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URBIS

REDFERN PLACE: 600 - 660 ELIZABETH STREET, REDFERN

Community and Stakeholder Consultation Outcomes
Report: SSD – 51274973

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

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1. INTRODUCTION

This report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at 600-660 Elizabeth Street, Redfern (Redfern Place). The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,850sqm. Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The site, owned by Homes NSW (formerly the NSW Land and Housing Corporation), is located at 600-660 Elizabeth Street, Redfern and is within the City of Sydney Local Government Area (LGA). 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.

The site is mostly vacant with only the South Sydney Police Citizens' Youth Club (PCYC) located on the south-western corner. The PCYC provides sports, education and youth programs to the local community.

The site's immediate surrounds include:

- To the west, Redfern Park, a Council-owned park along Elizabeth Street which includes public open space, a sports oval and playground. Woolworths Redfern and other neighbourhood retail and service centres sit further west (300m)
- To the east, residential dwellings comprising of social housing along Walker Street
- To the north, residential dwellings comprising of social housing along Kettle Street
- To the south, residential dwellings and small-scale retail along Phillip Street.

PROJECT CONTEXT

With the exception of the PCYC, since the demolition of 18 social homes in 2013, the site has remained largely vacant and inaccessible to the public. 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 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.

Figure 1 The site



Source: Nearmaps

1.1. RESPONSE TO SEARS

This community and stakeholder engagement outcomes report aims to meet the Secretary’s Environmental Assessment Requirements (SEARs) for SSD-51274973. Table 1 identifies the relevant SEARs requirement/s and corresponding reference/s within this report.

Table 1 Response to SEARs - SSD-51274973

SEARs item	Project response
Consultation	
<p>Detail engagement undertaken and demonstrate how it was consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:</p> <ul style="list-style-type: none"> ▪ the relevant Department assessment team. ▪ any relevant local councils. ▪ any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). ▪ the community. ▪ if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>This document outlines an approach to engagement that is consistent with the <i>Undertaking Engagement Guidelines for State Significant Projects</i>.</p> <p>The outcomes of the consultation approach, including how issues raised and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"> ▪ Community and Stakeholder Consultation Outcomes Report ▪ Environmental Impact Statement.

1.1.1. Response to Design Guide requirements

As required under Department of Planning, Housing and Infrastructure’s *Design Guide – 600-660 Elizabeth Street, Redfern*, consultation was undertaken with the City of Sydney and the community to inform the design of the proposed community facility.

Section 2.3.3 of this report provides an overview of this consultation, with further details of outcomes included in the appendices of Architecture AND’s Functional Design Brief lodged as part of the SSDA.

2. COMMUNITY AND STAKEHOLDER ENGAGEMENT STRATEGY

This section outlines the engagement activities delivered between November 2023 and June 2024 to raise community and stakeholder awareness of, and invite feedback on, the proposal. This engagement methodology and its outcomes have been informed and are consistent with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

2.1. APPROACH AND PURPOSE OF ENGAGEMENT

To inform our engagement approach, Urbis leveraged the social baseline study prepared as part of the Social Impact Assessment for the proposal. The study assessed the demographic and social characteristics of the Redfern and Waterloo suburbs (the study area).

Based on findings in this study, Urbis' approach sought to engage with a diverse range of stakeholders in the surrounding area including:

- Children and young people
- Older people
- Culturally and Linguistically Diverse communities
- Aboriginal and Torres Strait Islander communities

To deliver the stakeholder and community engagement process for Redfern Place, Urbis aimed to:

- Provide consistent, relevant, jargon-free and up to date information on the proposal, impacts, benefits, and the SSDA process through accessible, tailored open lines of communication.
- Use a range of channels and engagement activities to provide accessible opportunities for the community to give feedback to help inform the planning process.
- Respond appropriately and in a timely manner to concerns or questions raised by the community and stakeholders.
- Facilitate information flow to the project team by establishing working relationships to ensure stakeholder and community views and local knowledge are appropriately incorporated into the design of the project.
- Clearly outline the negotiables and non-negotiables and the level of effect as a result of feedback.
- Manage expectations by closing the feedback loop by sharing how stakeholder and community views influenced the proposal.

2.2. STAKEHOLDERS

This section outlines the stakeholders that are included in the SEARs: specifically, the City of Sydney, the Department of Planning, Housing and Infrastructure (DPHI), relevant agencies and the community. Based on levels of impact and/or interest, Urbis separated stakeholders into seven categories as shown in the figure below.

Figure 2 Stakeholder categorisation



2.2.1. Government authorities

Bridge Housing and the relevant technical consultants were responsible for engagement with government authorities named in the SEARs.

As identified in the SEARs, engagement was required with any relevant local councils and with the relevant DPHI assessment team. Based on Urbis' experience with recent SSDAs, we anticipated the relevant DPHI assessment teams would include the Planning and Assessment team and the Environment and Heritage team.

Elected officials

Bridge Housing was responsible for engagement with elected officials

The government authorities category included local, state and federal elected officials as well as elected officials in surrounding electorates who had previously shown interest in various development proposals for the site and may have been interested in the Redfern Place proposal.

2.2.2. Relevant agencies

Bridge Housing and its appointed relevant technical consultants were responsible for engagement with relevant agencies.

For this proposal, the relevant agencies included Sydney Water and Ausgrid . Engagement with these agencies focused on understanding how the proposal might impact each agencies' services and infrastructure delivery.

As the landholder of the site, the Homes NSW is a key relevant agency. Bridge Housing has been in ongoing consultation with Homes NSW to develop the Redfern Place proposal and understand how Redfern Place can house residents relocating from the Waterloo Estate and role in engaging potential future residents.

2.2.3. Aboriginal stakeholders

Yerrabingin, with support from Urbis and Extent Heritage were responsible for engagement with Aboriginal stakeholders.

Yerrabingin consulted with local First Nations people as part of the Connecting with Country process to collaboratively explore how Redfern Place could incorporate creative and culturally sensitive placemaking principles into the proposal design. Urbis supported Yerrabingin during this process, and as part of the wider consultation process, by consulting with surrounding local Aboriginal organisations.

In preparing the Aboriginal Cultural Heritage Assessment Report, Extent Heritage consulted Aboriginal stakeholders to determine the cultural significance of objects and/or places on and surrounding the site. If objects or places of cultural significance were identified, this consultation sought to work with the Aboriginal stakeholders to mitigate any impacts. Feedback from this consultation is included as part of the Aboriginal Cultural and Heritage Assessment that has been lodged with the SSDA.

2.2.4. Community

Urbis and Bridge Housing were responsible for engagement with the community.

As described in DPHI's *Undertaking Engagement Guidelines for State Significant Projects*, the community is anyone (individuals, groups of individuals or organisations) interested in or are likely to be affected by the project. Therefore, the community shown in Figure 3 were identified due to their proximity to the site and/or likely impact or interest during construction and operation.

For community stakeholders, potential impacts and interests were identified as:

- Key features of the proposal and Bridge Housing's plans for the site, particularly:
 - How the proposal seeks to address the need for housing in the immediate area.

- Housing diversity and affordable/social housing supply.
- The inclusion of community facilities and how this impacts PCYC South Sydney.
- Provision of and impacts on social infrastructure including retail, services and facilities to support future residents.
- The planning and community consultation process to date, particularly what has happened since the Homes NSW original planning proposal to Council.
- Project timeline particularly commencement of construction and completion dates.
- Impacts during construction and operation including traffic, noise, dust and visual amenity.
- Cumulative construction and operation impacts resulting from other social housing projects in the Redfern-Waterloo area.

Surrounding landowners and occupiers

Considering the above potential impacts and interests, and as shown in Figure 3, Urbis separated the surrounding landowners and occupiers into two sub-categories:

- Those who live or work in the immediate area (approximately 300m radius from the site). This includes PCYC.
- Those who live or work in the wider community (approximately 600m radius from the site).

Local community groups

Considering the above potential impacts and interests, Urbis identified local community group stakeholders as those who operate in the Redfern and the surrounding areas or whose groups may be interested in how the proposal will positively or negatively impact the surrounding community and area.

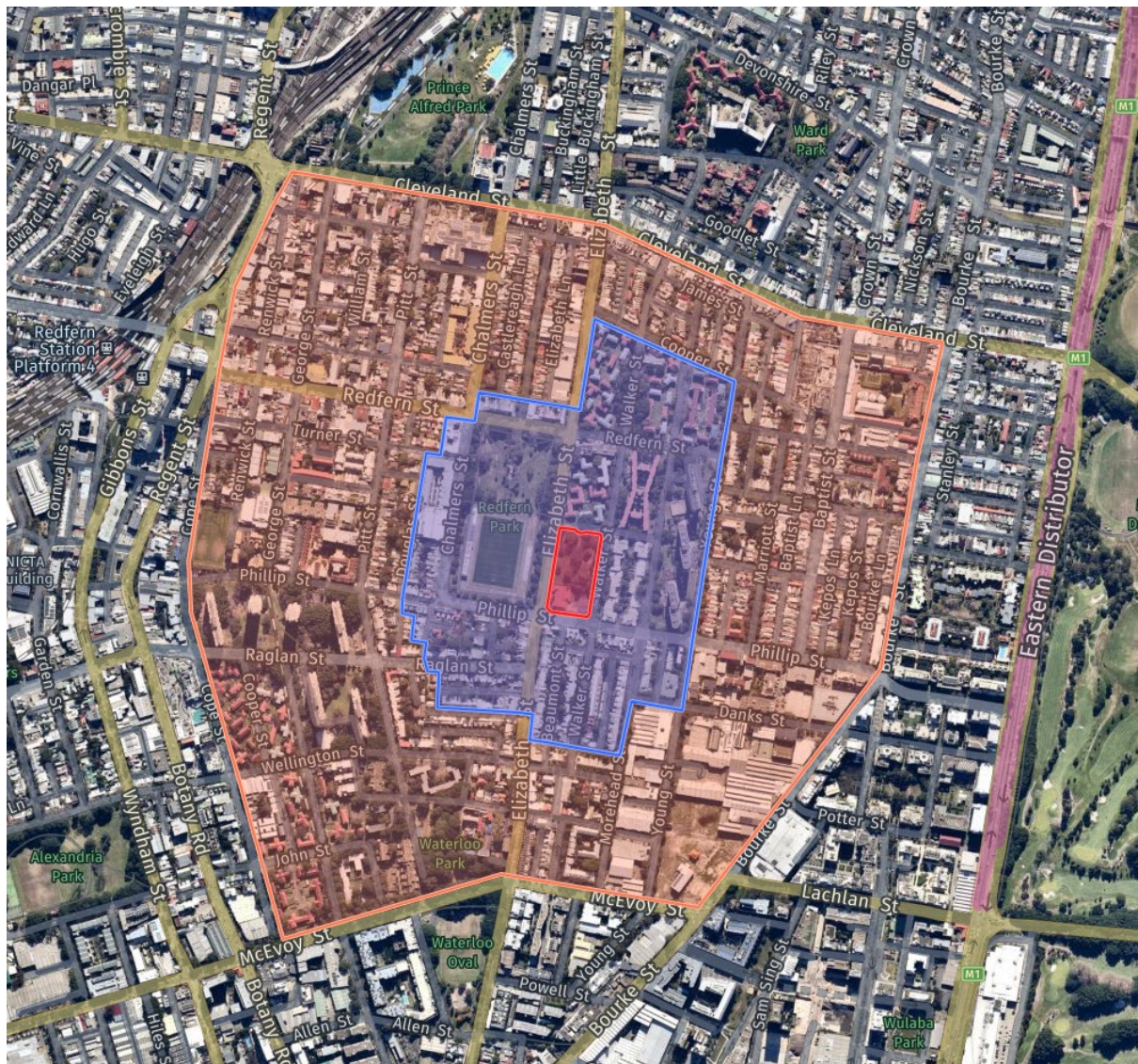
Special interest groups

Considering the above potential impacts and interests, Urbis separated the special interest groups category into three sub-categories:

- Community Housing Providers who service the immediate area.
- Peak body and industry groups.
- Advocacy groups and non-for-profit organisations.

These stakeholders were selected given their potential interest in how the proposal will positively or negatively impact the surrounding community, particularly current and future tenants of social or affordable homes.

Figure 3 The site and surrounding community



LEGEND

- The site
- Immediate community
- Wider community

2.3. ENGAGEMENT ACTIVITIES

2.3.1. Engagement activities – Engagement report

Consistent with DHI's *Undertaking Engagement Guidelines for State Significant Projects*, the approach to engagement was proportionate to the scale and impact of the project. The engagement activities considered the level of potential impacts alongside the size and scale of the project. Engagement activities for community stakeholders are outlined in the table below:

Table 2 Summary of community engagement activities – Community stakeholders

Engagement activity	Target stakeholder	Description and reach
Community postcard	Community stakeholders	<p>The community postcard outlined the project proposal, invited the community to attend the upcoming information sessions and complete an online survey for the Social Impact Assessment (access provided via a QR code), and invited feedback via the 1800 number and enquiry email.</p> <p>Translated versions (Russian, Simplified Chinese and Spanish) of the community postcard were also available on the project website via a QR code.</p> <p>Urbis distributed the postcard to 9,582 properties on 9 November 2023 via letterbox drop.</p> <p>The distribution team was unable to access one property (55 Renwick Street, Redfern) as the building was locked and unattended.</p> <p>Following the initial distribution date, extra postcards were delivered to the William McKell Place social housing complex concierge at 55 Walker Street, Redfern and community organisations 107 Projects and Redlink for the community to access.</p> <p>The community postcard was also distributed by hand during the two community information sessions to those passing by in Redfern Park and Chalmers Street.</p> <p>The community postcards, including translated versions, can be found in Appendix A and distribution records can be found in Appendix B.</p>
Project website	All stakeholders	<p>Bridge Housing's existing Redfern Place webpage (https://www.bridgehousing.org.au/properties/housing-development/redfern-place) was updated throughout the SSDA engagement period to provide detailed</p>

Engagement activity	Target stakeholder	Description and reach
		<p>information about the proposal and host all community engagement material, including translated versions (Russian, Simplified Chinese and Spanish) of this material.</p> <p>The Redfern Place webpage also hosted a community online survey which formed part of the consultation process as part of the Social Impact Assessment.</p>
Social media posts (round 1)	All stakeholders	<p>During November 2023, four social media posts were published by Bridge Housing to its Facebook page.</p> <p>Three of these posts outlined the proposal, advertised the two community information sessions and invited feedback via the 1800 number, enquiry email and online community survey. These posts included translated (Russian, Simplified Chinese and Spanish) social media tiles.</p> <p>The fourth post thanked the community for attending the community information drop-in sessions and provided details on how the community could find out more information and provide feedback if they were unable to attend.</p> <p>The social media posts can be found in Appendix C.</p>
Near neighbour door knock	Community stakeholders (immediately bordering the site)	<p>On 16 November 2023 and 21 November 2023, two Urbis representatives conducted a door knock to properties along Phillip Street, Elizabeth Street and Walker Street to provide information on the proposal, invite residents to the community information session and direct residents to the online community survey.</p> <p>If properties were attended, a copy of community postcard #1 was hand delivered. If properties were unattended, or if residents were unavailable or not wanting to speak to Urbis, community postcard #1 was left in the letterbox along with a “Sorry We Missed You” card (in the case of unattended properties).</p> <p>Feedback provided during the door knock is included in Section 3 of this report.</p>
Community information drop-in sessions	All	<p>Bridge Housing and Urbis hosted two 2-hour community information sessions on:</p> <ul style="list-style-type: none"> ▪ Thursday 23 November 2023 between 5:30pm and 7:30pm at the Redfern Oval Community Room ▪ Saturday 25 November 2023 between 11:00am and 1:00pm in Redfern Park, next to the Rebels N Misfits Café.

Engagement activity	Target stakeholder	Description and reach
		<p>The sessions were advertised via community postcard #1, Bridge Housing’s Facebook page (social media round 1) and the project website.</p> <p>During the sessions, attendees had the opportunity to view nine display boards which included detailed project information, and to ask questions of the project team. Attendees were able to view the boards in Russian, Simplified Chinese and Spanish via a QR code on the display boards.</p> <p>Representatives from Bridge Housing, Urbis, Homes NSW, PCYC South Sydney, Architecture AND and Yerrabingin were available to answer questions from attendees during the session. Three interpreters, speaking Russian, Mandarin and Cantonese and Spanish, were also at each session to support community members in understanding the project information and asking questions of the project team.</p> <p>Paper copies of the display boards in English, Russian, Simplified Chinese and Spanish were available for attendees to take with them.</p> <p>A copy of the display boards presented is included in Appendix D.</p> <p>Approximately 11 people attended the sessions. To engage and encourage passers-by to attend the session, members of the project team hand distributed community postcard #1 to people in Redfern Park and those exiting the Woolworths Metro store on Chalmers Street.</p> <p>Feedback provided during these sessions is included in Section 3 of this report. Feedback received from these sessions was also used to inform the proposal’s Social Impact Assessment and the Functional Brief for the proposed community facility.</p>
Social media posts (round 2)	All stakeholders	<p>In March 2024, a fifth social media post was published by Bridge Housing to its Facebook page.</p> <p>This post sought to close the feedback loop on community consultation and notify the community that enquiry channels were still open for questions and feedback. These posts included translated (Russian, Simplified Chinese and Spanish) social media tiles.</p> <p>The social media posts can be found in Appendix C.</p>

Engagement activity	Target stakeholder	Description and reach
Enquiry management	Community stakeholders	<p>A 1800 number and email address were available to all stakeholders during the consultation period. To date two (2) emails and three (3) phone calls have been received from community stakeholders.</p> <p>Feedback captured through these channels is included in Section 3.</p>

2.3.2. Engagement activities – Social Impact Assessment

The activities shown in Table 3 were conducted by Urbis as part of the Social Impact Assessment. Feedback received during this consultation is included in Section 4 of the Social Impact Assessment.

