

Environmental Impact Statement

Redfern Place – 600-660 Elizabeth Street, Redfern

Submitted to the Department of Planning, Housing and Infrastructure
on behalf of Homes NSW

SSD-51274973





'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Appendices

Appendix	Author
A. Architectural Drawings	<i>Hayball, Silvester Fuller and Architecture AND</i>
B. Design Report and Design Verification Statement	<i>Hayball, Silvester Fuller and Architecture AND</i>
C. Landscape Design Report and Plans	<i>Aspect Studios</i>
D. Site Survey	<i>Geosurv</i>
E. Clause 4.6 Variation Request – Building Height	<i>Ethos Urban</i>
F. Clause 4.6 Variation Request – Floor Space Ratio	<i>Ethos Urban</i>
G. SEARs Compliance Table	<i>Ethos Urban</i>
H. Statutory Compliance Table	<i>Ethos Urban</i>
I. Mitigation Measures Table	<i>Ethos Urban</i>
J. Design Guide Compliance Assessment	<i>Ethos Urban</i>
K. Design Excellence Process Report	<i>Ethos Urban</i>
L. Connecting with Country Report	<i>Yerrabingin</i>

Appendix	Author
M. BDAR Waiver Request and Determination	<i>Ecological</i>
N. Consultation Outcomes Report	<i>Urbis</i>
O. Social Impact Assessment	<i>Urbis</i>
P. Visual Impact Assessment	<i>Ethos Urban</i>
Q. Pedestrian Wind Environment Assessment	<i>Windtech</i>
R. Transport Assessment	<i>Ason Group</i>
S. Noise and Vibration Impact Assessment	<i>SLR Consulting</i>
T. Acid Sulfate Soils Management Plan	<i>EI Australia</i>
U. Phase 1 Environmental Site Assessment and Geotechnical Desktop Study	<i>AECOM</i>
V. Stage 2 Detailed Site Investigation	<i>Douglas Partners</i>
W. Remediation Action Plan	<i>EI Australia</i>
X. Geotechnical Investigation Report	<i>Douglas Partners</i>
Y. Arboricultural Impact Assessment	<i>Ecological</i>
Z. Flood Impact Assessment	<i>BG&E</i>
AA. Stormwater Report	<i>BG&E</i>
BB. Hazmat Report	<i>Douglas Partners</i>
CC. Aboriginal Cultural Heritage Assessment Report	<i>Extent Heritage</i>
DD. Statement of Heritage Impact	<i>Extent Heritage</i>
EE. Historical Archaeological Assessment	<i>Extent Heritage</i>
FF. Waste Management Plan (Construction/Demolition & Operation)	<i>Elephants Foot Consulting</i>
GG. Operational Waste Management Plan	<i>Elephants Foot</i>
HH. Ecologically Sustainable Development Report	<i>Atelier Ten</i>
II. Crime Prevention Through Environmental Design Report	<i>Ethos Urban</i>
JJ. Dewatering Management Plan, Groundwater Modelling & Take Assessment	<i>Atelier Ten</i>
KK. BCA Report	<i>McKenzie Group</i>
LL. Accessibility Report	<i>MGAC</i>
MM. Infrastructure and Utilities Management Plan	<i>Neuron</i>
NN. Civil Engineering Plans	<i>BG&E</i>
OO. Staging Plans	<i>Hickory</i>

Signed Declaration

Project Details	
Project Name	600-660 Elizabeth Street, Redfern - Mixed Use
Application Number	SSD-51274973
Land to be Developed	600-660 Elizabeth Street, Redfern identified as Lot 1 DP1249145
Applicant Details	
Applicant Name	Bridge Housing Limited
Applicant Address	Level 9, 59 Goulburn Street Sydney NSW 2000
Prepared by	
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Declaration	
Name	Brendan Hoskins
Qualifications	BPlan (Hons) GradDipEnvMgt, RPIA, REAP
Registration Number	41910
Organisation Registered With	Planning Institute of Australia
	<p>The undersigned declares that this EIS:</p> <ul style="list-style-type: none">• has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021;• contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;• does not contain information that is false or misleading;• addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;• identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;• has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;• contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;• contains a consolidated description of the project in a single chapter of the EIS;• contains an accurate summary of the findings of any community engagement; and• contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.
Signature	
Date	24 October 2024

Executive Summary

Purpose of this Report

This Environmental Impact Statement (EIS) is submitted to the Department of Planning, Housing and Infrastructure (DPHI) pursuant to the *Environmental Planning and Assessment Act 1979* (EP&A Act) in support of a State Significant Development Application (SSDA) for the detailed design, construction and operation of a mixed use development comprising four new buildings that provide affordable and social housing, specialist disability accommodation, as well as commercial and community uses on land at 600-660 Elizabeth Street, Redfern (the site). The proposed mix of social and affordable housing is subject to securing external funding.

Development carried out on behalf of Homes NSW with a capital investment value of more than \$30 million is declared to be State Significant Development (SSD) as identified in Schedule 1 of *State Environmental Planning Policy (Planning Systems) 2021*.

DPHI issued Secretary's Environmental Assessment Requirements (SEARs) for the project on 16 December 2022. This EIS is prepared in accordance with DPHI's SSD Guidelines (March 2024), and addresses the requirements raised in the SEARs. It provides an analysis of the project site, the strategic context (including consistency with the relevant planning guidelines and strategies), the relevant statutory context, as well as anticipated environmental impacts and mitigation measures, as well as the community and stakeholder engagement undertaken to date.

The EIS confirms that the proposed development will not give rise to unacceptable environmental impacts and is supportable from a planning perspective. It finds that the proposed development:

- is consistent with the relevant strategic planning framework and guidelines;
- is consistent with the relevant statutory legislation and requirements;
- will not generate unreasonable environmental impacts; and
- is suitable for the site, and in the public interest.

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, and clause 175 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation). A SEARs Compliance Table provided at **Appendix G** that identifies where the SEARs have been addressed in this EIS. This EIS should be read in conjunction with the supporting information and plans appended to, and accompanying, this report. The EIS intends to inform the community and stakeholders about the Proposal, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment of the Proposal.

The Proponent

The Proponent for the SSDA is Bridge Housing on behalf of Homes NSW. Bridge Housing's mission is to provide long-term accommodation for people on low to moderate incomes. They were selected as part of the NSW Land and Housing Corporation (now known as Homes NSW) development partner process which sought to select a development partner team that was capable of delivering a high-quality and fit for purpose design at the site that could achieve design excellence and ensure appropriate ongoing management of diverse housing. As part of the development partner process, Bridge Housing engaged Hayball as the Executive Architect and Aspect Studios as the Executive Landscape Architect. Hayball was selected by Bridge Housing to design two (2) buildings on the site while Silvester Fuller and Architecture AND were selected as the project architects for two (2) separate buildings on the remaining portions of the site facilitated by two (2) separate competitive processes. As a result, the design consortium behind the SSDA comprises Hayball, Aspect Studios, Silvester Fuller and Architecture AND.

The Site

The site is located at 600-660 Elizabeth Street, Redfern and is approximately 10,850m² in area with frontages to Elizabeth Street, Phillip Street, Walker Street and Kettle Street. It is situated City of Sydney local government area (LGA).

The site is largely unoccupied. The southern portion consists of the South Sydney Police Citizens Youth Club (PCYC) community facility and associated sports court, playground and hard standing car park area, while the northern portion amounts to approximately 70% of the site and is vacant. The vacant land was previously utilised for 18 social housing dwellings which were demolished in 2013.

A detailed site description is provided in **Section 2.0** of this EIS.

Analysis of Alternatives

During the early planning and design process of the proposed development, feasible alternative options for the site were explored. This includes the following:

- **Do Nothing** – Do nothing would result in the land retaining the existing PCYC building and the broader Site remaining vacant and underutilised. This will fail to recognise and deliver the intended future development with the potential for significant housing and community benefits, integration with surrounding infrastructure, and the celebration of Aboriginal heritage and culture in Redfern, as envisaged by site-specific development intentions, local and strategic directions. This approach will also represent a missed opportunity to fill a significant physical and visual 'gap' in the streetscape on Elizabeth Street and adjacent to Redfern Park, which is historically served as a centre of gathering for the local community.
- **Lower scale development** – The potential for a lower scale residential development was included as part of a previously approved development application (D/2008/203; refer to **Section 1.5.1**), which was not built following site preparation works. This option represents a development that revert to a residential built form designed to accommodate housing targets in the late 2000s, which will fail to capture the highest and best use for residential at a highly accessible and central location in Redfern, as well as unable to recognise the current high demand for greater housing diversity and affordability in light of the housing crisis and projected population growth, as identified in strategic directions of DPHI and Council.
- **Inclusion of Market Housing** – The potential for market housing (i.e. housing for sale to the open market) was included in the early planning and design phase of the project. Inclusion of market housing as part of the development would fail to align with the State and Local Government's commitment to encouraging diverse and affordable housing delivery in light of the current housing crisis, as identified in strategic directions of DPHI and Council. This option is also considered a missed opportunity to deliver more social and affordable housing in a project partnership between the NSW Government's social and affordable housing agency (Homes NSW) and a local community housing provider focused and specialising in supporting residents of social and affordable housing (Bridge Housing). If unsuccessful in securing the external funding required to support the proposed social and affordable housing mix, the project may need to revise the tenure mix to include market housing. Any shift to include market housing will be subject to separate planning assessment and approval, as required, for the project.

As such, it was determined that the alternative options for the site do not represent the highest and best use nor the best overall outcome when compared against the Proposal. A detailed analysis of alternative options of the Proposal is provided in **Section 3.4** of this EIS.

The Proposal

This SSDA seeks consent for the detailed design, construction and operation of a mixed-use development comprising four new buildings that provide for residential accommodation, specialist disability accommodation as well as commercial and community uses. The residential component of the proposed development will be managed and operated as affordable/social housing.

Specifically, this SSDA proposes the following:

- demolition of the existing PCYC buildings and associated structures;
- tree removal;
- bulk earthworks including excavation;
- construction of a one (1) three (3) storey community facility building (Building S1);
- construction of two (2) residential flat buildings (Buildings S2 and S3) up to 14 and 10 storeys respectively comprising a mixture of social and affordable housing;
- construction of one (1) five (5) storey mixed-use building (Building S4) comprising commercial uses on the ground level and social and specialist disability accommodation above;
- construction of one (1) basement level below Buildings S2, S3 and part of S4 accessible from Kettle Street; and
- site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link and dedications for footpath widening along Elizabeth Street and Phillip Street.

A detailed description of the Proposal is provided in **Section 4.0** of this EIS, as well as illustrated in Architectural Drawings prepared by Hayball, Silvester Fuller and Architecture AND (**Appendix A**) and Landscape Plan prepared by Aspect Studios (**Appendix C**).

Engagement

Engagement activities undertaken prior to submitting the SSDA involved the following stakeholders:

- Homes NSW;
- DPHI;
- City of Sydney Council;
- Other government agencies, including:
 - Transport for NSW;
 - Ausgrid;
 - Sydney Water
 - Sydney Metro;
 - Department of Climate Change, Energy, the Environment and Water; and
 - NSW Department of Communities and Justice.
- Aboriginal and Torres Strait Islander stakeholders;
- Adjoining landowners and surrounding community, including:
 - Local community groups;
 - Surrounding landowners and occupiers; and
 - Special interest groups.

A Community and Stakeholder Consultation Outcomes Report has been prepared by Urbis (**Appendix N**) to outline the key issues raised by the key stakeholders as part of the preparation of the SSDA. The engagement process ensured that potentially impacted community and stakeholders were identified and provided with the opportunity to engage with the Proposal and provide feedback prior to lodgement.

Community and stakeholder consultation has helped inform the proposed development and is further discussed in **Section 6.0** of this EIS.

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the Proposal in accordance with the issued SEARs and sets out undertakings made by the Proponent to manage and minimise potential impacts arising from the development. Key potential environmental impacts of the Proposal include:

- Design Excellence;
- Built Form and Urban Design;
- Environmental Amenity;
- Traffic, Transport and Accessibility;
- Noise and Vibration;
- Soils and Contamination;
- Geotechnical and Groundwater Assessment;
- Arboricultural Impacts;
- Flooding;
- Stormwater Impact;
- Heritage and Archaeology;
- Waste Management;
- Ecologically Sustainable Development;
- Social Impact;
- Economic Impact;
- Crime Prevention Through Environmental Design;
- Accessibility;
- Construction, Operation and Staging;
- Ecologically Sustainable Development;
- Site Suitability; and
- Public Interest.

In doing so, the EIS confirms that the proposed development will not give rise to unacceptable environmental impacts and is supportable from a planning perspective. A number of specialist consultant inputs appended to this EIS have informed this analysis (refer to **Table of Contents**).

The assessment of each issue identified within the issued SEARs is provided in **Section 7.0** of this EIS. A consolidation mitigation measures table is provided at **Appendix I**.

Conclusion and Justification

The EIS addresses the SEARs and demonstrates that the potential impacts of the development are acceptable and are able to be managed. Having regard to environmental, economic, and social considerations, the carrying out of the Proposal is justified for the following reasons:

- the Proposal is generally permissible with consent and generally meets the relevant statutory requirements of the relevant environmental planning instruments;
- the Proposal is consistent with the desired future character of the locality, and provides a contribution to the affordability and supply of housing in a location of high accessibility;
- the Proposal includes the activation of vibrant community spaces, including a new community centre, and facilities as part of social development, in accordance with the relevant strategic planning documentation, such as:
 - Greater Sydney Region Plan – A Metropolis of Three Cities;
 - Eastern City District Plan; and
 - City of Sydney Local Strategic Planning Statement;
- the Proposal will not result in un-mitigatable adverse environmental impacts, will contribute to additional housing supply with access to surrounding high quality open space areas and commercial development opportunities, and will provide significant employment outcomes during both construction and operation; and
- on balance, the proposed development is considered to be in the public interest and will not result in any unacceptable social, economic or environmental impacts that cannot be appropriately managed through the identified mitigation measures and conditions of consent. Rather, the proposal will result in significant public and social benefits.

Therefore, it is considered that this SSDA can be supported by DPHI, given that the proposed development:

- is consistent with the relevant strategic planning framework and guidelines;
- is consistent with the relevant statutory legislation and requirements;
- will not generate unreasonable environmental impacts; and
- is suitable for the site and is in the public interest.

1.0 Introduction

This Environmental Impact Statement (EIS) has been prepared by Ethos Urban, on behalf of Bridge Housing in support of a State Significant Development Application (SSDA). The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a proposed mixed-use development comprising four new buildings that provide social, affordable and speciality disability housing, a community facility, and commercial uses on land at 600-660 Elizabeth Street, Redfern (the site).

This EIS is based on the Architectural Drawings prepared by the project's consortium of architecture firms comprising Hayball, Silvester Fuller and Architecture AND (see **Appendix A**) and other supporting technical information appended to the report (see **Table of Contents**).

A request for the issue of Secretary's Environmental Assessment Requirements (SEARs) was sought in December 2022. Accordingly, the SEARs were issued on 16 December 2022.

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, clause 175 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), and the issued SEARs. A SEARs Compliance Table is provided at **Appendix G** which identifies where the SEARs have been addressed in this EIS.

This EIS should be read in conjunction with the supporting information and plans appended to, and accompanying, this report. The EIS intends to inform the community and stakeholders about the Proposal, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment of the proposal.

1.1 Project Vision

Bridge Housing's vision for Redfern Place is to deliver 355 social, affordable and speciality disability housing where this type of diverse housing is needed most. Redfern is a high-need location for social and affordable housing, located in the inner ring of Sydney on the edge of the Sydney central business district. In the City of Sydney Local Government Area (LGA), there are around 11,000 social housing dwellings and just over 1,000 affordable housing apartments. With a population of close to a quarter of a million people, there is currently an estimated unmet need for 6,100 social and affordable housing units, projected to grow to 11,000 homes by 2041 with no additional government action to increase supply. Between 500-600 additional social and affordable homes need to be delivered each year to meet this level of need. The proposed mix of social and affordable housing is subject to Bridge Housing securing external funding.

Redfern Place will contribute almost 60% of this annual figure on delivery.

More detailed data provided by the NSW Government from 2022 shows that there are over 350 households on the NSW Housing Register in the City of Sydney LGA (approximate area) with a priority or escalated housing need. This category includes households experiencing homelessness, domestic and family violence (DFV), medical, disability or other specialist housing need. The City of Sydney LGA also ranked 5th in NSW (out of 66 LGAs) for police recorded incidents of domestic violence in 2021-27. There is also a need for homes that can be easily modified or adapted to meet the needs of people with disability or a mobility impairment. Bridge Housing are responding to this with all homes built to be Silver Liveable Standard and 15% built to Gold Liveable Standard and AS4299 Adaptable Housing.

Redfern is one of the most unaffordable places to rent in Sydney. Under the Rental Affordability Index Redfern (Postcode 2016) is classified as 'Extremely Unaffordable' for a single pensioner and 'Severely Unaffordable' for a minimum wage couple. In the 2021 Census, the median rent for housing in Redfern was \$500 per week – one third higher than the median rent across Australia. In Redfern over 1,000 households pay 30% or more of their gross household income on rent.

Housing need data for low-income households (earning 50-80% of household median income) renting in the City of Sydney shows that only 17% of rental properties are affordable for this cohort and almost 50% of low-income households renting are in housing stress. One third of moderate-income households (earning 80-120% of the median household income) are also in housing stress.

Well-located social and affordable homes provide access to a range of social, cultural and economic opportunities, which in turn enable residents to participate fully in their community, achieve their goals and thrive. The broader societal benefits of well-located homes include cohesive and resilient communities, economic productivity, environmental sustainability and improved wellbeing.

The site is the right place to deliver over 350 social and affordable homes, particularly due to its proximity to essential services and employment opportunities, adjacent transport connections as well as the broader amenity of the site and its access to green/open space and community infrastructure.

This Proposal will provide Bridge Housing with a new head office, marking the organisation's return to its South Sydney heartland and providing easy access for residents to seek any additional support required. Through long term commitment to the site, Bridge Housing will give future residents and neighbours a single point of contact for all enquiries, and a single precinct manager for Redfern Place. This will benefit the new and existing community with events, a well maintained and high-quality landscape, well considered waste management, public art and community building opportunities adding life to the precinct.

The Proposal will also provide a multi-storey community facility building intended to be operated by PCYC South Sydney, to replace the existing PCYC facility located within the southern portion of the site. The existing PCYC no longer meets the needs of the evolving and growing Redfern community. Redfern Place will provide for the renewal, relocation and expansion of the PCYC facility informed by a Functional Design Brief that was developed in consultation with a variety of stakeholders including PCYC and Council.

1.2 The Applicant

The Applicant's details are presented in **Table 1**.

Table 1 Applicant Details

Applicant:	Bridge Housing Limited
Address:	Level 9, 59 Goulburn St Sydney, NSW 2000
ABN:	55 760 055 094

The Applicant for the SSDA is Bridge Housing who was selected by Homes NSW as the development partner for the redevelopment and have coordinated the preparation of the EIS. For the purposes of the EP&A Act, SEPP (Housing) 2021, SEPP (Planning Systems) 2021 and any other relevant Environmental Planning Instruments, the Application has been prepared on behalf of Homes NSW (formerly NSW Land and Housing Corporation).

1.3 Overview of Proposed Development

This SSDA seeks consent for the detailed design, construction and operation of a mixed-use development comprising four new buildings that provide for residential accommodation as well as commercial and community uses.

Specifically, this SSDA seeks approval for the development of the site, including:

- demolition of the existing PCYC buildings and associated structures;
- tree removal;
- bulk earthworks including excavation;
- construction of a one (1) three (3) storey community facility building (Building S1);
- construction of two (2) residential flat buildings (Buildings S2 and S3) up to 14 and 10 storeys respectively;
- construction of one (1) five (5) storey mixed use building (Building S4) comprising commercial uses on the ground level and residential accommodation above;
- construction of one (1) basement level below Buildings S2, S3 and part of S4 accessible from Kettle Street;
- site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link and dedications for footpath widening along Elizabeth Street and Phillip Street; and
- civil and utilities infrastructure required to support the development.

The residential component of the proposed development will be managed and operated as affordable/social housing.

A detailed description of the proposal is provided in **Section 4.0**.

A site plan showing each of the four buildings, their naming conventions and designers of the proposed development is provided in **Figure 1**.

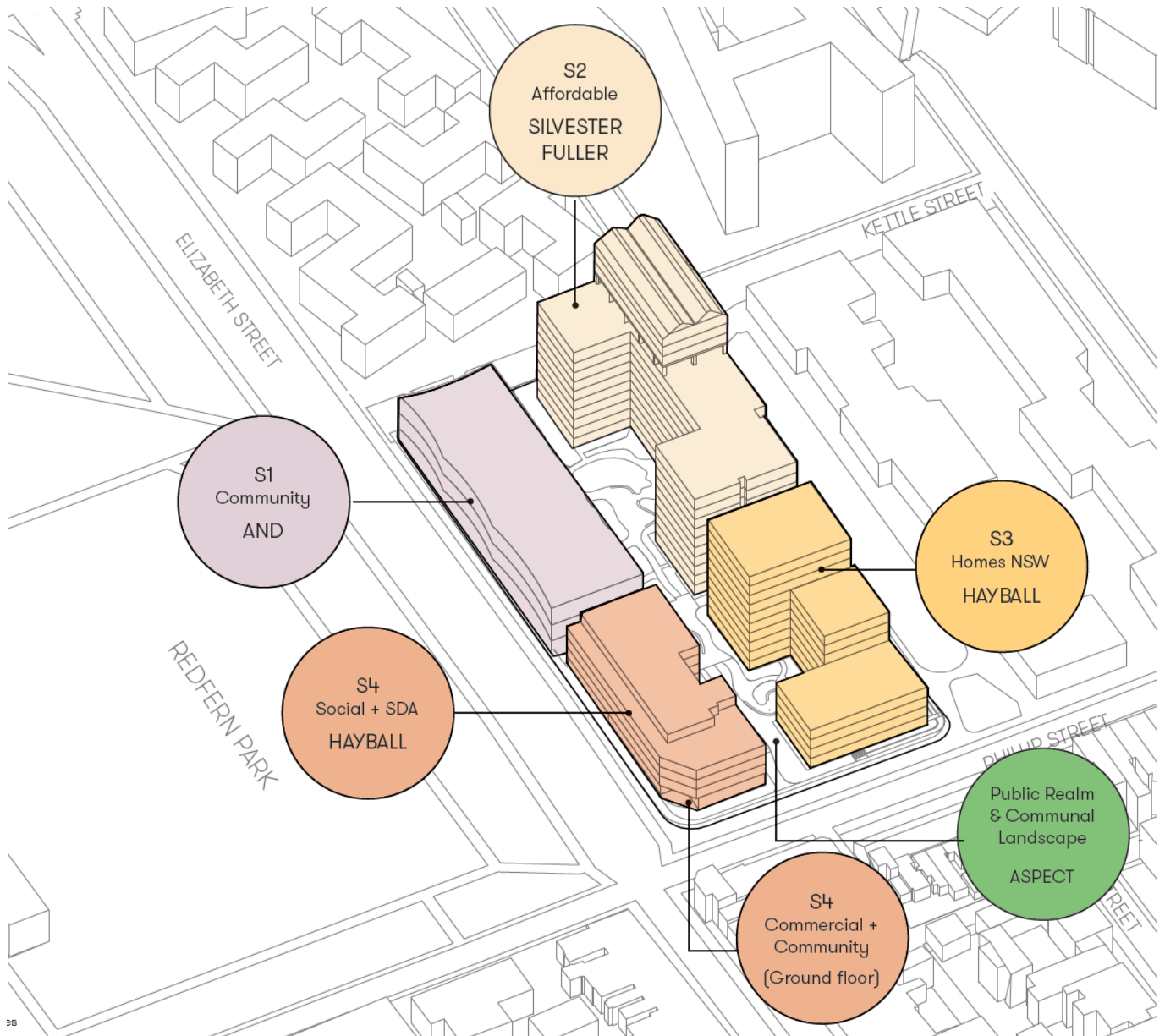


Figure 1 Buildings, Use and Designers for the Proposed Development

Source: Hayball

1.4 Objectives of Proposed Development

The objectives of the proposed development are to:

- deliver high quality mixed-tenure housing that is tenure blind ensuring residents are not identifiable by their housing design, with the intention to integrate social housing into communities;
- enable the delivery of high-quality built forms and landscaping that has been subject to an extensive design excellence process, contextually responding to the surrounding area;
- provide for commercial floor space to accommodate Bridge Housing’s new head office;
- deliver new high-quality social housing which is currently subject to extensive wait times and which encourages positive outcomes for tenant’s health and wellbeing;
- deliver a large number of new affordable homes in a location close to public transport and recreational space;
- deliver an international standard community facility on the site of the existing PCYC which forms part of a broader network of facilities. The facility is to enable the renewed community facility floor space that is fit-for-purpose, accommodating the needs of the existing and future Redfern community;
- enable opportunities to increase and improve connections across the site and through to Redfern Park and provide spaces for residents and passersby to sit, dwell and meet;

- be Country-oriented – acknowledging that the land always was and always will be Aboriginal land, prioritise design that reflects and celebrates Aboriginal knowledge and culture while enabling residents to connect with and care for nature; and
- to ensure that environmental impacts are appropriately managed and mitigated during construction and operation of the redeveloped site.

1.5 Project Background

The project provides an opportunity to deliver a legacy of diverse housing on a site at the heart of both Redfern. Development at this site and neighbourhood will be underpinned by Connecting with Country principles to bring to life a liveable, flexible and connected community, unlocking the site for public enjoyment, to achieve the goal of delivering quality social, affordable, disability support homes that prioritise well-being.

1.5.1 Previous Development Consents

Redfern Estate Masterplan (DU/2001/1316)

On 18 December 2001, the former South Sydney City Council (now part of City of Sydney Council) approved development consent DU/2001/1316 for the Redfern Estate Masterplan. The Masterplan consent included the demolition of all crown land private and public housing and staged development consent for 246 dwellings on land bounded by Walker Street, Kettle Street, Morehead Street and Phillip Street (known as eastern parcel) and the adjacent site bounded by Elizabeth Street, Kettle Street, Walker Street and Phillip Street (known as western parcel - the subject site).

Social Housing Demolition (D/2008/203)

Subsequent to development consent DU/2001/316, the City of Sydney Council approved development consent D/2008/203 for the following:

- demolition of all buildings and structures;
- erection of two residential flat buildings, comprising:
 - 149 apartments;
 - 152m² commercial/retail space;
 - 130 basement parking spaces; and
 - 70 bicycle parking spaces.
- tree removal; and
- landscaping.

Demolition took place in 2013 and the proposed residential flat buildings were never constructed, leaving the northern portion of the site vacant.

1.5.2 The Rezoning Process

Planning Proposal (PP-2020-456)

The NSW Land and Housing Corporation (LAHC – now Homes NSW) sought amendments to the *Sydney Local Environmental Plan 2012* (Sydney LEP 2012) via a Planning Proposal to provide site-specific controls to facilitate the redevelopment of the site. The Planning Proposal sought to facilitate a mixed-tenure redevelopment and deliver diverse housing. The Planning Proposal was gazetted in February 2022 and implemented the following changes to the planning controls at the site:

- un-deferral of the site from the *South Sydney Local Environmental Plan 1998* and rezoning to R1 General Residential;
- amend the mapped maximum floor space ratio (FSR) to be 1.5:1;
- amend the mapped maximum height of buildings to include a range of heights from RL51.7 to RL87.
- apply Category B Land Use and Transport Integration;
- apply Category F Public Transport Accessibility Level;
- apply Class 5 Acid Sulfate Soils;
- introduce new active street frontage controls to the Elizabeth Street boundary of the site;

- amend Clause 1.9 Application of State Environmental Planning Policies (SEPPs) to ensure *State Environmental Planning Policy (Affordable Rental Housing) 2009* Division 1 does not apply to the site;
- insert a site-specific local clause (Clause 6.59) that provides:
 - A bonus FSR of 0.57:1 if a minimum 3,500 sqm of floor space used for community facilities is provided in the development.
 - A bonus FSR of 0.15:1 if the development exceeds BASIX commitments for water and energy by not less than 5 points.
 - The bonus FSR is not achievable unless development includes at least 30% of the gross floor area used for the purposes of residential accommodation being used for the purposes of affordable housing.
 - Any development on the site must not overshadow Redfern Park and Oval between 9am and 3pm.
 - The consent authority must take into consideration the Design Guidelines endorsed by the NSW Planning Secretary.
 - the site is excluded from the requirement to prepare a development control plan where the consent authority considers the development to be consistent with the Design Guide.

A site-specific Design Guide accompanied the changes to the Sydney LEP 2012, which establishes more detailed guidance for the redevelopment of the site. The *Design Guide – 600-660 Elizabeth Street Redfern* (Design Guide) was finalised and endorsed by the Planning Secretary in February 2022.

Further LEP Amendments

Clause 6.59 of the Sydney LEP 2012 relating to the site has been amended twice since gazettal of the Planning Proposal. The amendments comprise:

- an initial amendment to clarify that the 'up to 10% additional floor space' for design excellence would be applied to the FSR permissible under the site-specific provisions of the Sydney LEP 2012.
- a second time to include reference to the amended Design Guide—600–660 Elizabeth Street, Redfern, published by DPHI in October 2023 to reflect change to the Design Guide to facilitate a bespoke design excellence process.

1.5.3 New Community Facility

The existing PCYC building was constructed in the 1950s and has not been significantly upgraded since. As such, the building does not meet the modern needs of the community. As part of the redevelopment of the site, a new community facility will be delivered, intended for use by South Sydney PCYC. The proposed construction timeframe of the new community facility is shorter than the surrounding taller residential buildings (also noting there is no basement below the community facility) and therefore construction of the community facility will commence after the residential buildings. It is intended that the completion of the community building (Building S1) will align with the other three (3) buildings. Staging and delivery of the development is described in **Section 4.19**.

1.5.4 NSW Land and Housing Corporation Development Partner Process

LAHC (now Homes NSW) held a two-staged Competitive Process to identify a development partner to deliver the redevelopment of the site, on behalf of LAHC. The process sought to select a development partner team that was capable of delivering a high-quality and fit for purpose design at the site that could achieve design excellence and ensure appropriate ongoing management of diverse housing. A brief summary of the process undertaken is provided below.

Expressions of Interest

The first part of the LAHC Development Partner process was an invitation for the Expressions of Interest (EOI) process. The EOI process was conducted from October to December 2021 for a period of six (6) weeks and required prospective EOI respondents to submit a project vision and concept design that considered the draft planning controls and draft Design Guide available at the time, as well as the location, amenity and quality of social housing dwellings and the alignment with social housing requirements. The purpose of this process was to shortlist consortiums to participate in a more detailed Invited Request for Tender (RFT) process.

Invited Request for Tender

The second stage of the procurement process comprised an Invited RFT process, which was conducted from April to June 2022 for a period of nine weeks. This process required the shortlisted participants to prepare a more fully developed vision and concept design for the site, based on and in accordance with the final version of the Design Guide and gazetted planning controls adopted in February 2022. Respondents were required to submit a description of the project vision and design approach, an overall site plan, a concept plan, typical floor and basement plans, an area schedule, a description of key sustainability initiatives, a staging plan and information relating to the design requirements and technical specifications for social housing. Respondents were also required to outline their planning approvals process, delivery program/timing, precinct management and place making strategy and project delivery team members.

The winning consortium was led by community housing provider Bridge Housing, who would be responsible for delivering the redevelopment of the site and ongoing ownership and management of the affordable housing component of the development. The winning consortium also included Hayball as Executive Architect and Aspect Studios as the Executive Landscape Architect.

1.5.5 Design Excellence Process

Clause 6.21C of the Sydney LEP 2012 requires that the proposed development exhibit design excellence in the opinion of the consent authority. A Design Excellence Strategy was endorsed by the NSW Government Architect (GANSW) as provided at **Appendix K**. The Design Excellence Strategy outlined a tailored design excellence pathway for the project, which comprised a series of processes, including the following:

- Competitive Design Alternatives Process for Building S2 which involved a design competition between three (3) architectural firms;
- Competitive Expression of Interest Process for Building S1 which involved the selection of one (1) architecture firm from a total of five (5) invited firms; and
- Establishment of a Design Review Panel for the whole site to ensure that design excellence was maintained in accordance with the winning design entry (from the Competitive Design Alternatives Process) and ensure that the other elements of the broader development that weren't subject to a competitive process were capable of achieving design excellence.

Each of the processes are described in further detail below.

Competitive Design Alternatives Process (Building S2)

Clause 6.21D of the Sydney LEP 2012 requires that development on land outside of Central Sydney which will have a height above ground level (existing) greater than 25 metres, or development having a capital investment value (CIV) of more than \$100 million must undertake a competitive design process. In the pursuit of design excellence and as part of a robust procurement process, Bridge Housing on behalf of Homes NSW held a Competitive Design Alternatives Process (also referred to as Design Competition) to select a design for Building S2

The Design Competition was commenced on 11 September 2023, in accordance with Clauses 6.21C and 6.21D. The purpose of the Competition was to select a scheme that exhibited the highest quality and innovative architectural, landscape and urban design solution for S2 at the site in response to the Design Competition Brief prepared and endorsed by Bridge Housing.

Three (3) architectural firms were invited to participate in the design competition, including (in alphabetical order):

- Silvester Fuller
- Studio Johnston
- Weston Williamson + Partners (WW+P)

The Competition Selection Panel unanimously selected the Silvester Fuller scheme as the winner and determined that the scheme was capable of achieving design excellence.

The Competitive Design Alternatives Report is provided at **Appendix K**, which details the process, entries and reasoning for selection of the recommended scheme. A photomontage of the submitted designs, including the eventual winning scheme, is provided at **Figure 2**. Refer to the Competitive Design Alternatives Report provided at **Appendix K** for further details.

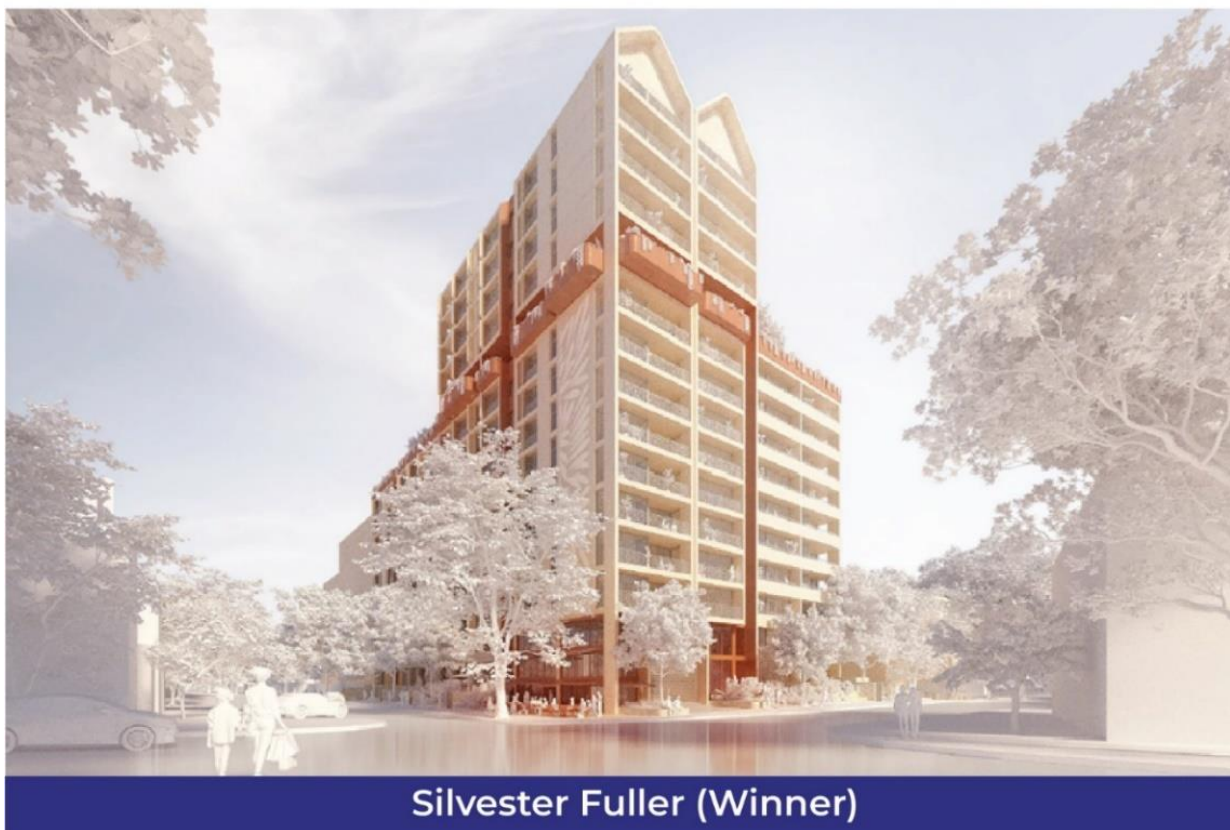


Figure 2 *Photomontage of Design Competition Submissions*

Source: Silvester Fuller, Studio Johnston and Weston William + Partners

Competitive Expression of Interest (Building S1)

A Competitive EOI Process was commenced on 18 September 2023 to appoint the designer of the S1 Community Facility Building. Following the deliberations of the Selection Panel and price/non-price scoring, Architecture AND were selected as the winning architect for the community facility building (S1).

The EOI Report is provided at **Appendix K**, which details the process, entries, scoring details and reasoning for the winning firm. The EOI Process was formally endorsed by all members of the Selection Panel with the competition formally concluded on 1 November 2023.

Design Review Panel

Following the Competitive Design Alternatives Process and Expression of Interest Process, a Design Review Panel (DRP) for the Elizabeth Street site was established to ensure that design excellence in accordance with the winning design entry is maintained as the project undergoes further detailed design refinement and so that other elements of the development not subject to a Competition are capable of exhibiting design excellence.

The DRP members were also members of the 600-660 Elizabeth Street Design Competition Selection Panel (with the exception of a representative from the Proponent who was on the Design Competition Selection Panel and was replaced by an independent expert). DRP members were selected in consultation with DPHI and the GANSW. In total, four (4) meetings were held on the following dates:

- 21 November 2023;
- 30 January 2024;
- 12 March 2024; and
- 16 April 2024.

The meetings have occurred between the DRP members and the project team. The project team includes the following firms and respective components of the proposal:

- Hayball – Executive Architect, S3 Social Housing (Homes NSW) and S4 Social & SDA Housing + Commercial & Communal Facilities;
- Aspect Studios – Executive Landscape Architect;
- Silvester Fuller – Building S2 Affordable Housing;
- Architecture AND – Building S1 Community Facility Building (PCYC); and
- Yerrabingin – Aboriginal advisory consultant.

Feedback and commentary were provided by the DRP following each meeting which then informed subsequent discussions between the project team and the DRP. Sessions were held in hybrid form (in-person and online), with observers from DPHI and Homes NSW also present at a number of meetings.

In accordance with the Design Excellence Strategy and the approved terms of reference for the DRP, written endorsement from the DRP to the submission of the subject SSDA has been provided with the Design Excellence Process Report at **Appendix K**.

1.6 Secretary's Environmental Assessment Requirements

In accordance with Section 4.39 of the EP&A Act, the Secretary of DPHI issued the requirements for SSD-51274973 on 16 December 2022. A copy of the Planning Secretary's Environmental Assessment Requirements (SEARs) is available on the Major Projects [website](#).

The SEARs Compliance Table at **Appendix G** provides a detailed summary response of the individual matters as listed in the SEARs and identifies where each requirement has been addressed in this EIS and the accompanying appended technical studies, plans and reports.

1.7 Restrictions or Covenants

There are no registered restrictions or covenants located within the site. Refer to Site Survey prepared by Public Works Advisory and Surveying (**Appendix D**).

2.0 The Site

This section identifies key strategic matters relevant to the assessment of the proposal, including the site's features, context, strategic context and other developments in the surrounding area.

2.1 Site Context

The site is situated within the suburb of Redfern and the City of Sydney LGA.

Redfern is a suburb south of Sydney's CBD that is known for its Aboriginal community and rich history of social and public housing in urban Sydney, as well as being a thriving cultural centre of arts, entertainment, retail and startup businesses. Redfern is experiencing extensive growth along the Innovation Corridor, including the Redfern North Eveleigh Mixed-Use Renewal Precinct, Waterloo Social Housing Estate and the Waterloo Metro transport and over-station development.

The site's locational context is provided in **Figure 3**.

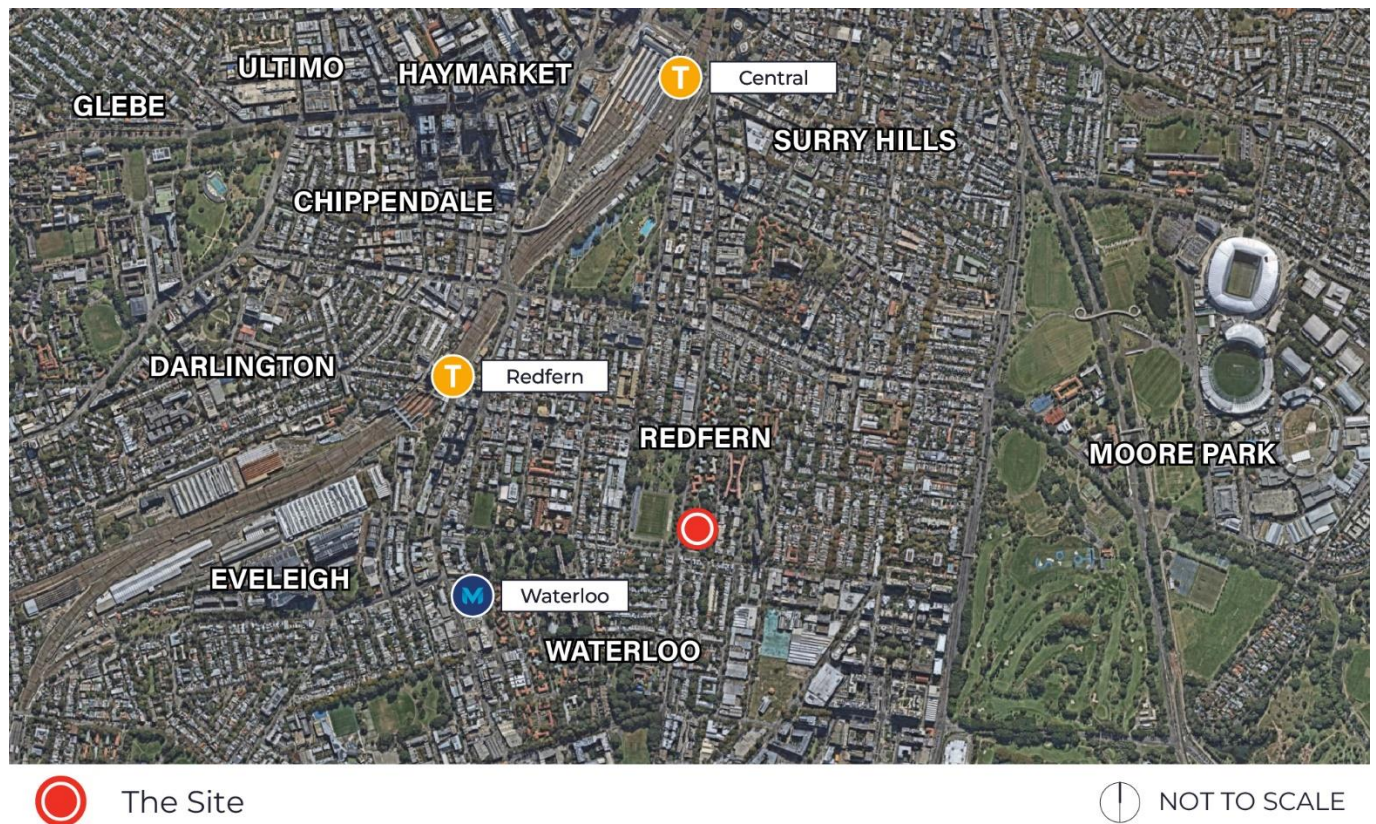


Figure 3 Locational Context Map

Source: Nearmap and Ethos Urban

2.2 Site Description

The site is legally described as Lot 1 DP1249145 and is rectangular in shape covering an area of approximately 10,850m². It has a frontage of approximately 145m to Elizabeth Street to the west, 75m to Phillip Street to the south, 145m to Walker Street to the east and 75m to Kettle Street to the north.

The site is largely partially vacant (approximately 70% of the entire site). Buildings to the site's southern portion are currently occupied by the Policy Citizens Youth Club (PCYC) South Sydney and for recreational purposes (further details in **Section 2.3.1**).

A site aerial map is provided in **Figure 4**.



 The Site

 NOT TO SCALE

Figure 4 Site Aerial Map

Source: Nearmap and Ethos Urban

2.3 Key Site Features

2.3.1 Existing Development

The site is largely unoccupied, with the northern portion of the site vacant. This vacant land previously contained 18 social housing dwellings which were demolished in 2013. The southern portion of the site comprises three single storied brick buildings that are currently leased by the South Sydney PCYC. The PCYC facilities include an outdoor basketball court, a children’s playground, and a hard standing car park.

Photos of existing development on the site is provided in **Figure 5**.



Existing PCYC Building



PCYC Associated Parking Lot



PCYC Basketball Court



Vacant Northern Portion of the site

Figure 5 Photos of the Existing Development

Source: Ethos Urban

2.3.2 Access and Transport

Access

The site is accessible from its southern portion associated with PCYC. Vehicle access to the PCYC is on Phillip Street along the southern boundary with approximately 10 informal at-grade spaces available for use by approved users, including for the PCYC minibus.

The vacant land at the site’s northern portion is secured with fencing and is currently not open for public access.

