

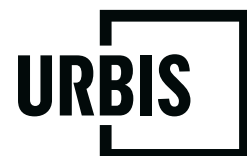


# SOCIAL IMPACT ASSESSMENT\_ FINAL

600-660 Elizabeth Street,  
Redfern (Redfern Place)

Dharug, Dharawal and  
Gandagara Land

Prepared for  
**BRIDGE HOUSING LIMITED**  
28 JUNE 2024



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

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# EXECUTIVE SUMMARY

Urbis Ltd (Urbis) was engaged by Bridge Housing Limited (the proponent) to prepare a Social Impact Assessment (SIA) for 600-660 Elizabeth Street, Redfern (Redfern Place).

This report accompanies a detailed State Significant Development Application (SSDA) that seeks approval for a mixed-use development at Redfern Place. The development proposes four buildings comprising of community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

## Report purpose and scope

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

The NSW Department of Planning, Housing and Infrastructure's (DPHI) Social Impact Assessment Guideline (2023) states that a SIA should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems.

This SIA has been prepared to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the proposal (SSD-51274973) issued on 16 December 2022.

## Potential positive and negative social impacts

The methodology to prepare this SIA is outlined in Section 3 and was informed by DPHI's SIA Guideline (2023). Potential social 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) per DPHI's Guidelines.

Identified positive and mitigated negative social impacts are listed below, with full assessments in Section 7 and a discussion on cumulative impacts in Section 7.9, covering stakeholders, duration and mitigation measures.

Overall, the assessment found that most social impacts were positive and would last throughout the duration of operation. Negative impacts, if any, are limited to the construction phase and are temporary. Recommended measures to further enhance positive impacts and mitigate negative impacts are summarised in Section 8. Most recommendations provided are for consideration by Bridge Housing post development approval, with a focus on improvements during the ongoing operation of the proposal.

Table 1 Summary of potential positive and negative social impacts

Impact description	Mitigated/Enhanced assessment and impacted group
Increased access to diverse social and affordable housing	Very high positive impact for households eligible for affordable and social housing in the regional and surrounding social locality
Impact on local community cohesion and connection	High positive impact for incoming residents, broader social housing residents and private market residents in the surrounding community.
Temporary loss of access to PCYC	High negative impact to current PCYC users and members in the surrounding social locality, including local residents and young people.
Long term access to a local, high quality community facility	High positive impact to current and future PCYC users and members in the surrounding social locality, including local residents and young people.

Impact description	Mitigated/Enhanced assessment and impacted group
Celebration of local Aboriginal history and culture through the built environment	High positive impact to residents with a connection to Redfern, particularly the Aboriginal and/or Torres Strait Islander population within the surrounding social locality
Potential to exacerbate demand for local community service providers	High positive impact to incoming residents, broader social housing residents and service providers in the surrounding community.
Impact to wellbeing from noise during construction and operation	Medium negative impact (during construction), low negative – neutral impact (during operation) to surrounding site users, surrounding residents and workers, and future residents of the proposal in the immediate social locality
Exacerbation of traffic congestion and parking on local road network	High negative impact (during construction) low negative impact (during operation) to surrounding precinct users, surrounding residents and workers, and future residents of the proposal in the immediate and surrounding social locality
Employment opportunities	High positive to surrounding and regional social locality including young people, Aboriginal and Torres Strait Islander people, women and people in the construction industry.
Cumulative social impacts	<p>A discussion on cumulative impacts is outlined in Section 7.9. This includes the following cumulative social impacts:</p> <ul style="list-style-type: none"> <li>▪ Cumulative traffic and parking impacts during construction and operation.</li> <li>▪ Cumulative noise, vibration and dust impacts during construction.</li> <li>▪ Cumulative planning process impacts.</li> </ul>

# 1. INTRODUCTION

Urbis Ltd (Urbis) was engaged by Bridge Housing Limited (the proponent) to prepare a Social Impact Assessment (SIA) for 600-660 Elizabeth Street, Redfern (Redfern Place).

This report accompanies a detailed State Significant Development Application (SSDA) that seeks approval for a mixed-use development at Redfern Place. The development proposes four buildings comprising of community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

## 1.1. REPORT PURPOSE AND SCOPE

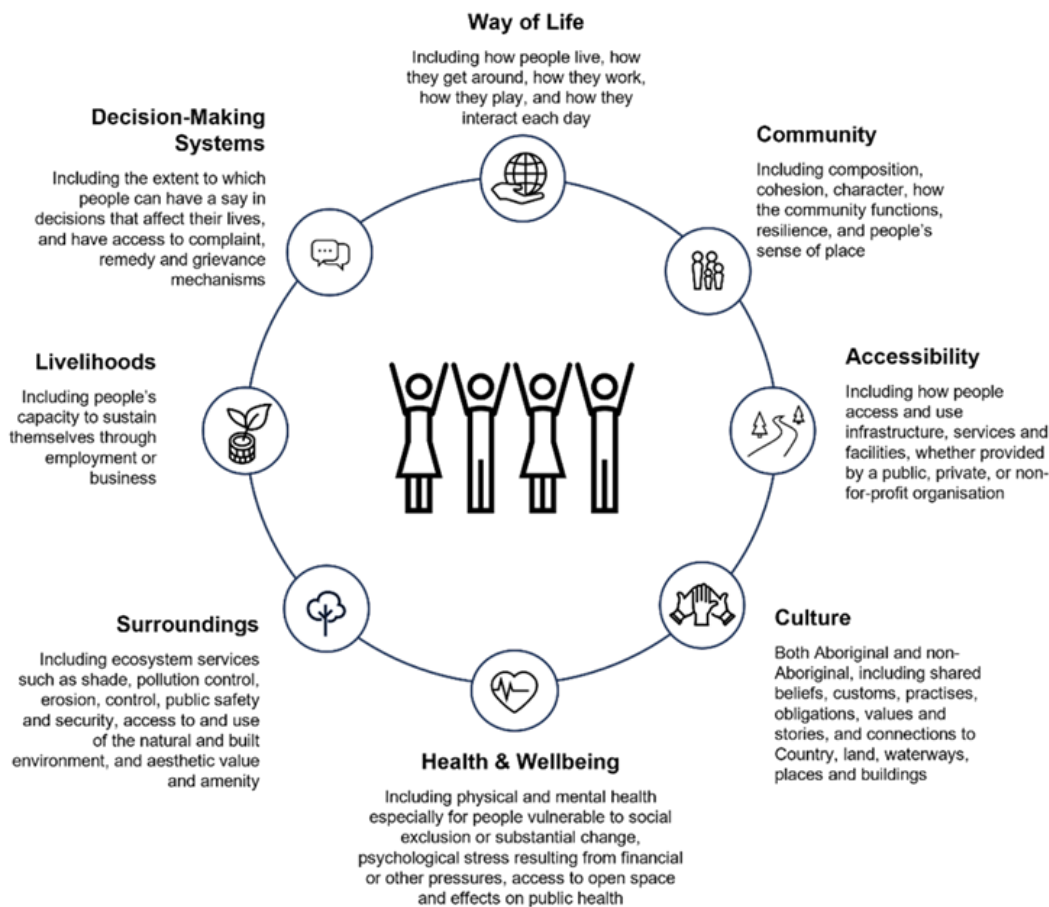
### SIA overview

A SIA is an independent and objective study which identifies and analyses the potential positive and negative social impacts associated with a proposed development. It involves a detailed study to scope potential positive and negative social impacts, identify appropriate mitigation and enhancement measures and provide recommendations aligned with professional standards and statutory obligations. It is the intention that the SIA process will inform the proposal, not just reflect and report on impacts.

Social impacts can be understood as the consequences that people (individuals, households, groups, communities, or organisations) experience when a new project brings change. A SIA considers physical and intangible impacts, direct and indirect impacts, short term (construction) and long term (operational) impacts.

The NSW Department of Planning, Housing and Infrastructure’s (DPHI) Social Impact Assessment Guideline (2023) states that a SIA should consider the likely changes to social elements of value to people, as shown in Figure 1.

Figure 1 SIA categories



Source: SIA Guideline (DPHI 2023, p. 19)



## SIA guidelines and requirements

This SIA aligns with the best practice methods contained within the DPHI's SIA Guideline (2023). The DPHI SIA Guideline (2023) provides a framework to identify, predict and evaluate likely social impacts and helps to provide greater clarity and certainty for proponents and the community.

This SIA has been prepared to satisfy the Secretary's Environmental Assessment Requirements (SEARs) for the proposal issued on 16 December 2022. The individual SEARs item relevant to this SIA is outlined in Table 2 below.

Table 2 SEARs item

Item	SEARs requirement	Relevant section of report
21	Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects.	This report (Sections 0 – 8)

## 1.2. AUTHORSHIP AND SIA DECLARATION

This report has been prepared by suitably qualified and experienced lead authors and reviewers who hold the appropriate qualifications and experience to undertake this SIA. These authors include:

**Alyce Noney** Reviewer and lead author  
Position Associate Director  
Qualifications Master of Urban Management and Planning, Western Sydney University  
Bachelor of Planning, Western Sydney University  
Affiliations Full Member, Planning Institute of Australia  
Experience Experience in writing SIA reports in the context of the NSW SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

**Alison Ora** Co-author  
Position Senior Consultant  
Qualifications Bachelor of Arts (Psychology)  
Experience Experience in writing social impact strategies and assessment for community development projects and social infrastructure, in the context of the SIA Guideline (DPHI 2023), and best practice social research, evaluation and impact assessment and working with clients and communities to embed shared-value partnerships.

**Sarah Kerridge-Creedy** Co-author  
Position Consultant  
Qualifications Bachelor of City Planning (Honours), University of New South Wales  
Affiliations Student Member, Planning Institute of Australia  
Experience Experience in writing SIA reports in the context of the NSW SIA Guideline (DPHI 2023) and best practice social research, evaluation and impact assessment.

## Declaration

The lead reviewers declare that this SIA report:

- Was completed on 26<sup>th</sup> June
- Has been prepared in accordance with the EIA process under the EP&A Act
- Has been prepared in alignment with the DPHI's (2023) SIA Guideline
- Contains all reasonably available Project information relevant to the SIA
- As far as Urbis is aware, contains information that is neither false nor misleading.



Alyce Noney  
Associate Director  
26 June 2024

## 1.3. SIA GUIDELINE REVIEW QUESTIONS AND RESPONSES

The review questions outlined by the SIA Guideline (2023) are designed to confirm that the requirements of the SIA Guideline have been fulfilled when considering the scale of social impacts associated with the proposal. Table 3 below outlines these review questions and indicates how they have been addressed in this SIA.

Table 3 SIA Guideline review questions and responses

<b>SIA Review questions</b>	<b>Addressed by report (yes/no), relevant section</b>
Does the lead author meet the qualification and experience requirements?	Yes, See Section 1.2
Has the lead author provided a signed declaration?	Yes, See Section 1.2
Would a reasonable person judge the SIA report to be impartial, transparent and suitably rigorous given the nature of the project?	Yes.
<b>Project's social locality and social baseline</b>	
Does the SIA report identify and describe all the different social groups that may be affected by the project?	Yes, See Section 4
Does the SIA report identify and describe all the built or natural features that have value or importance for people, and explain why people value those features?	Yes, See Section 4
Does the SIA report identify and describe historical, current, and expected social trends or social changes for people in the locality, including their experiences with this project and other major development projects?	Yes, See Section 4

<b>SIA Review questions</b>	<b>Addressed by report (yes/no), relevant section</b>
Does the social baseline study include appropriate justification for each element, and provide evidence that the elements reflect both relevant literature and the diversity of view and likely experiences?	Yes, See Section 4
Does the social baseline study demonstrate social-science research methods and explain any significant methodological data or limitations?	Yes, See Section 3
<b>Identification and description of social impacts</b>	
Does the SIA report adequately describe likely social impacts from the perspectives of how people may experience them, and explain the research used to identify them? When undertaken as a part of SIA scoping and initial assessment, has the plan for the SIA report been detailed?	Yes, See Section 7
Does the SIA report apply the precautionary principle to identifying social impacts, and consider how they may be experienced differently by different people and groups?	Yes, See Section 7
Does the SIA report describe how the preliminary analysis influenced project design and EIS engagement strategy?	Yes, See Section 5 and 7
<b>Community engagement</b>	
Were the extent and nature of engagement activities appropriate and sufficient or canvass all relevant views, including those of vulnerable or marginalised groups?	Yes, See Section 5
How have the views, concerns and insights of affected and interested people influenced both the project design and each element of the SIA report?	Yes, See Section 4-8
<b>Predicting and analysing social impacts</b>	
Does the SIA report impartially focus on the most important social impacts to people at all stages of the project, without any omissions or misrepresentations?	Yes, See Section 7
Does the SIA report analyse the distribution of both positive and negative social impacts, and identify who will benefit and who will lose from the project?	Yes, See Section 7
Does the SIA report identify its assumptions, and include sensitivity analysis and alternate scenarios? (including 'worst-case' and 'no project' scenarios where relevant?)	This SIA identifies all relevant assumptions for the scoping of impacts. Alternative scenarios are discussed in the EIS.
<b>Evaluating significance</b>	

<b>SIA Review questions</b>	<b>Addressed by report (yes/no), relevant section</b>
Do the evaluations of significance of social impacts impartially represent how people in each identified social group can expect to experience the project, including any cumulative effects?	Yes, See Section 7
Are the evaluations of significance disaggregated to consider the likely different experiences for different people or groups, especially vulnerable groups?	Yes, See Section 7
<b>Responses, monitoring and management</b>	
Does the SIA report propose responses that are tangible, deliverable, likely to be durably effective, directly related to the respective impact(s) and adequately delegated and resourced?	Yes, See Section 8
Does the SIA report demonstrate how people can be confident that social impacts will be monitored and reported in ways that are reliable, effective and trustworthy?	Yes, See Section 8
Does the SIA report demonstrated how the proponent will adaptively manage social impacts and respond to unanticipated events, breaches, grievances and non-compliance?	Yes, See Section 8

## 1.4. STRUCTURE OF THIS REPORT

This SIA has eight chapters as summarised below:

- **Chapter 1** introduces the purpose, scope and legislative requirements of this report.
- **Chapter 2** introduces the proposal.
- **Chapter 3** outlines the methodology applied to complete this SIA.
- **Chapter 4** provides a social baseline of the study area including the site's context, policy and social and demographic characteristics.
- **Chapter 5** provides an overview of the field study undertaken to inform the SIA, including an overview of the key consultation findings.
- **Chapter 6** outlines the social locality and identifies the groups that are likely to be impacted by the proposal.
- **Chapter 7** assess the likely social impacts of the proposal, both unmitigated and mitigated.
- **Chapter 8** provides a summary of the identified and recommended mitigation and enhancement measures.

## 2. PROPOSAL OVERVIEW

### Proposal background

The site for Redfern Place previously occupied 18 social homes. These homes were demolished in 2013. Since this time, the site has remained largely vacant and inaccessible to the public, except for the Police Citizens Youth Club (PCYC) which remains on site.

In 2017, the site was announced for renewal by Homes NSW, the landowner. In 2020, Homes NSW lodged a Planning Proposal with the City of Sydney to amend the Sydney Environmental Plan 2012 to enable the delivery of a mixed tenure estate comprising social, affordable and private rental housing in Redfern. The Planning Proposal was finalised in February 2022 when the site was rezoned.

In October 2021, Homes NSW issued an Expression of Interest to market to appoint a delivery partner for the site.

In December 2022, Homes NSW appointed Bridge Housing as the delivery partner for the site. The proposal is the first project of this scale where Homes NSW has partnered with a Community Housing Provider rather than a property developer. Unlike previous proposals for the site, Bridge Housing is seeking to provide 100% social and affordable housing.

### The proposal

The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

Specifically, the SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

Although not sought as part of the project description, Bridge Housing and Homes NSW are committed to prioritising 15% of the social and affordable housing for Aboriginal and Torres Strait Islander households.

Figure 2 The proposal



Source: Architecture AND, Silverster Fuller (2024)

## Design Guide

As part of the rezoning, a Design Guide (DPHI 2022) was prepared for the site. The Design Guide outlines the intended objectives for future development on site, and how these objectives can be achieved through appropriate design and development responses. This SSDA needs to be prepared in accordance with the Design Guide.

All development on site needs to demonstrate how these objectives and guidance are met. If it is not possible to satisfy the guidance, proponents must demonstrate what other responses are used to achieve objectives.

The Design Guide contains objectives around different topic areas. This includes 'Section 2.1 Desired Future Character Statement'. An extract of this statement is provided below. This is considered most relevant to this report given the SIA process intends to understand a community's capacity to adapt to changes from their existing and future baseline environment. The Desired Future Character Statement establishes the intended, future, baseline character of the site.

### 2.1 Desired Future Character Statement

The future development has:

- (a) substantial affordable housing occupying the land
- (b) a PCYC or similar community facility on site
- (c) very high levels of environmental performance including PV arrays that supply substantial energy, smart use of water and passive design features like external sun access and shading and natural cross ventilation suitable for Sydney's climate
- (d) a rich landscape setting with substantial tree canopy cover and landscaping that screens walls that protect the interiors of buildings from flooding

- (e) building heights that maintain solar access to Redfern Park throughout the year
- (f) a permeable pattern of walking connections through the site that also provide on-site at grade servicing
- (g) commercial, community and/or retail uses fronting Elizabeth Street at ground level
- (h) a rich variety of architectural approaches, diverse apartment types, building heights and form in a collection of well-constructed, low maintenance buildings
- (i) a built form that responds to the lower scale of the buildings to the south, by stepping down in height towards Phillip Street.

### 3. METHODOLOGY

The methodology undertaken to prepare this SIA is outlined in Table 4. The methodology was informed by the guidance contained within the SIA Guideline and Technical Supplement (DPHI 2023).