Table 3 Summary of engagement activities – Social Impact Assessment

Engagement activity	Target stakeholder	Description and reach
Targeted stakeholder briefings and interviews	Government Authorities Relevant Agencies Community stakeholders	<p>Between December 2023 and February 2024, Urbis conducted six targeted stakeholder briefings with the following stakeholders. These briefings were supported by an interview guide which was provided to stakeholders prior to the interview.</p> <ul style="list-style-type: none"> ▪ City of Sydney ▪ ShelterNSW ▪ Counterpoint Community Services ▪ Weave Youth and Community Services ▪ Fact Tree Youth Services ▪ Our Lady of Mt Carmel Catholic Primary School.
Community online survey	All stakeholders	<p>Between 9 November 2023 and 14 June 2024, Urbis monitored and managed a community online survey using survey software QuestionPro.</p> <p>This survey consisted of 16 questions designed to understand any potential positive or negative impacts generated by the proposal.</p> <p>Results were used by Urbis to inform the suggested appropriate mitigation measures in the Social Impact Assessment and by the Bridge Housing team to inform the Functional Brief for the proposed community facility.</p> <p>Using the QuestionPro software, the surveys were available to be completed in either English, Russian, Simplified Chinese or Spanish.</p> <p>As of 14 June 2024, 80 people had responded to the survey, with 44 of these respondents completing the survey in full.</p>

2.3.3. Engagement activities – Community facility: Functional Design Brief

The activities shown in Table 4 were conducted by Architecture AND as part of the Functional Design Brief for the community facility (exclusive of the Design Jam sessions). Feedback from this consultation is included in the appendices of Architecture AND’s Function Design Brief lodged as part of the SSDA.

Table 4 Summary of engagement activities – Community facility: Functional Design Brief

Engagement activity	Target stakeholder	Description and reach
Informal interview and tour	Community stakeholders – PCYC South Sydney Staff	On 13 November 2023, representatives from PCYC South Sydney, Bridge Housing and Architecture AND attended an informal interview and site tour at PCYC South Sydney. The session sought to understand the layout, operations and experience of the existing PCYC facility.
Functional brief review (Session 1/2)	Community stakeholders – PCYC Executive Team	On 14 November 2023, Bridge Housing and Architecture AND met with the PCYC General Manager of Strategic Development and Chief Financial Officer to understand the functional design brief, any critical factors affecting the project, and how it relates to the broader landscape of PCYC strategic development and commercial performance.
Community Partner Briefing #1	Community stakeholders – local community service providers	On 5 December 2023, Bridge Housing and Architecture AND met with local community service providers to provide an overview of the proposal, present initial design concepts and preliminary facilities plans, and to gather feedback on the design direction.
Concept design review (Session 2/2)	Community stakeholders – PCYC Executive Team	On 7 December 2023, Bridge Housing and Architecture AND met with the PCYC General Manager of Strategic Development again to discuss preliminary facility planning and confirm key spatial relationships with the PCYC operational model.
Social Services Meeting	City of Sydney Community stakeholders – PCYC Executive Team	On 13 December 2023, Bridge Housing and Architecture AND met with the City of Sydney and PCYC to present and ask for feedback on the concept design for the community facility and confirm the brief.
PCYC Facilities Tour	Community stakeholders – PCYC Executive Team	Throughout December 2023, Architecture AND attended facilities tours of PCYC Northern Beaches, Marrickville, Auburn and Hornsby to understand design and use of similar facilities across Sydney to gain insights for the proposed community facility’s design.

Engagement activity	Target stakeholder	Description and reach
		On 5 February 2024, Architecture AND attended another facility tour of PCYC Hawkesbury, which is currently under construction.
City of Sydney Facilities Tour	City of Sydney	Throughout January 2024, Architecture AND attended facilities tours of the KGV Recreation Centre, Perry Park Recreation Centre, the Juanita Nielsen Community Centre and the Ultimo Community Centre to understand design and use of similar facilities with the City of Sydney to gain insights for the proposed community facility's design.
Stakeholder presentation and feedback session	City of Sydney – Community Services Team meeting	On 14 March 2024, Architecture AND met with the City of Sydney's Community Services Team to understand the organisation's priorities for the provision and ongoing operations of community facilities. A detailed comments register was developed to ensure that comments raised were integrated into the design development process.
Community Partner Briefing #2	Community stakeholders – Local community service providers	On 27 March 2024, Architecture AND met with local community service providers to present a design update, demonstrate how their comments to date have been integrated, and to gather feedback on the design direction.
Design Jam attendance	Aboriginal stakeholders	To inform the community facility's design, Architecture AND attended the engagement activities as part of the Connecting with Country process (see Section 2.3.4).

2.3.4. Engagement activities – Connecting with Country

The activities shown in Table 5 were conducted by Yerrabingin as part of the Connecting with Country process. This process used the Wanggani Dhayar design process to collaboratively explore how the proposal's design can reflect the Country it sits on. Feedback from this consultation is included in Section 3.

Table 5 Summary of engagement activities – Connecting with Country

Engagement activity	Target stakeholder	Description and reach
Walk on Country and Design Jam #1	Aboriginal stakeholders	<p>On 1 March 2024, Yerrabingin hosted a walk on Country and a Design Jam to develop Connecting with Country Principles for the project.</p> <p>Representatives from the project delivery team included Bridge Housing, Capella Capital and the four architectural teams.</p>
Design Jam #2	Aboriginal stakeholders	<p>On 19 March 2024, Yerrabingin hosted a second Design Jam to seek the community's endorsement on the three Connecting with Country design principles formed by the project team following Design Jam #1.</p> <p>Representatives from the project delivery team included Bridge Housing, Capella Capital and the four architectural teams.</p>
Design Jam #3	Aboriginal stakeholders	<p>On 2 April 2024, Yerrabingin hosted a final design jam to interrogate specific design moves and interventions to strengthen the design's connection to Country.</p> <p>Representatives from the project delivery team included Bridge Housing, Capella Capital and the four architectural teams.</p>

3. ISSUES RAISED AND PROJECT RESPONSE

The following table outlines the issues raised to date by the community and stakeholders and the project response.

Table 6 Issues raised and project response

Stakeholder	How this group was consulted	Feedback	Project response
Government authorities			
City of Sydney Council (Council)	On 25 July 2023, town planning consultants Ethos Urban met with Council to discuss the Design Excellence process.	Council acknowledged that the Design Excellence Strategy had been endorsed and provided commentary on the Competition Brief requirements, timeframe, selection panel members and the proposed amendments to the Design Guide.	The Design Excellence Process was undertaken in accordance with the documents endorsed by Government Architect NSW. A summary of the Design Excellence Process is provided in the Design Excellence Process Summary Report prepared by Ethos Urban and appended to the EIS.
	On 12 February 2024, Ethos Urban and the design team met with Council to discuss the proposal’s waste and basement design requirements.	Council’s technical staff (waste and traffic) advised that on-site waste servicing is required to be provided, with a strong preference for collection in the basement. Trucks are to enter and exit the site in a forward direction. Council also confirmed the dimensions of their new waste trucks which need to be accommodated.	The design has been reconfigured to accommodate all waste collection from within the basement based on Council’s new waste truck dimensions.
	On 7 May 2024, Ethos Urban, Hayball and Bridge Housing met with Council to provide a pre-	An update on the design was provided to Council along with a summary of key assessment issues including tree removal and compliance with the Design	The design has been refined in response to Council comments and the EIS documentation addresses the issues raised in the meeting. The proposal seeks to remove 10 street trees and provide replacement planting. The EIS includes a comprehensive assessment of the

Stakeholder	How this group was consulted	Feedback	Project response
	lodgement update on the project.	Guide's street frontage levels/flood requirements. Council made some detailed design commentary and advised that removal of any street trees needs to be clearly documented, explained and justified in the EIS.	impact of each component of the development on street trees surrounding the site as well as an Arboricultural Impact Assessment.
	To inform the Social Impact Assessment, Urbis conducted a stakeholder briefing and interview with Council's social planning team on 14 November 2023.	Feedback from this consultation is included in Section 4 of the Social Impact Assessment lodged with this SSDA.	Bridge Housing will continue to consult and provide project updates to the City of Sydney and offer opportunities to provide further feedback as the proposal progresses.
	Consultation as part of the part of the Community Facility - Functional Design Brief (see Section 2.3.3 for more details of this consultation) including: <ul style="list-style-type: none"> ▪ Social services meeting ▪ City of Sydney facilities tours ▪ Stakeholder presentation and feedback session 	Feedback from this consultation is included in the appendices of the Community Facility - Functional Design Brief lodged with this SSDA.	Bridge Housing and Architecture AND will continue to consult and provide project updates to Homes NSW on the community facility's design and offer opportunities to provide further feedback as the proposal progresses.
Department of Planning, Housing and Infrastructure (DPHI)	On 12 October 2023, Ethos Urban met with the DPHI Planning and Assessment team, the City of Sydney and the	Key issues of design of through-site links, basement design, deep soil/canopy cover and BASIX were discussed. DPHI and Council	Since this meeting, the proposal has been redesigned to reduce the extent of basement, increase the amount of deep soil/canopy coverage and align the east-west through-site link.

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> ▪ Planning and Assessment team 	<p>Government Architect NSW to provide a project update since receiving SEARs and discuss key planning issues.</p>	<p>advised a preference for an aligned east-west through-site link in accordance with the Design Guide preferred layout, a reduced basement footprint and greater provision of deep soil.</p>	
	<p>On 14 December 2023, Ethos Urban met with DPHI's Planning and Assessment team again to provide a further update on the project and discuss key planning assessment issues.</p>	<p>DPHI advised:</p> <ul style="list-style-type: none"> ▪ They would refer to Council's technical staff assessment in terms of waste collection ▪ A preference for the community facility fit-out to be included in the SSDA ▪ The Bridge Housing office may be pursued as a "part-prohibited" office use. 	<p>The proposal has been redesigned to accommodate Council's waste requirements, includes fit out of the community centre and office use in building S4 for Bridge Housing's offices.</p>
	<p>On 15 May 2024, Ethos Urban met with DPHI's Planning and Assessment team to provide a pre-lodgement update following the completion of the pre-lodgement Design Excellence process.</p>	<p>DPHI advised that if BASIX targets are not met, a Clause 4.6 Variation to the base FSR standard would be required, and that the Estimated Development Cost (EDC) Report and Flood Impact Assessment would be key technical reports.</p>	<p>A Clause 4.6 Variation to FSR is provided as part of this EIS in relation to BASIX Water targets. In accordance with the relevant Planning Circular, an EDC Report has been lodged as part of the SSDA, and a Flood Impact Assessment is also provided.</p>
<ul style="list-style-type: none"> ▪ State Design Review Panel (with additional representatives from 	<p>As part of the Design Excellence process, Bridge Housing and the project design team met with</p>	<p>Iterative feedback was provided throughout this process. Feedback has been captured in the Design Report lodged with this SSDA.</p>	<p>Bridge Housing and the project design team will continue to consult and provide project updates to the SDRP on the precinct's design and offer opportunities to provide further feedback as the proposal progresses.</p>

Stakeholder	How this group was consulted	Feedback	Project response
Government Architect NSW, City of Sydney)	<p>the State Design Review Panel (SDRP) on the following dates:</p> <ul style="list-style-type: none"> ▪ Panel briefing – 14 September 2023 ▪ Expression of Interest for the Community Facility architect – 17 October 2023 ▪ Design competition of the S2 building – 23 October 2023 ▪ Four Design Review Panel meetings on: <ul style="list-style-type: none"> – 21 November 2023 – 30 January 2024 – 12 March 2024 – 16 April 2024. 		
Department of Climate Change, Energy, the Environment and Water (DCCEEW)	On 30 January 2024, Ethos Urban, issued a Biodiversity Development Assessment Report (BDAR) Waiver with the DCCEEW.	On 22 April 2024, DCCEEW determined that the proposal was not likely to have any significant impact on biodiversity values and waived the requirement for Bridge Housing to prepare a BDAR.	As required under the approved BDAR waiver, Bridge Housing will consult with DCCEEW should the proposal change.
Elected officials including:	In early 2024, Bridge Housing met with the Member for Newtown, Jenny Leong, to advise that Bridge Housing had	The State Member for Newtown recommended Bridge Housing seek increased social and	Bridge Housing notes this feedback. The proposal now incorporates 100% social and affordable housing.

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> Jenny Leong – Newtown, State Member 	<p>successfully secured the development agreement with Homes NSW and the proposed residential tenure mix.</p>	<p>affordable housing within the project.</p>	<p>Bridge Housing will continue to provide updates to the State Member for Newtown and provide the opportunity to provide feedback as the proposal progresses.</p>
<ul style="list-style-type: none"> Tanya Plibersek – Sydney, Federal Member 	<p>1 November 2023, Bridge Housing met with the Federal Member for Sydney, The Hon Tanya Plibersek to discuss the community facility and funding opportunities.</p>	<p>The Federal Member for Sydney offered support for the project and inclusion of the community facility.</p>	<p>Bridge Housing notes this feedback. The community facility is included as part of this proposal.</p> <p>Bridge Housing will continue to provide updates to the Federal Member for Sydney and provide the opportunity to provide feedback as the proposal progresses.</p>
<ul style="list-style-type: none"> The Hon. Rose Jackson – Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, and Minister for the North Coast The Hon. Paul Scully – Minister for Planning and Public Spaces 	<p>On 15 August 2023, Bridge Housing wrote to the Ministers to provide information on the proposal and seek confirmation of funding for the Community Facility.</p>	<p>On 13 February 2024, the Minister for Water, Minister for Housing, Minister for Homelessness, Minister for Mental Health, Minister for Youth, and Minister for the North Coast responded, confirming funding contribution from the NSW Government.</p> <p>No response was received from the Minister for Planning and Public Spaces.</p>	<p>Bridge Housing will continue to provide updates to both Ministers and provide the opportunity to provide feedback as the proposal progresses.</p>
Relevant agencies			
<p>Ausgrid</p>	<p>Neuron Build engaged Ausgrid to review the surrounding electrical infrastructure to</p>	<p>Ausgrid reviewed the proposed site and infrastructure requirements and issues and identified possible high-voltage connection points.</p>	<p>Bridge Housing will lodge a formal application with Ausgrid to confirm the final design requirements for the proposal.</p>

Stakeholder	How this group was consulted	Feedback	Project response
	determine servicing requirements for the proposal.	Ausgrid advised the project does not require any upgrades to external infrastructure and advised the next steps to secure connection.	
Sydney Water	Neuron Build engaged Sydney Water to review the surrounding potable water and sewer infrastructure to determine servicing requirements for the proposal.	Sydney Water provided its water main pressure and flow requirements, indicating that there is likely supply for the development.	In early 2024, Bridge Housing (on behalf of Homes NSW as the landowner) lodged a Section 73 Application with Sydney Water to confirm the final design requirements for the proposal.
Homes NSW	<p>As landowners of the site and project partners in delivering Redfern Place, Bridge Housing and Homes NSW have been in ongoing conversations about the proposal. These conversations have continued throughout the SSDA engagement period.</p> <p>This includes consultation as part of the part of the Community Facility - Functional Design Brief (see Section 2.3.3).</p> <p>Bridge Housing and Architecture AND will continue to consult and provide project updates to Homes NSW on the proposal and community facility's design, and offer opportunities to provide further feedback as the proposal progresses.</p>		
Aboriginal stakeholders (detailed description provided in Section 2.3.4)			
<ul style="list-style-type: none"> ▪ First Nations community 	<p>Consultation as part of the part of the Connecting with Country process (see Section 2.3.4) including:</p> <ul style="list-style-type: none"> ▪ Walk on Country ▪ Design Jams (3 sessions). 	Feedback from this consultation is included in the Connecting with Country Report lodged with this SSDA.	Bridge Housing and Yerrabingin will continue to consult and provide project updates to Aboriginal stakeholders and offer opportunities to provide further feedback as the proposal progresses.

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> ▪ Metropolitan Local Aboriginal Land Council ▪ Aboriginal Knowledge Holders ▪ Registered Aboriginal Parties (RAPs) 	<p>As part of the Aboriginal Cultural Heritage Assessment Report (ACHAR) for the project, Extent Heritage consulted with Aboriginal stakeholders as required to determine the cultural significance of objects and/or places on and surrounding the site.</p>	<p>Feedback from this consultation is included in the ACHAR lodged with this SSDA.</p>	<p>Bridge Housing and Extent Heritage will continue to consult and provide project updates to Aboriginal stakeholders and offer opportunities to provide further feedback should plans change.</p>
Community			
<p>All community stakeholders</p>	<p>Consultation as part of the engagement program (see Section 2.3.1) including:</p> <ul style="list-style-type: none"> ▪ 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) 	<p>Landscaping:</p> <ul style="list-style-type: none"> ▪ 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. <p>Bulk, scale and design:</p> <ul style="list-style-type: none"> ▪ Concern over potential overshadowing on surrounding properties, the loss of visual amenity and impacts to resident privacy, particularly from roof top gardens and balconies. 	<ul style="list-style-type: none"> ▪ Bridge Housing’s proposal dedicates approximately 21% of the site to open and green space and includes additional tree planting along surrounding streets (including 18% urban tree canopy). <p>To prepare the site for development, Bridge Housing’s proposal includes the removal of trees within the site boundary. This will be finalised as the design for the proposal progresses.</p> <ul style="list-style-type: none"> ▪ Bridge Housing has carefully designed Redfern Place with its neighbours in mind. Bridge Housing plans comply with all development controls to ensure the shadow impact of the proposal is minimised. ▪ All roof terraces will include 1200mm high planters with 200mm high planting along the edges, when combined with planting will provide visual obstructions towards nearby residences.

