

# SOCIAL IMPACT ASSESSMENT

Co-Living Housing  
175-177 Cleveland Street and 6-8  
Woodburn Street, Redfern



For Mark Shapiro Architects  
Project No. 21-049 Revision  
Revision C  
13 September 2022

**Civic  
Assessments**



**Urban Planners**

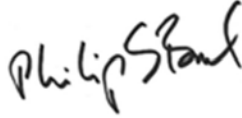


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## Front Cover Image 1943 Aerial Photography of Sydney, 6maps

### Certification

This Social Impact Statement (the SIA) has been prepared to support a development application (DA) for a boarding house; in particular, the assessment of the social impacts under Section 4.15 of the statutory considerations and likely social impacts of the proposed development pursuant to Section 4.15(1) (a), (c) and (e) of the Environmental Planning and Assessment Act 1979 (the Act).



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Date: 13/09/2022

The author has qualifications in:

- social sciences - Bachelor of Arts from the University of Sydney (1988);
- planning and research - Master of Urban Planning from the University of Melbourne (1991);
- management and local government - Australian Institute of Management Diploma of Management (2012); and
- is a Corporate Member Planning Institute of Australia (PIA) since 1996.

Philip has over 30 years + urban planning experience, that includes expertise in housing policy specific to the boarding house industry.

This SIA is accurate, was produced in accordance with current NSW State SIA Guidelines and can be relied upon in the determination of this SSD.

### Documents Control

Rev	Description	DATE	AUTHOR	CHECKED
A	For client review – draft.	17/09/2021	PSB	PSB
B	Final for boarding house DA	24/02/2022	PSB	PSB
C	Revise for Co-Living Building	13/09/2022	PSB	TC

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# 1 Executive Summary

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The site is known as 175-177 Cleveland Street and 6-8 Woodburn Street, Redfern and comprises 9 lots that are occupied by a variety of buildings. The proposal is demolition of the existing buildings and erection of a part 5-7 storey Co-Living Housing building with ancillary facilities such as ground floor commercial co-working spaces, parking, and communal areas. The housing would be characterised as a Mixed-Use Building, comprising predominantly Co-Living Housing and secondary commercial spaces.

The site is zoned Business - Mixed Use under the State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021 (the Eastern Harbour City SEPP) and the development is permissible State Significant Development (SSD). The SSD is lodged under the provisions of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) that facilitates Co-Living accommodation.

The site is in the Redfern–Waterloo renewal area where significant housing and employment development growth is envisaged. There is an existing demand for small dwellings. Broader economic trends indicate employment opportunities in Sydney are disproportionately concentrated in inner-city areas, such as Redfern, with a lack of appropriate housing for those workers. The proposal provides for small dwellings that addresses identified housing demand.

The site is well located in terms of public transport (bus and rail), services, facilities, and open space.

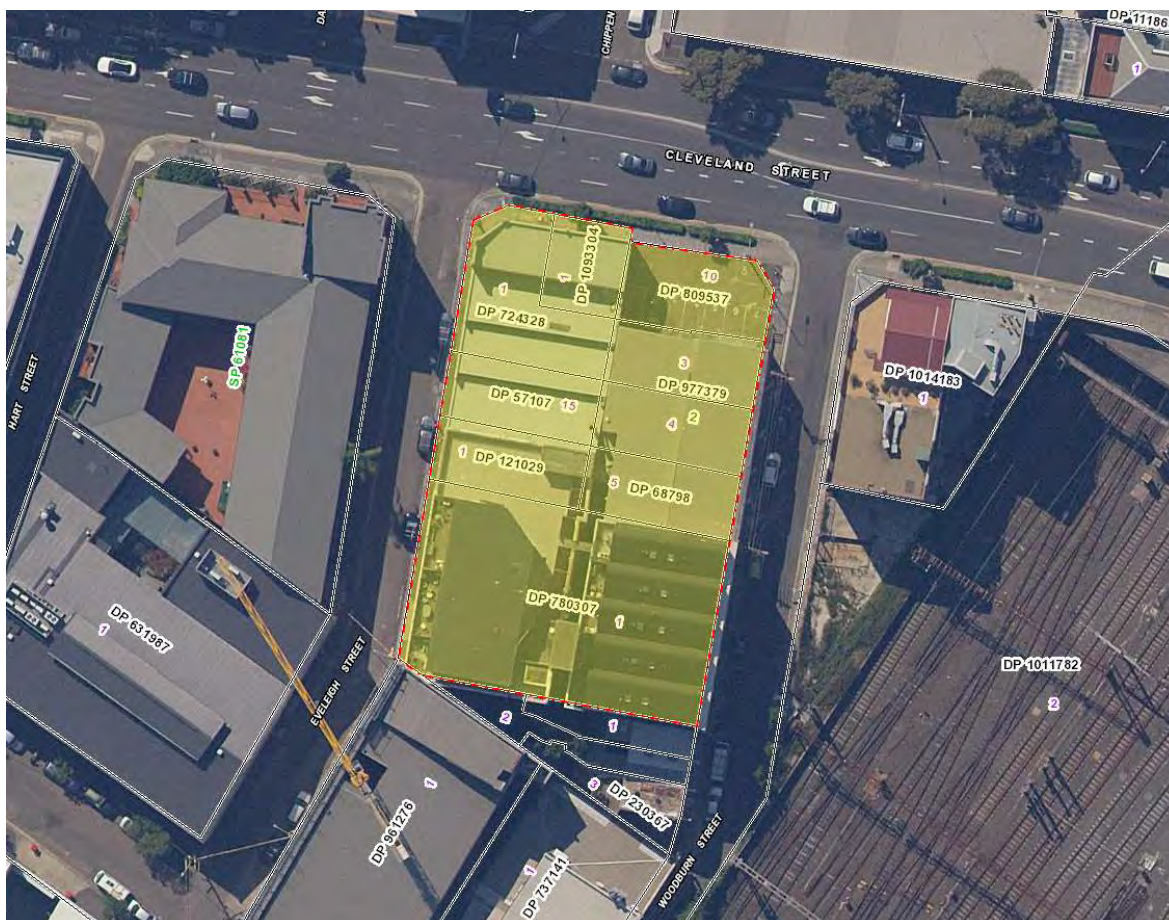
The crime risk of the locality is high but stable, as would be expected in a city-fringe locale. The building is designed as a courtyard-style, urban building with nil street setbacks. The entries are well located and observed and provide a clear pathway through the ground level courtyard that is well observed from above. The ground level is exclusively commercial, communal and back-of-house facilities. The building's design and form is suitable to its location.

The proposed Co-Living use is not considered to be a sensitive form of development, in a social impact sense, as it does not provide for a liquor licence, gambling, late night trading or other activities considered risks of generating adverse social impacts. The proposal is also not of a scale or type, such as a large infrastructure project, that would have a disruptive social effect on this community. This is an urban building on a site where such a use is planned for and expected.

The main social impact issue with the proposal is that it brings an increased residential population to an under-utilised, inner-city locality. This is generally a positive social impact and potential adverse impacts can be managed (e.g., the welfare of at-risk residents).

## 2 The Site and its Locality

The site is consolidated from 9 lots and has an area of 954.8 sqm – see site plan below.



**Figure 1: Site Plan, 6maps**

The existing buildings on the site are:

- 1 to 2-storey industrial building at 175-177 Cleveland Street and external carpark used to the corner of Woodburn Street – this building is used as office space. The current consent for the building (see D/2017/1710) describes the use as a creative space.
- 2-storey warehouse building at 1-5 Woodburn Street used for warehousing.
- 5-storey refurbished warehouse commercial/residential building with a basement parking level off Eveleigh Street at 1-5 Woodburn Street comprising 32 residential units and approximately 200sqm of ground floor commercial space to Woodburn Street.

See site imagery overleaf.



**Figure 2: Site Imagery, Civic Assessments**



**Figure 3: Site Imagery, Mark Shapiro Architects**

The site is in the suburb of Redfern, in the Local Government Area (LGA) of City of Sydney, in a city fringe locality.

The site is located approximately 2.5km south of the Sydney GPO.

### 3 The Proposal

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The proposal is to demolish the existing buildings on the site and develop a part 5-7 storey building described as a Co-Living building.

The proposal has been designed to offer and support co-working activities for residents as well as the wider community to promote employment and social interaction throughout the development. Specifically, the proposal involves:

- 7,006.4m<sup>2</sup> of gross floor area (GFA) (@ a FSR of 3.47:1) comprising 927.7m<sup>2</sup> of retail/commercial and 6,078.7m<sup>2</sup> of residential GFA;
- Basement containing 19 car parking spaces; 25 motorcycle spaces and 116 bicycle spaces;
- 216 co-living rooms (67 single and 149 double rooms) for lodgers and a building manager;
- Ground and first floor co-working and commercial/retail uses fronting Cleveland, Woodburn and Eveleigh Streets;
- Communal open space areas (1,458.8m<sup>2</sup>) including an open to the sky internal courtyard and rooftop garden;
- Communal living areas (549.4m<sup>2</sup>) comprising resident amenities; and
- Associated landscape works (697.5m<sup>2</sup> landscaped area) and provision of a through-site link.

The building would have a maximum population of 365 people; however, it is unlikely that this level of occupancy would be achieved at any one time.

The land use would be characterised as a Mixed-Use Building, comprising Co-Living (Housing) and various commercial uses.

See indicative photomontage and summary plans below and overleaf.



Figure 4: Cleveland Street Photomontage Elevation, Mark Shapiro Architects



Figure 5: Ground Floor and 2nd Floor (main entry and indicative accommodation), Mark Shapiro Architects

## 4 The Social Impact Assessment

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### 4.1 Statutory Context

The proposal is a State Significant Development (SSD) under Part 4 of the Environmental Planning and Assessment Act (the Act). The proposal's is made under the following Environmental Planning Instruments (EPIs) and associated policy, those being:

- Eastern Harbour City SEPP – outlines the consent authority and local planning controls for the site.
- The Housing SEPP – Provided a policy framework for Co-Living style accommodation.

The proposal is State Significant Development. The consent authority is the Minister or delegate.

### 4.2 Purpose of the SIA

Social impact assessment is the analysis of social changes and impacts on a community that are likely to occur because of a particular development, planning scheme or government policy decision.

The proposal is for SSD and therefore the current Draft "Social Impact Assessment Guideline" have been used as a framework for this SIA e.g., the focus on the Social Locality.

There are many definitions of social impacts. Two definitions suitable to the present assessment are:

1. Significant events experienced by people as changes in one or all of the following:
  - Peoples way of life – how they live, work, play and interact with one another on a day to day basis.
  - Their culture – shared beliefs, customs and values.
  - Their community – its cohesion, stability, character, services and facilities.<sup>1</sup>And,
2. By social impacts we mean the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalise their cognition of themselves and their society.<sup>2</sup>

This SIA provides a background to the proposal, outlines potential issues, identifies likely impacts on the social environment and concludes by identifying mitigating responses to address any identified issues. Proposed approaches have been informed by appropriate evidence, the author's professional experience and research which demonstrate their successful implementation in similar contexts.

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<sup>1</sup> NSW Office of Social Policy 1995 "Social Impact Assessment for Local Government: A Handbook for Councillors. Town Planners and Social Planners"

<sup>2</sup> The Interorganizational Committee on Principles and Guidelines for Social Impact Assessment, Impact Assessment and Project Appraisal, volume 21, number 3, September 2003. "Principles and guidelines for social impact assessment in the USA"

This assessment includes the following methodology:

**Scoping and profiling.** A review of relevant social and community planning documents to consider relevant issues to the proposed development. Identify potentially affected groups and individuals and their issues of concern and the nature of the likely impact - what might happen where and to whom?

**Prediction.** What are the social impacts associated with the development, who is affected and to what extent?

**Assessment.** What is the likelihood of these impacts and what is their significance?

**Management, mitigation, monitoring and review.** How can the potential impacts of this development best be managed or avoided?

**Recommendations.** What recommended strategies and actions would produce the best outcomes for the groups or individuals potentially impacted by the development?

The demographic data presented in this report is primarily based upon data provided by the Australian Bureau of Statistics (ABS) Census of Population and Housing 2016, supplemented by additional information where available. Unless otherwise stated, data from the Census is based on place of usual residence. The crime data presented is primarily based upon data provided by the NSW Bureau of Crime, Statistics and Research. The data used is the best available and remains an accurate basis on which to base the analysis in this SIA.

## 4.3 Community and Stakeholder Consultation

### 4.3.1 Previous Applications

Pre-DA consultation was undertaken with the City of Sydney, the consent authority and the issuing of the Planning Secretary's Environmental Assessment Requirements (SEARs).

It should also be noted that consultation has been undertaken on 3 previous accommodation schemes for the site, in particular:

- SSD 5397 – This was a 2015 approved development for a 5-storey student housing (40 rooms) and 13 residential units at 175-177 Cleveland Street that was approved and later not commenced with the applicant acquired 1-5 Woodburn Street.
- SSD-10720865 – This was a 2017 development for a 72 hotel rooms and 19 residential unit at 175-177 Cleveland Street that was refused development consent.
- SSD-10720865 – This is a 2021 development at for a 6-storey 120 room boarding house at 175-177 Cleveland St and 1-5 Woodburn St, Redfern. This development has been exhibited and is still not determined.