Table 4 Methodology overview

Stage	Activities
<b>Social baseline</b>	<ul style="list-style-type: none"> <li>▪ Site visit and desktop review of surrounding land uses.</li> <li>▪ Review of relevant state and local policies and strategies to understand potential social implications.</li> <li>▪ Analysis of relevant data sets to understand the existing community profile and community values, strengths and vulnerabilities.</li> <li>▪ Identification of the project’s area of social influence and likely impacted groups.</li> </ul>
<b>SIA field study</b>	<ul style="list-style-type: none"> <li>▪ Engagement with key stakeholders including representatives from the City of Sydney Council, Shelter NSW, Counterpoint Community Services, Weave Youth and Community Services, Fact Tree Youth Services, and Our Lady of Mt Carmel Catholic School.</li> <li>▪ Engagement with the local community through a letter box drop, survey, door-knock and community information drop-in sessions.</li> <li>▪ Analysis of field study data and identification of key themes.</li> </ul>
<b>Impact scoping</b>	<ul style="list-style-type: none"> <li>▪ Review of social baseline and SIA field study outcomes</li> <li>▪ Review of proposal plans, project documentation and relevant technical assessments.</li> <li>▪ Identification and scoping of potential social impacts (positive and negative), mitigation and enhancement measures.</li> <li>▪ Identification of potential opportunities for additional measures to be incorporated into the proposal.</li> </ul>
<b>Assessment and reporting</b>	<ul style="list-style-type: none"> <li>▪ Assessment of social impacts (positive and negative) with and without mitigation and enhancement measures.</li> <li>▪ Provision of recommendations to further reduce negative social impacts and enhance positive social impacts.</li> <li>▪ Preparation of draft and final SIA reports.</li> </ul>

#### Approach to assessing social impacts

The Technical Supplement of DPHI’s SIA Guideline highlights a risk assessment methodology, whereby the significance of potential impacts is assessed by comparing the magnitude of an impact against the likelihood of the impact occurring.

The DPHI’s risk assessment methodology has been applied in this SIA and is outlined in Section 7.



## 4. SOCIAL BASELINE

This chapter provides a social baseline of the site and surrounding area. This includes a review of the site location, policy context and demographic profile. The findings from the social baseline have been used to inform the approach to consultation, scoping of initial impacts and the formation of the site's social locality (as described in Section 6).

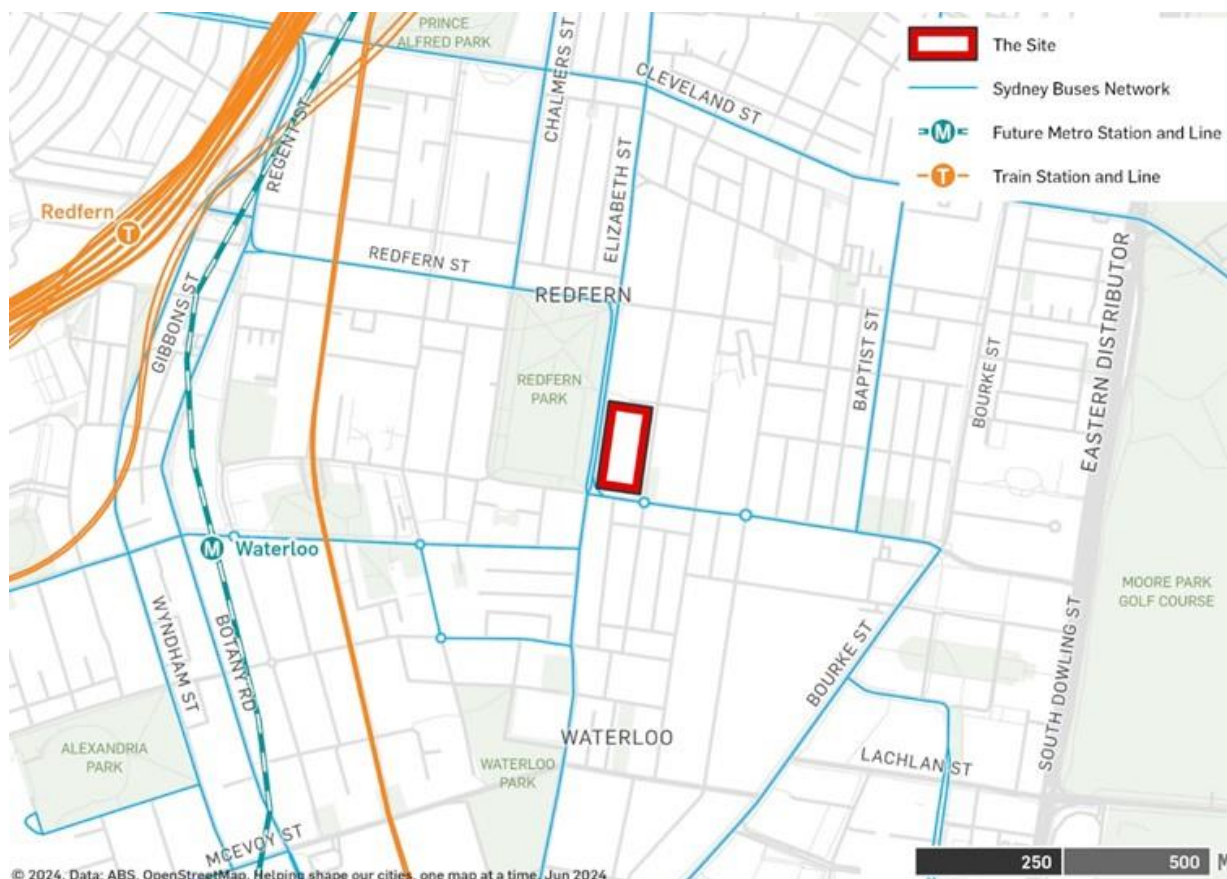
### 4.1. SITE LOCATION

The site is located on Gadigal Country, Redfern in the City of Sydney Local Government Area (LGA). The site comprises Lot 1 in DP 1249145 and has an area of approximately 10,850sqm. Part of the site currently accommodates the existing PCYC (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The site is bound by Elizabeth Street to the west, Phillip Street to the south, Walker Street to the east, and Kettle Street to the north. These streets contain a mix of recreation, residential and commercial including:

- Redfern Park located immediately west of the site. Redfern Park includes a sports oval, skate park, playground and basketball hoops. It also contains the Redfern Oval Community Hub which provides a 50-person capacity hall, available for community hire.
- Residential dwellings, comprising of social housing, along Walker Street and Kettle Street immediately to the east and north of the site.
- Residential dwellings and small-scale retail located along Phillip Street, to the south of the site.

Figure 3 Site context



Source: Urbis, 2024

#### Surrounding facilities

The site is in a highly connected and accessible location, being within walking distance access to a range of social, retail and transport facilities. A summary of these facilities is outlined in Table 5 below.

Table 5 Surrounding facilities

<b>Facilities</b>	<b>Details</b>
<b>Community facilities and services</b>	<ul style="list-style-type: none"> <li>WAGEC: Women’s &amp; Girls Emergency Centre, WEAVE Youth &amp; Community Services and Redfern Legal Centre located within a 10-minute walk.</li> <li>107 Projects (creative charity organisation, Counterpoint Community Services, Redfern Community Centre and Redfern Town Hall located within 1km.</li> </ul>
<b>Education facilities</b>	<ul style="list-style-type: none"> <li>Our Lady of Mt Carmel Primary School, Alexandria Park Community School and Inner Sydney High School located within 1km.</li> </ul>
<b>Health facilities</b>	<ul style="list-style-type: none"> <li>Aboriginal Medical Service, Poet’s Corner Medical Centre and Sydney Dental Hospital located within a 15min walk.</li> <li>Royal Prince Alfred Hospital and St Vincent’s Hospital located within 2km.</li> </ul>
<b>Transport facilities</b>	<ul style="list-style-type: none"> <li>Public buses on Elizabeth Street and Phillip Street within a 5-minute walk. These buses provide connections across Inner and Eastern Sydney including to Redfern Station, Sydney CBD and Bondi Junction.</li> <li>Redfern Station located within a 15-minute walk providing connections across Greater Sydney.</li> <li>The future Waterloo Metro Station, opening in mid-2024, within a 15-minute walk.</li> </ul>
<b>Retail facilities</b>	<ul style="list-style-type: none"> <li>Woolworths and Aldi within a 10-minute walk to the site.</li> </ul>
<b>Recreation facilities</b>	<ul style="list-style-type: none"> <li>Redfern Park and Oval, National Centre of Indigenous Excellence, Waterloo Park within a 5 – 10 minute walk to the site.</li> </ul>

## 4.2. POLICY CONTEXT

A review of relevant state and local policies was undertaken to understand the strategic context of the proposal and any potential impacts (positive and negative). This included:

### State



- Greater Sydney Commission, Eastern City District Plan (2018)
- NSW Government, Housing 2041 (2021)
- NSW Government, Future Directions for Social Housing in NSW (2016)
- Government Architect NSW, Connecting with Country Framework (2023)




### Local

- City of Sydney, City Plan 2036: Local Strategic Planning Statement (LSPS) (2020)
- City of Sydney, Sustainable Sydney 2030-2050: Community Strategic Plan (CSP) (2022)
- City of Sydney, A City for All: Social Sustainability Policy and Action Plan 2018-2028 (SSPAP) (2019)
- City of Sydney, Housing for All: Local Housing Strategy (LHS) (2020)
- City of Sydney, A City for All: Homelessness Action Plan (2019)
- City of Sydney, A City for All: Inclusion (Disability) Action Plan 2021-2025 (2021).

The key social themes from the policy review are summarised in Table 6 below.

Table 6 Key social themes from policy review

Theme	Summary of findings
<p data-bbox="165 282 440 456"><b>Recognising and supporting Redfern’s Aboriginal and Torres Strait Islander communities</b></p> 	<p data-bbox="469 282 1417 645">The City of Sydney Council’s Local Housing Strategy (LHS) acknowledges that the LGA has strong historical and place associations to the urban migration of First Nations peoples, being home to the sixth largest urban Aboriginal and Torres Strait Islander community in Sydney. The LHS notes that Redfern and Waterloo have particular cultural significance, with the area known for its legacy of fighting for Aboriginal and Torres Strait Islander determination and human rights. This continues to be reflected today through the higher concentration of Aboriginal and Torres Strait Islander services in Redfern and Waterloo compared to other parts of the LGA, including dedicated health, employment, media, aged care and legal services.</p> <p data-bbox="469 678 1422 965">While the area has a strong history, the LHS notes that the number of Aboriginal and Torres Strait Islander people living in Inner Sydney continues to decline. Some of this can be attributed to gentrification and a lack of social and affordable housing which is causing displacement within the Aboriginal and Torres Strait Islander community. This community is also 14 times more likely to experience homelessness than the wider community, with their experience in mainstreamed housing services typically characterised by higher incidences of overcrowding, homelessness and housing insecurity.</p> <p data-bbox="469 999 1426 1059">To help better support the housing needs of Aboriginal and Torres Strait Islander people, the LHS identifies that:</p> <ul data-bbox="469 1093 1401 1335" style="list-style-type: none"> <li>▪ Housing must be culturally appropriate and designed to specific household needs.</li> <li>▪ Provided Aboriginal community housing providers.</li> <li>▪ Led by Aboriginal people as a continued expression of self-determination.</li> <li>▪ designed to meet the specific needs of Aboriginal households.</li> </ul> <p data-bbox="469 1361 1410 1541">The Government Architect NSW’s Connecting with Country Framework further outlines design considerations to deliver better places for Aboriginal and Torres Strait Islander people. This includes considerations around designing projects that are connected with Country, supporting living cultural practices and repairing or restoring original landscapes.</p>
<p data-bbox="165 1581 421 1682"><b>Increased supply of diverse housing typologies</b></p> 	<p data-bbox="469 1581 1422 1899">The NSW Government’s Housing 2041 strategy identifies several aspirations for housing provision in NSW by 2041. Amongst others, some of these aspirations include, alignment of social housing product offering to social housing customer needs; providing culturally appropriate housing for all backgrounds; and, providing housing responsive to affordability challenges across the sector. The Housing 2041 strategy also includes actions related to supporting new and diverse housing typologies, such as providing a diversity of household size, bedrooms, layout and accessibility capabilities, to meet the needs of individuals and communities.</p> <p data-bbox="469 1917 1398 1977">The City of Sydney Council’s SSPAP identifies a need for increased supply of subsidised social housing, affordable rental properties, and supported housing</p>

Theme	Summary of findings
	<p>within the LGA. This includes increasing the supply of housing universally designed for people of all ages and abilities.</p> <p>The City of Sydney Council's LHS also highlights the importance of increasing the diversity and number of homes available for lower-income households. The Strategy includes an action to continue delivering a mix of studio, one, two, and three or more bedroom dwellings through planning controls.</p>
<p><b>Encouraging greater involvement of private and non-government partnerships</b></p> 	<p>The NSW Government aspires for a dynamic and diverse social housing system with greater involvement of private and non-government partners in financing, owning and managing a significantly expanded stock of social and affordable housing assets. To achieve this, the Future Directions for Social Housing in NSW sets out a target to engage the non-government and private sector to deliver up to 23,000 new and replacement social housing dwellings.</p>
<p><b>Social housing residents' wellbeing</b></p> 	<p>Improving the wellbeing of social housing residents is a key priority for the City of Sydney Council. The NSW Government completed a tenant satisfaction survey as part of the Future Directions of Social Housing in NSW strategy. This survey indicated there was a 65% satisfaction level for social housing in 2016.</p> <p>To create a better social housing experience, the NSW Government identified that tenant satisfaction can be improved by providing wrap around services to support social housing tenants build their capabilities, replacing old housing stock and adopting a contemporary approach to housing design.</p>
<p><b>Social housing in the right locations</b></p> 	<p>The District Plan identifies that social housing should be provided within the same environment as private and affordable housing to provide a better social housing experience for tenants. This ensures that all residents, regardless of income, have access to the same transport, employment and social infrastructure.</p> <p>The NSW Government recognises that 40% of social housing in NSW is in concentrated housing estates. While a range of social housing estates function well, many experience high levels of crime, unemployment, domestic violence and other social problems. To improve these outcomes, the Future Directions of Social Housing in NSW strategy aims to take a 'place making' approach to building communities, similar to the sentiment echoed in the District Plan. This approach includes initiatives such as increasing access to educational outcomes and pathways to training and jobs, providing timely access to effective and coordinated services and supporting Aboriginal community healing and activities to foster community pride.</p>
<p><b>Supporting social cohesion within the Redfern community</b></p>	<p>The City of Sydney Council's Social Sustainability Policy and Action Plan (SSAP) includes a strategic direction to have a connected city with diverse and cohesive communities. This direction was developed in response to community feedback received in the Community Wellbeing Survey (2015). The SSAP notes a key theme that emerged from consultation was the role that high-quality public spaces and community facilities has in connecting people, with many pointing to</p>

Theme	Summary of findings
	<p>the need for spaces and facilities that respond to many different needs of the LGA's communities. This includes providing facilities which are welcoming of all ages, cultures, abilities, socio-economic backgrounds and ideologies.</p> <p>Within the context of Redfern, a survey respondent that lives in Redfern was quoted saying they “want to live in an area that celebrates diversity and where all members of the community are valued. I don’t want to live in an area where, due to gentrification, people no longer feel welcome in their own environment” (SSAP 2019, p.46). Strengthening the social fabric of the LGA and building social connectedness among diverse communities through targeted strategies and approaches to urban renewal and governance is a key priority for the City of Sydney Council.</p>

### 4.3. DEMOGRAPHIC PROFILE

A demographic profile identifies the demographic and social characteristics of a proposal’s likely social locality. 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 combined community profile has been developed for Redfern (SAL13352) and Waterloo (SAL14201) suburbs, referred to as the ‘Study Area’ from here throughout (see Figure ). This captures residents and workers living in proximity to the site. It also captures local schools and community service providers which will likely absorb some demand generated by the proposal.

This profile is based on Census data from the Australian Bureau of Statistics (2021), DPHI NSW population projections, Profile id. and housing data from Homelessness NSW (2021). The demographic characteristics of the City of Sydney LGA (LGA17200) and Greater Sydney (1GSYD) have been used, where relevant, to provide a comparison.

Figure 4 Study Area boundary



Source: Urbis, Nearmap

### 4.3.1. Population and age



In 2021, there were **29,451 people living in the Study Area**, representing 13.9% of the City of Sydney LGA.

The Study Area's **population has been steadily increasing**, with a total increase of 5.5% from 27,829 residents in 2016 to 29,451 residents in 2021.

The Study Area has a **young workforce population**, with 32.0% of the total population aged between 25 – 34 years.

Reflecting the high proportion of young people, the Study Area is home to a **low proportion of people aged over 65 years**, comprising only 11.7% of the population.

### 4.3.2. Culture and diversity



The Study Area has a **higher proportion of Aboriginal and Torres Strait Islander residents** (3% or 870 people), compared to the City of Sydney LGA (1.4%) and Greater Sydney (1.7%).

Redfern and Waterloo both have **culturally and linguistically diverse communities**. Waterloo has a higher proportion of residents born overseas and who speak a language other than English at home (62.8% and 45.2% respectively) compared to Redfern (48.0% and 32.2% respectively) and the City of Sydney (55.4% and 39.2% respectively).

The Study Area is also home to a mix of people from **Asian and European cultural backgrounds**. The three most common non-English languages spoken in Waterloo and Redfern are Mandarin (12.0% and 3.6% respectively), Spanish (3.2% and 2.9% respectively) and Cantonese (3.0% and 2.1% respectively).

### 4.3.3. Education, workforce and employment



The Study Area has a **highly educated population**, with almost half having attained a Bachelor's degree or above (49.3%). This is a similar proportion to the City of Sydney LGA (52.6%) but significantly higher compared to Greater Sydney (33.3%).

The Study Area has a **relatively skilled worker population** with 16.0% having received vocational training (attained a Certificate I-V or Advanced Diploma). This is a similar rate to the City of Sydney (15.6%) but higher than Greater Sydney (21.5%).

Redfern and Waterloo's working population are primarily employed in **white collar professions**, with the top three occupations in both suburbs consisting of professionals (44.2% and 41.2% respectively), managers (17.3% and 17.8% respectively) and clerical and administrative workers (10.6% in both suburbs).

The most common industries of employment in Redfern and Waterloo are in **hospitals** (except psychiatric hospitals) (4.6% and 3.5% respectively) and **computer system design and related services** (4.4% and 5% respectively).

A **higher proportion of residents are unemployed in the Study Area** (6.6%) compared to the City of Sydney LGA (5.6%) and Greater Sydney (5.1%). There is



a **similar proportion of unemployed youth** aged 15 to 24 (7% or 105 people) within the Study Area.

#### 4.3.4. Housing and vulnerable groups



**Social housing dwellings comprise of 9% (11,057) of all dwellings in the City of Sydney LGA** in 2022. There was an **increase of 258 social housing dwellings** between 2021 and 2022. Within the SA1 area where the site is located, there are 161 households renting social housing, representing 89.4% of households within the SA1 area (SA1 11703164205).

On 30 June 2023, the Inner City (CS01) **social housing waitlist zone had an expected waiting time of over 10 years** for all property types, except for studio/ 1-bedroom properties, where the wait time was 5 – 10 years.

In the inner-city zone, there were 540 applicants on the general waitlist and 182 on the priority waitlist. Across NSW there were 48,307 applicants on the general waitlist, and 7,573 on the priority list.