Stakeholder	How this group was consulted	Feedback	Project response
		<ul style="list-style-type: none"> ▪ 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. 	<p>All buildings comply with building setbacks, including at least 4.5m setback from Walker Street (and beyond, exceeding the control) providing greater visual distance between Walker Street apartments and neighbours. The proposal also includes the lower building heights (4-5 storeys) along Phillip Street where the surrounding residences are typically lower and therefore reducing overlooking.</p> <ul style="list-style-type: none"> ▪ As part of the proposal, Bridge Housing has commissioned a Public Space Plan that addresses how the proposal's design has considered wind protection. This includes dense tree planting within the through-site links. ▪ Bridge Housing and its architectural team have been in ongoing consultation with Homes NSW to ensure apartment design complies with its requirements. ▪ As part of the proposal, Bridge Housing has commissioned a Crime Prevention through Environmental Design Report that will address how the internal layout and public domain of Redfern Place can prevent crime through design measures including adequate lighting, passive surveillance and access control.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Potential flooding impacts and management measures:</p> <ul style="list-style-type: none"> ▪ Concern over how flooding may impact the structural safety of future buildings. 	<ul style="list-style-type: none"> ▪ Bridge Housing has prepared a Flood Risk Assessment as part of its proposal to identify any potential flood risks and detail design solutions to mitigate these. This includes the provision of on-site flood storage to ensure the development does not impact on existing surrounding flood levels. The ground floor level of all buildings will be predominantly above flood levels, with only lobbies and entries located at the natural ground level under flood levels. Where lobbies and entries are below flood levels, robust and flood-resistant materials will be used.
		<p>Construction impacts:</p> <ul style="list-style-type: none"> ▪ 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. 	<ul style="list-style-type: none"> ▪ If approved and before commencing construction, Bridge Housing and its construction partners will prepare various construction management plans that will outline best practice measures to restrict and minimise impacts from noisy or dusty construction work. ▪ If approved and before commencing construction, a dilapidation report will be prepared by a suitably qualified engineer detailing the structural condition of adjoining buildings, structures or works and public land. This will guide precautions that may be undertaken during construction to minimise risk of potential damage, as well as any necessary site restoration after the work has been completed.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>Traffic and parking provision:</p> <ul style="list-style-type: none"> ▪ Concern over the impacts on available street parking, particularly: <ul style="list-style-type: none"> – For residents whose support services (including health care specialists and carers) rely on on-street parking to provide care – Given 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. 	<ul style="list-style-type: none"> ▪ The proposal includes 66 car spaces, including 2 car share spaces and parking for a mix of residents and workers. <p>Redfern Place is in a highly accessible location with various bus stops, train stations and a future metro station within walking distance from the site.</p> <ul style="list-style-type: none"> ▪ Bridge Housing has commissioned a Construction Traffic Management Plan as part of its proposal that will outline the proposed heavy vehicle movements and recommend measures to maintain pedestrian and vehicular access and safety.
		<p>Precinct operations:</p> <ul style="list-style-type: none"> ▪ Suggestion to include a concierge and ground floor retail to improve public safety. 	<ul style="list-style-type: none"> ▪ The proposal includes space for Bridge Housing’s head office. This will provide an onsite presence for those involved in operation and management of the site; and provide an onsite point of contact for residents and the surrounding community.
		<p>General support:</p> <ul style="list-style-type: none"> ▪ Support for the provision of more social and affordable housing particularly the 	<ul style="list-style-type: none"> ▪ Bridge Housing is committed to providing safe, secure and affordable homes for the community. To continue delivering on this mission, Bridge Housing is delivering 100% social and affordable housing on the site.

Stakeholder	How this group was consulted	Feedback	Project response
		<p>increase compared to previous proposals for the site:</p> <ul style="list-style-type: none"> – <i>“Keep up the good work.”</i> – <i>“I’m glad to see more modern housing. What is being provided needs to be better than what’s currently here.”</i> – <i>“It’s good to see something happening with the site after so long”</i> <ul style="list-style-type: none"> ▪ Support for the retention of the community facility space and suggestions for what spaces and services should be provided including: <ul style="list-style-type: none"> – 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. 	<ul style="list-style-type: none"> ▪ All feedback received on design and use of the community facility has been considered as part of the Community Facility - Functional Design Brief to ensure the final design of the facility is fit-for-purpose and meets community needs.
	<p>Additional consultation as part of the Social Impact Assessment (see Section 2.3.2) including:</p>	<p>Feedback from this consultation is included in Section 4 of the Social Impact Assessment lodged with this SSDA.</p>	<p>Bridge Housing will continue to consult and provide project updates to those who participated in the targeted stakeholder briefings and interviews as part of the</p>

Stakeholder	How this group was consulted	Feedback	Project response
	<ul style="list-style-type: none"> ▪ Targeted stakeholder briefings and interviews ▪ Community online survey 		planning application and project design development process.
<p>PCYC South Sydney</p> <ul style="list-style-type: none"> ▪ South Sydney Manager ▪ Chief Financial Officer ▪ General Manager – Strategic Development 	<p>Consultation as part of the part of the Community Facility - Functional Design Brief (see Section 2.3.3) including:</p> <ul style="list-style-type: none"> ▪ Informal interview and tour ▪ Functional brief review ▪ Concept design review ▪ Community Partner Briefings ▪ Social services meeting. ▪ PCYC facilities and City of Sydney facilities tour ▪ Stakeholder presentation and feedback session 	<p>Feedback from this consultation is included in the appendices of the Community Facility - Functional Design Brief lodged with this SSDA.</p>	<p>Bridge Housing and Architecture AND will continue to consult and provide project updates to PCYC South Sydney on the community facility’s design and offer opportunities to provide further feedback as the proposal progresses.</p>
<p>Local community service providers including:</p> <ul style="list-style-type: none"> ▪ Mission Australia ▪ Women’s and Girls Emergency Centre 	<p>Consultation as part of the part of the Community Facility - Functional Design Brief (see Section 2.3.3) including:</p> <ul style="list-style-type: none"> ▪ Community Partner Briefings 	<ul style="list-style-type: none"> ▪ Feedback from this consultation is included in the appendices of the Community Facility - Functional Design Brief lodged with this SSDA. 	<p>Bridge Housing and Architecture AND will continue to consult and provide project updates to community partners on the community facility’s design and offer opportunities to provide further feedback as the proposal progresses.</p>

Stakeholder	How this group was consulted	Feedback	Project response
<ul style="list-style-type: none"> ▪ Weave Youth Community Services ▪ Aboriginal Medical Services Redfern ▪ Redfern Legal Centre ▪ REDwatch ▪ Inner Sydney Voice <p>Relevant agencies:</p> <ul style="list-style-type: none"> ▪ Department of Communities and Justice 			
<p>Local community groups</p> <p>Special interest groups</p>	<p>Urbis contacted all local community groups and special interest groups listed in Figure 2 on 10 November 2023 via email and through online enquiry forms where email addresses were not available.</p> <p>Urbis provided information on the proposal, encouraged information sharing about the proposal with community and invited feedback.</p> <p>Community postcard #1 was attached to emails issued.</p>	<p>On 15 November 2023, Housing Australia responded advising it was unable to participate in receiving information about the project.</p> <p>No other responses were received from special interest groups.</p> <p><i>Special interest groups including Mission Australia, Women’s and Girls Emergency Centre, Weave Youth Community Services, Aboriginal Medical Services Redfern & Redfern Legal Centre were also consulted as part of the Community facility - Functional Design Brief. Feedback from this</i></p>	<p>Bridge Housing will continue to consult and provide project updates to the special interest groups (excluding Housing Australia) and offer opportunities to provide further feedback as the proposal progresses.</p>

Stakeholder	How this group was consulted	Feedback	Project response
		<p><i>consultation is provided in the appendices of Architecture AND's Functional Design Brief lodged with this SSDA.</i></p>	

4. FUTURE COMMUNITY AND STAKEHOLDER CONSULTATION

Bridge Housing will continue to keep stakeholders and the community informed of the project approval process through the exhibition and determination phases by:

- Continuing to engage with the community about the project, its impacts, and the approval process. This includes issuing a second community postcard to the community identified in Figure 3 to provide an update on the project, specifically the upcoming lodgement date and the change of scope to 100% social and affordable housing.
- Providing regular updates on the project through the website and social media channels.
- Continuing to engage with Redfern and Waterloo's CALD community to build on the established relationship and maintain trust during the post-lodgement process.
- Enabling the community to seek clarification about the project through the two-way communication channels.

DISCLAIMER

This report is dated 24 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 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 Community and stakeholder consultation outcomes report (**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.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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 COMMUNITY POSTCARDS

A.1 COMMUNITY POSTCARD – ENGLISH

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 Mifsits 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

A.2 COMMUNITY POSTCARD – RUSSIAN

РЕДФЕРН-ПЛЭЙС

Преобразуем

600-660 Elizabeth Street, Redfern

для нужд нашего сообщества

Bridge Housing планирует построить более 300 новых единиц социального, доступного и частного жилья, а также создать новые общественные пространства для жителей Редферна. Это крайне необходимое жилье заново вдохнёт жизнь в территорию, которая пустовала в течение десяти лет.

Bridge гордится тем, что стала первой организацией, предоставляющей общественное жилье, возглавившей реконструкцию такого масштаба под эгидой правительства НЮУ, и гарантирует, что все полученные средства будут направлены на достижение общественных целей.

Bridge Housing осознает, что качественное жилье, расположенное рядом с рабочими местами, коммунальными услугами и транспортом, может изменить жизни и послужить к усилению местных сообществ.

Мы хотим создать качественный проект, отражающий разнообразие и динамизм нашего сообщества.



Интернет-опрос

Bridge Housing и Urbis Engagement хотят услышать ваше мнение о проекте Redfern Place. Отсканируйте QR-код, чтобы заполнить интернет-анкету и поделиться комментариями и идеями. Ваши мнения будут поданы анонимно и войдут в отчет об оценке воздействия проекта на социальную среду.

Открытые встречи

Если вы предпочитаете участие в очной дискуссии, пожалуйста, приходите на наши открытые встречи в Redfern Park на земле Gadigal.

Если у вас есть какие-либо нужды или потребности, удовлетворение которых поможет вам присутствовать на таких встречах или работать с информацией, пожалуйста, свяжитесь с нашей командой.



Четверг 23 ноября 2023
17:30 – 19:30



Gadigal land – Redfern Oval
Community Room



Суббота 25 ноября 2023
11:00 – 13:00



Gadigal land – Redfern Park
(рядом с Rebels N Misfits Café)

Есть вопросы или
нужна дополнительная
информация?
Обращайтесь к нам:



1800 244 863



engagement@urbis.com.au



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

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мы рады всем

A.3 COMMUNITY POSTCARD – SIMPLIFIED CHINESE

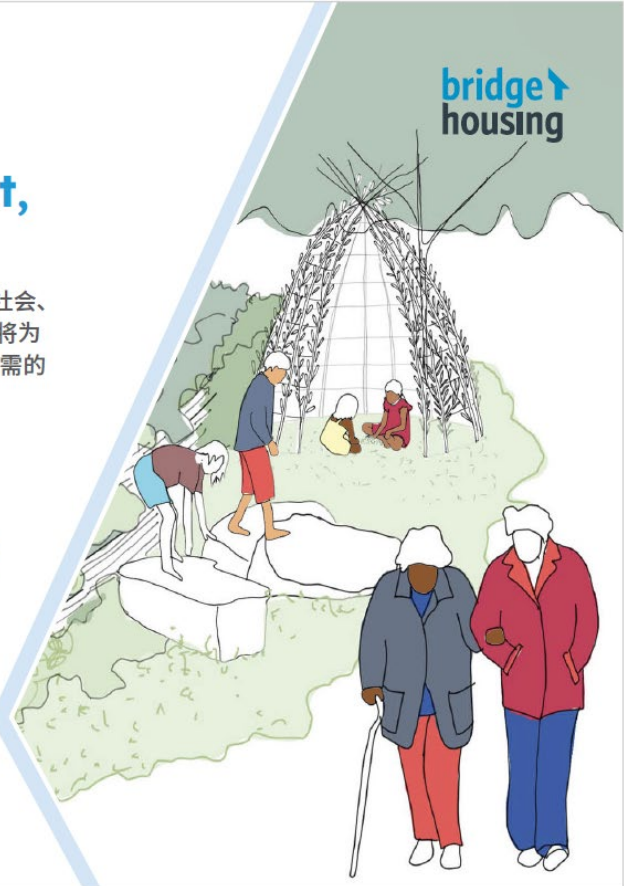
REDFERN PLACE开发工程 为社区改造 600-660 Elizabeth Street, Redfern

Bridge Housing计划为Redfern社区交付300多套全新社会、可负担和私人住房，并增添社区公共空间。这项计划不仅将为这块已经空置了十年的土地注入新生命，同时也将缓解急需的住房需求。

Bridge Housing是本项目新州政府大型土地再开发工程的第一个主导机构，旨在确保项目带来的所有利益均能为社区创造最佳结果。

Bridge Housing深知，质量上乘同时紧邻就业机会、交通和服务设施的住房能够改变无数人的日常生活并加深社区凝聚力。

我们志在交付这一优质发展项目，使之充分反映本地多样化以及生机勃勃的社区环境。



在线调查

Bridge Housing联合Urbis Engagement希望听到您对Redfern Place开发工程的建议。扫描二维码参与在线问卷调查，提出建议并分享想法。您可以匿名提供反馈。我们将把您的建议与意见纳入本项工程的社会影响评估报告中。

随访面谈会

如果您更喜欢面对面交谈，我们将在Gadigal原住民土地的Redfern Park举行随访面谈会，欢迎前来参加。

如果您有任何需求或要求，以帮助您参加随访面谈会或获取信息，可以联系我们的服务团队。



2023年11月23日，星期四
下午5:30 - 晚上7:30



Gadigal land - Redfern Oval
Community Room



2023年11月25日，星期六
上午11:00 - 下午1:00



Gadigal land - Redfern Park
(Rebels N Misfits Café旁)

有疑问或希望了解
更多信息吗？
联系我们：



1800 244 863



engagement@urbis.com.au



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

注意：本资料还有英文、西班牙文和俄文版本。扫描二维码，获取翻译信息。

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



欢迎所有人参加

A.4 COMMUNITY POSTCARD – SPANISH

REDFERN PLACE

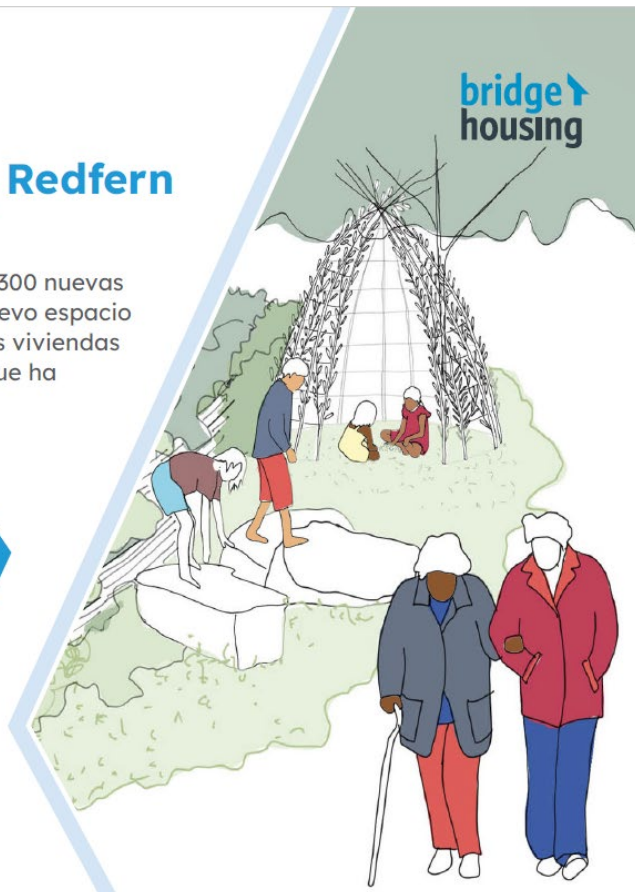
Transformación de 600-660 Elizabeth Street, Redfern para nuestra comunidad

Bridge Housing tiene planeado entregar más de 300 nuevas viviendas sociales, asequibles y privadas y un nuevo espacio comunitario para la comunidad de Redfern. Estas viviendas se necesitan urgentemente, y revivirán un sitio que ha estado sin uso por diez años.

Bridge se enorgullece de ser el primer proveedor de viviendas comunitarias en dirigir una reurbanización del Gobierno de NSW de esta envergadura, que garantiza que todos los beneficios se dirijan a la comunidad.

Bridge Housing comprende que las viviendas de buena calidad ubicadas cerca de los empleos, servicios y transporte pueden cambiar vidas y fortalecer comunidades.

Buscamos producir una reurbanización de calidad que refleje la diversidad y vitalidad de nuestra comunidad.



Encuesta en línea

Bridge Housing y Urbis Engagement desean recibir sus opiniones sobre el proyecto de Redfern Place. Escanee el código QR para ofrecer sus comentarios e ideas por medio de una encuesta en línea. Su contribución será anónima y se incluirá en el informe de Evaluación del impacto social del proyecto.

Sesiones informales

Si prefiere una conversación presencial, acérquese a Redfern Park en tierras Gadigal para nuestras sesiones informales.

Si tiene necesidades o requisitos que facilitarán su asistencia o interacción con la información en las sesiones informales, póngase en contacto con el equipo.



