

Bridge Housing
23rd October 2024

Redfern Place

SSDA Report



Always was and always will be Aboriginal Land.

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

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

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



Image by Michael Hromek WSP Australia Pty Limited



Executive Summary

OVERVIEW, SEARS REQUIREMENTS AND ADG STATEMENT

OVERVIEW

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

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,850m². Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

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

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

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

ADG DESIGN STATEMENT

As part of this application, we confirm that David Tordoff (8028) of Hayball directed the design of buildings S3 and S4 and that Penny Fuller (7889) of Silvester Fuller directed the design of the S2 building. We confirm that both David Tordoff and Penny Fuller are registered as architects in accordance with the Architects Act 2003.

We confirm that in our professional opinion the proposed design of these buildings can achieve the design principles set out in Schedule 9 of State Environmental Planning Policy (Housing) 2021, and that the development and has been designed with regard to the Apartment Design Guide.

 
David Tordoff Penny Fuller

SEARS REQUIREMENTS

Built Form and Urban Design

- Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach.
- Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.
- Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.
- Assess how the development complies with the relevant accessibility requirements

Environmental Amenity

- Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.
- Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant).
- For applicable developments, provide an assessment of the development against SEPP 65 and the Apartment Design Guideline.

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- 03 Built Form, Urban Design and Sustainability
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01

Introduction

01 Introduction

VISION

BRIDGE HOUSING'S REDFERN PLACE VISION

The Bridge Housing vision for Redfern Place delivers true housing diversity for all members of the community. Our residents are at the heart of everything we do – providing homes gives stability but it is connections to the local community that really enable residents to thrive. Creating a sense of belonging and fostering connection is a fundamental driver for Bridge Housing. Our residential developments strive to represent value for money in construction and ongoing maintenance.

Our design vision is to create a place where people want to live and are enabled to thrive, that ensures long term community outcomes and that is connected to its place in the wider neighbourhood of Redfern.

THE PRINCIPLES UNDERPINNING OUR DESIGN STRATEGY FOR REDFERN ARE:

Environmental sustainability – we care deeply for our planet and aim to deliver a sustainable project that is climate resilient and built to last with minimal ongoing maintenance requirements. We seek to use low carbon materials and techniques to reduce the environmental impact of our projects and the ongoing impact of our homes once they are built. To achieve this, we have developed a site-specific environment sustainability strategy that targets low embodied and operating emissions through careful design. Units will be energy and water efficient, thermally comfortable and reflect passive design principles. Redfern Place will be fully electric and benefit from over 250KW of solar power, enabling a long term sustainable approach to energy consumption, as well as reducing the power costs for residents.

Country-oriented – in delivering projects on land that always was and always will be Aboriginal land, we prioritise design that reflects and celebrates Aboriginal knowledge and culture while enabling residents to connect with and care for nature. We have engaged Aboriginal consulting firm Yerrabingin to provide a mapping of country and engagement with the local Aboriginal community to ensure the rich history of the site pre- and post-colonisation is reflected through the design, including the internal apartment layouts, communal areas, public art and landscaping.

Person - and family-centred – good design impacts the health, safety and wellbeing of residents for the better. We seek to deliver accessible and adaptable homes that provide a sense of comfort and flexibility for residents while ensuring their safety and capacity to participate in the broader community. Wherever possible, all homes meet the silver level livable design standard and 15% meet gold standard (and adaptable units). Units are generously sized with private open space, maximum cross-ventilation and solar access to optimise livability. A sense of safety will be achieved through passive surveillance strategies across public open space and secure buildings.

Value for money – careful consideration is required to achieve a balance between quality and value. In assessing this, we leverage innovative design approaches and techniques to reduce construction costs while minimising long term maintenance and operating costs. This will be achieved through design development with the rigorous assessment of innovative construction approaches such as the use of bathroom pods, façade systems, durable finishes and fixtures throughout units and common areas, native planting strategies and energy efficient common area design to reduce operating costs.

Community-led – people transform buildings into neighbourhoods and communities. Through design, we provide opportunities for people to come together formally and informally. Redfern Place includes a PCYC community building, providing a dedicated space for residents, neighbours and the broader community to come together. Bridge Housing will also have an onsite office which will provide access to services and support for the new and surrounding residents of Redfern.