The Study Area has a **smaller household size** to the City of Sydney LGA, with the average number of people per household being 1.9 in the Study Area and LGA, compared to 2.7 in Greater Sydney.

There is a **higher density of dwellings** in the Study Area, with 82% of households living in flats or apartments, compared to the City of Sydney LGA (78.5%) and Greater Sydney (55.8%). Only 1% of households in the Study Area comprise of separate houses, compared to 2.1% in the City of Sydney LGA and 55.8% in Greater Sydney.

Of these households, there is a **high proportion of renters**, with 68.1% of households in the Study Area renting, similar to the City of Sydney LGA (64.1%), and much higher than across Greater Sydney (35.9%).

The Study Area has **some stability in the community**, with 30.7% of the having remained in their usual place of residence in the last five years. This is a similar rate to the City of Sydney LGA (28.8%).

Data on the estimated levels of homelessness according to the ABS 2021 Estimating Homelessness: Census is only available at a regional level and has been gathered for the City of Sydney LGA.

Across the **City of Sydney LGA, there were approximately 3,598 homeless people in 2021**. Further, there were 277 people counted living on the streets in the City of Sydney LGA during Homelessness NSW's street count of homelessness in 2023.

#### 4.3.5. Income



Redfern and Waterloo have a **slightly lower median weekly household income** (\$2,145 and \$2,028 respectively) compared to the City of Sydney (\$2,212) and is similar to Greater Sydney (\$2,077).

SEIFA data indicates that Redfern and Waterloo are both within the **top 20% of suburbs and localities with NSW for relative socio-economic advantage and disadvantage**. City of Sydney LGA is within the top 10% of LGAs within NSW for relative socio-economic advantage and disadvantage.

2021 ABS data indicates that for low-income households (earning 50 – 80% of household median income) renting in the City of Sydney shows that almost 50% of low-income renters, and 30% of moderate-income renters, are in housing stress (i.e. spending more than 30% of household income on rent).

#### 4.3.6. Health, wellbeing and disability



There is a slightly **lower proportion of people with long-term health conditions** in the Study Area, with 30.9% of the total population identified as having a long-term health condition, compared to the 32.8% in the City of Sydney and 34.9% in Greater Sydney.

Of the Study Area's total population, 7.3% (2,539 people) identified as having a **long-term respiratory health condition**, including asthma and lung conditions. A similar proportion was also recorded across the City of Sydney LGA (7.4%) and Greater Sydney (8.0%).

Of the Study Area's total population, 4.7% (1,395 people) identified as having a **need for assistance**, whether due to disability, old age, or a long-term health condition, a higher proportion compared to the City of Sydney LGA (2.7%) but lower than across Greater Sydney (5.2%).

Further, 5.5% of the population identified as having **provided unpaid assistance** to a person with an identified need for assistance, a slightly lower proportion compared to the City of Sydney LGA (6%) and Greater Sydney (8.7%).

#### 4.3.7. Crime and safety



Two-year crime trends from June 2021 to June 2023 (NSW Bureau of Crime Statistics and Research) (BOCSAR) indicate that crime rates are generally stable in the Study Area. However, non-domestic assault has increased 26.4% annually in Redfern and malicious damage to property has increased 18% annually in Waterloo.

BOCSAR also creates hotspot maps which illustrate the density of crime relative to recorded crimes. The site is in a hotspot for most crimes, including domestic assault, non-domestic assault, break & enter dwelling, malicious damage to property, motor vehicle theft, steal from dwelling, steal from motor vehicle and steal from person. Further, the area immediately surrounding the site, is in a hotspot for break and enter non-dwelling.



## 5. SIA FIELD STUDY

This section provides an overview of the community and stakeholder consultation undertaken as part of this SIA. Consultation is critical to understanding what is important to people and how they feel they may be impacted by the proposal.

In some cases, what people may expect to feel may not be what eventuates as part of the proposal. The consultation summary below does not distinguish between this and summarises the consultation as it was heard to provide an accurate sentiment of people's thoughts, feelings and feedback. The assessment of social impacts (Section 7) considers the outcomes from consultation against the details of the proposal and other technical report findings.

### 5.1. CONSULTATION OVERVIEW

A range of consultation activities were used to engage and consult with the community and key stakeholders in relation to social impacts. These activities and rates of participation are outlined in Table 7.

Additional communication and engagement activities were also undertaken by representatives from the Urbis Engagement team with other agencies, community service providers and local community groups. These activities are detailed in full within the Community and Stakeholder Outcomes Report (2024). The outcomes from these activities have also been reviewed as part of the SIA and have informed relevant social impacts in Section 7.

All consultation participants were provided with background information on the proposal. At the time the interviews were undertaken, the proposal was looking to provide 70% social, affordable, disability support and key worker housing, and 30% private housing. This has since changed to 100% social and affordable housing. The comments provided around the private housing component have been provided below to provide an accurate discussion of concerns raised, but have been provided with less weighting in the impact assessment given the proposal scheme has since moved away from this.

Table 7 Summary of community and stakeholder engagement activities

Method	Administered	Timeframes	Invited	Participated
In-depth interviews	Online videoconference  Interview discussion guides provided in Appendix A	1 hour, 14 November 2023	City of Sydney social planning representative	1 representative
		1 hour, 14 December 2023	Shelter NSW	1 representative
		1 hour, 17 November 2023	Counterpoint Community Services	1 representative
		1 hour, 13 February 2024	Weave Youth and Community Services	2 representatives
		1 hour, 19 February 2024	Fact Tree Youth Services	1 representative
		1 hour, 29 February 2024	Our Lady of Mt Carmel Catholic Primary School	3 representatives
Community Survey	Online and distributed via community	9 November 2023 – 14 June 2024	9,582 properties	80 survey respondents, with 44 of these

Method	Administered	Timeframes	Invited	Participated
	<p>postcard, doorknock and at the information sessions.</p> <p>Community postcard provide in Appendix B</p> <p>Community postcard distribution area provided in Appendix C</p> <p>Community survey provided in Appendix D</p>			respondents completing the survey in full
Door-knock	<p>In person</p> <p>Door-knock distribution area provided in Appendix E</p>	<p>16 November 2023</p> <p>21 November 2023</p>	Occupants of properties along Phillip Street, Elizabeth Street and Walker Street	
Community information drop-in session	In person	<p>23 November 2023, 5:30pm – 7:30pm</p> <p>25 November 2023, 11:00am – 1:00pm</p>	9,582 properties	11 attendees

## 5.2. IN-DEPTH INTERVIEWS SUMMARY OF FINDINGS

The purpose of these interviews were to understand the local character, existing community service provision and any potential positive or negative social impacts from the proposal from the perspective of key service providers in the local area.

A summary of the consultation, as relevant to this SIA, is provided in the table below.

Table 8 Summary of interview findings by key themes

Stakeholder	Key themes
<b>Government agencies</b>	
City of Sydney social planning representative	<p><b>Local context observations</b></p> <ul style="list-style-type: none"> <li>Acknowledged that Redfern and Waterloo have a larger Aboriginal and Torres Strait Islander community compared to the LGA.</li> </ul>

Stakeholder	Key themes
	<ul style="list-style-type: none"> <li>▪ Council is looking to upgrade the Redfern community centre, specifically looking at open space and recreation activities around the centre.</li> <li>▪ There are several major projects in the area which will change the characteristic of the local community in the future. This includes the Waterloo estate redevelopment, Explore Redfern Street and the Waterloo Metro Station.</li> <li>▪ The Waterloo estate redevelopment will provide more community spaces into the local area. Council is looking to ensuring these spaces will work into in the broader network of community facilities and not result in duplicate provision.</li> </ul> <p><b>Existing social challenges or opportunities</b></p> <ul style="list-style-type: none"> <li>▪ The Redfern and Waterloo community have higher rates of unemployment and a lower SEIFA rating.</li> <li>▪ Renting is very high in the local area for social and market housing residents.</li> </ul> <p><b>Potential social impacts</b></p> <ul style="list-style-type: none"> <li>▪ Council indicated that the make up of housing provided at the time (70% social and affordable housing, 30% private housing) sounded promising and appropriate for the area.</li> <li>▪ Council noted there is a considerable amount of development occurring in the area. They indicated that it will be important to accurately inform this community of the expected construction and operational details of the proposal, noting transparency of information has been a priority for State government projects in the area.</li> <li>▪ Council also indicated that the community around the Waterloo estate redevelopment are experiencing consultation fatigue. Efforts to minimise this fatigue should be prioritised for this proposal.</li> </ul> <p><b>Potential enhancement and mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Council noted it would be beneficial to have a proportion of housing reserved for Aboriginal and Torres Strait Islander residents.</li> <li>▪ Council emphasised the importance of providing a quality housing product which is currently not present in older social housing dwellings. This included providing quality indoor and outdoor spaces that embed sustainable living outcomes and standards.</li> <li>▪ Social sustainability was raised as a priority, noting infrastructure should deliver high end environmental performance and align with population staging.</li> <li>▪ Council noted that the proposal should consider and integrate Crime Prevention Through Environmental Design (CPTED) principles. In particular, the design should ensure the area is well lit, provides safe connections to public transport and that any public open spaces are open and visible.</li> <li>▪ Council noted the proposal should ensure the new community space and PCYC redevelopment does not duplicate existing community facility spaces in the surrounding catchment network.</li> </ul>

Stakeholder	Key themes
	<ul style="list-style-type: none"> <li>▪ Council noted that Waterloo library is an old community asset with low utilisation rates. They noted there may be an opportunity for the proposal to integrate temporary library functions to facilitate the redevelopment of the Waterloo library site as part of the broader redevelopment of Waterloo estate.</li> </ul>
Shelter NSW	<p><b>Local context observations</b></p> <ul style="list-style-type: none"> <li>▪ Redfern and Waterloo have a long history and a strong connection to Aboriginal and Torres Strait Islander communities, including Aboriginal services that have historically been developed and based in the area.</li> <li>▪ Redfern and Waterloo have experienced significant gentrification which has resulted in a range of income groups living in the area.</li> </ul> <p><b>Existing social challenges and opportunities</b></p> <ul style="list-style-type: none"> <li>▪ The gentrification of the area has increased the cost of living for residents, including the cost of rent and essential goods and services. Gentrification is pricing out essential workers and long-term residents from the area.</li> </ul> <p><b>Potential social impacts</b></p> <ul style="list-style-type: none"> <li>▪ High rise living can be challenging for very low-income people and can sometimes exacerbate existing issues or complexities.</li> <li>▪ Within the shared spaces, it can't be assumed that residents will get along or know how to use these spaces.</li> <li>▪ The increased population generated by the proposal will likely put additional pressure on existing community service providers. These providers should be engaged with to understand their capacity to accommodate this growth.</li> <li>▪ The opportunity for this proposal to become a showcase for mixed tenure developments was also highlighted. This was based on the proposal at the time, which sought to provide 70% of dwellings as social and affordable housing, and 30% as private houses.</li> <li>▪ The complexities associated with having tenants with different income types within the same building was raised, noting that some people may perceive them to be unsafe. This was based on the proposal at the time, which sought to provide 70% of dwellings as social and affordable housing, and 30% as private houses.</li> </ul> <p><b>Potential enhancement and mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ To reduce the risk of creating a social divide between social and market residents, it was noted that shared spaces need to be staffed and programmed. It was suggested that residents could come together around specialist interests, rather than tenure type.</li> <li>▪ Consideration should be given to how the development is suited to future children, families and the elderly.</li> <li>▪ All residents, especially social housing residents, will have needs that should be supported by wrap around services, either onsite or in the surrounding area.</li> </ul>

Stakeholder	Key themes
	<ul style="list-style-type: none"> <li>▪ To enhance community involvement and ownership, a community forum or similar should be considered to allow residents to provide feedback and have their voices and concerns heard.</li> <li>▪ Consider how the private market dwellings can support initiatives intended for other vulnerable groups, such as the first home buyers scheme. This was based on the proposal at the time, which sought to provide 70% of dwellings as social and affordable housing, and 30% as private houses.</li> </ul>
<b>Key service providers</b>	
<p>Community Service Providers</p> <ul style="list-style-type: none"> <li>- Counterpoint Community Services</li> <li>- Weave Youth and Community Services</li> <li>- Fact Tree Youth Services</li> </ul>	<p><b>Strong connection to Aboriginal and Torres Strait Islander people</b></p> <ul style="list-style-type: none"> <li>▪ Redfern is a key social and gathering place for Aboriginal and Torres Strait Islander people given the long and strong history of self-determination, activism and serving as a meeting place for Aboriginal people from across Australia.</li> </ul> <p><b>Diverse and interconnected community</b></p> <ul style="list-style-type: none"> <li>▪ Weave Youth and Community Services and Fact Tree Youth Services described Redfern and Waterloo as a diverse and interconnected community who supports one another.</li> <li>▪ The community has strong relationships with local community service providers as they have both been living and operating in the area for a long time. This has developed a strong level of trust between the two groups.</li> <li>▪ The gentrification of Redfern and Waterloo has also resulted in the relocation of social housing residents to suburbs often located in Western Sydney, including to Marrickville and Mt Druitt. However, given the strong relationships that residents have with the Redfern and Waterloo community service providers, many continue to travel back to use these services since being relocated.</li> <li>▪ There is a high level of community care and emotional support amongst community members which alleviates some demand for community service providers, with providers noting there would be more presentations if that level of community care did not exist.</li> <li>▪ Counterpoint Community Services noted a social and economic divide between the social housing and gentrified areas of Redfern and Waterloo, describing Redfern as a place for 'the haves' and 'the have's not'. However, they noted there is a greater level of social connection and cohesion amongst the social housing areas, compared to the private market housing areas.</li> </ul> <p><b>Potential to exacerbate demand for community services and social infrastructure</b></p> <ul style="list-style-type: none"> <li>▪ Redfern and Waterloo currently have a high concentration of people living with significant higher order needs, including people with mental health illnesses, substance abuse, chronic alcoholism, undiagnosed Alzheimer's and dementia, and social isolation.</li> </ul>

Stakeholder	Key themes
	<ul style="list-style-type: none"> <li>▪ It was noted the number of people living with higher order needs has significantly increased over the past 5 – 10 years, creating a concentration of vulnerable populations in the area around the site.</li> <li>▪ There is currently a lack of community services, especially wrap around services, to support the concentration of higher order needs. This was raised as a concern as the proposal will likely put additional pressure on existing community services.</li> </ul> <p><b>Potential social impacts</b></p> <ul style="list-style-type: none"> <li>▪ The increase in social and affordable housing was regarded as having a positive impact on the local community.</li> <li>▪ It was noted that many new social and affordable housing developments primarily comprise of one to two bedroom apartments which are not suitable for large families or older residents with mobility and aged care needs. Some service providers highlighted the need to provide a greater consideration to larger and more diverse housing mixes as part of this proposal.</li> <li>▪ It was noted that construction activities, such as noise and vibration emissions and cumulative impacts from several construction activities in the area, can (and will likely) impact on the mental health of nearby residents, particularly those with existing mental health illnesses. It was recognised that construction activities can be harder to tolerate if the development doesn't have a community benefit.</li> <li>▪ The inclusion of a community space was recognised as a positive inclusion but they cautioned that social and economic barriers may inhibit the development of positive relationships between social and affordable housing residents and market housing residents. This was based on the proposal at the time, which sought to provide 70% of dwellings as social and affordable housing, and 30% as private houses.</li> </ul> <p><b>Potential enhancement and mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ Weave Youth and Community Services highlighted the importance of integrating Aboriginal culture into the design of the proposal as opposed to retrofitting it at the end.</li> <li>▪ It was raised that particular consideration should be given to the design of the proposal to ensure it is inclusive of all potential residents. Some specifically noting the inclusion of lifts and ramps for prams, family friendly spaces, balconies without gaps for toddlers, and dwellings with enough bedrooms to accommodate families.</li> <li>▪ There is an opportunity to provide and/or prioritise employment opportunities for the local community during construction, particularly to those who will be disrupted during construction activities.</li> <li>▪ It was identified that some construction noise mitigation measures are more successful than others. For example, during construction of the Waterloo Metro Station, some noted that standard mitigation measures (i.e. providing ear plugs) were not useful for residents with significant health and social needs. Instead, some noted that mitigation measures should be centred around respite periods (i.e. scheduling multiple breaks and construction free days) and providing open</li> </ul>

Stakeholder	Key themes
	<p>communication channels to allow for residents to not only receive information but to provide feedback on the type of measures which would best suit their needs.</p> <ul style="list-style-type: none"> <li>▪ Any community spaces provided as part of the proposal should be accessible to all future, incoming residents, regardless of tenant type. Some highlighted opportunities to bring residents together over shared hobbies through programming of this space. Examples of programming included providing a community garden, facilitating a space for skill sharing between residents or displaying resident’s artwork in the lobby or community spaces.</li> </ul>
<p>Our Lady of Mt Carmel Catholic Primary School</p>	<p><b>School community</b></p> <ul style="list-style-type: none"> <li>▪ It was noted that a high proportion of students at the school live within social housing estates in the area and/or are Aboriginal and Torres Strait Islander.</li> <li>▪ The school’s students highly value access to open space, sporting facilities and community services as most live in apartments and don’t have these spaces provided as part of their home. They noted that most students gather in Redfern Park or the PCYC after school, as well as at other community service providers.</li> <li>▪ Most students walk to school and enrolments are prioritised to encourage this.</li> <li>▪ There is a perceived stigma attached to the school due to its location, specifically its proximity to social housing estates and the stereotypes associated with the types of students it would accommodate.</li> <li>▪ Enrolments have decreased recently which may be attributed to the opening of their sister school, St Joseph’s Catholic Primary School Rosebery, in 2024.</li> </ul> <p><b>Local context observations</b></p> <ul style="list-style-type: none"> <li>▪ There have been several changes in the Redfern area over the last 5 –10 years which has positively impacted the school community and surrounds. This includes the renovation of Redfern Park to provide increased public access and the increase in local retail offerings which has decreased the concentration of liquor uses in the area.</li> </ul> <p><b>Existing social challenges and opportunities</b></p> <ul style="list-style-type: none"> <li>▪ There is a lack of services aimed towards younger children, especially those aged from Kindergarten to Year 3. As a result, this age cohort typically only have access to services provided at after school care by the school or self-directed play at the local parks.</li> <li>▪ Poorly maintained areas, such as parks with overgrown grass, can increase potential risks due to the lack of visibility of potentially discarded materials. This can impact on feelings of safety.</li> </ul> <p><b>Potential social impacts</b></p> <ul style="list-style-type: none"> <li>▪ Positive sentiment was expressed towards the proposal, noting there is a demand for more affordable housing in the area. It was also regarded that the proposal will better utilise the site compared to its current use.</li> </ul>

Stakeholder	Key themes
	<ul style="list-style-type: none"> <li>▪ Given the schools recent decline in enrolments, the proposal may have positive impacts on the school's enrolment through a potential increase in school aged children.</li> <li>▪ Concern was raised in relation to the potential conflict between social housing and market housing residents, noting all residents (regardless of tenure) should have equal access to services. This was based on the proposal at the time, which sought to provide 70% of dwellings as social and affordable housing, and 30% as private houses.</li> <li>▪ The temporary loss of PCYC was raised as a potential negative impact as it is a highly utilised community facility by students.</li> </ul> <p><b>Potential enhancement and mitigation measures</b></p> <ul style="list-style-type: none"> <li>▪ It was noted there is a preference for community services and spaces that are well programmed and structured, rather than drop in or hang out spaces, to best support school-aged children.</li> <li>▪ Security was raised a key consideration, noting the importance of access control measures to ensure only residents and authorised visitors are allowed to access spaces within the proposal.</li> <li>▪ Bedroom mix within the proposal was raised, noting the importance of accommodating larger families that require three or more bedrooms. It was highlighted that Aboriginal and Torres Strait Islander people also often accommodate relatives who have travelled from Country.</li> <li>▪ Emphasis was placed on the importance providing a community space which is equivalent to the PCYC, noting that students highly value the large and safe space the PCYC currently provides.</li> </ul>

### 5.3. COMMUNITY SURVEY SUMMARY OF FINDINGS

An online survey was prepared to understand the potential social impacts of the proposal from the perspectives of the local community. It also asked people around their use of the current PCYC and to consider the types of spaces and uses which could be provided in the future community facility on site. The survey questions are provided in Community survey questions.