Jueves 23 de nov. de 2023
17:30 a 19:30 horas



Gadigal land – Redfern Oval
Community Room



Sábado 25 de nov. de 2023
11:00 a 13:00 horas



Gadigal land – Redfern Park
(junto a Rebels N Misfits Café)

¿Tiene preguntas
o necesita más
información?
Para ponerse en
contacto con nosotros:



1800 244 863



engagement@urbis.com.au



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

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

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

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

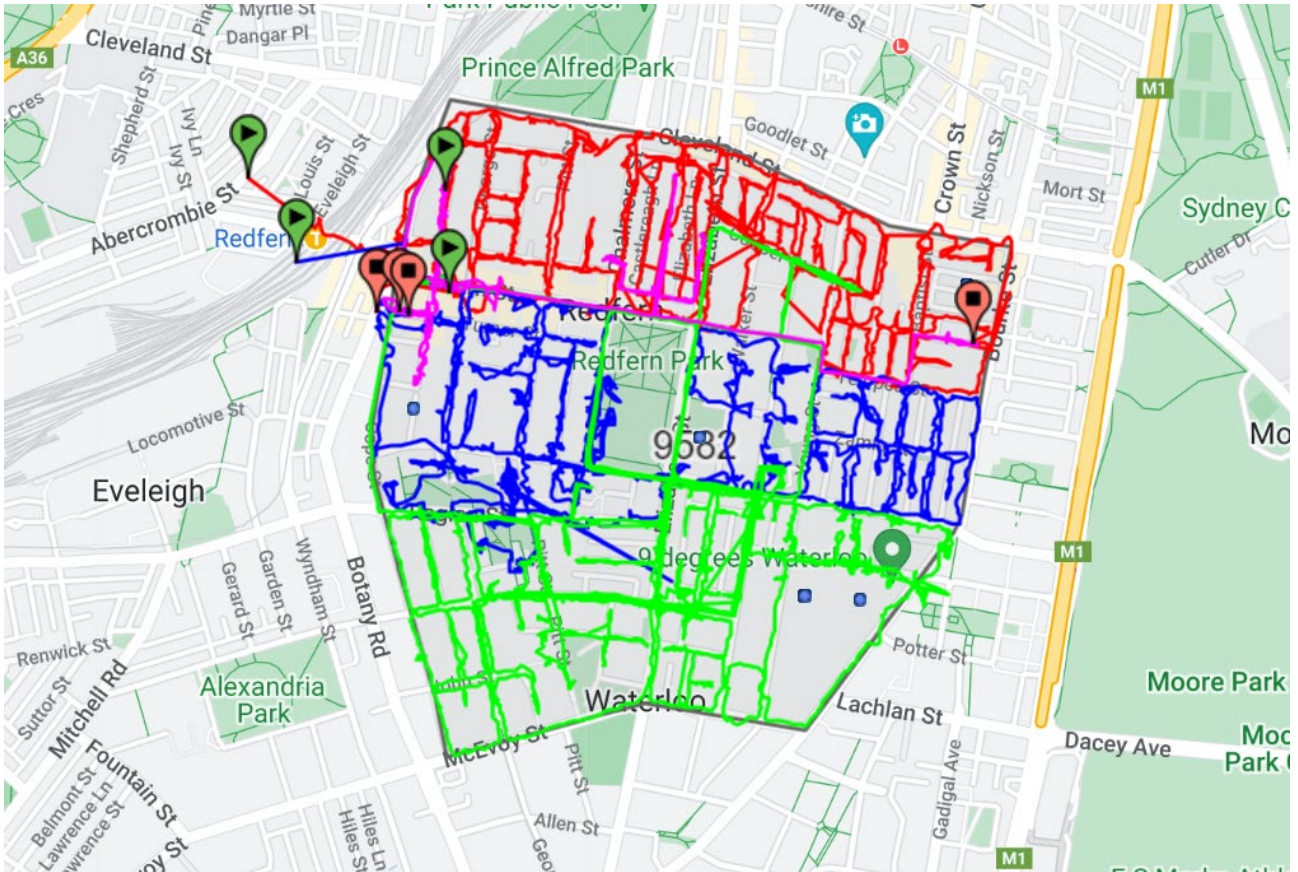
本资料还有简体中文、英文和俄文版本。扫描二维码，获取翻译信息。



todos bienvenidos

APPENDIX B COMMUNITY POSTCARD DISTRIBUTION RECORD

B.5 COMMUNITY POSTCARD – DISTRIBUTION RECORD



APPENDIX C SOCIAL MEDIA POSTS

C.6 PRE-CONSULTATION SOCIAL MEDIA POSTS – ENGLISH

Bridge Housing Limited
13 November at 15:01 · 🌐

Transforming 600-660 Elizabeth Street, Redfern for our community. At Bridge Housing, we understand that quality housing near jobs, services and transport can change lives and strengthen communities. That's why we're planning on delivering over 300 new social, affordable and private housing and a new community space that reflects Redfern's diverse and vibrant community. Next week we will be hosting two information sessions at Redfern Oval. Help us ensure that Redfern Place reflects your community's needs and values. Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au

REDFERN PLACE
QUEREMOS CONOCER SU OPINIÓN


📅 **Jueves 23 de nov. de 2023**
17:30 a 19:30 horas

📍 **Gadigal land – Redfern Oval Community Room**

📅 **Sábado 25 de nov. de 2023**
11:00 a 13:00 horas

📍 **Gadigal land – Redfern Park (junto a Rebels N Misfits Cafe)**

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todos bienvenidos



bridge housing

Bridge Housing Limited
16 November at 06:32 · 🌐

At Bridge Housing, we are dedicated to strengthening communities and providing housing for those in need. That's why, as we continue to develop our plans for Redfern Place, we want to understand your needs and priorities for your community. To help us achieve our goal, we are asking for your feedback. Scan the QR code or visit our website <https://bit.ly/47mN9xW> to find out how! Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au

REDFERN PLACE
WHY IS MY FEEDBACK IMPORTANT?

- 🗣️ Capturing a diverse range of aspirations and visions for the site
- 👥 Ensuring our proposal addresses the needs of your community
- 💬 Understanding your concerns and answering your questions
- 🔧 Refining our plans in line with your feedback

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everyone is welcome



ASKING FOR YOUR FEEDBACK



bridge housing

Bridge Housing Limited
20 November at 10:13 · 🌐

Don't forget to drop in to one of our information sessions this week! The Bridge Housing team believes that informed community involvement will be key to the success of Redfern Place. No one knows Redfern like its locals and your input is incredibly important to us. Spread the word to your neighbours, friends and anyone who might be interested in Redfern Place. We hope to see you there!

REDFERN PLACE
REMINDER: DROP IN SESSIONS

📅 Thursday 23 Nov 2023 5:30pm - 7:30pm	📅 Saturday 25 Nov 2023 11am - 1pm
📍 Gadigal land Redfern Oval Community Room	📍 Gadigal land Redfern Park (next to Rebels N Misfits Cafe)

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everyone is welcome

Can't attend the sessions?
Scan the QR code to find out how you can provide your feedback!



bridge housing

Bridge Housing Limited
3 d · 🌐

Thank you to everyone who attended our community information session last weekend for Redfern Place! Your feedback and contribution were invaluable and will help inform the design and delivery of this renewed precinct. If you didn't get a chance to attend, or have more to share, contact the project team on... See more



C.7 PRE-CONSULTATION SOCIAL MEDIA POSTS – RUSSIAN



Bridge Housing Limited
13 November at 11:00 · 🌐



Transforming 600-660 Elizabeth Street, Redfern for our community. At Bridge Housing, we understand that quality housing near jobs, services and transport can change lives and strengthen communities. That's why we're planning on delivering over 300 new social, affordable and private housing and a new community space that reflects Redfern's diverse and vibrant community. Next week we will be hosting two information sessions at Redfern Oval. Help us ensure that Redfern Place reflects your community's needs and values. Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au



Bridge Housing Limited
16 November at 07:41 · 🌐



At Bridge Housing, we are dedicated to strengthening communities and providing housing for those in need. That's why, as we continue to develop our plans for Redfern Place, we want to understand your needs and priorities for your community. To help us achieve our goal, we are asking for your feedback. Scan the QR code or visit our website <https://bit.ly/47mN9xW> to find out how! Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au

РЕДФЕРН-ПЛЭЙС
МЫ ХОТИМ ЗНАТЬ ВАШЕ МНЕНИЕ

📅 Четверг 23 ноября 2023
17:30 - 19:30

📍 Gadigal land – Redfern Oval
Community Room

📅 Суббота 25 ноября 2023
11:00 - 13:00

📍 Gadigal land – Redfern Park
(рядом с Rebels N Misfits Cafe)

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Мы рады всем

bridge housing

РЕДФЕРН-ПЛЭЙС
ПОЧЕМУ МОИ КОММЕНТАРИИ ВАЖНЫ?

- 🗣️ Чтобы учесть широкий круг пожеланий и идей в том, что касается этой площадки
- 👥 Чтобы наше предложение отвечало потребностям вашего сообщества
- 💬 Чтобы мы понимали ваши проблемы и могли ответить на ваши вопросы
- 🔧 Чтобы мы могли доработать наши планы в соответствии с вашими отзывами

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Мы рады всем

МЫ ПРОСИМ ВАС: КОММЕНТИРУЙТЕ

bridge housing



Bridge Housing Limited
20 November at 11:37 · 🌐



Don't forget to drop in to one of our information sessions this week! The Bridge Housing team believes that informed community involvement will be key to the success of Redfern Place. No one knows Redfern like its locals and your input is incredibly important to us. Spread the word to your neighbours, friends and anyone who might be interested in Redfern Place. We hope to see you there!

РЕДФЕРН-ПЛЭЙС
НАПОМИНАЕМ: ОТКРЫТЫЕ ВСТРЕЧИ

📅 Четверг 23 ноября 2023
17:30 - 19:30

📍 Gadigal land Redfern Oval
Community Room

📅 Суббота 25 ноября 2023
11:00 - 13:00

📍 Gadigal land Redfern Park
(рядом с Rebels N Misfits Cafe)

Не можете прийти на эти встречи?
Отсканируйте QR-код, чтобы узнать, как вы можете оставить комментарий!

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Мы рады всем

bridge housing

C.8 PRE-CONSULTATION SOCIAL MEDIA POSTS – SIMPLIFIED CHINESE

Bridge Housing Limited
13 November at 12:02 · 🌐

Transforming 600-660 Elizabeth Street, Redfern for our community. At Bridge Housing, we understand that quality housing near jobs, services and transport can change lives and strengthen communities. That's why we're planning on delivering over 300 new social, affordable and private housing and a new community space that reflects Redfern's diverse and vibrant community. Next week we will be hosting two information sessions at Redfern Oval. Help us ensure that Redfern Place reflects your community's needs and values. Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au

REDFERN PLACE开发工程
我们期待听到您的声音

📅 2023年11月23日, 星期四
下午5:30 – 晚上7:30
📍 Gadigal land – Redfern Oval Community Room

📅 2023年11月25日, 星期六
上午11:00 – 下午1:00
📍 Gadigal land – Redfern Park (Rebels N Misfits Café旁)

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欢迎所有人参加



bridge housing

Bridge Housing Limited
16 November at 08:39 · 🌐

At Bridge Housing, we are dedicated to strengthening communities and providing housing for those in need. That's why, as we continue to develop our plans for Redfern Place, we want to understand your needs and priorities for your community. To help us achieve our goal, we are asking for your feedback. Scan the QR code or visit our website <https://bit.ly/47mN9xW> to find out how! Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au

REDFERN PLACE开发工程
为什么我的反馈至关重要?

- 🗣️ 收集社区各界对如何重新开发这块土地的愿望和愿景。
- 👥 确保我们的规划满足社区在各方面的需求。
- 💬 了解您的顾虑同时为您解答疑问。
- 🔧 根据您的反馈完善我们的规划。

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欢迎所有人参加

请您提出意见和建议




bridge housing

Bridge Housing Limited
20 November at 14:59 · 🌐

Don't forget to drop in to one of our information sessions this week! The Bridge Housing team believes that informed community involvement will be key to the success of Redfern Place. No one knows Redfern like its locals and your input is incredibly important to us. Spread the word to your neighbours, friends and anyone who might be interested in Redfern Place. We hope to see you there!

REDFERN PLACE开发工程
提醒: 随访问谈会

📅 2023年11月23日 星期四
下午5:30 – 晚上7:30
📍 Gadigal land Redfern Oval Community Room

📅 2023年11月25日 星期六
上午11:00 – 下午1:00
📍 Gadigal land Redfern Park (Rebels N Misfits Café旁)

不能前来参加吗?
扫描二维码, 了解如何以其他方式提出建议。

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欢迎所有人参加




bridge housing

C.9 PRE-CONSULTATION SOCIAL MEDIA POSTS – SPANISH

Bridge Housing Limited
13 November at 15:01 · 🌐

Transforming 600-660 Elizabeth Street, Redfern for our community.
At Bridge Housing, we understand that quality housing near jobs, services and transport can change lives and strengthen communities.
That's why we're planning on delivering over 300 new social, affordable and private housing and a new community space that reflects Redfern's diverse and vibrant community.
Next week we will be hosting two information sessions at Redfern Oval. Help us ensure that Redfern Place reflects your community's needs and values.
Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au



REDFERN PLACE
QUEREMOS CONOCER SU OPINIÓN

📅 **Jueves 23 de nov. de 2023**
17:30 a 19:30 horas

📍 **Gadigal land - Redfern Oval Community Room**

📅 **Sábado 25 de nov. de 2023**
11:00 a 13:00 horas

📍 **Gadigal land - Redfern Park (junto a Rebels N Misfits Cafe)**

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todos bienvenidos

bridge housing

Bridge Housing Limited
16 November at 11:08 · 🌐

At Bridge Housing, we are dedicated to strengthening communities and providing housing for those in need.
That's why, as we continue to develop our plans for Redfern Place, we want to understand your needs and priorities for your community.
To help us achieve our goal, we are asking for your feedback.
Scan the QR code or visit our website <https://bit.ly/47mN9xW> to find out how!
Have questions now? Contact the project team:
☎ 1800 244 863
✉ engagement@urbis.com.au



REDFERN PLACE
¿POR QUÉ ES IMPORTANTE MI OPINIÓN?

- 👥 Captar una amplia gama de aspiraciones y visiones para el lugar
- 👤 Asegurar que nuestra propuesta responda a las necesidades de su comunidad
- 💬 Comprender sus inquietudes y responder a sus preguntas
- 🔧 Perfeccionar nuestros planes conforme a sus opiniones

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todos bienvenidos



PEDIMOS SUS OPINIONES

bridge housing

Bridge Housing Limited
20 November at 14:59 · 🌐

Don't forget to drop in to one of our information sessions this week!
The Bridge Housing team believes that informed community involvement will be key to the success of Redfern Place.
No one knows Redfern like its locals and your input is incredibly important to us. Spread the word to your neighbours, friends and anyone who might be interested in Redfern Place.
We hope to see you there!

REDFERN PLACE
RECORDATORIO: SESIONES INFORMALES

📅 **Jueves 23 de nov. de 2023**
17:30 a 19:30 horas

📍 **Gadigal land Redfern Oval Community Room**

📅 **Sábado 25 de nov. de 2023**
11:00 a 13:00 horas

📍 **Gadigal land Redfern Park (junto a Rebels N Misfits Cafe)**

¿No puede llegar a las sesiones?
Escanee el código QR para averiguar cómo dar su opinión.



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todos bienvenidos

bridge housing

C.10 POST-CONSULTATION SOCIAL MEDIA POST – ALL LANGUAGES

Bridge Housing Limited
23 March · 🌐

We wanted to give a shout out to those in the Redfern and Waterloo communities who shared their thoughts on our plans for Redfern Place. Since November last year, we have received feedback via phone calls, emails and responses to our online survey which have played a critical role in the shaping of our plans for Redfern Place.

This is what we heard!

#redfernplace #communityengagement #bridgehousing

There's still time to have your say! Contact the project team or complete the online survey using the link below.
📞 1800 244 863
✉ engagement@urbis.com.au
🌐 <https://bit.ly/4cvf2aC>

WHAT YOU SAID WAS IMPORTANT FOR REDFERN PLACE

- More social and affordable housing
- Dedicated housing for First Nations people
- More support services for residents
- Minimise impacts on the site's tree coverage
- Reflect Redfern's local character
- Safe access during construction
- Minimise traffic and parking impacts
- Minimise overshadowing and respect neighbours' privacy

Bridge Housing Limited
29 March · 🌐

We wanted to give a shout out to those in the Redfern and Waterloo communities who shared their thoughts on our plans for Redfern Place. Since November last year, we have received feedback via phone calls, emails and responses to our online survey which have played a critical role in the shaping of our plans for Redfern Place.

This is what we heard!

#redfernplace #communityengagement #bridgehousing

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📞 1800 244 863
✉ engagement@urbis.com.au
🌐 <https://bit.ly/4cvf2aC>

ВОПРОСЫ, КОТОРЫЕ ВЫ СОЧЛИ ВАЖНЫМИ ДЛЯ ПРОЕКТА REDFERN PLACE

- Больше социального и дешевого жилья
- Целевое жилье для коренного населения Австралии
- Больше вспомогательных услуг для жителей района
- Минимизация последствий для деревьев в зоне строительства
- Отражение уникальной атмосферы Редферна
- Безопасный доступ на время строительства
- Минимизация последствий в том, что касается транспорта и парковки
- Минимизация затенения и уважение к частной жизни соседей

Bridge Housing Limited
27 March · 🌐

We wanted to give a shout out to those in the Redfern and Waterloo communities who shared their thoughts on our plans for Redfern Place. Since November last year, we have received feedback via phone calls, emails and responses to our online survey which have played a critical role in the shaping of our plans for Redfern Place.

This is what we heard!