The recent exhibition period for SSD-10720865 in November 2021 received 3 submissions, those being:

- a cursory letter of support from a resident of Greenacre seeking plenty of parking, unlocked public toilets and greenery,
- a more detailed objection from a resident of Chippendale objection to the 6-storey scale of the building and 'casual nature' of the housing; and
- a detailed letter of objection from the City of Sydney dated 3/12/2021.

The issues raised in terms of the social impact assessment of the proposal were:

*"3 Social Impacts*

*Overall, the City notes that the submitted Social Impact Assessment (SIA) was fairly high level and did not really address potential social impacts of the development. No*

*consultation was undertaken with nearby neighbours however, the SIA states that the pre-DA advice was “comprehensive and did not require further consultation”. The City expects for boarding houses of this size to undertake consultation with neighbouring property owners separate to formal exhibition during the assessment of the application and clarification is sought as to why this was not completed. Further, it is noted that the SIA highlights The Block’s history but misses the significance of the site for Aboriginal people both as a site of self-determination and asserting human rights.”*

(City of Sydney submission 3/12/2021)

#### **4.3.2 SEARS and Pre-Application Consultation**

In terms of the subject proposal, the SEARs and feedback (see SSD-32275057) were issued on the 09/12/2021. As part of the requirements given for an environmental impact statement (EIS) the following was requested in terms of social impact.

*“21. Social impact*

*The EIS must include Social Impact Assessment in accordance with the Social Impact Assessment Guideline.”*

This SIA has been prepared in respect to the applicable Guidelines<sup>3</sup> and in accordance with this direction.

The applicant has also undertaken pre-lodgement consultation with First Nations People and the First Nations Engagement and Connection to Country Reports were reviewed as part of the preparation of this SIA and are lodged with this DA.

#### **4.3.3 Health Services Consultation**

As part of the preparation of this SIA, the mental health outreach unit of RPA and welfare officer of the Sydney University SRC were consulted and are referenced in this SIA.<sup>4</sup>

#### **4.3.4 Response to Previous Applications/Pre-DA advice**

The issues raised in the previous applications, both approved and refused, have been well considered by the project team.

The response to City of Sydney concern about the significance of the site for Aboriginal people has been the impetus for the additional consultation undertaken and better addressed in this SIA (see provided First Nations Engagement and Connection to Country Reports prepared by Cox Inall Ridgeway and WSP Australia Pty Limited, respectively).

It is noted that the locality is undergoing rapid and transformative change.

The City of Sydney’s comments that the previous SIA for SSD-10720865 “*was fairly high level and did not really address potential social impacts of the development*”, was considered a misunderstanding of the social impact assessment process and nature of the subject development. The proposal is a relatively large housing development, but it is an infill development and not comparable, in social impact terms, to a large infrastructure project such as a new motorway or metro rail. These larger infrastructure projects influence the form of metropolitan growth, may separate communities, and have significant nearby amenity impacts.

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<sup>3</sup> NSW Department of Planning and Environment 2020, (Draft) “Social Impact Assessment Guideline”

<sup>4</sup> Melissa de Silva Welfare, Officer Students' Representative Council, The University of Sydney & Renae van der Pol, Sydney Local Health District Mental Health Service, RPA personal communication 2021.

Housing built to service a social need on existing sites already partly dedicated to such a purpose is much less controversial than most people realise. The real social impact is the precious and restrictive approach that day-to-day city building projects must navigate today. This is often described as the NIMBY agenda. Not allowing housing projects or being too restrictive, hinders housing supply, increases its costs and delays its benefit. Big urban housing projects do transform space but also largely have positive social impacts.

In this instance the site has no heritage affectations and is identified for transformative redevelopment as proposed by the current planning controls. There are also previous approvals in place to replace some of these buildings. That is why this SIA has not delved into the social impact of the loss of the existing historic buildings. There is broad social agreement that redevelopment of this site, generally as proposed is reasonable.

Adverse social impacts are identified in this SIA; however, as the proposal is an infill housing development responding to identified housing needs, the social impacts of this development are overwhelmingly positive. This conclusion is also supported by the submissions received in respect to the 2021 scheme (see SSD-10720865) where only 1 mild community objection was received.

#### **4.3.5 Post Lodgement**

As part of the processing of the DA when lodged, occupants, and owners to adjoining properties will be notified of the proposal and a site notice placed on the site.

The DA notification period is the most important and appropriate community consultation process that will take place for SSD.

Additional stakeholder and community consultation has not been undertaken because:

- The proposal has the benefit of consultation undertaken under previous and recent SSD for similar developments.
- Pre-DA advice provided was comprehensive and did not require further consultation.
- The proposal is not of a sensitive nature and is in a zone where boarding houses/Co-living Housing are an expected form of development under the SSD and Affordable Housing SEPPs.
- The proposal does not include a liquor licence, gambling, late night trading or other activities considered risks of generating adverse social impacts.
- Scoping and site inspection for this SIA identified that there would not be any significantly impacted adjoining residences due to the site's location in an existing medium density and mixed-use place (noting the commercial centre to the east of the site).
- The conclusions of this SIA confirm that the social impacts of this proposal are likely to be limited and mostly positive.

## **4.4 The Nature of the Place**

### **4.4.1 The Social Locality**

The social impact of this proposal is contextualised within the broader history and current development activity within the site's immediate locality. For this SIA, this area is considered the proposal's *Social Locality* which also coincides with the finest grain statistic area SA1 1133526 from the 2016 census and SA1 11703164210 in the 2021 census – see diagram overleaf.



**Figure 6: The Social Locality, ABS SA1 1133526**

It is noted the site is on the northern fringe of its Social Locality, however this designation is appropriate given the history of the place (discussed below) and as Cleveland Street is well trafficked and forms a natural northern boundary to the Social Locality.

#### **4.4.2 The Block's Renewal**

This locality has been influenced, in a social impact sense, by the status of the Block which can be described as the land bound by Eveleigh, Caroline, Louis and Vine Streets. Since the early 1970s the Block was mostly owned and run as social housing by the Aboriginal Housing Company.

The Block performed a role beyond housing as a meeting and organising space for Aboriginal people. The Block has significance as a site for Aboriginal people both as a site of self-determination and asserting human rights.

At times, the area also assumed a notorious reputation for violence and crime. During the 1980s to early 2000s much of the housing stock deteriorated to a point where in 2011 the housing was largely derelict and vacant.

In 2012 the redevelopment of the Block received development approval, known as the Pemulwuy Project. This project is joint venture between the Aboriginal Housing Company (AHC) and Deicorp (a developer).

This project is underway, and the current version of the project provides for 3 buildings that comprises:

- 1,215 sqm of retail/commercial gross floor area (GFA).
- 23,870 sqm of residential GFA including student housing (596 beds of student accommodation).

- 1,850 sqm cultural/community GFA including a gymnasium/fitness centre, 60 place childcare centre, a gallery and offices for the Aboriginal Housing Company.<sup>5</sup>

The height of the new buildings varies from 2-6 storeys for Precinct 1, 3-storeys for Precinct 2 and 3 to 24-storeys for Precinct 3 (this building is part complete and houses the student housing).

See current approved site plan overleaf.



**Figure 7: Approved Site Plan, SSD MP 06\_0101 MOD 3 approved 22/09/2020 Nordon Jago Architects**

In the site's Social Locality, there are underlying gentrification processes taking place that are characterised by general up-grading of existing terrace and small lot housing and rapid site-driven redevelopment, such as on AHC land and the subject site.

These developments provide for a significant change to local demographics within the Social Locality.

<sup>5</sup> NSW Department of Planning, Industry and Environment September 2020 Pemulwuy Mixed Use Development Concept Plan Modification 3 and Project Modification 4 | Modification Assessment Report and Modification of Minister's Approval.

## 4.4.3 Social and Economic Profile of the Local Community

### 4.4.3.1 Demographic Overview

The site is within the suburb of Redfern and its basic demographic profile, compared to the Greater Sydney Region is provided below. The SIA was originally prepared in 2021, prior to the release of the 2021 Census, now the 2021 Census data is part released that data is also included in the SAI. However, at time of writing not all fine grain 2021 Census data was released.

The nominated Social Locality for the site approximates Statistical Area Level 1 which is used as the primary fine-grain measure; however, the larger Redfern State Suburb area only is used for 2001 to 2021 Census periods.



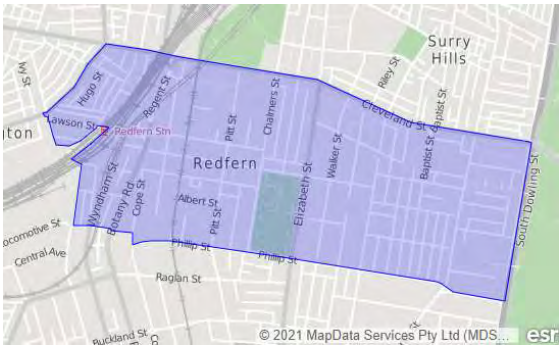
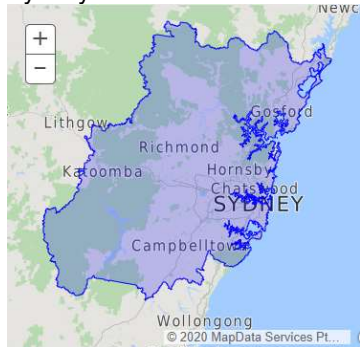

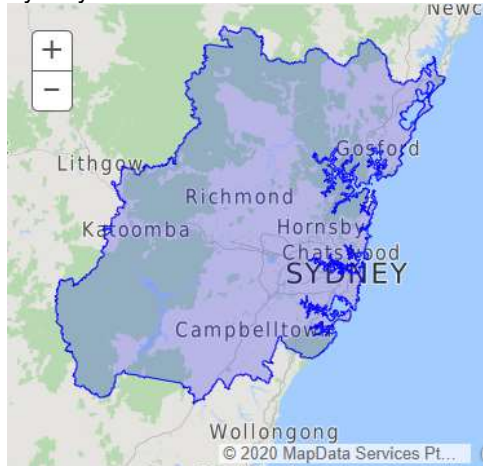
Table 1 – The Social Locality and Greater Sydney Demographic Profile 2021		
<b>Redfern Statistical Area Level (SA1) 11703164210</b> 		<b>Sydney Area Code 1GSYD</b> 
Social Locality 2021	People	646
	Male	53.5%
	Female	46.5%
	Median age	27
	Families	87
	Average children per family	
	for families with children	2
	for all families	0.4
	All private dwellings	243
	Average people per household	2.4
	Median weekly household income	\$2,024
	Median monthly mortgage repayments	\$2,197
	Median weekly rent (a)	\$540
	Average number of motor vehicles per dwelling	0.8
Greater Sydney	People	5,231,147
	Male	49.4%
	Female	50.6%
	Median age	37
	Families	1,380,176
	Average number of children per family	

Table 1 – The Social Locality and Greater Sydney Demographic Profile 2021		
	for families with children	1.8
	for all families	0.8
	All private dwellings	2,076,284
	Average number of people per household	2.7
	Median weekly household income	\$2,077
	Median monthly mortgage repayments	\$2,427
	Median weekly rent (a)	\$470
	Average number of motor vehicles per dwelling	1.7
<a href="https://abs.gov.au/census/find-census-data/quickstats/2021/11703164210">https://abs.gov.au/census/find-census-data/quickstats/2021/11703164210</a>		
Redfern and Greater Sydney Demographic Profile 2016		
<div> <div>Redfern</div>  </div> <div> <div>Sydney</div>  </div>		
Redfern 2016	People	13,072
	Male	54.5%
	Female	45.5%
	Median age	36
	Families	2,665
	Average number of children per family	
	for families with children	1.5
	for all families	0.2
	All private dwellings	7,256
	Average number of people per household	1.9
	Median weekly household income	\$2,145
	Median monthly mortgage repayments	\$2,811
	Median weekly rent (a)	\$500
	Average number of motor vehicles per dwelling	0.8
<a href="https://abs.gov.au/census/find-census-data/quickstats/2021/SAL13352">https://abs.gov.au/census/find-census-data/quickstats/2021/SAL13352</a>		

## The 2016 Census.

**Table 3 – The Social Locality and Greater Sydney Demographic Profile 2016**

Redfern Statistical Area Level (SA1) 1133526		Sydney
		
Social Locality 2016	People	624
	Male	49.2%
	Female	50.8%
	Median age	24
	Families	52
	Average children per family	
	for families with children	1
	for all families	0.1
	All private dwellings	305
	Average people per household	2.5
	Median weekly household income	\$936
	Median monthly mortgage repayments	\$2,432
	Median weekly rent	\$490
	Average motor vehicles per dwelling	0.5
Greater Sydney	People	4,823,991
	Male	49.30%
	Female	50.70%
	Median age	36
	Families	1,247,047
	Average children per family	
	for families with children	1.9
	for all families	0.8
	All private dwellings	1,855,734
	Average people per household	2.8
	Median weekly household income	\$1,750
	Median monthly mortgage repayments	\$2,167
	Median weekly rent	\$440
	Average motor vehicles per dwelling	1.7