The SIA survey received 80 completed responses from the local community, with 44 completed in full. The following process was undertaken to analyse the responses:

- The total number of responses for closed ended questions were recorded for each survey question and calculated by percentage.
- All open-ended responses were read to identify unique themes for relevant survey questions and reported in broad themes.
- The following section provides an analysis of survey responses per question.



## Question analysis

### Question 1: What best describes you?

There were 70 responses to this question with respondents able to select multiple options. Of these:

- 73% (51 respondents) are local residents of Waterloo or Redfern
- 16% (11 respondents) are residents of surrounding suburbs (excluding Waterloo or Redfern)
- 10% (7 respondents) described as other, with some noting they were previously employed in the area
- 1% (1 respondent) is an existing worker of the PCYC.

### Question 2: What do you value about your local area?

There were 47 responses to this question. The top themes raised included:

- A strong, close community that is highly diverse, including mix of younger and older people and strong connections to Aboriginal and Torres Strait Islander culture and heritage
- A high quality built form with walkable and green streets, and close proximity to public transport and the Sydney CBD
- Proximity to amenities and services, including open spaces, community and recreation facilities, health and family services, grocery stores, retail outlets and food and beverage venues (such as cafés, pubs and restaurants).

### Question 3: Do you currently use the PCYC on site?

There were 62 responses to this question. Of these:

- 76% (47 respondents) stated they did not use the PCYC on site
- 24% (15 respondents) stated they did use the PCYC on site.

### Question 4: If yes, how often do you go to the PCYC?

There were 12 responses to this question. Of these:

- 58% (7 respondents) stated they used the PCYC very frequently (every week)
- 25% (3 respondents) stated they used the PCYC frequently (every month)
- 17% (2 respondents) stated they used the PCYC occasionally (a few times a year)

### Question 5: What activities do you currently participate in at the PCYC?

There were 29 responses to this question. Of these:

- 46% (6 respondents) stated they used the gym and fitness offerings at the PCYC
- 46% (6 respondents) stated they used the boxing offerings at the PCYC
- 38% (5 respondents) stated they used other offerings at the PCYC but did not specify what these were
- 31% (4 respondents) stated they used the sports competitions/ tournaments/ training (i.e. basketball, netball) offerings at the PCYC

- 31% (4 respondents) stated they used the martial arts offerings at the PCYC
- 23% (3 respondents) stated they used the youth drop in offerings at the PCYC
- 8% (1 respondents) stated they used the gymnastic offerings at the PCYC.

#### **Question 6: What other community services do you access in the local area near the site?**

There were 38 responses to this question. The most common responses included:

- Community and cultural facilities, including the Cliff Noble Community Centre, Waterloo Library and community spaces within social housing buildings.
- Aboriginal and Torres Strait Islander organisations, including The Settlement and the National Centre of Indigenous Excellence
- Open spaces and indoor recreation facilities, including Prince Alfred Pool and Park, Redfern Park, Hansom Cab Place Park and Moore Park
- Health services, including the Zetland Child and Family Health Services at Joynton Avenue Creative Centre, and local general practitioners (GPs) and dentists
- Additional responses included childcare centres, churches, grocery stores, gyms, dog-friendly parks, post offices and public transport.

#### **Question 7: How do you access these services?**

There were 74 responses to this question. Of these:

- 76% (34 respondents) stated they walked
- 31% (14 respondents) stated they used private car
- 29% (13 respondents) stated they cycled
- 20% (9 respondents) stated they used public transport
- 9% (4 respondents) stated they used ride share.

#### **Question 8: What types of spaces or services would you like to see included as part of the new community facility?**

There were 135 responses to this question. Of these:

- 62% (29 respondents) stated they would like to see sports courts
- 60% (28 respondents) stated they would like to see casual spaces to meet and socialise with others
- 53% (25 respondents) stated they would like to see gym facilities
- 36% (17 respondents) stated they would like to see dedicated spaces or consultation rooms to host community support services and programs
- 36% (17 respondents) stated they would like to see spaces capable of hosting larger events or community gatherings
- 26% (12 respondents) stated they would like to see other spaces such as spaces for community art, Aboriginal cultural learning, church groups, community gardens, library spaces and opportunities for other cultural awareness learning programs.
- 15% (7 respondents) stated they would like to see meeting rooms.

**Question 9: Do you anticipate the proposal will impact your community in mainly positive or negative ways?**

There were 47 responses to this question. Of these:

- 43% (20 respondents) stated the proposal would mainly impact them in positive ways
- 43% (20 respondents) stated the proposal would mainly impact them in both positive and negative ways
- 15% (7 respondents) stated the proposal would mainly impact them in negative ways.

**Question 10: A SIA considers likely changes to 8 social elements of value to people provided below. On a scale of 1 (very negative) to 5 (very positive), in what ways do you anticipate the proposal will impact your community?**

Responses to this question are provided in the table below.

Table 9 Question 10 SIA survey

Statement	Very negative	Negative	Neutral	Positive	Very positive	Overall total
Way of life	4 (8%)	6 (13%)	15 (33%)	11 (24%)	10 (22%)	46 (100%)
Community	3 (7%)	5 (11%)	15 (32%)	14 (30%)	9 (20%)	46 (100%)
Accessibility	4 (9%)	4 (9%)	16 (35%)	14 (30%)	8 (17%)	46 (100%)
Culture	2 (4%)	9 (20%)	16 (34%)	10 (22%)	9 (20%)	46 (100%)
Health and wellbeing	4 (9%)	9 (20%)	12 (25%)	11 (24%)	10 (22%)	46 (100%)
Surroundings	5 (11%)	8 (17%)	12 (26%)	13 (28%)	8 (18%)	46 (100%)
Livelihood	3 (6%)	2 (4%)	19 (41%)	14 (30%)	9 (19%)	47 (100%)
Decision-making systems	6 (13%)	6 (13%)	19 (42%)	7 (16%)	7 (16%)	45 (100%)

**Question 11: Considering your responses to Question 10, please detail the impacts you are most concerned about and how they could be reduced:**

There were 38 responses to this question. The top impacts and concerns raised by respondents included:

- Concern about the ability of the local road network to accommodate an increase in traffic, with some noting that Elizabeth Street is already at capacity. Others also noted the cumulative impact on other developments and services in the area and the impact this has had on reducing on-street parking availability. Any future management measures should be focused on increasing the ability and capacity of the local road network to support public transport and active transport connections (i.e. walking, cycling).

- Concern around the potential strain on existing services (such as schools, public transport, waste disposal services and childcare facilities) and the ability of the existing service network to accommodate the demands from the proposal.
- Concern around the impact of construction activities on traffic congestion, residential amenity and pedestrian movements around the site.
- Concern that the scale of the proposal won't align with the existing character and history of the area, with some citing general opposition to more high density developments in Redfern.
- Concerns that the new development will gentrify the local area and existing residents may be priced out of the area.
- Concern that the clustering of social and affordable housing within proximity to pre-existing social housing, particularly the Redfern Towers, could create a social housing hub. Some felt this would exclude residents from the broader Redfern community.
- General questions around who would be able to access the housing and services offered by the development. There was confusion as to whether the housing would be an exclusive offering for Aboriginal and Torres Strait Islander people or not.
- Questions around how safety of outdoor areas will be managed on site, with some noting existing safety issues at Redfern Park relating to substance abuse.
- Concern around the loss of access to green space as a result of the proposal. Others were also concerned the proposal itself would not deliver the outdoor spaces needed to support incoming residents.
- Concern that the people impacted by the proposal will not be involved in appropriate decision making forums, with some concerned that the proposal will not be delivered to the standard presented. Others noted that good housing design is key to supporting improved liveability outcomes for all incoming residents to the proposal and should be prioritised.
- Support for the proposal, particularly the increase in housing provided on site.

**Question 12: On a scale of 1 (no impact) to 5 (very significant), how significantly do you anticipate that you will be impacted by construction works?**

There were 44 responses to this question. Of these:

- 30% (13 respondents) stated construction works would have a minor impact on them
- 30% (13 respondents) stated construction works would have a moderate impact on them
- 23% (10 respondents) stated construction works would have a very significant impact on them
- 11% (5 respondents) stated construction works would have a significant impact on them
- 7% (3 respondents) stated construction works would have no impact on them.

**Question 13: If you answered 4 (significant impact) or 5 (very significant impact) to Question 12 (above), please describe how construction will impact you:**

There were 7 responses to this question. Key themes raised by respondents included:

- The impact construction activities would have on the traffic congestion and parking availability on the local road network, particularly along Elizabeth Street.
- The impact construction activities would have on Redfern Park and the loss of access to the PCYC, noting that children won't have access to these services.
- The impact construction activities would have on noise pollution and associated residential amenity.

**Question 14: If there are any other social impacts you are aware of and/or most concerned about, please outline these below.**

There were 18 responses to this question. Key themes raised by respondents included:

- Broad support for the proposal, noting there is a high need for affordable housing to allow people to live and work in their community. One respondent also noted the need to provide affordable spaces for creative organisations to further this support.
- Emphasis on providing an inclusive development which seeks to encourage social connection and cohesion. Some noted the need to learn from previous social housing developments and apply key learnings to this site to provide an improved residential experience for both tenants and the existing community.
- Concern around the impact a concentration of housing may have on infrastructure provision and community safety, and how this will be managed within the proposal.
- Concern around the temporary loss of access to the PCYC and the need to provide access to similar services to ensure there is no loss of provision during this time.
- Support for retaining as many public greening measures as possible, including retaining trees and green spaces where available.

## **5.4. OTHER COMMUNITY STAKEHOLDERS**

Feedback was also received by the community from the following engagement activities:

- Community postcard
- Project website
- Social media
- Near neighbour door knock (immediate community)
- Community information drop-in sessions
- Project contact points (1800 number and email address).

Key feedback received from these activities included:

- **Landscaping:** concern about the removal of trees on site and its impact on access to green space and wildlife, particularly from immediately surrounding neighbours who have views to the site.
- **Bulk, scale and design:** concern over potential overshadowing on surrounding properties, the loss of visual amenity and impacts to resident privacy, particularly from roof top gardens and balconies. Concern over a potential wind tunnelling affect through the central community plaza through to neighbouring properties. The need for high design quality and compliance with standard Department of Communities and Justice housing stock to facilitate easy repairs once operational. Ensure the design seeks to mitigate crime.
- **Potential flooding impacts and management measures:** concern over how flooding may impact the structural safety of future buildings.
- **Construction impacts:** concern over potential construction noise and dust impacts on immediately surrounding neighbours. Assessments should consider the existing levels of noise and vibration and include methods to monitor noise during construction and operation. Ensure a dilapidation report is completed prior to construction.
- **Traffic and parking provision:** concern over the impacts on available street parking, particularly for residents whose support services (including health care specialists and carers) rely on on-street parking to provide care and the continued loss of street parking across the City of Sydney LGA. Consideration of heavy vehicle movements during construction as part of the traffic assessment.
- **Precinct operations:** suggestion to include a concierge and ground floor retail to improve public safety.

- **General support:** support for the provision of more social and affordable housing particularly the increase compared to previous proposals for the site:
  - “Keep up the good work.”
  - “I’m glad to see more modern housing. What is being provided needs to be better than what’s currently here.”
  - “It’s good to see something happening with the site after so long”
- Support for the retention of the community facility space and suggestions for what spaces and services should be provided including:
  - Spaces for kids to gather before and after school
  - Sports courts and facilities including netball, basketball, table tennis and exercise equipment
  - A graffiti wall (public art)
  - Spaces for people to meet, connect and relax.

## 5.5. KEY IMPLICATIONS OF SIA FIELD STUDY FINDINGS

This section outlines the key social impacts identified by participants throughout the SIA field study. All consultation sought to understand how participants viewed their community, and to identify how the proposal may impact their community. Participants identified both positive and negative impacts, as well as opportunities to mitigate or enhance these potential impacts, as shown in Table 10.

Table 10 Community identified potential positive impacts, negative impacts, and opportunities

Positive impacts	Negative impacts	Opportunities
<ul style="list-style-type: none"> <li>▪ Increased access to high quality social, affordable and market housing.</li> <li>▪ Upgrade of the PCYC and provision of a new community facility and associated services.</li> <li>▪ Improved public domain and connections across the site.</li> <li>▪ Increased housing in an accessible location.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Potential for lack of social cohesion between different tenure residents and to the incoming community.</li> <li>▪ Increased pressure on local community services and infrastructure.</li> <li>▪ Mistrust in the government to deliver the proposal and to engage with people who will be impacted by the proposal.</li> <li>▪ Perceived safety concerns associated with managing outdoor areas.</li> <li>▪ Potential to exacerbate existing traffic congestion, parking issues and pedestrian movement during construction and operation.</li> <li>▪ Loss of green space and views.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide new hang out spaces that are safe, free and facilitate social connections.</li> <li>▪ Provision of a higher quality, affordable housing product than currently available.</li> <li>▪ Supporting the development of an inclusive environment which encourages social connections between incoming residents and the existing community.</li> <li>▪ Supporting the housing needs of Aboriginal and Torres Strait Islander people.</li> </ul>

Positive impacts	Negative impacts	Opportunities
	<ul style="list-style-type: none"><li data-bbox="600 226 992 331">▪ Potential overshadowing and visual amenity impacts to residents.</li></ul>	



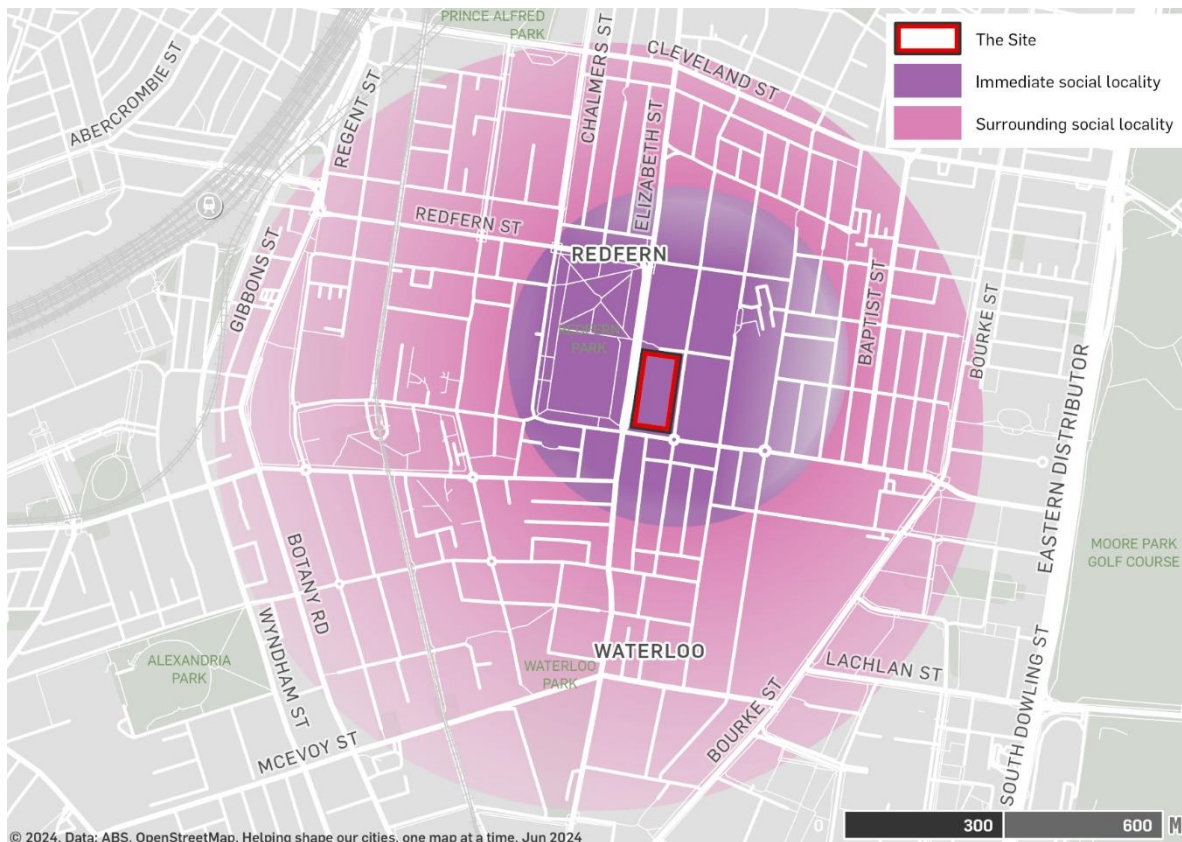
## 6. SOCIAL LOCALITY

A proposal's social locality defines the area or areas in which individuals and communities will be primarily impacted by a proposal in varying ways. An initial estimation of a social locality is made during early phases of an assessment, to identify potential social impacts and affected groups, and to inform the baseline research and engagement process. The social locality is then refined by research, engagement and the technical report findings.

