



# City West Housing Pty Ltd

## North Eveleigh Affordable Housing Project

### Social Impact Assessment

March 2013



# Executive summary

## *Introduction*

The City West Housing (CWH) North Eveleigh Affordable Housing Project will provide a residential development of 88 affordable housing units within the Redfern Waterloo urban renewal area and the City of Sydney Local Government Area (LGA). The project is in response to an identified need for increased supply of affordable housing within Redfern Waterloo and the City of Sydney.

This Social Impact Assessment (SIA) report provides:

- Analysis of the policy and community context for the CWH North Eveleigh project.
- Identification of key social implications and potential social impacts and benefits resulting from the development.
- Recommended mitigation or enhancement strategies.

## *The City West Housing Project*

The CWH North Eveleigh Affordable Housing Project will provide for 88 affordable rental units including a mix of: 47 one bedroom apartments; 36 two bedroom apartments; and 5 three bedroom apartments. This will include eight adaptable units.

The design of the building includes a communal area on the rooftop for tenants, with shared seating and barbeque facilities. Each floor of the building will include common areas with seating which encourage informal interaction, and a community garden is planned for the ground floor as part of the private open space for tenants.

Thirty nine car parking spaces will be located in the secure access basement, along with ample bicycle parking spaces. This car parking allowance exceeds CWH's policy of providing 40% of dwellings with car parks, and is in line with CWH's policy of encouraging active and sustainable transport options for their tenants.

## *Project background*

North Eveleigh is located within the Redfern Waterloo urban renewal area. The Redfern Waterloo precinct has been identified as a priority area for revitalisation and redevelopment by the NSW Government to help accommodate the growing population of Sydney into the future.

The overall concept plan for North Eveleigh provides for an estimated 1,258 new dwellings across the total site, which is expected to house approximately 2,400 new residents. The concept plan also aims to provide up to 3,270 permanent new jobs (Urbis, 2008).

A 12% target has been set for the affordable housing portion of new dwellings on the site, which will be funded by the UGDC's affordable housing development levies. This equates to approximately 151 affordable housing dwellings. The CWH North Eveleigh Project will provide for approximately 60% of this target (88 of the total 150 dwellings).

Affordable housing is defined as housing which is appropriate to the needs of very low to moderate income households, and which does not consume more than 30% of household income (net), so that households are left without sufficient money to meet other basic living costs (SMDA, 2011).

People within these income groups are often classified as 'key workers' or people who work in typically lower paid jobs, but provide important and essential services to our communities.

These can include nurses, bus drivers, office workers, construction workers, childcare workers, cleaners, and shop assistants.

City West Housing has developed a reputation for providing high quality, well-designed buildings that are sustainable, accessible, provide high amenity to tenants, and are integrated into surrounding neighbourhoods and communities. CWH also implements a rigorous and responsive property maintenance program to ensure its properties are maintained to a high standard. CWH also encourages socially inclusive developments, aiming to ensure that all its tenants get to know each other; live together as good neighbours; and feel included and supported in their local community. CWH employs a full time Community Engagement Manager whose role focuses on facilitating social inclusion, community celebration and tenant participation across each of CWH's properties.

### ***Strategic policy context***

There are a number of state and local government policies which have strategic implications for the North Eveleigh Affordable Housing Project. In particular, there is a range of policies and strategies which encourage and guide the development of affordable rental housing within the City of Sydney Local Government Area (LGA) and the Redfern Waterloo precinct. This demonstrates the significant support for affordable housing projects within Sydney.

### ***Existing population profile***

CWH currently provides housing to 543 households within its 547 properties located throughout Pyrmont, Ultimo and Green Square. Within these households are approximately 1,034 total residents. The age profile of current tenants shows that CWH provides housing to a diverse range of age groups, from young families with children, to working adults and older people. CWH tenants are also from a diverse range of backgrounds and cultures including Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds and people with a disability.

Single households make up the largest proportion of current CWH households, and are the most in demand household type. Dual occupancy households, which would include couples or single parents with children, make up the next largest group of current households, and the second most in demand household type. The CWH North Eveleigh Project meets this demand by providing over 50% of development as one bedroom units (46), and over 40% as two bedroom units (36).

Applicants for CWH properties must demonstrate that they are on very low to moderate incomes, as well as a local connection to the City of Sydney. This is either through currently living or working in the LGA, or having previously lived in Ultimo, Pyrmont or Green Square for at least two years.

### ***Indicative future population profile***

Based on the proposed bedroom mix of the CWH North Eveleigh development, the indicative future population is 135 persons. The addition of 134 persons resulting from the CWH development comprises 5.5% of the total population resulting from the North Eveleigh Concept Plan, and is consistent with the overall population projections for the precinct.

The indicative age profile of the development shows that the CWH project will provide housing to a diversity of age groups. The majority of tenants are expected to be aged between 35 to 49 years, which is in line with the current age profile of CWH's properties. In addition to allocating housing to a balance across income groups, CWH seeks to provide housing to people from diverse cultural backgrounds, including Aboriginal and Torres Strait Islander people, CALD people, and people with a disability. With the inclusion of eight adaptable units (approximately

10% of the total dwellings), there is opportunity to provide housing to older people with mobility issues, or people with a disability, which is important given the age profile of the broader Redfern Waterloo area.

### ***Existing community facilities and services***

It is not likely that the small increase in the local population as a result of the CWH project will have a significant impact on local social infrastructure, such as child care services, schools or public open space.

Consultation on the overall North Eveleigh Concept Plan revealed that local existing schools have capacity to accommodate the proposed population of school aged children. A 45 place childcare centre is proposed as part of the overall concept plan, as well as the adaptive reuse of an existing heritage building for cultural/community purposes. In addition, UGDC has committed to providing public open space as part of the overall concept plan for North Eveleigh, including a small park located opposite the CWH development.

The CWH North Eveleigh development is located within 200m of Redfern Railway Station, and within 1.5km of Railway Square, a key interchange for bus services. In addition, bus stops within close proximity (e.g. Redfern Railway Station and Cleveland St) provide services to a large range of destinations within Sydney. This high level of accessibility to public transport services ensures that future tenants of the CWH North Eveleigh project will be encouraged to travel by public transport and will be less likely to rely on travel by private cars. This will help to decrease traffic and parking impacts on local streets.

### ***Outcomes of stakeholder and community consultation***

Key stakeholders consulted with for this SIA include the City of Sydney and Redfern Local Area Command. Broader stakeholder and community consultation is not within the scope of this SIA, however CWH has developed a Community Engagement Strategy and will undertake targeted consultation at key points in the project.

The City indicated support for design elements which encourage interaction between tenants including the rooftop common area, rear gallery access providing common areas with seating on each level, the open space area, the garden which will be raised above ground level to enable easier access for older people, and the inclusion of eight adaptable units to meet the needs of older people or people with a disability.

Discussions with Redfern Local Area Command focused on the distinction between public, social housing and affordable housing and the profile of people who live in affordable housing, and the profile of future tenants of the CWH North Eveleigh development. Concerns were raised about community safety issues which will be addressed through design elements and agreement between CWH and the Redfern Local Area Command to work collaboratively.