#redfernplace #communityengagement #bridgehousing

There's still time to have your say! Contact the project team or complete the online survey using the link below.
📞 1800 244 863
✉ engagement@urbis.com.au
🌐 <https://bit.ly/4cvf2aC>

您提出的意见对REDFERN PLACE十分重要

- 更多社会住房和经济适用房
- 第一民族居民专用住房
- 提供更多居民支持服务
- 尽量减少对本区树木覆盖面积的影响
- 反映Redfern的本地特色
- 施工期间确保通行安全
- 尽量减少对交通和停车的影响
- 尽量减少楼房阴影并尊重邻居隐私

Bridge Housing Limited
25 March · 🌐

We wanted to give a shout out to those in the Redfern and Waterloo communities who shared their thoughts on our plans for Redfern Place. Since November last year, we have received feedback via phone calls, emails and responses to our online survey which have played a critical role in the shaping of our plans for Redfern Place.

This is what we heard!

#redfernplace #communityengagement #bridgehousing

There's still time to have your say! Contact the project team or complete the online survey using the link below.
📞 1800 244 863
✉ engagement@urbis.com.au
🌐 <https://bit.ly/4cvf2aC>

LO QUE USTED DIJO FUE IMPORTANTE PARA REDFERN PLACE

- Más viviendas sociales y asequibles
- Viviendas específicas para personas de las Primeras Naciones
- Más servicios de apoyo para los residentes
- Minimizar el impacto en la cobertura arbórea del predio
- Reflejar el carácter local de Redfern
- Acceso seguro durante la construcción
- Minimizar el impacto del tránsito y estacionamiento
- Minimizar la proyección de sombra y respetar la privacidad de los vecinos

APPENDIX D COMMUNITY INFORMATION DISPLAY BOARDS

D.11 DISPLAY BOARDS – ENGLISH

1

REDFERN PLACE

Acknowledgement of Country

Always was and always will be Aboriginal Land.

Bridge Housing understands the significance of **telling the First Story first**, from which all other stories of place are woven.

We acknowledge the **profound spiritual connection** between Aboriginal people, culture and country and the importance of celebrating the inspirational, proud, resilient richness of Aboriginal cultural identity.

Bridge Housing is deeply committed to reconciliation. We understand Aboriginal people as the traditional custodians of this land, the significance of **Redfern as traditional Gadigal Country** and we extend our respect to Elders past and present.

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.





Artwork by Jordan Ardler, commissioned by Bridge Housing

2

REDFERN PLACE

Who is Bridge Housing?

Bridge Housing has provided safe, secure and affordable homes to people on low to moderate incomes for over 35 years.

We manage 3,600 homes across metropolitan Sydney, with 500 homes located within the City of Sydney Local Government Area, including Redfern and Waterloo.

Redfern Place offers Bridge Housing a welcome return to Redfern, our former home for more than a decade. Relocating our head office to this iconic site places us at the centre of our neighbourhood so that we can work with and for the community.

Our mission

At Bridge Housing, our mission is to change people's lives through more homes and quality services for the community.

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.




Achieving our mission

To achieve our mission, Bridge Housing has developed four strategic objectives:

-  **Change lives:** Quality services that deliver impact and make a difference to the lives of our residents.
-  **Influence change in the system:** Leadership and advocacy that creates positive change in the housing system.
-  **Provide more homes:** More affordable homes through a growing property portfolio.
-  **Build a sustainable future:** A strong and inclusive organisation backed by engaged and skilled people.



REDFERN PLACE

The Redfern Place vision

Our vision for Redfern Place:



To provide more affordable, secure and modern housing that meets diverse community needs.



To transform an underutilised site into a safe and accessible precinct for the local community.



Foster community connection and wellbeing through a new community space with recreational and sporting facilities, meeting rooms, education spaces and support services.



Enable Bridge Housing to deliver more social and affordable homes for our community.

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



Why is this proposal needed?

Across Sydney, there is a major housing shortage, particularly in social and affordable homes.

In NSW, there are more than 55,000 households on a waitlist for social housing.¹ Almost 30,000 of these households are in Greater Sydney.²

There is increasing demand for social and affordable housing in Redfern and the inner city.

Through Redfern Place Bridge Housing will provide more social and affordable rental housing that are close to jobs, services and transport networks. The proposal will address the housing shortage now and provide safe and secure housing to set communities up for success into the future.

Bridge Housing is proud to be working in partnership with the NSW Government to deliver this much needed diverse range of housing and build onto the vision for the precinct developed earlier by the NSW Land and Housing Corporation and the City of Sydney.



2015 site aerial



2023 site aerial



Completed Redfern Place - Section 2 (Silvester Fuller - Artist Impression)

1. Department of Communities & Justice, Social housing applicant households on the NSW Housing Register, 30 June 2023.
2. Department of Communities & Justice, Social housing applicant households on the NSW Housing Register by Absorption Zone (as of 30 June 2023).

REDFERN PLACE

About Redfern Place

Bridge Housing, in partnership with NSW Land and Housing Corporation (LAHC), plans to deliver over 300 new homes and a vibrant community space at 600-660 Elizabeth Street, Redfern.

The proposal will transform this large and underutilised site to deliver **8 times more social and affordable housing** than was previously here.

Across four buildings within the precinct, the proposal includes:



109 social housing apartments, to stay in NSW Government ownership



39 affordable apartments, to be owned by Bridge Housing



80 apartments for key workers



10 specialist disability accommodation apartments



Around 100 apartments for sale to individual purchasers and investors



A new community facility, providing a hub for local services including the opportunity for the South Sydney PCYC to remain on-site



Bridge Housing's head office and community hub.

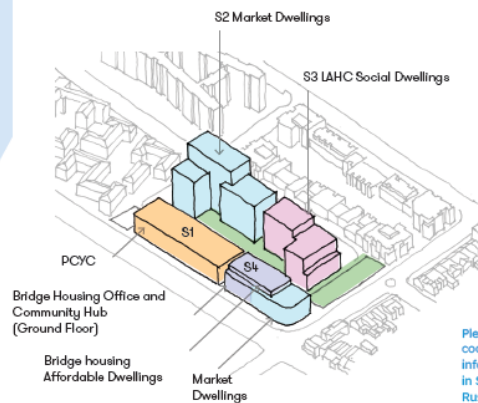


An innovative approach to delivering much needed social and affordable housing.

This is the first time a community housing provider has delivered a project of this scale. All profits of the development are reinvested back into the delivery of the social and affordable housing on the site.

Bridge Housing has a long-standing connection to Redfern and the Redfern Place project will continue to deliver positive social outcomes for this community.

That's why this proposal dedicates almost 70% of the housing supply to social, affordable, disability support and key worker housing with a small proportion of market homes that support the redevelopment.



Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



REDFERN PLACE A new and refreshed community facility

The proposal includes a community facility with recreation and community space to respond to the growing population and changing needs of the community.

Located on the corner of Elizabeth Street and Kettle Street, the facility will be almost three times larger than the current PCYC facility located on Phillip Street.

The community facility will provide a safe and accessible space to accommodate local support services and programs.

The publicly accessible space will be designed for the community and could include:

- Recreational and sporting facilities
- Meeting rooms and education spaces
- Spaces to host community events
- Working space for local community groups or service providers
- Spaces to meet the needs of the diverse community, including a youth hub.

Working with South Sydney PCYC

Bridge Housing and PCYC have been working together to determine how the new community facility can accommodate a new PCYC and support the important services they provide for the community.

Should the Redfern Place proposal be approved, PCYC will need to relocate during construction. Bridge will ensure PCYC can remain on site for as long as possible before construction starts.

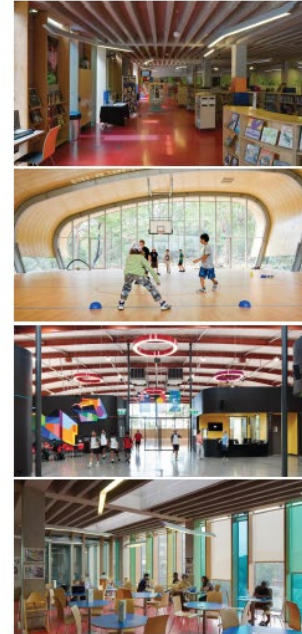
Bridge Housing will continue to work with PCYC throughout the planning process.

What would you like to see in your community facility?

We want to ensure the facility meets the needs of the local community.

Tell us what types of services and spaces would be most valuable to you and your community.

Share your feedback with the team or complete the survey using this QR code.



Precedent Images

REDFERN PLACE Design approach

Density done well

The site has been identified as highly suitable for increased housing density, but we are very conscious of our neighbours and surrounding parks. Our design will consider the following:

- Delivering suitable density for Redfern, with great transport links and connectivity
- Balancing impact - careful planning to retain solar access to the surrounding neighbours particularly on Walker Street, Phillip Street and Redfern Park
- Excellent amenity for future residents through careful apartment planning
- Tenure blind - every home will stand proud in the neighbourhood.

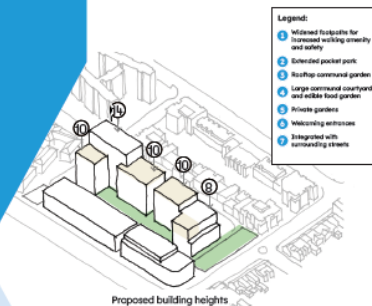
Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



Lush landscaping and an enhanced public domain

Redfern Place's landscaping will provide residents with a sense of retreat, and opportunities for gardening, recreation, social gathering and play through:

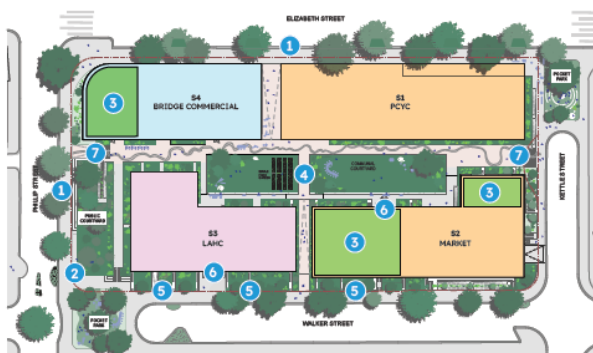
- Retaining and planting more street trees
- A large central planted communal courtyard
- Private gardens and balconies that provide privacy and connection with communal areas
- Communal rooftop gardens where residents can connect, relax and garden
- Extending the pocket park along Phillip Street for the local community to enjoy
- Widening the footpaths along Elizabeth and Phillip Streets, improving the walking environment and safety near the busy roads
- Providing 15% of the site for deep soil and tree canopy and retaining street trees.



Building a sustainable precinct

Sustainability initiatives at Redfern Place will enrich the quality of life of residents and visitors, enhance the wellbeing of the community and work to protect broader environmental and climate health. Specific initiatives include:

- Commitment to high sustainability performance benchmarking
- Deliver an exceptionally healthy building and long-term affordability
- Improved building and precinct resilience
- Targeting net zero carbon
- Reduced car reliance
- Connecting parkland through areas of carefully designed vegetation.



REDFERN PLACE

Connecting and designing with Country

The design of Redfern Place aims to acknowledge and celebrate the living Gadigal culture and importance of Redfern as a place of activism and home for many Indigenous Australians.

To support this, Bridge Housing is collaborating with Yerrabingin, an Aboriginal-owned consultancy to lead the Connecting with Country process.

Yerrabingin will work directly with local Aboriginal Elders and knowledge holders to ensure Redfern Place reflects and supports cultural heritage, stories and values.

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



Connecting with Country Principles:

Through shared experience:

- **Restoration:** Helping Country return to its pre-colonial state, and assisting it in continuing to thrive
- **Sustainability:** Designing with the health of Country in mind by maintaining natural resources and promoting the reuse of materials
- **Awareness:** Remaining in tune with Country and teaching others to improve their capacity to appreciate and learn from Country
- **Innovation:** Draw inspiration from Indigenous People's role as the first inventors
- **Nurture:** Caring for and protecting the land on which the site sits

For an inclusive community:

- **Kinship:** A sense of custodial responsibility to each other and to Country
- **Resilience:** Understanding through shared experience that we are connected
- **Respect:** A sense of custodial responsibility to each other and to Country
- **Reciprocity:** Everybody playing their part, exchanging goods and knowledges for the benefit of community and Country
- **Responsibility:** A sense of custodial obligation to each other and to Country
- **Legacy:** Reinvigorating and prolonging Indigenous knowledges and practices for future generations.



REDFERN PLACE

The planning process

Bridge Housing, in partnership with the NSW Land and Housing Corporation (LAHC), is seeking approval for Redfern Place from the NSW Department of Planning and Environment (DPE) through the State Significant Development Application (SSDA) process.

- February 2020 ○ LAHC lodged a planning proposal with the City of Sydney to amend the Sydney Local Environment Plan 2012 to facilitate the delivery of new social, affordable and private housing.
- May/July 2021 ○ The planning proposal was exhibited by the City of Sydney and the community was invited to provide feedback.
- November 2021 ○ Council approved the planning proposal.
- February 2022 ○ Land rezoned by DPE.
- November 2022 ○ LAHC lodged a request with DPE for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.
- December 2022 ○ LAHC received the SEARs from DPE.
- December 2022 ○ LAHC appointed Bridge Housing as the key project delivery partner for the site.
- October 2023 ○ After a design competition and expression of interest process, the design team includes:
 - Hayball to act as Executive Architect across the precinct, and design the social housing building, the affordable housing, disability support housing, Bridge Housing head office and community hub building; and design the precinct wide project elements
 - Aspect Studios to design the landscape and public domain
 - Silvester Fuller to design the market and key worker housing building
 - Architecture AND to design the new community facility.
- We are here** ○ Bridge Housing is engaging with the local community to seek input to the design. Feedback from the community will be collated in a Consultation Outcomes Report and included in the submission to DPE to inform future planning.
- Early 2024 ○ Bridge Housing is preparing an Environmental Impact Statement (EIS) which will assess any potential impacts from the construction and operation of Redfern Place and suggest mitigation measures.
- Mid 2024 ○ Bridge Housing aims to lodge the SSDA in mid-2024. Following the SSDA lodgement, DPE will publicly exhibit the proposal. At this point, the community can make formal submissions to DPE.



Managing potential impacts

With various specialist teams, Bridge Housing is undertaking assessments to identify potential impacts of construction and operation of Redfern Place and ways to manage these. These studies include (amongst others):

- Social Impact Assessment
- Design
- Arboricultural Impact Assessment
- Landscaping Plans
- Traffic and Accessibility Impact Assessment
- Ecologically Sustainable Development
- Noise and Vibration Impact Assessment
- Flood Risk Assessment
- Aboriginal Cultural Heritage
- Heritage Impact and Archaeological Assessment

Construction

Plans are at an early stage, and the construction program and timing will be finalised if the proposal is approved. The community will be notified well in advance of construction starting.

When construction proceeds, best practice measures will be taken to restrict and minimise impacts including careful scheduling of noisy work, dust control, and traffic management.

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



REDFERN PLACE

Share your thoughts

Bridge Housing is committed to genuine consultation with the local community – including potential future tenants – to ensure Redfern Place reflects the community's vision for the site and maximises benefits to the community.

Bridge Housing has commissioned Urbis to collect your feedback and provide further information about the Redfern Place project.



1800 244 863



engagement@urbis.com.au



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



Community survey



Bridge Housing's Facebook

Please scan the QR code to find this information translated in Simplified Chinese, Russian, and Spanish.



Translation and interpretation

All project information is available in the following languages:
Simplified Chinese, Russian, Spanish

To see this information in your language or to speak to an interpreter, please speak to the project team.

请与项目团队联系，获取使用你的语言编写的信息资料或口译服务。

Чтобы получить данную информацию на родном языке или воспользоваться услугами переводчика, пожалуйста, обратитесь к рабочей группе проекта.

Para ver esta información en español o hablar con un intérprete, comuníquese con el equipo del proyecto.

D.12 DISPLAY BOARDS – RUSSIAN

1

REDFERN PLACE

Признание права на территорию


Эта земля всегда принадлежала и всегда будет принадлежать коренному населению Австралии.

Bridge Housing понимает, как важно **начинать любой рассказ с Первой Истории**, из которой сотканы все прочие истории об этой земле.

Мы признаем **глубокую духовную связь** между коренным населением, культурой и землёй Австралии и то, как важно отдать должную дань уважения гордому и жизнестойкому богатству культурной самобытности коренного населения.

Bridge Housing глубоко привержен идее национального примирения. Мы осознаем, что коренное население Австралии является традиционными хранителями этой земли, равно как и важность того, что **Редферн – исконная Gadigal Country**, и выражаем своё почтение старейшинам прошлого и настоящего.

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



bridge housing



Художественное оформление Jordan Ardler, по заказу Bridge Housing

2

REDFERN PLACE

Что представляет собой Bridge Housing?

Bridge Housing более 35 лет предоставляет безопасное, надёжное и доступное жильё людям с низким и умеренным доходом.

Мы управляем 3600 домами по всей городской зоне Сиднея, причём 500 домов расположены в зоне подчинения собственно мэрии Сиднея, включая Редферн и Ватерлоо.

Redfern Place предлагает Bridge Housing долгожданное возвращение в Редферн, наш бывший дом на протяжении более десяти лет. Перенос центрального офиса в это легендарное место позволит нам оказаться в центре нашего района, чтобы трудиться вместе с местным сообществом и на его благо.

Наша задача

Миссия Bridge Housing — **менять жизнь людей, предоставляя населению растущий объём жилья и качественных услуг.**

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



bridge housing

Реализация нашей миссии

Для достижения наших задач Bridge Housing разработал четыре стратегические цели:

- Изменение качества жизни:** Высококачественные услуги, которые приносят пользу и изменяют жизнь наших жильцов к лучшему.
- Влияние на перемены в системе:** Уверенное руководство и деятельность по защите общественных интересов, обеспечивающие позитивные изменения в жилищной системе.
- Предоставление большего количества жилья:** Повышение доступности жилья за счёт роста портфеля недвижимости.
- Построение устойчивого будущего:** Сильная инклюзивная организация, опирающаяся на увлечённых компетентных сотрудников.