Redfern Place's design has been closely informed by the City of Sydney's Site Specific Design Guide, Homes NSW's Good Design for Social Housing and Design Requirements, and feedback provided by the Government Architect's Design Review Panel as part of the Design Excellence process. The design journey has considered the need to maximise social, affordable and specialist disability support housing on-site, which minimises or mitigates impacts on the existing neighbourhood.

PROPOSED TENURE MIX

Redfern Place will include 355 social, affordable and speciality disability housing where the 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 LGA there are around 11,000 social housing dwellings and just over 1,000 affordable housing units. 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. Redfern Place would contribute almost 60% of this annual figure on delivery. The proposed mix of social and affordable housing is subject to Bridge Housing securing external funding.

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. 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 are responding to this with all homes built to Silver Livable Standard and 15% built to Gold Livable 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.

600-660 Elizabeth St, Redfern 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 project will also 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.

01 Introduction

MIX AND YIELD




BRIDGE HOUSING ASPIRES TO DELIVER:





- **197** affordable homes
- **147** social homes
- **10** specialist disability accommodation (SDA) + **1** carer's unit
- **3,542m2 PCYC community facility** – including recreational and community spaces
- **876m2 Commercial Floorplate** to be taken by Bridge Housing Head Office
- **Redfern Place Community Hub** – including a community room, and community lounge and respite space
- Consolidated basement accommodating ~ **66 car spaces**

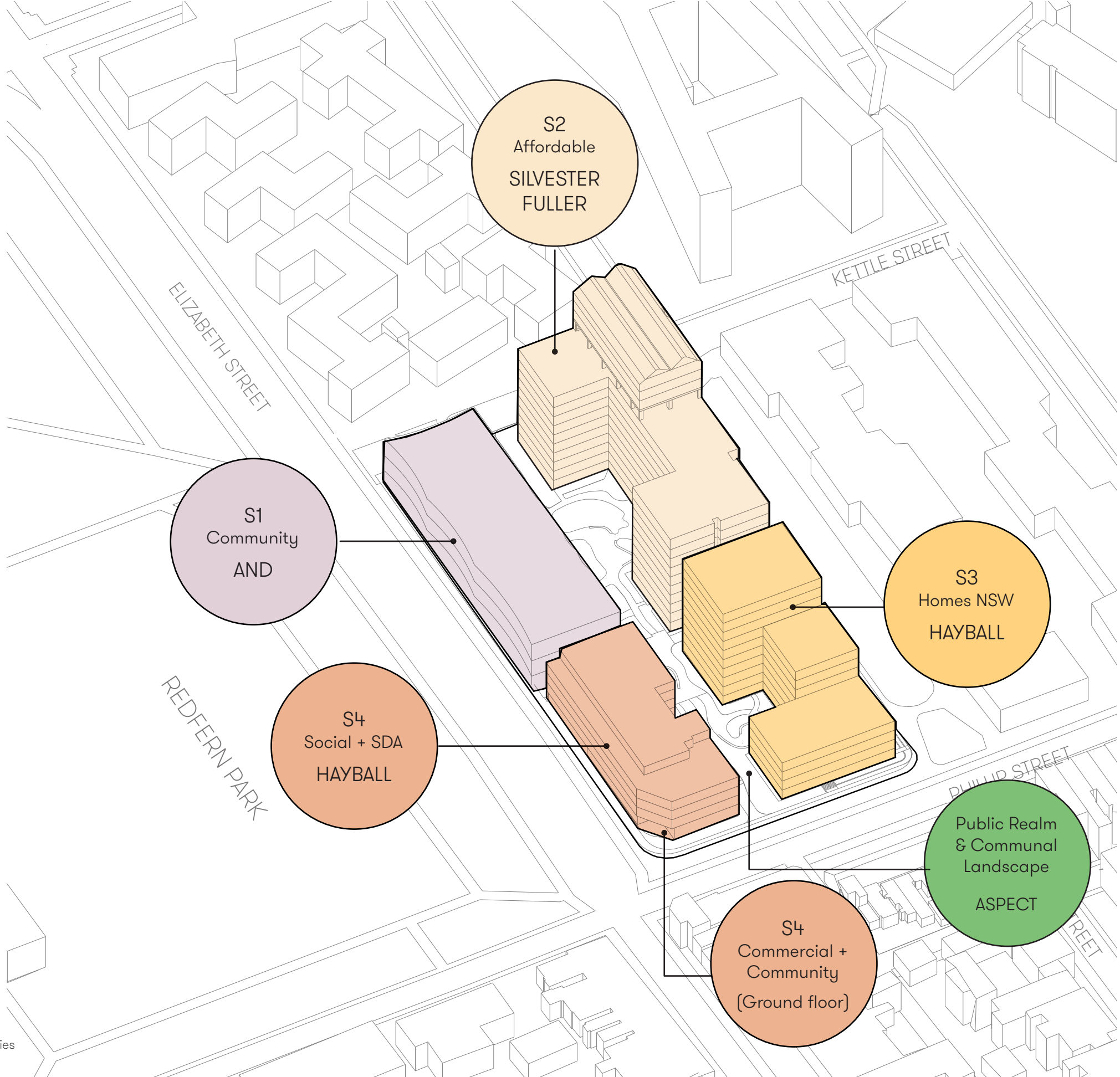
15% of all social and affordable housing will be for Aboriginal households. Social housing will initially be prioritised for Waterloo estate relocations, keeping Waterloo residents close to their established community.