**Table 3 – The Social Locality and Greater Sydney Demographic Profile 2016**

[https://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat](https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat)

**Redfern and Greater Sydney Demographic Profile 2016**

**Redfern**



**Sydney**



<b>Redfern 2016</b>	<b>People</b>	<b>13,213</b>
	Male	54.3%
	Female	45.7%
	Median age	35
	Families	2,560
	Average children per family for families with children	1.5
	for all families	0.2
	All private dwellings	7,186
	Average people per household	2
	Median weekly household income	\$1,821
	Median monthly mortgage repayments	\$2,500
	Median weekly rent	\$500
	Average motor vehicles per dwelling	0.8
<a href="https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat">https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat</a>		

## 2021 Census

<b>Table 4 - 2021 People — cultural &amp; language diversity</b>	<b>Social Locality SA1 11703164210</b>	<b>%</b>	<b>NSW</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Male	347	53.5	3,984,166	49.4	12,545,154	49.3
Female	302	46.5	4,087,995	50.6	12,877,635	50.7
Aboriginal and/or Torres Strait Islander	120	18.6	278,043	3.4	812,728	3.2
<b>Ancestry, top responses</b>		<b>%</b>	<b>NSW</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Australian Aboriginal	120	18.6	259,592	3.2	741,307	2.9
English	112	17.3	2,404,990	29.8	8,385,928	33.0
Australian	108	16.7	2,307,549	28.6	7,596,753	29.9
Chinese	74	11.5	581,641	7.2	1,390,639	5.5
Irish	39	6.0	735,340	9.1	2,410,833	9.5

## 2016

<b>Table 5 - 2016 People — cultural &amp; language diversity</b>	<b>Social Locality</b>	<b>%</b>	<b>NSW</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Male	307	49.2	3,686,014	49.3	11,546,638	49.3
Female	317	50.8	3,794,217	50.7	11,855,248	50.7
Aboriginal and/or Torres Strait Islander people	7	1.1	216,176	2.9	649,171	2.
<b>Ancestry, top responses</b>	<b>1133526</b>	<b>%</b>	<b>NSW</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Chinese	197	26.6	514,594	5.2	1,213,903	3.9
English	130	17.5	2,302,481	23.3	7,852,224	25.0
Australian	55	7.4	2,261,062	22.9	7,298,243	23.3
Irish	51	6.9	741,671	7.5	2,388,058	7.6
Scottish	28	3.8	587,052	5.9	2,023,470	6.4
<b>Level of highest educational attainment People aged 15 years and over</b>	<b>1133526</b>	<b>%</b>	<b>NSW</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Bachelor Degree level and above	244	40.2	1,424,716	23.4	4,181,406	22.0
Advanced Diploma and Diploma level	36	5.9	543,142	8.9	1,687,893	8.9

Table 5 - 2016 People — cultural & language diversity	Social Locality	%	NSW	%	Australia	%
Certificate level IV	7	1.2	167,947	2.8	551,767	2.9
Certificate level III	14	2.3	730,498	12.0	2,442,203	12.8
Year 12	204	33.6	930,654	15.3	2,994,097	15.7
Year 11	9	1.5	203,574	3.3	941,531	4.9
Year 10	10	1.6	702,178	11.5	2,054,331	10.8
Certificate level II	0	0.0	4,849	0.1	13,454	0.1
Certificate level I	0	0.0	625	0.0	2,176	0.0
Year 9 or below	9	1.5	513,209	8.4	1,529,897	8.0
No educational attainment	0	0.0	54,870	0.9	145,844	0.8
Not stated	76	12.5	627,465	10.3	1,974,794	10.4

The 2016 ABS statistical profile for the Social Locality, was at the beginning of the current phase of redevelopment and when its previous social housing character had been removed (the AHC accommodation was either derelict or empty at this point). For example, at the 2011 Census the Social Locality (SA1 1133526) had a population for 367 persons. The significant increase in the 2016 Census (624 persons) is likely due to developments such as the UrbanNest on the corner of Abercrombie and Cleveland Streets. The Pemulwuy Project provides for approximately 600 new student housing beds that should have shown up in the 2021 census. The likely growth population of the Social Locality from 2001 to 2016 was students, a large proportion would likely be overseas born and based. The relative under-performance of the growth in the social locality from 2016 to 2021 (624 to 646 persons) was likely the result of pandemic restrictions on overseas student populations.

Aboriginal and Torres Strait Islander people have declined as a group in the Social Locality since at least the 2001 Census.

The 2021 Census indicates a revival in the Aboriginal and Torres Strait Islander population, from 7 or 1.1% in 2016 to 120 people or 18.6% of the locality.

The main resident group in the Social Locality in 2016 were people of Chinese descent (26.6%) and then overall 63.7% have both parents born overseas as of the 2016 Census.

In the 2021 Census the Social Locality more resembled its historic social profile (or what is presumed to be its profile), where the main resident group were people of Australian Aboriginal descent 120 (18.6%). As of 2021, the Social Locality comprised 83 separate houses (terraces) and 132 flat or apartment buildings.

The overseas student population would be more concentrated in the student housing projects.

Compared to the rest of Sydney the Social Locality in 2016 - 2021 was:

- Young (median age 27, Sydney 37) but also a bit older based on the 2016 census (median age 24, Sydney 36).
- Moving from poor to the Sydney average (2016 median weekly household income \$936, Sydney \$1,750) and then in 2021 (2021 median weekly household income \$2,024, Sydney \$2,077)
- Paying a median weekly rent of \$490 (Sydney \$440) in 2016, that is paying more than 30% of household income in rent and considered to be in housing stress, whereas as in 2021

households were paying a median weekly rent of \$540 (Sydney \$470) and no longer in housing stress (rent 26% of household income).

Further comparison of the 2016 to 2021 Social Locality, NSW and Australia around dwelling and household structure is provided below.

## 2021

Table 6 - Dwelling versus household Structure 2021						
Dwelling structure	Social Locality 11703164210	%	NSW	%	Australia	%
Occupied private dwellings	11703164210					
Separate house	4	2.1	1,902,734	65.6	6,710,582	72.3
Semi-detached, row or terrace house, townhouse etc	108	56.0	340,582	11.7	1,168,860	12.6
Flat or apartment	78	40.4	630,030	21.7	1,319,095	14.2
Other dwelling	0	0.0	19,374	0.7	54,711	0.6
Number of bedrooms	11703164210	%	NSW	%	Australia	%
None (includes studio apartments or bedsitters)	9	4.6	21,051	0.7	44,864	0.5
1 bedroom	40	20.6	190,792	6.6	488,681	5.3
2 bedrooms	58	29.9	657,578	22.7	1,768,530	19.1
3 bedrooms	48	24.7	1,006,121	34.7	3,617,803	39.0
4 or more bedrooms	35	18.0	983,314	33.9	3,224,351	34.8
Number of bedrooms not stated	4	2.1	41,623	1.4	130,989	1.4
null	null	null	null	null	null	null
Average number of bedrooms per dwelling	2.3	N/A	3.1	N/A	3.1	N/A
Average number of people per household	2.4	N/A	2.6	N/A	2.5	N/A
Household composition	1170316421	%	NSW	%	Australia	%
Family households	85	44.5	2,065,107	71.2	6,542,648	70.5
Single (or lone) person households	64	33.5	723,716	25.0	2,370,742	25.6
Group households	42	22.0	111,646	3.8	361,822	3.9
Dwelling Characteristics						
Average number of people per household	2.9	N/A	3.1	N/A	3.1	N/A
Average number of people per bedroom	1	N/A	1	N/A	1	N/A
Median weekly household income (a)	1,906	N/A	1,558	N/A	1,507	N/A
<a href="https://www.abs.gov.au/census/find-census-data/quickstats/2021/11703164210">https://www.abs.gov.au/census/find-census-data/quickstats/2021/11703164210</a>						

## 2016

Table 7 - Dwelling versus household Structure 2016						
Dwelling structure	Social Locality 1133526	%	NSW	%	Australia	%
Occupied private dwellings						
Separate house	0	0	1,729,820	66.4	6,041,788	72.9
Semi-detached, row or terrace house, townhouse etc	83	38.6	317,453	12.2	1,055,016	12.7
Flat or apartment	132	61.4	519,390	19.9	1,087,434	13.1
Other dwelling	0	0	23,580	0.9	64,425	0.8
Number of bedrooms		%	NSW	%	Australia	%
Occupied private dwellings						
None (includes bedsitters)	8	<b>3.6</b>	17,157	0.7	39,769	0.5
1 bedroom	68	<b>30.9</b>	157,194	6	411,252	5
2 bedrooms	37	16.8	577,675	22.2	1,562,759	18.9
3 bedrooms	25	11.4	970,001	37.2	3,403,190	41.1
4 or more bedrooms	71	32.3	816,405	31.3	2,670,758	32.2
Number of bedrooms not stated	11	5	65,888	2.5	198,351	2.4
Average number of bedrooms per dwelling	2.7	--	3	--	3.1	--
Average number of people per household	2.5	--	2.6	--	2.6	--
Household composition	1133526	%	NSW	%	Australia	%
Family households	49	22.9	1,874,524	72	5,907,625	71.3
Single (or lone) person households	67	<b>31.3</b>	620,778	23.8	2,023,542	24.4
Group households	98	45.8	109,004	4.2	354,917	4.3
Small Dwellings (bedsit and 1 bedroom units)	76	34.5%	174,351	6.7%	451,021	5.5%
lone person households	67	31.3%	620,778	23.8%	2,023,542	24.4%
<a href="https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/1133526?opendocument">https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/1133526?opendocument</a>						

The social locality is unusual in terms of the structure of dwellings compared to households, in as much as it has an oversupply of small dwellings to lone person households (34% small dwelling to 31.3% lone person households). The common and overriding trend in most of NSW and Australia is an extreme mismatch in terms of oversized housing to smaller household sizes that are shrinking, as illustrated in the NSW data (6.7% of occupied dwellings small to 23.8% of households that comprise lone persons households).

This general trend is also exaggerated by the general unoccupied dwelling rate that is 9.3% of housing stock in the social locality, 9.9% for NSW and 11.2% in Australia.

The fine grain demographic profile of the social locality contrasted against that of NSW and Australia is provided below.

And employment participation below.

<b>Table 8 - Employment - People who reported being in the labour force, aged 15 years and over 2016</b>	<b>Social Locality</b>	<b>%</b>	<b>New South Wales</b>	<b>%</b>	<b>Australia</b>	<b>%</b>
Worked full-time	140	47.9	2,134,521	59.2	6,623,065	57.7
Worked part-time	93	31.8	1,071,151	29.7	3,491,503	30.4
Away from work	13	4.5	174,654	4.8	569,276	5.0
Unemployed	46	15.8	225,546	6.3	787,452	6.9
Worked full-time	140	47.9	2,134,521	59.2	6,623,065	57.7
Worked part-time	93	31.8	1,071,151	29.7	3,491,503	30.4
Away from work	13	4.5	174,654	4.8	569,276	5.0
Unemployed	46	15.8	225,546	6.3	787,452	6.9

The demographic profile of the Social Locality 2016 suggests the population of this area is largely comprised of students, noting the high proportion of overseas (Chinese born residents, high qualifications and low hours worked).

The Aboriginal and/or Torres Strait Islander people presence has declined from (around 60 recorded residents in 2001) to 7 (well below the State and National averages) in 2016 and then in 2021 revived to 120 (18.6%) people of Australian Aboriginal descent.

The measures of disadvantage such as low income and hours work in 2016 appear to be more an attribute of a student population rather than entrenched disadvantage. Students finish their studies and become advantaged and as noted incomes in the Social Locality have improved to just below Sydney averages in 2021.

#### 4.4.3.2 Household Structure Trends

The site is within the Sydney LGA and projected population growth is illustrated in the table below.

Table 9 - LGA projected population (totals)							
<b>ASGS 2019 LGA</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>%</b>
Inner West (A)	191,194	207,279	221,285	232,644	248,102	259,469	36%
Randwick (C)	148,922	153,974	164,003	170,541	172,793	179,423	20%
Sydney (C)	222,717	236,891	242,984	266,759	281,603	287,089	29%
Waverley (A)	72,013	73,306	73,609	74,215	74,470	76,885	7%
Wollongong (C)	210,394	222,745	234,689	246,602	257,443	265,769	26%
Woollahra (A)	57,744	57,362	57,756	58,181	58,616	60,737	5%
<b>NSW Total</b>	<b>7,732,858</b>	<b>8,414,978</b>	<b>9,011,010</b>	<b>9,560,567</b>	<b>10,077,964</b>	<b>10,572,696</b>	<b>37%</b>
Data: www.planning.nsw.gov.au/-/media/Files/DPE/Other/Research-and-demography/Population-Projections/2019-NSW-Population-Projections-ASGS-2019-LGA.xlsx							

Between 2016 to 2041 the population of Sydney is projected to grow by 7% or an increase in 64,372 residents. Compared to NSW, Sydney LGA is under the State average but has a relatively strong rate for its region (noting low growth in eastern Sydney LGAs).