### ***Social impact assessment***

The SIA on the CWH North Eveleigh Affordable Housing Project identified a number of potential positive impacts and social risks that may result from the development.

The positive impacts are considered to be:

- Attraction of very low, low and moderate income workers to Redfern Waterloo many of whom will be “key workers” who are essential to the long term sustainability of the community.
- Retention of very low, low and moderate income workers to Redfern Waterloo with these households already living or working in the area.

- Activation of unused part of the North Eveleigh site and change in local character of site and surrounding area.
- Slight increase in people walking and cycling along local streets.
- Range of household types living in the development leading to a socially mixed community.
- Increased customer base for local businesses and services.

The potential risks or potential negative impacts identified include:

- Slight increase in cars travelling along and parking in local streets
- Potential for social isolation due to lack of interaction.
- Potential lack of acceptance of CWH tenants within broader community and by key service providers leading to social isolation.
- Amenity impacts from construction such as noise, vibration, dust, and increased construction traffic.
- Strain on local community facilities such as child care services, schools and open space.

### ***Recommendations and conclusion***

This SIA recommends a number of strategies to CWH to enhance the potential benefits and minimise the risks associated with the CWH North Eveleigh project. It is important to note that CWH already implements a number of these recommended initiatives to deliver high quality, successful affordable housing developments.

The CWH North Eveleigh Affordable Housing Project is an important step in providing more affordable housing in the Redfern Waterloo area, and inner Sydney. The CWH development and other affordable housing projects will help to retain and attract key workers and residents in the city. It is important to communicate these and other benefits to the community and stakeholders to ensure broad acceptance and develop strong, diverse and inclusive communities.

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# 1. Introduction

Housing is becoming increasingly unaffordable throughout Sydney. The lack of affordable housing creates a range of impacts for both individual households and the broader community. The provision of affordable housing has become a key focus for many government agencies and non-government organisations throughout Australia's cities and towns in order to ensure that very low, low and moderate income households have access to secure and long term housing in areas they choose to live and work.

This report has been prepared by GHD Pty Ltd for City West Housing Pty Ltd to outline the findings of a Social Impact Assessment (SIA) for the City West Housing (CWH) North Eveleigh Affordable Housing Project.

The CWH North Eveleigh Affordable Housing Project will provide a residential development of 88 affordable housing units within the Redfern Waterloo urban renewal area and the City of Sydney Local Government Area (LGA). The project is in response to an identified need for increased supply of affordable housing within Redfern Waterloo and the City of Sydney.

This SIA report provides:

- Analysis of the policy and community context for the CWH North Eveleigh project.
- Identification of key social implications and potential social impacts and benefits resulting from the development.
- Recommended mitigation or enhancement strategies.

## 1.1 Methodology

This SIA has been developed according to established best practice frameworks and guidelines. These include the Planning Institute of Australia Social Impact Assessment Practice Note (PIA, 2010) and the City of Sydney Social Impact Assessment Guidance (as provided by the City of Sydney). This SIA has been developed according to the following stages:

- Review of project background and policy context.
- Analysis of current demographics of CWH tenants and applicants, and the broader Redfern Waterloo community.
- Development of an indicative profile of future tenants of the CWH North Eveleigh development.
- Analysis of community consultation findings (from earlier engagement).
- Engagement with key stakeholders and analysis of findings.
- Identification of key social implications and issues.
- Impact assessment to identify potential impacts and benefits resulting from the development and stakeholder groups affected.
- Recommended mitigation or enhancement strategies for CWH and other key stakeholders.
- Summary of key information on North Eveleigh affordable housing project and other affordable housing developments provided by City West.

## 1.2 Scope, assumptions and limitations

The scope of this SIA considers the direct and indirect impacts that may result from the development of the CWH North Eveleigh Affordable Housing Project. As community consultation was undertaken as part of the Concept Plan application in 2008 and to inform the redevelopment of the Redfern Waterloo area, this SIA has not included any direct community consultation, and involved limited stakeholder consultation.

This report is subject to the assumptions and limitations set out throughout the report.

## 2. The City West Housing Project

The CWH North Eveleigh Affordable Housing Project is part of an overall concept plan for the redevelopment of North Eveleigh, part of the Redfern Waterloo urban renewal area (see Section 3.1). The development will provide for 88 affordable rental units including a mix of:

- 47 one bedroom apartments
- 36 two bedroom apartments
- 5 three bedroom apartments.

The units will be spread over six levels, with a mix of up to 14 different apartment designs. There will also be eight adaptable units which equates to approximately 10% of total apartments. The adaptable units are designed under the Australian Standard *4299 Adaptable Housing* and will be allocated across the three bedroom types:

- 5 one bedroom
- 2 two bedroom
- 1 three bedroom.

The design of the building includes a communal area on the rooftop for tenants, with shared seating and barbeque facilities. Each floor of the building will include common areas with seating which encourage informal interaction, and a community garden is planned for the ground floor as part of the private open space for tenants.

Thirty nine car parking spaces will be located in the secure access basement, along with ample bicycle parking spaces. The proposed car parking allowance for the North Eveleigh development is 44%, which generally exceeds CWH's policy for parking provision in new developments (approximately 40%). CWH's car parking policy is also to provide a single level basement for car parking, and secure bicycle parking to reduce reliance on private car use, and encourage active and sustainable transport options for tenants.

The proposed car parking provision is also in line with the overall North Eveleigh Concept Plan approved parking rates. In addition, CWH residents will not be eligible for on street parking permits under the City of Sydney's parking controls. The development therefore is not expected to increase the demand for on street parking in the North Eveleigh area.