Transport

The Elizabeth Street site is well serviced by public transport and surrounding street network. The site is approximately 850m (approximately 13 minute walk) east of Redfern train station. It is also located immediately adjacent to Phillip Street and PCYC South Sydney bus stops on Elizabeth Street and Phillip Street respectively, which provide services to Sydney CBD, St Leonards, Zetland, Kingsford, Marrickville, Matraville and Little Bay.

2.3.3 Heritage and Archaeology

The site is not a heritage item nor within a heritage conservation area, however, the site is located in proximity to four local heritage conservation areas (HCA) (in order of distance from site), including:

- C56 – Redfern Estate HCA;
- C70 – Waterloo HCA;
- C53 – Baptist Street HCA; and
- C55 – Cooper Street HCA.

The site is also in proximity to the following heritage items (in order of distance from site):

- I1347 – Redfern Park;
- I2093 – Terrace group including interiors (103-107 Phillip Street);
- I2092 – Terrace house including interior (101 Phillip Street);
- I2089 – “Grosvenor Terrace” including interiors; and
- I1369 – St Saviour’s Anglican Church group church and rectory including interiors.

The site and its surroundings are part of the traditional Gadigal land, which was characterised by lagoons and large swampy areas. The site is mapped with AHIMS45-6-3899 which is identified as an Aboriginal Resource and Gathering space and not a formal Aboriginal site ('not a site').

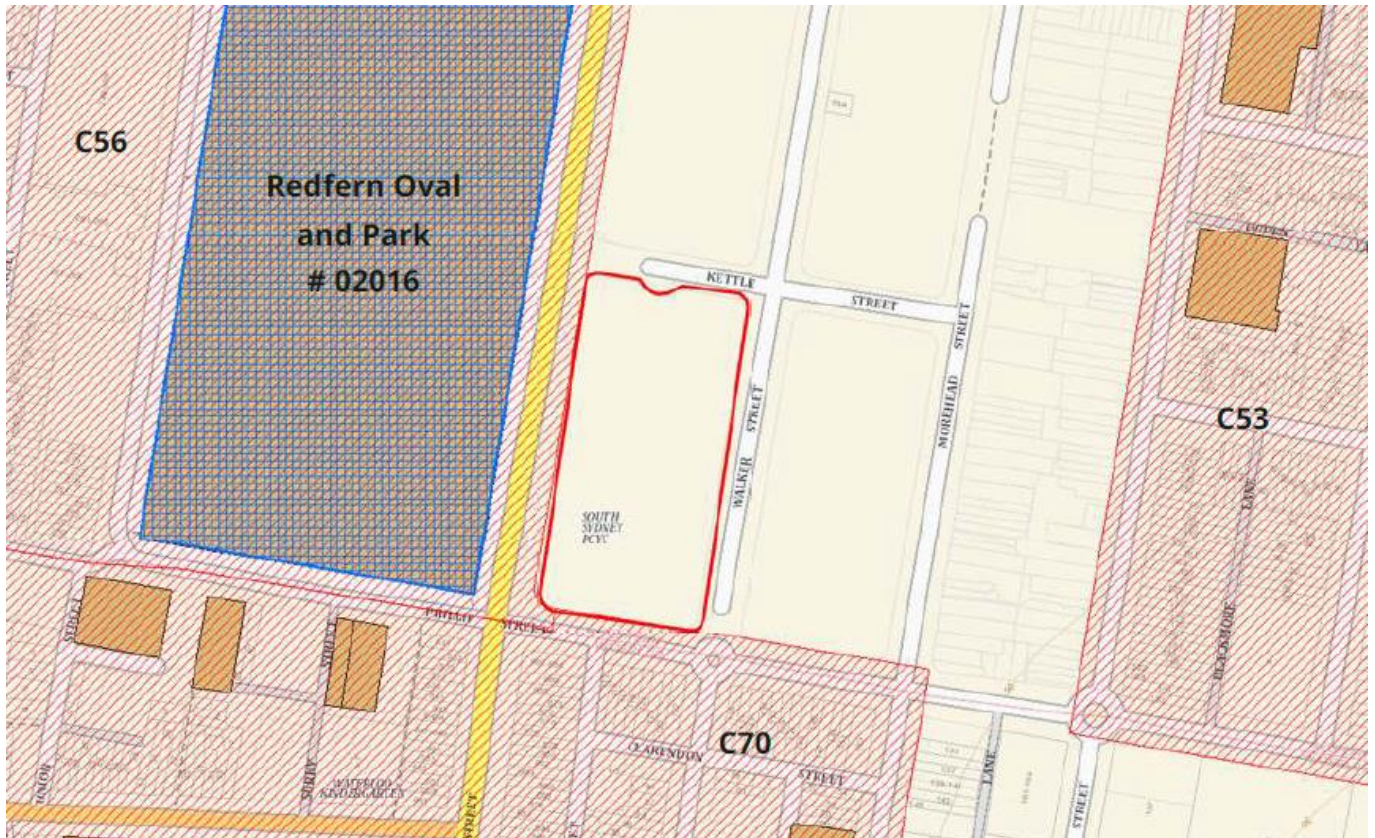


Figure 6 Heritage Listings In Proximity of the Site

Source: Extent Heritage

2.3.4 Vegetation

The vegetation on the site consists of trees and groundcover, containing a mixture of native and exotic species. The site contains 67 trees that are generally concentrated at the northern portion of the site.

Street trees are located adjacent to the site on all four boundaries. As many street trees may have roots that are growing inside the Site, they have been considered and assessed as part of the proposed development.

An assessment of the existing trees is provided within the Arboricultural Impact Assessment at **Appendix Y**.

2.3.5 Biodiversity

A Biodiversity Development Assessment Report (BDAR) Waiver Request was prepared by Ecological and a Waiver granted by DPHI on 19 April 2024 (refer to **Appendix M**). Initial assessment of the vegetation communities on the site are shown in **Figure 7** depicting a range of planted native and exotic vegetation at the site. Further, fauna assessment conducted on the site found the following:

- No threatened ecological communities were identified or considered likely to occur.
- The field survey work found that the site contained three habitat features that may potentially be used by threatened highly mobile fauna species.
- A street tree at the northeastern portion of the site was found to contain two hollows.
- Threatened megabat (flying-foxes) and microbat species are likely to use the study area for foraging at least occasionally. No evidence of megabats or microbats using the site for roosting was recorded during the survey.

Further assessment of the site's biodiversity and the impact of the proposed development is discussed in **Section 7.22**.

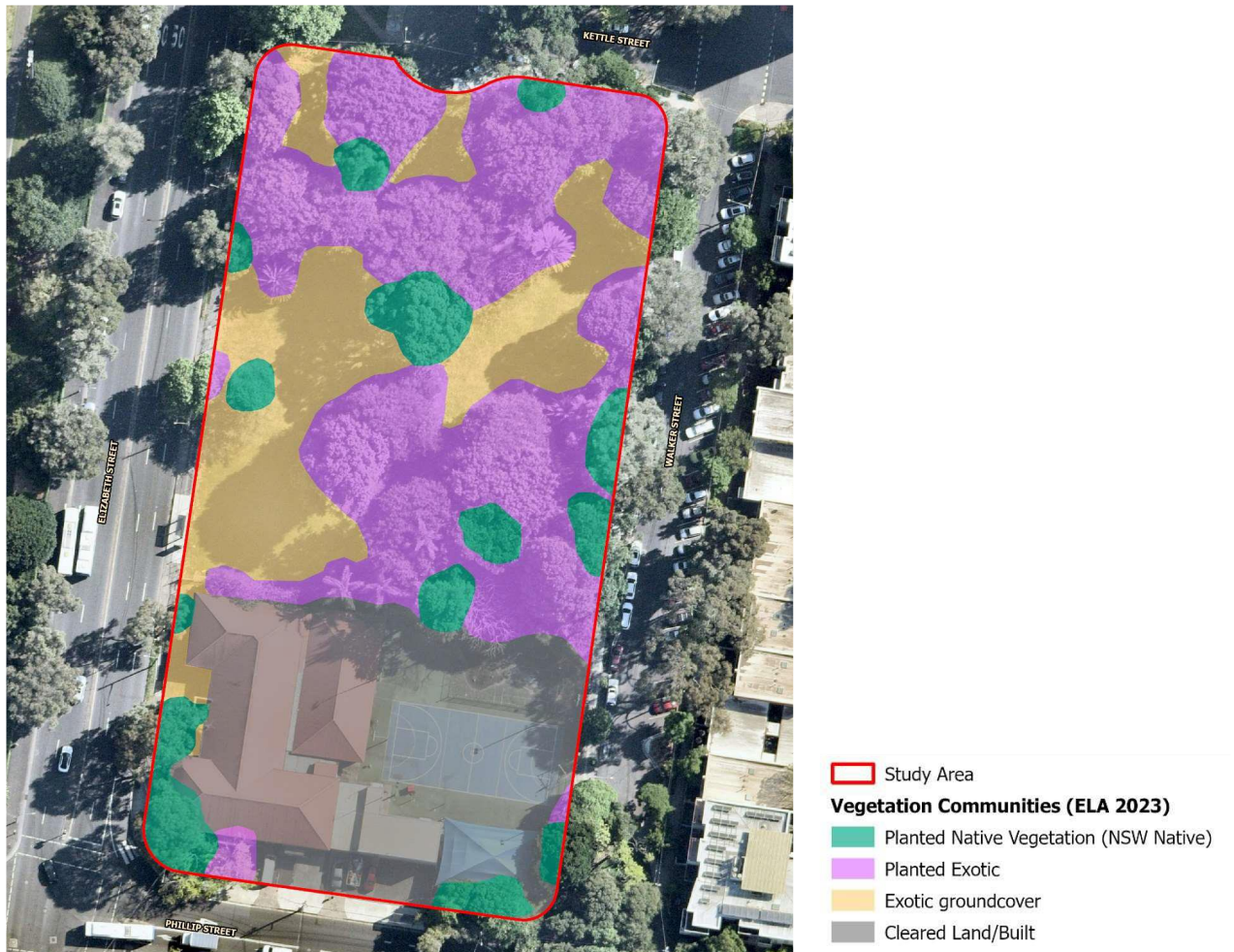


Figure 7 Validated Vegetation on the Site

Source: Ecological

2.3.6 Geotechnical Conditions

The site's geotechnical conditions are described as follows:

- the site is located within Quaternary aged alluvium (marine sands), which typically comprise medium to fine-grained sand;
- the alluvium is underlain by Hawkesbury Sandstone, which is mapped further to the north east of the site. Hawkesbury Sandstone typically comprises medium to coarse-grained quartz sandstone with minor bands of shale. Field work has confirmed the presence of alluvial soils underlain by Hawkesbury Sandstone;
- a Stage 2 Contamination Assessment undertaken at the site identified potential acid sulfate soils (PASS) across the majority of the site; and
- the groundwater levels were observed at depths between 1.4 m (RL 30.0 m) and 3.5 m (RL 31.1 m).

The site's geotechnical profile is further discussed in the Geotechnical Investigation Report at **Appendix X**.

2.3.7 Flooding and Stormwater

The site falls within the Alexandra Canal catchment. The Alexandra Canal catchment is in the south of the Sydney central business district and drains to the Cooks River and ultimately Botany Bay.

The site is surrounded by the local stormwater system with pipes on the western side of Elizabeth Street running south, pipes on the western side of Walker Street running south, pipes on the southern side of Kettle Street running east and pipes on the northern side of Phillip Street running east.

The major and primary source of flooding for the site is overland flows from local catchments draining towards the Cooks River. Overland flows from the north of the site to the south along Walker and Elizabeth Streets. Most of the catchment is fully developed and consists predominantly of medium to high density residential

developments, commercial and industrial developments which contributes to the overland flows in the area surrounding the site.

Flood modelling has been undertaken using the Alexandra Canal Catchment Flood Study Model Update – ARR2019 Hydrology. From the model, the site was observed in the 1% AEP event and the Probable Maximum Flood (PMG). The site currently acts as an overland flow path and food storage in flood events. Flood mapping for the 1% AEP event is provided in **Figure 8**.



Figure 8 Pre-development 1% AEP - Flood Depths and Levels

Source: BG&E

2.3.8 Infrastructure, Services and Utilities

The site and its surrounds are benefited by a number of existing utility services, including:

- **Electricity:** Electricity is provided by Ausgrid via High Voltage available on the site.
- **Telecommunications:** NBN infrastructure is currently available on the site. Telecommunication service infrastructure within and surrounding the site are available and provided by Optus, Telstra and AARNet.
- **Water:** Water service provided by Sydney Water is available on the site, with multiple existing water mains available and running adjacent to the site.
- **Gas:** Gas is currently provided via a medium pressure 210 kPa gas main running adjacent to the site.
- **Sewer:** There are two (2) sewer mains running through the site and a sewer vent shaft.

Refer to the Infrastructure and Utilities Management Plan at **Appendix MM** for further detail.

2.4 Surrounding Development

The surrounding context of the site is comprised of a mix of residential and recreational land uses, with development density being varied in nature.

The surrounding development is as follows (see **Figure 9**):

- **North:** bordered by Kettle Street to the north, with land comprising medium density residential apartments used as social housing.
- **East:** bordered by Walker Street to the east, with land comprising a mix of medium and high-density residential apartments used as social housing.
- **South:** bordered by Phillip Street to the south, with land predominantly utilised for residential and retail purposes, and populated by a mix of two (2) storey Victorian terrace houses and shop top housing).
- **West:** the site is bordered by Elizabeth Street. Redfern Park and Redfern Oval as well as the Ironmark High Performance Centre are located directly west of the site.



Residential flat buildings to the north of Kettle Street



Townhouses located east of the site on Kettle Street



Elizabeth Street south of the site



Redfern Park west of the site

Figure 9 Surrounding Development

Source: Ethos Urban

2.5 Surrounding Future Development

A number of nearby proposals will contribute to the revitalisation or the surrounding locality, and are outlined in **Table 2**. A map illustrating the future context of the site's is provided in **Figure 10**.

Table 2 Surrounding Future Development

Development	Description	Location	Status
Redfern North Eveleigh Mixed-Use Precinct Renewal	A precinct-level renewal project that will deliver the renewal and adaptive re-use of the Clothing Store, Carriageworks and Paint Shop Sub-Precincts for residential, commercial, retail and community uses. The renewal project is currently in review process.	245 Wilson Street, Eveleigh	Under Construction
Waterloo Metro Station	An underground metro station that will be served by the Sydney Metro City & Southwest line.	Corner of Raglan Street & Cope Street, Waterloo	Complete (opening mid-2024)
Waterloo Metro Quarter OSD (Over-Station Development) SSD-10437 SSD-10438 SSD-10439 SSD-10440	An over-station development and mixed use precinct that will deliver residential, office and retail space, along with student accommodation, affordable and social housing, and community facilities such as childcare centres.	110 Raglan Street, Waterloo	Under Construction
Waterloo Social Housing Estate Redevelopment	The Waterloo Estate currently comprises 749 social housing units owned by Homes NSW, 120 private units and houses and some commercial properties. And is the subject of a site-specific clause in the SLEP 2012. Overall, the provisions will facilitate the redevelopment of the Waterloo Estate (South) for approximately 3,067 dwellings, including 920 social housing dwellings, 613 affordable dwellings and 1,534 market dwellings, 2 new parks, approximately 249,000 sqm of floor space (split between commercial and community uses), childcare and health facilities, new streets and through site link, and a new cycleway along Wellington Street.	Phillip and McEvoy Streets to the north and south, and Pitt and Cope Streets to the east and west	South precinct rezoning complete and seeking development partner
589-591 Elizabeth Street, Redfern D/2018/774	Construction of a 4 storey building for use as hotel accommodation, basement car park and ancillary	589-591 Elizabeth Street, Redfern	Under Construction
881-885 Bourke Street, 887-893 Bourke Street & 207-229 Young Street, Waterloo D/2020/45	Concept building envelopes for three mixed-use and one residential apartment building, vehicle access locations, and a first stage of works including demolition, remediation and subdivision to create four new development parcels and transfer lands, and embellishment works.	881-885 Bourke Street, 887-993 Bourke Street & 207-229 Young Street, Waterloo	Under Construction
895-899 Bourke Street, Waterloo D/2015/941	Construction of a mixed-use building with 5 storeys, 72 affordable housing dwellings, 26 at grade car parking spaces and a commercial tenancy.	895-899 Bourke Street, Waterloo	Under Construction
903-921 Bourke Street & 3 McEvoy Street, Waterloo D/2021/1415	Construction of 6 mixed-use buildings containing residential apartments (376 units) above commercial uses and basements, public domain, site landscaping works and subdivision.	903-921 Bourke Street & 3 McEvoy Street, Waterloo	Under Construction



Figure 10 Site Surrounding Area Future Context

Source: Nearmap modified by Ethos Urban

3.0 Strategic Context

Section 3.0 identifies key strategic matters relevant to the assessment of the proposal, including the site's strategic context, cumulative impacts, and an analysis of feasible alternatives that were considered in light of the proposal's objectives.

3.1 Strategic Justification of the Project

“Providing ongoing housing supply and a range of housing types in the right locations will create more liveable neighbourhoods and support Greater Sydney’s growing population.”

Greater Sydney Region Plan: A Metropolis of Three Cities – Objective 10

3.1.1 Sydney’s Housing Crisis

Due to the severe housing supply shortage and lack of delivery and approvals, which has failed to keep pace with population growth and migration levels, NSW, and Sydney in particular, are experiencing a severe housing affordability crisis. The chronic housing affordability pressures are evidenced through the Demographic International Housing Affordability 2022 Edition, which ranks Sydney as the second least affordable major capital city among a total of 92 surveyed worldwide. This was found to be due to house prices, cost of a deposit, loan serviceability and rental affordability.

ABS Census Data from 2021 shows that there are almost twice as many people under rental stress than there are under mortgage stress, which is defined as spending more than 30% of household income on rental or mortgage payments. Furthermore, a survey of 1,500 people conducted by the Property Council of Australia (PCA) in November 2022 found that 81% of the people believed that there is a lack of housing that is affordable in their area. The survey revealed data highlighting this problem:

- 52% of respondents rent as they have no other choice and one third of the renters believe they will not be able to purchase a home in the next five years as they cannot overcome the deposit gap.
- 30% of renters enjoy renting as they have financial freedom and flexibility, however, one in five renters are forced to share the rent with other people to be able to afford it.

Based on the above statistics, it can be argued that high density residential housing has the potential to alleviate the accessibility and affordability concerns, by providing dwellings at scale that satisfy the growing demand for housing in locations that are accessible to employment, transport, services, and recreation. Ultimately, high density residential housing provides a public benefit and assists in the achievement of many State government housing objectives across several strategic planning policies.

Redfern Place seeks to directly respond to Sydney’s Housing Crisis providing for 100% social and affordable housing and accompanied by community and commercial uses to contribute to a vibrant precinct in the heart of Redfern.

3.1.2 Strategic Planning Framework

Government plans, policies and guidelines relevant to the Project’s strategic context include:

- National Housing Accord 2022;
- NSW State and Premier’s Priorities;
- Greater Sydney Region Plan – A Metropolis of Three Cities;
- Eastern City District Plan;
- Future Transport 2056;
- Housing 2041;
- City of Sydney Local Strategic Planning Statement;
- City of Sydney Local Housing Strategy;
- Community Strategic Plan Delivering Sustainable Sydney 2030-2050;
- Creative City: Cultural Policy and Action Plan 2014-2024;
- Better Placed; and

- Connecting with Country Framework.

A summary of the Proposal's strategic compliance is outlined in **Table 3**.

Table 3 Summary of Strategic Context

Strategic Plan	Strategic Context
<p>National Housing Accord 2022</p>	<p>In October 2022, the Federal Government announced the National Housing Accord, which committed to delivering 1 million houses in well-located areas in 5 years starting from the year 2024. The NSW Government has committed to the National Housing Accord, and is set to deliver 377,000 new homes in the next 5 years.</p> <p>Given that a large proportion of key worker population and people of social and economic disadvantage require homes close to their workplace and highly amenable and serviced areas, the mixture of market, social and affordable housing has the potential to deliver what people need and assist in meeting the target. This approach is backed and supported by the commitment to undertake further work to ensure the target is achievable. Specifically, the Accord stated that additional support for institutional investment was required, with the commitments summarised below:</p> <ul style="list-style-type: none"> • Commonwealth Commitment: Commission the National Housing Supply and Affordability Council to review barriers to institutional investment, finance, and innovation in housing (e.g., key worker housing, affordable housing). • State and territory commitments: Participate in Commonwealth led reviews of barriers to institutional investment, finance, and innovation in housing. <p>As such, the Federal Government has particularly taken an interest in social and affordable housing in that they are exploring opportunities to incentive the model.</p> <p>The proposed development is aligned with the National Housing Accord as it seeks to deliver a significant amount of additional social and affordable housing in a strategic location.</p>
<p>NSW State and Premier's Priorities</p>	<p>The proposal will deliver on key State and Premier's priorities, principally, through the delivery of additional housing within a strategic location.</p> <p>The proposal will deliver on the priority of <i>'well connected communities with quality local environments'</i> through the provision of quality open space and community facilities. Specifically, the development comprises a community facility, as well as several through site links connecting the site to the surrounding locality.</p> <p>Further, the site also has significant strategic merit to improve the community connectivity by providing residential accommodation in proximity to major public transport infrastructure, namely Sydney Metro, train and bus routes that connect the site to Greater Sydney.</p>
<p>Greater Sydney Region Plan – A Metropolis of Three Cities</p>	<p>The Greater Sydney Region Plan – A Metropolis of Three Cities (Region Plan) prepared by the then Greater Sydney Commission (GSC) and adopted in March 2018, is the overarching strategic plan guiding growth in the Greater Sydney Region. It sets a 40-year vision where most residents live within 30-minutes of their jobs, education and health facilities, services, and open space.</p> <p>The proposed development of the site is consistent with the Region Plan's vision to improve Greater Sydney's liveability, productivity, and sustainability. Specifically, the proposal is aligned with the key priorities outlined in the Region Plan by:</p> <ul style="list-style-type: none"> • Integrating and targeting the delivery of dwellings and infrastructure to support a growing population and respond to their needs. • Establish healthy, resilient and socially connected communities that are rich in diversity. • Increase housing supply through the provision of more diverse and affordable housing. • Integrating a diverse range of services on site. • Create fine grain fabric and activity for integrated socially connected spaces. • A detailed assessment against each of the key strategic directions is provided below.
	<p>A city supported by infrastructure</p> <p>The proposed development benefits from existing public transport infrastructure surrounding the site, particularly bus services along Elizabeth Street, Redfern train station and the incoming Sydney Metro line.</p> <p>The site is adjacent to Redfern Park which serves as a significant recreational asset within the locality and will also accommodate a PCYC meeting the youth needs of Redfern and which will also be occasionally accessible to the public.</p>



A city for people

The proposed development incorporates a range of services, infrastructure, and amenities to ensure that all residents, workers, and visitors have access to appropriate services and amenities.



Housing the city

The proposed development will deliver housing of diverse sizes, typologies to suit a range of residents. This includes 197 affordable housing, 147 social housing, and 11 Specialist Disability Accommodation (SDA) units in the strategic location of Redfern that can leverage locational amenity in proximity to numerous transport links as well as other integrated proposed infrastructure and community services.



A city of great places

The proposed development will provide for a variety of recreational spaces that will meet the needs of residents, visitors and the broader community. The PCYC building will be a particular focal point and community hub which will contribute to the vibrancy and amenity of a mixed-use precinct.

Further, the site intends on remaining connected with the adjacent Redfern Estate Heritage Conservation Area (HCA) which plays an integral role in representing the Aboriginal heritage within the locality.



A well-connected city

The proposed development will deliver 355 new dwellings in proximity to bus services along Elizabeth Street, Redfern train station and the incoming Waterloo Metro, contributing to a 30-minute city.



Jobs and skills for the city

The proposal will indicatively provide 1,200 operational jobs, relating to both the commercial and community components of the project. This is in addition to the 748 temporary construction jobs that will be created.



A city in its landscape

The proposal includes a generous provision of landscaping, commensurate with the goal of providing a high amenity and liveable development outcome. Areas of deep soil are also provided, with a total provision of 1,794m² (16.5%), whilst additional landscaping embellishes the proposed buildings.



An efficient city

The proposal integrates Ecologically Sustainable Development (ESD) principles. The proposal has been designed to achieve a minimum 5 Star Green Star rating for each building, NABERS Energy 5.5 Star and NABERS Water 4.5 Star rating for commercial office space.



A resilient city

The proposed development has been designed to minimise exposure to natural hazards by ensuring that the buildings are not subject to flooding or bush fire risk.

Eastern City District Plan

The *Eastern City District Plan* (the District Plan) builds upon the Region Plan's vision, objectives and strategies to provide a 20-year plan to manage growth in the North District. The proposal is consistent with a number of these priorities, including:

- **Infrastructure and collaboration:** The site is adequately serviced and close proximity to public transport and road infrastructure, making it suitable for new homes and supporting recreational and commercial uses. The proposal's delivery and success will be achieved through the collaborative efforts of multiple stakeholders associated with and surrounding the site.
- **Liveability:** The proposal will deliver 355 new homes in an area with an evolving mixed use residential character that is well-connected to transport and local amenities and provides additional pedestrian connections to promote active lifestyles.
- **Productivity:** The additional supply of residential dwellings at the strategic location of Redfern will enable greater opportunities for residents to live and work within a 30-minute city radius.
- **Sustainability:** Embedding ESD principles into the building design and providing landscaping throughout the site will enhance the character of the development. The proposal includes 1,961m² (18%) of canopy cover and 1,794m² (16.5%) of deep soil.

Housing 2041 – NSW Housing Strategy

Housing 2041 is the NSW Government's 20-year vision for the delivery of housing across the state. Released in 2021, *Housing 2041* sets the framework for delivering more housing in the right locations, more diverse housing options that suit diverse demographics, as well as high amenity housing. *Housing 2041* establishes four pillars to underpin the future of housing. The proposed development will closely align with each of these pillars in the following manner:

- **Supply:** The proposal will deliver a total of 197 affordable housing, 147 social housing, and 11 SDA units to contribute to the projected housing supply requirement in the Eastern City District.
- **Diversity:** The proposal promotes diverse housing that includes social, affordable and specialist housing to support the diverse population and needs. Further, a range of studio, 1, 2 and 3-bedroom apartments are proposed to ensure that all types of households can be accommodated.
- **Affordability:** Social and affordable housings can improve affordability given their nature as holistic housing models that incorporate communal residential amenities into their designs and functions. The proposed development includes additional tenant amenities and rooftop recreational spaces, within residential buildings as well as shared community facilities at the dedicated community facility building.
- **Resilience:** ESD principles are embedded into the proposal's design and future operation. Further discussion on this is provided in **Appendix HH** and **Section 8.1**.

Sydney Local Strategic Planning Statement 2036

The *Sydney Local Strategic Planning Statement 2036* (the Sydney LSPS) is a 20-year plan that defines the long-term vision for land use, infrastructure provision and guidance for the future in the Sydney LGA. The strategic document identifies the site as being within the 'Crown and Baptist Streets village area' though it is located directly adjacent to the 'Redfern Street village area'.

The LSPS notes the Crown and Baptist Streets village area is known for the historic terraces and cottages of Surry Hills and eastern Redfern in a distinctive low-rise, high-density development pattern. It notes the Redfern Street village area is subject to the delivery of a metro station that will rapidly transform parts of the village, including the social housing estate at Waterloo.

The Proposal will provide diverse high-density residential development and typologies for a socio-culturally diverse population, which will likely serve as a backbone to the creative, education, high technology and research industry cluster at Redfern and economic and cultural activities in other parts of the Sydney LGA. It will also provide significant community benefit in its provision of indoor and outdoor recreational spaces (afforded by the new PCYC building).

City of Sydney Local Housing Strategy

The *City of Sydney Local Housing Strategy* establishes the City's priorities, objectives and actions for future housing delivery, guiding the design and development of all forms of housing in the area to 2036. The Strategy notes Council plays a fundamental role in facilitating more homes, housing diversity and the delivery of affordable rental housing through the planning framework and through direct action. The strategy importantly notes the role *Sustainable Sydney 2030* plays in guiding the City's vision for housing and supporting a city with housing that is green, global and connected.

The Strategy includes clear housing targets to guide short term, medium term, and long term housing growth. By 2036, Council have set out a target to have at least 156,000 private dwellings and 17,500 non-private dwellings that include boarding houses and student accommodation by 2036. Of the private dwellings, 7.5% will be social housing and 7.5% will be affordable housing with this proportion maintained into the future.

The proposal directly responds to Council's goal for improving the supply of affordable and social housing within the LGA by providing 147 social housing units, 197 affordable housing units and 11 SDA units, providing critical social infrastructure and, as Council notes, which is necessary to support a diverse and well-functioning city.

Strategic Plan

Strategic Context

Community Strategic Plan Delivering Sustainable Sydney 2030-2050

The *Community Strategic Plan Delivering Sustainable Sydney 2030-2050 (the Community Strategic Plan)* identifies the community's main priorities and aspirations and the strategies needed to achieve these. It takes a long-term view, identifying issues and opportunities to be addressed in the city over the next 3 decades.

The strategy also identifies the global trend of 'chronic unaffordability' particularly within Sydney and the challenge of providing safe and adequate housing. To overcome this, the plan identifies 'housing for all' as one of the ten strategic directions within the Plan. To achieve this, it sets out a target to deliver affordable and social housing as outlined in Council's Local Housing Strategy. As noted previously, Redfern Place seeks to provide a significant quantum of affordable and social housing that will contribute to Council meeting their strategic targets.

Another strategic direction relates to 'public places for all' which seeks to provide public places that encourage people to come together, whether that be through their daily lives or to attend large events. The existing PCYC building on the site plays a critical role in being the primary youth community facility within the immediate locality. The proposal will allow for its redevelopment and expansion, accommodating a broader range of uses and responding to the needs of the community.

Creative City: Cultural Policy and Action Plan 2014-2024

The *Creative City: Cultural Policy and Action Plan 2014-2024* identifies proposals that will support artists and cultural workers to live and work in Sydney. The proposed development provides affordable housing units that includes Compact Apartments that could be utilised by artists and cultural workers. Further, there is an opportunity for programs to be run from the proposed community facility.

NSW Future Transport Strategy 2056

The *NSW Future Transport Strategy 2056* sets out a 40-year vision, directions and outcomes framework for moving people in NSW and will guide transport investment over the longer term. The *NSW Future Transport Strategy 2056* was refreshed in 2022 to take into account the COVID-19 pandemic, drought, bushfires, floods, alongside population growth and global megatrends. It includes a new focus on the six cities region, striving to revitalise and connect communities, encourage thriving local neighbourhoods, and build on economic success.

The proposal is consistent with the Strategy by delivering increased residential accommodation within a highly accessible location in Redfern and close to the Innovation Corridor that supports access to jobs, education and health services through diverse options for transport, including public transport and bike and pedestrian access which are suitable for future mobility trends and necessities.

Better Placed

The proposed design is consistent with objectives and principles of *Better Placed*. The document promotes good design to capture society's collective aspiration and expectations for the places where people work, live and play. *Better Placed* includes seven objectives for good design. An architectural response to the Design Principles is provided in the Design Report at **Appendix B**. From a planning perspective, the design is consistent with *Better Placed* as follows:

- **Objective 1: Better Fit – contextual, local and of its place**
 - The proposal responds to the surrounding context and its location within Redfern. It adopts the built form controls for the site endorsed by Council as set out in the Sydney LEP 2012, Sydney DCP 2012, the site's Design Guide. The proposed heights, density and land uses are suitable for the site.
- **Objective 2: Better Performance – sustainable, adaptable, and durable**
 - The proposal integrates Ecologically Sustainable Development (ESD) principles. The proposal has been designed to achieve a minimum 5 Star Green Star rating for each building, NABERS Energy 5.5 Star and NABERS Water 4.5 Star rating for commercial office space.
- **Objective 3: Better for Community – inclusive, connected and diverse**
 - The proposal will improve pedestrian permeability through the site, through the provision of north-south, east-west through-site links, providing connections to all surrounding streets. Additionally, the proposed development will incorporate measures to ensure that it is accessible and inclusive to all community groups. This is confirmed in the Accessibility Design Review.
- **Objective 4: Better for People – safe, comfortable and liveable**
 - The proposed development has been designed to ensure private and communal open space and amenity spaces are secure and safe. Additionally, the site will improve visual links between the built form and the streetscape, adopting permeable materials on building facades and providing for ground level community uses and publicly accessible courtyard spaces, maximising passive surveillance to the public domain. The safety and security of the development is assessed in the CPTED Report.
- **Objective 5: Better Working – functional, efficient and fit for purpose**
 - The proposal has been subject to extensive research and appropriate design briefing to develop a mixed-use development that is functional, efficient and fit for purpose, responding to the housing and recreational needs of future residents, visitors and users of the site.
- **Objective 6: Better Value – creating and adding value**

- The proposal presents a unique opportunity to completely transform a currently under utilised piece of land which currently houses a community building in need of upgrades. The proposed development will add significant value by proposing a mixed-use development accessible via public transport and which appropriately integrates within the existing cultural fabric of Redfern.
- **Objective 7: Better Look and Feel – engaging, inviting and attractive**
 - The design consortium, who have led the design of Redfern Place, comprising Hayball, Silvester Fuller, Architecture AND and Aspect Studios have designed buildings and spaces that are appropriately scaled and proportioned and that will make a positive contribution to the built environment and urban realm in Redfern.

Connecting with Country Framework

The Connecting to Country Framework acts as a guide for developing connections with Country to inform the planning, design, and delivery of built environment projects in NSW.

Connecting with Country will be incorporated within the lifecycle of the proposal to ensure the Gadigal culture continues to be represented in Redfern, a particularly important centre for Aboriginal culture and community, housing The Aboriginal Housing Company, known as 'The Block', formed in 1973 which provided the Aboriginal community with affordable housing and later became the scene of civil rights protests.

Yerrabingin have worked closely with the project team to define the Connecting with Country principles and opportunities which are integrated in the design of the proposal. Further detail is provided within the Connecting with Country Report at **Appendix L** and Design Report at **Appendix B**.

3.2 Cumulative Impacts

A list surrounding future development is provided in **Table 3**. Overall, the proposal is expected to have overall positive cumulative impacts on the site and Redfern on a broader context in terms of the delivery of suitable land for affordable and social housing. The proposal has been developed envisioned under the design guide and relevant strategic documents for a vibrant and diverse residential development and associated community infrastructure to enable healthy and connected social activities, while supporting the future population growth in Redfern and greater Sydney.

An assessment of the cumulative impacts associated with these proposals are considered under the relevant issue in **Section 7.0**.

3.3 Development Contributions and Planning Agreements

Voluntary Planning Agreement

The proposal is not subject to a Voluntary Planning Agreement.

Local Contributions

The *City of Sydney Development Contributions Plan 2015* applies to the site. The Plan notes certain types of development that is excluded from the need to pay a contribution which includes affordable housing or social housing by a social housing provider. Since the entire development is being undertaken by a Community Housing Provider on behalf of Homes NSW, an exemption from payment of contributions applies and is being sought. While there is no formal exemption applicable to the provision of community and commercial space under the Plan, an exemption is sought given the community use will be operated by PCYC and the commercial use will be operated by Bridge Housing, both of which are organisations that are charitable and community focussed and will accommodate the needs of the residents on the site and the local community.

The *City of Sydney Affordable Housing Program* applies to the site. The Program notes that where social/affordable housing floor space is being provided, in accordance with the Principles of the Program, a contribution requirement will not be applied to that floor space. It also notes that where a building is predominantly affordable housing (with a small proportion of floorspace dedicated to ancillary non-residential uses), provided it is in accordance with the Principles of the Program, and does not include any market housing, a contribution requirement will not be applied to the entirety of the floor space in that building.

It is noted the proposed community facility uses may not be considered ancillary to the broader development (like the commercial uses which are for the purposes of Bridge Housing head office). Notwithstanding, a contribution which would technically be applicable to the community facility use is not considered appropriate given 100% of the housing on the site will be either affordable or social.

Housing and Productivity Contribution

Community facilities and affordable housing are exempt from the Housing and Productivity Contribution. While the proposal also seeks approval for commercial uses, since they will be used for the purposes of Bridge Housing's office only, which is a charitable and community focussed organisation, an exemption is sought from the payment of the levy on the commercial floor area.

3.4 Analysis of Alternatives

Four (4) scenarios have been considered in responding to the identified strategic need and objectives for the renewal of the site. This includes not undertaking any works on the site, utilising the existing DA approval on the site, proceeding with an alternative use of the site and advancing with the proposed redevelopment as detailed in this EIS.

3.4.1 Do Nothing

The 'Do Nothing' scenario comprises the existing PCYC building remaining in-situ and the broader site remaining vacant. This option does not provide a desirable outcome as it fails to adequately recognise and deliver the intended future realisation of development that has been envisaged and advocated for over a decade, which was to transform the previously public housing site into a significant housing and community benefit. It also represents an option that is contrary to both local and state strategic directions that look to prioritise diverse housing supply, integration with surrounding infrastructure, and the celebration of Aboriginal heritage and culture. Further, the retention of the PCYC building in its current state would result in a missed opportunity to renew the facilities so that they meet current and future needs of the evolving and growing Redfern community.

Additionally, this approach would represent a missed opportunity to complete and fill a significant physical and visual 'gap' in the streetscape at the on Elizabeth Street and adjacent to Redfern Park, which is traditionally/historically used as a centre of gathering for the local community.

Therefore, the 'Do Nothing' scenario is not considered to be an acceptable approach for the site.

3.4.2 Redevelopment under D/2008/203

The second scenario available to Bridge Housing would be to redevelop the site in alignment with the approved works under D/2008/203. Further detail regarding the approved development is provided in **Section 1.5.1**. The consent remains active due to the demolition works that were undertaken on the site. The scenario is considered sub-optimal as it would result in a development that was designed to accommodate housing targets in the late 2000s and which would fail to capture the highest and best use of the site which was subsequently sought by the gazettal of the Planning Proposal enabling greater density on the site commensurate with the location of the site and its surrounding amenity. Redeveloping the site in line with the approved development will also result in a significant under delivery of affordable housing that is needed in light of the housing crisis and projected population growth.

3.4.3 Mixed-Tenure Redevelopment (Including Private Market Housing)

The third scenario available to Bridge Housing is to redevelop the site to accommodate a mix of market housing, affordable housing and a new PCYC building. While the use of the site for the purposes of market housing may be economically beneficial, this option is also considered a missed opportunity to deliver more social and affordable housing in a project partnership between the NSW Government's social and affordable housing agency (Homes NSW) and a local community housing provider focused and specialising in supporting residents of social and affordable housing (Bridge Housing).

Therefore, the 'Inclusion of Market Housing' option has not been adopted at this time. If external funding cannot be sourced to support the proposed mix of social and affordable housing, the project may need to be revised in the future to incorporate a proportion of market housing. Any future inclusion of market housing will be subject to a separate planning assessment and approval process, as required.

3.4.4 The Proposed Development - Redfern Place

Redfern Place will deliver a mixed-tenure development that prioritises the delivery of affordable, social and SDA housing, commercial uses and a renewed community facility. Redfern has been identified as being within the 'Inner-City Social Housing Allocation Zone' which is subject to a wait time of over 10 years for social housing. Research has also indicated the suburb is one of the most unaffordable places to rent in Sydney and that there is

long term demand for social and affordable housing in Redfern that will improve lives and strengthen the future community for generations to come.

Redfern Place will deliver dwellings that directly respond to the evident shortfall while creating a development that is beautiful, tenure-blind, inclusive and connected showcasing a collection of architectural forms which provide identity without priority. The new community will benefit from the site's location and its rich history and cultural connections opposite Redfern Oval and within Redfern more broadly. It aims to draw from the existing value and uniqueness of Redfern and contribute back for the benefit of the existing and new community.

The inclusion of commercial uses on the site will accommodate Bridge Housing's relocated head office who will be managing the housing and provide support services to new and surrounding residents from the site. Further, the PCYC facility proposed will allow for a new state-of-the-art facility that accommodates a variety of spaces that have been designed in consultation with the PCYC and the local community. The new facility will draw the local community back to the site, which has been underutilised and vacant for many years; be respectful and responsive to the existing and proposed surrounding homes; and reflect the cultural and social significance of the site.

Further Analysis of Design Alternatives

As noted previously, the site has been subject to a Design Excellence Strategy which provided a tailored design excellence pathway for the project. Buildings S1 and S2 were subject to alternative processes in the form of a competitive EOI and a Competitive Design Alternatives Process respectively, while Buildings S3, S4 and the landscaping were subject to a competitive EOI and tender process conducted by Homes NSW as part of the appointment of a Development Partner (Bridge Housing).

Building S1 was subject to a competitive EOI where five (5) architects were selected by Bridge Housing and provided with a Brief which requested the invitees to demonstrate a sound understanding of the project vision, and strong approach and methodology to designing a new community facility on the site. The architects were evaluated with regard to both price and non-price criteria.

Building S2 was subject to a Competitive Design Alternatives Process consistent with the Design Guide, where three (3) architects were selected by Bridge Housing to participate:

- Silvester Fuller
- Studio Johnston
- Weston Williamson + Partners

The Competitive Design Alternatives Process was run in accordance with the procurement requirements of the NSW Government and was formally endorsed by the GANSW. The competitive design process brief requested the design teams embrace the following in their submissions - Connecting with Country principles and opportunities, celebrate the site's rich urban context, embrace local community, creating a sense of belonging, sparking neighbourly connections and creating housing that celebrates diverse and liveable housing. Other considerations included the requirements of the Design Guide.

The proposed redevelopment has undergone a design excellence process resulting in a high-quality design from Architecture AND (Building S1), Silvester Fuller (Building S2) as well as Hayball (Buildings S3 and S4) and Aspect Studio and is the preferred option.

4.0 Project Description

Pursuant to Section 4.22 of the EP&A Act, this SSDA seeks consent for the detailed design, construction and operation of a mixed-use development comprising four new buildings that provide social, affordable and specialist disability accommodation (SDA) housing, a community facility and commercial uses.

Specifically, this SSDA seeks approval for the development of the site, including:

- demolition of the existing PCYC buildings and associated structures;
- tree removal;
- bulk earthworks including excavation;
- construction of a one (1) three (3) storey community facility building (Building S1);
- construction of two (2) residential flat buildings (Buildings S2 and S3) up to 14 and 10 storeys respectively;
- construction of one (1) five (5) storey mixed use building (Building S4) comprising commercial uses on the ground level and residential accommodation above;
- construction of one (1) basement level below Buildings S2, S3 and part of S4 accessible from Kettle Street;
- site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link and dedications for footpath widening along Elizabeth Street and Phillip Street; and
- civil and utilities infrastructure required to support the development.

The residential component of the development will be managed and operated as affordable and social housing.

This chapter of the EIS provides a detailed description of the proposed development. It is informed by the Architectural Drawings (**Appendix A**), Landscape Plans (**Appendix C**) and accompanying Design Report (**Appendix B**) prepared by the Architect Consortium comprising Hayball, Silvester Fuller, Architecture AND, and Aspect Studios. Photomontages of the proposed development are provided in **Figure 11**.



Figure 11 *Photomontage of Proposed Development*

Source: Hayball, Silvester Fuller, Architecture AND, DIM Studio

4.1 Project Overview

The key project details are outlined in **Table 4**.

Table 4 Key Project Details

Component	Description																																														
Land Use	<ul style="list-style-type: none"> Residential accommodation (residential flat buildings and mixed-use) Community facility Commercial premises 																																														
Legal Description	Lot 1 DP1249145																																														
Site Area	Total: 10,850 m ²																																														
GFA	<ul style="list-style-type: none"> S1: 3,542m² S2: 14,557m² S3: 7,685m² S4: 4,417.8m² <p>Total: 30,201.8m² (including community facility) Total: 26,495m² (excluding community facility per Sydney LEP 2012)</p>																																														
FSR	2.442:1																																														
Maximum Height	<ul style="list-style-type: none"> S1: RL47.72 S2: RL81.11 S3: RL66.72 S4: RL51.11 																																														
Boundary Setbacks (Ground Level)	<p>North (Kettle Street)</p> <ul style="list-style-type: none"> S1 setback: 3.6m (0m upper level setback) S2 setback: 5.4m <p>East (Walker Street)</p> <ul style="list-style-type: none"> S2 setback: min. 4.7m to max. 6.8m S3 setback: min. 4.6m to max. 7m <p>South (Phillip Street)</p> <ul style="list-style-type: none"> S3 setback: 4.2m S4 setback: 4.9m <p>West (Elizabeth Street)</p> <ul style="list-style-type: none"> S1 setback: 2.45m S4 setback: 2m 																																														
Residential Units & Tenure Mix	<p>Total: 355 units</p> <ul style="list-style-type: none"> 197 affordable housing units 147 social housing units 11 SDA units (including 1 carer's unit) 																																														
Apartment Mix	<table border="1"> <thead> <tr> <th rowspan="2">Component</th> <th colspan="6">Apartment Mix</th> <th rowspan="2">Total Units</th> </tr> <tr> <th>Studio</th> <th>1 Bed</th> <th>1 Bed (SDA)</th> <th>2 Bed</th> <th>2 Bed (SDA)</th> <th>3 Bed</th> </tr> </thead> <tbody> <tr> <td>S2</td> <td>27</td> <td>67</td> <td>0</td> <td>93</td> <td>0</td> <td>10</td> <td>197</td> </tr> <tr> <td>S3</td> <td>13</td> <td>48</td> <td>0</td> <td>21</td> <td>23</td> <td>3</td> <td>108</td> </tr> <tr> <td>S4</td> <td>7</td> <td>20</td> <td>6</td> <td>10</td> <td>4</td> <td>3</td> <td>50</td> </tr> <tr> <td>Total</td> <td>47 (13%)</td> <td>135 (38%)</td> <td>6 (2%)</td> <td>124 (35%)</td> <td>27 (8%)</td> <td>16 (5%)</td> <td>355</td> </tr> </tbody> </table>	Component	Apartment Mix						Total Units	Studio	1 Bed	1 Bed (SDA)	2 Bed	2 Bed (SDA)	3 Bed	S2	27	67	0	93	0	10	197	S3	13	48	0	21	23	3	108	S4	7	20	6	10	4	3	50	Total	47 (13%)	135 (38%)	6 (2%)	124 (35%)	27 (8%)	16 (5%)	355
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Total	47 (13%)	135 (38%)	6 (2%)	124 (35%)	27 (8%)	16 (5%)	355																																								
Car spaces	Total: 66 parking spaces including:																																														

Component	Description
	<ul style="list-style-type: none"> • 18 accessible residential parking spaces • two (2) EV parking space Plus one (1) PCYC light vehicle (van) space and two (2) car share parking space
Motorcycle Spaces	7 motorcycle spaces
Bicycle Spaces	Total: 420 bicycle spaces <ul style="list-style-type: none"> • 355 residential • 13 commercial and PCYC • 52 visitor • Associated bike storage
Landscaped Area	2,258m ² (20.8%)
Deep Soil Area	1,794m ² (16.5%)
Canopy Cover	1,961m ² (18%)
Construction Hours	7:00am – 6:00pm, Mondays to Fridays 8:00am – 1:00pm, Saturdays No works on Sundays or Public Holidays
Operational Hours (Building S1)	Weekdays: 6:00am – 10:00pm Weekends: 7:00am – 7:00pm Occasional activities may be carried outside of the above nominated hours of operation for special events.
Construction Jobs	748 jobs
Operational Jobs	120 jobs
Estimated Development Cost	\$213,606,722 (excluding GST). Refer to the Estimated Development Cost (EDC) Report prepared by MBM (provided under separate cover).