The social localities identified for the proposal:

- **Immediate social locality:** the area immediately surrounding the proposal site. This primarily includes the residents living in the area immediately surrounding the site (primarily Elizabeth Street, Phillip Street, Walker Street, Kettle Street and Redfern Street) and regular visitors of the PCYC and Redfern Park. There is the potential for individuals and groups within this locality to experience localised impacts from the proposal such as noise, changes to traffic, access to facilities and visual amenity. Consultation data also indicates people in this locality can be particularly impacted by noise, pedestrian movement and availability of parking.
- **Surrounding social locality:** the broader area surrounding the proposal site (inclusive of the immediate social locality). This includes the Waterloo suburb and Redfern suburb communities, including residents, workers, business owners and visitors. There is potential for people and groups within this locality to be impacted by changes to the local road network, availability of parking, changes in facility provision and access to social and affordable housing.
- **Regional social locality:** Greater Sydney. This community will predominately experience impacts relating to an improved provision of access to social and affordable housing.

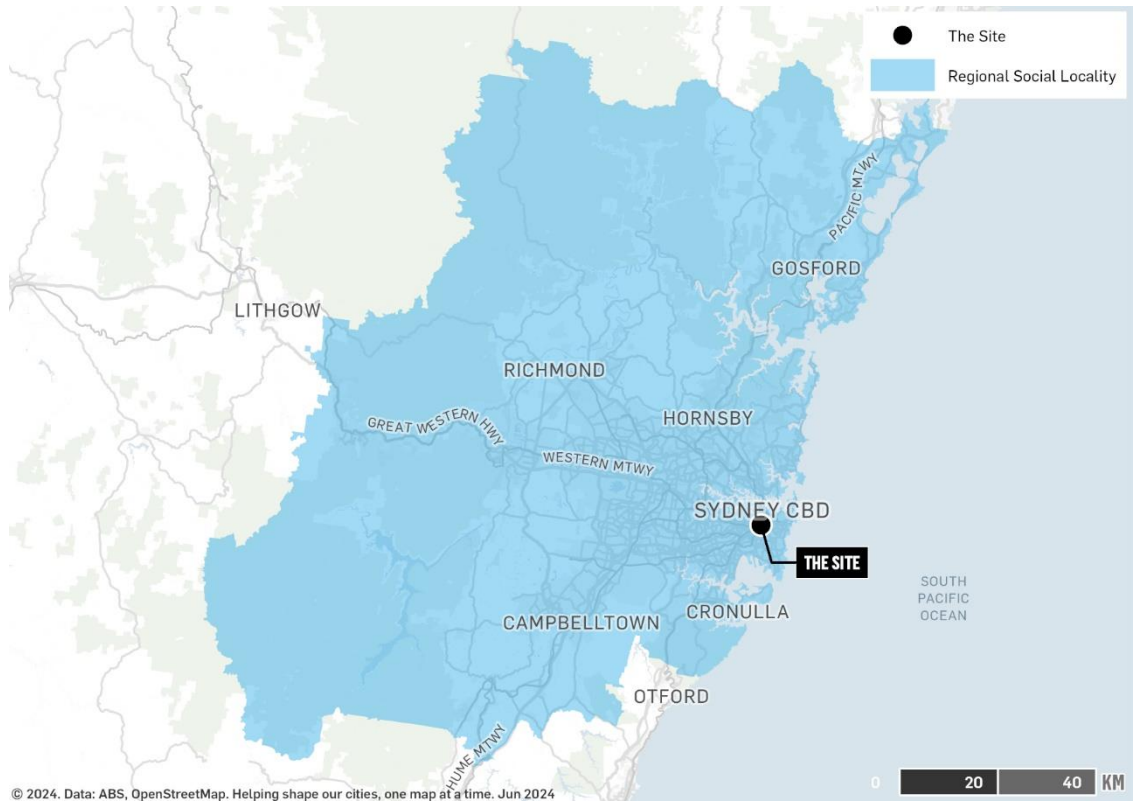
Figure 5 Immediate and surrounding social locality



Source: Urbis 2024



Figure 6 Regional social locality



Source: Urbis 2024

# 7. SOCIAL IMPACT ASSESSMENT

This chapter provides a ranking of the identified social impacts of the Project. It is structured by the social impact categories outlined in the SIA Guideline (DPHI 2023).

Each impact is assessed in accordance with the risk assessment methodology applied in the SIA Guideline Technical Supplement, whereby the significance of potential social impact is assessed by comparing the magnitude of the impact against the likelihood of the impact occurring. This methodology is outlined below.

Table 11 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: DPHI, 2023, SIA Guideline: Technical Supplement, p. 13

Table 12 Likelihood levels

Level	Definition
Almost certain	Definite or almost definitely expected (e.g. has happened on similar projects)
Likely	High probability
Possible	Medium probability
Unlikely	Low probability
Very unlikely	Improbable or remote probability

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

Table 13 Magnitude levels

Magnitude level	Meaning
Transformational	Substantial change experienced in community wellbeing, livelihood, infrastructure, services, health, and/or heritage values; permanent displacement or addition of at least 20% of a community.
Major	Substantial deterioration/improvement to something that people value highly, either lasting for an indefinite time, or affecting many people in a widespread area.

<b>Magnitude level</b>	<b>Meaning</b>
Moderate	Noticeable deterioration/improvement to something that people value highly, either lasting for an extensive time, or affecting a group of people.
Minor	Mild deterioration/improvement, for a reasonably short time, for a small number of people who are generally adaptable and not vulnerable.
Minimal	Little noticeable change experienced by people in the locality.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 13)

Table 14 Dimensions of social impact magnitude

<b>Dimension</b>	<b>Explanation</b>
Extent	Who specifically is expected to be affected (directly, indirectly, and/or cumulatively), including any vulnerable people? Which location(s) and people are affected? (e.g., near neighbours, local, regional, future generations).
Duration	When is the social impact expected to occur? Will it be time-limited (e.g., over particular project phases) or permanent?
Intensity or scale	What is the likely scale or degree of change? (e.g., mild, moderate, severe)
Sensitivity or importance	How sensitive/vulnerable (or how adaptable/resilient) are affected people to the impact, or (for positive impacts) how important is it to them? This might depend on the value they attach to the matter; whether it is rare/unique or replaceable; the extent to which it is tied to their identity; and their capacity to cope with or adapt to change.
Level of concern / interest	How concerned/interested are people? Sometimes, concerns may be disproportionate to findings from technical assessments of likelihood, duration and/or intensity.

Source: SIA Guideline: Technical Supplement (DPHI 2023, p. 12)

## Mitigation and enhancement measures

Social impacts are assessed before and after the implementation of mitigation measures (for negative social impacts) and enhancement measures (for positive social impacts). These measures can take different forms and may be incorporated in the design, planning, construction, or operational stage of the proposed development.

## Consideration of other social impacts

A proposal may cause a range of direct and indirect social impacts which can have a positive or negative impact on the existing and future community. A SIA should assess the expected and perceived impacts which are considered to have the most significant impacts on the community, from the perspectives of likely affected people and the outcomes from technical assessments. In accordance with the DPHI SIA Guidelines, the level of assessment should be scalable to the level of expected impact from the project. These impacts are discussed and assessed in detail from Section 7.1 below.

This SIA also considers that there are other impacts from the proposal which are likely to have a perceived or actual impact to how people may experience and interact with their surroundings. This includes social impacts relating to the following impact categories:

- **Surroundings:** change to visual character, amenity and loss of views from the construction of the proposal
- **Surroundings:** perceived impact from the proposal on the safety of the site surrounds and outdoor spaces associated with the proposal.

These impacts to people are considered to be sufficiently addressed in the relevant technical reports accompanying this SSDA, summarised in Table 15 below.

These impacts have not been included for further detailed assessment as part of this SIA. These technical reports should be referred to for the full assessment and identification of relevant mitigation and management measures. Where appropriate, additional recommendations have been made in this SIA to either reduce potential negative impacts or enhance potential positive impacts.

Table 15 Scoping and assessment of other social impacts

<b>Impact description</b>	<b>Assessment within technical report</b>	<b>Additional SIA recommendations</b>
<p>Change to visual character, amenity and loss of views from the construction of the proposal</p>	<p>The Visual Impact Assessment (VIA) prepared by Ethos Urban (2024) states that while the proposal will have a considerable visual impact on the character of the existing visual environment, the impact is considered acceptable.</p> <p>The VIA notes that while the proposal is surrounded by residential buildings of a similar bulk and scale, the proposal represents considerable height and bulk close to open space at Redfern Park and Oval and will have a considerable visual presence along Elizabeth Street.</p> <p>However, the VIA considers that the proposal aligns with the desired future character envisioned for the site through the Planning Proposal process and is generally consistent with the approved building height and layout as outlined in the Design Guide for the site. The design excellence process, and design inclusions (including the implementation of landscaping to soften the built form, height transitions towards Phillip Street to reduce the bulk and scale and modulation and articulation of externally visible building elevations to create visual interest) are outlined as acceptable mitigation measures which help to minimise the proposal's visual impact.</p>	<ul style="list-style-type: none"> <li>▪ Continue to communicate with surrounding residents around the ongoing design and expected timeline for delivery and construction of the proposal.</li> </ul>
<p>Perceived impact from the proposal on the safety of the site surrounds and outdoor spaces associated with the proposal</p>	<p>The Crime Prevention Through Environmental Design (CPTED) Report prepared by Ethos Urban (2024) assesses the Crime Risk Assessment Rating of the proposal to be 'moderate'. The report states this rating is due to contextual factors associated with the proposal (including the site's location within Redfern which has high crime rates) rather the proposal's design which has incorporated a range of CPTED considerations (see Section 6 of the CPTED Report).</p>	<ul style="list-style-type: none"> <li>▪ Implement the recommendations provided in the CPTED Report which outline further ways to reduce crime and anti-social behaviour through the detailed design and operation</li> </ul>

Impact description	Assessment within technical report	Additional SIA recommendations
	<p>A range of further recommendations which should be implemented as part of the detailed design and operation stages of the proposal are outlined in Section 7 of the CPTED Report.</p> <p>Additional mitigation measures include the provision of tenant support services and anti-social behaviour management. This includes Bridge Housing who will be responsible for these measures for the social housing allocation. The Building Bridges – Community Building and Engagement Strategy 2021-2024 (Bridge Housing 2021) includes detailed strategies to engage with and empower tenants in relation to key decision-making matters, helping to build trust and connection and reduce anti-social behaviour.</p>	<p>stages of the proposal.</p> <ul style="list-style-type: none"> <li>▪ Consider developing a coordinated tenant management approach to reducing anti-social behaviour between Bridge Housing</li> </ul>

## 7.1. WAY OF LIFE

This section provides an assessment of the matters that significantly impact the way of life as a consequence of the proposal.

### 7.1.1. Increased access to diverse social and affordable housing

Affected stakeholders	Duration of impact
Households eligible for affordable and social housing in the regional and surrounding social locality	Operation
<b>Unenhanced assessment:</b> High positive	
<p>The site and surrounds are located in an area of high housing unaffordability need and demand.</p> <p>As outlined in Section 4, there are approximately 11,000 social housing dwellings in the City of Sydney LGA and just over 1,000 affordable housing units. With a population nearing a quarter of a million, there is an estimated unmet need for 6,100 social and affordable housing units across the LGA. There is also a significant wait time for social housing, with the Inner-City Social Housing Allocation Register currently recording a wait time of over 10 years for priority and general applications.</p> <p>Redfern suburb is also largely unaffordable, with the Rental Affordability Index (2024) classifying it as 'Extremely Unaffordable' for a single pensioner and 'Severely Unaffordable' for a minimum wage couple. As outlined in Section 4, nearly 50% of low-income households (earning 50 – 80% of the median income) and 30% of moderate-income households in the LGA are experiencing housing stress.</p> <p>Given the growing number of households in rental stress, A City for All: Social Sustainability Policy and Action Plan (SSPAP) (City of Sydney, 2019) identifies a critical need to increase subsidised social housing, affordable rental properties, and supported housing across the LGA. The NSW Government's Housing 2041 Strategy (see Section 3.2) also aims to increase housing supply and diversify housing typologies across NSW, including those designed for people of varied ability and life-stages.</p> <p>In response to the unmet need in the local area, and in alignment with state and local strategies, the proposal will redevelop the site to increase the supply and diversity of social and affordable housing in Redfern. The proposal will include approximately 355 dwellings on site.</p> <p>An early scheme for the proposal originally sought to provide 70% of these dwellings (approximately 238 dwellings) as social and affordable housing, and 30% as private. The social and affordable housing allocation has since been increased to align to increasing demand and need and is discussed below in the mitigated assessment.</p> <p>With consideration to the above, the unenhanced assessment is assessed as high positive, given the likely likelihood and major magnitude.</p>	
<b>Enhanced assessment:</b> Very high positive	
<p>In response to need, Bridge Housing has sought additional funding from the Housing Australia Future Fund (HAFF) and the National Housing Accord Facility (NHAF) to increase the provision of social and affordable housing on site to 100% subsidised housing. The proposal now seeks to solely provide a mix of social and affordable housing on site including 147 social housing units, 197 affordable housing units and 11 specialist disability accommodation units (inclusive of one carer accommodation unit).</p>	

As outlined in the NSW Social Housing waitlist (NSW FAC 2024) and the Social Housing Assistance Commissioning Data Report (NSW DCJ 2023/2024), there is a high demand for two or less bedroom dwellings. The proposal has been designed to provide a range of range of bedroom types, with an emphasis on smaller units to best align with need. This includes approximately 95% of all dwellings as studio, one bedroom and two bedroom units, and 4% of dwellings as three bedroom units.

The proposal also includes housing provision for specific, vulnerable cohorts to further extend the reach and benefit This includes:

- 39 social housing units for women and children impacted by domestic violence, older women at risk of homelessness and Aboriginal and Torres Strait Islander households.
- 90 affordable units for women and children impacted by domestic violence, older women at risk of homelessness and Aboriginal and Torres Strait Islander households.

With consideration of the above measures in the context of high demand and need for social and affordable housing, the enhanced assessment is assessed as very high positive, given the likely likelihood and transformational magnitude.

### **SIA recommendations**

- Develop a local allocation strategy for the social housing allocation, following construction approval but prior to occupancy, with consideration to potential partnership opportunities with local service and referral partners.

## 7.2. COMMUNITY

This section provides an assessment of the matters that significantly impact the community as a consequence of the proposal.

### 7.2.1. Impact on local community cohesion and connection

Impacted groups	Duration of impact
Incoming residents, broader social housing residents and private market residents in the surrounding community.	Operation
<b>Unmitigated assessment:</b> Medium negative	
<p>As required by the Greater Sydney Commission's Eastern City District Plan (2018), new housing developments must successfully integrate into their communities. This integration necessitates proximity to centres offering a high-quality environment, including retail, cultural, and creative offerings, robust public transport links, as well as co-location with public facilities and social infrastructure.</p> <p>Consultation (see Section 5) undertaken for the proposal emphasised the need to support social interaction and cohesion amongst incoming residents, particularly given the more vulnerable cohort and potential improved wellbeing benefits which could be realised through interaction and support. There were also concerns that the proposal could create a concentration of social housing and generate feelings of exclusion from existing residents to the broader Redfern community. This concern could be further heightened by the proposal, given stakeholder consultation indicated there is an existing social divide in Redfern between the more gentrified areas of private housing and areas with a higher concentration of social housing.</p> <p>It has been well documented that previous social housing estates, which generally featured a concentration of social housing in a defined area, had poor social outcomes (see Section 4). Since this time, there has been a move away from a 100% social housing tenure model to a mixed tenure model to help drive improved social and placemaking outcomes. The provision of 70% as private housing and 30% as social and affordable housing has typically been applied as a best practice tenure provision model (AHURI, 2023).</p> <p>Given the proposal has changed to provide 100% of all dwellings as social and affordable housing, there is potential for poorer social outcomes. Based on this, and the existing stakeholder and community concerns in the area, the unmitigated assessment is assessed as medium negative, given the possible likelihood and moderate magnitude.</p>	
<b>Mitigated assessment:</b> High positive	
<p>The suburb of Redfern is an existing mixed tenure neighbourhood, with high rates of social and affordable housing provision, co-existing with private residential dwellings.</p> <p>Research undertaken by the Australian Housing and Urban Research Institute (AHURI), 'From mixed tenure development to mixed tenure neighbours' (2020), indicate that there is no optimal dwelling and tenure mix for mixed tenure developments. The commonly cited 70:30 split (as referenced above) has limited rationale and generally has not been driven by research in how successful this model is in driving social outcomes or practical development outcomes. The research by AHURI emphasises that different developments have a variety of successful social outcomes, regardless of tenure mix. Success was often driven by the approach to long term operational management, rates of community amenity and basic</p>	



design quality. Quality housing located in safe, connected locations was also found to significantly improve community attachment and cohesion, regardless of tenure mix.

All social housing on site will be managed by Bridge Housing, a tier one community housing provider. Bridge Housing has been managing social housing developments in inner-city Sydney since 1986 and have extensive experience in managing developments of the scale and density proposed. As part of this, Bridge Housing will be responsible for coordinating support services and anti-social behaviour management. Bridge Housing will also be relocating their head office to the site as part of the proposal, enhancing their ability to provide long term operational management outcomes for tenants and to integrate with the existing Redfern community.

The proposal has been designed around fostering community connection, both between incoming residents and to the surrounding residential community. The proposal includes various communal spaces for residents to engage outside of the home and to provide opportunities for social interaction with the broader residential and visitor community. This includes:

- A new 3,500sqm PCYC on site with various spaces for recreation and social activities. The PCYC will be available to the public, allowing people to enter the site and form connections with the broader community, including incoming tenants, around common interests.
- Located east-west and north-south access connection linking Elizabeth Street with Walker Street, and Kettle Street with Phillip Street, respectively. The two access connections will meet at a publicly accessible plaza which borders a community room in the centre of the site where residents and visitors can interact and socialise.
- Ground level activation, to further encourage existing residents and visitors to access the site and to integrate the proposal into the surrounding area.
- Communal spaces (including roof top spaces), for incoming residents for community activities, including garden sheds and workbenches, multi-functional community rooms and children's play areas.
- As outlined in the Design Report all housing will be of a high quality design and build, providing maximum opportunity for residents to form community attachment, ownership and connection with the site. The site is also located in a highly connected area, within walking distance to a range of public transport options, employment centres, retail, community and recreational services. This supports the AHURI research (2020) of situating housing in connected locations to improve community attachment and cohesion.