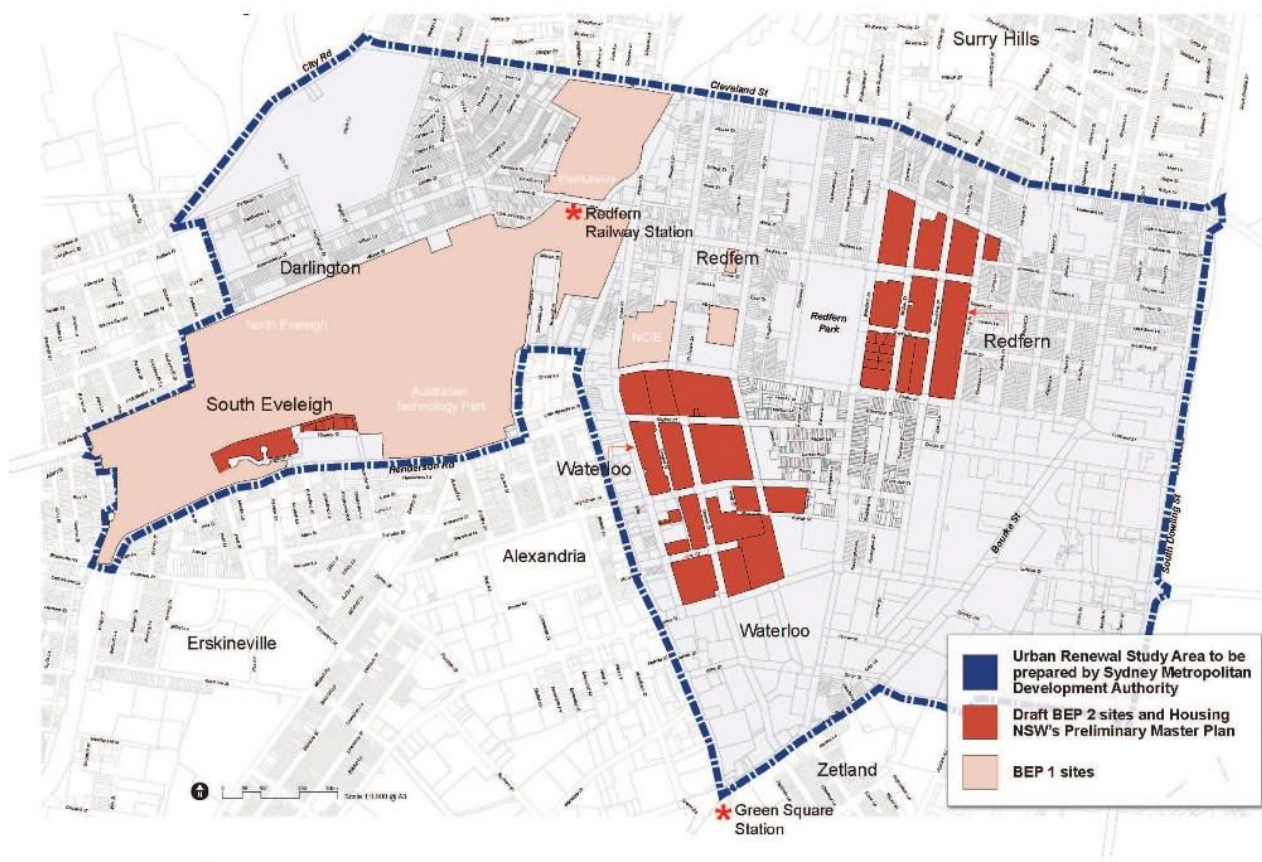
A landscape plan for the CWH site is currently being prepared, while UrbanGrowth NSW Development Corporation (UGDC) (formerly Sydney Metropolitan Development Authority and Landcom) is also currently developing a public domain plan for the overall North Eveleigh Concept Plan. The public domain plan will detail the design of new streets and open spaces.

### 3. Project background

#### 3.1 North Eveleigh Concept Plan

North Eveleigh is located within the Redfern Waterloo urban renewal area. The Redfern Waterloo precinct has been identified as a priority area for revitalisation and redevelopment by the NSW Government to help accommodate the growing population of Sydney into the future. UGDC is the NSW Government agency responsible for driving housing and employment opportunities in Redfern Waterloo and other urban precincts in Sydney. Figure 1 below shows the Redfern Waterloo urban renewal precinct.

Figure 1 Map showing the Redfern Waterloo urban renewal precinct



Source: (UGDC, 2013)

The larger North Eveleigh site will be developed over the next five to fifteen years into a mixed use development including residential, commercial, retail, cultural and community uses. A concept plan for the site was approved by the Minister for Planning in 2008. The concept plan establishes three precincts:

- Eastern Precinct - mix of commercial, residential, community and open space uses.
- Central Precinct - cultural and community uses and open space.
- Western Precinct - residential and open space.

The CWH development will be located in the Western Precinct. Figure 2 below shows the proposed concept plan for the North Eveleigh development.

Figure 2 North Eveleigh Concept Plan



Source: (Urbis, 2008)

The concept plan provides for an estimated 1,258 new dwellings across the precincts, which is expected to house approximately 2,400 new residents. The concept plan also aims to provide up to 3,270 permanent new jobs (Urbis, 2008).

A 12% target has been set for the affordable housing portion of new dwellings on the site, which will be funded by the UGDC's affordable housing development levies. This equates to approximately 151 affordable housing dwellings. The CWH North Eveleigh Project will provide for approximately 60% of this target (88 of the total 150 dwellings).

UGDC established a commitment to the development of affordable housing in Redfern Waterloo through the *Redfern Waterloo Draft Affordable Rental Housing Strategy 2011 – 2030*. The aim of the strategy is to encourage the development of affordable rental housing to meet the needs of an existing and growing community. This is to help ensure that lower income workers and households, who are essential to the productivity of Sydney's economy, will be retained and attracted to the area.

### 3.2 What is affordable housing?

Affordable housing is defined as housing which is appropriate to the needs of very low to moderate income households, and which does not consume more than 30% of household income (net), so that households are left without sufficient money to meet other basic living costs (SMDA, 2011).

The NSW Government has developed a set of guidelines for the provision of affordable housing (*NSW Affordable Housing Guidelines 2012*) which state that affordable housing aims to:

- Create access to affordable housing for households in housing stress who do not meet the social housing eligibility criteria or who would be unlikely to be allocated social housing in the short to medium term.
- Support households with income growth potential and/or prospective home ownership in the medium term by offering affordable rental housing.



- Give public housing applicants and tenants, including those exiting public housing, another choice of housing which may be more suited to their needs.

The table below provides the *NSW Affordable Housing Guidelines 2012* (Housing NSW, 2012) definition of very low, low and moderate income households.

**Table 1 Median household income levels by income band**

Income bands	% of median income (for Sydney or rest of NSW)	Annual income range (Sydney) 2013-13	Annual income range (NSW) 2012-13
Very low	50% median	\$35,300	\$31,700
Low	50% - 80% median	\$56,500	\$50,700
Moderate	80% - 120% median	\$84,700	\$76,000

People within these income bands are often classified as 'key workers' or people who work in typically lower paid jobs, but provide important and essential services to our communities. These can include nurses, bus drivers, office workers, construction workers, childcare workers, cleaners, and shop assistants.

Registered community housing providers are well placed to deliver affordable rental housing, and are subject to guidelines and legislation which ensures they deliver products which are attractive, designed well, and maintained to a high standard.

### 3.3 About City West Housing

City West Housing (CWH) is a not for profit organisation whose charter is to provide affordable, secure and long term housing in Pyrmont, Ultimo and Green Square. Affordable housing is provided to people in high need, on very low to moderate incomes and who can demonstrate a connection to the City of Sydney LGA, whether through living or working in the City. CWH has an established allocations policy to determine the best match between the level of an applicant's needs and available dwellings.

CWH was established in 1994 to ensure that affordable housing options were maintained in Ultimo and Pyrmont for local residents who were vulnerable to displacement due to the redevelopment of the area. CWH expanded its operations to Green Square in 1998, and currently provides 547 units across approximately 15 properties. These units range from terrace houses to low and medium rise apartment dwellings.

CWH has developed a reputation for providing high quality, well-designed buildings that are sustainable, accessible, provide high amenity to tenants, and are integrated into surrounding neighbourhoods and communities. CWH also implements a rigorous and responsive property maintenance program to ensure its properties are maintained to a high standard. This maintenance program also helps to develop in tenants a sense of pride in their home and surroundings, contributing to connected and healthy communities. The quality of CWH's properties and maintenance program is reflected in the results of their 2012 Annual Tenant Survey, which revealed 89% satisfaction with the overall service provided by CWH, and 78% satisfaction with repairs and maintenance.<sup>1</sup>

<sup>1</sup> There was 197 responses to the 2012 Annual Tenant Survey, representing a 36% response rate.