APARTMENT MIX

Type	Quantity	Percentage
Studio	47	13%
1 Bed	141	40%
2 Bed	151	43%
3 Bed	16	4%
TOTAL NUMBER OF APARTMENTS	355	
TOTAL GFA (excluding non-FSR community facilities)	26,495m2	
TOTAL GFA (including non FSR community facilities)	30,201.8m2	
FSR	2.442 : 1	

-  S1 Community - PCYC Facilities
-  S2 Affordable Dwellings
-  S3 Homes NSW Social Dwellings
-  S4 Commercial + Community Facilities
-  S4 Bridge Social + SDA Dwellings



01 Introduction

CONNECTING WITH COUNTRY

WANGGANI DHAYAR PROCESS - LISTEN TO COUNTRY

The Wanggani Dhayar process is fluid, with reiteration and organic formation of the design throughout.

The graphic right represents the stages of the Wanggani Dhayar design process, including framing the design, identifying the audience/users, the Design Jam, logic and assumption testing, cultural checking, and sharing the solution through the form of a pitch.

Redfern is a significant place for the Indigenous community - with immense historical, cultural, and political value. A place that revolves around strong communal principles between the local. As a place of strength and resilience for Indigenous people, its it extremely important for the local Indigenous community to be consulted and to have input on this project and throughout the entire process.

Engagement session one took place on Friday March 1st, 2024. The focus of the initial engagement session was to conduct a site walk on Country, and brainstorm with community and the project team to develop Connecting with Country Principles for the Redfern Place project.

Engagement session two took place on Tuesday March 19th, 2024. The focus of this engagement session was to seek communities endorsement on the three Connecting with Country design principles formed by the project team following engagement session one.

Engagement session three took place on Tuesday April 2nd, 2024. This session focused on spatial workshops to interrogate specific design moves and interventions to strengthen the designs connection to Country.



FRAMING THE DESIGN

Articulate the problems and opportunities

What are the benefits or best outcomes we want this to achieve? This was undertaken initially by Yerrabingin during the concept stage.



HOW MIGHT WE?

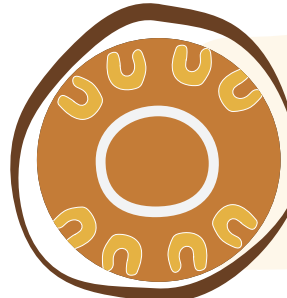
Revisit our thoughts/ideas. Who is our audience/user? What is their experience?

Test and ideate the original how might we question.



DESIGN JAM

Multiple sessions that push for the widest possible range of ideas by bringing together different styles of thinking. Rapid prototypes, principles and themes that feature Indigenous design principles. The initial workshop to occur in February 2024, then flexible through the design process to respond to feedback and input from the community.



LOGIC AND ASSUMPTION TESTING

Closing the feedback loop with internal and external stakeholders. Cultural logic is reviewed by community to ensure that cultural knowledge is appropriately represented in the design.



THE PITCH

From our process of design iteration we now have a feasible, viable and desirable design solution to share and develop.



01 Introduction

CONNECTING WITH COUNTRY - WALK ON COUNTRY AND DESIGN JAM 1



DESIGN JAM

Multiple sessions that push for the widest possible range of ideas by bringing together different styles of thinking. Rapid prototypes, principles and themes that feature Indigenous design principles.



WALK ON COUNTRY

The project begins with a "Walk on Country" where the project team and local First Nations community members explore the site, discuss initial ideas, and share aspirations for the project.