4.2 Project Area

The project area for the proposed development is identified in **Section 2.2**. The project area corresponds to the established site lot. All land within the project area will be physically disturbed when constructing the proposed development.

4.3 Design Principles

The following design principles have been adopted in the design of the proposal to ensure the overall vision and objectives for the site are achieved:

- **Connect to Country** – Respond to the values and insights of traditional knowledge holders and realising them in built form to create a place for community that becomes integral to Redfern.
- **Affordable and Sustainable** – Design that delivers an affordable construction, low maintenance and operational solution fit for the planet, occupants and users of the site.
- **Tenure Blind** – Create a tenure blind community of communities which achieves equity in placemaking, amenity, quality and social value and a community centre for wider neighbourhood.
- **Connected and Friendly** – Create opportunities for friendly and active edges within and around the precinct, allowing for moments to dwell and connect with neighbours and passers-by. Enhance safety and comfort through passive surveillance and enhance porosity, both visual and physical.
- **Uniting Ground Plane** – A public realm that connects the precinct and extends to the ground level of each building to provide a connected ground plane. Create visible spaces beneath a densely vegetated resident-focused urban oasis, interconnecting with neighbouring landscapes. This subtly but clearly signifies the difference between communal spaces and publicly accessible links and parks.
- **Diverse and Cohesive Village** – A variety of architectural expressions brings a richness to each building whilst common materials and alignments let them be read as a family.

4.4 First Nations and Connecting with Country

The Design Report prepared by the Design Consortium and Yerrabingin at **Appendix B** addresses how the proposed redevelopment of the site incorporates Connecting with Country in its proposed design and principles (refer to **Appendix L**).

The Design Report addresses multiple elements of Country that have been carefully considered and incorporated into the proposed design and which have been developed through the Wanggani Dhayar Process – Listen to Country. The Wanggani Dhayar Process has involved the undertaking of sessions intended to bring First Nations people together to discuss how Connecting with Country could be embedded within the design.

A range of feedback was provided from the consultation process and is summarised at **Appendix L**. Three key themes were also identified and have been embedded within the proposed development where possible:

- **Acknowledge deep connections and empower culture** – Trans-generational learning contributing to the continuation of culture/history, adding a layer to the history of the site and explored through embedding within buildings, outdoor spaces or spaces for cultural sharing.
- **Community-centric at its core** – Fostering a sense of community and identity within the future development, investigated through inviting the elements of Country into the site to facilitate relationships between humans and provide culturally safe areas.
- **Fostering ongoing relationships and custodianships with Country** – Incidental and planned moments for witnessing and engaging with Country created through the consideration and integration of Country and non-human kin in the human experience of the development.

4.5 Site Preparation Works

Demolition

The proposal seeks approval for the demolition of the existing two-storey community facility building and associated structures located within the southern portion of the site. The extent of demolition works is illustrated in **Figure 12**.

Earthworks

Due to the topography of the existing site and the extent of the proposed development, the level difference across the site will need to be managed as part of the project to appropriately grade the site, excavate proposed basement structures and provide platforms for proposed buildings.

Earthworks will be undertaken within the centre of the site to raise the ground level to RL32.10. Additional clean fill is required beneath Building S1 given the lack of basement and requirement for the building to sit above the flood level at RL31.50.

Excavation is primarily required to remove the contaminated fill and accommodate the basement and flood storage under Building S4.

Excavation is also proposed to accommodate a single partial basement level across the site and flood storage under Building S4 and OSD tank under part of Building S1.

Further detail is provided in the Civil Engineering Plans at **Appendix NN**.

Tree Removal

To facilitate the proposed redevelopment, a total of 57 trees are proposed to be removed which includes 10 street trees outside of the site boundary.

The retention and relocation of trees within the site's boundary was considered as part of the proposed development however the siting and species were not suitable.

Where possible, the trees will be retained, and protection measures will be implemented to enable ongoing protection during construction works.

Further detail and identification of trees numbers is provided in the Arboricultural Impact Assessment at **Appendix CC**.

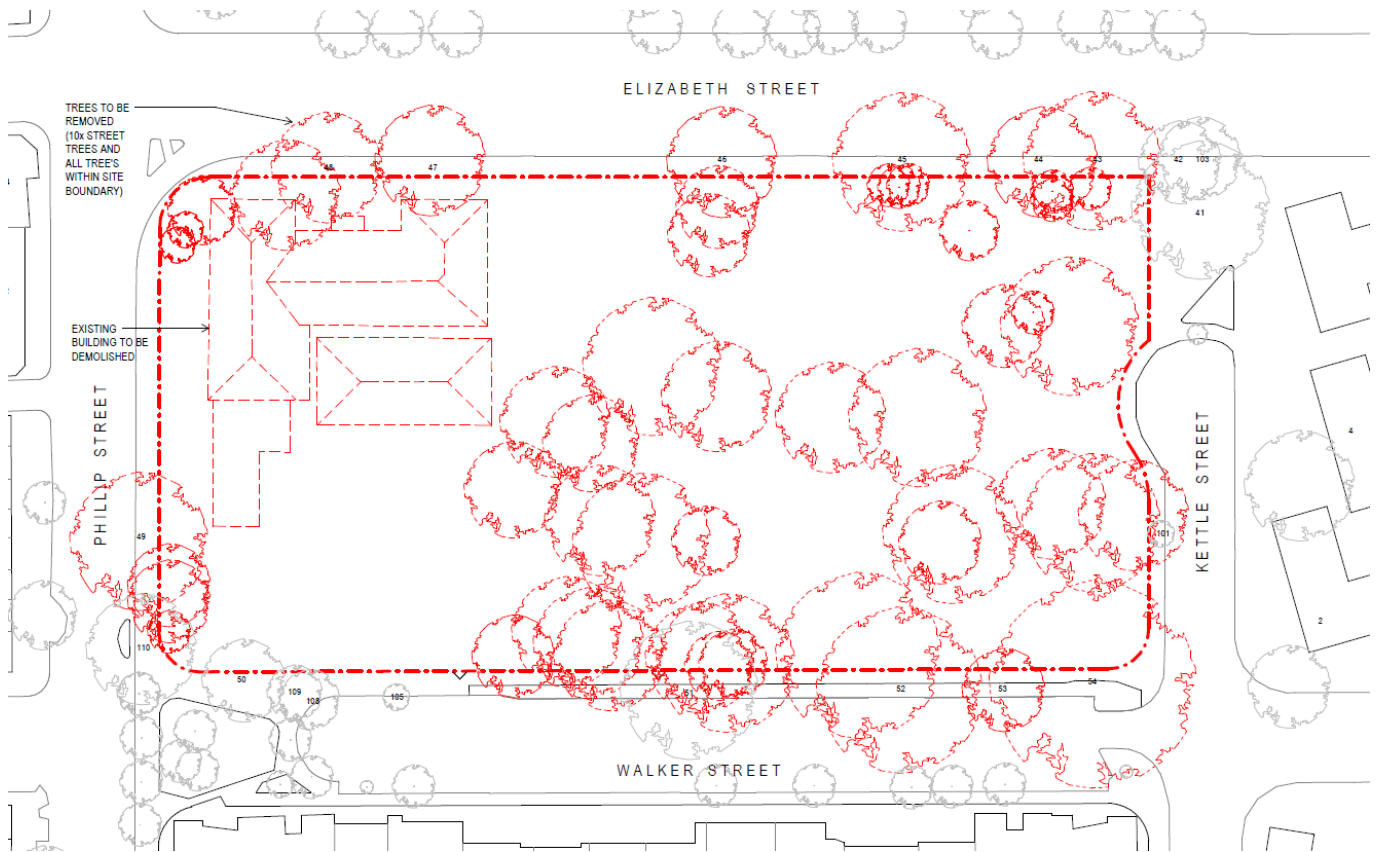


Figure 12 Proposed Demolition Plan

Source: Hayball

4.5.1 Remediation

A Remediation Action Plan (RAP) has been prepared by EI and is provided at **Appendix W**. It follows from previous site investigations undertaken which have identified asbestos-impacted, TRHs and PAH soils at multiple locations, acid sulfate soils (ASS) and potential acid sulfate soils (PASS) across the site. Remediation is therefore required to render the site suitable for the proposed development. The remediation is Category 2 and therefore consent is not required.

Further description of the remediation methodology is provided in **Section 7.11**.

4.6 Site-Wide Layout and Building Form

The Proposal seeks to redevelop the Elizabeth Street site into a mixed-use development comprising four new buildings that provide social and affordable housing, SDA, a community facility and ground level commercial use. The proposed development will achieve a high level of architectural variety and excellence across its buildings and landscape.

The proposed buildings are as follows:

- Building S1 – three (3) storey community facility, containing a mixture of community uses;
- Building S2 – 14 storey affordable housing apartment building, containing a total of 197 affordable housing units;
- Building S3 – 10 storey social housing apartment building, containing a total of 108 social housing units; and
- Building S4 – four (4) storey mixed use building, containing a total of 50 apartments comprising 39 apartments for social housing and 11 SDA units (including 1 carer's unit) as well as ground level commercial and community facility space.

A site plan showing each building footprint is provided at **Figure 13**. The buildings are arranged generally in quadrants, with publicly accessible through-site links provided through the site. A single point of vehicular access is provided from Kettle Street, beneath S2, to a single basement level. No vehicular access is provided at-grade into or within the site.

Each building is described in more detail in the following sections.

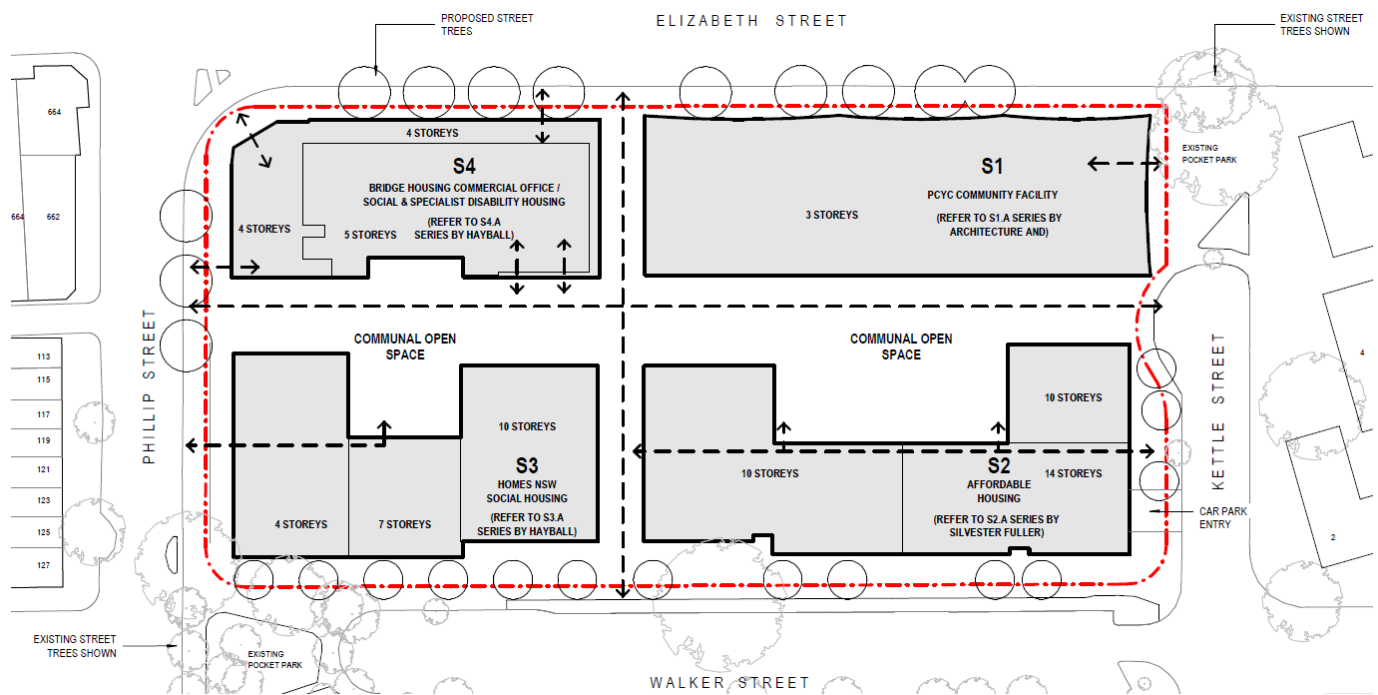


Figure 13 Proposal Site Layout

Source: Hayball

4.7 Basement

The Proposal seeks consent for one (1) basement level located below the existing ground level. The basement does not occupy the entirety of the site, being largely contained to the eastern area of the site and allowing for areas of deep soil on the site. An excerpt from the Architectural Drawings of the basement is provided at **Figure 14**.

The following components are proposed to be located within the basement level:

- Waste storage rooms:
 - Building S2 waste room
 - Building S3 waste room
 - Building S4 waste room
 - Building S4 commercial waste/bulk room
 - Combined residential waste room
 - Combined residential bulk store
- residential storage cages;
- services rooms including water plant, rainwater tank, switch room;
- car parking:
 - 66 residential parking spaces (including 18 accessible parking spaces)
 - one (1) PCYC light vehicle (van) parking space
 - two (2) car share parking spaces;
- seven (7) motorcycle parking spaces;
- 355 residential bicycle parking spaces;
- 13 commercial/community facility bicycle parking spaces;
- 52 visitor bicycle parking spaces;
- loading spaces, including:
 - one (1) SRV loading bay
 - two (2) B99 loading bay spaces
 - one (1) 10.6M CoS truck space

Vehicular access to the basement will be provided via a ramp accessible from Kettle Street which is discussed further below in **Section 7.8**. Pedestrian access to the proposed basement will be provided from three (3) separate residential cores within Buildings S2, S3 and S4. Occupants of Building S1 (staff only, not available to visitors) will be able to access the basement, if required, by entering through the shared Building S4 northern lobby. The basement structure will be fully waterproofed/tanked so as to not allow groundwater inflows during operation.

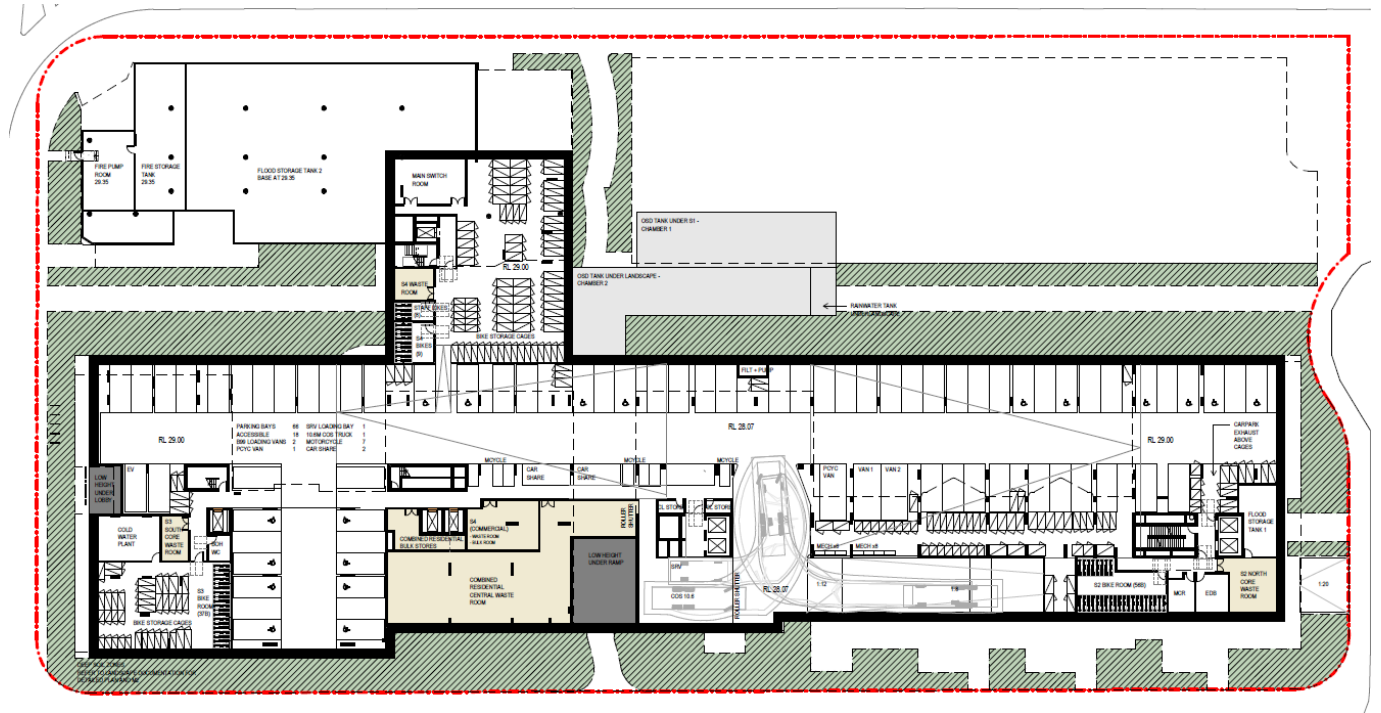


Figure 14 Basement Layout

Source: Hayball

4.8 Building S1

4.8.1 Built Form and Urban Design

Building S1 comprises a new community facility located within the north-western portion of the site designed by Architecture AND. It is intended to replace the existing PCYC located on the site which no longer meets the needs of the evolving and growing Redfern community.

A functional brief was provided to the appointed architects, Architecture AND, which was developed in consultation with PCYC, Council and the local community. It was critical the facilities be fit-for-purpose and therefore consultation was critical in ensuring the facility is designed to meet the needs and wants of local users.

The facility comprises a diverse mix of spaces which will accommodate the different needs of future users.

The proposed building comprises a three (3) storey built form with assorted double height spaces. The building is rectangular in shape extending 81m along the eastern and western (Elizabeth Street) boundaries. The massing has been informed by the functional brief as well as the Design Guide.

A numerical overview of Building S1 is provided at **Table 5**. Photomontages of the proposed built form from the Design Report (**Appendix B**) have been provided at **Figure 15**.

Consent is also sought for the fitout of the community facility.

A level-by-level breakdown of the proposed building is provided below. Further detail can be found in the Architectural Drawings at **Appendix A**.

Table 5 *Building S1 - Numerical Overview*

Component	Description
Uses	<p>Ground Level:</p> <ul style="list-style-type: none">• Entry foyer/kiosk seating• Reception• Office and administration space• Education/meeting space• Kitchen• Indoor sports court• Bleacher seating• Amenities• Storage space <p>Level 1:</p> <ul style="list-style-type: none">• Gymnastics/parkour space with viewing area• Multi-purpose space• Amenities• Storage space <p>Level 2:</p> <ul style="list-style-type: none">• 2 x Multi-purpose spaces• Boxing space• Gymnasium space• Amenities• Storage space
GFA	3,542m ²
Maximum Height	RL47.72
Operational Hours	<p>Standard operational hours are proposed as follows:</p> <ul style="list-style-type: none">• Weekdays: 6:00am – 10:00pm• Weekends: 7:00am – 7:00pm• Occasional activities may be carried outside of the above nominated hours of operation for special events.



Figure 15 Photomontage of Building S1 – Elizabeth Street View Facing South-East (tree in foreground not shown to depict building clearly)

Source: Hayball, Silvester Fuller, Architecture AND, DIM Studio

Ground Level

The primary building entry is situated on the ground level of the building's northern elevation off the existing Kettle Street pocket park. The building entry leads to an open foyer area which includes a reception desk, flexible kiosk seating and a youth hub. Other spaces within the vicinity of the foyer area include office space, a kitchen and an administration area.

The central portion of the ground floor includes bleacher seating incorporated into the stair which will provide a place for occupants to meet and dwell. A large education/meeting room is also proposed along with storage space and amenities.

An indoor sports court is located within the southern portion of the ground level which has been designed to competition basketball and netball dimensions and comprising a total area of 740m². A second entry point is located on the building's southern elevation accessible via the east-west through-site link and will provide users that may not be members of the PCYC to access the facility outside of typical hours of operation for infrequent special events.

A floor plan showing the general arrangement of Ground Level is provided at **Figure 16**.

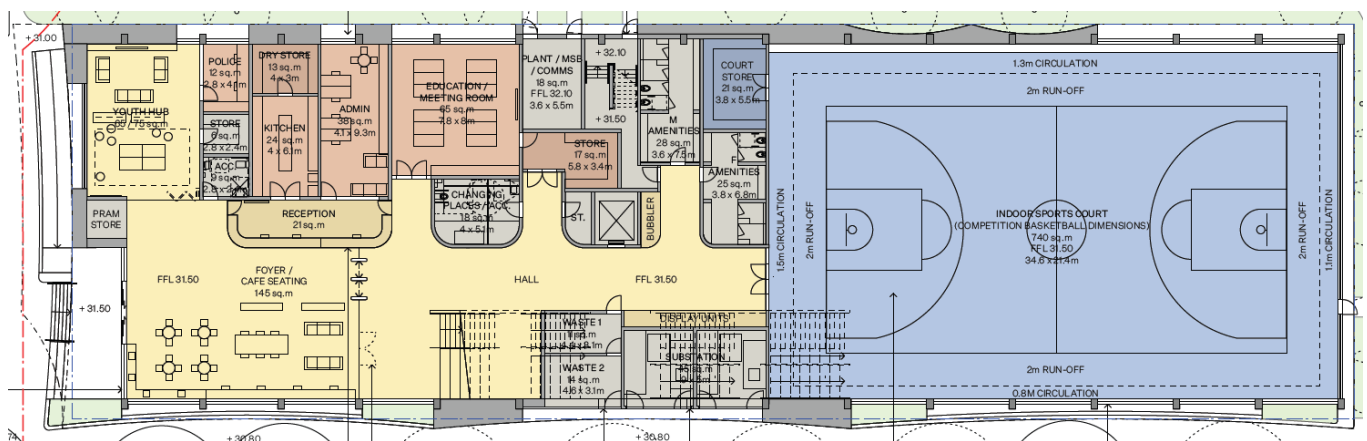


Figure 16 Building S1 - Ground Level Floor Plan

Source: Architecture AND

Level 1

Level 1 of the building comprises a gymnastics/parkour space with a viewing area, a multi-purpose room as well as storage space and amenities. The scalloped western façade results in a 450mm overhang along Elizabeth Streets (on Levels 1 and 2), located within the 2m footpath widening zone to be dedicated to Council.

A floor plan showing the general arrangement of Level 1 is provided at **Figure 17**.

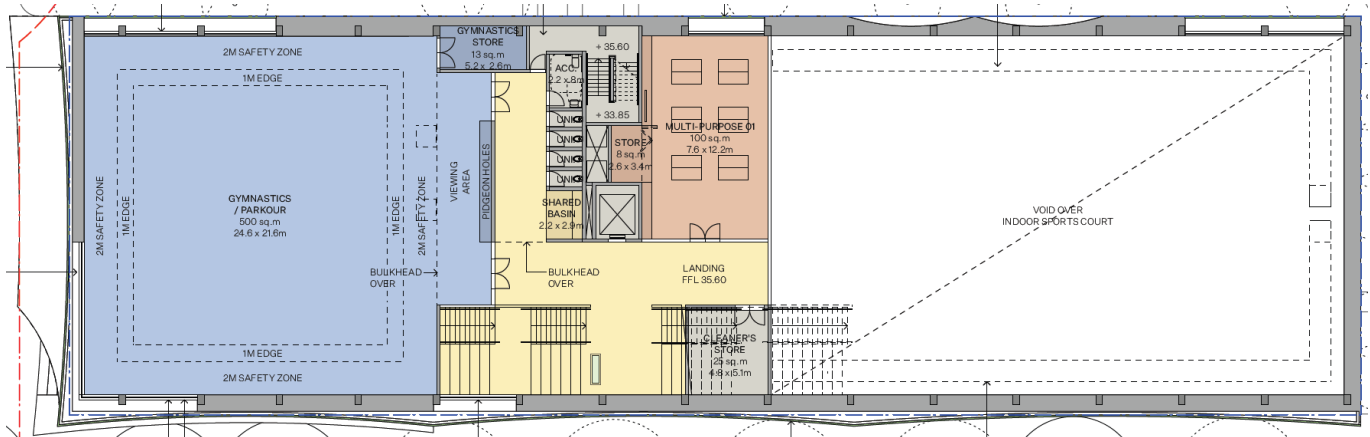


Figure 17 Building S1 - Level 1 Floor Plan

Source: Architecture AND

Level 2

Two (2) large multi-purpose rooms are proposed on Level 2 with flexible furniture layout to accommodate a variety of uses. A boxing space and gymnasium space with operable separating walls is also proposed and can be combined as a single space if required. Storage and amenities are also proposed on Level 2.

A floor plan showing the general arrangement of Level 2 is provided at **Figure 18**.

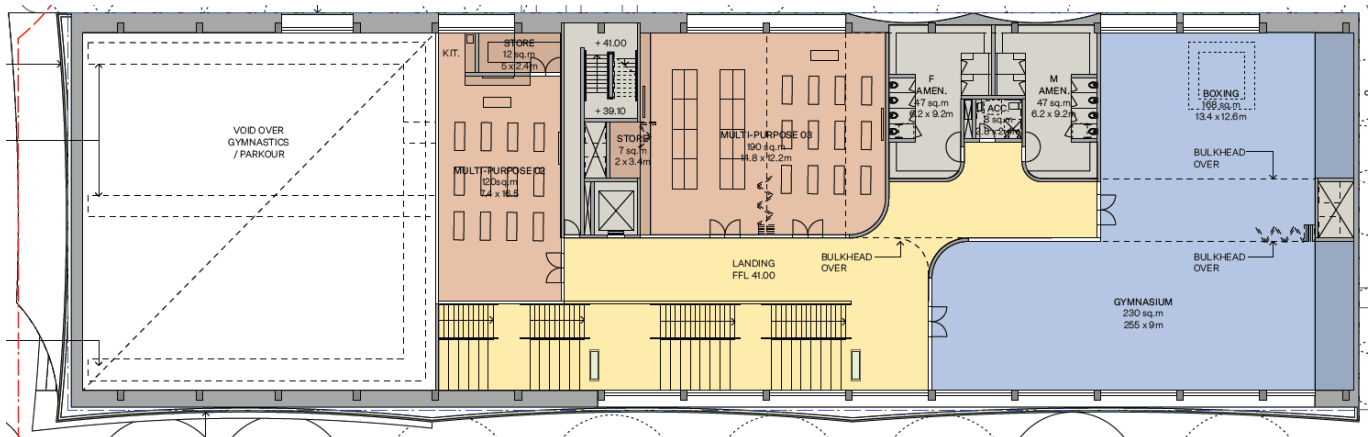


Figure 18 Building S1 - Level 2 Floor Plan

Source: Architecture AND

Rooftop

A series of solar panels are proposed on the building's rooftop which will generate significant solar energy to be redirected into the operations of the buildings across the site. The rooftop also includes a set-down plant area to reduce the visual impact when viewed from the surrounding public domain and residential dwellings.

4.8.2 Operational Hours

Standard operational hours are proposed as follows:

- Weekdays: 6:00am – 10:00pm
- Weekends: 7:00am – 7:00pm

Occasional activities may be carried outside of the above nominated hours of operation for special events.

4.8.3 Façade and Materiality

Materials selected for Building S1 are detailed as part of the Architectural Drawings at **Appendix A**, with further discussion within the Design Report at **Appendix B**. The materials for Building S1 have been carefully selected to complement the site's surroundings. Light coloured brickwork is proposed on the building's ground level while the upper two (2) levels are wrapped in a perforated rain screening and panelised cladding. The proposed building adopts a green tone, retaining the green backdrop through the Elizabeth Street treescape and preserving a green frame to Redfern Park.

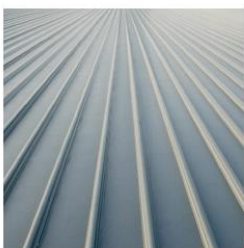
The Elizabeth Street elevation comprises three (3) generous scallops, breaking the mass and forming scale relationships with other built forms located along Elizabeth Street, while simultaneously possessing a cohesive identity that expresses its presence as a singular building. Beyond subtly modulating the building's built form, the scalloped façade has also been designed in a way to accommodate existing and proposed tree planting.

An excerpt of the materials palette prepared by Architecture AND is provided at **Figure 19** and **Figure 20**.



Figure 19 Building S1 – Northern Entry Façade and Materials

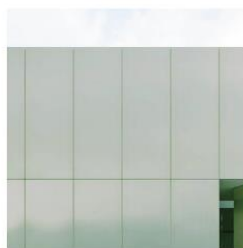
Source: Architecture AND, DIM Studio



1. Metal roofing, mid-grey tone



2. Perforated, corrugated screen, green tone



3. Aluminium panelised cladding, green tone



4. Face brickwork, colour matched mortar



5. Dry pressed brick paving

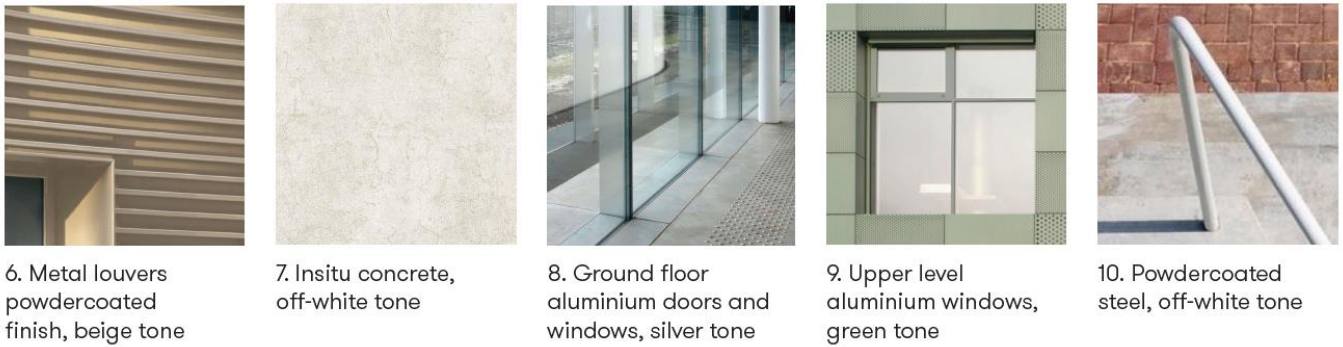


Figure 20 Building S1 – Proposed Materials

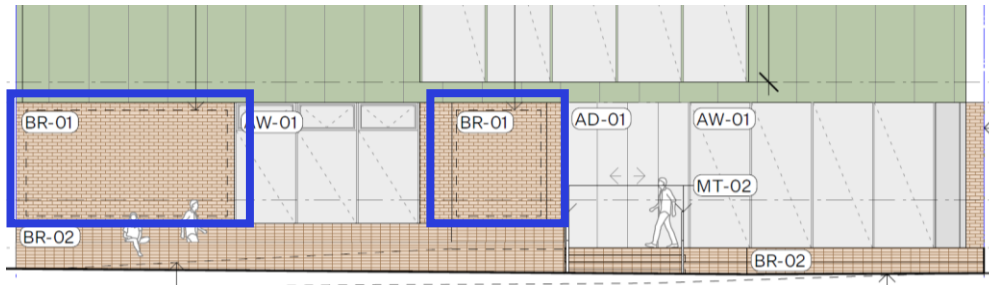
Source: Architecture AND

4.8.4 Signage

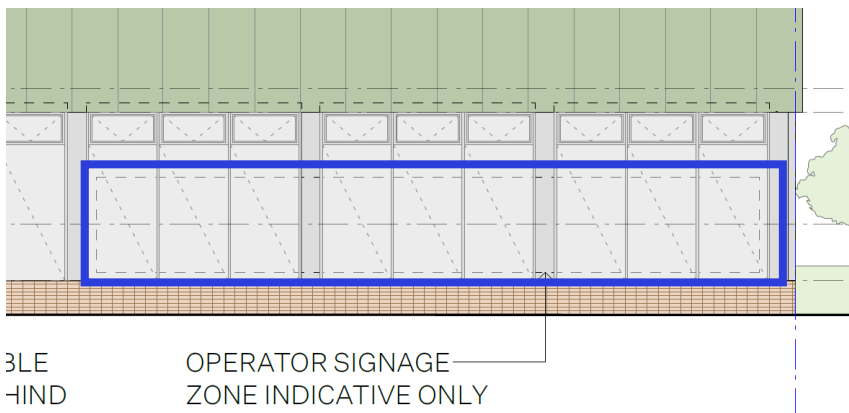
The proposed development seeks approval for three (3) signage zones on Building S1 which vary in size and location. A summary of details relating to the zones is provided in **Table 6** below. The zones are illustrated on the Architectural Drawings for Building S1 at **Appendix A**. It is intended that the detailed content of the signage will be decided by the future building operator (intended to be PCYC). The content will be for the purposes of business identification and to display when events are to be held within the building.

Table 6 Building S1 Signage Zones

Sign #	Type	Location	Size (H x W)
1	Business identification	North elevation (eastern side)	1.25m (H) x 2.5m (W)
2	Business identification	North elevation located beside building entry	1.25m (H) x 1m (W)
3	Business identification	West elevation	1m (H) x 7m (W)



North elevation (showing sign #1 on the left and sign #2 on the right)



West elevation (showing sign #3)

Figure 21 Building S1 Signage Zones

Source: Architecture AND modified by Ethos Urban

4.9 Building S2

4.9.1 Built Form and Urban Design

Building S2 comprises a residential flat building intended to be retained in single ownership and managed as affordable housing, located in the north-eastern portion of the site and designed by Silvester Fuller. The building contains frontages to Kettle Street (northern façade), Walker Street (eastern facade), the east-west through site link (southern façade) and the north-south through site link (western façade). The built form comprises a stepped 14/10 storey built form, arranged as a series of smaller volumes in a u-shaped footprint. The building presents as a 10 storey built form from the southern elevation (east-west through-site link) and a 14 storey built form from the northern elevation (Kettle Street).

An architectural roof feature is located atop the 14 storey built form component, comprising a unique pitched roof form mimicking surrounding built forms and concealing rooftop plant from view and ensuring no overshadowing to Redfern Park. Building S2 has been developed from the Competition winning scheme.

Photomontages of the proposed built form from the Design Report (**Appendix B**) have been provided at **Figure 22**.



Figure 22 Photomontage of Building S2 – Walker Street View Facing South West

Source: Hayball, Silvester Fuller, Architecture AND, DIM Studio

Residential Levels

Apartments have been designed to maximise views towards the north, east and west. Each of the levels will comprise the following:

- Ground Level: a mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom apartments. The Ground Level is proposed to contain 17 apartments. Refer to **Figure 23**.
- Level 1: a mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom apartments. Level 1 is proposed to contain 16 apartments. Refer to **Figure 24**.
- Levels 2-9: a mixture of studio, 1-bedroom, 2-bedroom and 3-bedroom apartments. Each level is proposed to contain 18 apartments. Refer to **Figure 25** for typical residential floorplate for Levels 2 to 9.

- Levels 11 to 13: 'high-rise' apartments with uninterrupted views to the north, east, south and west. The levels are proposed to comprise a mixture of studio, 1-bedroom and 2-bedroom apartments. Each level is proposed to contain 7 apartments. Refer to **Figure 26** for typical residential floorplate for Levels 11 to 14.

Building S2 features a central breezeway running north-south through the building from Ground Level through to (and including) Level 9 at each level of the building. The breezeway will provide opportunities for planting, seating and areas to for tenants and visitors to socialise. As noted in the following sections, breezeways have been incorporated within all residential buildings so that a genuine tenure blind appearance and experience will be implemented.

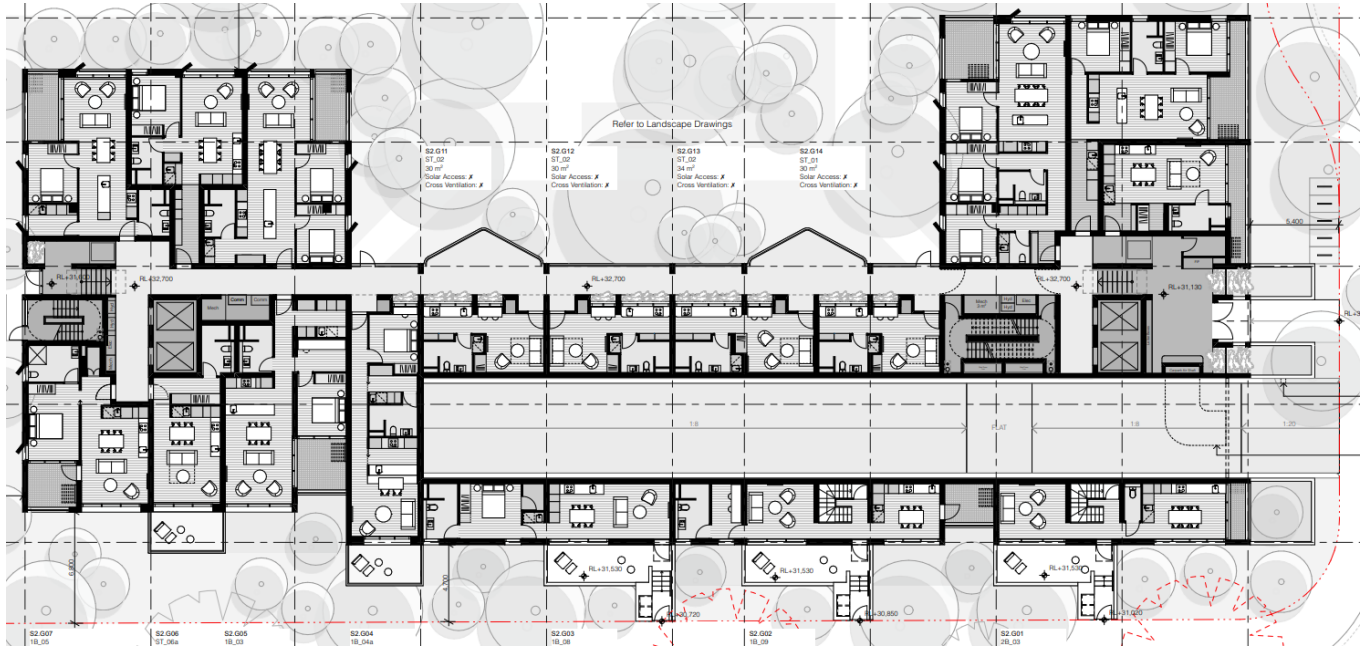


Figure 23 Building S2 - Ground Level Plan

Source: Silvester Fuller

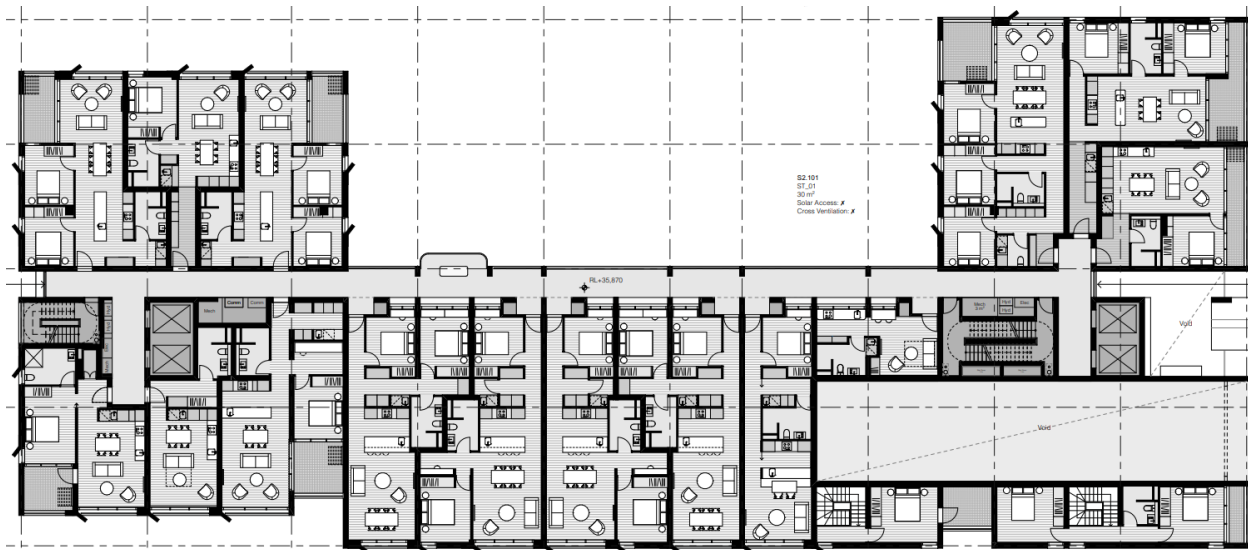


Figure 24 Building S2 – Level 1

Source: Silvester Fuller

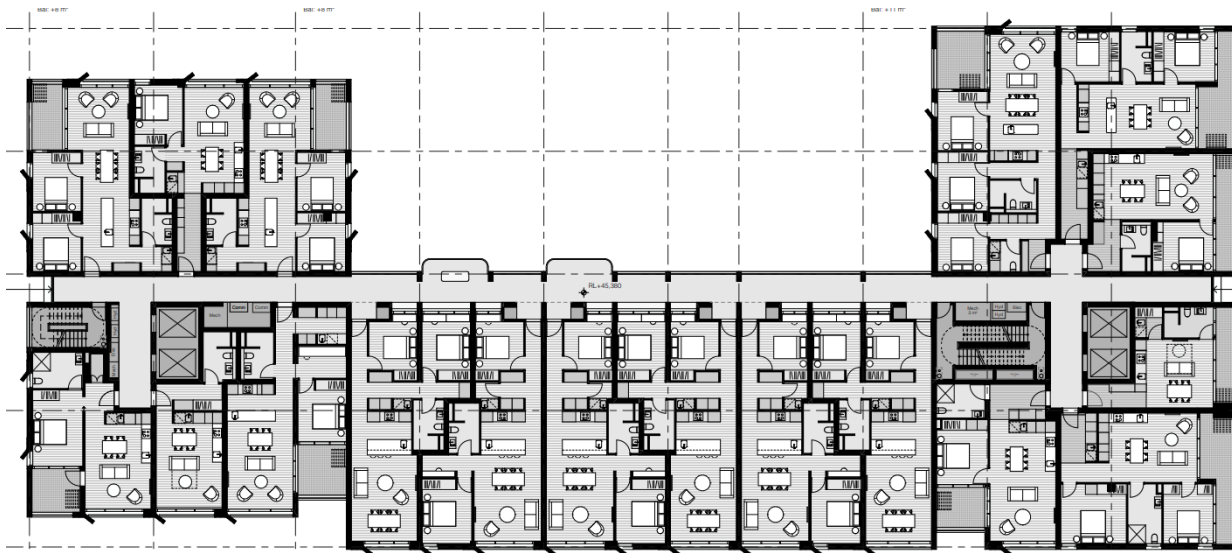


Figure 25 Building S2 – Typical Level Plan (Levels 2-9)

Source: Silvester Fuller

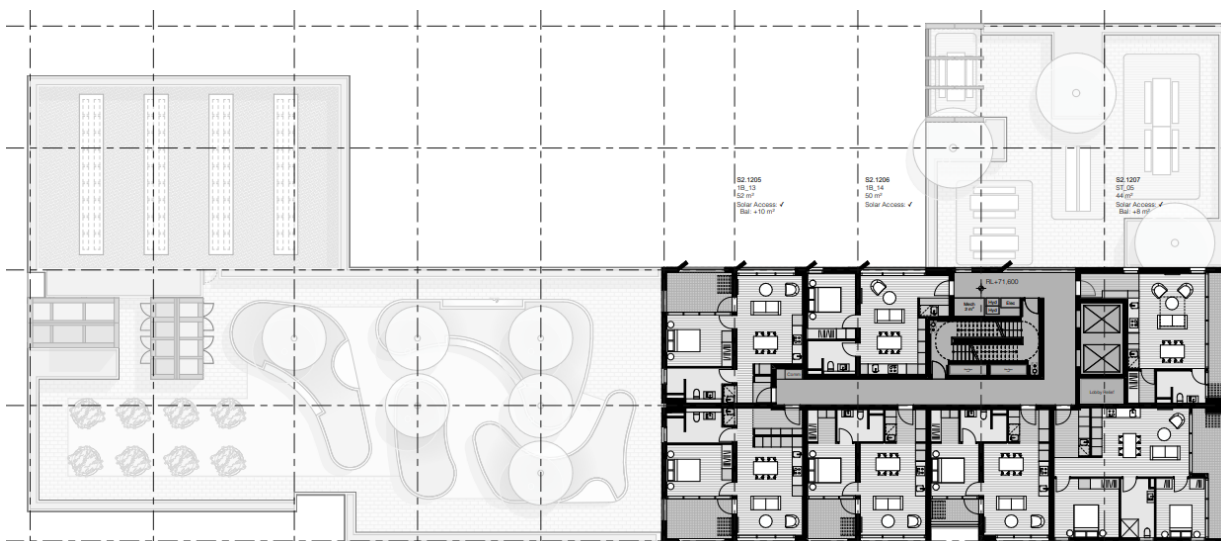


Figure 26 Building S2 – Typical Level Plan (Levels 11-13)

Source: Silvester Fuller

Building Entrances

Two building entrances are provided on the building's northern and southern elevations off Kettle Street and the east-west through site link respectively. Additional points of access are provided within the centre of the building and will be accessible via the at-grade communal open space which act as an extension to the north-south through-site link. A central "internal street", essentially a breezeway, connects the apartments as a north-south spine.