CWH is committed to not only providing quality homes for tenants, but also it encourages socially inclusive developments. It aims to ensure that all its tenants get to know each other; live together as good neighbours; and feel included and supported in their local community. The CWH North Eveleigh development has been designed with these principles in mind, encouraging social interaction through design elements such as common areas, a community garden, and shared rooftop.

CWH employs a full time Community Engagement Manager whose role focuses on facilitating social inclusion, community celebration and tenant participation across each of CWH's properties. The Community Engagement Manager organises various activities and events for tenants such as school holiday activities, social events, and gardening. The Community Engagement Manager has also facilitated participation initiatives for tenants such as developing a resident vision for CWH, and a scholarship program for children living in CWH.



## 4. Strategic policy context

There are a number of state and local government policies which have strategic implications for the North Eveleigh Affordable Housing Project. This section outlines those that are most relevant to this SIA and which relate to the delivery of affordable housing and the redevelopment of Redfern Waterloo.

### 4.1 Affordable Housing

A number of strategies and policies have been developed by government agencies to encourage and guide the delivery of affordable rental housing. Relevant policies include:

#### **Universal Declaration of Human Rights**

There is a growing international practice of Human Rights Impact Assessment, both as part of Social Impact Assessment or as a standalone assessment. Australia is a signatory to the Universal Declaration of Human Rights. The provision of affordable housing through the North Eveleigh project supports Article 25 of the Universal Declaration of Human Rights, “that everyone has the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing ...” The CWH North Eveleigh project will provide affordable housing to an estimated 134 people, this affordable housing will be a key component of an adequate standard of living of the future tenants.

#### **State Environmental Planning Policy (Affordable Rental Housing) 2009**

The Affordable Housing SEPP seeks to increase the supply of new forms of affordable housing, protect the existing supply, and facilitate the expansion of the role of not-for-profit providers. The SEPP sets out development standards and planning controls associated with the modification of existing or the creation of new, low cost rental accommodation, and assists with providing affordable housing closer to major employment areas. Amendments were made to the SEPP in May 2011 which included a more extensive public transport test. The SEPP encourages development of higher density housing by private developers, subject to a proportion of dwellings being provided for affordable housing.

#### **Redfern Waterloo draft Affordable Rental Housing Strategy 2011 – 2030**

This strategy provides a high level strategic policy framework to facilitate the achievement of affordable housing supply in Redfern Waterloo. The purpose of the strategy is to encourage the development of affordable housing that is managed by community housing providers. The strategy states that affordable housing is needed in Redfern Waterloo to meet the needs of existing residents, as well as attracting and retaining lower income workers and households.

The strategy details current affordable housing targets, contribution rates and potential affordable housing yields based on the relevant planning provisions of Built Environment Plan Stage One (BEP1) (including the North Eveleigh Concept Plan) and draft Built Environment Plan Stage Two (BEP2).

Relevant principles include:

- Affordable housing is to be made available to a mix of very low, low and moderate income households.
- The provision and ongoing management of affordable housing should contribute to the creation of mixed and balanced communities with a socially diverse residential population representative of all income groups in a locality.
- Affordable housing is to consist of dwellings constructed to a standard that is consistent with other dwellings in the vicinity.

## **City of Sydney Affordable Rental Housing Strategy 2009 – 2014**

The aim of the City's Affordable Rental Housing Strategy is to protect existing affordable housing and facilitate new affordable housing in the City, particularly for households on very low to moderate incomes. The strategy adopts targets for the provision of affordable housing in the City, which will require a substantial increase in the amount of affordable housing currently provided in the City.

## **Sustainable Sydney 2030**

The City of Sydney's 25 year strategic plan outlines vision for the City into the future. The City has established ten targets, including that by 2030, 7.5 per cent of all City housing will be social housing, and 7.5 per cent will be affordable housing delivered by not-for-profit or other providers. '*Housing for a Diverse Population*' has been adopted as a key strategic direction for the City. The strategy identifies the need to increase the supply of affordable rental housing stock by nearly 8,000 units by 2030.

## **4.2 Redevelopment of Redfern Waterloo**

The UGDC is responsible for the redevelopment of Redfern Waterloo to meet the growing need for housing and employment in Sydney. A range of strategies and policies have been developed by UGDC and other government agencies to guide the redevelopment.

## **Metropolitan Plan for Sydney 2036 and Sydney City Subregional Strategy 2008**

These strategies set out the challenges facing Sydney over the next 25 years including population forecasts to reach 6 million, a need for an additional 770,000 homes and an increased 760,000 jobs by 2036. The Redfern Waterloo area is within the Sydney City Subregion. According to the subregional plan there will be an additional 55,000 dwellings in the City of Sydney by 2031.

The Sydney Metropolitan Strategy identifies a number of initiatives to improve the affordability of housing, facilitate the development of affordable housing and to redevelop and regenerate Housing NSW stock. Specific initiatives include:

- C4.1 Improve the affordability of housing
- C4.2 Redevelop and regenerate Department of Housing stock
- C4.3 Use planning mechanisms to provide affordable housing

## **State Environmental Planning Policy (Urban Renewal) 2010**

The Urban Renewal SEPP identifies the Redfern-Waterloo precinct as a potential area for urban renewal. The objectives of the SEPP are to build on the strengths of each urban precinct; transform under used or dilapidated areas; boost local economies; and provide a mix of uses and activities to meet the needs of the population.

## **Built Environment Plan Stage One (BEP1) 2006**

BEP1 sets out a planning framework to encourage future economic growth and the creation of up to 18,000 jobs throughout Redfern Waterloo. The framework includes plans to generate more than 444,000sqm of new employment space; 2,000 new homes a new Town Centre; improved pedestrian access to our residential and business hubs; and better urban design.

## **Draft Redfern Waterloo Built Environment Plan Stage 2 (Draft BEP 2) 2011**

Draft BEP2 outlines a proposed strategic urban design and planning framework to facilitate the transformation of the public housing sites within Redfern Waterloo over the next 25 years. These concentrated Housing NSW sites are located in Redfern, Waterloo and South Eveleigh, and the plan allows for an increase in housing to 7,000 units. This is expected to comprise 40%

social housing (2,800 dwellings), 10% affordable housing (700 dwellings) and 50% private housing (3,500 dwellings). To ensure that there is no net loss of social housing across the City of Sydney LGA as a result of the redevelopment, Housing NSW has committed to rehousing the 700 public housing dwellings on other sites within the LGA.

#### **Redfern Waterloo Human Services Plan 2005 & 2008**

The previous Redfern Waterloo Authority developed a framework for improving the coordination, quality and access to health, education, disability, transport, employment and other human services in Redfern and Waterloo. The plan identifies various priorities and actions which seek to improve services delivered to target groups in the community. Priorities relevant to the North Eveleigh Affordable Housing Project relate to improving support for vulnerable people, reducing homelessness and improving housing amenity and services for older people.

#### **Redfern Waterloo Urban Renewal Study** (currently being developed)

The Urban Renewal SEPP requires the preparation of an Urban Renewal Study for Redfern Waterloo which addresses various issues, including specifically social needs and improvements required to support renewal. The UGDC is currently developing the Urban Renewal Study, which will comprise a strategic road map for the future direction of Redfern Waterloo. The draft Urban Renewal Study will be placed on public exhibition once it has been finalised.