The walk provides a sense of scale and highlights key points for engagement. Spending time on Country helps visualise potential experiences and fosters a deeper connection to the site. This inclusive approach ensures that community members have ample opportunities to contribute their ideas and understand the project's impact on the site's intangible elements.



DESIGN JAM 1

The Design Jam gathers diverse perspectives, including local First Nations community members, the Project Team, and the client, to generate innovative design solutions inspired by the land.

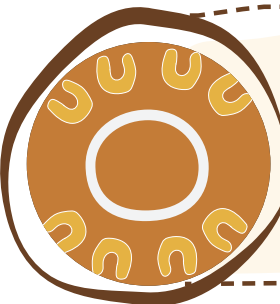
The initial stage of the Wanggani Dhayar process, 'Framing the Design', clarifies the project's direction by creating a focused challenge, often expressed as a 'How might we' question. For the Redfern Place Design Jam, the question was: "How might we create an invitation to connect with Country through the design of Redfern Place?"

Various groups workshoped topics including vegetation and water, storytelling, history and identity, amenity, knowledge, community, inclusive public facilities, art and motifs, cultural safety, language, and inspiration from Country, connecting to Country, and recent history.



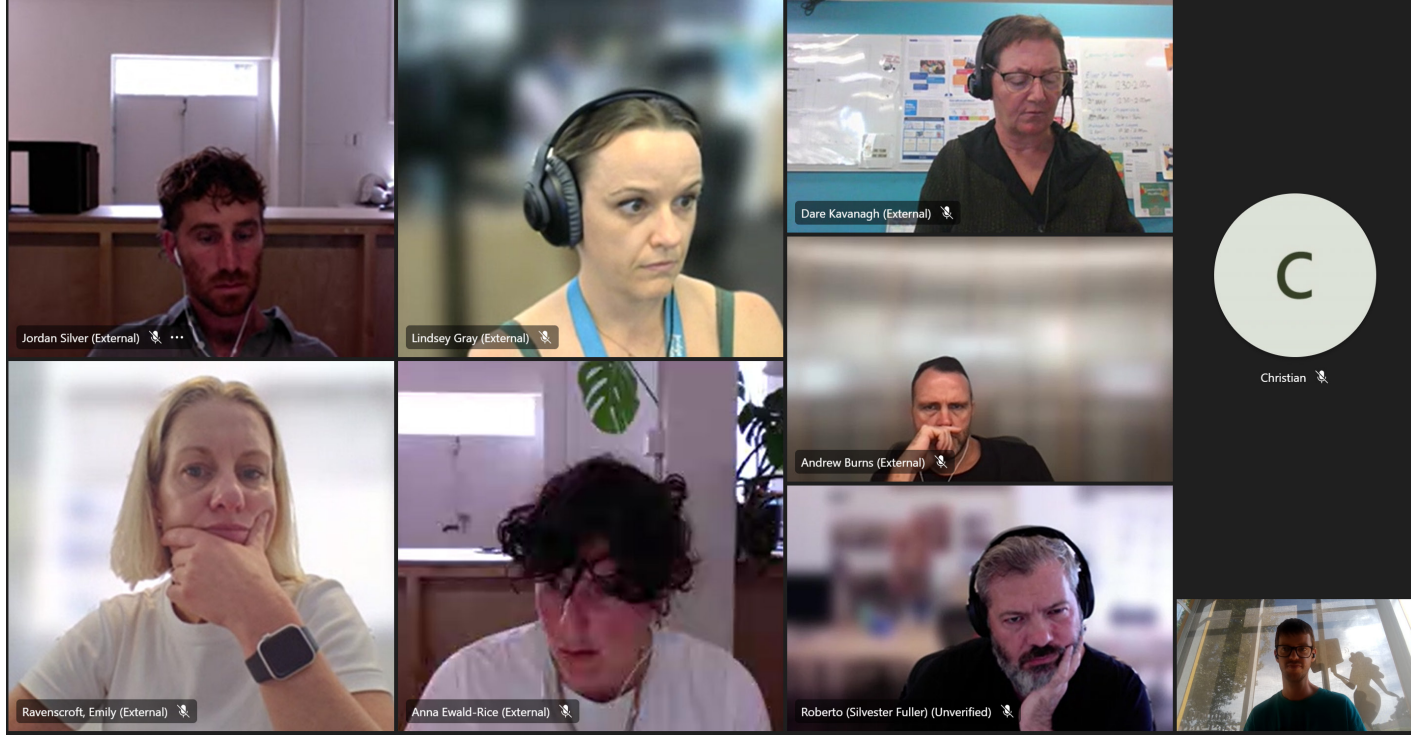
01 Introduction

CONNECTING WITH COUNTRY - DEVELOPING CWC PRINCIPLES



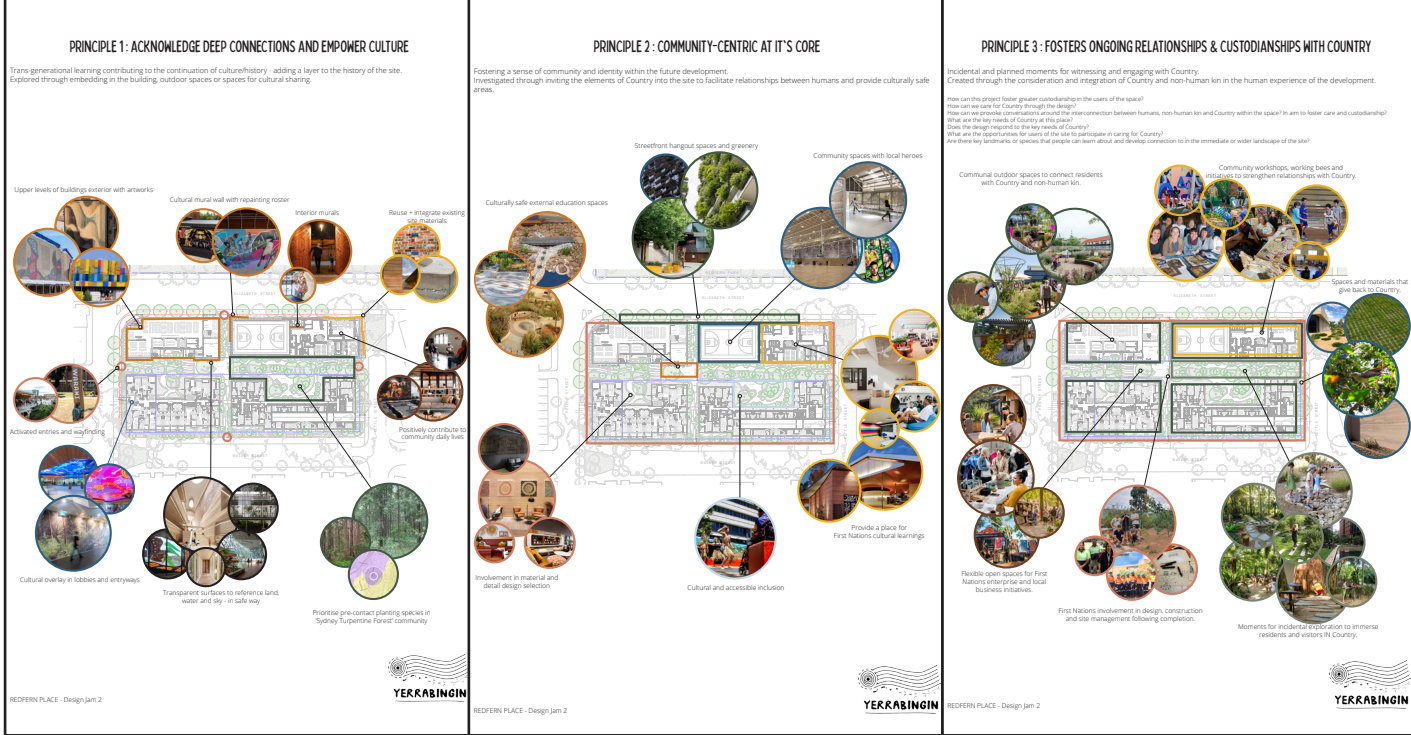
LOGIC AND ASSUMPTION TESTING

Closing the feedback loop with internal and external stakeholders. Cultural logic is reviewed by community to ensure cultural knowledge is appropriately represented in the design.



ONLINE SESSION

Following Design Jam 1, Yerrabingin facilitated an online workshop with the project team. The purpose of this session was to formulate 3 CwC Design Principles to assist in guiding the design at Redfern Place. These 3 principles are a culmination of the data and input shared by community during the first Design Jam.