Apartment Typologies

Building S2 proposes 197 apartments intended to be operated as affordable housing. A summary of the proposed apartment mix has been provided in **Table 7**.

The apartments from Level 2 and above are a typical apartment typology. At Ground Level and Level 1, due to the location of the vehicular access ramp, two different apartment typologies are proposed as described below.

Table 7 Building S2 – Apartment Mix

Type	Quantity
Studio	27 (14%)
1 Bed	67 (34%)
2 Bed	93 (47%)
3 Bed	10 (5%)
Total	197

Walker Street Terraces

To the east of the vehicular ramp and fronting Walker Street on the Ground Level are three (3) apartments, directly accessible via private stairways off Walker Street. The apartments comprise 2 x 1-bedroom apartments, one of which is double storey and 1 x 2-bedroom apartment which is double storey. The apartments are single aspect, facing east towards Walker Street. An excerpt of the Ground Level floorplan has been provided at **Figure 27** showing the arrangement of the proposed terraces. Additionally, an elevation view of the Terraces has been provided at **Figure 28**.

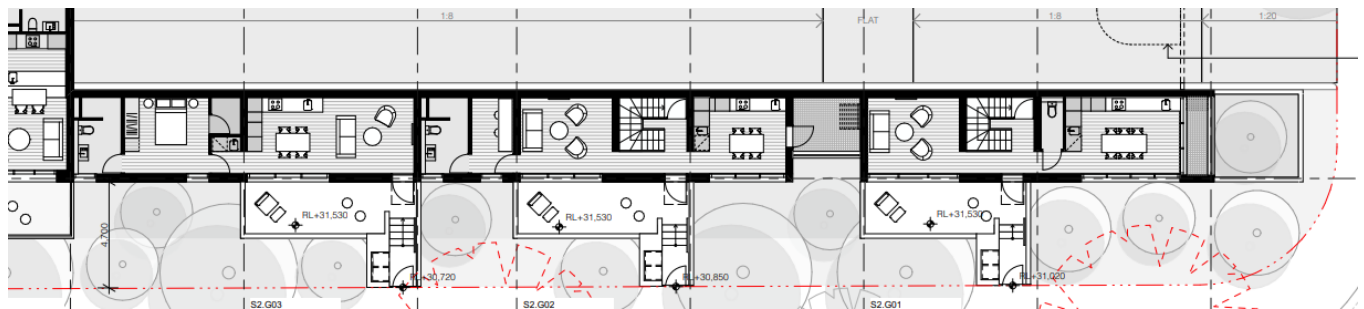


Figure 27 Building S2 – Ground Level Plan Showing Walker Street Terraces

Source: Silvester Fuller



Figure 28 Building S2 - Walker Street Terraces - Eastern Elevation

Source: Silvester Fuller

Compact Apartments

Out of the 27 studio apartments proposed, five (5) are 'Compact Apartments' located across Ground Level and Level 1. Four (4) of the apartments are located on the Ground Level and one (1) is located on Level 1. Each apartment is single aspect, facing west and with an interface to the external breezeway proposed within the centre of the building. Each of the apartments is 30m² or 34m² in area and includes a kitchen, bathroom, study space and flexible living area which can be arranged on an as needs basis. The layout options available to the Compact Apartments are illustrated in **Figure 29**. Outdoor breakout areas located within the proposed breezeway will also be provided for tenants and located directly outside of the Compact Apartments.

The Compact Apartments are provided only where the driveway affects the Ground and Level 1 floorplate. The Compact Apartments contribute to the diversity of apartment options within the affordable housing mix and are predominately located on the Ground floor which will have direct access via the breezeway to the landscape within the central courtyard and access to the shared communal spaces on Level 10.



Figure 29 Building S2 – Compact Apartments – Layout Options

Source: Silvester Fuller

Communal Open Space

The proposal includes a large communal area at Level 10, known as the “family park”. The Level 10 family park is proposed to offset the lower proportion of apartments with private open space/balconies, essentially redistributing this space to the communal family park level. The outdoor component comprises the following:

- dining area;
- outdoor BBQ area;
- children’s play area;
- drying area;
- outdoor fitness area;
- garden areas with seating; and
- vegetable garden.

The internal communal space comprises the following spaces:

- mixture of small and large gathering spaces;
- kitchen; and
- amenities/storage.

An excerpt from the Landscape Plans of the Family Park is provided at **Figure 30**.

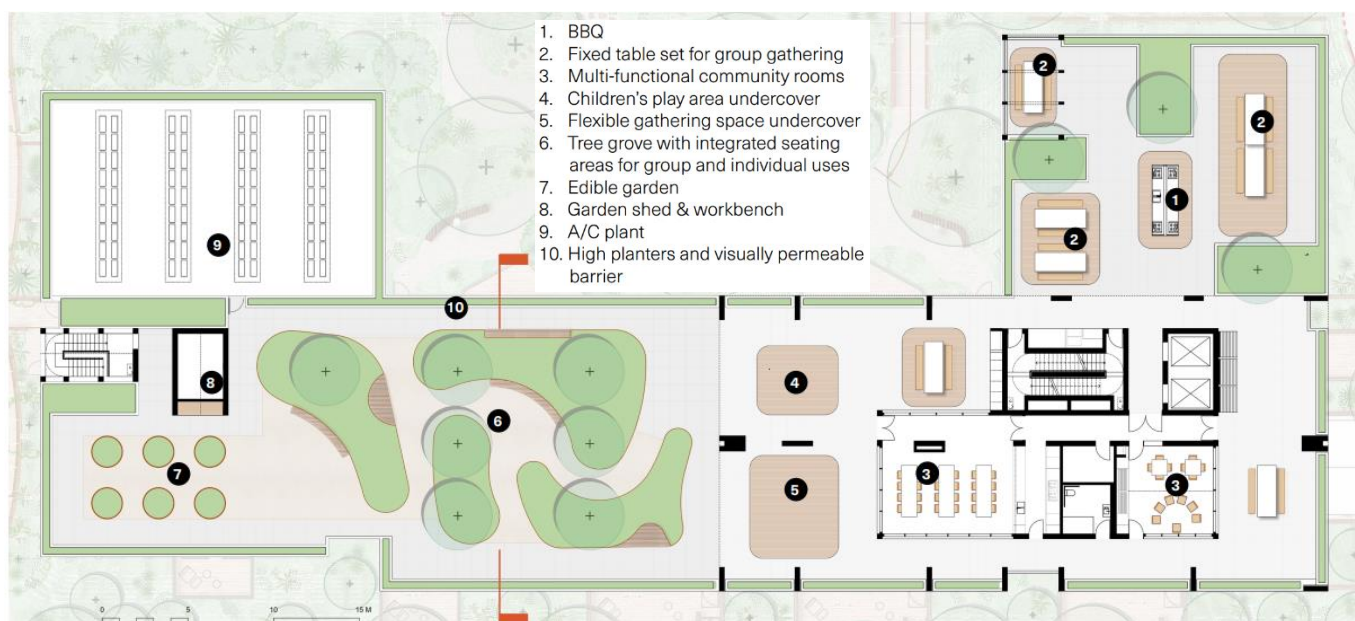


Figure 30 Building S2 – Level 10 Rooftop ‘Family Park’

Source: Silvester Fuller

4.9.2 Façade and Materiality

The façade design incorporates a high proportion of solid elements, with a brickwork base and precast concrete at the upper levels. Darker pre-cast concrete shading elements and highlights at the communal level are proposed to provide articulation of the building form. **Figure 31** shows the façade design and materiality for the Walker Street elevation.

Materials selected for Building S2 are detailed as part of the Architectural Drawings at **Appendix A**, with further discussion within the Design Report at **Appendix B**. An excerpt of the materials palette is provided at **Figure 32**.

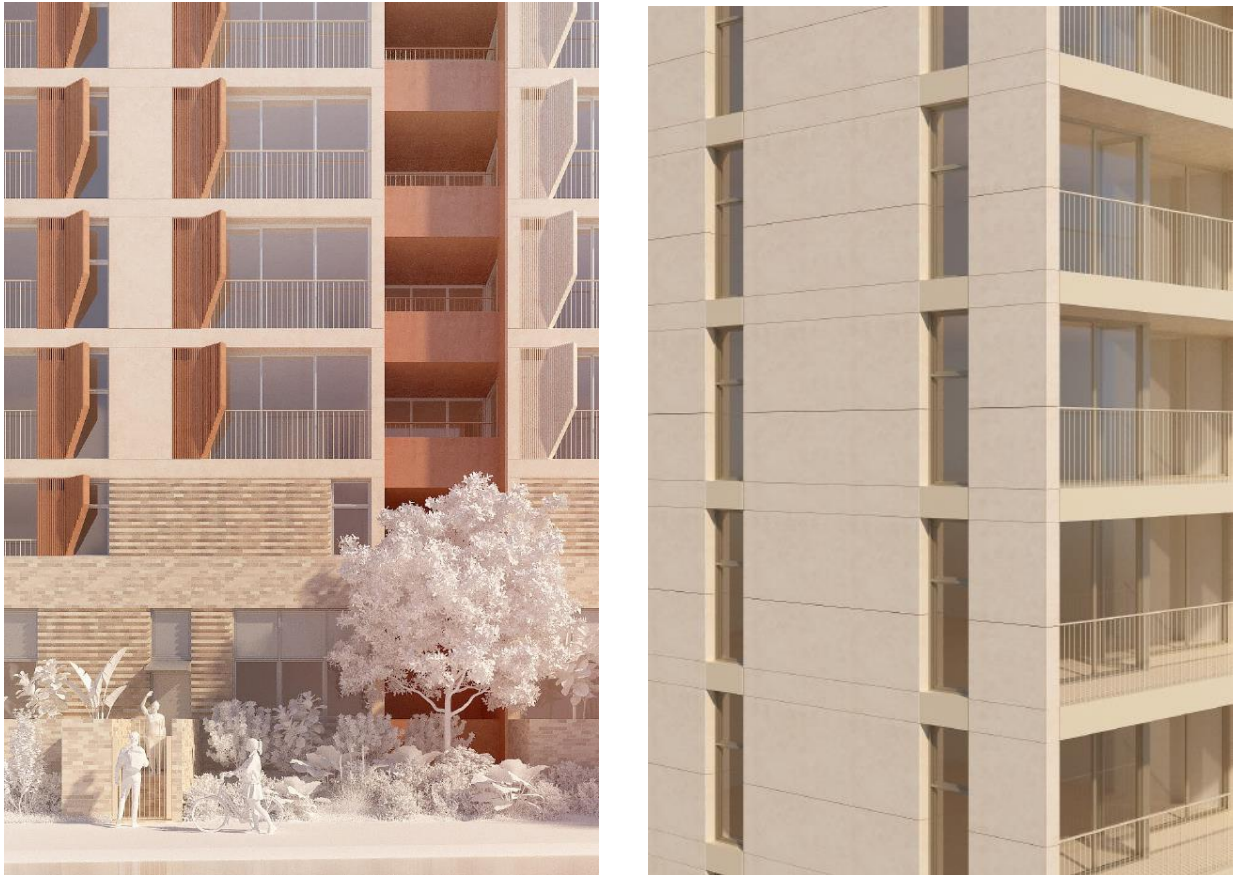


Figure 31 Building S2 – Façade Design and Materiality

Source: Silvester Fuller



Figure 32 Building S2 - Proposed Material Palette

Source: Silvester Fuller

Building Plant and Services

The majority of the building plant is concealed within the pitched roof structure. The roof structure is partially open to the sky to allow for ventilation of the plant equipment, however, the opening will not be visible from the surrounding public domain. The south-western portion of the Level 10 outdoor area will also be utilised as plant and services, namely for air conditioning condensers. The plant area will be appropriately screened and acoustically protect to ensure adequate amenity for users of the family park and nearby units.

4.10 Building S3

4.10.1 Built Form and Urban Design

Building S3 comprises a residential flat building used for the purposes of social housing, designed by Hayball, sited within the south-western portion of the site. The building contains frontages to the east-west through site link (northern façade), Walker Street (eastern façade), Phillip Street (southern façade) and the north-south through site link (western façade). The building is comprised of three (3) distinct volumes of 4, 7 and 10 storeys stepping down in height towards Phillip Street.

Photomontages of the proposed built form from the Design Report (**Appendix B**) have been provided at **Figure 33**.



Figure 33 Photomontage of Building S3 – from Phillip Street

Source: Hayball, DIM Studio

Residential Levels

The residential levels comprise the following:

- Ground Level will contain a mixture of studio, 1-bedroom and 2-bedroom apartments with a total of 15 apartments.
- Levels 1 to 3 will contain a mixture of studio, 1-bedroom and 2-bedroom apartments with a total of 16 apartments.

- Level 4 will contain a mixture of studio, 1-bedroom and 2-bedroom and 3-bedroom apartments with a total of 9 apartments. Level 4 also contains a landscaped community garden for residents.
- Levels 5 to 6 will contain a mixture of studio, 1-bedroom and 2-bedroom and 3-bedroom apartments with a total of 9 apartments.
- Levels 7 to 9 will contain a mixture of studio, 1-bedroom and 2-bedroom apartments with a total of 6 apartments.

Building S3 features a central breezeway running north-south through the building at each level from Ground Level to (and including) Level 6. The breezeway will provide opportunities for planting, seating and areas to for tenants and visitors to socialise.

Apartment Mix

Building S3 comprises a total of 108 apartments proposed to be for the purpose of social housing. A summary of the proposed apartment mix is provided in **Table 8**.

Table 8 Building S4 – Apartment Mix

Type	Quantity
Studio	13 (12%)
1 Bed	48 (44%)
2 Bed	44 (41%)
3 Bed	3 (3%)
Total	108

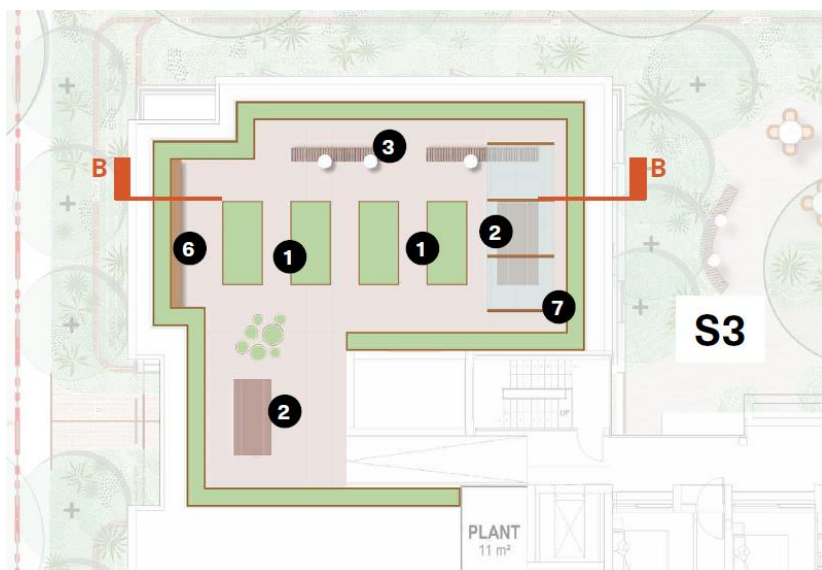
Source: Hayball

Building Entry

The primary building entry is proposed on Phillip Street on the building’s southern façade. A secondary entry will also be provided via the communal courtyard.

Private Open Space

As noted above, 173m² of communal open space is proposed on Level 4 and will be accessible to all residents of Building S3. The space contains a variety of uses as shown in **Figure 34**. The terrace has been provided to ensure all residents have access to communal open space that is safe, inclusive and has good solar access. Only the residents of Building S3 will have access to the roof terrace which will have vegetable gardens for residents to use, perimeter planting up to 1200mm for safety and access, and furniture that is inclusive for those residents with mobility limitations.



1. Accessible edible gardens
2. Fixed table set include DDA accessible seat
3. Fixed seating bench and tables
4. High planter along the perimeter
5. Plants in pots
6. Standing height bar table (above climbable height)
7. Shade shelter

Figure 34 Building S3 – Communal Open Space

Source: Aspect Studios

4.10.2 Façade and Materiality

Materials selected for Building S3 are detailed as part of the Architectural Drawings at **Appendix A**, with further discussion within the Design Report at **Appendix B**. An excerpt of the materials palette is provided at **Figure 35**. Light concrete materials are proposed, with stained concrete for warm highlights within the central volume. The façade is articulated by powder coated aluminium window framing and metal fin balustrades. Pop-out windows are implemented where appropriate to ensure visual privacy and solar access is achieved.



Figure 35 Building S3 - Proposed Material Palette

Source: Hayball

4.10.3 Acoustic and Ventilation Strategy

Areas of the S3 building façade near Phillip Street are noise impacted. In these areas, acoustic attenuation treatments are proposed that will allow natural ventilation, including plenums and balcony treatments. The treatments and their locations are detailed in **Section 7.10**.

4.10.4 Building Plant and Services

Plant and servicing equipment is provided on each of the stepped rooftop forms. The plant will be screened to ensure appropriate acoustic and visual amenity.

4.11 Building S4

4.11.1 Built Form and Urban Design

Building S4 is a mixed-use building in the south-western portion of the site. The building is oriented towards the west with a frontage to Elizabeth Street (western façade), to Phillip Street (southern façade), the north-south through site link (eastern façade) and the east-west through-site link (northern façade). The building has a prominent corner to the south-west at the Elizabeth Street / Phillip Street intersection.

The built form comprises a five (5) storey building with a roughly u-shaped footprint, similar to the other residential buildings within Redfern Place. The Ground Level comprises commercial and community facilities to be occupied and operated by Bridge Housing, while the upper four (4) levels contain residential apartments in the form of social housing and specialist disability accommodation (SDA). The fifth level is set back from the levels below to ensure an appropriate street frontage height presents to Elizabeth and Phillip Street.

Photomontages of the proposed built form from the Design Report (**Appendix B**) have been provided at **Figure 36**.



Figure 36 Photomontage of Building S4 – Corner of Elizabeth Street and Phillip Street

Source: Hayball, DIM Studio

Commercial and Community Ground Level

The ground level is proposed to comprise commercial and community facility floor space with a primary frontage to Elizabeth Street (western façade). The commercial floor space will be utilised by Bridge Housing who will be the community housing provider managing the residential components of Redfern Place. The commercial workplace will be Bridge Housing's office. The community room will be utilised for Bridge Housing events and fronts the publicly accessible area. The lounge will be a landing area for visitors of the Bridge Housing office, such as existing and prospective tenants and any other community members looking for support services within Redfern.

An excerpt from the Architectural Drawings of the proposed ground level is provided at **Figure 37**.

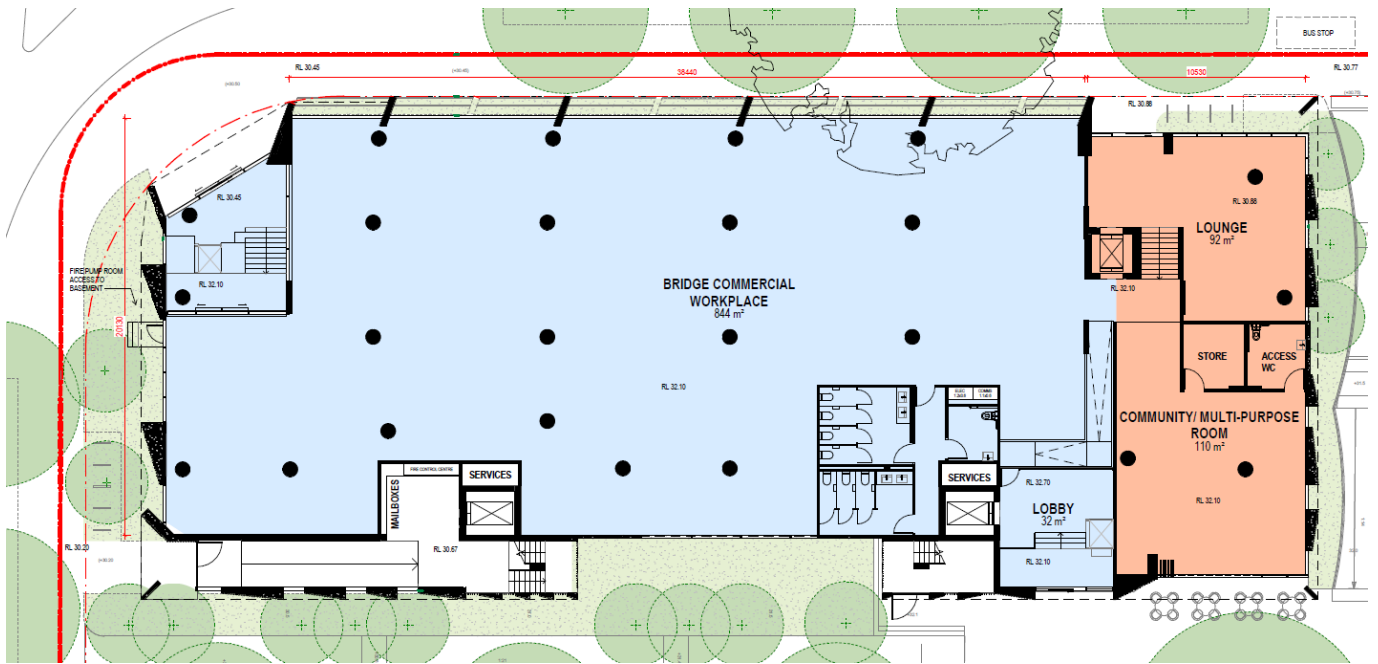


Figure 37 Building S4 Plan – Ground Level, Indicating Commercial Office Use

Source: Hayball

Residential levels

Four (4) residential levels are proposed to be located above the commercial and community uses on Ground Level. Levels 1, 2 and 3 will contain a mixture of studio, 1-bedroom and 2-bedroom apartments with a total of 14 apartments on each floor comprising both social housing and SDA. Level 4 will contain a mixture of studio, 1-bedroom and 2-bedroom and 3-bedroom apartments with a total of 8 apartments.

Building S4 features a breezeway along the internal perimeter of the building starting on Level 1 and up to Level 4 which will overlook the internal courtyard. The breezeway will provide opportunities for planting, seating and areas to for tenants and visitors to socialise.

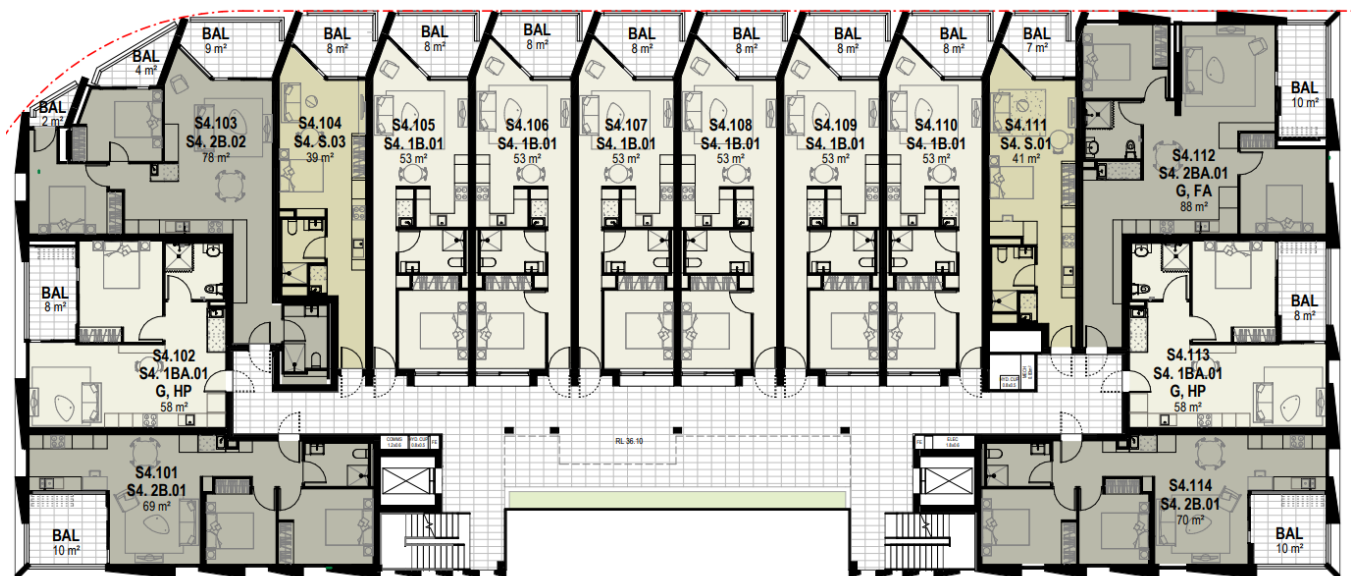


Figure 38 Building S4 - Level 1

Source: Hayball



Figure 39 Building S4 – Level 4

Source: Hayball

Apartment Mix

Building S4 comprises a total of 50 apartments proposed to be operated as social housing and SDA (including a carer’s unit). A summary of the proposed apartment mix is provided in **Table 9**. A total of 11 SDA apartments are proposed, with one dedicated carer apartment to support the SDA.

Table 9 Building S4 – Apartment Mix

Type	Quantity
Studio	7 (14%)
1 Bed	26 (52%)
2 Bed	14 (28%)
3 Bed	3 (6%)
Total	50

Source: Hayball

Building Entrances

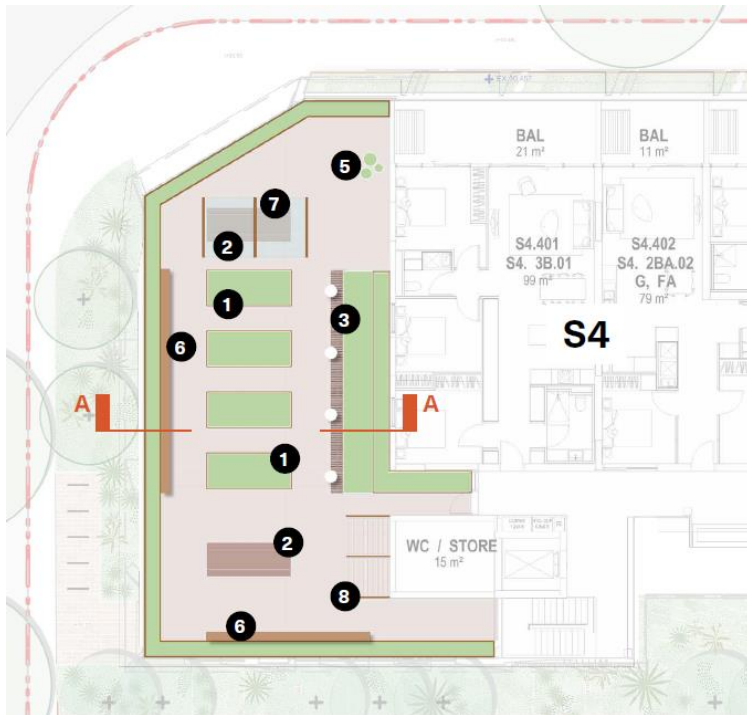
Five (5) access points are proposed within Building S4 activating each of the building’s corners, including:

- south-west corner – Primary commercial office entry. Doors will require security pass for staff and intercom for visitors.
- north-west corner – Primary community and resident lounge entry. Lounge is at street level with glazing, lighting and signage to clearly mark the entry for community members. Doors will be automatic during business hours.
- south-east corner – Primary residential entry (including visitors). Doors will require security pass for residents with intercom for visitors. Provides access to mailboxes and southern lift up to Levels 1-4.
- eastern corner – Secondary shared lobby to northern lift to Basement and Levels 1-4. Doors will require a security pass provided to residents, Bridge Housing and PCYC staff only.
- north-east corner – Provides access only to the community room for special events and bookings.

Signage will be provided at all entries to provide wayfinding for visitors.

Communal Open Space

As noted above, Level 4 has been setback from the building's boundary allowing for 233m² of communal open space for use by residents of Building S4. The terrace has been provided to ensure all residents have access to communal open space that is safe, inclusive and has good solar access. Only the residents of Building S4 will have access to the roof terrace which will have vegetable gardens for residents to use, perimeter planting up to 1200mm for safety and access, and furniture that is inclusive for those residents with mobility limitations. A secondary communal open space is proposed on Level 1 facing the internal courtyard space and will be open to sky, providing a break out space for residents to use. An excerpt from the Landscape Plans of the rooftop communal space is provided at **Figure 40**.



1. Accessible edible gardens
2. Fixed table set include DDA accessible seat
3. Fixed seating bench and tables
5. Plants in pots
6. Standing height bar table (above climbable height)
7. Shade shelter
8. Communal clothesline

Figure 40 Building S4 – Communal Open Space

Source: Aspect Studios

4.11.2 Façade and Materiality

Materials selected for Building S4 are detailed as part of the Architectural Drawings at **Appendix A**, with further discussion within the Design Report at **Appendix B**. An excerpt of the materials palette is provided at **Figure 41**. The design includes warm brick of a red hue for the bottom four storeys, with a regular vertical rhythm which draws from the surrounding lower-scale residential terrace typologies. The fifth storey is set back and composed of powder coated metal work to appear as a more recessive element above the brick base.



Figure 41 Building S4 - Proposed Material Palette

Source: Hayball

4.11.3 Signage

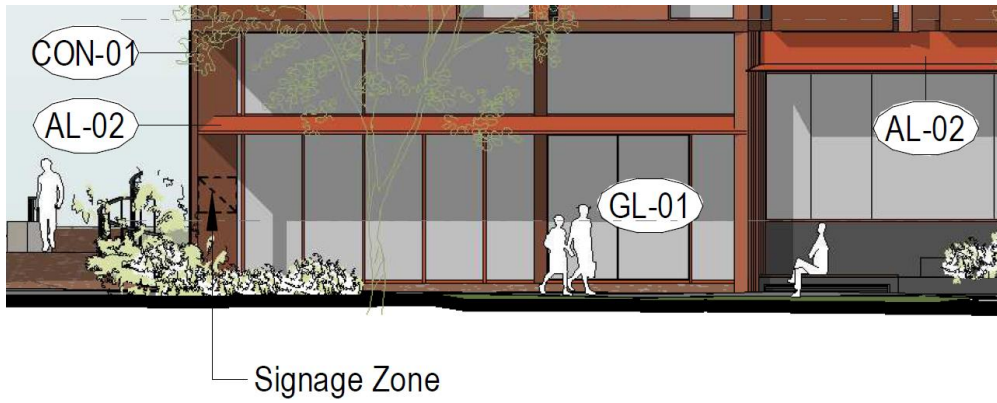
The proposed development seeks approval for three (3) signage zones on Building S4 which vary in size and location. A summary of details relating to the zones is provided in **Table 6** below. The zones are illustrated on the Architectural Drawings for Building S4 at **Appendix A**. It is intended that the detailed content of the signage will be determined during the detail design phase and will be for the purposes of building identification.

Table 10 Building S4 Signage Zones

Sign #	Type	Location	Size (H x W)
1	Building identification	South elevation (western side)	0.65m (H) x 1.2m (W)
2	Building identification	South elevation (eastern side)	0.65m (H) x 1.2m (W)
3	Building identification	West elevation	0.65m (H) x 0.7m (W)t



South elevation (showing sign #1 on the left and sign #2 on the right)



West elevation (showing sign #3)

Figure 42 Building S4 Signage Zones

Source: Architecture AND modified by Ethos Urban

4.11.4 Building Plant, Services and Flood Storage

Building plant is provided at the rooftop within a screened enclosure. A flood storage zone will be constructed partially below the ground level, to store and convey flood waters during inundation. Solar panels will be provided on the remaining rooftop space, contributing to over 240kW of solar power across Redfern Place.

4.11.5 Acoustic and Ventilation Strategy

Areas of the S4 building façade near facing Elizabeth Street and Phillip Street are noise impacted. In these areas, acoustic attenuation treatments are proposed that will allow natural ventilation, including plenums and balcony treatments. The treatments and their locations are detailed in **Section 7.10**.

4.12 Vehicular Access and Parking

4.12.1 Vehicular Access

Vehicular access to the basement will be provided via an at-grade entry point located on Kettle Street which will form part of Building S2 northern elevation. Access into the basement will be controlled by means of roller shutter doors to limit access to commercial tenants and residential users, to prevent unauthorised access.

An excerpt of the Building S2 northern elevation drawing showing the proposed basement entry is provided at **Figure 43**.



Figure 43 S2 Northern Elevation – Depicting Basement Entry (Outlined Blue)

Source: Silvester Fuller

4.12.2 Pedestrian Access

The proposed built form will integrate with the pedestrian network and deliver significant additional pedestrian permeability and accessibility when compared to the existing site conditions. The pedestrian network within the site features aligned north-south and east-west through-site links which will be accessible to both residents and the general public.

The north-south through-site link provides a direct connection from Kettle Street through to Phillip Street. It will provide an internal site connection to the Kettle Street pocket park which is located adjacent to set of lights where pedestrians can cross to access Redfern Park. Further, it will facilitate a connection to the bus stop on Phillip Street.

The east-west through-site link provides a direct connection from Walker Street to Elizabeth Street. It will provide a direct internal connection to the bus stop located on Elizabeth Street.

Each residential building has an entry directly from the street, while the PCYC main entry is at the northern end off Elizabeth Street.

A diagram showing the proposed pedestrian connectivity within and around the site is provided in **Figure 44**.

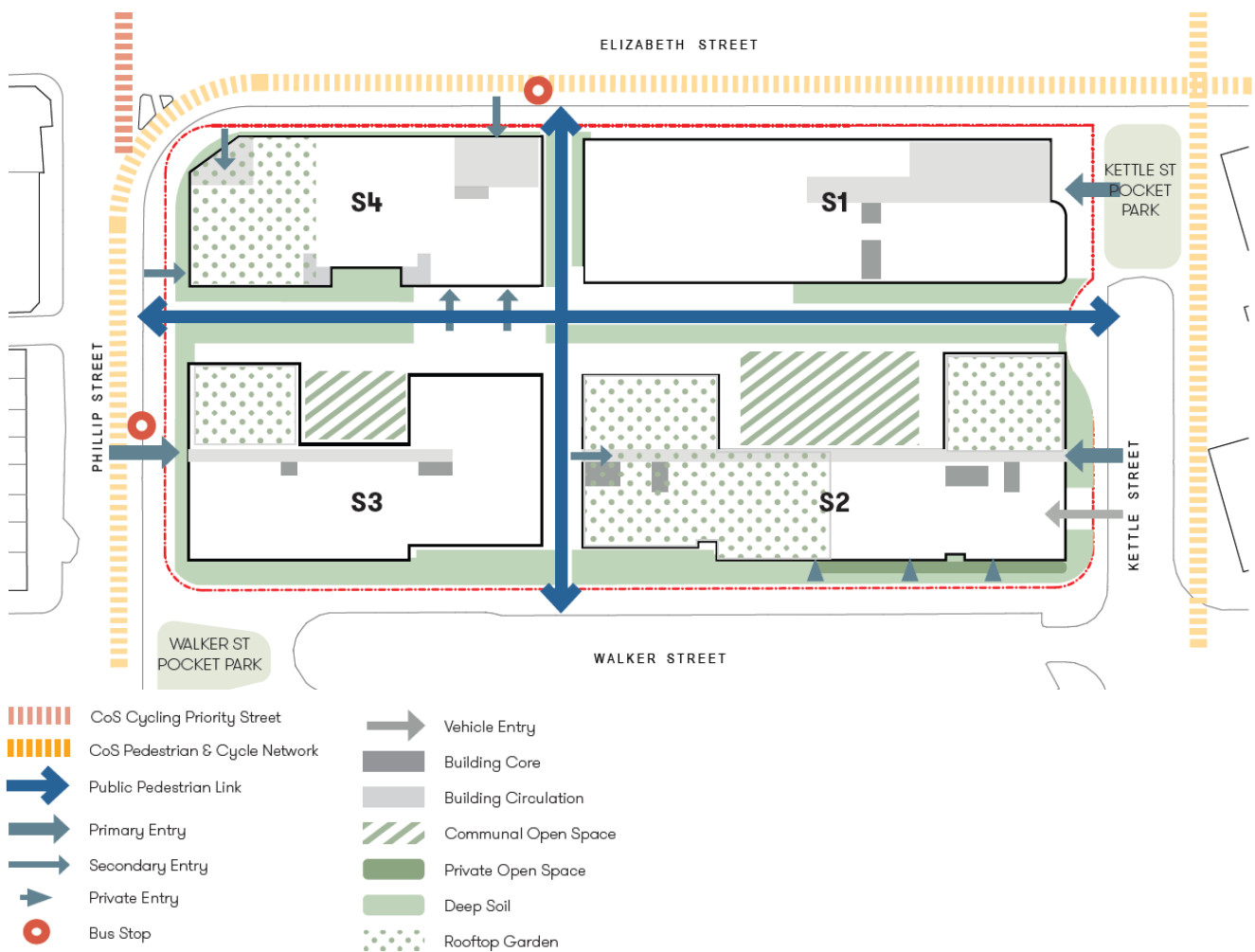


Figure 44 Proposed pedestrian network

Source: Hayball

4.12.3 Loading and Servicing

A loading dock is proposed within the basement. Access to the loading dock will be provided from the vehicular ramp off Kettle Street. The loading dock comprises:

- one (1) space for Small Rigid Vehicle (SRV);
- two (2) spaces for B99 loading vans; and
- one (1) space for 10.6m waste truck.

All vehicles will enter and exit the site in a forward direction, with adequate manoeuvring area provided at the basement level. The proposed loading dock arrangement and vehicle swept paths are provided in **Figure 45**.

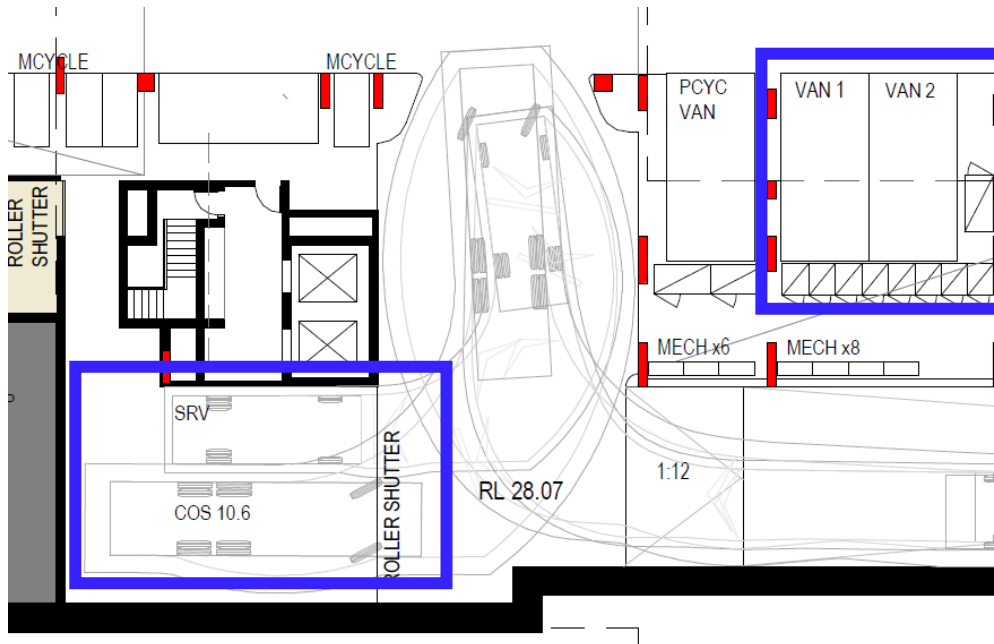


Figure 45 Excerpt of Basement Layout – Indicating Loading Dock Arrangement (outlined in blue)

Source: Hayball

4.13 Publicly Accessible Open Space and Landscaping

Detailed Landscape Plans for the publicly accessible open space have been prepared by Aspect Studios at **Appendix C**, with further discussion within the Public Domain Design Report at **Appendix C**. As outlined in **Section 4.12.2**, the publicly accessible open space features an aligned north-south and east-west through-site link, as per the Design Guide. Beyond serving a critical role in facilitating pedestrian connections within and through the site, the internal landscape on the site is divided into four distinct zones: one (1) central gathering space, one (1) gathering space adjacent to the PCYC entry and two (2) residential courtyards.

As required by the Design Guide, 2m along Elizabeth Street, 1.2m along Phillip Street and land at the intersection of both streets will be dedicated to Council for footpath widening works. An indicative design and materials palette is provided at **Appendix C**, noting that the final design of these areas will be subject to agreement from Council's public domain team.

The gathering space is located at the intersection of the two through-site link axes and will allow for the spill out from the community space located within the ground level of Building S4 and from the multi-purpose court located on the ground level of Building S1. The space has been purposefully left unprogrammed and is proposed to be anchored by a hero tree and generous lounge/bench seat.

The corner of Building S1 will provide for an informal gathering space outside the building's primary entry which seamlessly integrates with the Kettle Street pocket park.

Two (2) internalised residential courtyards are positioned within the insets of Buildings S2 and S3 and will be accessible for residents from the north-south through-site link. The positioning of the courtyards discourage public use through narrow paths and acute angled entries, as well as perimeter planting. The courtyards will provide leisure amenity for the residents. They will be embellished with casual seating and tables to allow for passive recreation.

The ground level publicly accessible open space features 2,258m² (20.8%) of landscaped area, 1,961m² (18%) of canopy cover and 1,794m² (16.5%) of deep soil which is primarily located within the centre of the site to allow for mature planting as well as around the perimeter of the site. Detailed planting schedules have been provided in the Landscape Plans (refer to **Appendix C**). There are five (5) types of planting mixes identified for the ground level publicly accessible open space which contain different species dependent on the location within the site. The mixes comprise a variety of groundcovers, shrubs and trees that are native to Australia. A plan view showing the proposed ground level landscaping zones is provided at **Figure 46**.

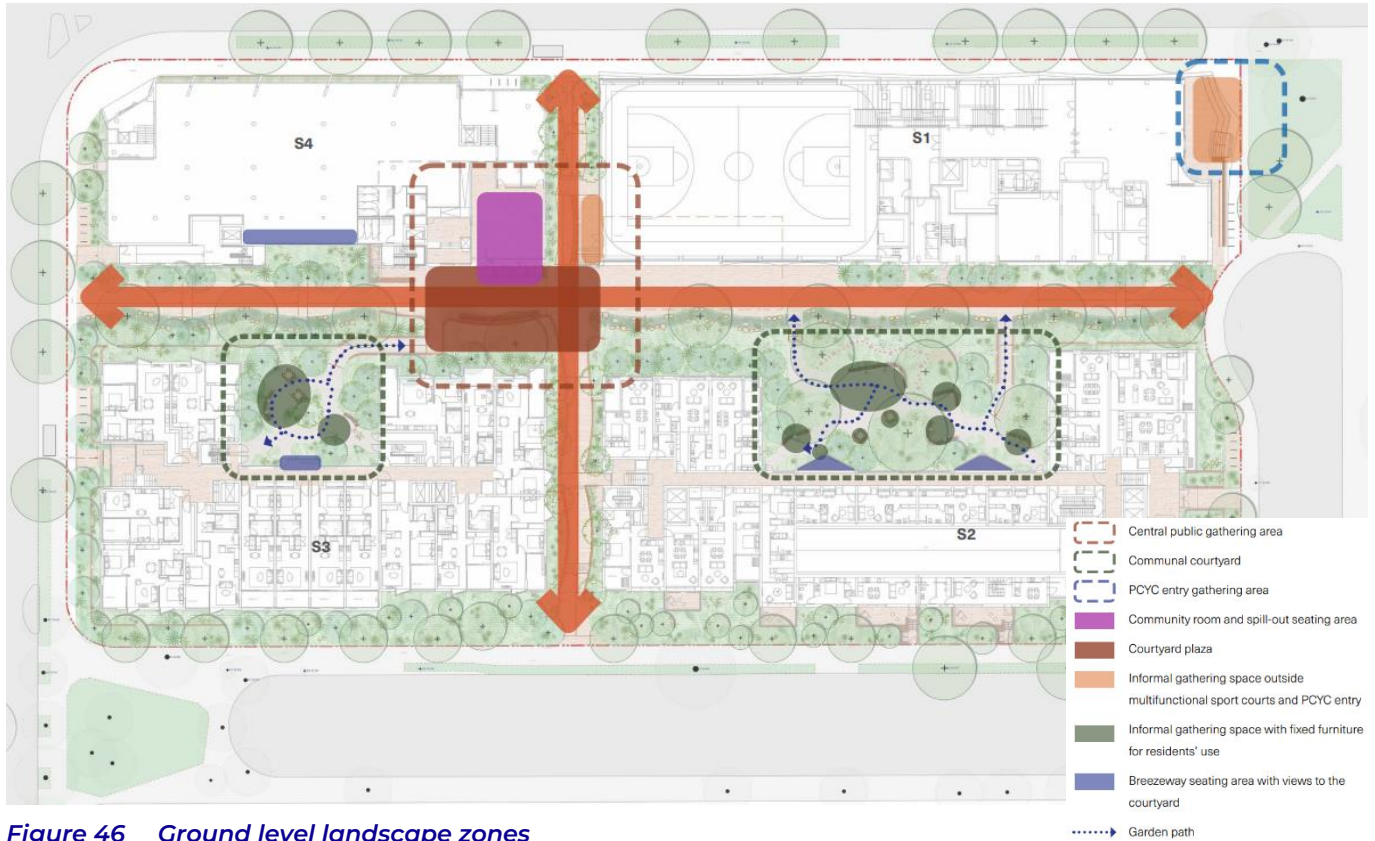


Figure 46 Ground level landscape zones

Source: Aspect Studios



Figure 47 Photomontage of internal courtyard looking north-east

Source: Hayball, Silvester Fuller, Architecture AND, Aspect Studios, DIM Studio

4.14 Infrastructure, Services and Utilities

Consent is sought to connect the proposed development to the relevant utility infrastructure, including electricity, communications, water and sewer services.