#### **Redfern Waterloo Preliminary Master Plan** (currently being developed)

NSW Land & Housing Corporation (LAHC) is currently preparing a Preliminary Master Plan in consultation with public housing residents and the broader community. The Preliminary Master Plan will build on the work undertaken in developing BEP2 and the Urban Renewal Study, guiding the implementation of the renewal strategy. The key objective of the Redfern Waterloo Preliminary Master Plan is to provide a guiding framework for the redevelopment of the social housing sites, delivering an integrated mix of private, social and affordable housing as a component of the proposed redevelopment of the greater Redfern Waterloo area. It will guide building form and land use mix and provide the framework for the improvement of public areas and open space, the provision of community facilities, new environmental initiatives and other elements that are important to creating a sustainable and liveable community.

### **4.3 Key implications**

The policy context for the North Eveleigh Affordable Housing Project reveals a number of implications including:

- The delivery of affordable rental housing is a key priority for the NSW government and the City of Sydney to help ensure key workers and a diversity of residents is retained in the City. This demonstrates the current support for affordable housing projects across various levels of government.
- The CWH North Eveleigh Project supports the strategic direction for the broader Redfern Waterloo renewal area by providing affordable housing and helping to meet the needs of working people on low and moderate incomes or people who are in housing stress.

## 5. Existing population profile

This section presents an overview of the demographic profile of CHW tenants, and the Redfern Waterloo Operational Area.<sup>2</sup> The profile for CWH tenants is based on data for their current tenants and those on the waiting lists.<sup>3</sup> The profile of Redfern Waterloo is primarily based on data from the 2011 Census<sup>4</sup>, with comparison to 2006 Census data to highlight trends over time. This has been compared to data for the City of Sydney LGA (referred to in this report as 'the City').

### 5.1 City West Housing residents

CWH currently provides housing to 543 households within its 547 properties located throughout Pyrmont, Ultimo and Green Square (currently there is four vacancies which are being filled). Within these households are approximately 1,034 total residents. Of the total residents, approximately 298 are children under 18 years of age. In addition to this, there are currently 378 households who have applied for housing and are on CWH's waiting list. Based on the types of households that have applied, there is a total of 608 persons waiting to be housed in CWH units. Table 2 below shows the current age profile of CWH tenants.

Table 2 Age profile of current City West Housing tenants

Age groups	Number	Per cent
0 to 4 years	51	4.9%
5 to 11 years	134	13.0%
12 to 17 years	113	10.9%
18 to 24 years	82	7.9%
25 to 34 years	111	10.7%
35 to 49 years	245	23.7%
50 to 59 years	141	13.6%
60 to 69 years	84	8.1%
70 to 84 years	70	6.8%
85 years and over	3	0.3%
<b>Total</b>	<b>1034</b>	<b>100%</b>

The age profile demonstrates that the highest proportion of tenants is aged between 35 to 49 years old. This is followed by tenants aged 50 to 59 years, and primary school aged children (5 to 11 years). The age profile shows that CWH provides housing to a diverse range of age groups, from young families with children, to working adults and older people.

<sup>2</sup> This data has been supplied to GHD by UGDC

<sup>3</sup> This data has been supplied to GHD by City West Housing

<sup>4</sup> At the time UGDC purchased the data for Redfern Waterloo, ABS Census 2011 employment, educational attainment and journey to work data was not available. In these instances, Census 2006 data has been used.

CWH tenants are from a diverse range of backgrounds and cultures including Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds and people with a disability.

Table 3 below displays the number of households currently in CWH's units, and those on the waiting list.

**Table 3 Current City West Housing households and waiting list**

Household type	Current CWH households		CWH waiting list	
	Number	Per cent	Number	Per cent
Single occupancy	258	47.5%	237	62.7%
Dual occupancy	151	27.8%	78	20.6%
Three person occupancy	76	14.0%	40	10.6%
Four person occupancy	44	8.1%	20	5.3%
Five person occupancy	14	2.6%	3	0.8%
<b>Total households</b>	<b>543</b>	<b>100%</b>	<b>378</b>	<b>100%</b>

Note: Dual occupancy includes couples and single parents; Three person and above includes both two and single parent families.

The table above shows that single households make up the largest proportion of current CWH households. Additionally, at 63% of the waiting list, single households are also the most in demand. Dual occupancy households, which would include couples or single parents with children, make up the next largest group of current households, and the second most in demand household type. The CWH North Eveleigh Project has been designed to meet the demand demonstrated by their waiting list by providing over 50% of development as one bedroom units (47), and over 40% as two bedroom units (36).

The waiting list for CWH represents a diverse range of people with various housing needs. This includes older people or people with a disability who may require an adaptable dwelling to accommodate their needs. There is currently 51 persons on the waiting list who are over the age of 65 (13.5% of total applicants), however only two people who have an immediate need for wheelchair access.<sup>5</sup> The CWH North Eveleigh project is providing nine adaptable units, or 10% of the total dwellings, which will meet the needs of those who immediately require adaptable units, as well as those who are likely to in the future.

To ensure a diverse mix of tenants within their properties, affordable housing providers are required to provide housing to people across a range of incomes. These include very low, low and moderate incomes, which are defined by CWH in three income bands (see Table 4 below).

<sup>5</sup> According to information provided by CWH, February 2013

Table 4 City West Housing income bands

		Percentage target for income bands in each CWH Property
<b>Band 1</b>	Up to \$31,420	25%
<b>Band 2</b>	\$31,421 - \$52,612	45%
<b>Band 3</b>	\$52,613 - \$89,471	30%

\*as at 1 July 2012

CWH's model includes targets for each income band for each property, to ensure diversity both across CWH's portfolio and within each property.

As well as demonstrating that they are on very low to moderate incomes, applicants for CWH properties must demonstrate that they have a local connection to the City of Sydney. This is either through currently living or working in the LGA, or having previously lived in Ultimo, Pyrmont or Green Square for at least two years. Therefore all households on the waiting list in Table 3 above meet this requirement.

Of the total CWH properties, 45% have an allocated car park, and four properties do not have any allocated car parking. Demand for car parking varies across the properties according to location, proximity to public transport and other factors. CWH's current car parking waiting list for its existing properties demonstrates that 11% of all households across all CWH properties are currently waiting for a car park. This indicates that there is currently a relatively low demand for additional car parking by CWH tenants.

## 5.2 Redfern Waterloo Area

The Redfern Waterloo urban area is a large precinct, located close to the Sydney CBD. In 2011 the population was 25,406 people. The area has experienced a significant amount of population growth over recent years (11.4% between 2006 and 2011), reflecting the overall growth of Sydney's population, as well as the increased development in the area.

Redfern Waterloo is characterised by a socially mixed, diverse community. Overall, Redfern Waterloo is more disadvantaged than the City of Sydney LGA. This is due to the large social housing estates which are located in the area.

Despite this, the suburbs within the area demonstrate that the majority of private residents living in Redfern Waterloo are well educated, are working in professional industries, and earn reasonably high incomes.