Концепция Redfern Place

Наша концепция Redfern Place:



Обеспечение более доступного, надёжного и современного жилья, отвечающего разнообразным потребностям нашего сообщества.



Преобразование неиспользованных площадок в доступную и безопасную территорию для местного населения.



Укрепление связей с общиной и повышение уровня благосостояния за счёт создания нового общественного пространства с рекреационными и спортивными сооружениями, конференц-залами, образовательными площадками и вспомогательными службами.



Предоставление Bridge Housing возможности дать нашему сообществу больший объём социального и доступного жилья.

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



Зачем нужен этот проект?

Во всем Сиднее ощущается острая нехватка жилья, особенно доступного и социального.

В штате Новый Южный Уэльс более 55 000 семей стоят в очереди на получение социального жилья.¹ Почти 30 000 таких домохозяйств находятся в пределах Большого Сиднея.²

В Редферне и внутренних районах города растёт спрос на доступное и социальное жильё.

При помощи Redfern Place, Bridge Housing обеспечит увеличение объёма социального и доступного жилья под сдачу, расположенного поблизости от рабочих мест, предприятий сферы услуг и транспортных сетей. Проект позволит решить текущую проблему нехватки жилья и создать надёжное и безопасное место для жизни, которое станет фундаментом для будущего процветания сообщества.

Bridge Housing гордится тем, что совместно с правительством штата НЮУ работает над созданием этого столь необходимого разнообразного жилья и развивает концепцию района, разработанную ранее компанией NSW Land and Housing Corporation и мэрией Сиднея.



Аэрофотосъёмка площадки в 2013 году



Аэрофотосъёмка площадки в 2023 году



Завершённый элемент 2 Redfern Place (Silvester Fuller — в представлении художника)

1. Department of Communities & Justice. Демонстрация, ориентированная на социальные нужды, включена в реестр НЮУ по состоянию на 30 июня 2023 г.
2. Department of Communities & Justice. Демонстрация, ориентированная на социальные нужды, включена в реестр НЮУ с рейтингом по жилью, распределённым по состоянию на 30 июня 2023 г.

О Redfern Place

Bridge Housing, совместно с NSW Land and Housing Corporation (LAHC), планирует построить более 300 новых домов и создать динамичное общественное пространство в районе 600–660 Elizabeth Street, Redfern.

Проект позволит преобразовать этот большой и неиспользуемый участок земли и построить на нем **в 8 раз больше социального и доступного жилья**, чем раньше.

В четырёх зданиях на территории площадки разместятся:



109 квартир социального жилья, которые останутся в собственности правительства штата Новый Южный Уэльс



39 доступных квартир станут собственностью Bridge Housing



80 квартир для ключевых сотрудников



10 специально оборудованных квартир для людей с ограниченными возможностями



Около 100 квартир для продажи индивидуальным покупателям и инвесторам



Новый коммунальный центр, в котором будут сосредоточены местные службы, включая возможность сохранения PCYC в Южном Сиднее



Центральный офис и общественный центр Bridge Housing.

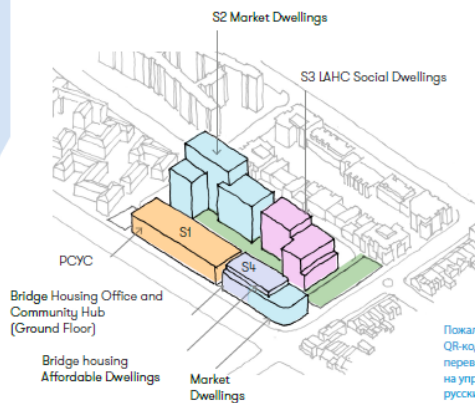


Инновационный подход к строительству столь необходимого социального и доступного жилья.

Впервые компания, предоставляющая муниципальное жильё, представляет проект такого масштаба. Вся прибыль от реализации проекта реинвестируется в строительство социального и доступного жилья на участке.

Bridge Housing имеет давние связи с Редферном, и проект Redfern Place и в дальнейшем будет обеспечивать позитивную социальную отдачу жителям района.

Именно поэтому в данном проекте почти 70% жилья отведено под социальное и доступное жильё, жильё для людей с ограниченными возможностями и жильё для ключевых сотрудников с небольшой долей коммерческого жилья, дающего финансовую поддержку проекту реконструкции.



Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



Новые и обновлённые объекты коммунального хозяйства

Проект включает строительство объекта социального назначения с помещениями для рекреационного и общественного пользования с целью удовлетворения потребностей растущего населения и меняющихся нужд района.

Сооружение на углу Elizabeth Street и Kettle Street, будет почти в три раза больше, чем текущее помещение PCYC, расположенное на Phillip Street.

Центр социального назначения обеспечит безопасное доступное пространство для местных служб и программ поддержки.

Доступное общественное пространство предназначено для местных жителей и там могут размещаться:

- Рекреационные и спортивные объекты
- Конференц-залы и образовательные площадки
- Места для проведения общественных мероприятий
- Рабочее пространство для местных общественных групп или поставщиков услуг
- Пространства, удовлетворяющие разнообразным запросам жителей, включая молодежный центр.

Сотрудничество с PCYC Южного Сиднея

Bridge Housing и PCYC провели совместную работу по определению вариантов размещения PCYC в новом общественном здании и поддержки тех важных услуг, которые они оказывают населению.

В случае одобрения проекта Redfern Place, PCYC придётся переехать на время строительства. Компания Bridge позаботится о том, чтобы PCYC получили возможность оставаться на участке как можно дольше до начала строительства.

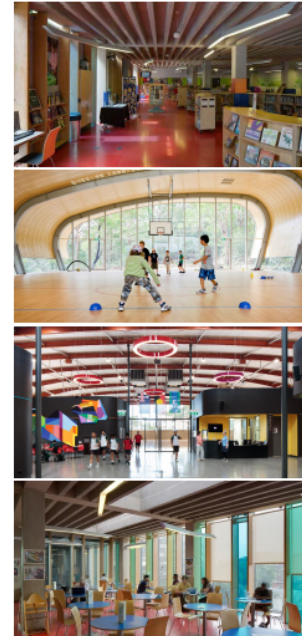
Bridge Housing будет сотрудничать с PCYC в течение всего процесса планирования.

Что бы вы хотели видеть в своём центре коммунального назначения?

Мы хотим, чтобы объект отвечал потребностям местного сообщества.

Расскажите нам, какие виды пространств и услуг наиболее важны для вас и вашего сообщества.

Поделитесь своим мнением с рабочей группой или заполните опросник, используя этот QR-код.



Изображений различных объектов

Подход к разработке проекта

Бережное отношение к повышению плотности

Площадка была определена как весьма подходящая для увеличения плотности застройки, но мы очень внимательно относимся к нашим соседям и окружающим паркам. В нашем проекте будет учтено следующее:

- Обеспечение приемлемой для Redfern плотности застройки, а также удобного транспортного сообщения.
- Сбалансированное воздействие — тщательное планирование с целью сохранения доступа к солнечному свету у соседей, особенно на Walker Street, Phillip Street и в Redfern Park
- Отличные условия для будущих обитателей за счёт тщательной планировки кварталов
- Визуальная однородность — каждый дом будет прекрасно вписываться в своё окружение.

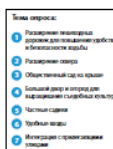
Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



Пышное озеленение и благоустройство общественной территории

В Redfern Place ландшафтный дизайн обеспечит жителям ощущение покоя, а также возможности для садоводства, отдыха, общения и игр при помощи:

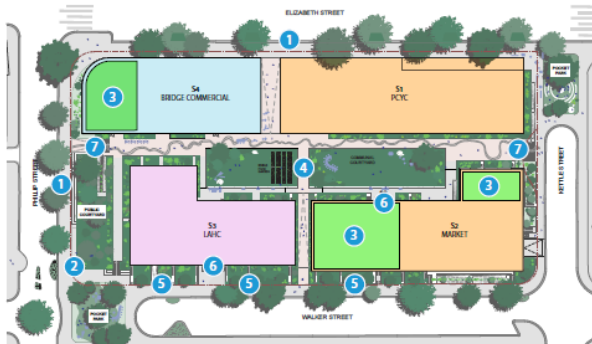
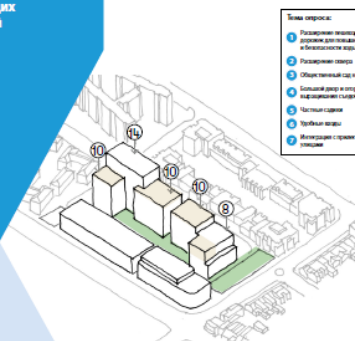
- сохранения и посадки **большого количества уличных деревьев**
- **большого центрального озелённого двора общего пользования**
- **частных садов и балконов**, обеспечивающих уединение и связь с общественными зонами
- **общественных садов на крышах**, где жители смогут общаться, отдыхать и заниматься садоводством
- **расширения сквера** вдоль Phillip Street в интересах местного населения
- **расширения пешеходных дорожек вдоль Elizabeth Street и Phillip Street**, что улучшит пешеходную среду и повысит безопасность вблизи оживлённых дорог
- **выделения 15% территории на участки с глубоким почвенным слоем и древесным пологом** и сохранения уличных деревьев.



Создание устойчивой территории

Инициативы в области устойчивого развития Redfern Place будут способствовать улучшению качества жизни местных жителей и гостей, повышению благосостояния общества и защите окружающей среды и климата в целом. Конкретные инициативы:

- Приверженность **высокому уровню показателей устойчивого развития**
- Строительство зданий, **отлично соответствующих гигиеническим нормам, с высоким долгосрочным соотношением цена/качество**
- **Повышение жизнестойкости зданий и площадок**
- **Стремление к нулевому углеродному следу**
- **Снижение зависимости от автомобилей**
- **Соединение парковых территорий** посредством создания участков с тщательно продуманными зелёными насаждениями.



REDFERN PLACE

Дизайн с опорой на связь с историческим наследием

Дизайн Redfern Place призван признать и почтить живую культуру народа Gadigal и значение Редферна как узла политической активности и дома для многих коренных жителей Австралии.

Чтобы реализовать этот замысел, Bridge Housing сотрудничает с Yergabingin, консалтинговой компанией, принадлежащей представителям коренного населения, таким образом внося свою лепту в процесс восстановления связи с историческим наследием территории (Connecting with Country).

Yergabingin будет работать непосредственно со старейшинами и носителями знаний из числа местных представителей коренного населения, чтобы Redfern Place отражал и поддерживал это культурное наследие, истории и ценности.

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощенный китайский, русский и испанский языки.



Связь с историческим наследием. Принципы:

Совместным опытом:

- **Восстановление:** Помогаем земле вернуться к доколониальному состоянию и содействуем её дальнейшему процветанию
- **Устойчивое развитие:** Проектируем с учётом потребностей этой земли за счёт сохранения природных ресурсов и поощрения повторного использования материалов
- **Осознанность:** Остаемся в гармонии с природой и наследием земли и обучаем других, чтобы им легче было по достоинству ценить землю предков и учиться у неё
- **Иновации:** Черпаем вдохновение у коренного населения страны как у первых изобретателей
- **Забота:** Бережно относимся к земле, на которой расположен объект, и принимаем меры по её защите

За инклюзивное сообщество:

- **Родство:** Чувство личной ответственности друг перед другом и перед природой и наследием земли
- **Жизнестойкость:** Осознание общей связи через общий опыт
- **Уважение:** Чувство личной ответственности друг перед другом и перед природой и наследием земли
- **Взаимность:** Каждый вносит свой вклад, обмениваясь товарами и знаниями на благо общества и земли
- **Ответственность:** Взаимные обязательства друг перед другом и перед природой и наследием земли
- **Наследие:** Возрождение и сохранение знаний и опыта коренных жителей Австралии для будущих поколений.



REDFERN PLACE

Процесс планирования

Bridge Housing, совместно с NSW Land and Housing Corporation (LAHC), стремится получить разрешение на проект Redfern Place от NSW Department of Planning and Environment (DPE) посредством процесса State Significant Development Application (SSDA).

- Февраль 2020 года** - LAHC направил мэрии города Сидней предложение о внесении изменений в «Местный план охраны окружающей среды Сидней» от 2012 года для оказания содействия в строительстве нового социального, доступного и частного жилья.
- Май/июль 2021 года** - Мария Сидней обнародовала проект реконструкции и обществу получила возможность высказать свои замечания.
- Ноябрь 2021 года** - Городской совет одобряет проект реконструкции.
- Февраль 2022 года** - DPE изменяет целевое назначение земельного участка.
- Ноябрь 2022 года** - LAHC подает запрос в DPE на получение Secretary's Environmental Assessment Requirements (SEARs). SEARs обеспечивают информирование государственных органов и соответствующих поставщиков услуг и предоставляют им возможность запрашивать конкретные данные для рассмотрения в рамках SSDA.
- Декабрь 2022 года** - LAHC получил SEARs на DPE.
- Декабрь 2022 года** - LAHC назначил Bridge Housing ключевым партнером по реализации проекта на объекте.
- Октябрь 2023 года** - После проведения конкурса на лучший проект и выражения заинтересованности в нем в составе проектной группы вошли:
 - Nottbay, в качестве исполнительного архитектора участка и проектировщика здания, оптимизирующего социальное жилье, доступное жилье, жилье для лиц с ограниченными возможностями, пансионата офиса Bridge Housing и здания общественного центра, а также разработчика элементов проекта для всего участка.
 - Aspect Studios – проектирование ландшафта и общественных территорий
 - Shirebird Fuller – проектирование коммерческого жилья и жилья для ключевых сотрудников
 - ArchiMachina AMD – проектирование нового центра социального/коммунального назначения.
- Мы возводимся здесь** - Bridge Housing взаимодействует с местным сообществом, чтобы оно могло внести свой вклад в разработку проекта. Полученные от населения отзывы, полученные в отчете о результатах консультаций и включены в материалы, представленные в DPE – в на основании которых будет вестись дальнейшее планирование.
- Начало 2024 года** - Bridge Housing готовит «Заключение о воздействии на окружающую среду» (EIS) в котором будет проведена оценка возможных последствий строительства и эксплуатации Redfern Place и предложены меры по снижению этого воздействия.
- Середина 2024 года** - Bridge Housing ставит своей целью подать SSDA в середине 2024 года. После подачи SSDA, DPE обнародует проект. На этом этапе сообщество может направить официальные представления в DPE.



Управление потенциальным воздействием

При помощи нескольких команд профессионалов Bridge Housing проводит оценки для определения потенциального воздействия строительства и эксплуатации Redfern Place и способов управления им. К таким исследованиям относятся (в частности):

- Оценка влияния на социальную среду
- Проектирование
- Оценка воздействия на зелёные насаждения
- Планы ландшафтного дизайна
- Оценка воздействия на дорожное движение и доступность
- Экологически устойчивое развитие
- Оценка воздействия шума и вибрации
- Оценка риска затопления
- Культурное наследие коренного населения Австралии
- Оценка воздействия на наследие и археологическая оценка

Строительство

Планы находятся на ранней стадии. Программа и сроки строительства будут окончательно утверждены после одобрения проекта. Жители района будут заблаговременно оповещены о начале строительства. При проведении строительных работ будут приняты оптимальные меры по ограничению и минимизации воздействия, включая тщательное планирование шумных работ, борьбу с пылью и организацию дорожного движения.

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощенный китайский, русский и испанский языки.



REDFERN PLACE

Поделитесь своим мнением

Bridge Housing обязуется проводить полноценные консультации с местным населением, включая потенциальных будущих жильцов, чтобы проект Redfern Place отражал видение сообщества в отношении данной площадки и принёс максимальную пользу жителям района.

Bridge Housing поручил компании Urbis сбор отзывов и предоставление вам дополнительной информации о проекте Redfern Place.



1800 244 863



engagement@urbis.com.au


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


Опрос общественного мнения



Bridge Housing в Facebook

Пожалуйста, отсканируйте QR-код, чтобы получить перевод этой информации на упрощённый китайский, русский и испанский языки.



Письменный и устный перевод

Вся информация о проекте доступна на следующих языках: **упрощённый китайский, русский, испанский.**

Чтобы получить данную информацию на родном языке или воспользоваться услугами переводчика, пожалуйста, обратитесь к рабочей группе проекта.

所有项目信息都已翻译为下列语言: 简体中文、俄文、西班牙语。

请与项目团队联系, 获取使用你的语言编写的信息资料或口译服务。

Toda la información sobre el proyecto está disponible en los idiomas siguientes: **chino simplificado, español y ruso.**

Para ver esta información en español o hablar con un intérprete, comuníquese con el equipo del proyecto.

All project information is available in the following languages: **Simplified Chinese, Russian, Spanish.**

To see this information in your language or to speak to an interpreter, please speak to the project team.

D.13 DISPLAY BOARDS – SIMPLIFIED CHINESE

1

REDFERN PLACE开发工程 向原住民致敬

过去、现在、将来, 这里永远是原住民的土地。

Bridge Housing深知讲述原住民经历的重要意义, 因为他们的历史贯穿融入了每一个地方发展至今的历程。

我们承认, 原住民、文化和土地三者之间存在着**永恒和深层的精神联系**, 弘扬原住民身份所代表的丰富多彩、令人鼓舞、引人骄傲和坚忍不拔的精神具有重要意义。

Bridge Housing坚定不移地致力于和解。我们承认, 原住民是这片土地的传统监护人; 我们承认, **Redfern作为传统的Gadigal部族土地的重要意义**。我们谨向过去和现在的长者们致以崇高敬意。

本介绍资料有简体中文、俄文和西班牙语翻译版本, 请扫描二维码获取。






艺术家: Jordan Ardler (Bridge Housing委托创作)

2

REDFERN PLACE开发工程 Bridge Housing 是一个什么机构?