The proposal has also been designed and informed by the outcomes of various consultation with local service providers, existing residents and likely impacted groups (see Section 5). This also included consultation with the local Aboriginal and Torres Strait Islander community via a series of Design Jam consultation sessions, as documented in the Connecting with Country Data and Outcomes Report (Yerrabingin) 2024. This consultation will likely help form greater community ownership over the site by including existing residents into the design process, as well as ensuring that cultural considerations are central to the proposal.

In response to feedback from local service providers, Bridge Housing has committed to maintaining continuous communication throughout the design, construction, and delivery phases of the project. This ongoing dialogue will ensure that service providers are aware and engaged in the construction timeline and assessment of need for future residents.

With consideration to the above, the mitigated assessment is assessed as high positive given the likely likelihood and moderate magnitude.

## SIA recommendations

- Additional recommendations to further enhance the impact of the proposal are summarised below. These recommendations should be considered following construction approval and undertaken by Bridge Housing during ongoing operation of the proposal.
- Host community open days and events that encourage on site and surrounding residents to gather, meet and engage with onsite facilities and spaces.
- Work with key project partners and stakeholders, including HomeGround, Council and PCYC, in the programming of on-site facilities and spaces, with a focus on encouraging internal and external participation.
- Undertake ongoing community consultation (on site and in the surrounding area) during the operational period to inform the programming of facilities and spaces and ensure activities and services remain relevant and aligned with community needs.

## 7.3. ACCESSIBILITY

This section provides an assessment of the matters that significantly impact accessibility as a consequence of the proposal.

### 7.3.1. Temporary loss of access to PCYC

Impacted groups	Duration of impact
Current PCYC users and members in the surrounding social locality, including local residents and young people.	Construction
<b>Unmitigated assessment:</b> High negative	
<p>The proposal is located on the site of the current PCYC South Sydney. The PCYC has approximately 407 members and provides fitness and sporting facilities, an education/training room and a youth drop-in space. The PCYC also facilitates various programs including gymnastics, martial arts, creative arts, OOSH care, school holiday programs and gym/fitness classes.</p> <p>Access to community, recreation and social outreach facilities and programs are essential to the health and wellbeing of communities. The PCYC South Sydney has been operating in Redfern since 1952 and has provided an essential service and support to the community over these years.</p> <p>Consultation outcomes indicate the PCYC is highly regarded in the local community, with education providers noting that it provides one of the only safe, accessible spaces for young people in the community.</p> <p>The PCYC will be demolished and replaced with a significantly higher quality and improved facility as part of the proposal. Based on current construction estimates, it's expected the community will be without a PCYC for two to three years.</p> <p>Given the significant role of the facility, the unmitigated assessment is assessed as high negative during the construction period, given the likely likelihood and moderate magnitude.</p>	
<b>Mitigated assessment:</b> High negative	

Throughout planning for the site, Bridge Housing, Homes NSW and PCYC have all considered potential solutions to provide access to an alternative community facility space for the community. This has included consideration of available community facility spaces within walking distance of the site. At the time of writing, no feasible solutions have been made available.

Based on this, the impact remains as high negative.

**SIA recommendations**

- Bridge Housing, Homes NSW and PCYC should continue to collaborate, pursue and advocate for viable solutions for temporary access to walkable community facility space throughout planning for the site. This may involve advocating to relevant government partners (i.e. Council) for the use of facilities, considering the provision of bus services to other facility spaces, or partnering with education providers in the area for joint use of space.

**7.3.2. Long term access to a local, high quality community facility**

Impacted groups	Duration of impact
Current and future PCYC users and members in the surrounding social locality, including local residents and young people.	Operation
<b>Unenhanced assessment:</b> High positive	
<p>As outlined previously, the site is currently occupied by the PCYC South Sydney. The facility, while providing a critical community service, is currently not fit for purpose, due to damage from movement of its structural foundations. The PCYC facility will be demolished and replaced as part of the proposal.</p> <p>Consultation outcomes (see Section 5) indicate that community facilities and spaces are essential to the health and wellbeing of the community and the inclusion of these facilities would generate significant social benefits and outcomes.</p> <p>As part of the Design Guide (see Section 2), any future development on site must contain a PCYC or similar community facility. The proposal includes the development of a 3,500 sqm PCYC facility. The facility, designed by Architecture AND, includes significant social and recreational inclusions including:</p> <ul style="list-style-type: none"> <li>▪ One 740sqm multi-court space on the ground floor that accommodates netball, basketball and other activities.</li> <li>▪ A 500 sqm gymnastics area on level 1 that provides a gymnastics, parkour, adult play and other activities.</li> <li>▪ Sensory nook located on level two that provides a quiet meeting space driven by trauma-informed design.</li> <li>▪ Multipurpose community and recreational facilities including education/meeting rooms located on all three levels to facilitate multiple community programs and uses. Dedicated foyer space is also proposed to provide an opportunity for informal meetings and after school programs.</li> <li>▪ Supporting amenities including accessible bathrooms, changerooms, showers, accessible entry ramps and kitchenettes.</li> </ul> <p>The development of this new, purpose-built facility will provide the community with a significantly enhanced facility, addressing current inadequacies and accommodating likely future population needs.</p>	

The appointment of a leading architect for the facility design also emphasises suggests a commitment to a high quality building.

With consideration to the above, the unenhanced assessment is assessed as high positive, given the almost certain likelihood and moderate magnitude.

**Enhanced assessment: High positive**

Various measures have been undertaken by Bridge Housing to enhance the intended design, use and operation of the PCYC facility. This has included:

- Securing funds from the NSW Government (see Redfern Place Consultation Outcomes Report, Urbis) to commit to an ‘above-average’ community facility, both in terms of size and service offering. This has been reflected in the final design of the facility, as presented in the SSDA package.
- Undertaking ongoing consultation with the PCYC commencing January 2023, to discuss facility planning and confirm spatial requirements within the PCYC operational model. This also included facility tours of other PCYC facilities to gain insights on future design inclusions.
- Dedicated consultation with young people, including young people from an Aboriginal and Torres Strait Islander background, to inform potential facility inclusions from the perspectives of key user groups.
- Relocating Bridge Housing head office to the site will maximise opportunities for an ongoing strong partnership and coordination of ongoing programming of the PCYC facility.

The above measures will assist in the provision of a high-quality facility that will support a wide range of uses aligned with community needs.

With consideration to the above enhancement measures, the enhanced assessment is assessed as high positive, given the likely likelihood and major magnitude.

**SIA recommendations**

Additional recommendations to further enhance the impact of the proposal include:

- Continue to work with the community facility operator to ensure the facility provides programs and services that align with local community needs (on site and in the surrounding area). This can be undertaken post construction approval and extend throughout the operation of the proposal.

## 7.4. CULTURE

This section provides an assessment of the matters that significantly impact culture as a consequence of the proposal.

### 7.4.1. Celebration of local Aboriginal history and culture through the built environment

Impacted groups	Duration of impact
Local residents with a connection to Redfern, particularly the Aboriginal and/or Torres Strait Islander population within the surrounding social locality	Construction and operation

### **Unenhanced assessment: Medium positive**

The proposal is located on Gadi Country, of which the Gadigal people are the Traditional Custodians. The Redfern area has been an important place for Gadi and other First Nations Sydney people for millennia, and has been maintained over time through changing occupation and use. During the SIA Field Study (Section 4), community service providers recognised Redfern as a key place for Aboriginal people given its long and strong history as a meeting place, and hence as a site of self-determination and activism. Noting this significant history, the proposal has an opportunity to enhance and celebrate the existing Aboriginal cultural values through its design and delivery.

As demonstrated by the Social Baseline (Section 3), Redfern is home to a large proportion of Aboriginal and/or Torres Strait Islander (ATSI) people, comprising approximately 3% of the suburb's community. This population is likely to have specific health and socio-economic needs as a result of the historic discrimination and dispossession they have experienced. For example, Redfern is located within the Inner City area which experiences a large demand for social and affordable housing, with over 540 people on the waiting list. Recognising this trend, during consultation, Council raised the possibility of reserving a proportion of the proposal's social and affordable housing for Aboriginal and Torres Strait Islander residents.

The Connecting with Country Report prepared by Yerrabingin (2024) outlines the proposal's alignment with the principles of the CWC Framework, including the use of the Wanggani Dhayar (Listen to Country) design methodology to co-design options to incorporate Aboriginal cultural heritage values of the site into the design and delivery.

Noting the strong existing Aboriginal cultural heritage of the site and surrounding area, and the proposal's alignment with the CWC Framework, this unenhanced impact is assessed as medium positive, given the likely likelihood and minor magnitude.

### **Enhanced assessment: High positive**

In recognition of the area's notable significance to Aboriginal and Torres Strait Islander people, the proposal has retained a strong connection to this local community through the incorporation of Aboriginal cultural heritage into the design. This was facilitated by Yerrabingin, who conducted consultation with the local Aboriginal and Torres Strait Islander population through a collaborative design process known as a 'Design Jam'. This included a series of collaborative workshops which were designed to gather input and ideas from community about the development and to guide the next steps of the co-design. The Design Jam Outcomes were then used to refine the designs of certain spaces and elements within the overall design of the proposal. Design elements included:

- Multiple opportunities for art installations throughout the site to showcase aboriginal art and storytelling.
- Introduction of a "family floor" in housing to create community cohesion and accessibility.
- Multiple areas of seating throughout the site and PCYC centre.
- Provision of amenities meeting rooms and admin spaces in the PCYC to accommodate First Nations Community Workshops and community events
- Communal garden spaces and edible gardens that can facilitate communal garden meals.

The proposal will also housing which will be dedicated to Aboriginal and Torres Strait islander people. This includes 15% of 147 social housing units and 15% of 197 affordable housing units. This will directly

benefit this population, by providing increased opportunities for the community to remain in an area of existing cultural and heritage significance.

With consideration to the above enhancement measures, the enhanced impact is assessed as high positive given the likely likelihood and moderate magnitude.

**SIA recommendations**

- Continue to consult and engage with Aboriginal and Torres Strait Islander people as part of the ongoing detailed design of the proposal, as well as programming in the PCYC throughout ongoing operation.

## 7.5. HEALTH AND WELLBEING

This section provides an assessment of the matters that significantly impact health and wellbeing as a consequence of the proposal.

### 7.5.1. Potential to exacerbate demand for local community service providers

Impacted groups	Duration of impact
Incoming residents, broader social housing residents and service providers in the surrounding community.	Operation
<b>Unmitigated assessment:</b> High negative	
<p>Based on the LGA average household occupancy size, the proposal will likely introduce approximately 646 people to the site. This population will consist of various vulnerable groups who are likely to be in higher need of accessing social services, transport and employment centres to ensure they are supported and empowered to live within the community.</p> <p>The site is also located in an area which has a high concentration of residents with significant higher-order needs, as outlined in Section 4 and 5. Given the existing demand, concern was raised that the proposal will likely put additional pressure on existing community services, particularly considering the additional higher order needs of the incoming social housing residents.</p> <p>Consultation (see Section 5) indicated that community service provision, especially wrap around services, are not adequately resourced to support the concentration of higher order needs in the local area. Many of the providers consulted with also reported that services were currently at capacity in the area. Given the existing demand, concern was raised that the proposal will likely put additional pressure on existing community services, particularly considering the additional higher order needs of the incoming social housing residents.</p> <p>As outlined in Section 4, the site is located in a highly connected location with access to various transport, recreational, education, employment and social services. This includes being with walking distance to several community and health services including the Aboriginal Medical Service Redfern, Fact Tree Youth Services, WAGEC: Women’s &amp; Girls Emergency Centre, WEAVE Youth &amp; Community Services, Redfern Legal Centre, Counterpoint Community Services and Redfern Community Centre, with long-standing services claiming a strong connection to the community in Redfern and Waterloo.</p>	

While the transport, employment, education and retail needs of the incoming population are likely to be met by surrounding services, the proposal is likely to exacerbate the demand on the various community and health services surrounding the site.

With consideration to the above, the unmitigated assessment is assessed as high negative, given the possible likelihood and magnitude.

**Mitigated assessment: High positive**

In response to the potential demand on community services, the proposal includes the redevelopment of an expanded PCYC facility which will provide five meeting and multipurpose rooms. These rooms are on-site locations for local service providers to deliver client outreach and community support sessions to incoming tenants, helping to reduce the burden on surrounding services. This on-site integration also allows services to remain accessible and available to residents, while maintaining open communication lines with Bridge Housing to foster collaborative partnerships with residents and service providers to best manage community needs. Bridge Housing’s on-site office will also offer a community outreach space.

In response to feedback from local service providers, Bridge Housing has committed to maintaining continuous communication throughout the design, construction, and delivery phases of the project. This ongoing dialogue will ensure that service providers are aware of and engaged in the construction timeline and assessment of future resident needs, enabling them to support new residents and manage resourcing pressures effectively.

Incoming social housing residents will also have access to Bridge Housing’s Sustainable Communities team, who are responsible for implementing a comprehensive program of tenant engagement and community development activities. This program includes opportunities for tenants to initiate and deliver local projects that address community needs and foster social interaction. Consultation outcomes from local service providers (see Section 5) highlight that the community care and emotional support community members provide each other often alleviates some demand for providers, noting there would be more presentations if this level of community care did not exist. As a result, the facilitation of this community development program by Bridge Housing has a very real potential to help further reduce external demand on community service providers.

With consideration to the above program and facility inclusions, as well as the capability of Bridge Housing and PCYC to service this, the mitigated assessment is assessed as high positive given the likely likelihood and moderate magnitude.

**SIA recommendations**

- Continue to consult and engage with local service providers around the expected operation timeline of the facility to inform future servicing requirements, as well as to investigate partnership opportunities within the consultation spaces at the new PCYC. This can be undertaken at key development milestones, such as consent approval and construction commencement.

**7.5.2. Impact to wellbeing from noise during construction and operation**

Impacted groups	Duration of impact
Surrounding site users, surrounding residents and workers, and future residents of the proposal in the immediate social locality	Construction and operation

**Unmitigated assessment:** High negative (during construction) Low negative – neutral (during operation)

During both construction and operation, there is a potential risk for nearby neighbours and businesses to experience noise disturbance as a result of the proposal. Noise can impact the ability for individuals and groups to conduct certain activities such as sleep, or activities that require high levels of concentration, including study and work. This would predominately affect the neighbours north and east of the site and on Walker Street where there is resident carpark and interface with the PCYC (current and future). Additional sensitive receivers also include residents to the south of the site, along Phillip Street.

During consultation (see Section 5), it was noted that construction noise and vibration, coupled with the cumulative impacts from several construction activities in the area, may impact on the mental health of nearby residents, particularly those with existing mental health illnesses.

The Noise and Vibration Impact Assessment (NVIA) prepared by SLR Consulting Australia (SLR) (2024), provides an assessment of the potential impact of noise and vibration during construction and operation of the project.

The existing noise environment is noted as being generally dominated by noise from road traffic from Elizabeth Street and Phillip Street.

**Impacts from the proposal during construction**

During construction, the proposal is anticipated to generate noise levels that exceed noise management levels (NMLs), with moderate to high noise impacts predicted for the nearest sensitive receivers during most of the construction scenarios. The greatest noise impacts are expected when noise-intensive items of equipment are in use, such as rock breakers, bulldozers, chainsaws, mulchers, vibratory sheet and bored piling rigs. Cosmetic damage and human comfort vibration impacts can be expected at the nearest receivers when vibratory rollers, rock breakers and vibratory pile drivers are in use.

In response, the NVIA proposes a series of mitigation measures, as outlined in the section below.

**Impacts from the proposal during operation**

The NVIA indicates that the likely noise generating activities during operation will be related to industrial noise emissions, from mechanical plant and on-site vehicles. The NVIA does not provide a detailed assessment of unmitigated operational noise, however, given the development includes similar, compatible land-uses to surrounding development (mixed-use development), and a use that is typically low noise generating, it is unlikely the proposal will have noise impacts on surrounding residents and other receivers.

With consideration of the above, the following assessment ratings have been determined:

- The unmitigated noise impact on surrounding residents during construction is assessed as high negative, given the likely likelihood and major magnitude.
- The unmitigated noise impact on surrounding residents during operation is expected to be low negative – neutral, given the unlikely likelihood and minimal magnitude.

**Mitigated assessment:** Medium negative (during construction), Low negative – neutral (during operation)

**Construction mitigation measures**

The NVIA proposes implementing standard mitigation measures as outlined in Transport for NSW's Construction Noise and Vibration Guideline (CNVG) to reduce noise impacts during construction. These include (but are not limited to):



- Undertaking proactive stakeholder engagement and transparent communications, including notifying receivers of current and upcoming works particularly when noise levels are likely to exceed noise objectives, and implementing a complaints management system and procedure.
- Delivering an environmental induction for all employees, contractors and sub-contractors prior to commencing work on site.
- Undertaking noise monitoring to confirm measured levels are consistent with the predictions, and to verify that the mitigation procedures are appropriate for the affected receivers.
- Providing respite periods for noisy activities.
- Considering alternative construction methods to achieve compliance with relevant criteria.
- Undertake building dilapidation surveys on all buildings located within the buffer zone prior to commencement of activities with the potential to cause property damage.
- Planning worksites and activities to minimise noise and vibration.

The NVIA does not rate noise impacts following adoption of the above measures.

The proponent has however confirmed that a Construction Noise and Vibration Management Plan (CNVMP) will be prepared prior to issue of the construction certificate. The CNVMP would identify all potentially impacted receivers, assess the potential noise and vibration impacts from the proposal, detail how the impacts would be minimised through the use of all feasible and reasonable mitigation measures, and outline procedures for handling complaints, and ongoing requirements for compliance monitoring.

#### **Operation mitigation measures**

The NVIA proposes the following additional mitigation measures be adopted to reduce noise impacts during operation:

- Optimised site layout to minimise noise emissions from the site, including orienting buildings so as to screen the noisier areas of the development from the nearest receivers.
- Appropriate specification and location of mechanical plant during detailed design, including:
  - Majority of the mechanical plant for all of the development buildings would be located on the roofs or terraces.
  - The ‘maximum’ cumulative sound power levels of the roof-top mechanical plant have been determined to achieve compliance.
- Construction of noise barriers around the rooftop and terrace plant areas to mitigate noise impacts on the residences within the development.
- Production of an Operational Noise Management Plan for Building S1, which outlines the measures that could be used by the various patrons to minimise general noise emissions from the site.

The NVIA notes that the proposed mitigation measures for operational noise impacts would need to be confirmed in the detailed design stage, to ensure that the proposed mitigation measures are proportionate to anticipated impacts.