The social housing tenants who live in Redfern Waterloo are characterised by an older age profile, a higher proportion of residents from Culturally and Linguistically Diverse (CALD) backgrounds, and a higher proportion of people who identify as Aboriginal and Torres Strait Islander (ATSI). Redfern Waterloo also holds strong cultural significance for the ATSI community. In addition, Redfern Waterloo has a lower rate of car ownership compared to the City of Sydney, with almost half of total households (44%) not owning a car.

Key demographic trends from 2006 to 2011 for Redfern Waterloo include:

- Population growth of 11.4%
- An increase in young adults
- A decline in older people
- The proportion of infants has remained constant

- An increase in CALD residents
- Greater income disparity, with high income households increasing while low income households have decreased
- An increase in tertiary students
- Slight increase in car dependency over time.

The gentrification of Redfern Waterloo is one of the major factors which have led to the significant disparity between low and high income groups. Over time, more low and moderate income earners will struggle to afford to live in the area. This is a key concern for the long term sustainability of the area, and has broader economic implications for Redfern Waterloo and the City of Sydney.

### 5.3 Key implications

The demographics of CWH tenants and Redfern Waterloo reveal a number of implications including:

- Single households make up the majority of both current CWH tenants and those on the waiting list, indicating that one bedroom dwellings are highest in demand. This is consistent with the profile of Redfern Waterloo public housing tenants, with many living alone. This indicates that the CWH development responds to the housing needs of the local community.
- Tenants of CWH properties represent a diverse range of age groups, from families with young children, to working adults and seniors. Tenants also represent a diverse range backgrounds and cultures including Aboriginal and Torres Strait Islander people, people from culturally and linguistically diverse backgrounds and people with a disability. This diversity reflects the existing community of the Redfern Waterloo area, indicating that the CWH tenants should integrate into the community and develop strong connections. This process will be assisted by the programs implemented by CWH's Community Engagement Manager.
- Redfern Waterloo is a community already experiencing change, indicating that the addition of CWH tenants, which also represent a diversity of household types and backgrounds, should successfully integrate into the existing community.
- CWH's eligibility criteria of a link to the local area means that people housed in the North Eveleigh property will have connections to the City of Sydney LGA - place and community.
- CWH tenants and the Redfern Waterloo community demonstrate a relatively low reliance on cars and lower level of car ownership. The CWH North Eveleigh Project will encourage sustainable and active travel through provision of ample bicycle parking spaces and will link to existing pedestrian and bicycle pathways as well as those established as part of the overall North Eveleigh Concept Plan.



## 6. Indicative future population profile

The CWH project will deliver the first of the residential buildings for the North development. As mentioned in Section 2, the CWH building will one bedroom; 36 two bedroom; and 5 three bedroom apartments. adaptable units. Based on the proposed bedroom mix, the CWH development is 135 persons.<sup>6</sup>

Table 5 below displays the indicative population of the development.

Table 5 Indicative population of North Eveleigh City West Housing Project

	1 bedroom		2 bedroom		3 bedroom		Total	
<b>Dwellings</b>	47	53%	36	41%	5	6%	<b>88</b>	<b>100%</b>
<b>Population</b>	54	40%	67	49%	15	11%	<b>135</b>	<b>100%</b>

Given that the existing population of Eveleigh is 473 this represents a 28% increase in the total population of the suburb, and a 0.5% increase in the total population of Redfern Waterloo. The addition of 134 persons resulting from the CWH development comprises 5.5% of the total population resulting from the North Eveleigh Concept Plan.

The City of Sydney population projection for Redfern Waterloo is currently estimated to 25,524 persons by 2031 (City of Sydney, 2009). This represents a 26.6% from 2006. As such, the increase in the local population resulting from the CWH development is consistent with the overall population projections for the precinct.

Table 6 displays the indicative age profile of the CWH development, based on the current age profile of CWH tenants (see Section 5.1). The indicative age profile shows that the CWH project will provide housing to a diversity of age groups. The majority of tenants are expected to be aged between 35 to 49 years, followed by children aged 5 to 11 years, and people aged 50 to 59 years.

Table 6 Indicative age profile of North Eveleigh City West Housing Project

Age groups	Future	Per cent
<b>0 to 4 years</b>	7	4.9%
<b>5 to 11 years</b>	17	13.0%
<b>12 to 17 years</b>	15	10.9%
<b>18 to 24 years</b>	11	7.9%
<b>25 to 34 years</b>	14	10.7%
<b>35 to 49 years</b>	32	23.7%

<sup>6</sup> Based on occupancy rates of current CWH properties: 1 bed = 1.1 ; 2 bed = 1.8 ; 3 bed = 3.



Age groups	Future	Per cent
50 to 59 years	18	13.6%
60 to 69 years	11	8.1%
70 to 84 years	9	6.8%
85 years and over	0	0.3%
<b>Total</b>	<b>135</b>	<b>100%</b>

CWH currently provides housing to a diverse range of tenants as well as people across various age groups. Properties are allocated to provide a mix across very low, low and moderate income bands, and as mentioned previously (Section 3.2), tenants are likely to include key workers such as nurses, bus drivers, office workers, construction workers, childcare workers, cleaners or shop assistants.

In addition to allocating housing to a balance across income groups, CWH seeks to provide housing to people from diverse cultural backgrounds, including Aboriginal and Torres Strait Islander people, CALD people, and people with a disability. With the inclusion of eight adaptable units (approximately 10% of the total dwellings), there is opportunity to provide housing to older people with mobility issues, or people with a disability, which is important given the age profile of the broader Redfern Waterloo area. Key implications

The indicative population of the CWH project reveals a number of implications including:

- Small increase in the local population of 135 persons, which is not likely to have a significant impact on local social infrastructure.
- The increase in the local population resulting from the CWH development is consistent with the overall growth projected for Redfern Waterloo.

## 7. Existing Community Facilities and Services

It is not likely that the small increase in the local population as a result of the CWH project will have a significant impact on local social infrastructure, such as child care services or schools. North Eveleigh residents currently have child care facilities in the local area at Darlington, Redfern, Alexandria and Chippendale. These include nine long day care, three out of school hours / occasional care, and two family day care centres. Of these, the closest centres that future CWH tenants are likely to access are:

- KU Union Children's Centre, long day care, Darlington
- Blackfriars Children's Centre, long day care, Chippendale
- Chippendale Child Care Centre, long day care, Chippendale

In addition, there is also a 45 place child care centre proposed as part of the North Eveleigh Concept Plan however it is uncertain at this stage when this will be constructed.

Consultation on the overall North Eveleigh Concept Plan revealed that local existing schools have capacity to accommodate the proposed population of school aged children (see Section 0). School students living in the CWH North Eveleigh development are likely to attend the following local schools:

- Darlington Public School (preschool to year 6)
- Alexandria Park Community School (kindergarten to year 12)
- Newtown North Public School (kindergarten to year 6)
- Newtown Public School (kindergarten to year 6)

There are also a number of specialist high schools in the area including Newtown Performing Arts High School and St James College in Redfern.