Bridge Housing为中低收入社会群体提供安全、可靠并且可以负担的住房, 创立至今已有超过35年的历史。

我们在悉尼大都会地区管理3600套住房, 其中有500套位于Redfern和Waterloo等悉尼市政府管辖区域内。

Redfern Place开发工程使Bridge Housing有机会重新返回我们曾经驻扎了十多年的Redfern社区, 更加靠近我们致力服务的人群。将本机构总部迁返这片具有重要历史意义的地区, 意味着我们能够全力以赴地与社区各界携手合作, 为本地居民创造最佳利益。

我们的使命

Bridge Housing的使命是通过为社区提供更多的房屋和优质服务, 致力于改变人们的生活。

本介绍资料有简体中文、俄文和西班牙语翻译版本, 请扫描二维码获取。





实现我们的使命

为了实现我们的使命, Bridge Housing制定了四个战略目标:



改变生活: 提供优质服务, 为居民的生活带来具有影响力的改变。



促进系统层面改革: 通过引领和倡导, 为整体住房系统创造积极改变。



交付更多住房: 不断扩大房源组合, 提供更多可负担的住房设施。





建设可持续发展的未来: 依托富有敬业精神和卓越技能的团队支持, 将我们发展成为一个强大共融的机构。



REDFERN PLACE开发工程 REDFERN PLACE 愿景

我们对Redfern Place的愿景：

-  提供更多可以负担、更加安全以及更为现代化的住房设施，以满足多样化的社区需求。
-  将这一片尚未得到充分利用的土地改头换面，为本地居民创建安全并且生活便利的社区。
-  创建拥有康乐、体育、会议和教育设施，以及配套支持服务的全新社区空间，扶植社区关系，提升整体福祉。
-  使Bridge Housing有能力为我们的社区交付更多社会住房和经济适用房。

本介绍资料有简体中文、俄文和西班牙语翻译版本，请扫描二维码获取。



为何需要发展这片土地？

悉尼地区目前住房严重紧缺，而在社会住房和经济适用房领域更是问题突出。

新南威尔士州有超过5.5万户家庭正在等候配给社会住房，¹其中有近3万户家庭生活在大悉尼地区。²

在Redfern和悉尼内城区，对社会住房和经济适用房的需求正在日益增加。

Bridge Housing的目标是在Redfern Place竣工后，能够为本地居民提供更多靠近就业机会、服务设施和交通网络的社会住房以及经济适用房。提议的开发工程将有助缓解当前住房短缺问题，为居民提供安全和稳定的住房环境，进而为社区未来的成功奠定基础。

Bridge Housing非常荣幸能够与新州政府结为合作伙伴，共同交付本地区急需的多元化住房设施，并推进和实现新州土地和房屋管理署 (NSW Land and Housing Corporation - LAHC) 和悉尼市议会政府早先为这片土地注入新生命而树立的愿景。

¹ Department of Communities & Justice, 新州住房登记处社会住房申请人登记清单, 截至2022年6月30日。
² Department of Communities & Justice, 新州住房登记处社会住房申请人登记清单详情 (截至2022年6月30日)。










Redfern Place第2期竣工艺术效果图 (Silvester Fuller建筑事务所提供)

REDFERN PLACE开发工程 REDFERN PLACE 开发工程介绍

Bridge Housing已经与新州土地和房屋管理署 (LAHC) 达成合作伙伴关系，计划在600-660 Elizabeth Street, Redfern土地开发工程竣工后，为本地社区提供300多套全新住房，同时创建一个充满活力的社区空间。

这项发展提案将在这一片规模巨大但是长期以来始终未能充分利用的土地上建造全新的**社会住房以及经济适用房**，数量将比**以前多八倍**。

土地发展提案计划建造四幢公寓大厦，竣工后将交付：

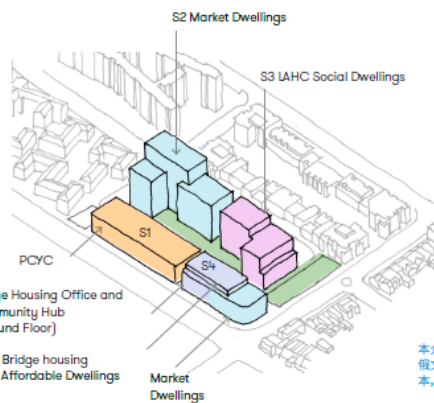
-  109套社会住房，由新州政府拥有。
-  39套经济适用房，由Bridge Housing拥有。
-  80套公寓，专供关键领域工作人员。
-  10套残障人士专用公寓。
-  大约100套公寓供私人购买和投资；
-  一座全新社区设施，汇集各类本地服务。南悉尼PCYC俱乐部可继续留在园区内。
-  Bridge Housing总部和综合社区中心。

致力创新，缓解社会住房和经济适用房急需。

这是社区住房服务机构首次参与交付规模如此宏大的住房项目。土地发展带来的所有利润都将获得重新投资，用于为园区交付社会住房以及经济适用房。

Bridge Housing与Redfern地区有着悠久的历史关系，Redfern Place开发工程将继续为本地社区带来积极的社会效益。

正是出于这个原因，这项土地发展提案将近70%的住房规定为社会住房、经济适用房、残障人士专用住房设施、以及关键领域工作人员住房，仅有一小部分将为商品房，以支持开发工程。



本介绍资料有简体中文、俄文和西班牙语翻译版本，请扫描二维码获取。



REDFERN PLACE开发工程 新建和升级换代的 社区设施



土地发展提案包括一个集康乐和公共活动空间为一体的社区设施，以响应本地人口日益增长带来的社会需求变化。

这一设施将建于Elizabeth Street和Kettle Street转角位置，规模几乎比目前座落于Phillip Street的PCYC俱乐部大三倍。

这里将为各个服务部门、机构和组织交付社区支持计划创造一个安全、便利和无障碍的空间。

这一便利和无障碍的公共空间将根据社区需求专门设计，可能包括：

- 康乐和体育活动设施。
- 会议大厅和教育空间。
- 适合举办各类规模的社区活动空间。
- 本地社区团体或服务机构办公空间。
- 青少年中心等满足多元化社区需求的活动空间。

与南悉尼PCYC俱乐部携手合作

Bridge Housing从很早开始便与PCYC俱乐部紧密合作，共同决定如何在未来的社区设施中包括一个全新的PCYC俱乐部，并支持他们为本地居民提供至关重要的服务。

Redfern Place土地发展提案获得批准后，目前的PCYC俱乐部将需要在施工期间暂时迁往别处。Bridge Housing将会确保PCYC俱乐部在工程开始之前尽可能保留在原地不动。

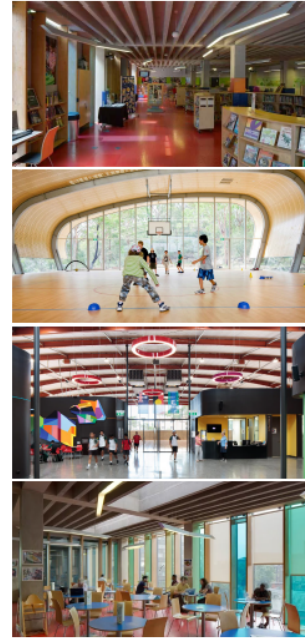
在整个规划过程中，Bridge Housing将继续与PCYC俱乐部保持密切合作。

你希望看到有怎样的社区设施？

我们希望确保未来社区设施满足本地居民的多元化需求。

你认为哪类服务和空间将对你和整个社区最有价值？我们希望听到你的建议。

请扫描二维码参与问卷调查，
与我们的项目团队分享你的
想法和愿望。



参考图像

REDFERN PLACE开发工程 设计理念



恰当把握人口密度

开发工程所在土地已获确认非常适合建造密度较高的住房。但是，我们深知邻里社区和周边公园对本地的的重要性。我们的设计将考虑以下几个方面：

- 为Redfern交付具备恰当密度的住房，并提供良好的交通衔接和连通性。
- 平衡影响 — 通过周密规划，确保每家每户能获得阳光日照，尤其是Walker Street、Phillip Street和Redfern Park沿线建筑。
- 周密规划公寓大厦，确保未来居民能够得益于出色的便利设施。
- 外观无差别 — 所有住房，无论产权性质，都能令人新傲地站立于社区中。

本介绍资料有简体中文、
俄文和西班牙文翻译版本，
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葱郁的绿化景观和 更为完善的公共空间

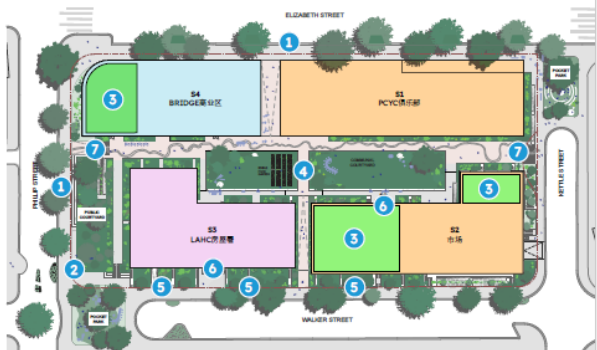
Redfern Place的绿化景观将为居民创造安逸宁静的生活环境，让人们有机会从事园艺、休闲、康乐和社交活动。这一目标将通过以下数个方面付诸现实：

- 保留和种植更多街道树木。
- 创建一个绿树成荫的大型社区公用庭院。
- 私人花园和阳台既能保护个人隐私，又能与公用空间保持联系。
- 楼顶公用花园将为居民带来联系互动、休闲放松和从事园艺的机会。
- 沿Phillip Street开辟更多小型公园，为本地社区创造充裕的休闲空间。
- 拓宽Elizabeth和Phillip两街的人行道，改善交通繁忙道路附近的步行环境和安全程度。
- 留出15%的土地面积用于种植深土树木，并且保留现有的街道树木。

创建一个可以持续发展的住宅区

Redfern Place开发工程所采纳的可持续发展举措将进一步提高居民和到访者的生活质量，改善社区整体福祉，并有助保护具有更为广泛意义的环境和气候健康。具体举措包括：

- 致力推动可持续发展绩效基准达到最高水平。
- 交付具备超高健康指数的建筑，并确保长期可以负担。
- 改善建筑和住宅区的社会韧性。
- 致力实现净零碳排放目标。
- 减少对机动车的依赖程度。
- 以精心设计的绿植区域与周边公园连为一体。



REDFERN PLACE开发工程 通过设计与原住民 土地家园保持联系



Redfern Place设计的要旨之一是承认和弘扬Gadigal原住民活体文化,以及Redfern作为无数澳大利亚原住民的世代家园和原住民权益活动发源地所代表的重大意义。

为了能够达到这一目标,Bridge Housing已经与原住民顾问机构Yerrabingin达成合作协议,由该机构引领实施一项名为“连接土地家园”(Connecting with Country)的咨询工作。

Yerrabingin机构将与本地原住民长老和原住民知识持有者展开直接合作,确保Redfern Place的未来反映这一地区的文化遗产、漫长历史和宝贵价值,并支持它们得到保留和传承。

连接土地家园咨询工作的原则:

通过分享经历:

- **恢复:**帮助本地区恢复至殖民前的原住民土地家园状态,并协助其继续繁荣发展。
- **可持续发展:**维护自然资源,推崇材料再利用,将原住民土地家园的健康要素融入设计理念。
- **提升意识:**与原住民土地家园保持和谐,培养和提升所有人理解并汲取原住民土地家园文化的能力。
- **创新:**承认原住民是原创发明者,并从中汲取灵感。
- **培育:**爱护和保护未来住房园区所在的土地。

建设共融社区:

- **血缘关系:**对彼此和土地家园的监护责任感。
- **社会韧性:**通过分享经历,理解我们相互依存的关系。
- **尊重:**对彼此和土地家园的监护责任感。
- **互助互利:**每个人都能发挥各自的作用,分享物质和知识,从而造福社区、土地和家园。
- **责任:**对彼此和土地家园的监护责任感。
- **传承:**为子孙后代重振和延续原住民知识和实践。

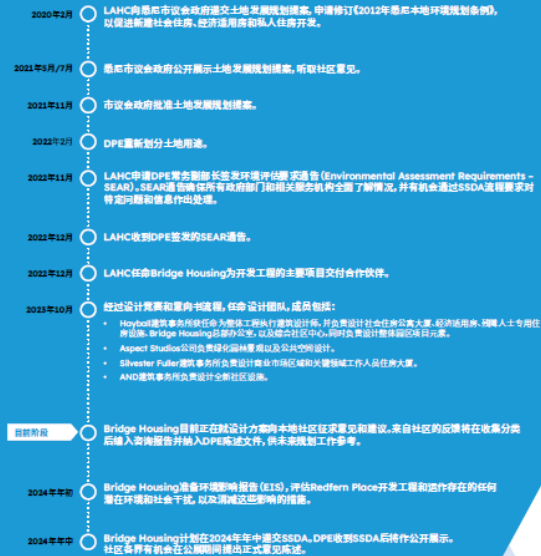
本介绍资料有简体中文、俄文和西班牙语翻译版本,请扫描二维码获取。



REDFERN PLACE开发工程 规划流程



Bridge Housing已经与新州土地和房屋管理署(LAHC)达成合作伙伴关系,通过新州重大项目发展申请程序(State Significant Development Application - SSDA),共同向新州规划和环境事务部(NSW Department of Planning and Environment - DPE)提出Redfern Place开发工程申请。



管理潜在的干扰和影响

Bridge Housing目前正在与各个领域的专家团队合作,实施评估工作,致力甄别Redfern Place开发工程建筑和运作期间存在的潜在干扰和影响,并制定相应消减措施。部分评估项目包括:

- 社会影响评估
- 生态可持续发展
- 设计评估
- 噪音和震动影响评估
- 树木影响评估
- 洪水风险评估
- 园林绿化规划
- 原住民文化遗产
- 交通和无障碍影响评估
- 历史古迹和文物考古影响评估

建筑施工

这一方面的规划目前尚处于酝酿阶段。建筑施工计划和时间表将在开发工程方案获批准后得到最终确定。社区各界将有充分时间,提前收到动工通知。建筑施工开始后,我们将运用最佳实践,尽量限制和减少对居民生活的干扰和影响,包括在特定时段安排高噪音工作、粉尘控制,以及交通管理。

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REDFERN PLACE开发工程 分享你的想法

Bridge Housing致力与本地社区各界, 包括未来租户, 展开富有意义的协商, 以确保Redfern Place正确反映社区的愿景, 并为居民创造最佳利益。

Bridge Housing已经委托Urbis民意调查机构就Redfern Place开发工程广泛收集社区反馈。



1800 244 863



engagement@urbis.com.au



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

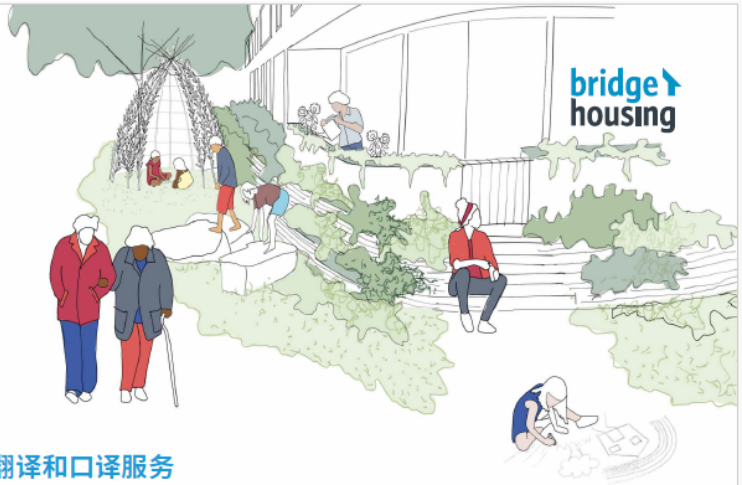


社区问卷调查



Bridge Housing 脸书主页

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翻译和口译服务

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D.14 DISPLAY BOARDS – SPANISH

1

REDFERN PLACE

Reconocimiento de la Tierra

bridge housing

Siempre fue y siempre será tierra aborígen.

Bridge Housing comprende la importancia de **relatar en primer lugar la Primera Historia**, de la cual se han tejido todas las otras historias del lugar.

Aceptamos la **profunda conexión espiritual** entre los pueblos aborígenes, la cultura y la tierra, y la importancia de honrar la riqueza inspiradora, orgullosa y resiliente de la identidad cultural aborígen.

Bridge Housing tiene un profundo compromiso con la reconciliación. Comprendemos que los pueblos aborígenes son los custodios tradicionales de estas tierras, la importancia de **Redfern como tradicional Tierra Gadigal** y hacemos llegar nuestro respeto a los ancianos pasados y presentes.

Escanee el código QR para obtener esta información traducida al chino simplificado, español y ruso.




Obra de Jordan Ardler, encargada por Bridge Housing

2

REDFERN PLACE

¿Qué es Bridge Housing?

bridge housing

Bridge Housing ha brindado viviendas seguras y asequibles a las personas de ingresos bajos y medios por más de 35 años.

Administramos 3600 viviendas en toda la zona metropolitana de Sidney; de estas 500 se encuentran en la municipalidad de la Ciudad de Sidney que incluye Redfern y Waterloo.

Redfern Place le ofrece a Bridge Housing la oportunidad de regresar a Redfern, que fue nuestro hogar por más de diez años. Trasladar nuestra casa matriz a este sitio emblemático nos ubica en el centro de nuestro vecindario, de modo que podamos trabajar con la comunidad y para ella.