Households in the Sydney are smaller (2.1 persons per house in 2016) than in metropolitan Sydney (2.8 persons per house) – see LGA and NSW trend below.

Table 10 - LGA projected average household size							
Household Size							Change
Inner West (A)	2.4	2.38	2.36	2.35	2.33	2.31	-0.09
Sydney (C)	2.00	2.00	1.98	1.98	1.97	1.95	-0.05
Woollahra (A)	2.31	2.33	2.32	2.31	2.29	2.27	-0.04
Waverley (A)	2.35	2.38	2.39	2.39	2.38	2.35	Nil
NSW total	2.61	2.59	2.56	2.54	2.52	2.5	-0.11
Data: www.planning.nsw.gov.au/-/media/Files/DPE/Other/Research-and-demography/Population-Projections/2019-NSW-Population-Projections-ASGS-2019-LGA.xlsx							

The trend towards smaller households in Sydney is mature and established – see projected household growth types to 2041 overleaf.

Table 11 - Household Type Change to 2041								
<b>Sydney Household by type</b>	<b>2016</b>	<b>2021</b>	<b>2026</b>	<b>2031</b>	<b>2036</b>	<b>2041</b>	<b>% change</b>	
Couple only	23,630	24,830	24,980	26,921	28,060	28,440	20%	
Couple with children	9,751	11,018	12,136	13,633	14,536	14,764	51%	
Single parent	4,945	5,531	6,146	6,993	7,679	8,122	64%	
Multiple and Other family households	4,137	4,260	4,217	4,547	4,712	4,705	14%	
<i>Total family households</i>	<i>42,463</i>	<i>45,638</i>	<i>47,479</i>	<i>52,093</i>	<i>54,987</i>	<i>56,031</i>	<i>32%</i>	
Lone person	42,454	46,084	48,800	54,316	58,410	60,717	43%	
Group	18,000	18,234	17,360	18,562	19,130	19,016	6%	
<i>Total non-family households</i>	<i>60,454</i>	<i>64,317</i>	<i>66,160</i>	<i>72,877</i>	<i>77,540</i>	<i>79,732</i>	<i>32%</i>	

<b>Total households</b>	<b>102,917</b>	<b>109,956</b>	<b>113,639</b>	<b>124,971</b>	<b>132,527</b>	<b>135,764</b>	32%
<b>NSW Households by type</b>							
Couple only	696367	776831	843234	898785	953241	1010464	45%
Couple with children	945568	1027005	1098163	1161469	1216562	1264538	34%
Single parent	320745	348776	375807	404904	433650	459397	43%
Multiple and Other family households	106413	116070	124048	131544	138935	146261	37%
Total family households	2069092	2268682	2441251	2596702	2742388	2880661	39%
<b>Lone person</b>	<b>706184</b>	<b>785102</b>	<b>862910</b>	<b>941794</b>	<b>1020417</b>	<b>1096724</b>	<b>55%</b>
Group	128242	136147	139467	143565	148052	152869	19%
Total non-family households	834426	921249	1002377	1085358	1168469	1249592	50%
Total households	2903518	3189931	3443628	3682061	3910857	4130253	42%

Over time the households of Sydney are forecast to grow by 32% to 2041 period (noting that this rate is stronger than population growth over this period of 29%). This strong growth in Sydney housing demand is driven by small households, noting that strongest sectors for household growth in the Sydney LGA are for single parent (64%) and lone persons (43%).

The breakdown of housing types and inferred demand for housing in the Sydney LGA is skewed towards smaller households and generally consistent with broader growth trends for smaller household in NSW and the acknowledged pattern. It is appropriate and good planning to locate small dwellings near transport and services (inner metropolitan areas) as it proposed.

#### **4.4.3.3 Market Conditions**

The household profile and growth projections for the Sydney LGA should also be considered in terms of market conditions. The projected household rates reflect planning policy not market desire.

For example, the current median rent for a bedsitter unit in Sydney is \$350 per week, whereas in Canterbury-Bankstown (middle ring) it is \$255 and Liverpool \$325 (outer ring). Some outer ring LGAs appear to have no bedsitter stock according to current data. A weekly rent of \$350 is the general median for the inner ring for bedsit accommodation. Bedsitter housing stock is concentrated in inner city suburbs and the comparatively high weekly rentals in places like Liverpool is indicative of a lack of stock.<sup>6</sup>

Based on a review of metropolitan rental trends, a bedsit dwelling in the inner ring is good value given the proximity to opportunity (education and work) and amenities that the inner city has.

The median sales price of a strata titled property in Sydney is \$918,000 and in NSW it is \$695,000.<sup>7</sup> The supply of smaller bedsitter style accommodation also diminishes in localities further away from inner city and metropolitan area. The small dwelling stock in Sydney comprises a substantial amount of the metropolitan market, for example of 10,433 bonds for bedsitter dwelling in NSW in held as of June 2021, 7,036 are in the inner ring and 4,029 the Sydney LGA (39%). The established market for bedsitter accommodation is the inner city.

The rental market is more dominant in the Sydney LGA, in a local and State-sense.

Boarding house accommodation and more affordable housing performs an important role of accommodating key workers. Key workers are middle income earners and work in roles in teaching, nursing, and public service (e.g., fire fighters). There has been a long-term decline in affordability for key workers in places like Sydney, indeed current studies rank the Sydney LGA as the least affordable places for key workers in metropolitan Sydney.<sup>8</sup>

In Sydney there is a growing spatial mismatch between where key workers live and work, this is an adverse social impact for those that depend on the services of key workers and key workers access to economic opportunity.

Housing experts tend to point to the need for inclusionary zonings as the solution to this problem<sup>9</sup>. This planning mechanism does not exist in City of Sydney and the best alternatives are the Co-Living and Infill Housing provision of the Housing SEPP.

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<sup>6</sup> NSW Communities & Justice June Quarter 2021, "Rent Report" Issue 136. period: April - June 2021

<sup>7</sup> NSW Communities & Justice June Quarter 2021, "Sales Report" Issue 136. period: March Quarter 2021

<sup>8</sup> Gurran, N. 2018 Key worker housing affordability in Sydney", Report prepared for Teachers Mutual Bank, Firefighters Mutual Bank, Police Bank and My Credit Union, The University of Sydney, Sydney.

<sup>9</sup> an inclusionary zoning is where, as part of construction of new accommodation, a certain percentage is dedicated for rental purposes at affordable levels.

Current market conditions have been unusual because of the pandemic, as evidenced by recent trends in rental vacancy rates – see 2019 to 2022 vacancy rate data below.

#### Residential vacancy rate %

	Dec 2019	Nov 2019	Oct 2019	Sept 2019	Aug 2019	July 2019	June 2019	May 2019	Apr 2019	Mar-2019	Feb 2019	Jan 2019
<b>SYDNEY</b>												
Inner	3.4	2.4	2.7	3.1	3.4	3.0	3.4	3.1	3.2	3.7	2.9	3.2
Middle	3.4	3.7	4.2	3.0	3.9	4.1	3.4	3.3	3.3	3.1	3.6	4.2
Outer	3.4	3.6	3.9	2.7	3.5	3.4	3.5	3.6	3.3	3.5	3.1	3.5
<b>Sydney Total</b>	<b>3.4</b>	<b>3.2</b>	<b>3.6</b>	<b>2.9</b>	<b>3.6</b>	<b>3.5</b>	<b>3.4</b>	<b>3.4</b>	<b>3.2</b>	<b>3.6</b>	<b>3.2</b>	<b>3.7</b>
<b>HUNTER</b>												
Newcastle	2.5	2.6	2.5	1.2	1.5	1.6	1.8	1.7	1.4	2.1	2.1	2.5
Other	1.7	1.1	1.4	1.0	1.4	1.8	1.6	1.9	1.8	1.5	1.6	1.8
<b>Hunter Total</b>	<b>1.9</b>	<b>1.6</b>	<b>1.8</b>	<b>1.0</b>	<b>1.4</b>	<b>1.7</b>	<b>1.7</b>	<b>1.8</b>	<b>1.7</b>	<b>1.7</b>	<b>1.7</b>	<b>2.0</b>
<b>ILLAWARRA</b>												
Wollongong	2.6	4.3	2.5	2.8	2.4	1.6	2.1	3.3	2.7	2.7	2.8	3.9
Other	2.9	1.5	2.1	1.5	2.3	3.3	2.6	2.9	2.1	1.4	1.9	1.9
<b>Illawarra Total</b>	<b>2.7</b>	<b>2.9</b>	<b>2.4</b>	<b>2.2</b>	<b>2.4</b>	<b>2.2</b>	<b>2.3</b>	<b>3.1</b>	<b>2.6</b>	<b>2.2</b>	<b>2.4</b>	<b>2.9</b>

#### Residential vacancy rate %

	Dec 2020	Nov 2020	Oct 2020	Sep 2020	Aug 2020	July 2020	June 2020	May 2020	Apr 2020	Mar 2020	Feb 2020	Jan 2020
<b>SYDNEY</b>												
Inner	4.4	4.6	5.8	5.5	4.7	5.3	5.8	5.0	4.3	2.5	2.8	3.1
Middle	4.7	4.4	4.9	5.5	4.6	5.4	5.2	4.6	4.4	3.6	3.9	3.6
Outer	1.8	1.8	2.6	2.1	2.4	4.3	2.6	2.7	3.1	3.0	3.5	3.3
<b>Sydney Total</b>	<b>3.3</b>	<b>3.4</b>	<b>4.3</b>	<b>4.1</b>	<b>3.7</b>	<b>5.0</b>	<b>4.5</b>	<b>4.1</b>	<b>3.8</b>	<b>3.0</b>	<b>3.4</b>	<b>3.3</b>
<b>HUNTER</b>												
Newcastle	1.5	2.6	1.7	1.5	1.2	1.3	1.7	2.4	2.1	1.6	2.5	2.0
Other	1.2	1.1	1.3	0.9	0.8	1.3	1.9	2.4	1.8	1.2	2.0	0.9
<b>Hunter Total</b>	<b>1.3</b>	<b>1.6</b>	<b>1.4</b>	<b>1.1</b>	<b>0.9</b>	<b>1.3</b>	<b>1.8</b>	<b>2.4</b>	<b>1.9</b>	<b>1.3</b>	<b>2.1</b>	<b>1.2</b>
<b>ILLAWARRA</b>												
Wollongong	2.5	1.8	1.5	2.1	2.6	2.9	3.2	3.9	3.2	3.5	2.0	2.9
Other	0.8	0.9	2.2	0.7	1.1	2.6	2.9	2.9	4.3	4.3	2.3	2.3
<b>Illawarra Total</b>	<b>1.5</b>	<b>1.3</b>	<b>1.8</b>	<b>1.4</b>	<b>2.0</b>	<b>2.8</b>	<b>3.1</b>	<b>3.6</b>	<b>3.6</b>	<b>3.8</b>	<b>2.1</b>	<b>2.7</b>

#### Residential vacancy rate %

	Dec 2021	Nov 2021	Oct 2021	Sep 2021	Aug 2021	Jul 2021	Jun 2021	May 2021	Apr 2021	Mar 2021	Feb 2021	Jan 2021
<b>SYDNEY</b>												
Inner	3.7	4.4	3.9	3.7	2.9	3.1	4.0	3.3	4.0	4.5	3.7	4.8
Middle	2.9	2.9	3.1	3.9	4.0	3.9	3.2	4.6	5.8	5.8	4.3	4.2
Outer	1.8	1.8	1.8	2.2	1.7	2.3	2.2	2.5	3.2	2.5	1.9	2.5
<b>Sydney Total</b>	<b>2.8</b>	<b>3.0</b>	<b>2.8</b>	<b>3.1</b>	<b>2.6</b>	<b>2.9</b>	<b>3.1</b>	<b>3.3</b>	<b>4.3</b>	<b>4.0</b>	<b>3.1</b>	<b>3.6</b>
<b>HUNTER</b>												
Newcastle	2.1	2.0	1.8	1.5	2.2	4.0	1.6	1.6	1.7	0.7	1.9	1.4
Other	0.9	0.8	0.6	0.9	0.6	0.7	0.8	1.3	1.4	0.7	1.0	1.1
<b>Hunter Total</b>	<b>1.2</b>	<b>1.0</b>	<b>0.9</b>	<b>1.0</b>	<b>1.0</b>	<b>1.6</b>	<b>1.0</b>	<b>1.4</b>	<b>1.5</b>	<b>0.7</b>	<b>1.3</b>	<b>1.2</b>
<b>ILLAWARRA</b>												
Wollongong	0.8	0.7	1.0	2.0	1.5	1.4	1.4	1.2	0.9	1.6	2.2	1.7
Other	1.8	1.2	1.5	1.8	0.9	1.3	1.1	0.6	1.1	0.7	2.0	0.2
<b>Illawarra Total</b>	<b>1.2</b>	<b>0.9</b>	<b>1.3</b>	<b>1.9</b>	<b>1.2</b>	<b>1.4</b>	<b>1.3</b>	<b>0.9</b>	<b>1.0</b>	<b>1.1</b>	<b>2.1</b>	<b>1.1</b>