CONNECTING WITH COUNTRY PRINCIPLES


Following the online project team session, Yerrabingin collected some of the precedent imagery shared by the project team and created one visual poster per principle, and highlighted the potential location on site.

1. Acknowledge deep connections and empower culture.
2. Community centric at it's core.
3. Fosters ongoing relationships and custodianships with Country.



01 Introduction

CONNECTING WITH COUNTRY - DESIGN JAMS 2 AND 3



DESIGN JAM

Multiple sessions that push for the widest possible range of ideas by bringing together different styles of thinking. Rapid prototypes, principles and themes that feature Indigenous design principles.



DESIGN JAM 2

In this session we presented the 3 Connecting with Country Principles to the community. Each attendees was given a green and a red sticker. Green was to indicate the most innovative idea, and red was to highlight the idea which could use further development. Attendees were also encouraged to attach a post-it note next to the red sticker, with a recommendation on how the element of the CwC Principle could be developed or strengthened.

Principles discussed in this workshop included: acknowledge deep connections and empower culture, community-centric at its core, and fostering ongoing relationships and custodianships with Country.



DESIGN JAM 3

The most recent session focused around three key elements of the design which would benefit from further discussion with community. These included;

- Community Rooftops
- Breezeways
- Typical Apartment Layout (pictured above)

By exploring each of these areas from a spatial/experiential perspective, the project team were able to better understand the aspirations and ideal outcomes for the First Nations community.



01 Introduction

CONNECTING WITH COUNTRY - ONGOING OPPORTUNITIES



COMMUNITY HUB AT REDFERN PCYC | REDFERN GRAPPLING CLUB



FIRST NATIONS EDUCATIONAL WORKSHOPS | MALIMA



COMMUNITY URBAN GARDENS | RADIOZONA



POTENTIAL FOR MARKETS AND ENTERPRISE | ONLYMELBOURNE

PCYC WORKSHOP

There is the opportunity to conduct a targeted PCYC First Nations Community Workshop to explore the opportunities Redfern Place can create through First Nations education, activities, opportunities - and ensuring an overall safe and comfortable community hub for not only the First Nations youth, adults and elders, but also the wider community for Redfern.

RESIDENT WORKSHOPS AND GATHERINGS

Opportunities for ongoing workshops and educational gatherings to be held at Redfern Place, inviting residents and the wider community in to learn about Country, Caring for Country and the stories across site.

COMMUNAL GARDEN MEALS

Opportunities for group gardening days and meal planning from the gardens. Communal cooking events for the residents to use 'home grown' food and incorporate bush foods within these gardens.

HOSTING COMMUNITY EVENTS

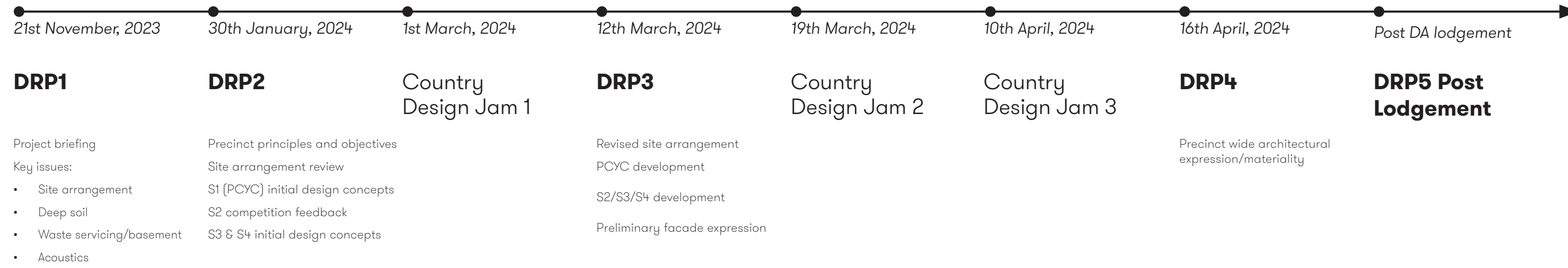
To build connections with the surrounding community Redfern Place will allow the opportunity to host and run community based events such as market days, stalls, education events and visiting events.

Opening the doors and space to the wider community allowing residents to build and continue relationships within Redfern.



01 Introduction

DRP AND COUNTRY CONSULTATIONS



COUNTRY DESIGN JAM 3 WORKSHOP (LEFT)



COUNTRY DESIGN JAM 3 BREEZEWAY DISCUSSION (RIGHT)