Consent is also sought for extensions and amplifications to existing infrastructure where necessary, and as detailed within the Infrastructure Requirements and Utilities Report prepared by Neuron at **Appendix MM**.

Overall, the proposed development will undertake infrastructure, services and utilities provisions in three (3) stages to consider infrastructure utility works, application, design and construction required to fulfil the overall development needs. The stages include:

- Stage 1 – Decommissioning utilities.
- Stage 2 – Early works utility modifications.
- Stage 3 – Utility works for the proposed development.

Specific descriptions of infrastructure, services and utilities are provided in **Sections 4.14.1 – 4.14.5**.

4.14.1 Electricity

Ausgrid is the relevant electricity supply authority responsible for network supply to the site. The following electricity infrastructure and services are identified to be required by the proposed development on the site, including:

- preliminary maximum electricity demand of 3,529 amps (1,922 kVA diversified);
- two (2) new 1,000 kVA chamber substations.

Consultation with Ausgrid and engagement with an ASP Level 03 will be undertaken for the detailed design of the proposed substation.

4.14.2 Telecommunications

Opportunity for National Broadband Network (NBN) connection is presented on the site. The removal of NBN fibre prior to site excavation and relocation of pits will need to be facilitated due to the clash with proposed development location.

Consultation with NBN will be undertaken at a later stage to coordinate the required works.

Infrastructure for carrier services under Optus, Telstra and AARNet are available for the site. Consultation with Optus, Telstra and AARNET will be undertaken at a later stage to coordinate required work.

4.14.3 Water

The site is consisted of multiple existing water mains running adjacent to the site. The proposed development will require a new 200mm water main connection on Elizabeth Street with the aforementioned water mains.

Engagement of a Water Services Coordinator with Sydney Water has commenced and a Notice of Requirements has been provided.

4.14.4 Natural Gas

Natural gas will not be utilised in the proposed development, as such gas connection and gas regulator set will not be required.

4.14.5 Sewerage

The site will require one (1) new 300mm or multiple 225mm mains sewer connection. Prior to any excavation works, the location and capacity of the two (2) 225mm sewer mains running through the development will need to be confirmed for any modification and potential removal or diversion needs of the proposed sewer connection. The existing connection on Kettle Street and the sewer vent shaft will also be coordinated alongside the diversion works.

Engagement with a Sydney Water Coordinator has been undertaken to identify the preferred connection strategy.

4.15 Civil Infrastructure

The proposal has been designed in accordance with the flood planning levels (FPLs) set by Council's Interim Management Policy (refer to **Section 7.14** for further detail) which has led to the ground levels of all buildings to be raised from street level. Flood storage areas are proposed at the north-east and south-west corners of the site, each connected by a pipe. The flood storage will be contained under Building S4 with inflows from the street.

An on-site detention tank for stormwater is also proposed under the central plaza and Building S1.

For further detail refer to the Civil Engineering Plans at **Appendix NN** for further detail.

4.16 Ecologically Sustainable Design Infrastructure

An Ecologically Sustainable Development (ESD) Report has been prepared by Atelier Ten and is provided at **Appendix HH**. The proposal has been designed to achieve a minimum 5 Star Green Star Buildings rating for each building, NABERS Energy 5.5 Star and NABERS Water 4.5 Star rating for commercial office space. Efforts will be focused on practical initiatives including:

- minimise energy and water use and waste generation;
- maximise on-site renewable energy generation, water re-use and waste recycling;
- use of green roofs, roof-top solar PV and communal open space on rooftops. Other areas to be designed with high albedo qualities to reflect heat;
- all-electric buildings with low embodied carbon materials and products;
- passive design approaches including provision of external sun access and shading to all apartments;
- maximise passive design approaches including provision of external sun access and shading to all apartments except where tree canopy provides shading over an extended summer period;
- inclusion of external clothes drying facilities, either private or communal;
- rainwater collection and storage for Ground Level landscaping and rooftop terrace irrigation;

- inclusion of piping for use of recycled water via irrigation;
- inclusion of bicycle storage to encourage active personal transport; and
- development is to follow the guidance of the City of Sydney Guidelines for Waste Management in New Developments.

The proposal has been designed according to best practice principles of ESD to deliver a high quality and innovative development which achieves Bridge's sustainability objectives, ESD requirements of the planning framework including those enlisted within the endorsed Design Excellence Strategy and the Redfern Place Design Guide. An assessment of the ESD principles is provided at **Section 7.8**.

4.17 Operational Waste Management

The operational waste generated by Redfern Place will be managed in accordance with the Operational Waste Management Plan developed by Elephants Foot (**Appendix GG**). During operation, Bridge Housing who will manage waste on the site, will be responsible for back-of-house waste bin management.

Residents will be provided with a communal waste room in the basement of each building containing bins for general waste and recycling. Residents will be responsible for walking their waste and recycling to the corresponding communal waste room and depositing their waste into the correct bin. The building caretaker will be responsible for monitoring the capacity of the bins in each communal waste room and transferring them to the residential bin holding room beneath Building S3, once full.

The Walker Street terraces, as discussed in **Section 4.9**, will not have internal access to a communal waste room as they have no direct access to the basement level. These terraces will be provided with their own individual bins which residents will wheel to the kerbside of Walker Street for collection.

Council will be engaged to collect the residential waste and recycling in accordance with Council's collection schedule. Council's collection vehicle will access the site from Kettle Street and enter the basement loading area adjacent to the bin holding room. Once collection is complete, the collection vehicle will exit the site, via the Kettle Street driveway. The building caretaker will then be responsible for returning bins to their respective waste rooms when required.

The Walker Street terraces will have waste collection from Walker Street.

A private waste collection contractor will be engaged to collect the community facility and commercial general waste, recycling and food waste bins to an agreed schedule. Waste from the community facility will be collected from Elizabeth Street adjacent to the bin room.

4.18 Construction Management

A detailed Construction Management Plan (CMP) will be prepared by the appointed contractor prior to the commencement of works. The CMP will address the following matters;

- material management;
- construction traffic management;
- health and safety;
- equipment/materials staging and parking;
- dust control measures; and
- methods for disposal of demolition waste.

4.18.1 Construction Hours

The following construction hours are sought for approval:

- 7:00am – 6:00pm Mondays to Fridays;
- 8:00am – 1:00pm Saturday; and
- No work on Sundays or Public Holidays.

Any works undertaken outside the above hours are to be subject to agreement and approval by Homes NSW, Bridge Housing and the relevant consent authorities.

4.19 Construction Staging

The proposed development is intended to be constructed across four (4) phases as noted in **Table 11** and within the staging plans prepared by Hickory at **Appendix OO**. The project will be separated into two separable portions:

- Separable Portion 1 (SP#1) – Building S2, S3, S4 and associated civil/landscaping works.
- Separable Portion 2 (SP#2) – Building S1 and associated civil/landscaping works.

SP#1 and SP#2 are proposed to be constructed and occupied separately. The detailed construction staging is provided below.

Table 11 Construction Staging

Phase	Description of Works	Timing
Phase 1 – Site establishment, demolition and civil	<ul style="list-style-type: none"> • Demolition of existing structure & trees • Establish initial site accommodation • Sewer diversion works • Install basement retention system • Excavate site • Piling • Erect cranes • Hydrostatic slab 	Month 1 – Month 11
Phase 2 – Superstructure	<ul style="list-style-type: none"> • Relocate site amenities to future PCYC footprint • FRP structure • Install hoists to each building • Top out Building S3 & S4 	Month 11 – Month 15
Phase 3 – Top out, façade & fit out	<ul style="list-style-type: none"> • Relocate site accommodation to basement • Establish works zone to Elizabeth Street • Commence façade and fit out • Top out Buildings S3 & S4 and remove TC2 • Top out Building S2 	Month 15-17
Phase 4	<ul style="list-style-type: none"> • Remove hoists and transition to builders lifts • Dismantle TC1 • Remaining fitout materials primarily loaded through Gate 3 basement and through Gate 2 workzone access • Landscaping works around SP2 and SP3 to be completed and accessible for staged handover and occupation • Staged removal of hoardings maintaining materials pathway through Gate 2 to each separate portion • Staged handover of precinct: S4, S3, S2 and S1 • Public domain upgrades 	Month 18-24

Source: Hickory

5.0 Statutory Context

This section of the EIS provides an assessment of the proposal against the relevant sections of the EP&A Act and the relevant Environmental Planning Instruments (EPIs). It has been set out in accordance with the DPHI's *State significant development guidelines – preparing an environmental impact statement* (July 2022), which identifies the categories to be used to identify the statutory requirements of a project, being that of the following:

- Power to grant approval (**Section 5.1**);
- Permissibility (**Section 5.2**);
- Other approvals (**Section 5.3**);
- Pre-conditions to exercising the power to grant approval (**Section 5.4**); and
- Mandatory matters for consideration (**Section 5.5**).

This section is complemented by the Statutory Compliance Table at **Appendix H** that identifies the relevant statutory requirements, including the SEARs and relevant terms of the Design Guide and where those requirements have been addressed in the EIS (as relevant).

5.1 Power to Grant Approval

The legislative pathway under which the consent is sought, why the pathway applies, and the relevant consent authority is outlined in **Table 12**.

Table 12 Power to Grant Consent

Matter	Consideration
Declaration of State Significant Development	<p>Development consent is sought under 'Division 4.7 - Stage Significant Development' of the EP&A Act. Section 4.36(2) of the EP&A Act states that:</p> <p><i>A State environmental planning policy may declare any development, or any class or description of development, to be State significant development.</i></p> <p>Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 lists development that is declared State significant development. Section 26 of Schedule 1 states:</p> <p>26 Housing development carried out by certain public authorities</p> <p><i>(1) Development carried out by or on behalf of the Aboriginal Housing Office or the Land and Housing Corporation if the development—</i></p> <p><i>(a) has an estimated development cost of more than \$30 million, or</i></p> <p><i>(b) will result in more than 75 dwellings.</i></p> <p>As the proposed development is for the purposes of social and affordable housing, a community facility and commercial uses on behalf of Land and Housing Corporation (now Homes NSW), comprising a total of 355 dwellings and an estimated development cost of \$213,576,513 (excluding GST), it is declared State Significant Development. Before SSD can be determined, it is subject to a comprehensive assessment under the EP&A Act.</p> <p>As outlined in Section 5.2, the proposal is mostly permissible with consent under Chapter 2, Part 2 of the <i>State Environmental Planning Policy (Housing) 2021</i> (Housing SEPP). The permissibility of the project is discussed further in Section 5.2. Furthermore, the EDC Report (under separate cover), confirms that the development CIV exceeds \$30 million.</p> <p>A component of the development, being the commercial premises, is not classified as SSD. However, Section 2.6(2) of the Planning Systems SEPP provides that where a development is only "partly" classified as SSD, that the remainder of the development is also declared to be SSD if it is sufficiently relating to the SSD component of the development. The proposed commercial premises is sufficiently related to the SSD component of the development in accordance with Section 2.6(2) of the Planning Systems SEPP given it will be used for the purposes of an office space for Bridge Housing who will be the community housing provider managing the residential components of the broader site.</p> <p>Commercial premises are prohibited within the R1 General Residential zone under the Sydney LEP 2012. In accordance with Clause 4.38(3) of the EP&A Act, SSD can be partly prohibited under the</p>

Matter	Consideration
	relevant Environmental Planning Instrument (in this case being the Sydney LEP 2012). Refer to Section 7.1 for further discussion.
Consent Authority	Section 4.5 of the EP&A Act and Section 2.7 of <i>State Environmental Planning Policy (Planning Systems) 2021</i> (Planning Systems SEPP) stipulate that where an application is made by a public authority, the consent authority is the Minister for Planning and Public Spaces.

5.2 Permissibility

The permissibility of the proposed development is outlined in **Table 13**.

Table 13 Permissibility

Matter	Consideration
Land Use	The proposed development comprises the following land uses (as defined under the Standard Instrument): <ul style="list-style-type: none"> Residential flat building Community facility Commercial premises (office)
Land Zoning and Permissibility	The site is zoned R1 General Residential under the Sydney LEP 2012. Residential flat buildings and community facilities are permitted with consent. Commercial premises are prohibited within the R1 General Residential zone under the Sydney LEP 2012. In accordance with Clause 4.38(3) of the EP&A Act, SSD can be partly prohibited under the relevant Environmental Planning Instrument (in this case being the Sydney LEP 2012). Refer to Section 7.1 for further discussion.

5.3 Other Approvals

5.3.1 Consistent Approvals

Section 4.41 of the EP&A Act stipulates certain authorisation that are not required for SSD. Additionally, Section 4.42 of the EP&A Act stipulates certain authorisations that cannot be refused if they are necessary for carrying out SSD. These are listed in **Table 14**. The table also lists out whether the approval would have been required if the proposed development was not SSD.

Table 14 Other Legislation

Matter	Approval Applicable/Required
Legislation that does not apply to State Significant Development	
Fisheries Management Act 1994	N/A
Heritage Act 1977	N/A
National Parks and Wildlife Act 1974	N/A
Rural Fires Act 1997	N/A
Water Management Act 2000	N/A
Legislation that must be applied consistently	
Fisheries Management Act 1994	No
Mine Subsidence Compensation Act 1961	No
Mining Act 1992	No
Petroleum (Onshore) Act 1991	No

Matter	Approval Applicable/Required
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Pipelines Act 1967	No

5.3.2 Environmental Protection and Biodiversity Act 1999

The *Environmental Protection and Biodiversity Act 1999 Act* (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of National Environmental Significance. If the proposed development will, or is likely, to impact a matter of National Environmental Significance, then it is required to be referred to the Federal Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval. Presently, a bilateral agreement allows the Commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act.

The proposed development is not likely to impact a matter of National Environmental Significance. Therefore, the proposed development is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.

The proposed development is subject to a waiver from the requirement to prepare a BDAR in compliance with this pre-condition (refer to **Appendix M**). This is discussed further at **Section 7.22**.

5.4 Pre-Conditions to Exercising the Power to Grant Consent

The pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent are identified and considered in **Table 15**.

Table 15 Pre-Conditions to Exercising the Power to Grant Consent

Matter	Consideration
Biodiversity Conservation Act 2016	<p>Section 7.9 (2) of the <i>Biodiversity Conservation Act 2016</i> requires that a SSD application be accompanied by a BDAR unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.</p> <p>The proposed development is subject to a waiver from the requirement to prepare a BDAR in compliance with this pre-condition (refer to Appendix M). This is discussed further at Section 7.22.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	<p>Chapter 2, Division 5, Section 2.48 of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> (Transport and Infrastructure SEPP) applies as the proposal involves two (2) new substations (refer to Section 4.14) to improve capacity and enable adequate servicing of the proposed built form.</p> <p>Division 17, Section 2.122 of the Transport and Infrastructure SEPP applies to the proposal as it is traffic-generating development (within the meaning of the SEPP). Therefore, consultation and the concurrence of Transport for NSW (TfNSW) is required. The site does not have a frontage to a classified road. Traffic impacts are further discussed in Section 7.8 of this EIS and the Transport Assessment at Appendix R (and other supporting specialist consultant documentation), demonstrating that the proposed development will not generate adverse traffic impacts.</p>
State Environmental Planning Policy (Industry and Employment) 2021	<p>Chapter 3, Section 3.6 of <i>State Environmental Planning Policy (Industry and Employment) 2021</i> (Industry and Employment SEPP) stipulates that a consent authority must not grant development consent to an application for signage unless the consent authority is satisfied that the signage is consistent with the objectives of the SEPP and the signage satisfies the assessment criteria specified in Schedule 1 of the Industry and Employment SEPP.</p> <p>Signage zones are proposed to provide clarity of locations of signage on the site. The signage zones will facilitate detailed signage capable of being consistent with Schedule 5 of the Industry and Employment SEPP, which contains the relevant assessment criteria for signage which are to be considered by the consent authority.</p>

Matter	Consideration
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p>Chapter 4 of <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> (Resilience and Hazards SEPP) regulates the state-wide planning approach for the remediation of land. Chapter 4, Clause 7 of the SEPPP requires that a consent authority is not to consent to the carrying out of development unless it is satisfied that the land is suitable, or can be made suitable, for its future intended use.</p> <p>In line with the requirements of the Resilience and Hazards SEPP, a Stage 2 Detailed Site Investigation, Remediation Action Plan and Accredited Peer Review has been prepared (see Appendices X, Y and Z). The document concludes that the site can be made suitable for all proposed land uses. Refer to Section 7.11 below for further discussion.</p>

5.5 Mandatory Matters for Consideration

The matters that the consent authority is required to consider in deciding whether to grant consent to any development application are identified and considered in **Table 16**.

Table 16 *Mandatory Matters for Consideration*

Legislation	Matters for Consideration
<i>Environmental Planning & Assessment Act 1979</i>	<p>The proposed development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> • it allows for the orderly economic development of the land for housing and partly for a public use, providing improved recreational facilities that are contemporary and respond to the changing needs of the community; • it allows for additional employment opportunities throughout the construction and operation phases; • it will facilitate ecologically sustainable development; • it will facilitate the delivery of 100% affordable housing including social housing and specialist disability accommodation; • it will facilitate high quality design outcomes featuring a combination of architectural styles that will benefit future residents and users; and • it has been informed by extensive community consultation including consultation with First Nations peoples. <p>The proposed development is consistent with Division 4.7 of the EP&A Act, particularly for the following reasons:</p> <ul style="list-style-type: none"> • the development has been declared to have state significance; • the development is only partly prohibited by an environmental planning instrument; and • the development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1), as outlined in this EIS.
<i>State Environmental Planning Policy (Planning Systems) 2021</i>	The proposed development is State significant development. Refer to Section 5.1 .
<i>State Environmental Planning Policy (Housing) 2021</i>	An assessment against the Housing SEPP is provided in Section 5.5.1 below.
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	The development site can be made suitable for the proposed uses with regards to contamination. Refer to Section 7.11 for a description of the proposed remediation strategy.
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	Referrals to relevant agencies are required. Refer to Section 5.0 .
<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	Does not apply to the proposal.

Legislation	Matters for Consideration
State Environmental Planning Policy (Industry and Employment) 2021	<p>Chapter 3 of the Industry and Employment SEPP applies to all signage that, under an environmental planning instrument, can be displayed with or without development consent and is visible from any public place or public reserve.</p> <p>Signage zones are proposed to provide clarity of locations of signage on the site. The signage zones will facilitate detailed signage capable of being consistent with Schedule 5 of the SEPP, which contains the relevant assessment criteria for signage which are to be considered by the consent authority.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	<p>Sustainability and the principles of ESD are addressed at Section 7.8 and 8.1 of this EIS. A BASIX Certificate for the proposed development is provided within the ESD Report at Appendix HH.</p>
Sydney Local Environmental Plan 2012	
Clause 2.3 <i>Zone Objectives and Land Use Table</i>	<p>The site is zoned R1 General Residential. Development for the purposes of residential flat buildings and community facilities is permitted with consent.</p> <p>It is noted commercial premises are prohibited within the R1 General Residential zone under the Sydney LEP 2012. In accordance with Clause 4.38(3) of the EP&A Act, SSD can be partly prohibited under the relevant Environmental Planning Instrument (in this case being the Sydney LEP 2012).</p>
Clause 4.3 <i>Height</i>	<p>The maximum height of buildings control for the respective buildings is provided below:</p> <ul style="list-style-type: none"> • Building S1: RL 55.3 (proposed RL47.50) • Building S2: RL 87.5 (proposed RL81.11)
Clause 4.6 <i>Exceptions to development standards</i>	<ul style="list-style-type: none"> • Building S3: <ul style="list-style-type: none"> - Part RL 68.4 (proposed RL66.72) - Part RL 64.8 (proposed (in part) RL65.12) - Part RL 51.7 (proposed RL48.79) <p>A minor height variation relating to Building S3 is proposed. Refer to the Clause 4.6 Variation Request at Appendix E for a complete discussion.</p> <ul style="list-style-type: none"> • Building S4: <ul style="list-style-type: none"> - Part RL 55.3 (proposed RL 51.11) - Part RL 51.7 (proposed RL 51.11)
Clause 4.4 <i>Floor space ratio</i>	<p>The base mapped floor space ratio (FSR) on the site is 1.5:1. Further floor space is available under Clause 6.59. A Clause 4.6 Variation Request has been prepared at Appendix F demonstrating why a variation to the FSR standard is considered reasonable in the context of Clause 6.59. Refer to the assessment in Section 7.3.</p>
Clause 5.19 <i>Heritage conservation</i>	<p>The site is not a heritage item nor is it within a Heritage Conservation Area. A number of heritage items and heritage conservation areas do however surround the site. Redfern Park to the west of the site is a State Heritage Item. The Waterloo Conservation Area adjoins the site to the south. Refer to Section 7.16 for further discussion.</p>
Clause 5.21 <i>Flood planning</i>	<p>Flooding implications of the proposed development are discussed further in Section 7.14 and Appendix Z. The consent authority can be satisfied that the considerations of Clause 5.21 have been addressed.</p>
Clause 6.21C <i>Design excellence</i>	<p>The design is capable of achieving design excellence in accordance with the Sydney LEP and the Design Guide. Refer to Section 7.1 for further information.</p>
Clause 6.21D <i>Competitive design process</i>	<p>Clause 6.21D requires that the consent authority must not grant consent to the development unless a competitive design process has been undertaken <i>in relation to the proposed development</i>. While a competitive process was undertaken for Building S2, it is acknowledged that the competition did not relate to the entirety of the proposed development. Therefore, a waiver from the requirement to undertake a competitive process for the development as a whole is sought.</p> <p>In accordance with Clause 6.21D(2), it is considered that a competitive process for the entire development is unnecessary and reasonable in this case. The Design Guide sets out that an alternative design excellence process can be implemented for the site, subject to endorsement of the Design Excellence Strategy by the GANSW. The Design Excellence Process has been endorsed by the GANSW and the project DRP conclude that the development is capable of achieving design excellence. Therefore, a waiver is considered appropriate in this instance.</p>

Legislation

Matters for Consideration

Clause 6.59
600-660 Elizabeth Street, Redfern

<p>(1) This clause applies to Lot 1, DP 1249145, 600–660 Elizabeth Street, Redfern.</p>	<p>Noted.</p>
<p>(2) Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied the buildings on the land will not overshadow Redfern Park and Oval between 9am and 3pm.</p>	<p>The proposal does not overshadow Redfern Park and Oval between 9am and 3pm.</p>
<p>(3) A building on land to which this clause applies may exceed the floor space ratio shown for the land on the Floor Space Ratio Map by— (a) if at least 3,500m² of floor area of all buildings on the land is used for the purposes of community facilities—up to 0.57:1, and</p>	<p>Achieved.</p>
<p>(b) if all BASIX affected development on the land exceeds the BASIX commitments for energy and water for the development by at least 5 points—up to 0.15:1.</p>	<p>The BASIX energy commitment is achieved under the Sustainable Building SEPP. However, the water stretch target (+5) is not achieved and a Clause 4.6 variation is proposed to the FSR development standard. Refer to Section 7.8 for further detail.</p>
<p>(4) Development consent must not be granted under subclause (3) unless the consent authority— (a) is satisfied— (i) at least 30% of the gross floor area used for the purposes of residential accommodation will be used for the purposes of affordable housing, and (ii) the affordable housing will be provided by or on behalf of a public authority or a social housing provider, and</p>	<p>(i) All residential GFA will be used for the purposes of affordable housing. (ii) The affordable housing component will be managed by Bridge Housing who is a community housing provider. Building S3, to be operated as Homes NSW social housing.</p>
<p>(b) has considered the Design Guide—600–660 Elizabeth Street, Redfern, published by the Department in October 2023.</p>	<p>An assessment of the proposal against the Design Guide is provided in Appendix J.</p>
<p>(5) In calculating the floor space ratio for the purposes of this clause, the gross floor area of buildings on land to which this clause applies does not include the floor area used for the purposes of community facilities.</p>	<p>Noted.</p>
<p>(6) Clause 7.20 does not apply to a building on land to which this clause applies.</p>	<p>Noted.</p>
<p>(7) For land to which this clause applies, the reference to the amount permitted as a result of the floor space ratio shown for the land on the Floor Space Ratio Map in clause 6.21D(3)(b)(i) is taken to include an additional amount that is to be permitted by the consent authority under subclause (3) of this clause.</p>	<p>The proposed FSR is 2.442:1 which is consistent with the maximum available for the site. However, the BASIX commitment for water cannot be met and the base FSR standard is proposed to be varied 0.942:1. Without the additional BASIX FSR, up to 2.2771:1 would be available. Therefore, the variance is considered to be 6.75%. A Clause 4.6 Variation Request justifying the variation is provided at Appendix F.</p>

Legislation	Matters for Consideration	
Clause 7.5 <i>Residential flat buildings, dual occupancies and multi dwelling housing</i>	(1) The maximum number of car parking spaces for residential flat buildings, dual occupancies and multi dwelling housing is as follows— (i) for each studio dwelling—0.2 spaces, and (ii) for each 1 bedroom dwelling—0.4 spaces, and (iii) for each 2 bedroom dwelling—0.8 spaces, and (iv) for each 3 or more bedroom dwelling—1.1 spaces, and (v) for each dwelling up to 30 dwellings—0.167 spaces, and (vi) for each dwelling more than 30 and up to 70 dwellings—0.1 spaces, and (vii) for each dwelling more than 70 dwellings—0.05 spaces,	The proposed development provides a total of 66 car parking spaces, which is significantly less parking spaces than the maximum prescribed under this clause (224).
Clause 7.6 <i>Office premises and business premises</i>	The site is not mapped under the <i>Public Transport Accessibility Level Map</i> . Therefore, no maximum applies.	
Clause 7.13 <i>Contribution for purpose of affordable housing</i>	In accordance with the <i>City of Sydney Affordable Housing Program</i> , an exemption from the affordable housing contribution is sought. Refer to Section 3.3 for further detail.	
Clause 7.14 <i>Acid sulfate soils</i>	The site is identified as Class 5. An Acid Sulfate Soils Management Plan has been prepared in response to Clause 7.14(3).	
Clause 7.19 <i>Demolition must not result in long term adverse visual impact</i>	Development consent is sought for the demolition of existing structures on the site under Clause 7.19. Redevelopment of the site where demolition is proposed is sought in alignment with Clause 7.19(a)(ii). Construction hoarding will be implemented to minimise adverse visual impacts that may arise as a result of the demolition.	

5.5.1 State Environmental Planning Policy (Housing) 2021

The *State Environmental Planning Policy (Housing) 2021 (Housing SEPP)* sets the standards for the development of different forms of residential accommodation across the State. Specifically, the Housing SEPP provides provisions for affordable housing and residential flat buildings.

The key provisions of the Housing SEPP have been considered in the preparation of the SSDA and are addressed in **Table 17**.

Table 17 Relevant provisions of the Housing SEPP

Clause	Control	Compliance assessment
Chapter 4 Design of residential apartment development		
Clause 144 Application of chapter	(1) In this policy, development to which this chapter applies is referred to as residential apartment development. (2) This chapter applies to the following— (a) development for the purposes of residential flat buildings, (b) development for the purposes of shop top housing, (c) mixed use development with a residential accommodation component that does not include boarding houses or co-living housing, unless a local environmental plan provides that mixed use development including boarding houses or co-living housing is residential apartment development for this chapter. (3) This chapter applies to development only if— (a) the development consists of— (i) the erection of a new building, or	The proposed development is for two (2) solely residential flat buildings and one (1) mixed use development. The proposed residential buildings vary in height from 5-storeys up to 14-storeys.

Clause	Control	Compliance assessment
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- (ii) the substantial redevelopment or substantial refurbishment of an existing building, or
 - (iii) the conversion of an existing building, and
 - (b) the building is at least 3 storeys, not including underground car parking storeys, and
 - (c) the building contains at least 4 dwellings.
- (4) If particular development comprises development for the purposes specified in subsection (2) and development for other purposes, this chapter applies only to the part of the development for the purposes specified in subsection (2).
- (5) This chapter does not apply to development that involves only a class 1a or 1b building within the meaning of the Building Code of Australia.
- (6) To avoid doubt, development to which Chapter 2, Part 2, Division 1, 5 or 6 applies may also be residential apartment development under this chapter.

Clause 148 Non-discretionary development standards for residential apartment development—the Act, s 4.15

- (1) The object of this section is to identify development standards for particular matters relating to residential apartment development that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.
- Note—*
See the Act, section 4.15(3), which does not prevent development consent being granted if a non-discretionary development standard is not complied with.
- (2) The following are non-discretionary development standards—
- (a) the car parking for the building must be equal to, or greater than, the recommended minimum amount of car parking specified in Part 3J of the Apartment Design Guide,
 - (b) the internal area for each apartment must be equal to, or greater than, the recommended minimum internal area for the apartment type specified in Part 4D of the Apartment Design Guide,
 - (c) the ceiling heights for the building must be equal to, or greater than, the recommended minimum ceiling heights specified in Part 4C of the Apartment Design Guide.

Satisfied.

The proposed development will provide 66 Car Parking Spaces in accordance with the maximum car parking rates as identified by Clause 7.5(1)(b) of the City of Sydney LEP 2012 and the Apartment Design Guide (ADG).

All internal apartment areas and room sizes have been designed in accordance with ADG requirements, refer to **Appendix B**. It is noted a minor variation to the minimum internal area of studio apartments is proposed within Building S2 and which is discussed further in **Section 7.3**.

All ceiling heights for the building have been designed in accordance with ADG requirements, refer to **Appendix B**.

Clause 149 Apartment Design Guide prevails over development control plans

- (1) A requirement, standard or control for residential apartment development that is specified in a development control plan and relates to the following matters has no effect if the Apartment Design Guide also specifies a requirement, standard or control in relation to the same matter—
- (a) visual privacy,
 - (b) solar and daylight access,
 - (c) common circulation and spaces,
 - (d) apartment size and layout,
 - (e) ceiling heights,
 - (f) private open space and balconies,
 - (g) natural ventilation,
 - (h) storage.
- (2) This section applies regardless of when the development control plan was made.

Satisfied.

The proposed development has been designed in accordance with the ADG requirement. A detailed breakdown of these requirements is provided in **Section 7.3**.

Schedule 9 Design principles for residential apartment development

Refer to the Design Report and Design Verification Statement (**Appendix B**).

5.6 Design Guide 600-660 Elizabeth Street Redfern

Under the Sydney LEP 2012 Clause 6.59(4)(b), the consent authority must consider the Design Guide – 600-660 Elizabeth Street, Redfern published by DPHI in October 2023. The Design Guide provides objectives for future development at the site as well as a range of measurable Design Criteria as one means of achieving the objectives of the guide. The proposed development has been designed to be generally consistent with the Design Guide and achieves the objectives set out within. A complete assessment of compliance with the Design Guide objectives and criteria is provided in **Appendix J**. Where a detailed assessment against the requirements of the Design Guide is required, it is addressed in the relevant technical assessment section within this EIS.

6.0 Stakeholder Engagement

This section describes the community consultation undertaken to date, outlines initial community views and describes the proposed community engagement strategy to be undertaken following the lodgement of the following lodgement of the EIS. It is supported by a Community and Stakeholder Consultation Outcomes Report prepared by Urbis and included at **Appendix N** which has been informed by the DPHI's *Undertaking Engagement Guidelines for State Significant Development (2021)*. It is also supported by a Community Engagement Table included at **Appendix N**.

6.1 Engagement Carried Out

6.1.1 Identified Stakeholders

A comprehensive list of community members and stakeholders to consult throughout during the preparation of the EIS process was developed through:

- the identification of neighbours who would be impacted by the proposal unless mitigation measures were implemented;
- the identification of stakeholders who would have a particular interest in the proposal;
- the identification of stakeholders who would have information of value to the proposal, for example, Aboriginal groups with cultural knowledge relating to the site; and
- consultation with the DPHI. This included the community members and stakeholders listed in the proposals SEARs that the applicant was required to consult with.

As a result of the above process, a number of stakeholders were identified for consultation, including:

- Department of Planning, Housing and Infrastructure (DPHI);
- City of Sydney Council;
- Homes NSW;
- Public agencies (detailed below), including:
 - Transport for NSW (TfNSW);
 - Ausgrid;
 - Sydney Water;
 - Sydney Metro;
 - Department of Climate Change, Energy the Environment and Water (DCCEEW);
 - NSW Department of Communities and Justice.
- Aboriginal Stakeholders (detailed below), including:
 - Metropolitan Local Aboriginal Land Council;
 - Aboriginal Knowledge Holders;
 - Registered Aboriginal Parties;
- Local community groups (detailed below), including:
 - GroundSwell Redfern Waterloo;
 - GROW Mental Welbeing Group, Redfern-Waterloo;
 - Inner Sydney Voice;
 - Neighbours Not Strangers;
 - REDWatch;
 - South Sydney Business Chamber;
 - The Redfern Society.
- Surrounding landowners and occupiers, including:
 - Immediate living and working community (approx. 300m radius from the site) – incl. PCYC South Sydney;
 - Wider living and working community (approx. 600m radius from the site).
- Special interest groups, including:
 - Community Housing Providers servicing in immediate area;

- Peak body and industry groups;
- Advocacy groups and non-for-profit organisations.

6.1.2 Consultation Methods

As detailed in the Community and Stakeholder Consultation Outcomes Report (**Appendix N**), a range of consultation methods were used to engage stakeholders. This included activities completed prior to lodgement, through the preparation of the EIS and associated technical studies.

This approach follows the *Undertaking Engagement Guidelines for State Significant Projects (2021)* by:

- engaging with relevant NSW Government agencies, service providers, Council, close neighbours and targeted members of the community who are most likely impacted or interested in the proposal;
- informing the surrounding community to the site about the proposal and providing opportunities to engage directly with the project team;
- explaining how community feedback will be considered and documented;
- providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- providing channels of communication to gather feedback.

A range of consultation methods performed in different phases of the EIS preparation process is detailed in below sections.

6.1.3 Engagement Activities

A series of community engagement activities were undertaken and involved the following:

- community postcard letterbox drops and by hand
- project website advertising including community online survey
- social media posts
- neighbour door knocks
- 2 x Community information drop-in sessions
- enquiry management via an 1800 line.

Further detail on each of the activities is provided at **Appendix N**.

6.1.4 Engagement Activities to Inform the Social Impact Statement

In order to inform the project's understanding of likely social impacts, develop mitigation approaches together with impacted people and guide the Social Impact Assessment, Urbis conducted engagement with stakeholders such as the broader community and stakeholder groups. An online community survey was undertaken and targeted at community stakeholders. The survey was completed by 79 respondents. Stakeholder briefings were also held with the following stakeholders:

- City of Sydney;
- ShelterNSW;
- Counterpoint Community Services;
- Weave Youth and Community Services;
- Fact Tree Youth Services; and
- Our Lady of Mt Carmel Catholic Primary School.

The findings of the engagement are provided within the Social Impact Assessment at **Appendix O**.

6.1.5 Engagement Activities to Inform Functional Design Brief

Architecture AND undertook a series of engagement activities to inform the Functional Design Brief that was created for the creation of the community facility building. The activities involved:

- informal interview and tour with the PCYC South Sydney staff
- functional brief review with the PCYC Executive Team
- 2 x Community partner briefings with local community service providers

- concept design reviews with the PCYC Executive Team
- social services meeting with the City of Sydney and PCYC Executive Team
- city of Sydney facilities tour with City of Sydney
- stakeholder presentation and feedback session with the City of Sydney Community Services Team meeting
- design Jam attendance with Aboriginal stakeholders.

Detailed feedback from the consultation activities informed the functional design brief for the community facility building.

6.1.6 Aboriginal Community Consultation

Redfern Place was subject to a comprehensive collaborate design process which was informed by three (3) workshops (including a Walk on Country), called 'Design Jams' which brought together the knowledge and minds of the local Aboriginal community, the Yerrabingin team, the project team and the client. The process facilitated by Yerrabingin has ensured First Nations Peoples are active co-designers of the project and a collective voice is presented. A detailed review of the insights and outcomes from the process and the recommendations that have been provided to date is provided within the Connecting with Country Report prepared by Yerrabingin and provided at **Appendix L**.

Aboriginal Consultation to Inform Aboriginal Cultural Heritage Assessment

A preliminary Aboriginal Cultural Heritage Assessment Report (ACHAR) was developed for the site in 2018 which accompanied the Planning Proposal (PP-2020-456) on the site. Since the preparation of the preliminary ACHAR in 2018, formal Aboriginal community consultation was undertaken in 2019 to finalise the ACHA and in accordance with the 'Aboriginal Cultural Heritage Consultation Requirements for Proponents 2010'. A total of eight (8) organisations were registered for the project. Following on site discussions regarding the cultural significance of the site, and subsequent review of the ACHA by the registered organisations, the ACHA was finalised in February 2020.

A Cover Letter for the ACHAR that was prepared for the Planning Proposal has been prepared by Extent (the original authors of the ACHAR) and is provided at **Appendix CC**. It notes that the ACHAR remains valid and no additional Aboriginal sites have been identified within the study area since the previous AHIMS search.

6.2 Stakeholder Views

The key issues and matters raised by the community and stakeholders during the preparation of the Scoping Report, SEARs and EIS are outlined in **Section 7.0** below.

A list of key issues raised during engagement and project response is summarised in **Table 18**.

Table 18 Issues Raised and Project Response

Feedback	Project Response
Government Authorities	
<p>Waste</p> <ul style="list-style-type: none"> • Council advised on-site waste servicing was required, with a strong preference for collection in the basement. • Trucks (of Council's size) are to enter and exit the site in a forward direction. 	<p>The design has been reconfigured to accommodate all waste collection from within the basement based on Council's new waste truck dimensions.</p>
<p>Trees</p> <p>Council advised removal of any street trees needs to be clearly documented, explained and justified in the EIS.</p>	<p>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 impact of each component of the development on street trees surrounding the site as well as an Arboricultural Impact Assessment. Refer to Section 7.13 and Appendix Y.</p>
<p>Through-site link</p> <p>DPHI and Council advised a preference for an aligned east-west through-site link in accordance with the Design Guide preferred</p>	<p>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. Refer to Section 4.13.</p>

Feedback

Project Response

layout, a reduced basement footprint and greater provision of deep soil.

Compliance

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.

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. Refer to **Sections 7.3, 7.8** and **Appendix F**.

Social and affordable housing

The State Member for Newtown recommended Bridge Housing seek increased social and affordable housing within the project.

The proposal is intended to provide 100% social and affordable housing.

Community

Landscaping

Concern about the removal of trees on site and its impact on access to green space and wildlife, particularly from immediately surrounding neighbours who have views to the site.

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).

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. Refer to **Sections 7.6** and **7.13**.

Bulk, scale and design:

- Concern over potential overshadowing on surrounding properties, the loss of visual amenity and impacts to resident privacy, particularly from roof top gardens and balconies.
- Concern over a potential wind tunnelling affect through the central community plaza through to neighbouring properties.
- The need for high design quality and compliance with standard Department of Communities and Justice housing stock to facilitate easy repairs once operational.
- Ensure the design seeks to mitigate crime.

- 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.
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.
- 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.

Potential flooding impacts and management measures

Concern over how flooding may impact the structural safety of future buildings.

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. Refer to **Section 7.14** and **Appendix Z**.

Construction impacts

- Concern over potential construction noise and dust impacts on immediately surrounding neighbours. Assessments should consider the existing levels of noise

- 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.

Feedback	Project Response
<p>and vibration and include methods to monitor noise during construction and operation.</p> <ul style="list-style-type: none"> • Ensure a dilapidation report is completed prior to construction. 	<ul style="list-style-type: none"> • 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 to be undertaken during construction to minimise risk of potential damage, as well as any necessary site restoration after the work has been completed.
<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"> • 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. Refer to Section 7.9 and Appendix R. • 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. Refer to Section 7.9 and Appendix R.
<p>Precinct operations: Suggestion to include a concierge and ground floor retail to improve public safety.</p>	<p>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. Refer to Section 4.11.</p>

Source: Urbis modified by Ethos Urban

6.3 Engagement to be Carried Out

The project team are committed to ongoing community consultation following the submission of the EIS. This includes during the exhibition and assessment of the project and following a determination.

Following its submission, the DPPI will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, it is likely the DPPI may require the applicant to prepare a Submissions Report in response to issues raised. The project team will continue to liaise with the DPPI and stakeholders during the proposal's assessment to address queries that may arise.

Further, 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;
- providing regular updates on the Project through the website and social media channels;
- continuing to engage with the Redfern 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.

7.0 Assessment of Impacts

This section of the report assesses and responds to the environmental impacts of the proposed SSD. It addresses the matters for consideration set out in the SEARs issued on 16 December 2022. The Mitigation Measures proposed to mitigate any environmental impacts are provided at **Appendix I** and complement the findings of this section.

7.1 Land Use

The proposed residential and community uses are permissible in the R1 General Residential zone. The proposed commercial use is prohibited in the R1 General Residential zone under the Sydney LEP 2012. As noted previously, Clause 4.38(3) of the EP&A Act allows for SSD to be partly prohibited under the relevant Environmental Planning Instrument (in this case, the Sydney LEP 2012). As such, there is power to approve the part-prohibited commercial use. Further, the commercial use represents approximately 2% of the overall floor area at the site, which is a minor amount.

The proposed commercial use along Elizabeth Street is also consistent with the desired future character statement within the Design Guide which refers to a preference for "commercial, community and/or retail uses fronting Elizabeth Street at ground level". The nature of the commercial use is also appropriate for the site, as it will be occupied by Bridge Housing for their head office. This will give Bridge Housing a strong on-site presence and contribute to the success of the ongoing management of the site.

Further, the proposed development is consistent with the objectives of the R1 General Residential Zone in that:

- it provides a significant amount of housing (355 apartments) for the community,
- it provides a range of housing tenures specific to those in financial and physical need through social, affordable and specialist disability housing,
- other land uses provided on site specifically compliment and service the residential land uses at and surrounding the site, including a community facility for use by members of the public and a commercial office to be occupied by Bridge Housing, which will provide services relating directly to the management of housing on the site and more broadly in the neighbourhood, and
- it is generally consistent with the planning controls and planning proposal vision for the site and therefore does not significantly alter the existing land use pattern of predominantly residential uses.

As such, the proposed land uses are considered appropriate for the site.

7.2 Design Excellence

The site is subject to Design Excellence provisions under the Sydney LEP 2012 and the Design Guide. A Design Excellence Process Summary Report has been prepared by Ethos Urban at **Appendix K**. The Report summarises the proposed development's approach to design excellence in accordance with the Design Guide applicable to the site.

As noted in the Report, each portion of the site has been allocated a tailored design process to holistically achieve design excellence for all buildings and landscaped spaces on the site. The strategy for each portion of the site was agreed with the DPHI, GANSW and Council and is outlined in **Table 19**. The design excellence processes for each portion are described in more detail within the Report.

Table 19 *Redevelopment site portions and processes*

Portion/Location	Proposed Building	Design Excellence Process	Designer
1 (North-west)	Community Facility	Invited Expression of Interest (EOI) Process Invited competitive EOI selection process comprising a written response and interview. The Design Guide indicate that no competitive process is required for the community facility (if it is subject to a separate application). Nonetheless, an invited EOI selection process was undertaken as described in the Design Excellence Strategy (provided at Appendix K) as well as within this Report, including the selection to be made by the project Selection Panel.	Architecture AND

Portion/Location	Proposed Building	Design Excellence Process	Designer
2 (North-east)	Affordable housing (previously Market and Key Worker Housing)	<p>Competitive Design Alternatives</p> <p>A single competitive design alternatives process was undertaken for Building S2 which at the time of the competition was identified to accommodate market housing and now comprises 100% affordable housing. The process was undertaken generally in accordance with the City of Sydney's Competitive Design Policy.</p>	Silvester Fuller
3 (South-east)	Social Housing	<p>Direct Appointment</p> <p>Direct appointment from the competitive EOI process and invited Request for Tender (RFT) led by LAHC (now Homes NSW) for the purposes of selecting a Development Partner and consortium.</p> <p>This process was selected to ensure that the buildings designed are fit-for-purpose and can be delivered and managed efficiently based on the operational needs of Homes NSW and Bridge Housing. These buildings have also been subject to design review by the project Design Review Panel overseeing the design integrity for the whole Site and who were the Selection Panel for the Competitive Design Alternatives process.</p>	Hayball
4 (South-west)	Social Housing, Specialist Disability Housing (SDA NDIS) and commercial floor space	<p>Direct Appointment</p> <p>Direct appointment from the competitive EOI and RFT winning consortium.</p> <p>The landscape approach for the whole site has been subject to design review by the DRP.</p>	Aspect Studios
Site-wide landscaping	All site landscaping, including public domain areas, pedestrian links, outdoor residential communal open spaces and rooftop areas (such as green roofs)	<p>Direct Appointment</p> <p>Direct appointment from the competitive EOI and RFT winning consortium.</p> <p>The landscape approach for the whole site has been subject to design review by the DRP.</p>	Aspect Studios

7.2.1 Design Integrity and Design Review

Following completion of the competitive processes, a Design Review Panel (DRP) was formed to provide design advice prior to lodgement and through to completion of the project. The DRP has been associated with the delivery of the site in its entirety.