#### Residential vacancy rate %

	June 2022	May 2022	Apr 2022	Mar 2022	Feb 2022	Jan 2022	Dec 2021	Nov 2021	Oct 2021	Sep 2021	Aug 2021	Jul 2021
<b>SYDNEY</b>												
Inner	2.9	2.3	2.1	2.6	2.8	3.4	3.7	4.4	3.9	3.7	2.9	3.1
Middle	1.4	1.6	3.3	2.7	2.4	2.9	2.9	2.9	3.1	3.9	4.0	3.9
Outer	1.5	1.6	1.7	1.7	1.5	1.5	1.8	1.8	1.8	2.2	1.7	2.3
<b>Sydney Total</b>	<b>2.0</b>	<b>1.8</b>	<b>2.3</b>	<b>2.3</b>	<b>2.1</b>	<b>2.5</b>	<b>2.8</b>	<b>3.0</b>	<b>2.8</b>	<b>3.1</b>	<b>2.6</b>	<b>2.9</b>
<b>HUNTER</b>												
Newcastle	2.5	3.0	2.0	1.5	1.9	1.8	2.1	2.0	1.8	1.5	2.2	4.0
Other	1.4	0.9	1.6	0.8	1.1	0.8	0.9	0.8	0.6	0.9	0.6	0.7
<b>Hunter Total</b>	<b>1.7</b>	<b>1.3</b>	<b>1.7</b>	<b>1.0</b>	<b>1.2</b>	<b>1.0</b>	<b>1.2</b>	<b>1.0</b>	<b>0.9</b>	<b>1.0</b>	<b>1.0</b>	<b>1.6</b>
<b>ILLAWARRA</b>												
Wollongong	0.8	0.8	0.4	0.7	0.4	0.4	0.8	0.7	1.0	2.0	1.5	1.4
Other	1.0	1.2	2.0	0.5	1.8	0.5	1.8	1.2	1.5	1.8	0.9	1.3
<b>Illawarra Total</b>	<b>0.9</b>	<b>1.0</b>	<b>1.3</b>	<b>0.6</b>	<b>1.1</b>	<b>0.5</b>	<b>1.2</b>	<b>0.9</b>	<b>1.3</b>	<b>1.9</b>	<b>1.2</b>	<b>1.4</b>

Figure 6: REINSW 2019 - 2020 Vacancy Rates Survey, REINSW September 2020 Vacancy Rates Survey

Generally rental vacancy rates in the inner city of Sydney track at under 3%, whereas since March 2020 the rates have tracked at 4-5% - see current rental vacancy rates.<sup>10</sup>

The inner Sydney rental market was relatively affordable during the mid and late parts of the pandemic. Generally, a vacancy rate under 3% is considered a tight rental market. The 'renter's market' in the inner Sydney is likely caused by the lack of tourists and overseas students because of pandemic restrictions and short-term rental properties (e.g., Airbnb) reorientating to the longer-term rental market.

The recent and partly still apparent pandemic conditions in Sydney have affected some of the housing norms of Sydney, such as the rental vacancy rate for inner Sydney. This is an anomalous event and once borders open again places like Redfern will likely return, and likely exceed, their norm; that is, a competitive market for renters.<sup>11</sup>

Smaller dwellings are more expensive to buy and rent in the Sydney LGA relative to the rest of Sydney and perform a vital role in the metropolitan economy, housing key workers that struggle for accommodation in inner city areas.

The relative lull in vacancy rates for rental accommodation in the inner city is just that, as it rises with lockdowns to 4-5% and tightening as people move around again when immigration is recommenced.<sup>12</sup>

#### **4.4.3.4 Who lives in Co-Living Dwellings?**

The Co-Living is the new term for unfettered boarding house accommodation, this sector is diverse and comprises a variety of premises that accommodate different client groups, such as:

- General boarding houses – this is typically a house with five to 12 residents - a small boarding house.
- Assisted or registered boarding houses – this is a boarding house with beds for two or more residents, where those residents are 'persons with additional needs'.
- Traditional boarding houses – this is a larger boarding house (more than 12 residents) and typically in inner Sydney and is a converted older large house or residential flat building. The existing building is a traditional boarding house.
- New generation boarding houses are the product of the current provisions of the Affordable housing SEPP and typically boarding rooms have their own cooking and sanitary facilities and communal spaces and for larger premises a manager. They resemble blocks of small self-contained flats.
- Other forms of similar accommodation, such as student accommodation, co-living spaces and refuges and crisis accommodation has some characteristics of boarding house accommodation but a more specific client group.

The proposed Co-Living housing is best characterised as a new generation boarding house.

Current post occupancy research of new generation boarding houses indicates that many of these premises are run as studio units on residential leases (not on lodging agreements).<sup>13</sup>

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<sup>10</sup> REINSW August 2020, "Vacancy Rates Survey Results"

<sup>11</sup> Bull P 2020, "The Pandemic and City Formation"

<sup>12</sup> Bull P 2021, "How COVID might be really changing our DNA."

<sup>13</sup> Martin C 2019 "Boarding houses in New South Wales: growth, change and implications for equitable density", UNSW City Futures Research Centre

In the new generation boarding house sector, the occupants of new boarding houses were much closer in profile to a typical private renter than to traditional boarding house or social housing residents, while diverse, they were<sup>14</sup>:

- overwhelmingly employed or in tertiary studies (91%);
- with two-thirds already holding a tertiary qualification;
- mostly (65%) overseas born (though not all recent arrivals);
- mostly (63%) under 35 years old, and evenly split along gender lines (54% female);
- only one third of occupants owned a car and even fewer (less than 23%) used a car regularly; and
- boarding rooms were typically occupied exclusively by a single tenant (74%) or with a partner (19%).

New boarding house accommodation does not attract socially disadvantaged individuals.

Given the demographic profile of the Social Locality there is likely to be a high proportion of overseas students in the accommodation which provides for heightened social risk.

The observed trend with the overseas student population is that there is a higher risk of social impacts from overseas student groups from non-English speaking and non-European students. The European and American students tend to come for shorter periods (a semester). The main risk groups are Indian and Chinese students in the locality who often come for long periods (a full degree and they may also have attended school in home-stay accommodation). This is a specialist resident groups that requires consideration in the management of the housing to address risk. Social risks identified with this resident group are isolation and self-harm/mental health episodes.

This risk will ultimately have to be managed depending on who the resident population becomes; however, this risk can be minimised via:

- Provision of varied communal spaces in the building – which the building achieves.
- Staff should have some ability to interact and report on student welfare – this is matter that can be addressed in the PoM and the building has adequate and diverse opportunities for interaction.
- Some student advisor services to be provided e.g., report on welfare but also manage social interactions – this is matter that can be addressed in the PoM.

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<sup>14</sup> Troy L 2019 “Occupant Survey of Recent Boarding House Developments in Central and Southern Sydney”, UNSW City Futures Research Centre

#### 4.4.4 Crime Risk

An assessment of NSW Bureau of Crime Statistics and Research (BOCSAR) statistics relevant to the locality has been undertaken to get an understanding of the nature of crime rates relevant to the local area and the site.<sup>15</sup>

The Social Locality is a functional part of the central metropolitan areas - see hot spot mapping below and overleaf for assaults (non-domestic) and robbery for the 2007 and 2021.

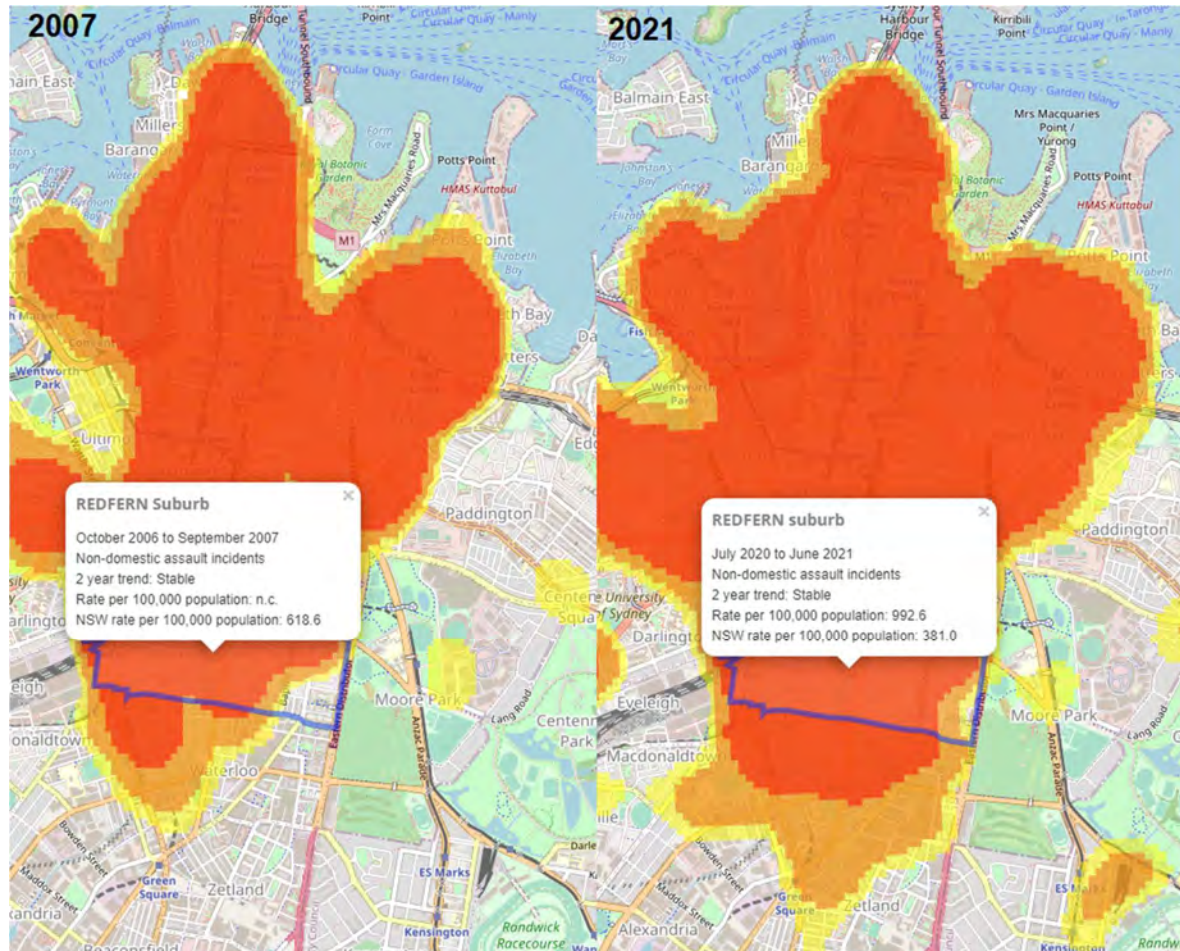
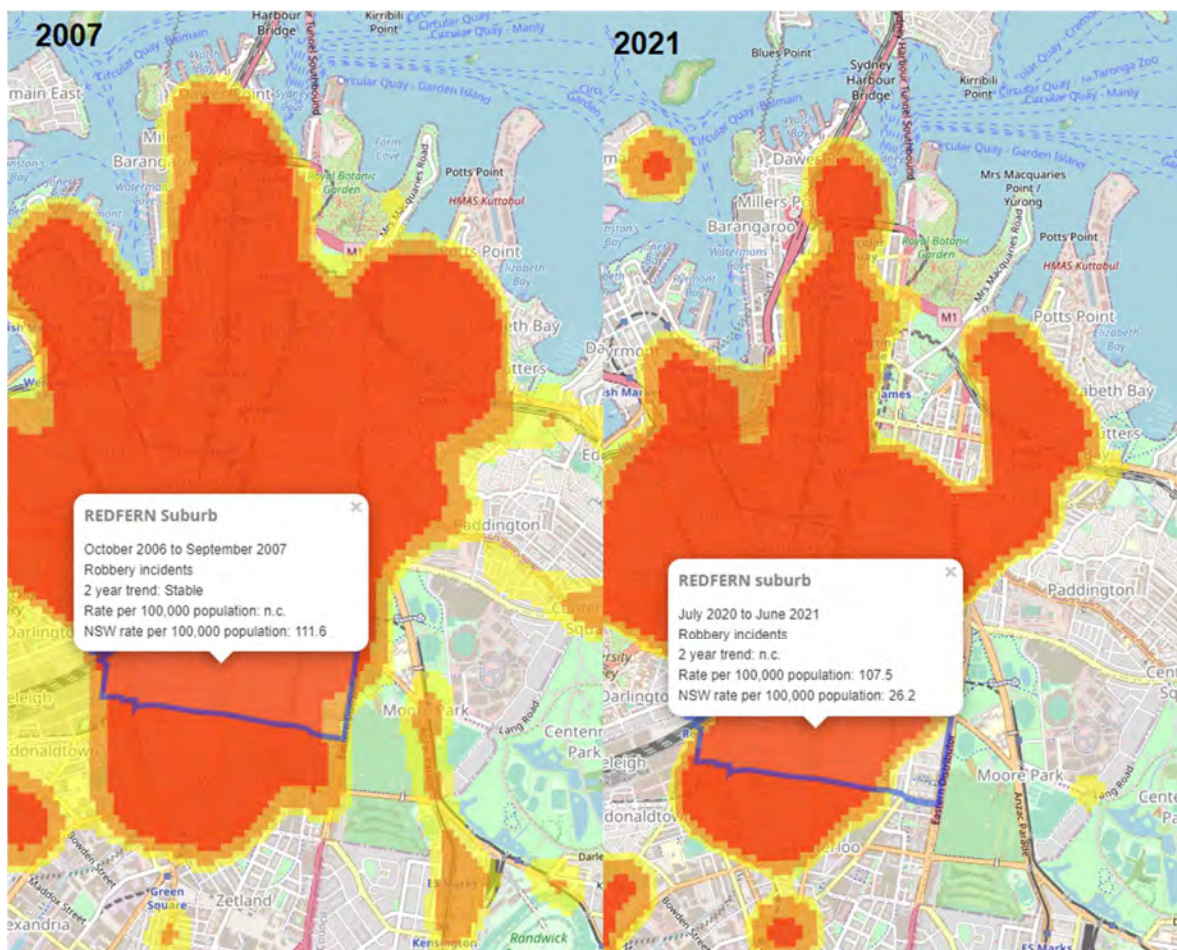


Figure 9: Assault (non-domestic) 2007 to 2021, <http://crimetool.bocsar.nsw.gov.au/bocsar/>

<sup>15</sup> NSW Bureau of Crime Statistics and Research (BOCSAR), <http://crimetool.bocsar.nsw.gov.au/bocsar/>



**Figure 10: Robbery 2007 to 2021, <http://crimetool.bocsar.nsw.gov.au/bocsar/>**

The general crime trend in the Sydney LGA is that property related crime is reducing or stable and the areas of increase are in domestic assault and sexual violence (this may be an indication of more people reporting).

