact on the local community.

Several technical assessments have been undertaken for the site to assess the severity of construction related impacts on the community and to provide recommendations on how these can be appropriately managed and mitigated. This includes the preparation of a Noise and Vibration Impact Assessment, a Traffic Impact Assessment and a Construction Management Plan Methodology. This SIA advocates that the recommendations of these assessments be prioritised and implemented prior to the construction of the proposal. Recommendations are provided below to help further manage and improve the potential impacts arising from the proposal.

7.1. RECOMMENDATIONS

The following recommendations are provided to further manage the potential impacts from the proposal:

- Frequently engage with local tertiary education institutions to communicate with students about the availability of accommodation on site.
- Prepare a schedule of events and programs that will run under the Residents Community Program during the operation of the proposal.
- Consider employing students within the onsite administration team to assist them with fostering social connections and networks.
- Implement the recommendations identified within the CPTED assessment prepared by Elton Consulting. This includes recommendations relating to lighting of all key entry/exits and applicable public domain areas.
- Development of a maintenance schedule for William Lane by Wee Hur to outline procedures relating to landscaping and rubbish removal.

- Consider ways to further support the social connections of the incoming community, as recommended by Council. This may include measures such as providing a social enterprise or food incubator within the proposed retail tenancy or providing communal vegetable gardens within the outdoor terrace areas.
- Implement the management measures and recommendations outlined in the Noise and Vibration Impact Assessment and the Traffic Impact Assessment (TIA).
- Undertake an analysis of traffic movements and parking arrangements associated with construction of the development. This may be undertaken as part of the Construction Pedestrian Traffic Management Plan, as recommended by the TIA.
- Ensure the Construction Management Plan and Environmental Management Plan are finalised, approved and implemented prior to construction commencing.
- Consider ways to reduce the intensity of cumulative construction impacts on the community. This may involve various measures, such as coordinating invasive construction activities/traffic movements with surrounding developing sites and factoring in times for reprieve.
- Ensure the community is regularly informed about the expected construction schedule and the construction impacts they are likely to experience. This should also include details of how to contact the nominated contractor with any enquiries or complaints.

7.2. OVERALL IMPACT ASSESSMENT

Overall, it is expected the proposal will have a medium positive impact on future tenants and the existing Redfern community. This positive impact is particularly due to the provision of student accommodation in an accessible location and support for the creation of student connections and wellbeing. The proposal is also likely to contribute to increasing activation and safety of the site and immediate surrounds.

REFERENCES

This SIA has been informed by a range of data sources, information and technical studies. The following data sources have been used:

Demographic and crime data

Australian Bureau of Statistics, Census of Population and Housing, 2016, Greater Sydney, City of Sydney LGA (SA3) and Redfern (SA2) data.

Bureau of Crime Statistics and Research, Redfern, City of Sydney LGA and NSW hotspot maps and crime rates.

Profile id. Redfern community profile.

Policy documents

Greater Sydney Commission, 2018, Eastern City District Plan.

NSW Department of Planning, Industry and Environment, 2021, Social Impact Assessment Guideline: State significant projects.

International Association for Impact Assessment, 2015, Social Impact Assessment: Guidance for assessing and managing the social impacts of projects.

Greater Sydney Commission, 2018, Camperdown-Ultimo Place Strategy.

Urban Growth, 2016, Central to Eveleigh Urban Transformation Strategy.

City of Sydney Council, 2017, Sustainable Sydney 2030 Community Strategic Plan 2017-2021.

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