The DRP comprises a quorum of the members from the Selection Panel associated with the EOI process for S1 and competitive design process for S2.

The design review and integrity process commenced on 21 November 2023 and has comprised a total of four (4) pre-lodgement DRP meetings.

Positive Design Outcomes from the DRP Process

The DRP played an integral and influential role in advising on critical design and operational components of the development. The matters that were particularly fundamental to the design as noted by the DRP are listed below:

- alignment of the north-south, east-west through-site link to achieve visual permeability.
- replacement of the south facing pocket park with a clear building frontage and lobby on Phillip Street.
- relocation of the at-grade waste and servicing from Building S3 on Walker Street to the basement level accessible via Building S2 on Kettle Street, resulting in better ground level activation.
- delineation of landscaping across the site to ensure the ground level landscaped areas that are private and public are perceived as such without the need for physical intervention (such as fencing).
- prioritisation of deep soil provision across the site which has in turned reduced the extent of basement.
- introduction of breezeways into the design of all buildings, adopting a tenure blind approach.

- the provision of high amenity rooftops that can be adapted to meet the needs of residents with flexibility for alternate programming.
- resolution of the entry sequence for Building S1 (PCYC) including the alignment of the building entry and staircase.

The matters above remain as important elements of the proposed development.

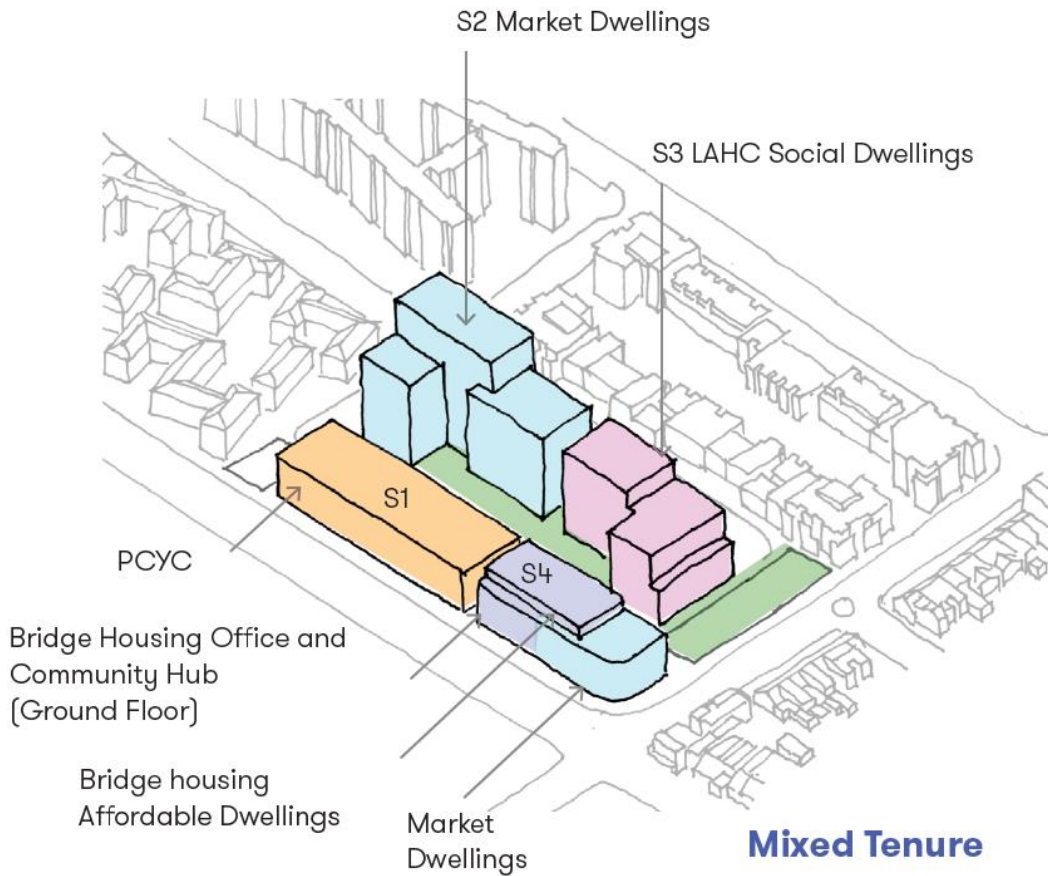


Figure 48 *DRP #1 Design Overview*

Source: Hayball



Figure 49 *DRP #4 Design Overview*

Source: Hayball, Architecture AND, Silvester Fuller

Areas for Ongoing Refinement

In the last DRP prior to lodgement, a series of general comments were made by the DRP on each component of the site which were to be addressed by the Hayball, Architecture AND, Silvester Fuller and Aspect Studios. The comments related to the following:

- selection of landscaping species;
- location of deep soil;
- consideration of CPTED principles;
- privacy of apartments with direct interfaces to the breezeway;
- façade materiality detailing;
- provision of communal open space; and
- resolution of street interfaces.

The comments and a response to each is provided at **Appendix B**.

7.3 Built Form and Urban Design

Site Planning and Arrangement

The arrangement of buildings on the site has been informed by the Design Guide which envisages four (4) distinct built forms separated by through-site links. The Design Guide specifically identifies the location of a community building within the north-western portion of the site, aligning with the location of Building S1 which is proposed to be the new PCYC building on the site.

The remaining quadrants of the site under the Design Guide have been identified for buildings of mixed uses. While Buildings S3 and S4 are purely residential, Building S4 comprises a mix of commercial and community uses on the ground level which aligns with the Design Guide's intention to locate diverse non-residential ground floor uses (comprising a mix of community, communal and commercial) along Elizabeth Street.

Floor Space Ratio

As noted in **Section 4.0**, breezeways are located on Buildings S2, S3 and S4, and as per the definition of GFA under the Sydney LEP 2012, these areas have been excluded from the measured GFA. The majority of the breezeways are provided with a balustrade heights less than 1.4m. Where balustrades are higher than 1.4m, they interface with Ground Level communal space, and are therefore required to provide adequate security, or they extend the full height of the level and are featured as intermittent design elements across the Building S2 and Building S3 western elevations. Pockets of communal space along the breezeways in Building S3 also feature full height glass panels, but remain open to the general circulation area itself. The fixed panels in these spaces are separated and therefore do not completely enclose the portion of the breezeway.

Given these design features, all breezeway areas across the site will be relatively exposed to the elements.

The exclusion of the breezeways from the calculation of GFA is consistent with the Commissioner Gray's interpretation in *Sung v City of Canada Bay Council* [2023] NSWLEC 1087 who stated:

With respect to the areas for horizontal circulation described as breezeways, there is no doubt that the first floor and upper level are not a floor area "measured from the internal face of external walls" because those areas are not floor area enclosed by external walls that can be measured at a height of 1.4m above the floor, and instead have openings and outer walls less than 1.4m high.

*I also consider that the wire mesh on the breezeway at the ground floor is not an external wall such that that area is required to be included in gross floor area. Instead, consistent with the decision of the Court in *HPG Mosman Projects Pty Ltd v Mosman Municipal Council* [2021] NSWLEC 1243, the external walls of the building at the ground floor are those that enclose the boarding room, the communal living room and the other rooms adjacent to the corridor, such that the area within the corridor, described as a breezeway, is an external space. That external space functions in a similar way to a balcony or terrace with an outer wall less than 1.4m, and wire mesh above for the purpose of security.*

For those reasons, the external wall of the building are those walls that enclose the internal rooms, such that the area of the breezeway is an external space to those walls and falls outside the chapeau of the definition of gross floor area, so that it is not counted as such.

Furthermore, the design of the breezeways also accords with the principle of *GGD Danks Street P/L and CR Danks Street P/L v Council of the City of Sydney* [2015] NSWLEC 1521, where the Court held that the floor area inside corridors/breezeways was to be excluded from the calculation of GFA if it were exposed to the elements such as rain during inclement weather. In that case, and as per the proposed breezeway design, the excluded GFA areas were designed as outdoor areas with a degree of openness. It is noted that this opinion was also reaffirmed in the case of *Parker Logan Property Pty Ltd v Bayside Council* [2017] NSWLEC 1709.

Height and Scale

The maximum height and overall scale of the proposed development is established under the Sydney LEP 2012 and the Design Guide. These matters are discussed further below.

Height

Of the four (4) buildings, three (3) comply with the relevant maximum height of building control that applies to each of the respective portions of the site. The general principles for building height established in the Sydney LEP 2012 and Design Guide of stepping down from S2 towards Redfern Park and Phillip Street have been implemented.

It is noted the central portion of Building S3 is subject to a minor height variation of 0.32m (equating to a 0.49% variation). A Clause 4.6 Variation Request has been prepared by Ethos Urban provided at **Appendix E**. The request demonstrates that, notwithstanding the variation from the height development standard:

- The proposed development achieves the objectives of the building height development standard using the objectives at Clause 4.3 of the Sydney LEP 2012:
 - The overall development responds to the existing and future character of the area and fits within the site's existing and future surrounding context.
 - The proposed development responds appropriately to surrounding heritage items and the height variation does not result in any additional overshadowing of Redfern Park and Oval between 9am and 3pm.

- The overall development will have an acceptable impact on views from the surrounding public domain and nearby tall residential dwellings and the variation will not create any perceptible additional impacts to views.
- The height exceedance remains appropriate for the context of the site and allows for appropriate height transitions from Central Sydney and Green Square Town Centre by not increasing the overall height of the tallest building on the site (S2).
- The proposed development achieves the inferred objectives of Clause 6.59, since it contributes to achieving the objectives of the site-specific Planning Proposal.
- There are sufficient environmental planning grounds to vary the control in this instance because:
 - Despite the height variation, the development continues to be consistent with the objects of the EP&A Act.
 - The height exceedance does not result in any additional overshadowing of Redfern Park and Oval, the Walker Street Solar Plane and other residents surrounding the site.
 - The proposed development is consistent with the Planning Proposal objectives and desired future character, despite the variation.
 - The variation results in development that provides appropriate transitions in height across the site, from the taller buildings and sloping topography to the east with the lower scale surrounding residential dwellings and open space to the south and west.

Therefore, the height of the proposed buildings is appropriate.

Scale and Massing

The Planning Proposal for the site informed planning controls which limit the potential scale and massing of the development, with these controls subject to extensive collaboration between Homes NSW, Council and DPHI. The assessment of the Planning Proposal determined that the built character surrounding the site is diverse and therefore the built form envisaged by the Proposal which comprised a contemporary four (4) to 16 storey built form (maximum of 14 storeys proposed), was found to be consistent with the surrounding context.

The Planning Proposal set a maximum gross floor area through a maximum FSR control. The proposed development complies with the GFA limits notwithstanding a minor technical non-compliance related to BASIX as noted in **Section 5.5** and further discussed in **Appendix E**.

The Design Guide provides built form controls which provide detailed guidance in relation to the proposed development. It also sets detailed parameters around height and storey limits with a purposeful intention to provide a building of the largest scale (caused by the location of height limits) within the north-eastern portion of the site and the lowest heights along Elizabeth and Phillip Streets, responding to the scale of the surrounding built forms and location of Redfern Park. The concentration of scale has also resulted in no additional overshadowing the Redfern Park which was a critical guiding principle of the project.

The DRP played a role in commenting on the ongoing design development of the proposed development prior to the lodgement of the proposal, including on the resulting scale and massing. While little commentary was provided within the DRP relating to bulk and scale it was noted that the elongation of Building S2 was considered to result in a better built form proportionality and opportunities for quality apartment planning. Further, the DRP noted the scalloped façade articulation selected for Building S1 contributed to breaking up the length of the built form.

The site is surrounded by numerous tall buildings, particularly to the east as the land slopes upwards (**Figure 50**), as well as in the Waterloo Estate further to the south-west. Directly adjacent to the site is Redfern Park and Oval which are open spaces mostly devoid of built form. The proposed development has been designed to respond to the existing and future character of the precinct with regard to height, bulk and scale. Specifically, the proposed heights on the overall site have been designed to step down from 14-storeys near the higher existing buildings of Poet's Corner in the east towards Phillip Street and Redfern Park down to five and three storeys. The proposed minor variation to part of Building S3 does not impact the relationship of the proposed development with the surrounding building heights since it is minor in nature and is located at a central height in the proposed stepped form – not the overall maximum height of the development.

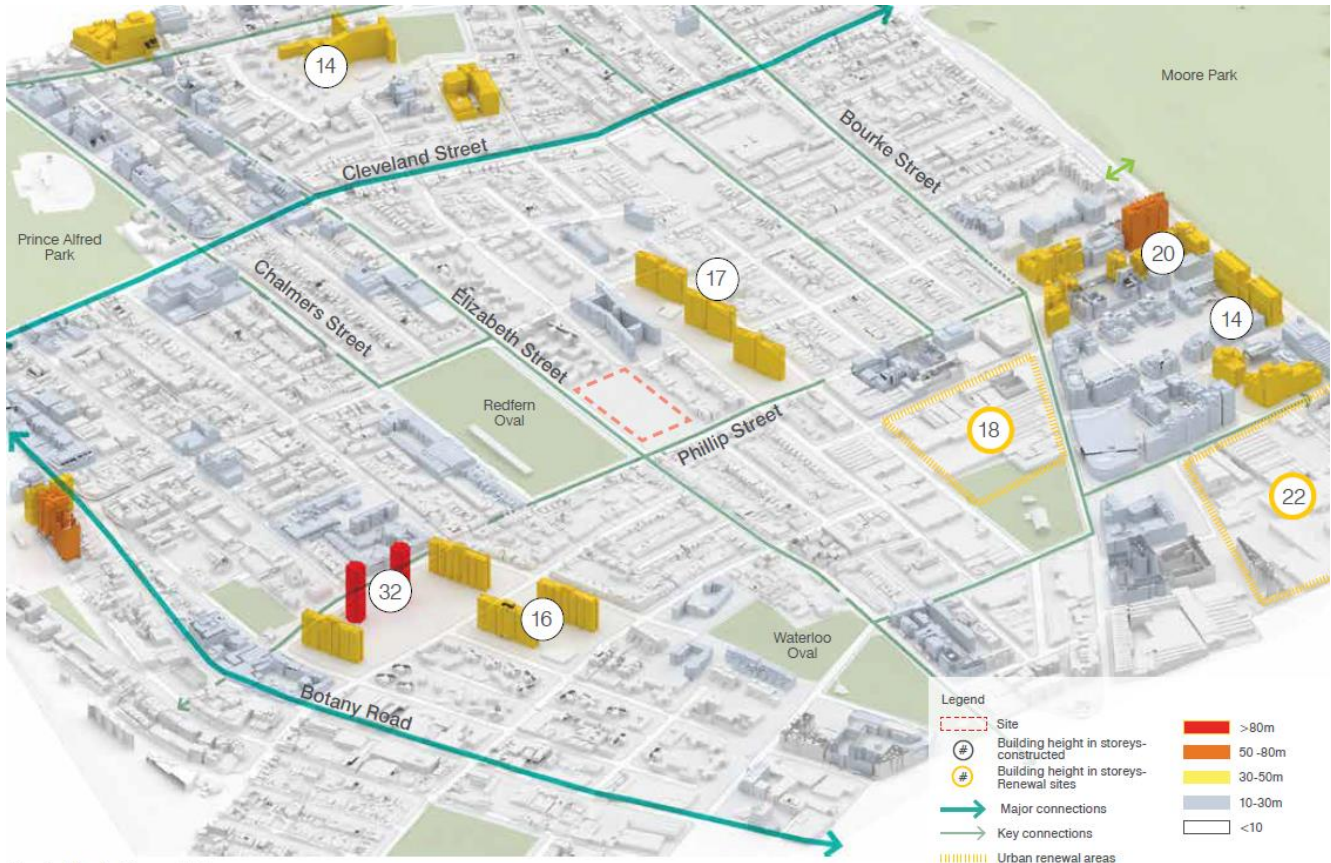


Figure 50 Contextual analysis of surrounding building heights

Source: Architectus

Overall, the proposed development's massing and scale aligns with the Planning Proposal vision and Design Guide applicable to the site. Further detailed commentary on the built forms of each building is provided within the Design Report at **Appendix B**.

Building Setbacks

The setbacks guiding the proposed development have been set by the landscape setbacks of the Design Guide. A summary of the setbacks provided is below:

- **Elizabeth Street** (no setback specified under Design Guide): A 2m setback is provided along Elizabeth Street to allow for the footpath widening works on Elizabeth Street. Building S1 is setback 2m at Ground Level (Level 1 and 2 overhangs the Elizabeth Street footpath dedication by up to 450mm related to the scalloped façade).
- **Kettle Street** (3m setback required under Design Guide): A minimum building setback of 3m is provided along Kettle Street. While the building line of Building S1 does not encroach the setback, it is noted the entrance into the building slightly encroaches this setback. This minor variation is acceptable as it contributes to a generous entry area for the PCYC building and achieves a seamless integration with the adjoining public domain associated with the neighbouring Kettle Street pocket park.
- **Walker Street** (3-4.5m setback required under Design Guide): A varied setback is provided along Walker Street. It is acknowledged portions of the private open spaces associated with the three (3) Walker Street terraces and one (1) apartment (S2.G04) within Building S2 encroach the required 3m setback by approximately 0.8m. The breaches are considered appropriate as the building line setback still remains consistent with the Design Guide. The encroachment is considered appropriate as the primary and only entry to the Walker Street terraces is via Walker Street and an upper building setback of 4.7m to 6.8m is achieved on the eastern façade of Building S2 notwithstanding the variation proposed on the ground level. A ground level setback of between 4.6m and 7m is provided on the eastern elevation of Building S3, exceeding the 3m requirement.
- **Phillip Street** (3m setback required under Design Guide): A varied but generous setback is provided along Phillip Street. Building S3 is setback 4.2m while Building S4 is setback 3.7m. Elements of the Building S4 façade encroach the 3m setback, however, are acceptable given they are for the purposes of articulation.

7.4 Residential Amenity

The proposed development will deliver a high level of residential amenity. As noted above, residents at the site will be provided with rooftop communal open space on each of the residential buildings. Building S2 also incorporates internal communal facilities as discussed below. Apartments have been designed to maximise views to the north (to the Sydney CBD) and to the east (across Redfern Park), as well as maximising access to natural light and ventilation.

The proposed apartments have been designed to achieve consistency with the Housing SEPP and its accompanying Apartment Design Guide (ADG). A detailed assessment against the principles of the Housing SEPP and the ADG, have been provided at **Appendix B**. A summary of key aspects of the assessment is provided below:

Communal Open Space

Design Criteria 3D-1 Communal Open Space requires that communal open space have a minimum area of equal to 25% of the site area and that developments achieve a minimum of 50% of direct sunlight to the principal usable part of the communal open space area for a minimum of two hours, between 9:00am-3:00pm during midwinter (June 21).

35% of the site area is provided as communal open space, which includes outdoor rooftop areas on each residential building. In order to appropriately manage each of the communal open spaces within each of the buildings, residents will be provided with access to the spaces located within the building in which their apartment is located. The communal open space within Building S2 is also provided with direct access off other communal facilities proposed on Level 10 including communal dining and kitchen area and communal gathering space. Additional communal open space is located within the publicly accessible ground area, which will have access to sun. This ground level communal open space is accessible to all residents of the site as well as members of the public. The landscape design of these areas has been carefully refined to ensure the communal spaces are distinct from the more public-natured through-site links.

Shadow diagrams provided at **Appendix B** demonstrate that the main usable area of the communal open space in each of the respective buildings will receive a minimum of 2 hours of direct solar access on 21 June, with direct solar access being provided between 9:00am and 3:00pm.

Deep Soil

Design Criteria 3E-1 Deep Soil Zones requires that 15% of the site area (1,628m²) be provided as deep soil (due to the site area being greater than 1,500m²). Notwithstanding, the Design Guide requires a minimum of 1,650sqm deep soil be provided across the site, primarily in the landscaped setbacks. The proposed development provides for 1,794m² of deep soil, which exceeds the 1,650m² required by the Design Guide as well as the 15% that would apply under the ADG.

Solar access

Design Criteria 4A-1 Solar Access requires that living rooms and private open spaces of at least 70% of apartments receive a minimum of 2 hours direct sunlight between 9:00am-3:00pm during midwinter (21 June), and that no more than 15% of apartment receive no direct sunlight. The proposed apartments achieve these criteria on a building-by-building basis, and also overall with 77% of apartments (274 out of 355) receiving direct sunlight to their living space window and (where applicable) private open space for two hours between 9:00am-3:00pm. 3% of the proposed apartments (11 out of 355) do not receive direct sunlight during this time.

Natural Ventilation

Design Criteria 4B-3 Natural Ventilation requires that at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. 65% of non-noise affected apartments up to level 8 (covering the first 9 storeys) achieve natural cross-ventilation, with all apartments further above considered to be naturally cross-ventilated in accordance with the ADG. Alternative ventilation solutions are required for some noise affected areas of Building S3 and Building S4, which is detailed at **Section 7.10.6**.

Apartment Size and Layout

Design Criteria 4D-1 Apartment Size and Layout requires that the layouts of rooms are functional, well-organised and provide a high standard of amenity. While all apartments within Buildings S3 and S4 achieve the minimum apartment sizes under the ADG, the five Compact Apartments have a size of 30-34m² which is slightly less than the 35m² requirement for studio apartments. Notwithstanding this slight variation, the apartment typology will

provide an affordable offering and unique compact arrangement to contribute diversity to the apartment types within the site. Residents of these apartments will have access to a communal landscape space as well as the communal facilities on the Level 10 Family Park. Other apartments within Building S2 generally exceed the minimum ADG apartment sizes.

Private Open Space and Balconies

Design Criteria 4E-1 Private Open Space and Balconies requires apartments to be provided with appropriately sized private open space (POS) and balconies to enhance residential amenity. While the majority of apartments are consistent with the recommended quantum of POS, Building S2 proposes an alternate solution which is discussed further below.

Further, it is acknowledged that three (3) apartments within Building S4 provide slightly less than the recommended amount of private open space for the apartment types. The apartments are located within the south-west corner of the building and provide the required area across three balconies (total 15m²). The apartments achieve a balance between usable indoor and outdoor space and therefore achieve the objectives despite the numerical variation.

Family Park Level and Private Open Space in Building S2

As noted above, Building S2 proposes an alternative approach to providing for POS within all apartments. Design Criteria 4E-1 provides the minimum areas of POS as well as internal areas that are required under the ADG (refer to **Table 20**).

Table 20 ADG Minimum Internal Area and Private Open Space Area

Apartment type	Minimum internal area	Minimum private open space
Studio	35m ²	4m ²
1 bedroom	50m ²	8m ² (minimum depth of 2m)
2 bedroom	70m ²	10m ² (minimum depth of 2m)
3 bedroom	90m ²	12m ² (minimum depth of 2m)

Building S2 proposes to redistribute the POS area of 80 apartments to the 'Family Park' located on Level 10 (described at **Section 4.9**). The Family Park is a significant communal area that well exceeds the minimum requirements for communal open space and seeks to encourage social interaction between residents of the building and foster a sense of community. The approach to private open space seeks to reallocate approximately half of the POS to within the apartment, to increase the overall size of the interior, with the other half allocated to the communal rooftop space.

An overview of the average additional internal area afforded to the apartments which are provided with no POS is provided below:

- Studios: on average provided with an additional 3m² of internal area than the minimum internal area required under the ADG (35m²) (excluding the Compact Apartments)
- 1 bedroom apartments: on average provided with an additional 2m² to 6m² of internal area than the minimum internal area required under the ADG (50m²)
- 2 bedroom apartments: on average provided with an additional 10m² of internal area than the minimum internal area required under the ADG (70m²)

The additional areas afforded within each of the apartments which are provided with no POS generally align and in some instances are significantly more than what is technically half of the POS required by the ADG as noted in **Table 20**.

A total communal open space area of 1,256m² is provided on Level 10 which includes indoor and outdoor communal areas. The total provision incorporates 428m² of floor space which was allocated from what would have been approximately half of the private open space provided for 80 apartments within Building S2.

The Design Guidance under Objective 4E-1 notes increased communal open space should be provided where the number or size of balconies are reduced. It further noted that balcony use may be limited in some circumstances which are explicitly listed, relating to wind speeds, proximity to noise sources, heritage restrictions. In such situations, the ADG acknowledges Juliet balconies (amongst other solutions) may be

appropriate and that other amenity benefits for occupants should also be provided in the apartments or in the development, or both. It also noted that natural ventilation should be demonstrated.

While it is acknowledged that the inclusion of Juliet balconies within Building S2 are not caused by the circumstances as noted by the ADG, they are proposed to provide for a unique design that will benefit the internal layouts of apartments and provide additional communal open space on Level 10 (in alignment with the Design Guidance under Objective 4E-1) which has been acknowledged as an important component of affordable housing, providing residents with a space for the purposes of building community.

The majority of apartment types which do not propose POS are provided with operable facades on the eastern and western façade's of the building to transform the indoor space into a quasi-outdoor space. The operable facades work to maximise solar access in mid-winter. The same apartments also benefit from the open-air walkway overlooking the communal courtyard within the site. The walkways benefit from in-built seating and expansion points to allow pause and informal interactions among residents and visitors.

Overall, the significant benefits associated with the Level 10 Family Park and the increased internal apartment amenity is considered to more than offset the reduction in private open space for some apartments in Building S2.

Visual Privacy

The building layout presented in the Design Guide has generally been adopted in the design of the residential dwellings. The ADG provides objectives and design criteria in relation to separation distances for visual privacy, recommending that where buildings are proposed on the same site, separation should be shared equitably between buildings. While the ADG design criteria are not numerically provided in the proposal, alternate solutions are proposed in the context of the approved Design Guide and to provide adequate visual privacy to future occupants of each building. A diagram showing the proposed building separation distances is provided at **Figure 51** and a summary of the key separation distances is provided below:

- **Building S4 (northern interface) and Building S1 (southern interface):** A separation distance of 6.29m is provided between these buildings as the southern elevation of Building S1 does not include any windows.
- **Building S4 (eastern interface) and Building S3 (western interface):** A separation distance between 11.8m and 13.65m is provided, resulting in a condition generally consistent with the approved Design Guide. Between Ground Level and Level 2, the northern portion of Building S3's western elevation and its interface with Building S4 is consistent with the ADG design criteria noting a separation distance of 12m is required and 13.65m is provided. Notwithstanding, windows on these elevations have been oriented to minimise direct sightlines into apartments.
- **Building S1 (eastern interface) and Building S2 (western interface):** A separation distance between 10.65m and 13.97m is provided. The southern portion of Building S2's western elevation and its interface with Building S1 is technically consistent with the ADG design criteria noting a separation distance of 12m is required and 13.97m is provided). The eastern elevation of Building S1 contains limited windows, and windows to apartments in Building S2 have been provided with privacy screening. Consideration of this separation distance and mitigating design features are provided in the Design Report (refer to **Appendix B**).
- **Building S3 (northern interface) and Building S2 (southern interface):** A separation distance of 7m is provided up until Level 9 on each of the buildings. Appropriate privacy measures have been incorporated within the design to ensure visual privacy is attained. As shown in **Figure 52**, habitable rooms have been carefully positioned to avoid direct sightlines between buildings, and Building S3 incorporates popout windows facing away from Building S2, while Building S2 includes vertical façade elements that direct viewing angles away from Building S3.

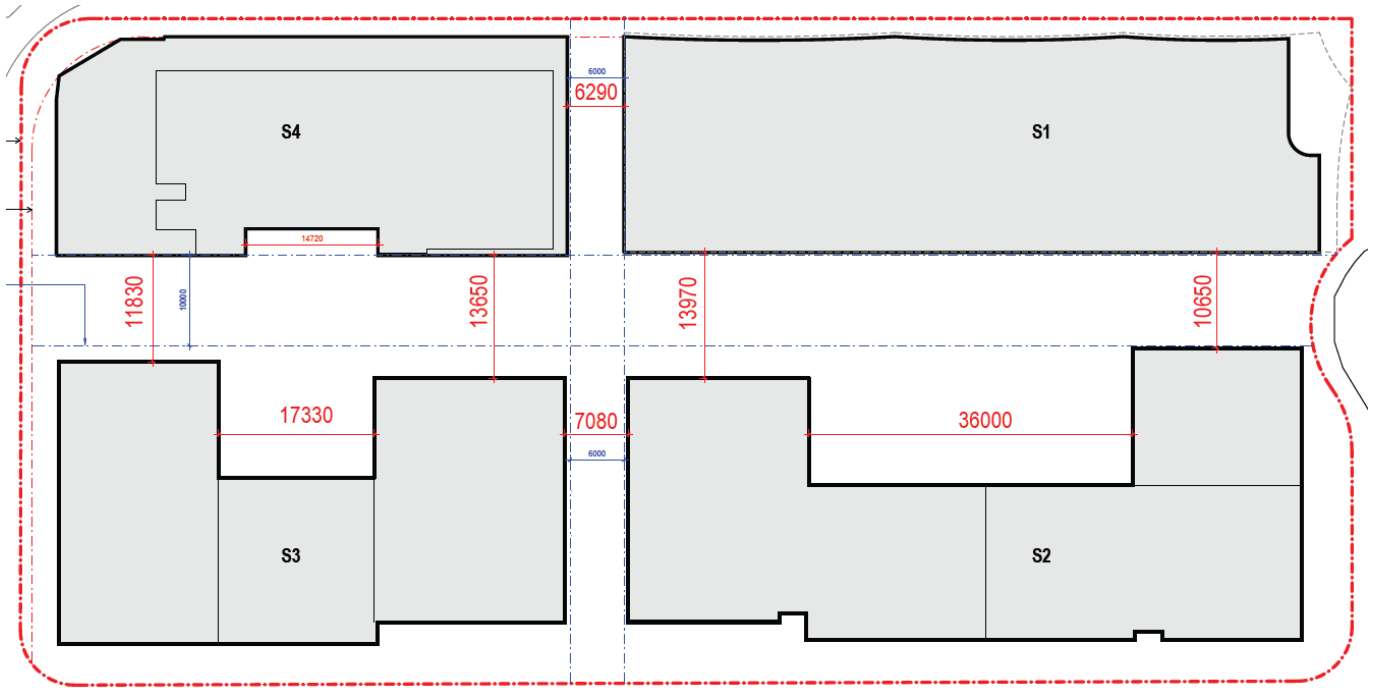


Figure 51 Building separation distances

Source: Hayball amended by Ethos Urban

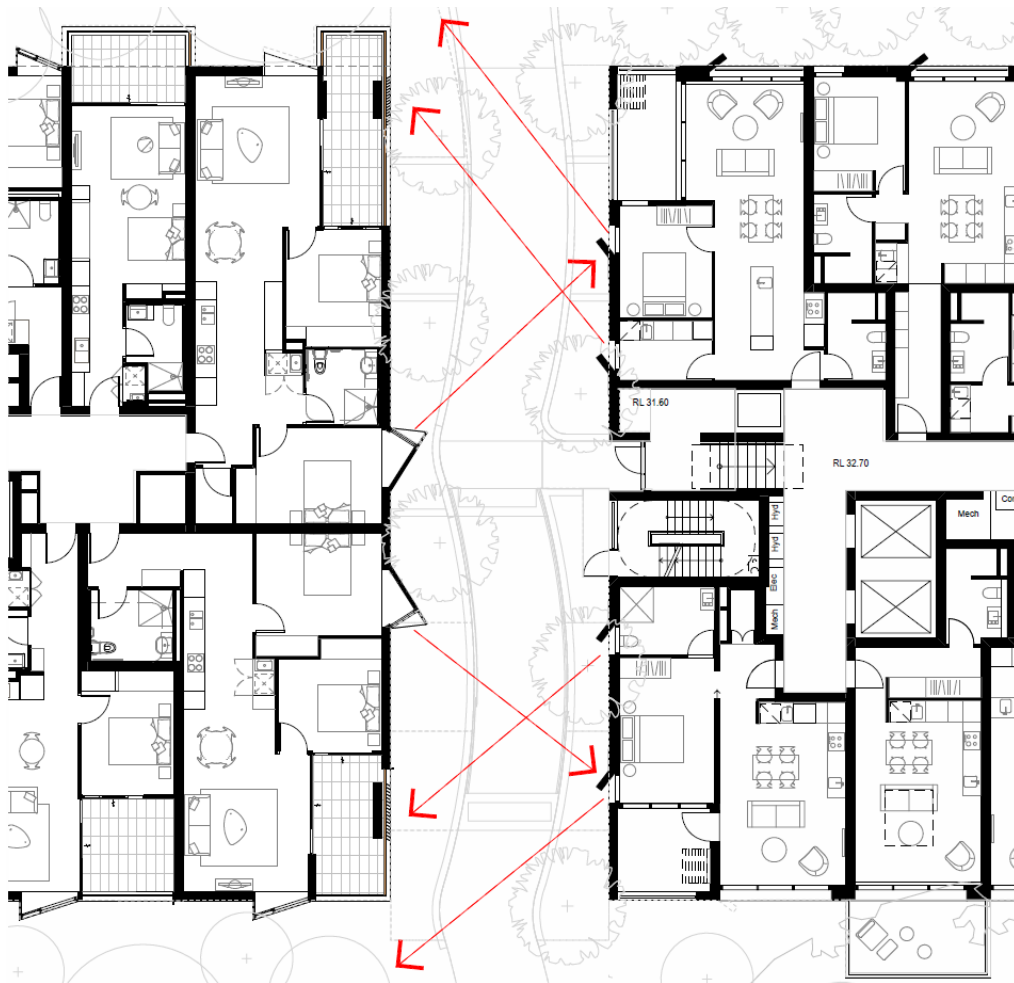


Figure 52 Interface between Buildings S2 and S3 demonstrating visual privacy measures

Source: Hayball and Silvester Fuller

7.5 Social Interaction

The proposed development provides for a series of spaces which will encourage social interaction amongst residents, visitors and the local community. The ground plane of the broader development has been designed to accommodate areas for residents and areas which will be publicly accessible. Areas of communal open space in the form of courtyards located adjacent to Buildings S2 and S3 will be accessible to all residents irrespective of the location of their apartment. As noted in **Section 4.13**, these have been designed to appear as semi-private spaces and discourage public use. They will be provided with seating and tables to encourage community cohesion amongst the residents within each of the residential buildings. The courtyard plaza located within the centre of the site and the through-site links will be publicly accessible and act as an extension to the community space within Building S4 and a spill out area from Building S1.

Each of the residential buildings are provided with communal open space located on the respective rooftops of each of the buildings and will only be accessible to the residents of that building. Further, a key feature of all residential buildings within the development is the implementation of outdoor corridors/breezeways. This concept was introduced in the Building S2 Competition winning design as the “internal street” and has been applied to all buildings so that a genuine tenure-blind appearance and experience will be implemented. The breezeways have small popouts which will provide spaces to dwell and have been incorporated based on community feedback provided through the design jam process that was undertaken.

7.6 Public Domain and Landscaping

The Ground Level public domain is the key piece of public space that is proposed to provide open to the sky public domain that includes pockets of more communal space for the residents of the residential buildings. The public domain is 1,422m² in area and is accessible to the public from all four (4) of the site’s street frontages via the proposed network of through-site links running north-south and east-west through the site as described in **Section 4.6**. The location of the through-site links is generally consistent with the Design Guide which also sets the parameters around the broader public domain and landscaping component of the proposed development. A full compliance assessment against the Design Guide is provided at **Attachment B**. The proposed development is generally consistent with the Design Guide in that it provides the following:

- landscape areas generally in accordance with Figure 5 of the Design Guide comprising a combination of private and communal open space;
- 1,794m² of deep soil (inclusive of 197m² of permeable pavement) that has no structures above or below (consistent with the minimum of 1,650m²) (refer to **Figure 53**);
- 1,961m² (18%) of the total site area is comprised of tree canopy (consistent with the minimum 15%) (refer to **Figure 54**); and
- one (1) access connection to the basement on the Kettle Street boundary of the site and is 6m wide (consistent with the maximum 6m dimension as per the Design Guide).

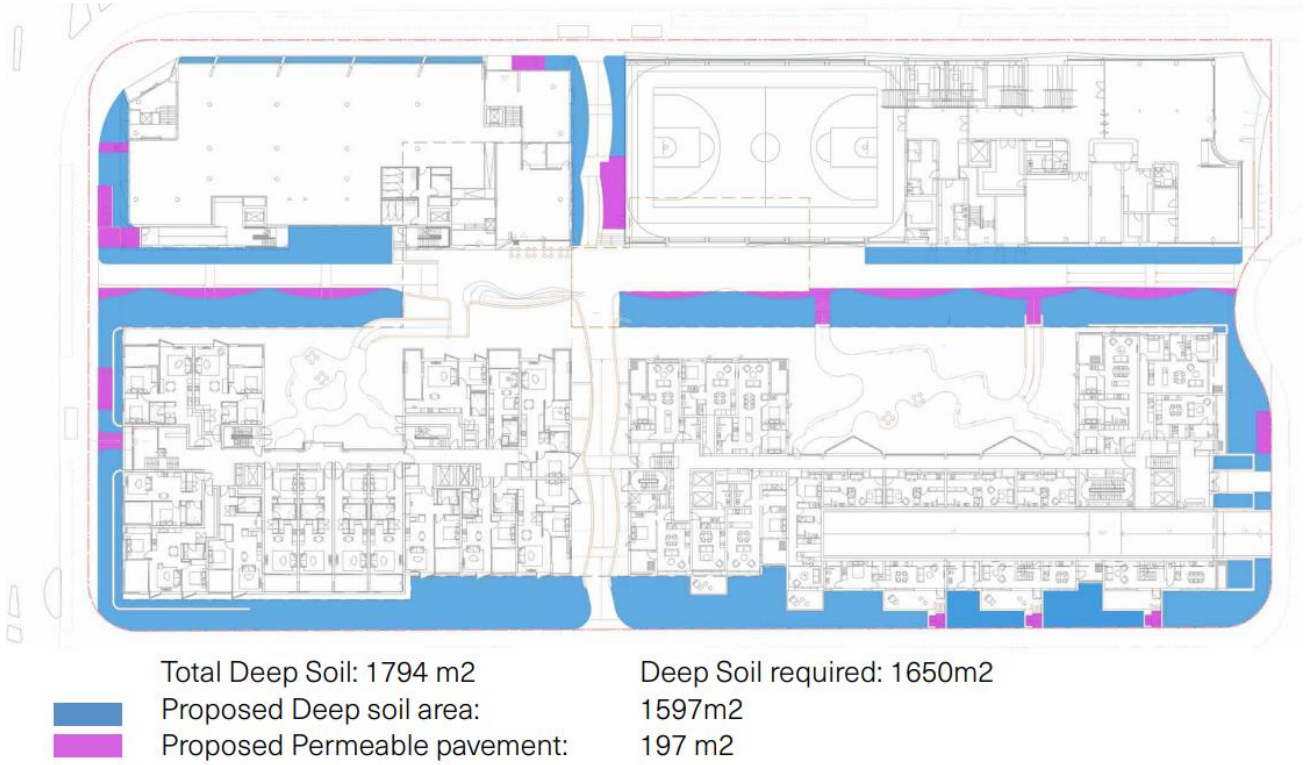


Figure 53 Proposed Deep Soil Area

Source: Aspect Studios

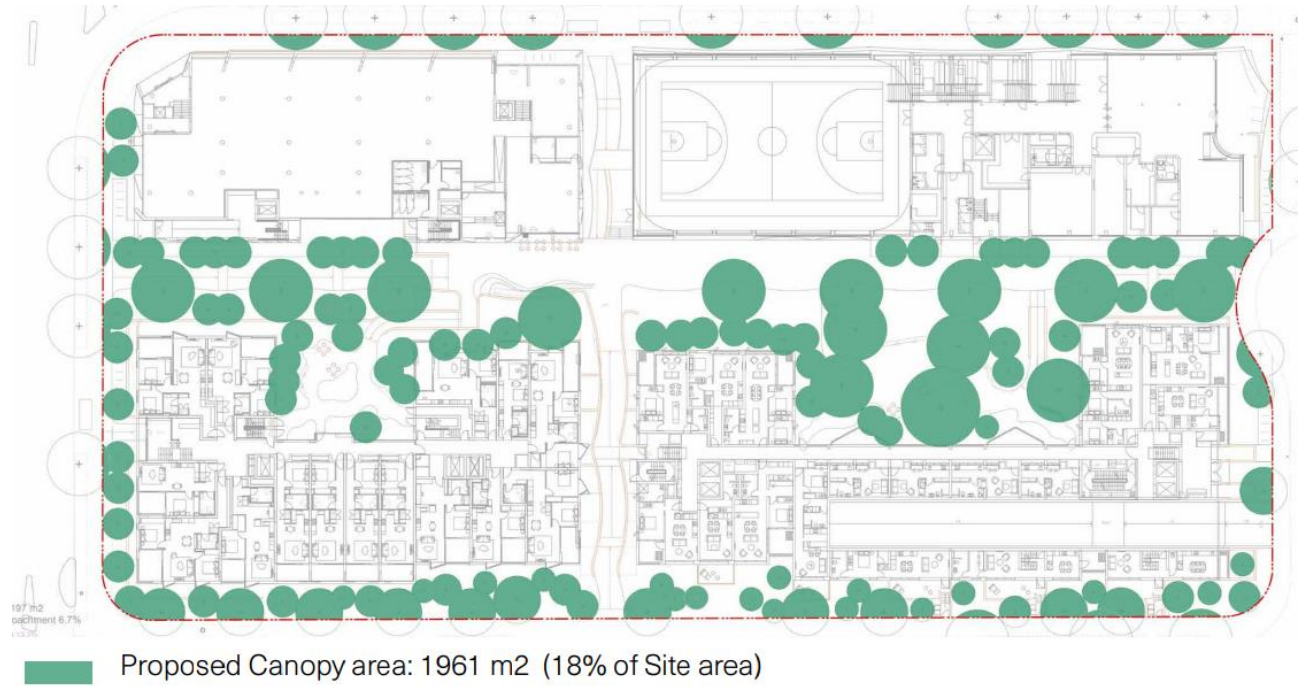


Figure 54 Proposed Tree Canopy Area

Source: Aspect Studios

7.7 Environmental Amenity

7.7.1 Visual Impacts

A Visual Impact Assessment (VIA) has been undertaken by Ethos Urban and is provided at **Appendix P**. The methodology adopted by the VIA is derived from the international standard 'Guidelines for Landscape and Visual Impact Assessment' version 3 (GLVIA3) adjusted to better suit urban and NSW contexts and align with the NSW Land and Environment Court (LEC) planning principle for 'impact on public domain views' established in *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor [2013] NSWLEC 1046* (Rose Bay).

The VIA concludes that the proposal will have a considerable visual impact on the character of the existing visual environment. Nonetheless, the visual impact is considered reasonable considering the demand for affordable housing generally and within the planning framework under Clause 6.59(4) of the Sydney LEP 2012, the proposal incorporates primary measures appropriate to a SSDA such that it seeks to avoid and minimise any potential significant adverse visual impacts. In particular, the design of the development provides height transitions towards Phillip Street and the Redfern Park and Oval, and improves the viewing amenity of the site beyond its current situation by providing high quality buildings and better defining the street edges and prominent corners. Further, the proposed development is consistent with the bulk, scale and density envisaged for the site in early strategic planning studies, namely the Planning Proposal relating to the site.

On this basis, the proposal is assessed as having acceptable visual impact.

7.7.2 Overshadowing

An assessment of solar access and overshadowing was conducted by Hayball and is detailed in the Architectural Drawings at **Appendix A**. The assessment indicates overshadowing associated with the proposal at one-hour intervals between 9am and 3pm for both solstices and the equinox, as required by the SEARs.

In accordance with Clause 6.59 of the Sydney LEP 2012 and 3.7 of the Design Guide, the proposal results in no additional overshadowing of Redfern Park and Redfern Oval, year-round.

Further, in accordance with Section 3.7(2) of the Design Guide, 71.1% of the plane constructed along the boundary of the Walker Street properties achieves at least 2 hours sunlight mid-winter, during the period between 11:27am (when the properties start to achieve full sun) and 3:00pm (when the total 2 hour period of sun is achieved). The approved Design Guide does not require a consecutive 2 hours of sunlight to be achieved but rather a total of 2 hours over the 9am to 3pm period during mid-winter, therefore compliance is achieved. Refer to **Figures 58 to 60**.

The shadow diagrams demonstrate that the proposal will result in overshadowing to Phillip Street and select properties directly south of the site during the morning hours (winter solstice). It is noted that majority of the shadow falls onto the neighbouring properties located directly east of the site and along Walker Street, between 2pm-3pm (winter solstice). Notwithstanding, the terraces achieve their required solar access and are not unreasonably impacted by the proposed new building additions.