The non-domestic assault category was considered most relevant to smaller dwellings, where household members are limited. The hot spot mapping for each was similar.

The site is in a high-risk fringe metropolitan area, where crime is present, but crime trends are generally stable or reducing.

The site and its locality are becoming less of the crime risk locale according to current trends. Some of the marked decline in crime incidents from 2019 to September 2020 could also in part be accounted for by pandemic lockdowns, reducing movement and opportunistic crime.

Part of the reason the city fringes continues to be a high-risk place for crime over the 2007 to 2021 period can also be attributable to what is described as a displacement effect of the 2014 NSW liquor law reforms<sup>16</sup>. This effect has been observed in inner city areas such as Bondi and Newtown. The site, its locality and the adjoining Redfern commercial area around the station is

<sup>16</sup> Donnelly N and Poynton S 2019 "The effect of lockout and last drinks laws on non-domestic assaults in Sydney: An update to March 2019"

not within the current lock-out precincts in the City and Kings Cross. Nevertheless, the proposal does not include any licensed premises and displaced crime activity from adjoining liquor premises lock down areas appears to have been dampened by the pandemic lockdowns from March 2020.

In summary, analysis of BOSCAR data for the 2016 postcode from October 2019 to September 2020 showed that:

- Assault incidents 2 year trend: Stable - 2016 Rate per 100,000 population: 1689: NSW rate per 100,000 population: 803.
- Non-domestic assault incidents 2 year trend: Stable - 2016 Rate per 100,000 population: 925.9: NSW rate per 100,000 population: 372.5.
- Assault incidents, alcohol related 2 year trend: Stable: 2016 Rate per 100,000 population: 548: NSW rate per 100,000 population: 221.
- Robbery incidents 2 year trend: Stable: 2016 Rate per 100,000 population: 84.8: NSW rate per 100,000 population: 27.6.
- Sexual offences incidents 2 year trend: Stable: 2016 Rate per 100,000 population: 202: NSW rate per 100,000 population: 185.

There has been some increase in sexual assault and retail theft (each could be a case of greater reporting); however, the trend over the last 4 years for a group of the 17 major crime offences is stability, see ABS summary table below.

Table 12 - 17 Major Crime Offences - 2 to 4 year trend for 2016 Postcode		
	24-month trend	60-month trend
Murder	nc**	nc**
Domestic violence related assault	Stable	Stable
Non-domestic violence related assault	Stable	Stable
Sexual assault	Stable	8.4%
Indecent, indecency / sexual offences	Stable	10.1%
Robbery without a weapon	Stable	-5.7%
Robbery with a firearm	nc**	nc**
Robbery with a weapon not a firearm	Stable	Stable
Break and enter dwelling	Stable	-2.8%
Break and enter non-dwelling	Stable	Stable
Motor vehicle theft	-18.9%	Stable
Steal from motor vehicle	Stable	-8.2%
Steal from retail store	Stable	7.4%
Steal from dwelling	Stable	-4.2%
Steal from person	-20.3%	-13.7%
Fraud	-10.4%	-11.8%
Malicious damage to property	-7.4%	-1.9%
Source: <a href="http://crimetool.bocsar.nsw.gov.au/bocsar/">http://crimetool.bocsar.nsw.gov.au/bocsar/</a>		

The site is in an area of high risk in relation to crimes and anti-social behaviours, comparative to NSW.

The building form proposed is defensive and has clear entries and service areas to the street. The site is located on 2 street corners on a busy road, where there is good surveillance.

Any risk identified in relation to the use of the site can be appropriately managed and mitigated through adoption of appropriate Crime Prevention Through Environmental Design techniques to ensure adequate surveillance, management and use of the site which is reflected in building design or can be enhanced (e.g., street lighting).

#### 4.4.5 Socio-Economic Indexes for Areas (SEIFA)

The Australian Bureau of Statistics (ABS) has developed four indexes, known as Socio Economic Indexes for Areas (SEIFA) which provide an indication of the socio-economic conditions of people living in an area, relative to other areas<sup>17</sup>.

- the Index of Relative Socio-economic Disadvantage (IRSD) is a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. A low score signifies disadvantage.
- the Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A high score indicates a relative lack of disadvantage and greater advantage in general.
- the Index of Economic Resources (IER) summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures. A low score indicates a relative lack of access to economic resources in general.
- the Index of Education and Occupation (IEO) is designed to reflect the educational and occupational level of communities. A low score indicates relatively lower education and occupation status of people in the area in general.

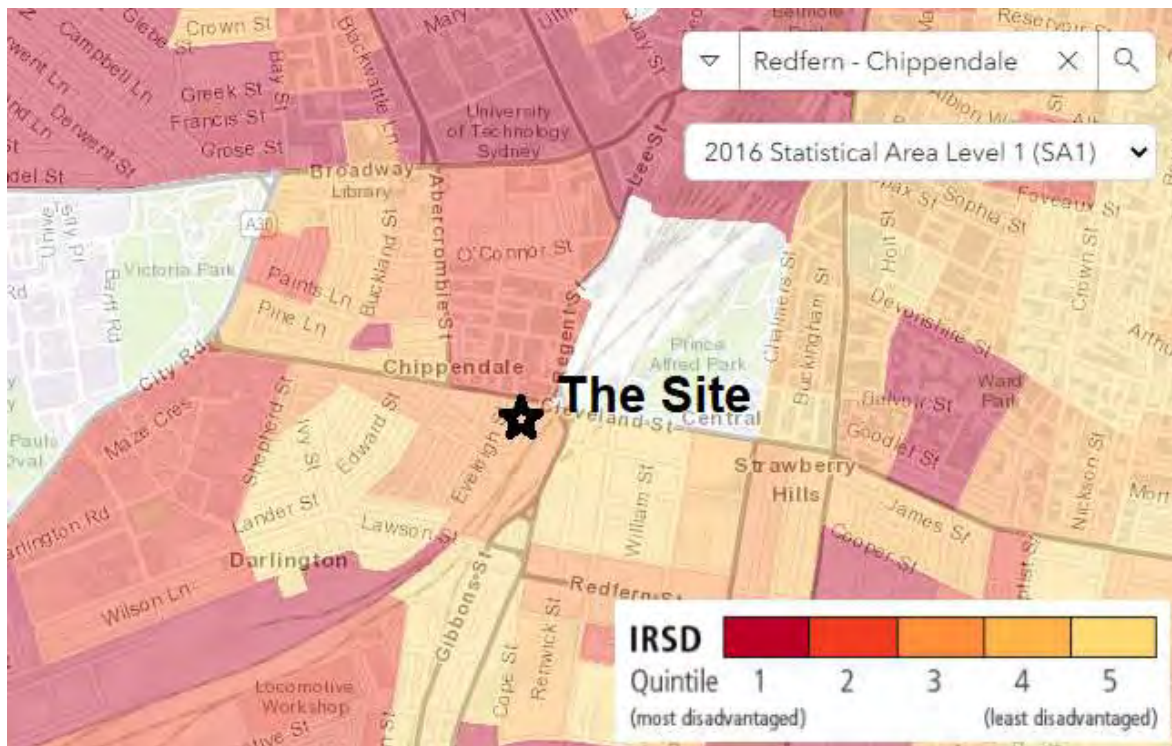


Figure 11: IRSD for 2016 for by SA1

<sup>17</sup> Australian Bureau of Statistics March 2018 2033.0.55.001 Socio-Economic Indexes for Australia (SEIFA), 2016