Nuestra misión

La misión de Bridge Housing es **cambiar la vida de las personas por medio de más viviendas y servicios de buena calidad para la comunidad.**

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Lograr nuestra misión

Para lograr esta misión, Bridge Housing ha formulado cuatro objetivos estratégicos:

- Cambiar vidas:** Servicios de buena calidad que producen impacto y marcan la diferencia en la vida de nuestros residentes.
- Influenciar el cambio del sistema:** Liderazgo y representación que crean cambios positivos en el sistema de vivienda.
- Proporcionar más viviendas:** Más viviendas asequibles mediante una creciente cartera de propiedades.
- Construir un futuro sostenible:** Una organización fuerte e inclusiva respaldada por personas comprometidas y capacitadas.



REDFERN PLACE

La visión para Redfern Place

Nuestra visión para Redfern Place:

-  Proporcionar más viviendas asequibles, seguras y modernas que satisfagan las diversas necesidades de la comunidad.
-  Transformar un sitio infrutilizado en un recinto seguro y accesible para toda la comunidad local.
-  Fomentar la conexión y el bienestar comunitarios mediante un nuevo espacio comunal con instalaciones recreativas y deportivas, salas de reunión, espacios educativos y servicios de apoyo.
-  Permitirle a Bridge Housing entregar a nuestra comunidad más viviendas sociales y asequibles.

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¿Por qué se necesita esta propuesta?

En toda Sídney hay una enorme escasez de viviendas, especialmente viviendas sociales y asequibles.

En NSW hay más de 55 000 hogares en la lista de espera de viviendas sociales.¹ Casi 30 000 de estos hogares están en la zona del Gran Sídney.²

En Redfern y el centro de la ciudad hay una demanda creciente de viviendas sociales y asequibles.

Redfern Place le permitirá a Bridge Housing proporcionar más viviendas sociales y asequibles para alquilar, cerca de los empleos, servicios y redes de transporte. La propuesta responderá ahora a la escasez de viviendas, y proporcionará viviendas seguras que posibiliten el éxito de la comunidad en el futuro.

Bridge Housing se enorgullece de colaborar con el Gobierno de NSW en la entrega de esta gama de viviendas diversas tan necesarias, y de aprovechar la visión para el recinto formulada previamente por la NSW Land and Housing Corporation y la Ciudad de Sídney.



Vista aérea 2013



Vista aérea 2023



Obra de Redfern Place finalizada - Sección 2 (Silvester Fuller - Visión del artista)

1. Department of Communities & Justice, Hogares que solicitan una vivienda social inscritos en el Registro de Viviendas de NSW, 30 de junio de 2023.
2. Department of Communities & Justice, Hogares que solicitan una vivienda social inscritos en el Registro de Viviendas de NSW, por Zona de adjudicación (el 30 de junio de 2023).








REDFERN PLACE

Descripción de REDFERN PLACE

Bridge Housing, en asociación con NSW Land and Housing Corporation (LAHC), planea entregar más de 300 hogares nuevos y un espacio comunal vibrante en 600-660 Elizabeth Street, Redfern.

La propuesta transformará este amplio lote infrutilizado y producirá **8 veces más viviendas sociales y asequibles** de lo que contenía antes.

La propuesta incluye cuatro edificios en el recinto, que ofrecen:

-  109 apartamentos de vivienda social, que serán propiedad del Gobierno de NSW
-  39 apartamentos asequibles, que serán propiedad de Bridge Housing
-  80 apartamentos para trabajadores esenciales
-  10 apartamentos de alojamiento especializado para personas con discapacidad
-  Alrededor de 100 apartamentos para la venta a compradores e inversionistas individuales
-  Nuevas instalaciones comunales que ofrecerán un centro para servicios locales; esto permitirá al PCYC de South Sydney permanecer en el sitio
-  La sede y el centro comunitario de Bridge Housing.

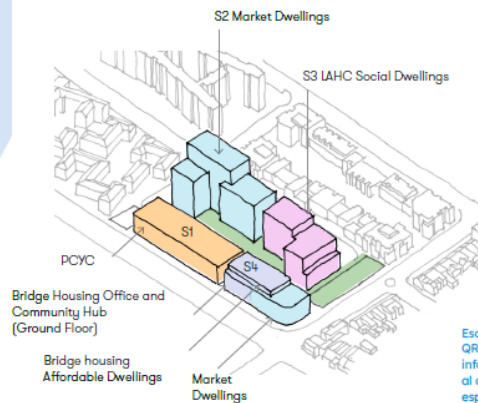


Un enfoque innovador para producir viviendas sociales y asequibles muy necesarias.

Esta es la primera vez que un proveedor de viviendas comunitarias entrega un proyecto de esta envergadura. Todos los beneficios de la urbanización se reinvierten en la entrega de viviendas sociales y asequibles en el sitio de la obra.

Bridge Housing tiene una conexión de larga data con Redfern, y el proyecto de Redfern Place continúa con la entrega de resultados sociales positivos para esta comunidad.

Es por este motivo que la propuesta dedica casi el 70% de la oferta a viviendas sociales y asequibles destinadas a personas con discapacidad y trabajadores esenciales, y una pequeña proporción a viviendas comerciales que apoyan la nueva obra.



Escanee el código QR para obtener esta información traducida al chino simplificado, español y ruso.



REDFERN PLACE

Instalaciones comunales nuevas y modernizadas

La propuesta incluye instalaciones comunales con espacio recreativo y comunitario, para responder al crecimiento demográfico y a los cambios de las necesidades de la comunidad.

Las instalaciones están ubicadas en la esquina de Elizabeth Street y Kettle Street, y tendrán casi tres veces el tamaño del local actual del PCYC de Phillip Street.

Las instalaciones comunitarias ofrecerán un espacio seguro y accesible destinado a servicios y programas de apoyo local.

Este espacio, de acceso público, será diseñado para la comunidad y podría incluir:

- Instalaciones recreativas y deportivas
- Salas de reunión y espacios de educación
- Espacios para celebrar eventos comunitarios
- Espacio de trabajo para grupos de la comunidad local o proveedores de servicios
- Espacios para satisfacer las necesidades de la comunidad diversa, incluido un centro juvenil.

Colaborando con el PCYC de South Sydney

Bridge Housing y el PCYC han estado colaborando para determinar cómo albergarán las nuevas instalaciones comunales al nuevo PCYC y cómo apoyarán los importantes servicios que brinda a la comunidad.

Si se aprueba la propuesta de Redfern Place, el PCYC tendrá que encontrar otro local durante la construcción. Bridge velará por que el PCYC pueda permanecer en el sitio el mayor tiempo posible antes de comenzar las obras.

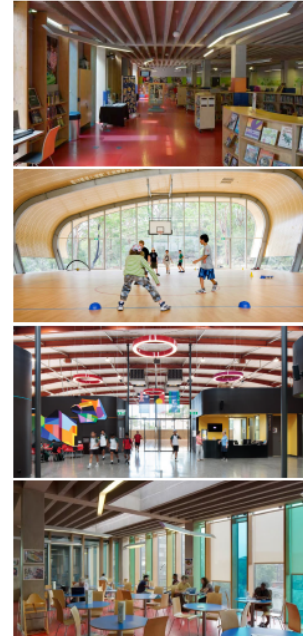
Bridge Housing continuará colaborando con el PCYC durante el proceso de planeamiento.

¿Qué le gustaría a usted encontrar en las instalaciones de su comunidad?

Deseamos asegurarnos de que las instalaciones satisfagan las necesidades de la comunidad local.

Díganos qué tipos de servicios y espacios les ofrecerían más valor a usted y a su comunidad.

Comparta sus comentarios con el equipo, o responda a la encuesta por medio de este código QR.



Imágenes de precedentes

REDFERN PLACE

Enfoque del diseño

La densidad bien realizada

Si bien se determinó que el lugar es muy apto para mayor densidad de viviendas, somos conscientes de nuestros vecinos y de los parques circundantes. Nuestro diseño tomará en consideración los siguientes:

- Entrega de **densidad adecuada** para Redfern, con buenas redes de transporte y conectividad
- **Equilibrio del impacto:** planeamiento detallado para mantener el acceso de los vecinos a la luz del sol, especialmente en Walker Street, Phillip Street y Redfern Park
- **Excelente valor recreativo** para los futuros residentes gracias al detallado planeamiento de los apartamentos
- **Sin evidencia del tipo de tenencia:** todos los hogares tendrán un lugar especial en el vecindario.

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Paisajismo exuberante y zona pública optimizada

El paisajismo de Redfern Place ofrecerá a los residentes una sensación de retiro y oportunidades de jardinería, recreación, reuniones sociales y juegos gracias a los siguientes:

- **Retención y plantación de más árboles en las calles**
- **Un amplio patio comunal central con plantas**
- **Jardines y balcones privados** que ofrecen intimidad y conexión con las áreas comunales
- **Jardines comunales en los techos** donde los residentes pueden disfrutar de encuentros, relajación y jardinería
- **Ampliación del pequeño parque** a lo largo de Phillip Street para beneficio de la comunidad local
- **Ensanchamiento de las aceras a lo largo de Elizabeth Street y Phillip Street**, lo que mejora el ambiente para las caminatas y la seguridad cerca de las calles muy transitadas
- **Dedicación del 15% del lote a suelos profundos y cobertura arbórea** y retención de los árboles de la calle.

- Leyenda:
- 1 Densidad mejorada para aumentar el valor percibido y la seguridad de los residentes
 - 2 Parque público ampliado
 - 3 Jardín comunal en el techo
 - 4 Patio comunal grande y jardín de plantas comunales
 - 5 Jardines privados
 - 6 Entradas con vegetación
 - 7 Incorporación en las calles circundantes



Construcción de un recinto sostenible

Las iniciativas de sostenibilidad de Redfern Place enriquecerán la calidad de vida de los residentes y visitantes, incrementarán el bienestar de la comunidad y servirán para proteger la salud general del medio ambiente y del clima. Las iniciativas específicas son las siguientes:

- Compromiso con **normas elevadas de rendimiento en materia de sostenibilidad**
- Entrega de **construcción excepcionalmente sana y asequible a largo plazo**
- **Mayor resiliencia del edificio y del recinto**
- **Objetivo: cero emisiones netas de carbono**
- **Reducción de la dependencia del automóvil**
- **Conexión de parques** a través de áreas de vegetación de diseño detallado.



REDFERN PLACE Conexión y diseño con la Tierra

El diseño de Redfern Place es un reconocimiento y celebración de la cultura viviente Gadigal y de la importancia de Redfern como lugar de activismo y hogar de muchos australianos aborígenes.

Para apoyar esta idea, Bridge Housing colabora con una consultoría aborigen, Yerrabingin, que dirigirá el proceso de Conexión con la Tierra (Connecting with Country).

Yerrabingin colaborará directamente con los ancianos aborígenes y poseedores de los conocimientos del lugar para velar por que Redfern Place sea un reflejo y apoyo del patrimonio cultural, de los relatos y valores.

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Principios de Conexión con la Tierra:

Por medio de la experiencia compartida:

- **Restauración:** Ayudar a la Tierra a volver a su estado precolonial y ayudarla a seguir floreciendo
- **Sostenibilidad:** Diseño que tenga presente la salud de la Tierra, manteniendo los recursos naturales y fomentando la reutilización de los materiales
- **Concientización:** Mantenerse en sintonía con la Tierra y enseñar a los demás a mejorar la capacidad de apreciar y aprender de la Tierra
- **Innovación:** Inspirarse del papel de los pueblos aborígenes como primeros inventores
- **Nutrición:** Cuidar de la Tierra en la que se encuentra la obra, y protegerla

En pro de una comunidad inclusiva:

- **Afinidad:** Un sentido de responsabilidad y tutela mutua y para con la Tierra
- **Resiliencia:** Comprender por medio de las experiencias compartidas que estamos conectados
- **Respeto:** Un sentido de responsabilidad y tutela mutua y para con la Tierra
- **Reciprocidad:** Todos tenemos nuestro papel, intercambiando bienes y conocimientos para beneficio de la comunidad y la Tierra
- **Responsabilidad:** Un sentido de responsabilidad y tutela mutua y para con la Tierra
- **Legado:** Revitalizar y prolongar los conocimientos y prácticas aborígenes para generaciones futuras.



REDFERN PLACE El proceso de planeamiento

Bridge Housing, en asociación con la NSW Land and Housing Corporation (LAHC), ha solicitado la aprobación de Redfern Place por el NSW Department of Planning and Environment (DPE) por medio del trámite de State Significant Development Application (SSDA).

- Febrero de 2020: LAHC presenta una propuesta de planeamiento a la Ciudad de Sídney que incluye la enmienda del Plan ambiental local de Sídney 2012 para facilitar la entrega de nuevas viviendas sociales, asequibles y privadas.
- Mayo/julio de 2021: La Ciudad de Sídney exhibe la propuesta del plan e invita a la comunidad a proporcionar comentarios.
- Noviembre de 2021: La Municipalidad aprueba la propuesta de plan.
- Febrero de 2022: La zonificación de las tierras es enmendada por el DPE.
- Noviembre de 2022: LAHC presenta al DPE una petición de requisitos: Secretary's Environmental Assessment Requirements (SEARs). Los SEAR garantizan que los entes gubernamentales y proveedores de servicios pertinentes reciban la información y tengan la oportunidad de solicitar que la SSDA incluya determinada información.
- Diciembre de 2022: La LAHC recibe los SEAR del DPE.
- Diciembre de 2022: La LAHC nombra a Bridge Housing como socio clave para la entrega del proyecto.
- Octubre de 2023: Después de un proceso de competición de diseño y expresión de interés, el equipo de diseño incluye:
 - Hayati serán los arquitectos para todo el recinto, y diseñarán el edificio de viviendas sociales, el edificio de viviendas asequibles, viviendas con apoyo para personas con discapacidad, y el de la sede de Bridge Housing y centro comunitario; asimismo diseñarán los elementos comunes del proyecto para el recinto
 - Aspect Studios diseñará el paisaje y las zonas públicas
 - Silvester Fuller diseñará el edificio de viviendas comerciales y de trabajadores esenciales
 - Architecture AND diseñará las nuevas instalaciones comunitarias.
- Estamos aquí:** Bridge Housing solicita la contribución de la comunidad local al diseño. Los comentarios de la comunidad se compilarán en un Informe de resultado de las consultas y se incluirán en la presentación al DPE como base para el planeamiento futuro.
- Principios de 2024: Bridge Housing prepara una Declaración de Impacto Ambiental (EIA) que determinará los eventuales impactos de la construcción y el funcionamiento de Redfern Place y sugerirá medidas de mitigación.
- Mediados de 2024: Bridge Housing aspira a presentar la SSDA a mediados de 2024. Una vez presentada la SSDA, el DPE exhibirá la propuesta al público. En este punto la comunidad puede presentar comentarios oficiales al DPE.



Gestión de eventuales impactos

Con sus diversos equipos de especialistas, Bridge Housing emprende estudios para determinar los eventuales impactos de la construcción y el funcionamiento de Redfern Place y maneras de mitigarlos. Entre otros, dichos estudios incluyen los siguientes:

- Evaluación de impacto social
- Diseño
- Evaluación de impacto arbóreo cultural
- Planes de paisajismo
- Evaluación del impacto del tráfico y facilidad de acceso
- Desarrollo sostenible con respecto a la ecología
- Evaluación del impacto del ruido y las vibraciones
- Evaluación del riesgo de inundación
- Patrimonio cultural aborigen
- Evaluación del impacto patrimonial y arqueológico

Construcción

Los planes están en una etapa temprana; el programa y calendario de la construcción se finalizarán si la propuesta es aprobada. Se notificará por adelantado a la comunidad del inicio de la construcción.

Quando se inicie la construcción se aplicarán medidas de buena práctica para limitar y minimizar los impactos, por ejemplo planeando detenidamente el horario del trabajo ruidoso, controlando el polvo y gestionando el tránsito.

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REDFERN PLACE

Comparta sus ideas

Bridge Housing tiene un compromiso con la consulta auténtica de la comunidad local, incluidos los eventuales inquilinos futuros, para asegurarse de que Redfern Place sea un reflejo de la visión comunitaria para el lugar y maximice los beneficios para la comunidad.

Bridge Housing ha encargado a Urbis que recabe sus comentarios y proporcione más información sobre el proyecto de Redfern Place.

 1800 244 863

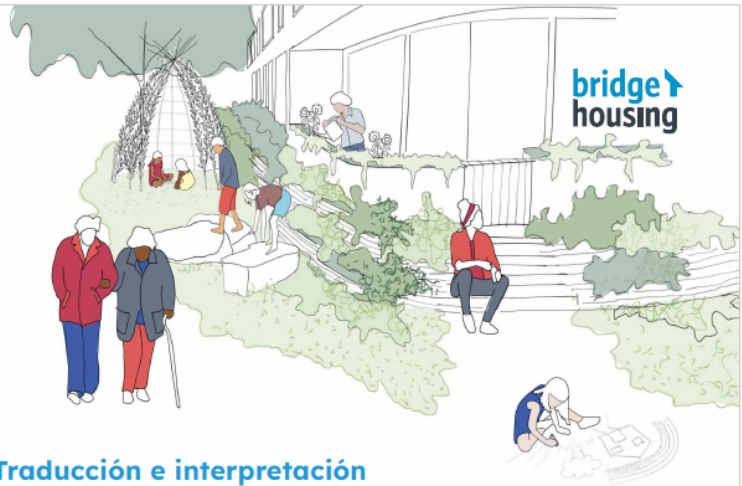
 engagement@urbis.com.au

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

 Encuesta de la comunidad

 Facebook de Bridge Housing

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