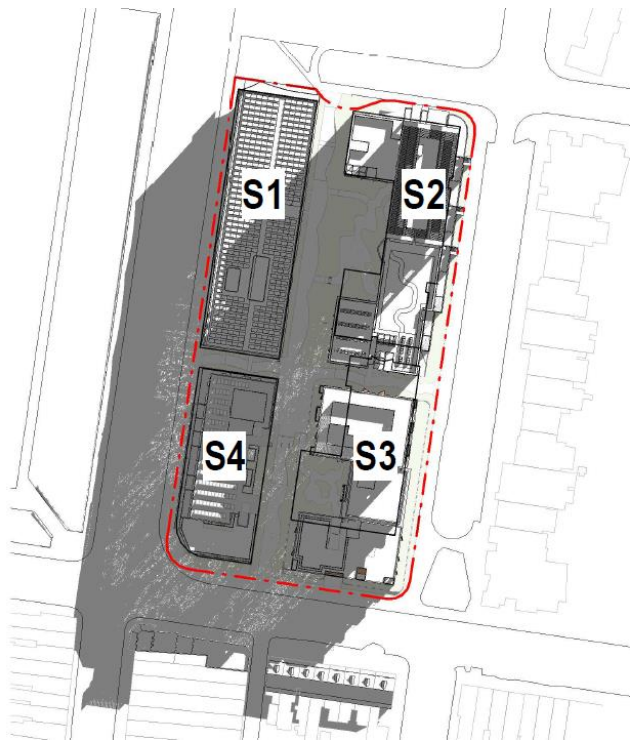


Figure 55 9am solar access and overshadowing during the winter solstice

Source: Hayball

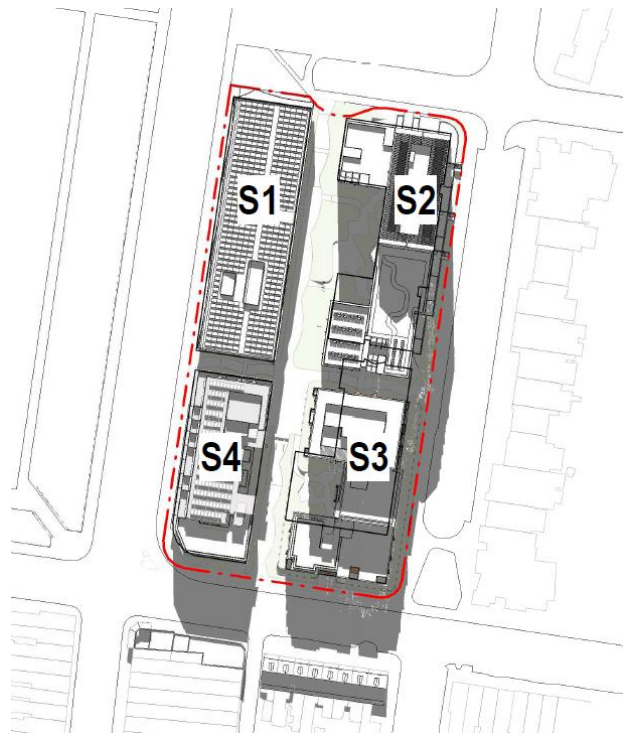


Figure 56 12pm solar access and overshadowing during the winter solstice

Source: Hayball



Figure 57 3pm solar access and overshadowing during the winter solstice

Source: Hayball

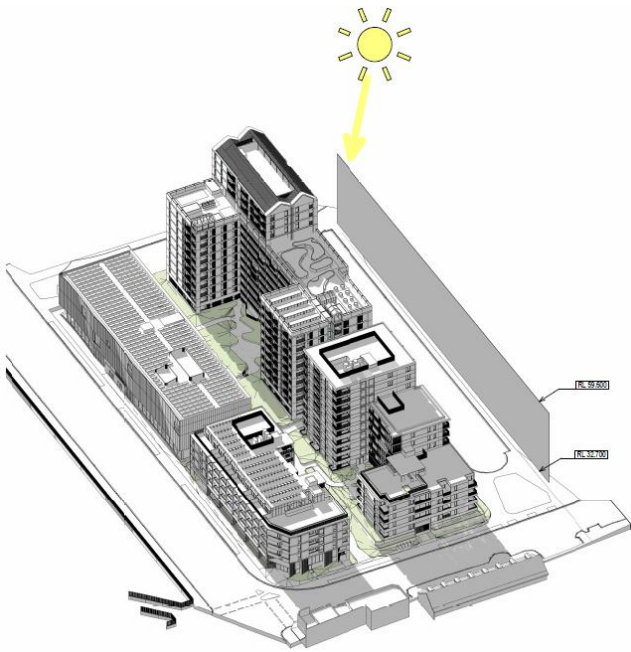


Figure 58 Walker Street Solar Plane Analysis: 21 June, 11:26am – No Sun Hitting Reference Plane

Source: Silvester Fuller

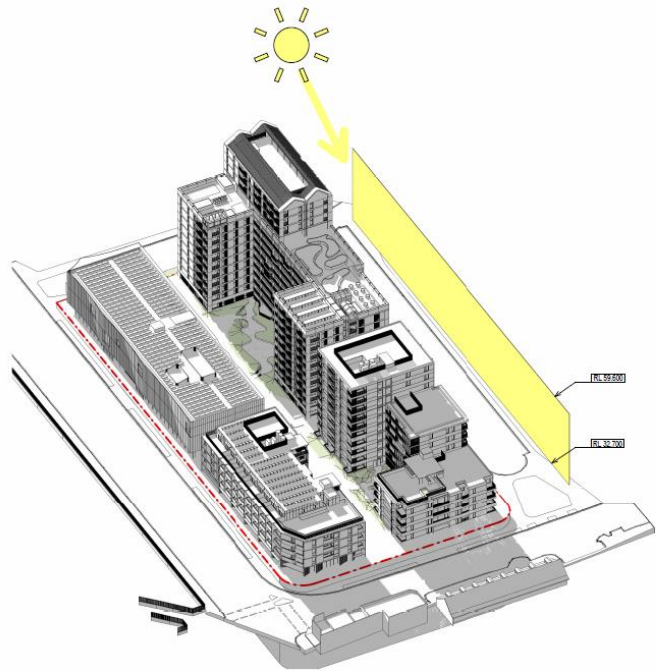


Figure 59 Walker Street Solar Plane Analysis: 21 June, 11:27am – Full Sun Hits Reference Plane

Source: Silvester Fuller

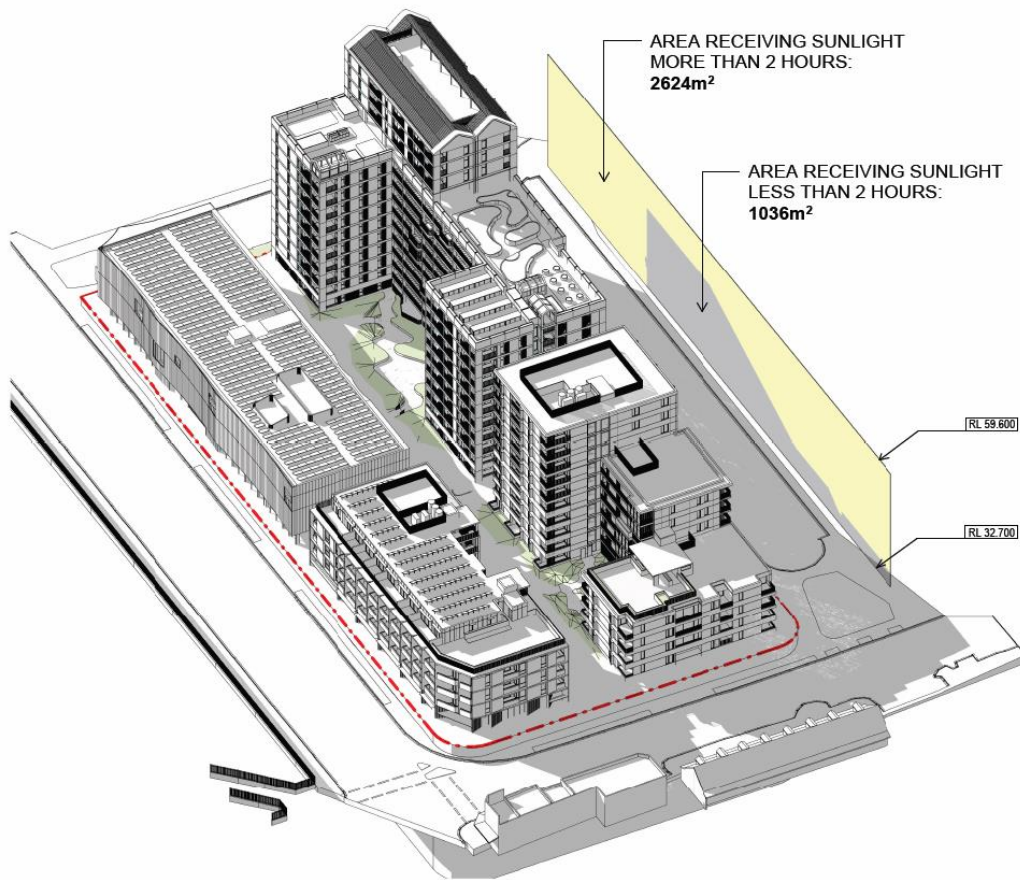


Figure 60 Walker Street Solar Plane Analysis: 11:27am – 3:00pm – Reference Plane Receives Sun

Source: Silvester Fuller

7.7.3 Wind Environment

A Pedestrian Wind Environment Assessment has been prepared by Windtech at **Appendix Q**. It presents results of a detailed investigation into the wind environment impact of the Proposal.

A wind tunnel study was undertaken to assess wind speeds at selected critical Ground Level outdoor trafficable areas within, and around, the subject development proposal.

The results of the wind tunnel study indicate that wind conditions for the majority of Ground level trafficable outdoor locations within and around the development will be suitable for their intended uses. Some areas have been identified as being subject to strong winds and which will exceed the relevant criteria for comfort and/or safety. Suggested treatments are described as follows:

- retain proposed densely foliating evergreen tree planting, ensuring interlocking canopies where applicable, within through-site link between Buildings S2 and S3 and within the courtyard encompassed by Building S3;
- introduce a planter box along the western edge of the Building S2 southern entrance, ensuring the combined total height of the physical planter box and foliage is 1.5m; and
- retain existing and proposed street trees at the corner of Elizabeth Street and Kettle Street (retain size as per drawings received 7 June 2024). Additionally, retain the two additional street trees to the north of the Building S1 entrance, ensuring interlocking canopies where applicable which can grow to a height and width of 5-8m.

These measures have been considered in the design and included in the documentation provided with this EIS.

7.7.4 Reflectivity

Reflective materials have been minimised where possible. A high proportion of solid materials have been incorporated within the proposed design. The reflectivity index for any glass or reflective material will be less than 20% in accordance with the Sydney DCP 2012. Further detail regarding reflectivity is provided in the Design Report at **Appendix B**.

7.8 Ecologically Sustainable Development

An Ecologically Sustainable Development (ESD) Report has been prepared by Atelier Ten at **Appendix HH**. The ESD Report details the relevant ESD commitments and objectives that have been incorporated into the design of the proposed built form to achieve a high level of energy efficiency and sustainability. The proposed development will have a high level of sustainable performance and will seek to:

- Reduce embedded (upfront) emissions by 20% based on Life Cycle impacts;
- Zero fossil fuel use for regular building operations; and
- Procure all remaining operating energy from renewable sources for common areas.

The development will include ESD initiatives such as the following:

- High efficiency heat pumps;
- Advanced control strategies;
- Relaxed space setpoints whilst maintaining high levels of thermal comfort (PMV±0.5);
- Economy cycle cooling;
- Internal low-e blinds as base building provision;
- PV apportioned to and feeding electrical boards;
- Electric instantaneous DHW systems to reduce reticulation losses;
- Efficient lifts (Class A) with regenerative drives; and
- System design to reduce pumping / fan pressures and allow for maximum turndown.

In summary, the proposed development will commit to the following key ESD outcomes:

- All Development:
 - 5-star Green Star Buildings Design and As Built
- Residential Development:
 - BASIX Energy 62 + 5
 - BASIX Water 40
 - NatHERS Thermal Comfort 7 Star average

- Commercial Areas
 - 5.5-star NABERS Energy rating
 - 4.5-star NABERS Water rating

All ESD targets required in the Sydney LEP 2012 and Design Guide will be met, with the exception of the following.

BASIX Water + 5

Clause 6.59(3)(b) of the Sydney LEP 2012 requires BASIX water be exceeded by 5 points. At the time of gazettal of the Planning Proposal, the minimum BASIX requirements were set by *SEPP (BASIX) 2004*. Since this time, the Sustainable Buildings SEPP has come into effect. The Sustainable Buildings SEPP raised the minimum BASIX standards for energy significantly, making the additional 5 points required under Clause 6.59(3)(b) (the “stretch” target) significantly more difficult to achieve than anticipated at the time of gazettal of the Planning Proposal. In recognition of this change, the City of Sydney Council has proposed to amend the Sydney LEP 2012 to remove the stretch BASIX requirements for energy under Clause 6.59(3)(b). The draft Planning Proposal was endorsed by Council on 11 December 2023 as part of the broader Sydney Local Environmental Plans – Policy and Housekeeping Amendments 2023. The proposed amended wording is as follows:

*if all BASIX affected development on the land exceeds the BASIX commitments for **energy and water** for the development by at least 5 points — up to 0.15:1.*

Since the Planning Proposal has not been adopted or publicly exhibited, it is not yet a matter for consideration under Section 4.15 of the EP&A Act for development assessment. Notwithstanding, the proposed development will achieve the BASIX energy targets as per the current wording of the SLEP, demonstrating a significant commitment to sustainability.

Despite the above, the BASIX water stretch target is not proposed to be amended in Council's PP. It is noted that the stretch water target was set at the Planning Proposal stage on the assumption that a future development would most likely be part affordable/social housing (approximately 30%) and part market housing (approximately 70%). Since that time, a consortium led by Bridge Housing (a Tier 1 not-for profit Community Housing Provider) was selected as the development partner for the site and the proposed development now comprises 100% social and affordable housing.

In order to achieve the stretch BASIX water target, appliances of an adequate level of performance need to be provided to all apartments, or very sophisticated and costly water recapture and recycling devices would be required. These elements are costly and cannot be provided or maintained by a community housing provider to social and affordable housing as this would divert funding away from their core purpose of providing and managing new housing. As a result, the stretch BASIX water target cannot be met.

Notwithstanding, as described above and in the ESD Report at **Appendix HH**, the project will achieve high levels of ESD performance, including exceeding the BASIX energy requirements as proposed to be amended.

Green Star Communities:

Based on the Eligibility Request R-25258 response by the GBCA issued 20 February 2024 which accompanies **Appendix HH**, Redfern Place has been determined as ineligible for a Green Star Communities rating per not meeting the following eligibility criteria:

- The project does not contribute to additional burdens on public transport systems or highways, nor does it involve new transport infrastructure.
- There are no public realm areas incorporated into the project for occupants or visitors. The scope is limited to private communal property.
- The development will not lead to the enhancement, diversification, or addition of local employment, social mix, or ecological value.
- No new or additional capacity in existing medical centres, schools, retail centres, places of religious worship, or similar facilities and services will be provided by the project.
- There are no provisions within the project for community-level provision of utilities or linking to other developments in the area for such purposes.
- The project is not expected to have a significant impact on existing communities and is designed to operate within existing parameters.

While the site area and the number of buildings meet the criteria for eligibility, the overall size, scale, and impact of the project make it difficult to achieve a Green Star Communities rating. However, the development will certify each building under the Green Star Buildings tool, which will drive many sustainable design outcomes for

residents and the local community including reduced energy and water use and maximised renewable energy use.

7.8.1 Consistency with EP&A Regulations

Section 193 of the EP&A Regulation lists the following four (4) principles of ecologically sustainable development to be considered in assessing a project, including:

- The precautionary principle;
 - Inter-general equity;
 - Conservation of biological diversity and ecological integrity; and
 - Improved valuation, pricing and incentive mechanisms.
- An analysis of the principles' incorporation into the proposed development is provided in **Section 8.1**.

7.9 Traffic, Transport and Accessibility

A Transport Assessment has been prepared by Ason Group at **Appendix R**. The assessment details the impacts of the proposed development on existing and future traffic and transport conditions, sustainable travel initiatives including the Green Travel Plan, and Construction Traffic Management Plan. The traffic and transport impact assessment has been performed in accordance with SEARs requirement 10.

7.9.1 Access

Vehicular Access

A range of options for vehicular access were explored in consultation with the DRP and City of Sydney planning, waste and traffic staff. Access was predominantly constrained by the requirement to accommodate waste collection and other servicing on-site. Options tested included:

- At-grade servicing via the through-site links as suggested by the Design Guide, entering from Walker Street and exiting on Phillip Street. Basement ramp for private vehicles only.
- Waste collection in an at-grade loading dock beneath Building S3, with a vehicular access ramp to the basement for cars only.
- All vehicular access including waste collection by private contractor in the basement, accessed from a vehicle ramp beneath S2 from Kettle Street.
- All vehicular access from a vehicle ramp beneath S2 from Kettle Street, with flood gates.
- All vehicular access from a vehicle ramp beneath S2 from Kettle Street, which rises in height to the flood planning level before descending into the basement.

The final option was considered the superior option for the project upon consultation with the DRP and Council and has been adopted in this SSDA.

All vehicles will access the site via a single crossover on Kettle Street under Building S2 in the north-east corner of the site. There will be no at-grade vehicle access through the site. The access driveway requires the removal of two (2) on-street parking spaces, including the relocation of one (1) on-street accessible space. The ramp has been designed in accordance with Council requirements and Australian Standards where relevant. It will ensure all vehicles can access the basement, including Council's new 10.6 metre waste truck. Vehicle swept paths are provided at **Appendix R**.

Pedestrian Access

A detailed description of the proposed pedestrian entry points into the site and the respective buildings is provided in **Section 4.0**.

7.9.2 Parking

Bicycle Parking

Section 5.2 of the Transport Assessment analyses the adequacy of the proposed development's bicycle parking provision. In assessing this provision, reference has been to the Sydney DCP 2012 (refer to **Table 21**).

Table 21 *Bicycle parking requirements*

Type	Yield	Applicable Rate	Requirement
Residential			
Residential	355 apartments	1 space per apartment	355
Residential visitor		1 space per 10 apartments	36
Sub-total			391
Non-residential			
Commercial staff	876m ²	1 space for every 150m ²	6
Commercial visitors		1 space for every 400m ²	3
PCYC staff	15-20 staff	Target 10% mode share	2
PCYC visitor	100-150 visitors		10-15
Sub-total			21-26

The proposal provides for secure bicycle parking through a combination of storage cages and secure bicycle storage rooms fitted with bicycle lockers and bicycle racks. The facilities ensure capacity for more than 355 residential bicycle spaces, 13 commercial and PCYC staff spaces, exceeding the statutory requirements.

Visitor bicycle parking is provided close to building entrances across the ground level on all street frontages, comprising:

- 14 bicycle racks adjacent to the PCYC entrance;
- 10 bicycle racks on Kettle Street in the north-east corner of the site;
- 10 bicycle racks on Walker Street;
- 10 bicycle racks on Phillip Street; and
- 8 bicycle racks on Elizabeth Street.

In total, 52 bicycle racks are proposed for visitors to all proposed land uses. The provision of 52 bicycle racks is appropriate having regard to the 10% of travel mode share targets.

Motorcycle Parking and Car Share

Section 5.3 of the Transport Assessment analyses the adequacy of the proposed development's motorcycle and car share parking provision. In assessing this provision, reference has been to the Sydney DCP 2012 (refer to **Table 22**).

Table 22 *Motorcycle and car share parking requirements*

Type	Yield	Parking Rate	Requirement
Motorcycle	66 car spaces	1 space for every 12 car spaces	6
Car share		1 space per 60 car spaces	1-2

The proposal provides for seven (7) motorcycle spaces and two (2) car share spaces which are in accordance with the Sydney DCP 2012.

Vehicular Parking

Section 5.1 of the Transport Assessment analyses the adequacy of the proposed development's vehicular parking provision. In assessing this provision, reference has been made to the maximum parking rates stipulated in Part 7 of the Sydney LEP 2012 in accordance with the relevant categorisation. The maximum residential parking rates for the site are provided below.

In totality, the Sydney LEP 2012 permits a maximum of 224 residential parking spaces. The proposal seeks approval for 66 parking spaces (including 18 accessible spaces) which was found to be appropriate having regard to the site's highly accessible local and known travel mode share of the area with a range of nearby public transport services. The provision of accessible spaces was also found to be compliant.

7.9.3 Loading and Servicing

As noted above in **Section 4.12.3**, the proposed loading dock provides the following provisions for servicing vehicles:

- 1 loading bay for use by vehicles up to Council's 10.6m waste truck (excluding 8.8m medium rigid vehicles);
- 1 loading bay for use by all vehicles up to 6.4m small rigid vehicles;
- 2 loading spaces for use by small vehicles including vans/utes/cars etc; and
- 1 space for use by the PCYC minibus.

The assessment notes an opportunity to provide an additional signposted on-street loading zone on the western side of Walker Street south of Kettle Street to facilitate practical daily use by small delivery vehicles and improve delivery efficiency in the local area generally. Waste trucks servicing the PCYC building would also benefit should agreement be reached with stakeholders for provision of a single on-street timed loading zone on Elizabeth Street south of the existing signalised pedestrian crossing. The provision of on-street spaces would equate to practical access to seven (7) loading spaces. The on-street loading zones would be subject to Council agreement.

The Assessment notes the Sydney DCP 2012 technically requires 5 service vehicle spaces for the residential component and 1-2 spaces for the commercial/community component. While the proposal provides for five (5) spaces, it was found the proposed provision was considered appropriate, with adequate capacity to accommodate service vehicle demand as part of a managed approach across the day. A further assessment against the TfNSW Urban Freight Forecasting Model (UFFM) was undertaken which required the need for four (4) loading bays including two for vans/utes, one for small rigid vehicles and one for large projects.

7.9.4 Impact Assessment

Traffic Generation

The Transport Assessment found the proposed development is expected to generate 0.25 trips per car space when recognising other car-based trips (including resident activity, ride share, taxi, PCYC and visitor activities etc.), resulting in a total generation of up to 30 vehicle trips in any peak hour.

Road Network Impact

The road network impact by the proposed development is measured and conducted using the Level of Service (LOS) and SIDRA Network modelling for the signalised intersections of Elizabeth Street / Redfern Street and Morehead Street / Phillip Street. Overall, the estimated generation of up to 30 vehicle trips per peak hour by the proposed development will result in minor traffic impact on the aforementioned road intersections during AM and PM peak hours. Modelling indicates all existing and future scenarios retain level of service (LOS) A to B, with no noticeable degradation of the intersection degree of saturation (DOS), average delay, or queue length associated with the increased traffic generation. The proposal will therefore have an acceptable impact on the performance of the surrounding road network.

Table 23 Results of Traffic Modelling

Intersection	Peak	Degree of Saturation	Average Delay (sec)	95 th Back of Queue (m)	Level of Service (LOS)
Elizabeth Street / Redfern Street	AM	0.433	26.0	105.4	B
	PM	0.427	28.2	106.5	B
Morehead Street / Phillip Street	AM	0.253	16.2	49.8	B

Intersection	Peak	Degree of Saturation	Average Delay (sec)	95 th Back of Queue (m)	Level of Service (LOS)
	PM	0.251	11.7	40.8	A

Source: Ason Group

7.9.5 Green Travel Plan

A Green Travel Plan (GTP) proposal has been prepared by Ason Group at **Appendix R**. A detailed GTP will be developed at a future stage prior to occupation of the proposal.

The primary objectives of the GTP will be to:

- promote active transport mode use and reduce reliance and promote efficient use of private vehicles to deliver benefits such as reduced environmental footprint;
- improve access of sustainable transport modes at the site; and
- encourage a more active and public transport inclined culture of mobility.

The GTP will implement site-specific measures for active travel, carpooling, public transport and additional travel demand initiatives to ensure the delivery of above benefits. Ongoing engagement with Transport for NSW (TfNSW) and Council will be maintained to capture any additional demand generated by the proposal for train and bus planning for the study area. Travel access guide and communication strategy will also be developed to provide engagement and better utilisation of green travel opportunities.

The effectiveness of the GTP will be measured and monitored in accordance with the final GTP prepared prior to occupation of the development.

7.9.6 Construction Traffic Management Plan

Ason Group has prepared a Preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) provided at **Appendix R**. The CPTMP considers the following:

- truck routes to/ from the site;
- anticipated truck volumes during construction stages;
- construction site access arrangements;
- works zone details;
- pedestrian and cyclist access;
- worker parking (if any);
- traffic control measures;
- overview of CPTMP requirements.

A detailed CPTMP will be developed with the appointed contractor and confirm the detailed construction methodology and specific measures for traffic and pedestrian management throughout all construction works.

Construction Work hours

Construction works will be carried out during the approved hours. Indicative work hours are as follows:

- Monday-Friday: 7:00am-6:00pm
- Saturday: 8:00am-1:00pm
- Sunday and public holidays: No works permitted.

Construction vehicle volumes

Ason Group have estimated construction works would generate 20 to 30 trucks per day equating to an average of about three (3) to five (5) trucks per hour. Peak construction works are anticipated to generate a maximum of 50 trucks per day during peak activities (such as concrete pours) equating to about five (5) to seven (7) vehicles in any peak hour. Ason Group have confirmed that such low volumes would not materially affect intersection operation nor other road users along the approach and departure routes. Wherever possible, construction vehicle movements will be minimised during the weekday morning and afternoon peak hours.

The key construction vehicle approach and departure route incorporates the Phillip Street/Morehead Street signalised intersection south-east of the site. The existing conditions SIDRA modelling confirmed that the

intersection operates well with minimal queuing and was subject to an overall LOS A/B in any peak hour. Construction vehicles, especially those travelling outside the weekday peak hours have therefore been found to have a nominal overall impact. The volumes of construction vehicles will be substantially less than the estimated maximum 30 vehicle trips in the peak hour estimated to be generated by the development once complete.

Construction vehicle routes

Ason Group notes heavy vehicle movements would be restricted to designated routes and confined to the arterial road network wherever feasible. It is expected that heavy vehicles will use the approach and departure routes identified in **Figure 61**. The key routes rely on the key motorways (M4, M5, M8) and Eastern Distributor with South Dowling Street, McEvoy Road and Euston Road combining to ensure appropriate travel paths, subject to authority approval.



Figure 61 Anticipated construction vehicle routes

Source: Ason Group

Work zone

A Work Zone will be established subject to the relevant authority approvals.

Construction worker access

No construction worker car parking will be provided. During the site induction, workers will be informed of the public transport services within a practical walking distance of the site. Appropriate arrangements will be made for any equipment/tool storage and drop-off requirements.

7.10 Noise and Vibration

A Noise and Vibration Impact Assessment has been prepared by SLR Consulting at **Appendix S**. The report provides an assessment of noise and vibration impacts generated by the Proposal during construction and operation phases.

7.10.1 Noise Receiver Areas

The nearest receivers with potential noise and/or vibration impacts from the Proposal have been grouped into Noise Receiver Areas as identified in **Figure 62** and **Table 24**. The closest developments to the site are multi-storey residential uses which are located approximately 30m to the north, 40m to the north-east, 20m to the east and 20m to the south.



Figure 62 Noise Monitoring Locations

Source: SLR Consulting

Table 24 Surrounding Noise Receiver Areas

Receiver Area	Address	Type	Distance (m)	Direction
North and East Residential	Residences along Kettle Street and Walker Street	Residential	20 to 30	North and East
South Residential	Residences along Phillip Street	Residential	20	South

Source: SLR Consulting

7.10.2 Noise Monitoring

To characterise the existing noise environment around the site, SLR Consulting conducted attended and unattended noise measurements. The locations of the attended and unattended noise monitoring are illustrated in **Figure 62**.

Unattended

Three (3) unattended noise loggers were installed at locations shown in **Figure 62**. Three (3) noise loggers were used to measure the existing ambient noise levels. Noise loggers were installed and operated on two occasions – 2-8 May 2018 for L01 and L02 and 3-17 November 2023 for L03.

The measured ambient noise levels at the unattended noise monitoring locations and traffic noise levels at 35m from Elizabeth Street and 22m from Walker Street are outlined in **Table 25**.

Table 25 Unattended Noise Measurements – Background Noise Levels and Traffic Noise Levels

Location ID	Location Description	Noise Levels dBA					
		RBL			L _{Aeq} (period)		
		Daytime	Evening	Night-time	Daytime	Evening	Night-time
L01	Adjacent to Elizabeth Street, Redfern	52	49	40	65	64	60
L02	Adjacent to Walker Street, Redfern	48	46	41	58	55	51
L03	Adjacent to Phillip Street, Redfern	53	47	38	63	61	57

Source: SLR Consulting

Attended

Attended airborne noise monitoring was conducted on two (2) occasions – 8 May 2018 for L01 and L02 and 3 March 2023 for L03. The results of the attended monitoring at the locations are outlined in **Table 26**.

Table 26 Attended Noise Measurements

Measurement Location	Date / Time / Measurement Duration	Measured Noise Levels (dBA)			Description of Ambient Noise Source – Typical L _{max} Levels
		L _{A90}	L _{Aeq}	L _{max}	
L01	8 May 2018 9:36am 15 minutes	58	65	77	Traffic: 65-77 dBA Birds: 75 dBA Plane: 71 dBA
L02	8 May 2018 9:52am 15 minutes	53	61	80	Birdsong: 69-80 dBA Bus: 65-68 dBA Plane: 60-66 dBA
L03	3 November 2023 9:44am 15 minutes	53	65	81	Traffic: 60-67 dBA Bus: 70-81 dBA Motorbike: 65 dBA

Source: SLR Consulting

7.10.3 Construction Noise Impact Assessment

The predicted noise levels at the most-affected sensitive receivers surrounding the site and exceedances of the Noise Management Levels (NMLs) are shown in **Table 27**. The predictions represent a realistic worst-case scenario where the equipment in each scenario is working concurrently and at the nearest location to each receiver. It is expected that noise levels would frequently be lower than the worst-case levels presented. Further, the construction noise assessment has been conducted in-line with the proposed construction hours outlined in **Section 4.18.1**.

Table 27 Predicted Construction Noise Impact

Receiver Area	Predicted Noise Level – LAeq (15 minutes) (dBA)							
	NML	W.01 Demolition	W.02 Vegetation Clearing	W.03 Excavation	W.04 Shoring Works	W.05 Piling	W.06 Structure Works	W.07 Fitout
North and East Residential	58	91	90	92	90	88	84	87
South Residential	63	89	88	90	88	86	82	85

Source: SLR Consulting

SLR have noted the above worst-case predictions indicate the following:

- Construction noise levels are predicted to exceed the NMLs at all the adjacent residential receivers during the assessed work scenarios. This is due to the proximity of these receivers to the site.
- High exceedances of up to 33 dB are predicted in the North and East Residential Area and moderate exceedances of up to 26 dB in the South Residential Area.
- The worst-case exceedances in both residential areas are predicted during Demolition (W.01) when excavators with hydraulic hammers are in use, Vegetation Clearing (W.02) when mulchers and bulldozers are in use, Excavation (W.03) when excavators with hydraulic hammers are in use and Shoring works (W.04) when a vibratory sheet piling rig is in use.
- The receivers adjacent to the site in both residential areas are predicted to be Highly Noise Affected (ie. Noise predictions are >75 dBA) during all construction works.
- As per the ICNG, for receivers where construction noise levels exceed 75 dBA, the relevant authority (consent, determining or regulatory) may require respite periods by restructuring the hours that the very noisy activities can occur, taking into account:
 - Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools or mid-morning or mid-afternoon for works near residences)
 - If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.

It is noted that works would only occur during Standard Daytime Construction Hours, with no evening or night-time work expected to be required. Additionally, the presented impacts would only be expected to occur when noisy work is being completed close to the site boundaries, relative to each receiver. When work is further from the receiver, or when less noise intensive equipment is being used, the noise levels would be lower. As such, the construction noise impacts are considered to be acceptable.

Feasible and reasonable construction noise mitigation measures should be applied where exceedances of the NMLs are predicted. Mitigation measures for construction noise impact are identified in **Appendix I**.

7.10.4 Construction Vibration Impact Assessment

The potential main sources of vibration from the proposed construction activities would likely be under the following:

- ‘Demolition’ when rockbreakers are being used
- ‘Earthworks’ when vibratory rollers are being used
- ‘Shoring’ when vibratory pile drivers are being used
- ‘Piling’ when bored piling rigs are being used

Vibration offset distances (based on the potential worst-case scenario) have been determined from the Construction Noise and Vibration Guideline (CNVG) minimum working distances for cosmetic damage and human comfort and can be found in Section 6 of **Appendix S**.

The Assessment found that several of the nearest residential receivers surrounding the site are within human comfort minimum working distance. Feasible and reasonable construction vibration mitigation measures should be applied where vibration intensive works are required within the minimum working distances. To ensure

construction vibration impacts are managed during the construction phase, a Construction Noise and Vibration Management Plan (CNVMP) would be prepared prior to any works beginning.

7.10.5 Operational Noise Impact Assessment

The Assessment assessed the anticipated future noise impacts of the proposed development on both existing surrounding residential receivers and the proposed residential buildings and demonstrated that they will not be adversely affected by noise and vibration, including acoustic impacts generated from the proposed commercial and community uses. The predicted noise levels within each of the Noise Receiver Areas is provided in **Table 28**.

Table 28 Operational Noise Assessment

Receiver Area	Period	Noise Level L_{Aeq} (15 minutes) (dBA)			Compliance
		Noise Criteria	Predicted	Exceedance	
North and East Residential	Day	53	39	-	Yes
	Evening	48		-	Yes
	Night	43		-	Yes
South Residential	Day	58	36	-	Yes
	Evening	49		-	Yes
	Night	43		-	Yes

Source: SLR Consulting

The above assessment indicates that noise from the Proposal is predicted to comply with the Project Noise Trigger Levels at all surrounding receivers.

7.10.6 Residential Acoustic Amenity and Natural Ventilation

Certain parts of the façade of Buildings S3 and S4 are impacted by traffic noise and cannot achieve the relevant noise criteria whilst achieving natural ventilation through standard measures. The City of Sydney have published a draft *Alternative natural ventilation of apartments in noisy environments guideline*, which provides guidance on how natural ventilation can be achieved in noisy environments where the 5% effective openable area required by the ADG cannot be met by (due to acoustic mitigation requirements) and to noise affected apartments of Building S3.

As a result, balcony treatments and a combination of vertical and horizontal acoustically treated plenums are provided in key locations. Screen doors are also provided to the breezeways of Buildings S4 and S3 to allow for ventilation with the front door open, if occupants so choose. The location of each treatment is shown at **Figure 63** and **Figure 64**. Ventilation paths are shown as green arrows. For further information, refer to the Noise and Vibration Impact Assessment at **Appendix S**.

No treatments are required for Building S2 since due to its distance further from noise generating roads.



Figure 63 Building S3 – Proposed Ventilation and Acoustic Treatments (typical level)

Source: Hayball

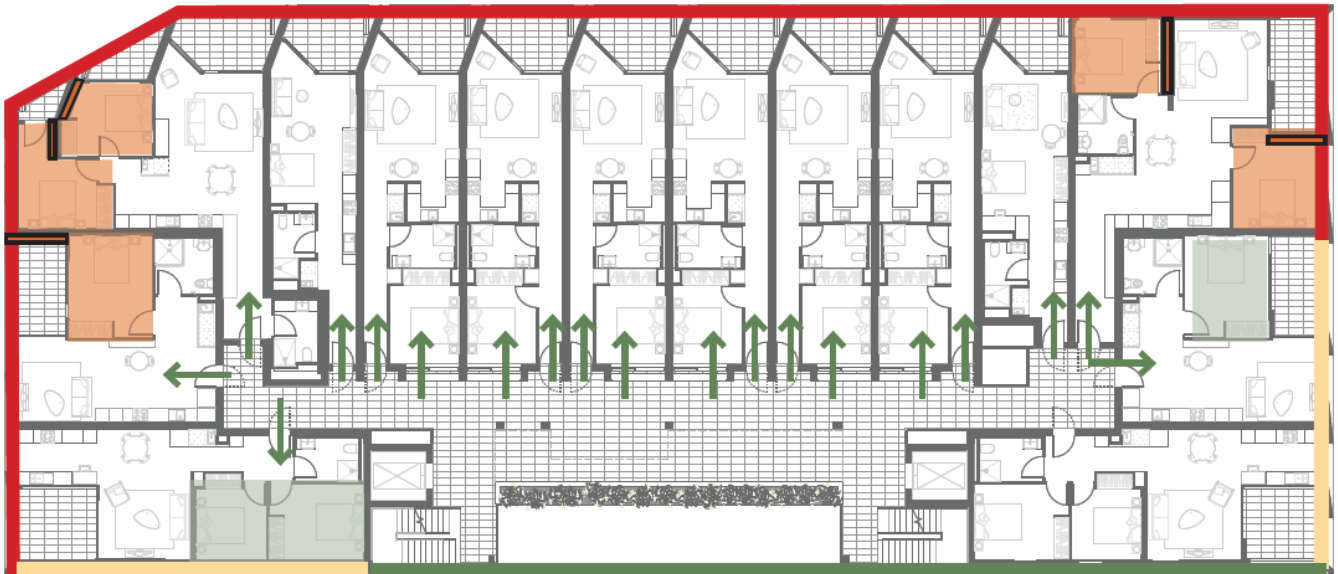


Figure 64 S4 – Proposed Ventilation and Acoustic Treatments (typical level)

Source: Hayball

7.11 Soils and Contamination

Acid Sulfate Soils

A Stage 2 Contamination Assessment on the site was undertaken by EMM which found potential acid sulfate soils (PASS) across the majority of the site. The PASS were present in non-fill (natural) soils from 1.4m below ground level onwards.

Accordingly, an Acid Sulfate Soils Management Plan (ASSMP) has been prepared by EI Australia (EI) and is provided at **Appendix T**. The ASSMP provides a guide to manage (treatment and disposal) of such soils during the bulk (basement) excavation stage of the proposed development, including any piling/shoring/retention system works. It also directly responds to SEARs Condition 13 which relates to ground and water conditions, ensuring management procedures are aimed at mitigating the impact on the local groundwater aquifer during ASS management.

Contamination and remediation

As noted previously, the Stage 2 Contamination Assessment found that the site is underlain by shallow fill material and a naturally occurring peat layer, which contain concentration of total recoverable hydrocarbons (TRH) and B(a)P greater than the assessment criteria for the proposed uses. In addition, asbestos-containing materials (ACM) was detected in shallow fill in the south-western corner of the site (as well as ASS noted above). The Assessment noted that in order to make the site suitable for the proposed development, a remediation strategy and associated environmental management measures was required. It recommended (in addition to the preparation of an ASSMP as noted above), a Remediation Action Plan (RAP), a Construction Environmental Management Plan and an Asbestos Management Plan be prepared.

A RAP has been prepared by EI and is provided at **Appendix W**. It follows on from previous investigations completed at the site, which have identified asbestos-impacted, TRHs and PAH soils at multiple locations, ASS and PASS across the site. Remediation is therefore required to render the site suitable for the proposed development.

It is envisaged the remediation works will be implemented in stages, as follows:

- **Stage 1** – Preliminaries and site establishment;
- **Stage 2** – Pre and post-demolition inspections;
- **Stage 3** – Data Gap Investigation
 - PCYC building and sporting facilities; and
 - Setback areas
- **Stage 4** – Remedial excavations of hotspots, bulk excavation and waste classification; and
- **Stage 5** – Preparation of a Site Validation Report (SVR).

The RAP provides protocols for the appropriate management of any unexpected finds that may be discovered during the course of the remediation works.

EI has confirmed the site can be made suitable for the proposal uses through the implementation of the site remediation and validation processes described in the RAP.

7.12 Geotechnical and Groundwater Assessment

A Geotechnical Investigation Report has been prepared by Douglas Partners at **Appendix X**. Field work including the drilling of three (3) rock-cored boreholes, groundwater measurement during drilling, six (6) cone penetration tests and laboratory testing of selected samples from the boreholes to assess the soil's aggressivity and plasticity.

Based on the subsurface conditions encountered during the investigation, Douglas Partners considers the site to be geotechnically suitable to support the proposed development, provided the Mitigation Measures provided in the report are implemented as required. Groundwater was observed during the drilling of boreholes and was measured at depths of 1.4m (RL 30.0m) and 3.5m (RL 31.1m), noting this is above the lowest excavation level for the proposed development, groundwater levels will need to be controlled within the basement area to a minimum of 1m below the level of excavation. A Dewatering Management Plan for the construction phase of the development is provided at **Appendix JJ**.

Douglas Partners and EI Australia conclude there will be no ongoing impact on groundwater as a result of the proposed development, since the basement design will be fully tanked/waterproof.

Mitigation measures relating to groundwater and geotechnical conditions are provided in at **Appendix I**.

7.13 Arboricultural Impacts

An Arboricultural Impact Assessment has been prepared by Ecological at **Appendix Y**. The report assesses the number, location, condition and significance of trees to be removed and tree protection plan to be implemented as part of the Proposal.

Prior to the preparation of the SSDA, a street tree located on Phillip Street was identified for removal by Council. Since removal has not yet occurred, the tree has been shown on the plans provided at **Appendix Y** however has not been included in the calculation of the trees required to be removed as a result of the proposed development.

The Proposal necessitates the removal of 57 trees on and surrounding the site, as illustrated in **Figure 66**, due to the following reasons:

- 56 trees proposed to be removed due to high impact (>20% TPZ encroachment and/or SRZ encroachment) from proposed works, involving development footprint for new buildings, internal site connection and driveways; and
- 1 tree proposed to be removed due to medium impact (>10% TPZ encroachment and no SRZ encroachment) and have been assessed as dead during site visit.

A summary of the arboricultural impact assessment of the existing trees is provided in **Table 29**.

7.13.1 Street trees

It is noted that 10 of the 57 trees are street trees owned and managed by Council. Consultation with Council will be undertaken to confirm approval requirements and appropriate replacement planting provisions.

While the proposal has sought to retain street trees where possible, after detailed analysis and collaboration with the project arborist, the SSDA seeks removal of 10x street trees as discussed below. It is noted that the project will, on balance, increase the canopy cover of the site, providing a substantial number of new trees (both on the street and within the site) as part of the comprehensive landscaping strategy.

At **Figure 65** below is a diagram showing the encroachment into the TPZ of each street tree and which element of the proposal is causing the encroachment (i.e. building form, landscaping etc.).

The retention and relocation of trees within the site's boundary was considered as part of the proposed development however the siting and species were not suitable.

The proposed street tree removal is detailed further below.

Elizabeth Street

Trees 43-48 to be removed due to incursion into the TPZ of greater than 20% from the S1 and S4 building envelopes and the land dedication associated with the footpath widening works (as required under the planning framework). This will allow for a more consistent streetscape to be planted along Elizabeth Street. Note that S1 and S4 are setback from Elizabeth Street in accordance with the Design Guide "landscape areas".

Phillip Street

Tree 49 to be removed due to incursion into the TPZ of greater than 20% due to S3 building footprint, landscape grading and footpath widening works. Building S3 is setback from Phillip Street in accordance with the Design Guide "landscape areas".

Walker Street

Building S2 is set back from Walker Street by 4.5m in accordance with the Design Guide "landscape areas". Note that the Design Guide allows for a setback of up to 3m, where it can be demonstrated that development will not result in removal of major structural branches of street trees with trunks more than 1m from the boundary. Given the location and size of the existing trees, a 3m setback has not been adopted, and the more conservative alternative of a 4.5m setback prescribed under the Design Guide has been adhered to.

As shown in **Figure 65** below, the building itself results in an incursion of greater than 10% into the TPZ of trees 52, 53 and 54. With the inclusion of landscaping and outdoor terraces (in accordance with the relevant Australian Standards), the incursion for these trees becomes 17-34%. As such, the trees are proposed to be removed.

An alternative approach of retaining these trees would require a significant setback of the building form which is not realistic and contrary to the Design Guide building layouts, impacting not only the building siting, but also the tallest height opportunity on the site crafted by detailed solar access controls. Other approaches of minimising the 'technical' encroachment through landscaping redesign would ultimately not alter the building impact (which is greater than 10%), therefore such alternatives are also not worthwhile, and a balanced outcome of an appropriate landscape transition from the footpath to the building is appropriate in the context of achieving the required flood planning levels.

In this context, Trees 52, 53 and 54 are proposed to be removed. Tree 51 will be retained, despite the TPZ incursion being greater than 10%. As the majority of this encroachment is landscape-orientated, it is anticipated that the tree can be retained with guidance and oversight from the project arborist.