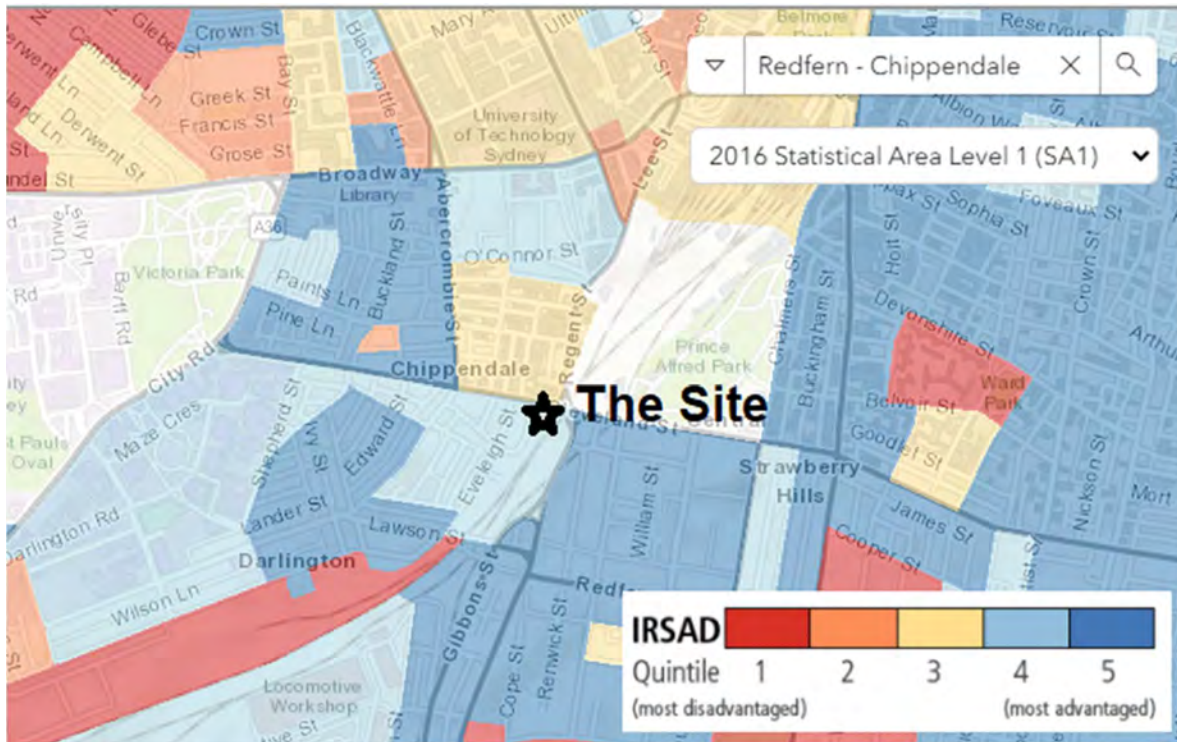


Figure 12: IRSAD for 2016 for by SAI

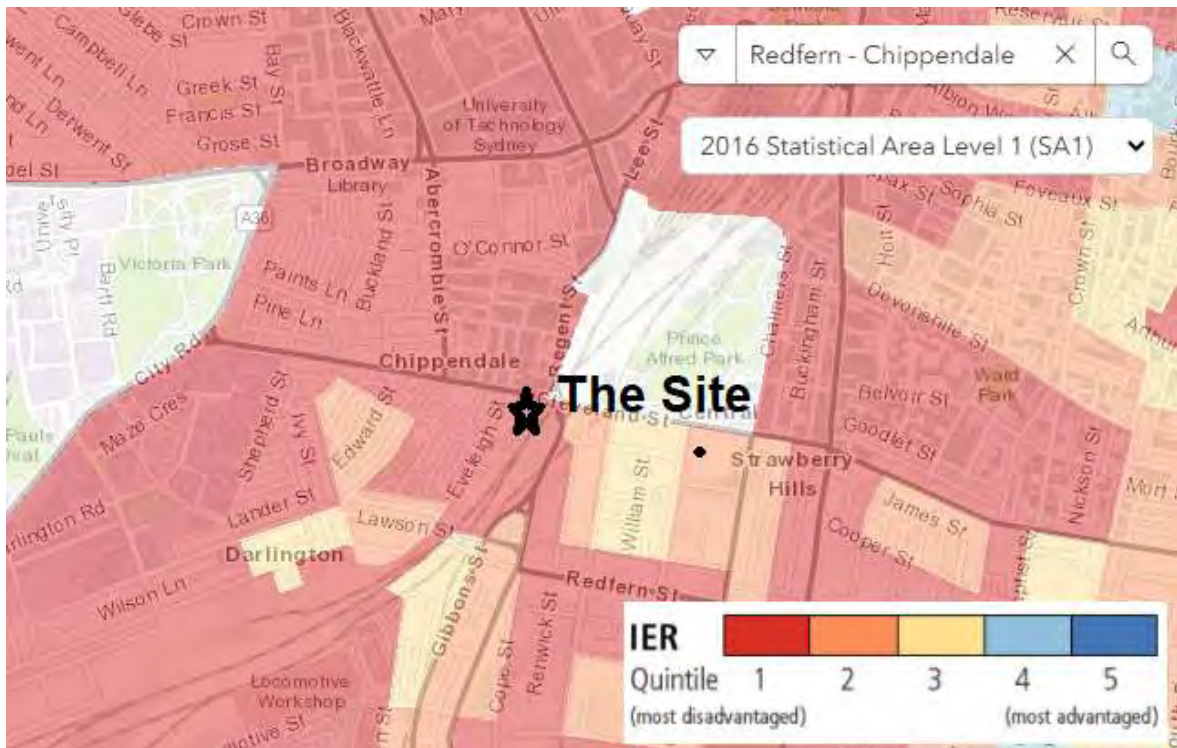
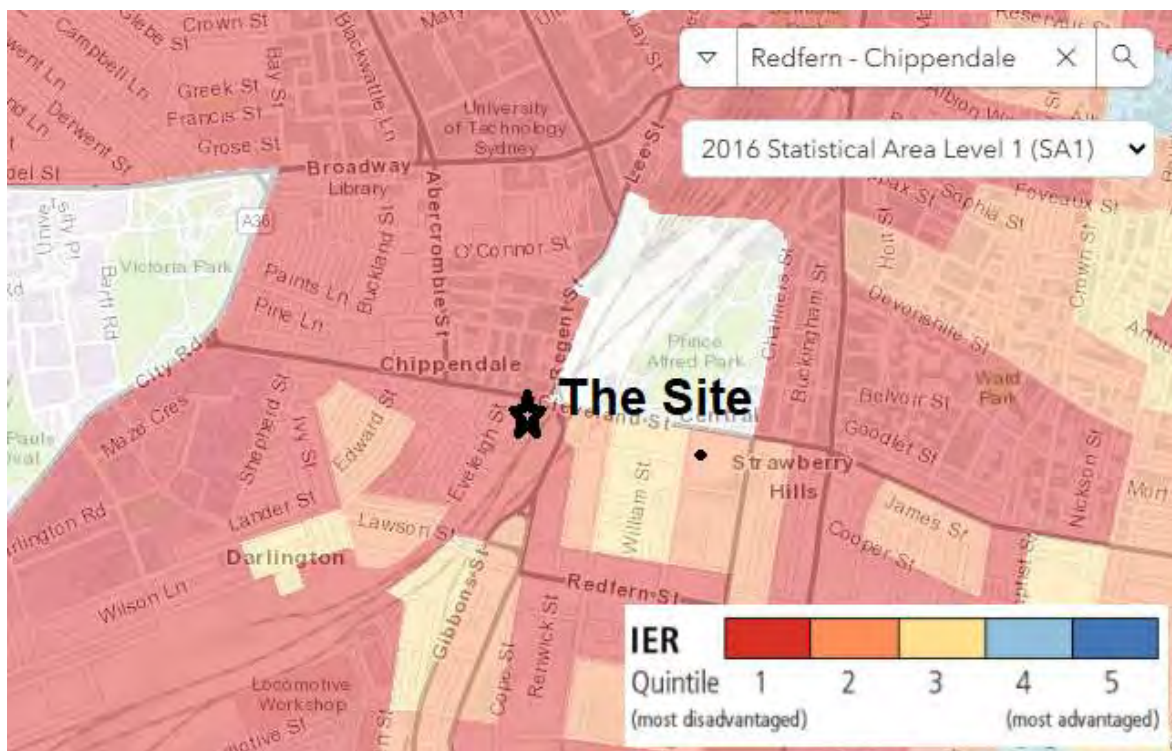


Figure 13: IED for 2016 for by SAI



**Figure 13: IER for 2016 for by SA1**

The site's Social Locality (SEIFA data is available down to SA1 region) for the 2016 census is provided in the table below.

**Table 13 - SEIFA Summary Indices for SA1 (The Social Locality), Redfern Postcode (2016) and Sydney LGA**

Area		Index of Relative Socio-economic Disadvantage		Index of Relative Socio-economic Advantage and Disadvantage		Index of Economic Resources		Index of Education and Occupation		Pop.
		Score	Decile	Score	Decile	Score	Decile	Score	Decile	
SA1	1133526	998	5	1084	8	742	1	1185	10	624
Postcode	2016	993	5	1063	9	890	1	1105	9	13,213
LGA	Sydney	1027	9	1095	10	883	1	1149	10	208,374
LGA	Mosman	1115	10	1165	10	1076	10	1188	10	28,475
LGA	Campbell town	950	4	948	5	977	5	932	4	157,006

Source: <https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/2033.0.55.0012016?OpenDocument>

The Social Locality's indices are contradictory, as while the locality is disadvantaged and lacks advantage and economic resources, it also has high education and occupation indices more akin to more advantaged areas. This is attributed to the dominant student demographic already present in the locality in 2016.

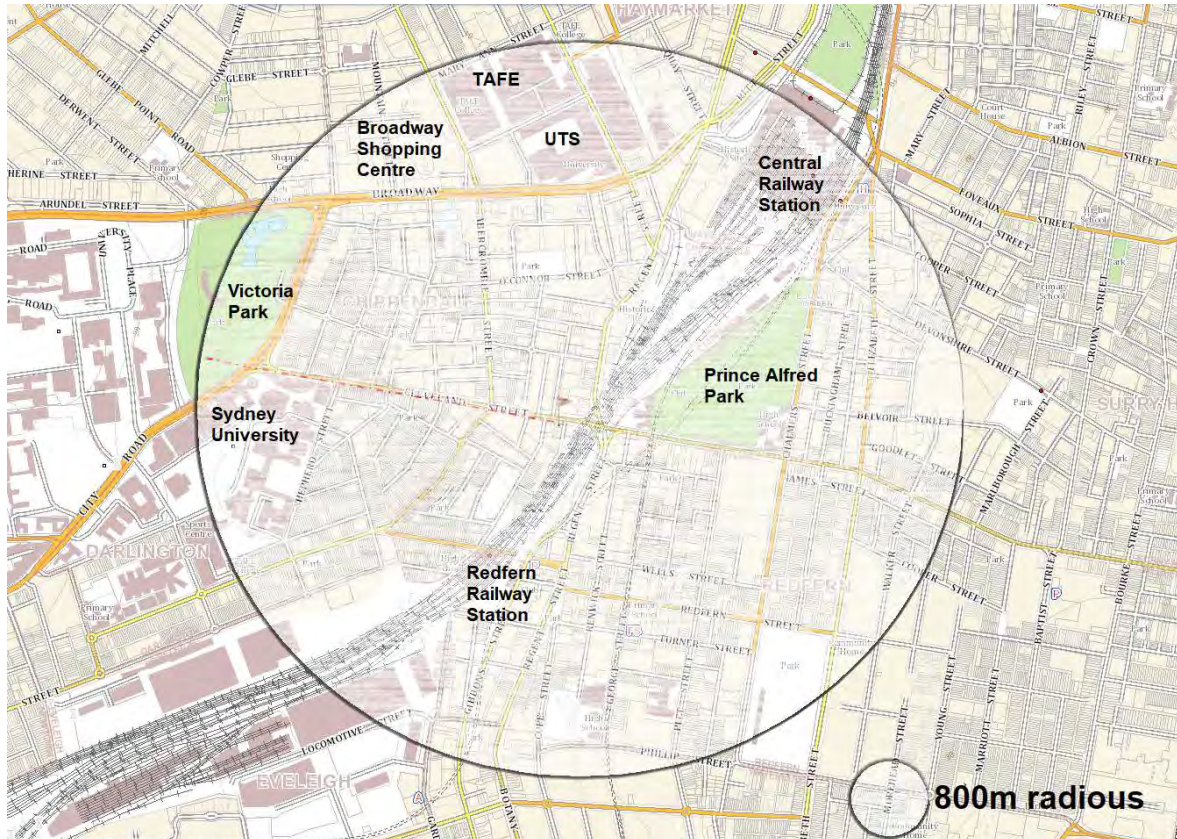
A social impact issue with the Social Locality is allowing as many households as possible to access the area. Bringing more households to a central city area with good access to education,

employment and transport resources will ultimately lift the longer-term well-being of those household. This is a well demonstrated and researched social impact phenomena.<sup>18</sup>

The socio-economic characteristics of the site's Social Locality mean that any additional households that can be brought to the area creates a positive social impact if managed.

#### 4.4.6 Services Available

The site's Social Locality is well serviced by transport, open space, recreational facilities e.g., pools, and educational facilities – see site mapping below.



**Figure 14: Facilities within 800m, 6Maps**

There are also a variety of retail and service premises in adjoining commercial centre on Broadway and around Redfern Station.

As discussed, the site has excellent accessibility to public transport, and existing services are being upgraded with new Metro rail services planned.

The site has excellent access to public transport, commercial and public services, and open space suitable for student or key worker accommodation.

The locality has appropriate services for the new households proposed.

<sup>18</sup> See Florida, R 2017, The New Urban Crisis, One World Publications and Glaeser, E 2011, Triumph of the City, The Macmillan Press

## 4.5 Impact Assessment and Mitigation Measures

### 4.5.1 Consistency with Relevant Planning and Social Policies

The following planning strategies and social policies have informed the preparation of the SIA.

### 4.5.2 State and Regional Plans

The NSW Government's Metropolitan and Eastern City District Plans for Sydney called the *Greater Sydney Region Plan: A Metropolis of Three Cities* (The Metropolitan Plan) apply to the site<sup>19</sup>. The Metropolitan District plans identifies the Redfern to Eveleigh urban renewal corridor as a part of the city with capacity to provide new housing. Indeed, the site is placed firmly in an area described as the – Innovation Corridor, Harbour CBD see graphic below.



Figure 15: Innovation Corridor, Harbour CBD, Eastern City District Plan Figure 17

A characteristic of the current plan is that it pushes Sydney to its metropolitan boundaries with identified project like the new Western Sydney Airport-Badgerys Creek Aerotropolis. This focus on western Sydney in part accounts for the relatively modest growth projects for the historic housing areas in established Sydney. However, in established Sydney housing growth is more focussed next to existing infrastructure (that is also being augmented), in generally in commercial or brown-field areas.<sup>20</sup> The site and its locality is in such an area that is nominated for housing

<sup>19</sup> Greater Sydney Commission 2018 Greater Sydney Region Plan: A Metropolis of Three Cities and eastern City District Plan

<sup>20</sup> Brown field areas generally refers to older industrial areas where the historic industrial use has lost its modus operandi.

growth and the pattern of development proposed in this instance (i.e. redevelopment of under used old industrial buildings) fits the desirable pattern sought in current Metropolitan and District Plans.

In NSW boarding house development is facilitated by the State Environmental Planning Policy (Affordable Rental Housing) 2009 that provides provisions at Part 2 Division 3 for new boarding house development and the following relevant policy aims:

- “(a) to provide a consistent planning regime for the provision of affordable rental housing,*
- (b) to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards,*
- (c) to facilitate the retention and mitigate the loss of existing affordable rental housing,*
- (d) to employ a balanced approach between obligations for retaining and mitigating the loss of existing affordable rental housing, and incentives for the development of new affordable rental housing,”*

The proposal furthers the housing aims of the Affordable Housing SEPP.

The proposal is consistent with the relevant State, Metropolitan and District plans and their current statutory implementation provisions.

#### **4.5.3 2021 Social Impact Assessment Guideline**

The Social Impact Assessment (SIA) addresses following:

- a) assess how people in the social locality may experience the project in accordance with the eight categories defined in Section 4.3 of the SIA guideline.
- b) provide an assessment of social impacts having undertaken a proportionate level of community engagement and primary social research, as outlined in the guideline (refer to Appendix A of the SIA guideline)
- c) redefine the social locality to include ALL those expected to be affected by, or have an interest in, the project. Update the social profile, community engagement, and subsequent impact assessment and responses to reflect this revised social locality
- d) identify any vulnerable groups within the social locality and propose how the project will be designed to ensure it avoids harm to those groups
- e) assess impacts on Aboriginal cultural values and identify (through collaborative engagement) opportunities for the project to enhance Aboriginal people's connections with place
- f) propose mitigation measures for negative impacts and enhancement measures for positive impacts – that are tangible, deliverable by the proponent, and likely to be effective
- g) assess cumulative social impacts, in accordance with the SIA guideline and the Cumulative Impact Assessment Guidelines for State Significant Projects (July 2021).