With consideration of the above mitigation measures, the following has been determined:

- Assuming the CNVMP is developed and implemented, the mitigated noise impact on surrounding residents is expected to be medium negative for the duration of construction, given the possible

likelihood, and minor magnitude. This impact could be revised following preparation of the CNVMP when the exact construction schedule and mitigation measures are known.

- The mitigated impact on surrounding residents during operation is expected to remain as low negative – neutral, given the unlikely likelihood and minimal magnitude.

#### **SIA recommendations**

- Prioritise the consideration of respite periods in the CNVMP in collaboration with surrounding developments occurring in the area.

## **7.6. SURROUNDINGS**

This section provides an assessment of the matters that significantly impact the surroundings as a consequence of the proposal.

### **7.6.1. Exacerbation of traffic congestion and parking on local road network**

<b>Impacted groups</b>	<b>Duration of impact</b>
Surrounding precinct users, surrounding residents and workers, and future residents of the proposal in the immediate and surrounding social locality	Construction and operation
<b>Unmitigated assessment:</b> High negative (during construction) Low negative (during operation)	
<p>Increased traffic congestion, and changes to the availability of parking on the local road network can impact communities by disrupting access in and around a local area, including to work, school, shops, services and facilities. Limited availability of on-street parking can also raise health and wellbeing concerns from people who rely on carers to frequent their residence.</p> <p>Consultation findings indicate that surrounding residents are concerned about the potential for the proposal to increase traffic and exacerbate the already congested local area, both during construction and operation (see Section 4). SIA survey respondents also noted concerns about impacts to the availability of parking spaces. It was also noted that constraints to parking may impact the ability of carers to provide services to neighbouring residents.</p> <p>According to journey to work data from the 2016 Census (which has been prioritised in transport modelling to offset the impacts of working from home practices during COVID-19), approximately 22% of people travelling from Redfern travel via private vehicle, either as a driver or a passenger. For those travelling to Redfern, this share is 45%. This indicates that a relatively high proportion of residents utilise public or active transport for their daily journey to work.</p> <p>The Transport Assessment carried out by Ason Group (2024), provides an assessment of the potential impact that the proposal would have on the transport network.</p> <p><b>Impacts from the proposal during construction</b></p> <p>According to the Construction Pedestrian and Traffic Management summary (CPTMP) provided within Ason Group’s Transport Assessment, construction vehicle access to the site will likely be via Kettle Street and/or Walker Street. It is estimated that the construction work will generate 20 to 30 truck movements per day, and a maximum of 50 trucks per day during peak activities. The anticipated construction traffic</p>	

impact of the proposal is expected to be appropriately managed to minimise the impacts on pedestrians, cyclists and traffic.

During construction, it is anticipated that there will be on average 100 workers on-site at one time, with up to 200 workers on-site during peak activities. There is no proposal to provide parking for construction workers. Construction workers will be encouraged to utilise the range of high frequency public transport available within walking distance from the site.

#### **Impacts from the proposal during operation**

Once in operation, it is anticipated that the proposal will generate up to 25 to 30 vehicle trips in any peak hour. Given the estimated traffic generation and distribution, the proposal is not expected to have any material impact on the operation of the existing intersections surrounding the site.

During operation, vehicle access will be provided Redfern Place's 66 basement car spaces (including 18 accessible spaces), formal loading facilities and secure bicycle parking, via Kettle Street. The access driveway leading to the on-site parking necessitates the removal of two existing on-street parking spaces, and the relocation of one on-street accessible parking space. According to the Traffic Assessment, the provision of parking is considered to be appropriate, given the site's proximity to high-frequency public transport, and the relatively low percentage of private vehicle users in the area.

With consideration for the current traffic and parking experience of the nearby community, and the findings of the Transport Assessment, the impact of the proposal during construction is expected to be high negative, given the likely likelihood and moderate magnitude.

During operation, the impact of the proposal on traffic congestion and parking is similarly expected to be low negative, given the unlikely likelihood, and minor magnitude of impact.

**Mitigated assessment:** High negative (during construction) Low negative (during operation)

There are limited mitigation measures which have been outlined at this stage of the development assessment. The Transport Assessment provides a framework to guide the preparation of a Green Travel Plan in future stages prior to operation of the proposal which have been reinforced below as part of the SIA recommendations.

Based on this, the mitigated assessment remains as is.

#### **SIA recommendations**

- Implement the preparation of a Green Travel Plan and Travel Plan Co-ordinator to encourage and implement public transport use during construction and operation of the proposal. The availability of street parking use by contractors should be monitored to ensure excessive demand is not placed on the surrounding street network.
- During construction, ensure pedestrian access around the site is maintained to Redfern Park to maintain connections from surrounding residential areas.

## **7.7. LIVELIHOODS**

This section provides an assessment of the matters that significantly impact livelihoods as a consequence of the proposal.

## 7.7.1. Employment opportunities

Impacted groups	Duration of impact
Surrounding and regional social locality (including young people, Aboriginal and Torres Strait Islander people, women and people in the construction industry)	Construction and operation
<b>Unenhanced assessment: Medium positive</b>	
<p>As detailed in Section 4.3, the study area has a higher proportion of unemployed residents, when compared with the City of Sydney LGA and Greater Sydney. Of those who are employed, the most common industries of employment are in white collar professions.</p> <p>Construction and operation of the project will provide a range of employment opportunities for people in the surrounding area. This includes temporary jobs during construction phase, and long-term employment once operational.</p> <p>During construction, the project is anticipated to generate a total of 748 jobs. These jobs will be related to demolition of existing infrastructure on site, and construction of the proposed mixed-use development. Once in operation, the Environmental Impact Statement prepared by Ethos Urban (2024) estimates that the project will generate a total of 100 – 120 jobs, based on the outcome of a similar project. These jobs will be located on site in the Bridge Housing office, the PCYC and other ancillary site management and maintenance roles.</p> <p>The proposal will have a medium positive impact to employment opportunities for surrounding residents, given the likely likelihood and minor magnitude of impacts associated with the net increase and scale of new employment opportunities generated on the site.</p>	
<b>Enhanced assessment: High positive</b>	
<p>During construction, Bridge Housing will support the employment of local, young, Aboriginal and female candidates, by developing and implementing an employment workforce plan for Redfern Place. Utilising the benchmark provided by the NSW Government’s Infrastructure Skills Legacy Program (ISLP), Bridge Housing are committed to providing the following in the construction workforce:</p> <ul style="list-style-type: none"> <li>▪ 20% of hours worked by apprentices and trainees and 8% of the workforce will consist of young people.</li> <li>▪ 1.5% of project value or c.\$3m of subcontracting value for cultural design, surveying, traffic control, and construction waste management, for Aboriginal participation.</li> <li>▪ Additional 1.5% of project value in Aboriginal employment.</li> <li>▪ 2% of trades workforce will be female.</li> </ul> <p>Bridge Housing is also committed to ongoing operational diversity with 5% of Bridge Housing roles in operation for Aboriginal staff and over 80% of staff employed at Bridge Housing as women or gender diverse persons.</p> <p>With the consideration to the above enhancement measures, the impact assessment rating for future employment opportunities is assessed as high positive. This is due to the likely likelihood and major magnitude.</p>	

## SIA recommendations

None provided.

## 7.8. DECISION-MAKING SYSTEMS

This section provides an assessment of the matters that significantly impact the surroundings as a consequence of the proposal.

Matters that significantly impact decision-making systems as a consequence of the proposal were considered as part of this assessment. However, based on the current information available and stage of development, material social impacts related to decision-making systems were not identified as part of the impact scoping. Impacts to decision making systems however have been considered as part of the cumulative social impacts (see Section 7.9).

Various engagement activities were also undertaken to inform the community of the proposal and to provide feedback. These activities are detailed in Section 5.

## 7.9. CUMULATIVE IMPACTS

Cumulative impacts are the result of incremental, sustained and combined effects of human action and natural variations over time, and can be both positive and negative (DPHI 2022, p.4). They can be caused by compounding effects of a single project or multiple projects in an area, and by the accumulation of effects from past, current, and future activities as they arise (ibid, p.4).

Key concurrent developments in the area include:

- Waterloo Metro Quarter Over Station Development (under construction): Concept Development Application for the Waterloo Metro Precinct over and adjacent to the approved Waterloo Metro Station (SSD-9393), Southern Precinct (SSD-10437), Southern Precinct (SSD-10437), Central Precinct (SSD-10439), Basement (SSD-10438), Northern Precinct (SSD-10440).
- 30 - 36 Dangan Street, Randwick Seniors Housing project (under assessment): comprising the demolition of existing structures and the construction of five storey seniors housing building including 35 independent living units, 12 residential aged care beds, ground level retail and basement car park (SSD-54377707).
- Waterloo Estate South (approved): the delivery of new social and affordable housing and private homes with access to improved community facilities, shops and transport (PP-2021-3265).
- New Health Research Facility (preparing EIS): New Health Research Facility including: laboratories; proton therapy (cancer treatment) spaces; offices; public domain works; and ancillary retail (SSD-63067458).

### Cumulative traffic and parking impacts during construction and operation

There is a possibility for cumulative traffic and parking impacts to occur given the high rate of development which is expected to occur in the area. This could result in changes to parking availability, increased traffic congestion or prolonged changes to the capacity and access of the road and pedestrian network.

The communities most impacted by cumulative social impacts associated with construction would be residents streets immediately surrounding the site, including on Walker Street, Morehead Street and Kettle Street.

To minimise the potential for cumulative traffic and parking social impacts during construction, the development of a detailed Construction Pedestrian and Traffic Management at the Construction Certificate (CC) stage should consider the potential cumulative impacts from surrounding developments. There should be consideration of coordinating construction activities and management measures within this plan across associated nearby development sites to help minimise impacts to surrounding residents. This would include consideration of pedestrian access, including to and from public transport and along pedestrian routes, to ensure continuous pathways are still available during construction, as well as coordinating construction 'relief' days and consultation mechanisms (i.e. complaints handling procedures, consideration of relocation) as appropriate.

## **Cumulative noise, vibration and dust impacts during construction**

There is a possibility for cumulative noise, vibration and dust impacts to occur given the high rate of development which is expected to occur in the area. This has potential to have prolonged health and wellbeing impacts to residents, particularly given the proximity of residences to the site, the vulnerable nature which currently exists in this cohort, and the potential for overlapping construction activities.

To mitigate the potential cumulative effects of noise, vibration, and dust during construction, a comprehensive Construction Noise and Vibration Management Plan (CNVMP) will be prepared prior to issue of the construction certificate. This plan should take into account the cumulative impacts from nearby developments and consider coordinating construction activities and management measures to minimise impacts on local residents. This could involve synchronising construction schedules, arranging construction 'relief' days, and establishing integrated consultation mechanisms.

## **Cumulative planning process impacts**

As noted during consultation, there was some mistrust in government around the delivery of this proposal. This has likely been exacerbated by prolonged and sometimes changing direction around the redevelopment of social housing in the area and other major government infrastructure, including the Waterloo Estate development and previous directions around the development of this site.

While the change to a 100% social and affordable housing model will likely be well regarded by the community (as indicated during consultation), it does represent another change from what was consulted on in 2023. This may have potential to further exacerbate the feelings of distrust.

Measures have been made below to address this potential cumulative impact.

## **SIA recommendations for potential cumulative impacts**

- To minimise cumulative construction impacts, the detailed Construction Pedestrian and Traffic Management (CPTM) and Construction Noise and Vibration Management Plan (CNVMP) should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.
- Consider ways to streamline and integrate communication collateral with surrounding developments to prevent consultation fatigue in the area and to reduce confusion around key points of contacts during the construction period.
- Establish a dedicated communication channel (i.e. advertised on the existing Bridge Housing project website for the site) where people can access up to date information on the proposal, including the contacts for relevant planning, construction and operation details, to reduce confusion and provide greater transparency.

## 8. MITIGATION, ENHANCEMENT AND MANAGEMENT

This section provides a summary of:

- Identified positive and negative social impacts,
- Corresponding unmitigated and mitigated risk rankings, and
- Proposed mitigation, enhancement and management measures.

To inform the implementation of the proposed mitigation and enhancement strategies, key potential stakeholder and/or partners have been identified. The involvement and participation of these key stakeholders and/or partners in the monitoring and management of social impacts and social benefits will improve the outcomes of the proposed mitigation and management strategies.

Not all potential impacts will be the responsibility of the proponent to mitigate or manage. In some cases, their role may be to cooperate or inform the mitigation, provide data and information to future tenants. In other cases, they may have direct responsibility for mitigation and management of the identified potential social impacts and the opportunity for partnerships.

A summary of the identified social impacts and benefits, risk ratings and proposed mitigation, enhancement and management strategies is provided in Table 16.

Table 16 Summary of proposed mitigation, enhancement and measurement of social impacts

Theme	Matter	Unmitigated/ unenanced	Mitigated/ Enhanced	Proposed Mitigation, enhancement and management	Responsibility	Potential Partners
Way of Life	Increased access to diverse social and affordable housing	High Positive	Very High Positive	<ul style="list-style-type: none"> <li>Providing 100% subsidised housing, including 147 social housing units, 197 affordable housing units and 11 specialist disability accommodation units.</li> <li>Allocating 95% of all dwellings as studio, one bedroom and two bedroom units which responds to social housing waitlist demand.</li> <li>Providing social and affordable housing for specific, vulnerable cohorts, including women and children impacted by domestic violence, older women at risk of homelessness and Aboriginal and Torres Strait Islander households.</li> </ul>	Bridge Housing	Homes NSW
Community	Impact on local community cohesion and connection	Medium Negative	High Positive	<ul style="list-style-type: none"> <li>Inclusion of communal spaces for residents to engage outside of the home and provide opportunities for social interaction. This includes a new PCYC, publicly accessible outdoor courtyard, community retail spaces ground level activation, multi-functional community rooms and children's play areas.</li> <li>Provision of a housing which supports a high quality design and build (as outlined in the Design Report) and proximity to public transport options, employment centres, retail, community and recreational services.</li> <li>Incorporation of feedback from local service providers, existing residents and likely impacted groups (including with the local Aboriginal and</li> </ul>	Bridge Housing PCYC Yerrabingin Design and landscape consultants	City of Sydney Council  Local service providers



Theme	Matter	Unmitigated/ unenanced	Mitigated/ Enhanced	Proposed Mitigation, enhancement and management	Responsibility	Potential Partners
				Torres Strait Islander community) in the proposal design.		
Accessibility	Temporary loss of access to PCYC	High Negative	Nigh Negative	Although considered, no mitigations were adopted. Refer to recommendation outlined in Section 7.3.1 of SIA.	Bridge Housing Homes NSW PCYC	City of Sydney Council
Accessibility	Long term access to a local, high quality community facility	High Positive	High Positive	<ul style="list-style-type: none"> <li>▪ Securing funds from the NSW Government and other organisations (see Redfern Place Consultation Outcomes Report, Urbis) to commit to an ‘above-average’ community facility, both in terms of size and service offering. This has been reflected in the final design of the facility, as presented in the SSDA package.</li> <li>▪ Undertaking ongoing consultation with the PCYC commencing January 2023 to discuss facility planning and confirm spatial requirements within the PCYC operational model. This also included facility tours of other PCYC facilities to gain insights on future design inclusions.</li> <li>▪ Dedicated consultation with young people, including young people from an Aboriginal and Torres Strait Islander background, to inform potential facility inclusions from the perspectives of key user groups.</li> <li>▪ Relocating Bridge Housing head office to the site will maximise opportunities for an ongoing strong</li> </ul>	Bridge Housing PCYC	Construction contractor  City of Sydney Council  Local service providers

Theme	Matter	Unmitigated/ unenanced	Mitigated/ Enhanced	Proposed Mitigation, enhancement and management	Responsibility	Potential Partners
				partnership and coordination of ongoing programming of the PCYC facility.		
Culture	Integration of local Aboriginal history and culture through the built environment	Medium Positive	High positive	<ul style="list-style-type: none"> <li>▪ Engagement with Aboriginal and Torres Strait Islander through a collaborative design process known as a 'Design Jam'.</li> <li>▪ Design of the proposal to incorporate feedback received from the Designing with Country process and will incorporate several elements in the architectural and landscape design to recognise and reflect Aboriginal culture and heritage.</li> <li>▪ Provision of 15% of the social housing allocation and 15% of the affordable housing to Aboriginal and Torres Strait islander people.</li> </ul>	Bridge Housing Yerrabingin  Design and landscape consultants	Local Aboriginal Groups
Health and Wellbeing	Potential to exacerbate demand for local community service providers	High Negative	High Positive	<ul style="list-style-type: none"> <li>▪ Incorporation of five meeting and multipurpose rooms in the PCYC for service provision.</li> <li>▪ Bridge Office community room and lounge, accessible for community outreach.</li> <li>▪ Ongoing communication with service providers to inform ongoing planning.</li> <li>▪ Management of community development activities for social housing tenants by Bridge Housing's Sustainable Communities team.</li> </ul>	Bridge Housing  PCYC	PCYC  City of Sydney Council  Local service providers

Theme	Matter	Unmitigated/ unenanced	Mitigated/ Enhanced	Proposed Mitigation, enhancement and management	Responsibility	Potential Partners
Health and Wellbeing	Impact to wellbeing from noise during construction and operation	High negative (during construction) Low negative – neutral (during operation)	Medium negative (during construction), Low negative – neutral (during operation)	<ul style="list-style-type: none"> <li>Development of a Construction Noise and Vibration Management Plan (CNVMP) prior to issue of the construction certificate in accordance with TfNSW Construction Noise and Vibration Guideline.</li> <li>Various mitigations in the Noise and Vibration Impact Assessment including measures around communication, employee induction, noise monitoring, respite periods, alternative construction methods and building dilapidation surveys.</li> </ul>	Bridge Housing Construction Contractor	Noise and vibration consultant
Surroundings	Exacerbation of traffic congestion on parking and local road network	High negative (during construction) Low negative (during operation)	High negative (during construction) Low negative (during operation)	None implemented at this stage. Recommendations have been provided to further mitigate this impact.	N/A	Traffic and Green Travel Plan consultants
Livelihoods	Employment opportunities	Medium Positive	High Positive	<ul style="list-style-type: none"> <li>20% of hours worked by apprentices and trainees and 8% of the workforce will consist of young people.</li> <li>1.5% of project value or c.\$3m of subcontracting value for cultural design, surveying, traffic control, and construction waste management, for Aboriginal participation.</li> <li>Additional 1.5% of project value in Aboriginal employment.</li> </ul>	Bridge Housing	Local Aboriginal Groups  Local community service providers

Theme	Matter	Unmitigated/ unenanced	Mitigated/ Enhanced	Proposed Mitigation, enhancement and management	Responsibility	Potential Partners
				<ul style="list-style-type: none"> <li>2% of trades workforce will be female.</li> </ul>		
Cumulative Impacts				<ul style="list-style-type: none"> <li>To minimise cumulative construction impacts, the detailed Construction Pedestrian and Traffic Management (CPTM) and Construction Noise and Vibration Management Plan (CNVMP) should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.</li> <li>Consider ways to streamline and integrate communication collateral with surrounding developments to prevent consultation fatigue in the area and to reduce confusion around key points of contacts during the construction period.</li> <li>Establish a dedicated communication channel (i.e. advertised on the existing Bridge Housing project website for the site) where people can access up to date information on the proposal, including the contacts for relevant planning, construction and operation details, to reduce confusion and provide greater transparency.</li> </ul>		<p>Noise and vibration consultant</p> <p>Traffic and Green Travel Plan consultants</p> <p>Surrounding developers</p>

## 8.1. SIA RECOMMENDATIONS

The following provides a summary of the recommendations proposed to further enhance positive impacts and mitigate negative impacts as previously identified in Section 7.