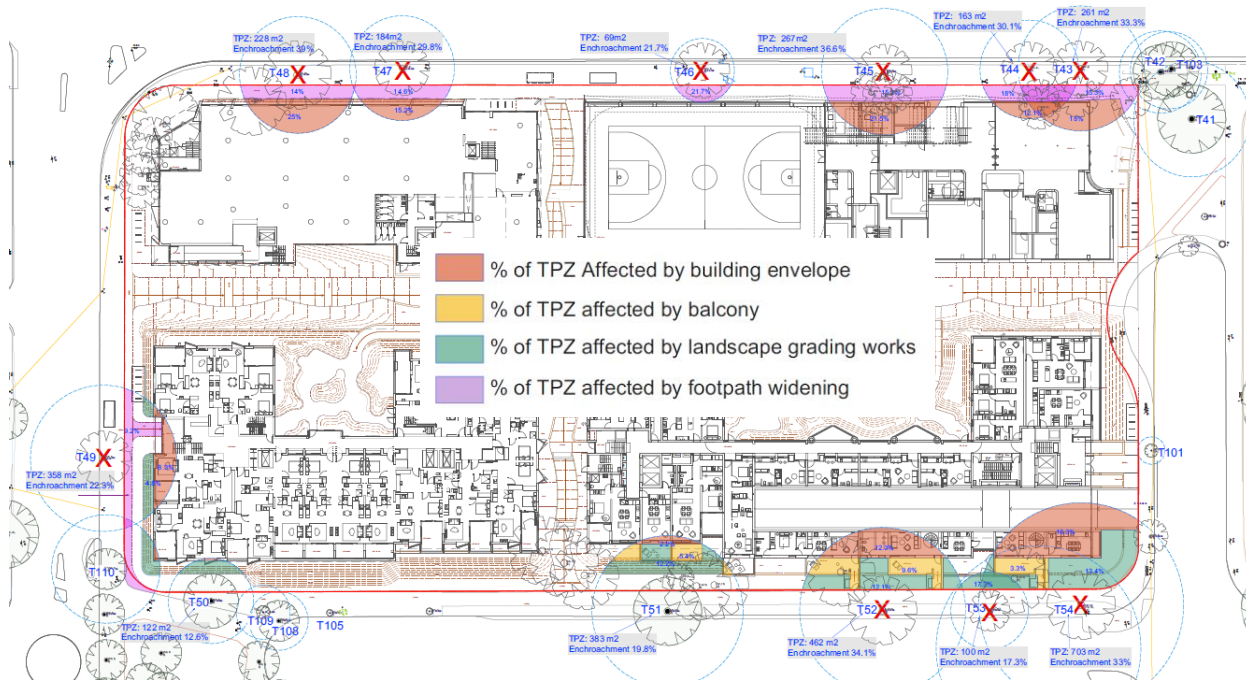


Figure 65 TPZ Incursion Plan

Source: Aspect Studios

Table 29 Summary of Tree Retention Value and Impact

Retention Value	Proposed for Removal		Proposed for Retention with Mitigation Measures	Proposed for Retention		Total
	High Impact: >20%	Medium Impact: <20%	Medium Impact: <20%	Low Impact: <10%	No Impact: 0%	
High Retention	12	1	2	1	6	22
Medium Retention	15	-	-	-	-	15
Low Retention	29	-	-	-	-	29
Total	56	1	2	1	6	66

Source: Ecological

A series of mitigation measures have been provided to protect the trees throughout the construction stages of the proposed development. These are provided at **Appendix I**.



Figure 66 Tree Removal Plan

Source: Ecological

7.14 Flooding

An assessment of the flood impacts on the site has been undertaken by BG&E at **Appendix Z**. The proposal has been designed through an iterative process to minimise flood impacts and work with the various development constraints. The proposal fills a portion of the site in order to level the site and raise it to the appropriate finished floor levels (FFLs) to comply with Council’s flood planning levels (FPLs).

To manage the loss of flood storage from the proposal, flood storage located within the basement is proposed to prevent adverse impacts on neighbouring properties in events up to and including the 1% AEP.

With the increased footprint associated with the proposal, there are increases in the PMF level surrounding the site to 32.69mAHD. The 1% AEP event flood levels remain consistent with the existing conditions with some area of localised increases. The proposal’s pad levels have been set from the flood planning levels (FPLs) derived in post-development modelling and Council’s Interim Floodplain Management Policy. The proposal complies with all relevant FPLs which differ for each building (refer to **Figure 69**).

The post-development inundation levels are shown for the 1% AEP event in **Figure 67**. As can be clearly seen, majority of the site is flood-free during the 1%AEP event. A small portion of the landscaped area within the site along Phillip Street is inundated but this is considered acceptable. The flood hazard rating pre- and post-development is also shown at **Figure 68**. As can be seen, the flood hazard rating in the central portion of the site has been eliminated.

While areas of the site will be inundated during the PMF event, a preliminary emergency response strategy has been prepared and is discussed below.



Figure 67 Post-development inundation during 1%AEP flood event

Source: BG&E

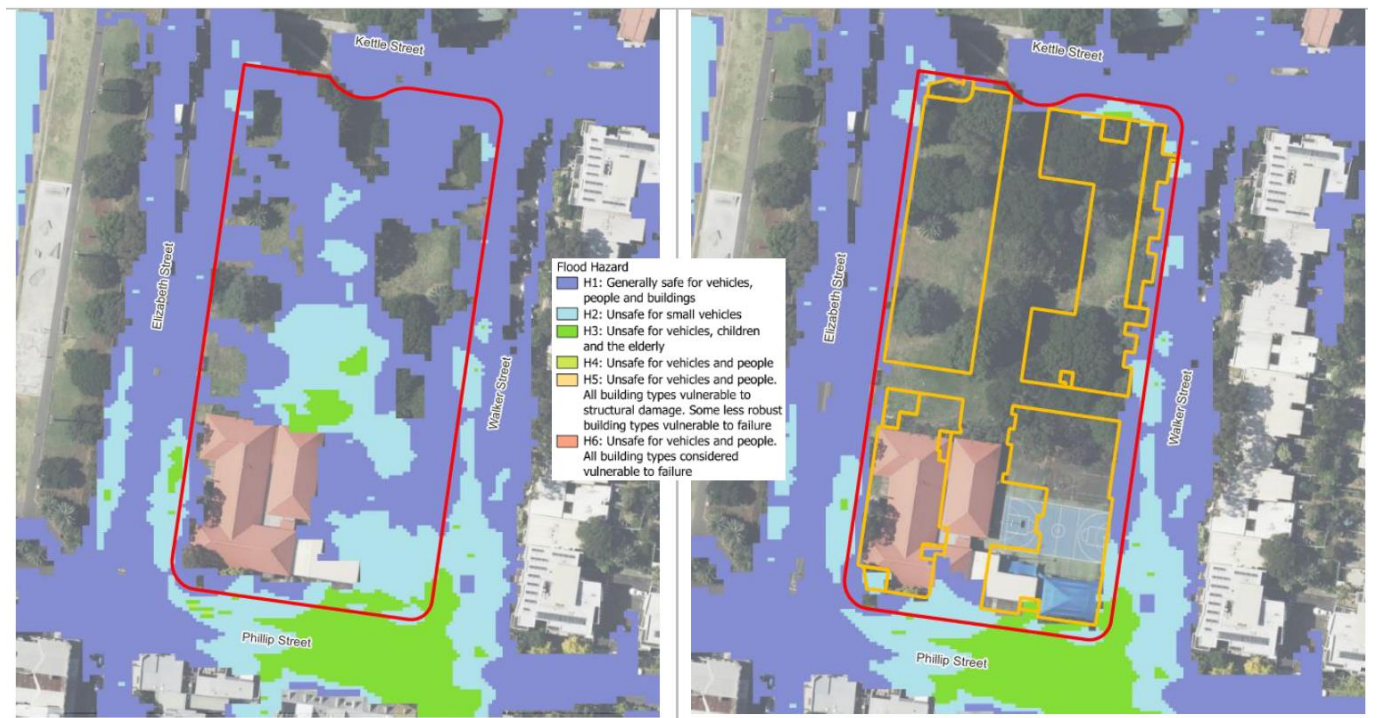


Figure 68 Pre-development (left) and post-development (right) flood hazard rating

Source: BG&E

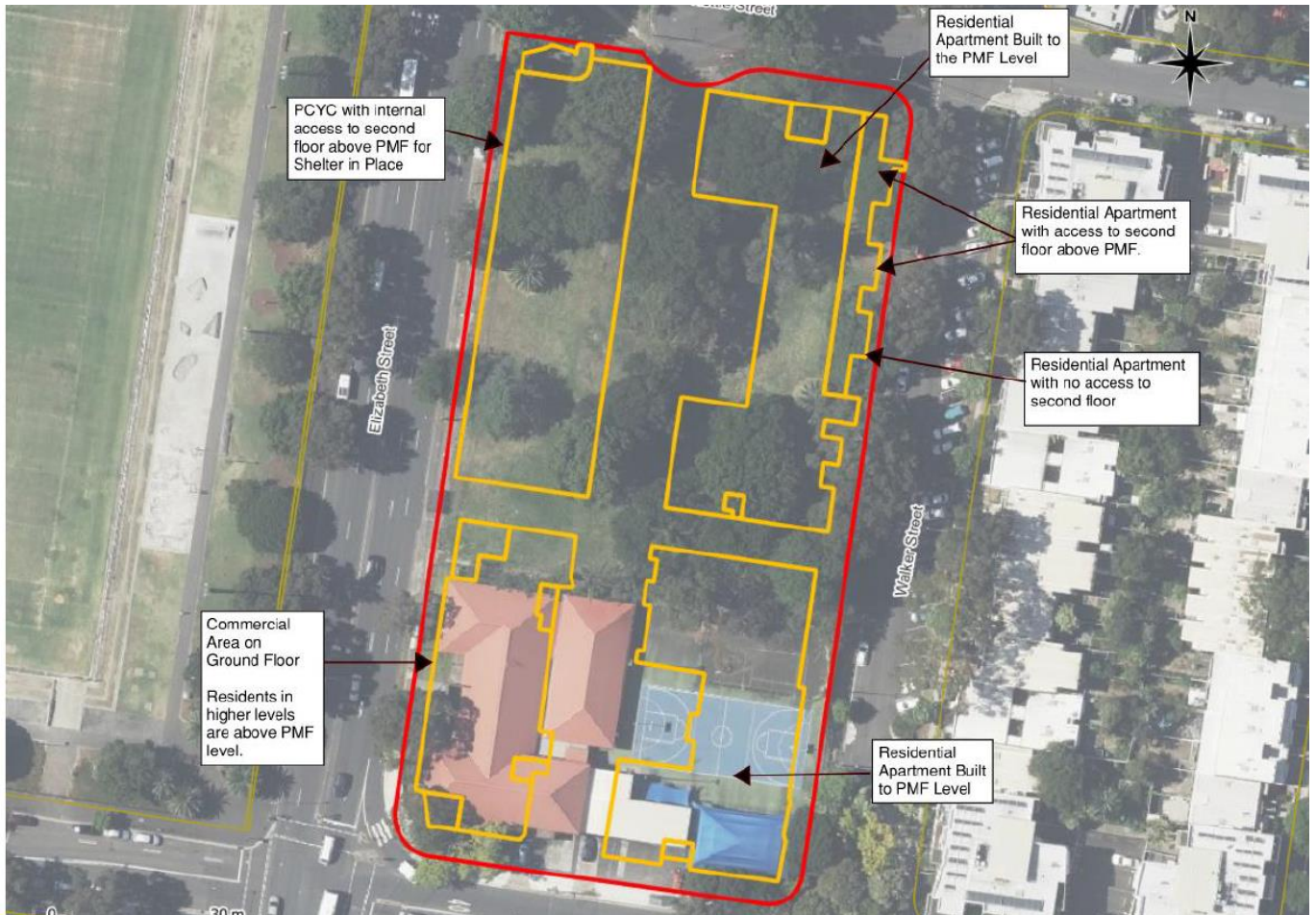


Figure 69 Approach to floor levels and flood planning levels

Source: BG&E

Table 30 Compliance with Flood Controls of Council's Interim Floodplain Management Policy

Building Zone	Building Use	Flood Levels (m AHD)	Flood Planning Level (m AHD)	FFL (m AHD)	Compliant
Residential Apartments without Basement Access (i.e. Walker Street Terraces)	Residential – Habitable Rooms <i>1% AEP flood level + 0.5 m</i>	1% AEP: 30.95 PMF: 32.69	31.45	31.45	Yes
PCYC without Basement Access	Industrial or Commercial (Business, Retail) <i>Merits approach presented by the applicant with a minimum of the 1% AEP flood level</i>	1% AEP: 31.24 PMF: 32.69	31.24	31.5	Yes
Residential Apartments 1 with Basement Access	Residential with Access to Below Ground Garage / Car Park <i>1% AEP flood level + 0.5m or the PMF (whichever is higher)</i>	1% AEP: 30.67 PMF: 32.69	32.69	32.70	Yes
Residential Apartments 2 with Basement	Residential with Access to Below Ground Garage / Car Park <i>1% AEP flood level + 0.5m or the PMF (whichever is higher)</i>	1% AEP: 31.18 PMF: 32.69	32.69	32.70	Yes

Building Zone	Building Use	Flood Levels (m AHD)	Flood Planning Level (m AHD)	FFL (m AHD)	Compliant
Access					
Commercial Building without Basement Access	Industrial or Commercial (Business) <i>Merits approach presented by the applicant with a minimum of the 1% AEP flood level</i>	1% AEP: 30.88 PMF: 32.69	30.88	32.1	Yes

Note all lobby entrances are used as transition zones and have no applicable FPL with access to areas above the applicable FPL for that building

Source: BG&E

7.14.1 Emergency Response

A preliminary emergency response strategy has been prepared by BG&E and is provided at **Appendix Z**. A shelter in place approach is proposed for the PMF event. In accordance with DPHI's guidelines, a shelter-in-place evacuation is suitable for the site as it has small critical durations for flooding. Critical durations for flooding in the area range between 30 to 60 minutes in the 1% AEP event and 90 minutes in the PMF. As the catchment draining to the site is relatively small and within an urban environment there is very little warning time to evacuate persons on site before road corridors become subject to high flood hazard.

In the PMF event on the northern side of Phillip Street at the southeast corner of the site the flood depths reach 1.0 m within 15 minutes of water being present in the street and reaches the peak depth of 2.68 m in 1.5 hours (level of 32.7 m AHD). In the 1% AEP event the rate of rise is not as severe taking approximately 40 mins from water being present in the street to reach the peak depth of 0.65 metres. In the 1% AEP event the total time for the storm event to occur and floodwaters to recede is 1 hour and 40 minutes, in the PMF this is 8.5 hours. Although the duration of inundation is greater than 6 hours in the PMF event, due to the fast rate of rise where floodwaters can go from 0 to 1 metre depths in 20 minutes it is safer for occupants to remain on flood free areas of the site than to leave the site and cross hazardous flood waters. In doing so this minimises pressure on emergency response services.

All areas of the development have internal access to levels above the PMF level aside from two sections. The commercial area on the ground floor of the southwest building may not be able to access the residential levels above it. Should it not be able to, persons can evacuate and shelter in place in the PCYC structure which is directly to the north. One of the residential apartments on Walker Street does not have internal access to levels above the PMF. It will have to evacuate along Walker Street to the Kettle Street lobby entrance and shelter in place at the northeast building. A flood sensor may be required on Walker Street to trigger an alarm for this apartment to evacuate. This should be investigated as part of a flood emergency response plan, all the apartments will be managed by Bridge Housing with on site management provided. Outline of the buildings access to areas above the PMF level are shown in **Figure 70**.



Figure 70 Proposed shelter in place locations

BG&E

7.14.2 Elizabeth Street Frontage

Section 3.1(7) of the Design Guide requires that the ground floor of development fronting Elizabeth Street is to have at least half of the ground floor levels “as close as practicable” to the footpath level on Elizabeth Street. An image demonstrating the relative ground levels between uses fronting Elizabeth Street and the footpath is provided in **Figure 71**. The proportion of differences in FFL to street footpath level is as follows:

- 21% is less than 100mm higher than the footpath.
- 74% is less than 700mm higher than the footpath.
- 26% is greater than 1350mm higher than the footpath.

The community facility in S1 includes a large sports court that requires a contiguous floorplate with no steps. As such, a balance between internal functionality, streetscape presentation and flood impacts is sought for this area. The floor level was set 700mm above the footpath level as a result.

The proposed development is considered to achieve the intent of the Design Guide, in that it has placed uses as close as practicable to the footpath level given flooding, design and access constraints. With the exception of the commercial entry at the corner of Phillip and Elizabeth Streets, all floor levels are set at or above the 1%AEP level. The uses fronting Elizabeth Street are however set below the PMF inundation levels.

Importantly, all these areas have direct access to areas that are located above the PMF for the shelter in place strategy.

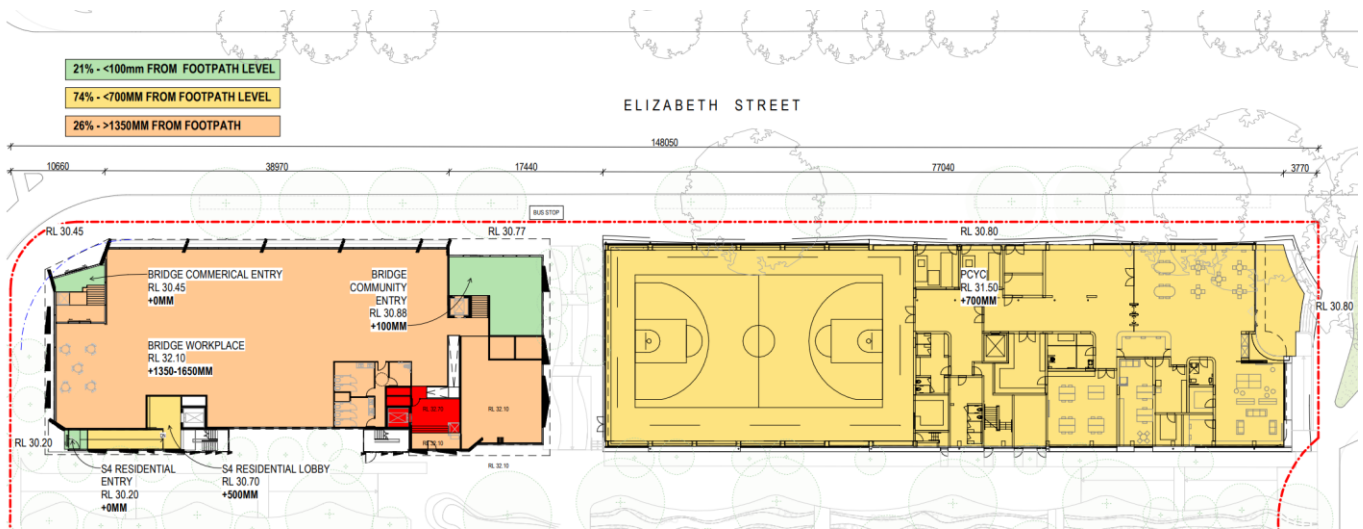


Figure 71 Relative level difference between uses fronting Elizabeth Street and the footpath

Source: Hayball

7.15 Water Cycle Management

A Stormwater Report has been provided by BG&E at **Appendix AA**. The Report outlines the existing and proposed stormwater management on the site and Water Sensitive Urban Design (WSUD). For a discussion of the water services including potable water management, refer to **Section 4.14**.

7.15.1 Stormwater Impact

The proposed development discharge connection is to a pit on Elizabeth Street. The pit is affected by the 1% AEP and PMF flood event. The stormwater pit depth was estimated to be 1.4m. Based on advice from Sydney Water, the proposed development is required to provide an on-site detention (OSD) tank with 253m³ and a permissible site discharge of the site of 317L/s which will drain to the existing council pit on Elizabeth Street.

7.15.2 Water Sensitive Urban Design

MUSIC modelling was conducted to analyse the performance of the WSUD on the site. The modelling notes that the site will require 28 Psorb Stormwater Filters, 7 OceanGuards, and any areas that cannot be drained to the water quality chamber are to drain to a small landscaped swale to ensure water is treated.

7.16 Heritage and Archaeology

7.16.1 Aboriginal Cultural Heritage

A preliminary ACHAR was developed for the site in 2018 which accompanied the Planning Proposal (PP-2020-456) on the site. It was finalised in February 2020 following Aboriginal community consultation undertaken in 2019. Subsequently, an Aboriginal Archaeological Report Cover Letter has been prepared by Extent Heritage at **Appendix CC**. The Letter builds on the findings of the ACHAR initially prepared in 2022. The ACHAR and associated Aboriginal Test Excavation Report (ATER) consider construction impacts of the proposed development on Aboriginal cultural heritage values within the study area.

The ACHAR and ATER were prepared in accordance with the following guidelines:

- *The Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (Department of Environment, Climate Change & Water [DECCW] 2010a)
- *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW [the Guide]* (OEH 2011).
- *Aboriginal cultural heritage consultation requirements for proponents 2010 [the Consultation Requirements]* (DECCW 2010b).

An updated Aboriginal Heritage Information Management System (AHIMS) search (#841267) was undertaken to inform the Cover Letter which confirmed the identification of one (1) area of Aboriginal heritage – AHIMS 45-6-3899. No other areas of Aboriginal heritage were identified in the immediate surroundings.

Test excavations have been undertaken for further investigation of any Aboriginal heritage values, in accordance with the requirements of Aboriginal Heritage Impact Permit (AHIP) no. DOC20/895954. The test excavations concluded that AHIMS 45-6-3899 does not contain potential for Aboriginal archaeology, and an Aboriginal Site Impact Recording Form was submitted and approved by Heritage NSW for the update of status for AHIMS 45-6-3899 to 'not a site'.

No further investigation of Aboriginal cultural heritage is recommended within the study area.

7.16.2 Environmental Heritage

A Statement of Heritage Impact (SoHI) has been prepared by Extent Heritage at **Appendix DD**. The report has been prepared in accordance with DPHI's *Guidelines for preparing a statement of environmental impact*. The SoHI provides an assessment of the site history and heritage significance and provides recommendation for mitigation measures to ensure that potential impacts on heritage items or areas are appropriately dealt with.

Overall, the proposed development will have an acceptable impact on heritage items in the vicinity. The proposed design and site layout carefully responds to the surrounding Waterloo HCA and heritage-listed Redfern Park and Oval, with significant views to and from the HCA and heritage items to be retained and no additional overshadowing resulted by the Proposal.

The various matters of consideration in regard to potential heritage impact on surrounding heritage items and HCAs are detailed in Section 3 of the SoHI.

No mitigation measures regarding heritage impact have been proposed by Extent Heritage.

7.16.3 Archaeological Heritage

A Historical Archaeological Assessment (HAA) and Archaeological Research Design (ARD) were prepared in 2018 and 2021 respectively and accompanied Planning Proposal (PP-2020-456) on the site. Subsequently, a HAA Cover Letter has been prepared by Extent Heritage at **Appendix EE**. The Letter builds on the prepared in 2018 and 2021 respectively, which identified potential for heritage remains associated with nineteenth-century occupation in the study area and recommendations for further investigation using test excavations and archaeological monitoring.

The HAA and associated documents were prepared in accordance with the following guidelines:

- *The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance* (2013); and
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch, Department of Planning, 2009)

The following documentation of excavation informed the archaeological assessment:

- First post-excavation report for test excavation (2022); and
- Second post-excavation report for level of survival of survival of test-discovered deposits and structural remains (2023).

Test excavations (under s140 permit #S140/2021/021) undertaken at a previous stage confirmed the findings of remains relating to pre-1883 terraces associated with the Makin family's occupation at 11 Alderson Street (part of the former Albert Ground). However no human remains nor clear structural or artefactual evidence relating to Makin family could be established as a result of the public housing construction program between 1949 and 1954, which have removed and disturbed any remaining deposits.

In summary, Extent Heritage confirms that the site is absent of any significant structures or artefacts of archaeological heritage values.

Mitigation measures relating to archaeological heritage have been provided at **Appendix I**.

7.17 Waste Management

7.17.1 Construction Waste

A Construction and Demolition Waste Management Plan has been prepared by Elephants Foot at **Appendix FF**. The Plan details the waste expected to be generated during the demolition and construction phases of the development. The estimated composition of demolition waste by volume is detailed in **Table 31** below. It is intended that the bricks from the PCYC building will be reused as part of the landscaping, where possible.

Table 31 Demolition Waste Conversion

Material	Volume (m3)	*Tonnes (t)	**Appx. Percentage Recovered
Excavation Material	10,125	10,125	99.8%
Green waste	50	7.5	80%
Bricks	8,887.5	10,665	100%
Tiles	0	0	100%
Concrete	22,893.8	34,340.6	100%
Timber	112.5	21.4	33%
Plasterboard	168.8	33.8	50%
Metals	1,968.8	984.4	100%
Asbestos	0	0	0%
Other waste	1,012.5	303.8	60%
Totals	45,218.8	56,481.4	

*The conversion of materials from volume to tonnes is based on the information provided in a consultation paper published by WA Department of Water and Environmental Regulation <<https://www.der.wa.gov.au/images/documents/our-work/consultation/current-consultation/Consultation%20Sheet%20Approved%20method%20for%20recyclers.pdf>>

**The percentage of recycled demolition waste is estimated by BINGO, and is based on the average quantities of materials received and recovered at their facilities.

Source: Elephants Foot

The estimated volume of construction materials is detailed in **Table 32** below. Materials will be reused and recycled wherever possible.

Table 32 Construction Waste Conversion

Material	Volume (m3)	*Tonnes (t)	**Appx. Percentage Recovered
Excavation Material	0	0	99.8%
Green waste	20	3	80%
Bricks	1,186.5	1,423.8	100%
Tiles	0	0	100%
Concrete	2,203.5	3,305.3	100%
Timber	508.5	96.6	33%
Plasterboard	406.8	81.4	50%
Metals	610.2	305.1	100%
Other waste	4,407	1,322.1	60%

Material	Volume (m3)	*Tonnes (t)	**Appx. Percentage Recovered
Totals	9,342.5	6,537.2	

*The conversion of materials from volume to tonnes is based on the information provided in a consultation paper published by WA Department of Water and Environmental Regulation <<https://www.der.wa.gov.au/images/documents/our-work/consultation/current-consultation/Consultation%20Sheet%20-Approved%20method%20for%20recyclers.pdf>>

**The percentage of recycled demolition waste is estimated by BINGO, and is based on the average quantities of materials received and recovered at their facilities.

Source: Elephants Foot

7.17.2 Operational Waste

An Operational Waste Management Plan has been prepared by at **Appendix GG**. It identifies best practice waste management for the proposed development, waste generation estimates as well as waste disposal and collection procedures.

Residential

Anticipated waste generation for the residential component of the proposal, including the number of bins and collection frequency, has been provided in **Table 33** below.

Table 33 *Estimated General Waste and Recycling Volumes – Residential*

Building/Core	# Units	General Waste Generation Rate (L/unit/week)	Generated General Waste (L/week)	Recycling Generation Rate (L/unit/week)	Generated Recycling (L/week)
S2(N)	106	120	12720	120	12720
S2(S)	91	120	10920	120	10920
S3(N)	77	120	9240	120	9240
S3(S)	31	120	3720	120	3720
S4(N)	29	120	3480	120	3480
S4(S)	21	120	2520	120	2520
Total	355		42600		42600
Bins & Collections	General Waste Bin Size (L)		1100	Recycling Bin Size (L)	1100
	General Waste Collections per Week		1	Recycling Collections per Week	1
	Total General Waste Bins Required		42	Total Recycling Bins Required	42
Bins per Building/Core	Building/Core	# Bins		Building/Core	# Bins
	S2(N)	12		S2(N)	12
	S2(S)	10		S2(S)	10
	S3(N)	9		S3(N)	9
	S3(S)	4		S3(S)	4
	S4(N)	4		S4(N)	4
	S4(S)	3		S4(S)	3

Source: Elephants Foot

Council will be engaged to collect the residential waste and recycling in accordance with Council's collection schedule. The OWMP has been prepared on the assumption that collections for all waste streams will occur once a week. Further detail around the collection arrangements is provided in **Section 4.17** above.

Residential Waste Rooms

The required residential areas for waste storage are detailed in **Table 34** below.

Table 34 Residential Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m ²)
B	Communal Waste Room S2	7 x 1100L MGBs (General Waste) 7 x 1100L MGBs (Recycling)	40
	Communal Waste Room S3	4 x 1100L MGBs (General Waste) 4 x 1100L MGBs (Recycling)	25
	Communal Waste Room S4	2 x 1100L MGBs (General Waste) 2 x 1100L MGBs (Recycling)	12
	Residential Bin Holding Room	42 x 1100L MGBs (General Waste) 42 x 1100L MGBs (Recycling)	220
	Residential Bulky & Speciality Waste Room	1 x 1100L MGBs (Textiles) 1 x 240L MGB (E-waste) Must also include caged off area for gas bottles	24

Source: Elephants Foot

Community and Commercial

Waste generation for the community and commercial component has been quantified in **Table 35** below.

Table 35 Estimated General Waste and Recycling Volumes – Community and Commercial

Tenancy Type	Floor Area	General Waste Generation Rate (L/100m ² /day)	Generated General Waste (L/week)	Recycling Generation Rate (L/100m ² /day)	Generated Recycling (L/week)	Food Waste Generation Rate (L/100m ² /day)	Generated Food Waste (L/week)
S1 Community	2699.1	20	3779	50	9447	5	945
S4 Community	164.8	100	231	500	577	1005	58
S4 Office	822.1	15	863	25	1439	5	288
Total	3686		4873		11462		1290
Bins & Collections	General Waste Bin Size (L)		1100	Recycling Bin Size (L)	1100	Food Waste Bin Size (L)	240
	General Waste Collections per Week		0.6	Recycling Collections per Week	1.5	Food Waste Bins per Day	0.8
	General Waste Collections per Week		3	Recycling Collections per Week	3	Food Waste Collections per Week	3
	Total General Waste Bins Required		2	Total Recycling Bins Required	4	Total Food Waste Bins Required	2

Source: Elephants Foot

A private waste collection contractor will be engaged to collect the community and commercial general waste, recycling and food waste bins to an agreed schedule. The OWMP has been prepared on the assumption that collections for all waste streams will occur three (3) times per week. Further detail around the collection arrangements is provided in **Section 4.17** above.

Community and Commercial Waste Rooms

The required community and commercial areas for waste storage are detailed in **Table 36** below.

Table 36 Commercial Waste Room Areas

Level	Waste Room Type	Equipment	Estimated Area Required (m ²)	Proposed Area
B	Commercial Waste Room	2 x 1100L MGBs (General Waste) 4 x 1100L MGBs (Recycling) 2 x 240L MGBs (Food Waste)	25	40
	Commercial Bulky & Speciality Waste Room	1 x 1100L MGBs (Textiles) 1 x 240L MGB (E-waste)	10	10

Source: Elephants Foot

7.18 Social Impacts

A Social Impact Assessment has been undertaken by Urbis in accordance with the DPHI Social Impact Assessment Guideline (2023), which require that a Social Impact Assessment should consider the likely changes to the following social elements of value to people: way of life, community, accessibility, culture, health and wellbeing, surroundings, livelihoods and decision-making systems. The assessment is provided at **Appendix O**.

The proposed development has significant positive social impacts associated with the provision of:

- extensive social and affordable housing for lower income households;
- specialist disability accommodation with a carers unit;
- a new community facility for operation as a PCYC, including rooms for use by local community services;
- a new commercial area for Bridge Housing's office, meaning better proximity to many of their tenants; and
- a new community room within the Bridge Housing office building, which will provide space for social and community services to operate on-site.

Notwithstanding the positive impacts described above, Urbis acknowledge that there are some negative social impacts, predominantly associated with temporary construction activities and increased strain on existing social services. The following measures are recommended to reduce the potential negative social impacts:

- Prioritise the consideration of respite periods in the CNVMP in collaboration with surrounding developments occurring in the area.
- Implement the preparation of a Green Travel Plan and Travel Plan Co-ordinator to encourage and implement public transport use during construction and operation of the proposal. The availability of street parking use by contractors should be monitored to ensure excessive demand is not placed on the surrounding street network.
- During construction, ensure pedestrian access around the site is maintained to Redfern Park to maintain connections from surrounding residential areas.
- To minimise cumulative construction impacts, the detailed Construction Pedestrian and Traffic Management (CPTM) and Construction Noise and Vibration Management Plan (CNVMP) should also identify and assess potential cumulative construction-related impacts (e.g. noise, vehicle movements, pedestrian safety) associated with other surrounding developments. Mitigation and monitoring measures should be provided for all identified cumulative construction impacts.
- Undertake ongoing consultation with relevant stakeholders during construction and operation.

With the implementation of the above measures, Urbis conclude that the project is supportable on social impact grounds.

7.19 Crime Prevention Through Environmental Design

A Crime Prevention Through Environmental Design (CPTED) report has been prepared by Ethos Urban at **Appendix II**. The report outlines the project, policy, and crime context for the project and makes recommendations for appropriate CPTED strategies to reduce the opportunity for crime to occur.

The existing site has been assessed in the CPTED Report and found to have a crime risk rating of 'moderate', generally by virtue of a significant portion of the site being vacant within a street network with moderate levels of pedestrian traffic, and the site containing eroded environmental maintenance features and evidence of vandalism (including graffiti and damage to property).

Following the construction of the proposed development, the crime risk rating of the site has also been assessed and found to remain at 'moderate'. This is owing due to the site's location within Redfern, a dense urban environment, as well as in the context of high crime rates, rather than the architectural design of the site, which is considered to be consistent with the principles of CPTED. The report details that crime will continue to exist outside of the development as typical of an inner-city area, as well as the existing crime rate data for the site.

It is also noted that the architectural design and quality of the built form throughout Redfern Place is consistent with the Preservation of Affordable Housing Association (POAA) Trauma-Informed Housing toolkit.

The assessment confirms that the opportunities for crime can be further minimised through the implementation of mitigation measures as described below. These recommendations will not substantially alter the crime risk rating of the site, which remains at 'moderate', but will ensure that adequate mitigation of crime will continue to be maintained during the operation of Redfern Place. Key recommendations include the following:

- Maintain sightlines to and from each of the buildings within the precinct and its surrounds by ensuring landscaping treatments, signage or other features do not create a significant visual obstruction. This is important for ground floor private open space areas that have an interface with the communal open area;
- Ensure that any acute blind corners at building entrances and throughout the courtyard areas (including the immediately surrounding street network) are well lit with bright and even lighting distribution;
- A CCTV network is essential for the basement, each lobby area and building entrance and the overall development and its curtilage. The CCTV network is to be designed in consultation with a suitably qualified security consultant with a Class 2A licence under the Security Industry Act 1997 who can provide specific advice on the placement, installation, monitoring and maintenance of the CCTV network;
- Clearly delineate between publicly and privately accessible areas via passive boundaries that do not appear to over fortify an environment (such as through landscaping provisions or a low height retaining walls). High fencing is generally discouraged;
- Maximise the inclusion of glazed facades with anti-graffiti coatings throughout the ground floor of Buildings S1 and S4 wherever possible to maximise lines of sight and mitigate the risk of damage;
- Provide secure electronic access measures (security swipe card / key controlled entries / lifts etc.) to all private residential and commercial entrances such as residential lobbies, unit front doors, mail rooms and to boom gates, storage areas and back of house spaces within the basement car park; and
- General staff personnel within Buildings S1 and S4, including PCYC workers are advised to do routine parades of their respective buildings (including perimeter laps throughout the courtyard areas) regularly to minimise opportunities for anti-social behaviour or risk of unauthorised break and enter.

These initiatives will be further explored and implemented in the preparation of the detailed construction drawings and the operational stages of the proposed development, as is industry standard practice. They have been included in the mitigation measures contained at **Appendix I**.

7.20 Building Code of Australia

An assessment of the proposed development against the Building Code of Australia (BCA) has been prepared by Mckenzie Group at **Appendix KK**. The BCA Assessment ensures that the proposed development has been reviewed by an appropriately qualified Registered Certifier, and that it complies, or is capable of compliance with the relevant provisions of the BCA.

The Assessment confirms that the design of the proposed development is capable of compliance with the BCA. It notes a number of matters which deviate from the deemed-to-satisfy provisions of BCA and which can be addressed at the construction certificate stage through design amendments or through performance solutions.

7.20.1 Fire Safety

The BCA Assessment provides a review of the fire safety design aspects of the proposed development and confirms that it generally satisfied the performance requirements of the BCA as they relate to fire safety; with aspects to be further designed through design amendments or performance solutions.

7.21 Accessibility

An Access Review has been prepared by MGAC at **Appendix LL**. The Report assesses the proposed development against the relevant disabled access standards, including the AS1428 series, BCA, Disability Discrimination Act (DDA), DDA Access to Premises Standards (including DDA Access Code). It provides advice and strategies to maximise reasonable provisions for access for people with disability.

It confirms that the proposed drawings indicate that accessibility requirements, pertaining to external site linkages, building access, common area access, sanitary facilities, accommodation and parking can be readily achieved. It was noted that MGAC will work with the project team in future design development to ensure appropriate outcomes relating to access are achieved in building design and external domain design.

7.22 Biodiversity

Section 7.9 (2) of the *Biodiversity Conservation Act 2016* requires that an SSD application be accompanied by a Biodiversity Development Assessment Report (BDAR) unless the Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values.

A BDAR Waiver Request prepared by Ecological at **Appendix M** was submitted to DPHI on 2 April 2024. Site inspections found there was no remnant vegetation or vegetation which corresponds to a plant community type (PCT) or threatened ecological community (TEC) was recorded within the study. It also noted that no threatened species or significant habitats were recorded or previously recorded within the study area. No Matters of National Environmental Significance (MNES) listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) was noted to be significantly impacted by the development. It was concluded that the development will not have significant impact upon biodiversity values and that the Proposal is suitable and warrants approval subject to the implementation of mitigation measures (provided at **Appendix I**).

Subsequently, a BDAR Waiver was granted on 19 April 2024 by the Biodiversity, Conservation and Science Group noting the Proposal is not likely to have any significant impact on biodiversity values and therefore a BDAR was not required.

8.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves the construction and operation of a mixed-use precinct comprising affordable and social housing, specialist disability accommodation as well as commercial and community uses as outlined in **Section 4.0**. The assessment must, therefore, focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

In considering the justification of the proposed development and in reference to Section 4.15 of the EP&A Act which specifies matters for consideration a consent authority must consider in determining a development application, the following matters have considered:

- design of the proposed development, including actions taken to avoid or minimise the impact of the proposed development while still achieving the objectives of the project;
- consistency with the strategic context;
- consistency with the statutory requirements;
- the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality;
- the suitability of the site for the development; and
- the public interest.

8.1 Ecologically Sustainable Development

Section 193 of the EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms.

An analysis of these principles is provided in the following sections.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS and its supporting reports and studies has not identified any serious threat of irreversible damage to the environment and therefore, the precautionary principle is not relevant to the proposal.

Intergenerational Equity

Intergenerational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Ensuring the health, diversity and productivity of the environment are maintained through the implementation of passive and active design measures that reduce operational energy and water use from the project;
- Reducing energy, water and waste to ensure that the health, diversity and productivity of the environment is maintained for the benefit of future generations;
- Improving the welfare outcomes for residents in housing distress;

- Implementing safeguards and management measures to protect environmental values during construction and operation, including reduced waste to landfill and reduced potable water consumption; and
- Facilitating job creation in close proximity to homes and public transport.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration. As has been demonstrated in **Section 7.22** and **Appendix M**, the proposed development will not result in any significant effect on the biological and ecological integrity of the study area. The proposed development is committed to planting native vegetation and using integrated landscaping to enhance the overall ecological and biodiversity of the site. Rainwater and stormwater will also be carefully managed and controlled to minimise impacts on surroundings.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources require consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance. Further, the proposed development has been designed to be low-energy and low-water consumption, providing an incentive for residents through lower utility bills.

8.2 Consistency with the Strategic Context

The proposed development aligns with the strategic framework presented in **Section 3.1** given that it:

- Will provide a total of 355 apartments comprising a mixture of social, affordable and specialist disability accommodation adjacent to bus services and a 10-minute walk to Redfern Train Station and a 13 minute walk to the new Waterloo Metro Station;
- Directly addresses the current housing affordability and supply crisis by delivering 355 dwellings on a site within a suburb which has been identified as one of the most unaffordable suburbs in Sydney;
- Will include activated community uses at the Ground Level to enhance the vibrancy of the locality and provide a connection to the surrounding recreational areas across from Elizabeth Street at Redfern Park; and
- Will provide for social infrastructure in the form of a PCYC centre that has been purposefully designed to meet the existing and future needs of the community within and surrounding Redfern.

8.3 Consistency with the Statutory Requirements

The relevant statutory requirements have been discussed in **Section 5.0** and assessed in **Appendix H**.

Specifically, this EIS has addressed all of the matters specified in the issued SEARs dated 16 December 2022 (refer to **Appendix G**) and Section 190 and 192 of the EP&A Regulation (refer to **Appendix H**).

8.3.1 Consistency with the Objects of the Act

This EIS has examined and considered all possible matters affecting or that are likely to affect the environment by reason of the proposal development. The project is consistent with the relevant Objects of the EP&A Act, as outlined in Section and will not result in any unjust or significant environmental impact.

8.4 Likely Impacts of Development

Having regard to the natural environment, built environment and economic and social impacts of the proposed development, the likely impacts of development are considered acceptable as outlined in the following sections.

Additionally, the proposed mitigation measures detailed at **Appendix I** outlined mitigation and management measures that will minimise the impact of the proposed development.

Biophysical

The environmental impact assessment at Section 7.22 demonstrates that the Proposal will not have any significant effect on threatened species, populations or ecological communities or their habitat arising from the construction or uses of the proposed development. The Proposal will not have an impact on any matters of national environmental significance under the Environmental Protection and Biodiversity Conservation Act 1999, or Biodiversity Conservation Act 2016.

Further, the Proposal will not result in any undue adverse environmental impacts. Potential sources of risk associated with the construction works and operation of the proposed development can be managed with the appropriate safeguards and mitigation measures as provided at **Appendix I**.

Social and Economic

An assessment of the likely social and economic impacts of the project has been undertaken in the Social Impact Assessment at **Appendix O** of the EIS, prepared in accordance with DPHI's Social Impact Assessment Guideline 2021. The assessment confirms that the proposal has significant positive social impacts, as well as some negative impacts. The identified negative impacts are primarily short-term related to completing construction activities on the site and have informed mitigation measures provided at **Appendix I**. The identified positive impacts range from short-term to long-term and will impact both the local area and the Sydney more broadly.

The ongoing phase of the project will support an estimated 120 FTE jobs (100 direct, 20 indirect). A breakdown of the job generation is provided below in **Table 37**.

Table 37 Job Generation

Component	GFA	Ratio	Total Workers	Source
Commercial office	876m ²		86 workers	Bridge Housing (reflects existing occupancy rate)
PCYC community/recreational facility	3,571m ²	1 worker per 172m ²	21 workers	COS Employment Survey (Tourist, Cultural and Leisure Redfern Street)
Community hub	165m ²	1 worker per 74m ²	3 workers	COS Employment Survey (Community Redfern Street)
On-site maintenance + management			10 workers	Bridge Housing
Total			120 workers	

The renewal, relocation and expansion of the PCYC building will ensure positive social outcomes for the broader community subject to the implementation of the identified mitigation measures. Investment in the renewal of this important community asset, will generate broader benefits associated with creating community infrastructure that can be used for a good social purpose. A detailed assessment of the social and economic impacts was assessed in this EIS at **Section 7.17**.

8.5 Suitability of the Site

Having regard to the characteristics of the site and its immediate surrounding context, the proposed development is suitable for the site for the following reasons:

- the site is zoned R1 under the Sydney LEP 2012, where residential flat buildings and community facilities are permissible with consent;
- the Proposal will contribute to the urban renewal of an important site nestled within Redfern, adjacent to existing social housing and Redfern Park which provides a significant recreational contribution to the area;
- is under single ownership by Homes NSW whose role is to grow and manage the supply of housing for people in need;
- is capable of being development in a manner that will minimise impacts to the natural, historical and environmental qualities of the setting;
- will not result in any adverse environmental impacts and any impact can be appropriately managed and mitigated;

- the site is an underutilised landholding within a highly accessible and amenity rich location;
- the site is not affected by significant constraints such as bushfire hazards, endangered species and contamination or hazardous material; and
- the site's surrounding context is conducive to supporting built forms of varying heights, contributing to the housing diversity within the local area.

8.6 Public Interest

Having regard to the public interest, the proposed development is in the public interest for the following reasons:

- it will enable the orderly and economic development of the site which has been predominately vacant for nearly 10 years featuring a tired and no longer fit for purpose community facility building, with a modern development that will exhibit a high standard of architecture, urban, and landscape design;
- it will provide for 197 affordable housing apartments, 147 social housing apartments and 11 Specialist Disability Accommodation units in a location close to public transport providing connections to employment destinations and other amenities;
- it will improve the existing visual street appeal, providing built forms and a public domain that has been subject to extensive design excellence processes;
- it demonstrates the desire to achieve a high level of environmental performance including achieving a 5 Star Green Star Building rating amongst other certifications, as well as measures that promote and support the uptake of sustainable transport options;
- it will enable opportunities to increase connections across the site which will be complimented by landscaped areas, providing areas of respite for residents, visitors and the local community;
- it will provide a renewed community facility that has been designed to meet the changing needs of the community and enable PCYC to continue their charitable work in empowering young people to reach their potential;
- it will enable the creation of jobs throughout the construction and operation phases of the development; and
- it will not result in any significant environmental impact that cannot be appropriately mitigation or managed through the adherence of Mitigation Measures detailed in **Appendix I**.

9.0 Conclusion

The EIS has been prepared to consider the natural environment, built environment and social and economic impacts of the proposed mixed use development comprising four new buildings that provide social and affordable housing, a community facility and commercial uses on land at 600-660 Elizabeth Street, Redfern (the site). The EIS has addressed the issues outlined in the SEARs and accords with section 190 and 192 of the EP&A Regulation.

Having regard to environmental and economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- the proposed development is mostly permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the Sydney LEP 2012 and the Design Guide;
- the proposed development will not result in unreasonable adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact;
- the proposed development is consistent with the desired future character for housing affordability and supply in locations of high accessibility and the activation of vibrant community spaces and facilities as part of social development at the site area, in accordance with the relevant strategic planning documentation below:
 - Greater Sydney Region Plan – A Metropolis of Three Cities;
 - Eastern City District Plan; and
 - City of Sydney Local Strategic Planning Statement;
- the proposed development is generally consistent with the site specific framework established at the Planning Proposal stage;
- on balance, the proposed development is considered to be in the public interest and will not result in any unacceptable social, economic or environmental impacts that cannot be appropriately managed through the identified mitigation measures and conditions of consent. Rather, the proposal will result in significant public and social benefits through the delivery of 197 affordable housing apartments, 147 social housing apartments, 11 Specialist Disability Accommodation (SDA), on-site management for residents through the new Bridge Housing office, and a dedicated community facility at an accessible location, proximity to services and existing networks with connections to employment destinations; and
- The proposed development is suitable for the site and in the public interest.

Given the merits described above, and the significant benefits associated with the proposed development, it is requested that the application be approved.