UGDC has committed to providing public open space as part of the overall concept plan for North Eveleigh. This includes a small park located opposite the CWH development and Carriageworks, ensuring that tenants have access to additional public open space and that other local parks are not overused as a result of the development. In addition, a large park will also be developed as part of the overall North Eveleigh Concept Plan (the design of this new open space will be defined in the public domain plan, which is currently being developed by UGDC). The existing Scientific Services Building is proposed to be reused for cultural/community purposes as part of the overall North Eveleigh redevelopment.

The CWH North Eveleigh development is located within 200m of Redfern Railway Station, and within 1.5km of Railway Square, a key interchange for bus services. In addition, bus stops within close proximity (e.g. Redfern Railway Station and Cleveland St) provide services to a large range of destinations within Sydney. This high level of accessibility to public transport services ensures that future tenants of the CWH North Eveleigh project will be encouraged to travel by public transport and will be less likely to rely on travel by private cars. This will help to decrease traffic and parking impacts on local streets.

### 7.1 Key implications

The existing community facilities and services reveal a number of implications including:

- Small increase in the local population of 134 persons, which is not likely to have a significant impact on local social infrastructure.

- Local child care facilities and schools have capacity to accommodate the small additional population of children below school age and of school age.
- The future population will represent a diversity of age groups, income levels, cultural backgrounds, and abilities.
- High level of access to public transport encouraging sustainable modes of travel.

## 8. Outcomes of stakeholder and community consultation

This section provides a summary of targeted stakeholder consultation undertaken within the scope of this project, and key findings from other relevant community and stakeholder consultations. This includes relevant issues which have been raised through consultation on the North Eveleigh Concept Plan, as well as on the Draft BEP2 and BEP1.

### 8.1 Meetings with key stakeholders on the North Eveleigh Affordable Housing Project

GHD and CWH met with the City of Sydney and Redfern Local Area Command in February 2013 to discuss the North Eveleigh Affordable Housing Project and address any potential social issues or concerns. Broader stakeholder and community consultation is not within the scope of this SIA, however CWH has developed a Community Engagement Strategy and will undertake targeted consultation at key points in the project.

#### 8.1.1 City of Sydney Council

A meeting with the City of Sydney was held with members of the City's social policy and planning team, public housing liaison officer and development assessment planner. Overall, the officers indicated that Council supports the project as it contributes to meeting the need for increased affordable housing supply in the City and is consistent with a range of Council's adopted plans and policies (see Section 4).

Support was shown for design elements which encourage interaction between tenants including the rooftop common area, rear gallery access providing common areas with seating on each level, the open space area, and garden which will be raised above ground level to enable easier access for older people. The City suggested that links could be made with the Pemulwuy development and the Eveleigh Markets, which could provide opportunities for tenants to hold events or activities. Support was also shown for the inclusion of eight adaptable units to meet the needs of older people or people with a disability.

#### 8.1.2 Redfern Local Area Command

GHD, CWH, UrbanGrowth NSW and Architectus met with the Redfern Local Area Commander and Crime Prevention Officer to address issues raised in their submissions on the North Eveleigh Concept Plan. These submissions included:

- Crime Prevention through Environmental Design (CPTED) report on the overall Concept Plan on 3 July 2008.
- A submission on the 16 January 2013 in response to the request for Director General Requirements on the overall North Eveleigh Concept Plan.
- CPTED report on 21 January 2013 on the North Eveleigh Affordable Housing Project.

Issues raised in these submissions include:

- Increased traffic and concern that the design does not include infrastructure needed to support this.
- Lack of parking for the development, and potential for overflow of parking into the existing residential areas which already experience over utilised parking.

- Concern about the future tenants being people from corrective services or social housing, and the already high numbers of people with these backgrounds living in the Redfern Waterloo area.
- Need for clear signage and way finding to assist visitors to the rail yards and heritage sites.
- Potential to relate to the Pemulwuy development and take inspiration as a place of heritage and pride.
- Need for secure underground parking that is restricted to residents to discourage theft and damage.

It is important to note that most of these comments related to the overall North Eveleigh Concept Plan rather than the CWH affordable housing project specifically.

Discussions with Redfern Local Area Commander and Crime Prevention Officer relating to the CWH affordable housing project focused on:

- The distinction between public, social housing and affordable housing and the profile of people who live in affordable housing.
- That people living in the CWH development will be affordable housing tenants on a range of incomes with many of them key workers.
- The need for street level active frontages to increase surveillance and perceived safety. This will be incorporated into the design of the development, and will be integrated into the landscape plan (currently being developed by CWH).
- The need for secure access points to the building (individual apartment windows and doors and main entrances to the building and car park) will be addressed by CWH within the building design.
- The frustrations and tensions caused by a lack of parking in the area (long term residents feel ownership of on street parking) was acknowledged but that this development met Council's parking controls.
- Agreement that CWH would provide CCTV around the entrance, in the basement and garbage rooms with immediate access to CCTV footage to Police if requested, and that the Redfern Local Area Command would attend an information session with new tenants to brief them on community safety issues.

In recognition of the lack of parking available in the broader Redfern Waterloo area and community concerns about additional parking demand in the local area, CWH will consider car ownership together with housing need when allocating units for the CWH North Eveleigh Project.

Safety matters are considered as part of this Social Impact Assessment report and the GHD team also contributed to the CPTED report prepared by Architectus by providing a review of the draft CPTED report. This included a review of available plans and suggestions for improvements to address safety and prevent crime through environmental design. At the time of finalising this report and reviewing the CPTED report the architectural and landscape plans were being finalised.

In response to a request from the City, GHD attempted to consult with Michael Mundine, CEO of the Aboriginal Housing Corporation, which is considered to be an important stakeholder for the overall redevelopment of Redfern Waterloo. The AHC is responsible for the development of the Pemulwuy project, which will provide a mixed use development in Redfern, close to the train station (the area known as the 'Block'). The plans for the Pemulwuy project include community and cultural facilities, and these facilities could service some of the future tenants of the CWH

North Eveleigh Project. At the time of writing this report, GHD had not yet been able to consult with the AHC.

## 8.2 North Eveleigh Concept Plan

The North Eveleigh Concept Plan was placed on public exhibition from May to June 2008, with the Environmental Assessment (EA) made available at a number of locations including the Redfern Neighbourhood Centre. The Redfern Waterloo Authority (now UGDC) also held a number of community information sessions to allow residents and others to discuss issues.