To ensure the proposed housing is affordable:

- The dwellings will not be strata titled or sold for owner occupation.
- The proposal is a rental housing project and will provide for an increase small dwelling where there is demand and appropriate employment, education and transport facilities;
- Col-Living is part of a broader suite of housing forms facilitated in the Housing SEPP and in this instance a more market-based approach is reasonable and envisaged, see principles of the Housing SEPP below.

## The principles of the Housing SEPP

### *“3 Principles of Policy*

*The principles of this Policy are as follows—*

- (a) enabling the development of diverse housing types, including purpose-built rental housing,*
- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) minimising adverse climate and environmental impacts of new housing development,*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) mitigating the loss of existing affordable rental housing.”*

#### 4.5.4 Local Strategic Plans

City of Sydney Council has adopted a suite of documents to guide its planning and decision making, the core policy being the Sydney City Local Strategic Planning Statement 2020-2036 (LSPS) <sup>21</sup>;

All plans recognise housing need and affordability as a planning priority.

In particular, the LSPS recognised that most housing growth in this LGA comes from city renewal and the housing strategy for the City of Sydney could be summarised from the LSPS, as:

“Over one third of this growth will occur in the Green Square Urban Renewal Area, which will grow to around 32,000 dwellings, housing around 60,000 to 70,000 people (depending on occupancy trends) when the area is expected to be fully built out by 2036. The rest of the growth will be focused on Central Sydney and Redfern-Waterloo, with modest growth forecast for the City’s historic residential villages.”  
(City of Sydney 2020 LSPS p44)

The proposal is consistent with and implements the current strategic planning framework for housing growth in the City of Sydney.

#### 4.5.5 Local Plans

The site located in a precinct excluded from the local Sydney City Local Environmental Plan (LEP) provisions and its land use and built form provisions are within the State Environmental Planning Policy State Significant Precincts 2005 (the State SEPP).

The relevant aim of the SEPP (see clause 2 (2)(c)) is to facilitate the development, redevelopment or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State so as to facilitate the orderly use, development or conservation of those State significant precincts for the benefit of the State.

The site is zoned D - Business Zone Mixed Use – see zone plan extract overleaf.



Figure 16: Zoning, State SEPP

<sup>21</sup> City of Sydney 2020 Local Strategic Planning Statement

The proposal relates to a boarding house which is permitted with consent in the zone. The proposed use is consistent with the zone's objectives which require that future development support a mix of employment and residential opportunities; encourage employment generating activities; maximise public transport; and exhibit design excellence. The proposed co-living housing is consistent with and furthers the purpose of its B4 zoning.

#### **4.5.6 Crime Prevention**

The proposed building has been designed with crime prevention as a core objective, the following features are included in the building's design as discussed below.

Surveillance - the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical.

Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Offenders are often deterred from committing crime in areas with good surveillance. In this regard 'deterrence by surveillance' has been designed into the building by:

- The entry to the premises is flush to the street, well observed and will be monitored via CCTV;
- the building incorporates terraces and upper-level balconies, and communal area will be well observed; and
- the communal spaces are only accessible to residents and will be part observed by CCTV.

Territorial reinforcement - uses actual and symbolic boundary markers, spatial legibility, and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

The proposal clearly defines the boundaries between public and private space with nil building setbacks to the street and the courtyard-based design is appropriate to the locality's city fringe character.

Effective lighting of public/private places – common areas to be lit at night to provide clear and identifiable entry lighting into the building.

Access control and signage – a intercom system will be provided to the front entry to allow residents to screen visitors, appropriate directional signage around the building to be provided to designate specific areas and access to the parking/cycle/bicycle spaces will be restricted and managed by the building's on-site manager.

The building provides for adequate separation of functions to avoid conflict in the building, noting the waste, laundry and car/motorcycle/bicycle parking have separate access and or dedicated spaces.

A specialist Crime Prevention Through Environmental Design (CPTED) report and Plan of Management (PoM) prepared by Mecone are also provided with the DA and were reviewed and feedback given to each as part the preparation of this SIA. These document, if adopted and further developed with the building, will assist in crime prevention and the general operation of the building.

The building is adequately designed for crime prevention, subject to above matters being further considered in the proposal's design development.

## **4.6 Section 4.15(1) (a), (b), (c) and (e) of the Act**

### **4.6.1 4.15 (1) (a) the provisions of relevant planning policies**

The Social Locality and LGA of the City of Sydney are planned to grow over the next 20 years under current metropolitan and regional plans. The proposal is consistent with those plans and provides accommodation identified as necessary to accommodate household and demographic trends over this period.

A boarding house is a permissible form of development under the site's B4 zoning, and the building is consistent with the purpose of its zone and how those controls have been implemented to date.

The proposal is consistent with State, metropolitan, regional and local planning policies in respect to social impacts.

### **4.6.2 4.15 (1) (b) the likely impacts of that development, including social and economic.**

As discussed, the proposal is State Significant Development and, in a locality, identified for urban renewal and the social impacts of the proposal will be mostly positive, in as much as transformation of this site is envisaged and for a purpose as proposed. The development has been designated of State significance and in part implements well planned and implemented renewal plans for the Redfern-Waterloo precinct.

Possible adverse social impacts can be reasonably managed via the mitigation measures recommended or are addressed in the design of the proposal.

The proposal is also a building project that will contribute to employment generation during its construction phase and once complete the accommodation will require the equivalent of 1-2 full time jobs, those being an on-site manager and then various part-time building maintenance and service jobs. Nevertheless, any development or change in an environment creates a risk of unforeseen adverse social impact. In this instance that risk is manageable.

The proposal will have acceptable social and economic impacts.

### **4.6.3 4.15 (1) (c) the suitability of the site for the development**

The site is located on B4 zoned land where there is a current consent for 6-storey mixed use building, and in a highly accessible and well serviced location. The site is on prime urban land identified for the type of development proposed.

The site's location will provide future residents with good access to public transport, education services and a high amenity accommodation.

The site is suitable for the proposed development.

### **4.6.4 79 C (1) (e) the public interest**

The public interest is best served when new development responds to identified needs in a community and is 'crafted' to be sensitive to the character or emerging character of that place. The proposal achieves these objectives as there is a demonstrated need for smaller homes in the Sydney LGA that is forecast to increase, and a need for flexible accommodation that can house essential workers and students.

The proposal is in the public interest.

## 4.7 Scoping and Summary of Social Impacts

The community and crime risk profile for the Social Locality provides for an already entrenched student population and stable but high crime risk. The following issues summarised in the table below are identified in this SIA as the key social impacts.

Table 9 - Summary and Scoping of Social Impacts		
Issue	Impact (s)	Nature of impact (s) (Positive, Neutral or Adverse) – comment
Development		
Loss of existing historic buildings.	Demolition of existing character buildings.	<b>Positive</b> - Foreseen as part of the site's renewal/SSD status. The buildings have no heritage affectation and the historic building on the site have been modified and/or adaptively reused. Proposed building is a suitable replacement.
Loss of existing commercial floor space/employment.	displacement of current commercial activity	<b>Neutral</b> - The current commercial space and dwellings appear to be underutilised. New commercial floor space is provided in the SSD (co-working) and envisaged for the wider locality under other SSD. Student housing is also managed accommodation that generates ongoing employment.
Housing supply	Provision for 120 studio style rooms on built-for-rent tenure.	<b>Positive</b> – Provision of 'small dwellings' responds to identified housing demand and is consistent with current housing policy.
Congestion Risk e.g., parking demand, pedestrian movements	The development meets the applicable serving standards for such premises and the site's locality is rich in terms of public transport options and adjoining kerb-side parking is regulated.	<b>Neutral</b> – The additional activity generated by the development is largely positive.
Operational		
Tenant welfare	Isolation, mental health, anti-social behaviour etc	<b>Tragically Adverse to Positive</b> – Able to be appropriately managed. The PoM should consider regular building get togethers and 'check-up' strategies for residents that disappear too much. Anti-social behaviour is considered more likely to be internalised (on the individual) than external (to others). This risk is also based on overseas students coming back as per 2016 census levels and that may not happen. This risk may be overstated in this SIA, given the observed decline in the student population in the 2021 Census.
Amenity	Resident Noise, and building maintenance plant nuisance etc	<b>Neutral</b> – Able to be appropriately managed.

## 4.8 Mitigation Measures

A manageable size, good design and location are the most essential mitigation measures. Residents living in well-designed accommodation, with access to employment, transport, facilities, and services are less likely to participate in anti-social activities. The proposal achieves these benchmarks.

However, the following additional mitigation measures are recommended:

- The PoM is to be refined and modified as required during the SSD assessment and determination process to address any relevant submissions or conditions of consent.
- The initial 12-month operation of the premises shall include a monitoring and management review phase, whereby the PoM and operational procedures for the premises are modified.
- A copy of the final PoM is to be always kept on-site and a summary version 'house rules' is to be always available in the foyer with the on-site manager's contact details.
- The on-site manager to provide an introductory briefing to all new residents on building operations and services available.

## 5 Conclusions and Recommendations

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The form of the housing proposed is well considered from a social impact perspective. The housing has benefited from the experience of previous DAs for the site and long and iterative process that has proceeded the current proposal.

A courtyard form with a diversity of commercial and communal uses is provided to the ground floor – this is positive from a social impact perspective. The accommodation is airy and high quality – good spaces are always good from a social impact perspective. There is a lot of surveillance of the public and private domain from the first-floor commercial spaces on the corner of Cleveland Street and Woodburn Street and ground floor uses, and from above by residential units and associated outdoor areas. The consultant team have also taken on advice about providing a lighting and security plan for the courtyard space. There are a good base CPTED Report and PoM prepared for the proposal that can be further developed with the design and as the key resident groups become clear.

In many respects the building form and composition of the land use is ideal from a social impact perspective.

It is clear from the demographic and SEIFA analysis that the Social Locality is an anomaly in metropolitan Sydney in 2016/2021 in some respect (e.g., more small dwellings than small households). However, the Census data available for 2021 shows a strong gentrification process underway in the social locality (with household incomes just under the Sydney median). There has also been a revival of the indigenous population.

In 2016, it had more small dwellings than small households and a disadvantaged (poor) but well-educated population. This is because the Social Locality is and will remain a dormitory suburb for adjoining educational facilities and the employment available in the inner city. People seeking opportunity is a positive social trend and large cities like Sydney need places for this to happen.

A large group of people living alone is not ideal as it can lead to loneliness and isolation; however, the subject building does seek to address this potentially negative social impact with well-designed communal spaces and a central location (it is better to live alone near access to transport and opportunity).

Students (particularly overseas, long stay from non-English speaking and non-western backgrounds) present a social risk in terms of support services and need. This group needs to be a special focus in terms of managing the risks of loneliness and isolation.

The PoM should implement formal 'get together' and 'check-up' strategies for all residents. These strategies should be culturally appropriate, and the building's manager should regularly check-in on who they are housing.

The housing provider will need to become acquainted with their residents and support service available to them from adjoining institutions.

There is an existing and projected demand in Redfern for small households. The strongest sectors for household growth in the Sydney LGA are for small households based on ABS and forecast data. The proposed accommodation is consistent with that demand and the housing priorities of State, Metropolitan and Local planning policies. This is a social benefit, as unmet demand can lead to housing scarcity and further housing stress.

The indicators of advantage and disadvantage are contradictory for the Social Locality, noting indicators of disadvantage and housing stress but also high levels of education. This is indicative of the locality's role as a student housing precinct. The 2021 data indicates the locality is becoming more mixed (less of a student place). This trend is likely influenced by the 2021 census being taken mid Pandemic when borders were closed, and the student population diminished.

Noting the locality's proximity to educational institutions student housing is likely and should be considered as part of the social risks for the project.

The locality has high crime risk, as does all the adjoining city fringe localities. This high-risk is a stable attribute of the locality. The social impact risk here is to make sure the building is suitably designed and managed for its social setting. The building's design is considered appropriate to its context.

The resident profile of this housing is likely to be like that of the residents in the adjoining private rental market, except the residents are more closely managed. This may mean general nuisance impacts (e.g., loud parties etc) are reduced to that from misbehaving residents in the private rental sector. Students and those born overseas are likely to be the biggest group of new residents.

This housing proposal is not a sensitive form of development in a social impact sense as it does not provide for a liquor licence, gambling, late night trading (or other activities considered risks of generating adverse social impacts) and is not of a size that would create socially disruptive impacts on its community.

Some mitigation measures are recommended at Sections 4.8 of this report, otherwise the proposal has, on balance, has positive social impacts and there are no social impact grounds on which the proposal should not be granted consent.

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