### Recommendations for consideration as part of development approval, design and construction phases

- Prioritise the consideration of respite periods in the CNVMP in collaboration with surrounding developments occurring in the area.
- Implement the preparation of a Green Travel Plan and Travel Plan Co-ordinator to encourage and implement public transport use during construction and operation of the proposal. The availability of street parking use by contractors should be monitored to ensure excessive demand is not placed on the surrounding street network.
- During construction, ensure pedestrian access around the site is maintained to Redfern Park to maintain connections from surrounding residential areas.

### Recommendations for consideration as part of ongoing operation

The following recommendations are generally for Bridge Housing to consider post development approval, with a focus on improvements during the ongoing operation of the proposal:

- Develop a local allocation strategy for the social housing allocation, following construction approval but prior to occupancy, with consideration to potential partnership opportunities with local service and referral partners.
- Continue to undertake and provide a range of consultation and engagement activities including:
  - Bridge Housing, Homes NSW and PCYC should continue to collaborate, pursue and advocate for viable solutions for temporary access to walkable community facility space throughout planning for the site. This may involve advocating to relevant government partners (i.e. Council) for the use of facilities, considering the provision of bus services to other facility spaces, or partnering with education providers in the area for joint use of space.
  - Continue to consult and engage with Aboriginal and Torres Strait Islander people as part of the ongoing detailed design of the proposal, as well as programming in the PCYC throughout ongoing operation.
  - Continue to consult and engage with local service providers around the expected operation timeline of the facility to inform future servicing requirements, as well as to investigate partnership opportunities within the consultation spaces at the new PCYC. This can be undertaken at key development milestones, such as consent approval and construction commencement.
  - Continue to work with the community facility operator to ensure the facility provides programs and services that align with local community needs (on site and in the surrounding area). This can be undertaken post construction approval and extend throughout the operation of the proposal. Similarly, undertake ongoing community consultation (on site and in the surrounding area) during the operational period to inform the programming of facilities and spaces and ensure activities and services remain relevant and aligned with community needs.
  - Host community open days and events that encourage on site and surrounding residents to gather, meet and engage with onsite facilities and spaces.
  - Work with key project partners and stakeholders, including HomeGround, Council and PCYC, in the programming of on-site facilities and spaces, with a focus on encouraging internal and external participation.

### SIA recommendations for potential cumulative impacts

- To minimise cumulative construction impacts, the detailed Construction Pedestrian and Traffic Management (CPTM) and Construction Noise and Vibration Management Plan (CNVMP) should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.

- Consider ways to streamline and integrate communication collateral with surrounding developments to prevent consultation fatigue in the area and to reduce confusion around key points of contacts during the construction period.
- Establish a dedicated communication channel (i.e. advertised on the existing Bridge Housing project website for the site) where people can access up to date information on the proposal, including the contacts for relevant planning, construction and operation details, to reduce confusion and provide greater transparency.

## 9. REFERENCES

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

### Demographic, crime and health data

Australian Bureau of Statistics, Census of Population and Housing, 2021, Greater Sydney, City of Sydney LGA (SA3), Waterloo and Redfern (SSC) data.

Australian Curriculum, Assessment and Reporting Authority, 2021, School enrolment data.

NSW Bureau of Crime Statistics and Research, Redfern and Waterloo hotspot maps and crime rates.

NSW Department of Planning and Environment, 2022, NSW population projections.

NSW Department of Communities and Justice (DCJ), Social Housing waitlist data

Profile id. Redfern and Waterloo community profile.

SGS Economics & Planning, Rental Affordability Index (2023)

### Policy documents

- City of Sydney, City Plan 2036: Local Strategic Planning Statement (LSPS) (2020)
- City of Sydney, Sustainable Sydney 2030-2050: Community Strategic Plan (CSP) (2022)
- City of Sydney, A City for All: Social Sustainability Policy and Action Plan 2018-2028 (SSPAP) (2019)
- City of Sydney, Housing for All: Local Housing Strategy (LHS) (2020)
- City of Sydney, A City for All: Homelessness Action Plan (2019)
- City of Sydney, A City for All: Inclusion (Disability) Action Plan 2021-2025 (2021).
- Government Architect NSW, Connecting with Country Framework (2023)
- Greater Sydney Commission, Eastern City District Plan (2018)

NSW Department of Planning and Environment, Design Guide, 600-660 Elizabeth Street, Redfern (2023)

NSW Department of Planning and Environment, 2021, Social Impact Assessment Guideline for State Significant Projects.

- NSW Government, Housing 2041 (2021)
- NSW Government, Future Directions for Social Housing in NSW (2016)

### Technical studies prepared for this proposal

Design Report

Ethos Urban, Visual Impact Assessment (2024)

SLR Consulting Australia (SLR), The Noise and Vibration Impact Assessment (NVIA) (2024)

Urbis, Community and Stakeholder Consultation Outcomes (2024)

Yerrabingin, Design Jam Outcomes (2024)

### Academic sources

Australian Housing and Urban research Institute (AHURI), 2020, Trajectories: the interplay between housing and mental health pathways, final research report

Australian Housing and Urban research Institute (AHURI), 2023, From mixed tenure development to mixed tenure neighbourhoods, final report

## Other

Bridge Housing, Building Bridges, Community Building and Engagement Strategy 2021–2024 (2021)

Government Architect NSW (GANSW), 2023, Better Placed, Connecting with Country, Good practice guidance on how to respond to Country in the planning, design and delivery of built environment projects in NSW.

NSW Department of Planning and Environment, 2023, Social Impact Assessment Guideline and Technical Supplement.

NSW Department of Planning and Environment, 2022, Cumulative Impact Assessment Guidelines for State Significant Projects.

Transport for NSW, Construction Noise and Vibration Guideline (CNVG) (2023)

NSW Social Housing Assistance Commissioning Data Report 2022/2023



## 10. DISCLAIMER

This report is dated 28 June 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Bridge Housing Limited (**Instructing Party**) for the purpose of template (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.



# APPENDIX A                      INTERVIEW QUESTIONS

## City of Sydney Council Interview Questions

1. What do you see as the key characteristics of the Redfern/Waterloo and City of Sydney LGA communities?
2. Has the profile of Redfern/Waterloo changed over the past five to ten years? From Council's perspective, how do you expect these characteristics to change in the future?
3. From Council's perspective, are there any existing social challenges or opportunities with the site and surrounding area?
4. Do you see a need for additional social and cultural infrastructure within the local area?
5. How do you expect the proposal to impact on the community? Do you expect there to be positive impacts associated with the proposal – and if so, what are they?
6. Do you expect there to be negative impacts associated with the proposal – and if so, what are they?
7. What potential measures could be used to enhance positive impacts and mitigate negative impacts?
8. Do you have any other comments on the proposal and its social impacts?

## Key Informant Interview Questions

1. What do you see as the key characteristics of the Redfern/Waterloo and City of Sydney LGA communities?
2. Has the profile of Redfern/Waterloo changed over the past five to ten years? From your perspective, how do you expect these characteristics to change in the future?
3. From your perspective, are there any existing social challenges or opportunities with the site and surrounding area?
4. Do you see a need for additional social and cultural infrastructure within the local area?
5. How do you expect the proposal to impact on the community? Do you expect there to be positive impacts associated with the proposal – and if so, what are they?
6. Do you expect there to be negative impacts associated with the proposal – and if so, what are they?
7. What potential measures could be used to enhance positive impacts and mitigate negative impacts?
8. Do you have any other comments on the proposal and its social impacts?

## REDFERN PLACE

### Transforming 600-660 Elizabeth Street, Redfern for our community

Bridge Housing plans to deliver over 300 new social, affordable and private homes and a new community space for the Redfern community. These urgently needed homes will breathe life back into a site that has been vacant for ten years.

Bridge is proud to be the first community housing provider to lead a NSW Government redevelopment of this size, ensuring all proceeds are dedicated to community outcomes.

Bridge Housing understands that quality housing near jobs, services and transport can change lives and strengthen communities.

We want to deliver a quality development that reflects our diverse and vibrant community.



### Online survey

Bridge Housing and Urbis Engagement want to hear from you on the Redfern Place project. Scan the QR code to share your feedback and ideas via an online survey. Your input will be anonymous and included in the Social Impact Assessment report for the project.

### Drop-in sessions

If you prefer a face-to-face discussion, please join us at Redfern Park on Gadigal land for our drop-in sessions.

If you have any needs or requirements that will support your ability to attend or interact with the information at the drop-in sessions, please contact the team.



**Thursday 23 Nov 2023**  
5:30pm - 7:30pm



**Gadigal land - Redfern Oval Community Room**



**Saturday 25 Nov 2023**  
11am - 1pm



**Gadigal land - Redfern Park (next to Rebels N Misfits Café)**

Have questions or need more information?  
Contact us:



1800 244 863



engagement@urbis.com.au



<https://www.bridgehousing.org.au/properties/housing-development/redfern-place>

Note: The information on this postcard is also available in Simplified Chinese, Spanish, and Russian. To translate, scan the QR code provided.

本资料还有简体中文、西班牙文和俄文版本。扫描二维码，获取翻译信息。

Информация на открытке также доступна на упрощённом китайском, испанском и русском языках. Чтобы получить перевод, отсканируйте указанный QR-код.

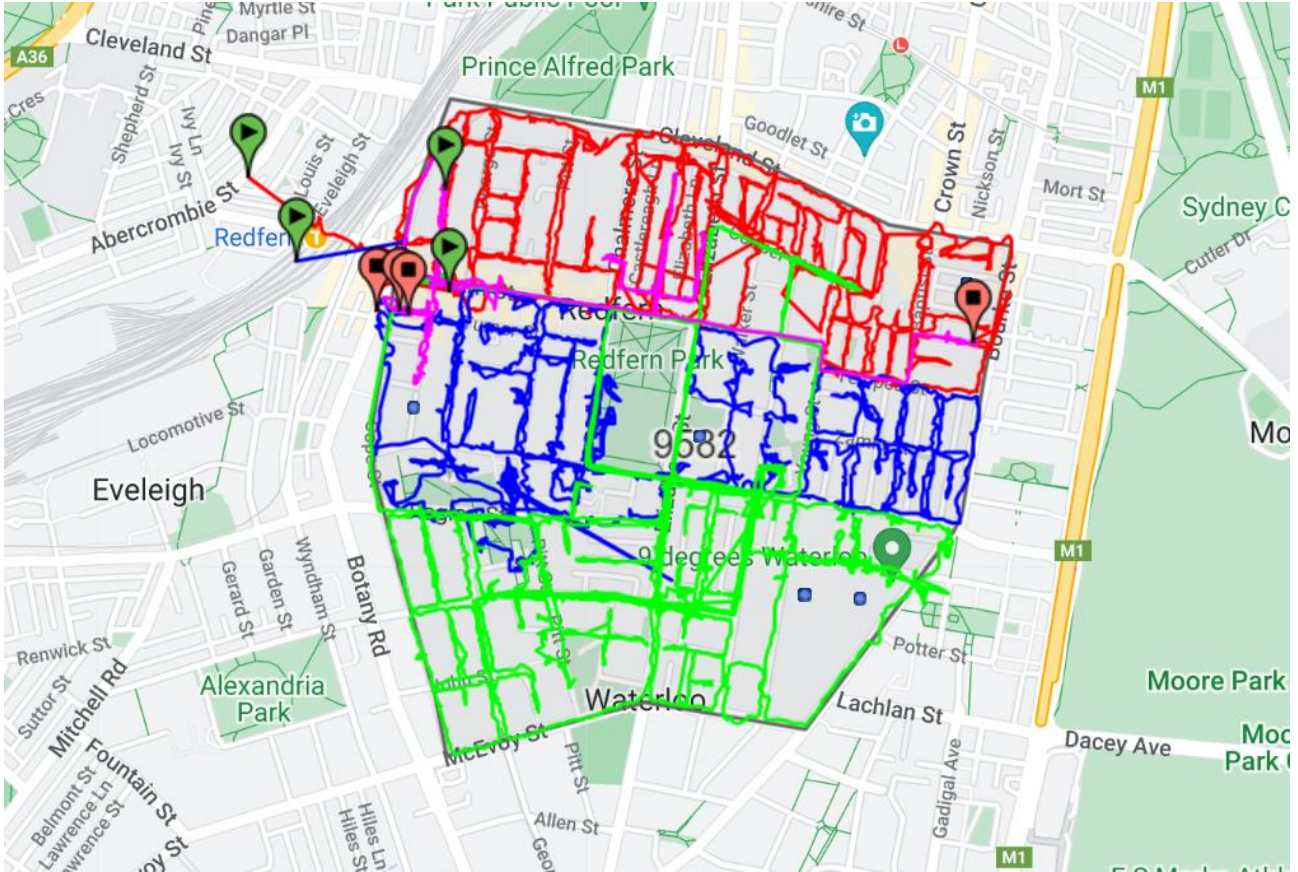
La información en esta postal también existe en chino simplificado, español y ruso. Para ver una traducción escanee el código QR.



everyone is welcome

# APPENDIX C

# COMMUNITY POSTCARD DISTRIBUTION AREA



# APPENDIX D

# COMMUNITY SURVEY QUESTIONS

## Social Impact Assessment – 600-660 Elizabeth Street, Redfern Survey

Urbis has been engaged by Bridge Housing to prepare a Social Impact Assessment (SIA) as part of their State Significant Development Application (SSDA) for the construction and operation of a mixed tenure residential development.

The development will be located at 600 – 660 Elizabeth Street, Redfern within the City of Sydney Local Government Area. Since the demolition of 18 social homes in 2013, the site has remained largely vacant and inaccessible to the public.

The proposal will deliver approximately 300 new apartments across four separate buildings comprising a mix of social housing, affordable and market homes, a new community space and Bridge Housing's head office.

### What is a Social Impact Assessment (SIA)?

A SIA is an objective independent study undertaken to identify and analyse potential positive and negative social impacts associated with a proposed development. Social impacts can be understood as the consequences that people (individuals, households, groups, communities and organisations) experience when a new project brings change. A SIA considers social impacts in the following categories:

**Way of Life** – including how people live, get around, work, play and interact each day.

**Community** – including impacts to local character, cohesion, how the community functions, resilience and people's sense of place.

**Accessibility** – including how people access and use public, private and not-for-profit infrastructure, services and facilities.

**Culture** – including shared beliefs, customs, practices, obligations, values and stories, and connections to places and waterways.

**Health and wellbeing** - including physical and mental health especially for people vulnerable to social exclusion or substantial change.

**Surroundings** – including visual aesthetic, shade, air quality, erosion, public safety and security, and access to and use of the natural and built environment.

**Livelihoods** – including people's ability to sustain themselves through employment or business.

**Decision-making systems** – including the extent that people have a say in decisions that affect their lives, and have access to complaint and remedy processes.

Additional information on the above social impact categories can be found [here](#). Please consider these different categories when completing the survey.

The SIA will be available for public viewing during the SSDA exhibition period, during which it will be open to receive public submissions via the NSW Major Projects website:

<https://www.planningportal.nsw.gov.au/major-projects>.

### About this survey

This survey aims to gather insights from key stakeholders (such as residents, visitors, and workers) about how this project may impact them in positive and negative ways. Survey responses will also help to identify mitigation or enhancement measures/initiatives that could be implemented during the design, construction and/or operation of the proposed development to reduce negative impacts and enhance positive impacts.

The survey should take approximately 5 – 10 minutes to complete, and all responses will be kept anonymous. Thank you in advance for your contribution.

### Questions

1. Are you a Redfern or Waterloo resident? (if no, skip to question 3)

Yes/no

2. If yes, what do you value about your local area?

*Text box*

3. Do you currently use the PCYC on site? (if no, skip to question 6)

Yes/no

4. If yes, how often do you go to the PCYC?

*Occasionally (a few times a year)*

*Frequently (every month)*

*Very frequently (every week)*

5. What activities do you participate in at the PCYC?

*Text box*

6. What other community services do you access in the local area near the site?

*Text box*

7. How do you access these services?

*Walk*

*Cycle*

*Public transport*

*Private car*

*Ride share*

8. Are you aware of the proposal for the site?

Yes/no

9. Do you anticipate that the proposal will impact your community in mainly positive or negative ways?

*Positive*

*Negative*

*Both*

10. A SIA considers likely changes to 8 social elements of value to people provided below. On a scale of 1 (very negative) to 5 (very positive), in what ways do you anticipate the mixed tenure development will impact your community?

*Way of life (How people live, how they get around, how they work, how they play, and how they interact each day)*

*Community (Composition, cohesion, character, how the community functions, resilience, and people's sense of place)*

*Accessibility (How people access and use infrastructure, services, and facilities, whether provided by a public, private or not-for-profit organisation)*

*Culture (Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings)*

*Health and wellbeing (Physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on health)*

*Surroundings (Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity)*

*Livelihood (People's capacity to sustain themselves through employment or business)*

*Decision-making systems (Extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy, and grievance mechanisms)*

11. Can you please expand in a bit more detail, why you answered the way you did in Question 9?

*Text box*

12. On a scale of 1 (not at all) to 10 (very much), how significantly do you anticipate that you will be impacted by construction works?

*Sliding scale 1-10*

13. If you answered 6 or above to Question 12 (above), please describe how construction will impact you:

*Text box*

14. Please describe any other positive impacts you are most aware and/or concerned about:

*Text box*

15. Please describe any other negative impacts you are most aware and/or concerned about:

*Text box*

16. Would you like to be contacted to further discuss the project and social impacts?

*Yes/No*

17. If yes, please include your preferred contact details:

*Text box*

**Thank you for your participation.**



# APPENDIX E

# DOOR KNOCK DISTRIBUTION AREA