The Director General's Environmental Assessment Report 2008, provides a summary of the issues raised in public submissions on the initial overall concept plan for North Eveleigh. A total of 161 submissions were received from the public, and 10 from public authorities. The Director General's report provides comments on how issues have been addressed through the revision of the concept plan. In summary, relevant issues to the CWH project and resultant responses were:

- **Impacts on existing on-street parking and concern that proposed car parking is inadequate** – The traffic report informing the concept plan indicated that traffic flow to the south is not expected to significantly change as a result of the development, while western access to the site has been reconfigured to minimise potential vehicular conflicts. A Transport Management and Access Plan has also been required as part of the Statement of Commitments.
- **Inadequate provision of open space across the site** - the concept plan was revised to increase the overall provision of public open space, and this will be further developed in the public domain plan. The CWH project provides for communal open spaces for residents at ground level and on the roof deck. There are also small seating areas on each level that will provide additional spaces for social interaction between residents.
- **Proposed building heights are too high and out of character with the area** - the concept plan allows for a mix of building heights across the site in order to maximise the development yield while keeping within the local character.
- **Impacts on pedestrian and cycle access** – the concept plan proposes a cycle route through the site and limits vehicle access to two points. An integrated traffic, cyclist and pedestrian guidance system is required for the site, and the preparation of a traffic management plan to ensure pedestrian and cyclist safety. CWH residents will have direct access to the cycle route and pedestrian pathways.
- **Impact on local schools, childcare facilities and a lack of other community facilities** – consultation with the Department of Education and Communities indicated that local schools have capacity for the proposed population of school aged children. A new childcare centre is proposed as part of the concept plan, while the existing Scientific Services Building is proposed to be reused for cultural/community purposes.
- **The proposal does not provide affordable housing** – the revised concept plan introduced a target of 12% (approximately 151 dwellings) of proposed dwellings to be affordable housing which is to be managed by a community housing provider or government agency. The North Eveleigh Affordable Housing Project is the first of this affordable housing to be delivered, providing approximately 60% of the total affordable housing dwelling target.

### 8.3 Redevelopment of Redfern Waterloo

UGDC and Housing NSW have been consulting with the community and key stakeholders on various strategic plans and policies which will guide the redevelopment of Redfern Waterloo. Key community consultation activities have included:

- Public exhibition of BEP1 (February to April 2006) and draft BEP2 (January to February 2012), including information sessions with community members, social housing tenants and stakeholder groups
- Various community engagement activities with social housing tenants by Housing NSW (June 2011 to July 2012) such as tours of social, private and affordable housing developments, and attitude surveys.
- Community design workshops to inform the Redfern Waterloo Preliminary Master Plan (November 2012).
- Focus groups to inform the preliminary SIA for the redevelopment of Redfern Waterloo social housing sites (February to March 2012). These were facilitated by GHD and were held with social housing tenants, culturally and linguistically diverse tenants, private housing residents, government agencies, non-government organisations, and Aboriginal and Torres Strait Islander women.

These consultations have raised a broad range of potential issues and impacts for various groups within the community. Those most relevant to the North Eveleigh Affordable Housing Project include:

- Concern that the redevelopment will lead to a loss of diversity and the strong community spirit which is a characteristic of Redfern Waterloo.
- High density living or inappropriately designed dwellings and buildings may result in the social isolation of older people and people with a disability.
- Increasing the local population will result in increased strain on local public open spaces, many of which are already highly used and experiencing strain.
- An increased proportion of private housing may lead to increased housing and land prices in the area, which may in turn make low income groups less able to remain living in Redfern Waterloo.
- The impact that changes in the social mix would have on community interactions and cohesion in the local area such as tension that may occur between disadvantaged groups and private residents due to lack of acceptance and understanding.

### 8.4 Key implications

The outcomes of community and stakeholder consultation on the North Eveleigh Affordable Housing Project, overall North Eveleigh Concept Plan, and redevelopment of Redfern Waterloo reveal a number of implications for the CWH project including:

- Support for the affordable housing project in meeting the need for affordable rental housing in the city and in the Redfern Waterloo area.
- Support for the CWH design which encourages interaction and enables a diverse tenant mix, including older people and people with a disability through the inclusion of eight adaptable units.
- Misconceptions within agencies and the community about affordable housing and how it differs from social housing.

- Recognition that the project meets the Council's parking controls through the provision of on-site parking and that the small number of households are not expected to increase local traffic significantly.
- Importance of encouraging residents to use public transport including walking and cycling with well-designed pedestrian and cyclist access through the site provided.
- Increased demand for community facilities including schools and open space from the CWH project will be small and will be met by the existing and proposed facilities. .
- The profile of expected new residents for the CWH project will be consistent with the current social diversity and unique character that make up Redfern Waterloo area with the new residents already having living or working in the City of Sydney.
- CWH provides strong support for its residents through a range of social initiatives with a focus on reducing social isolation and encouraging connections with neighbours and the local community. Any concerns about the potential for social isolation resulting from higher density living will be addressed by this management support.
- The project will provide affordable housing for people on very low, low and moderate incomes from the local area. This is essential given the increasing unaffordability of the area whereby many of the households are unable to remain living in Redfern Waterloo.

CWH provides strong management support and resources to ensure that its residents are socially integrated into the community. This helps to address the concern that there is a lack of acceptance and understanding between new and long term residents in Redfern Waterloo particularly as the area undergoes redevelopment.



## 9. Summary of key implications

This section provides a summary of the key implications for the CWH North Eveleigh Affordable Housing Project that result from the findings of the policy context, community profile, indicative future population and stakeholder and community consultation.

### *Strategic policy context*

The policy context for the CWH North Eveleigh project demonstrates that there is a significant amount of support for affordable housing projects at various levels of government. This support is evident in the number of strategies and policies which encourage and guide the development of affordable housing projects. These documents articulate the importance of affordable housing provision in the City and Redfern Waterloo to attract and retain key workers and meet the housing needs of people on very low to moderate households in the City.

### *Community profile*

CWH ensures that it provides housing to a diverse range of people according to age, income, ability, and cultural background, ensuring a mix of tenants and households in each property. This is reflected in the profile of current tenants, which reveals that single households are the most common household type across the CWH properties. In addition to this, single households are the largest group on the waiting list, revealing one bedroom dwellings to be the most in demand unit type. In response to this, the CWH North Eveleigh property will deliver 47 one bedroom dwellings, which equates to over half of the total units of the development.

The project will also provide eight adaptable units (approximately 10% of total dwellings), which will be provided to people most in need of an accessible unit.

Redfern Waterloo is more disadvantaged than the City of Sydney average, which is attributed to the high concentration of social housing sites in the area. In addition, there is also high numbers of older people and lone person households in Redfern Waterloo which can also be attributed to the social housing sites. The CWH North Eveleigh development responds to the profile and housing needs of the local community by providing over half the units as one bedroom, and 10% as adaptable units.

There is a significant amount of disparity between low and high income groups, and this has increased over time. This has resulted from the gentrification of Redfern Waterloo, which has seen increasing property values and more high income earners moving to the area. This is leading to those earning lower incomes less able to afford to live in Redfern Waterloo. As such, the delivery of affordable housing projects in Redfern Waterloo, such as the CWH project, is an important mechanism for retaining essential workers and a diverse and mixed community.

### *Indicative future population*

The proposed population of the CWH North Eveleigh project is 135 persons. This is a small increase in the local population and is not likely to have a significant impact on the local community, such as an increased demand for local social infrastructure. The local area is currently serviced by child care facilities and schools, and these have capacity to accommodate the small additional population of infants and school aged children. The current allocations policy of CWH will ensure that the future population of the development will represent a diverse range of ages, income groups, cultural backgrounds and abilities. This will help to ensure that the tenants of the CWH North Eveleigh development will integrate into the local community of Redfern Waterloo, which also represents a diverse community.

### ***Stakeholder and community consultation***

Stakeholder consultation undertaken to inform the CWH project has revealed that there is some misunderstanding and misconceptions in the community and within some agencies about what affordable housing is, and how it differs from social housing. This has important implications for the CWH project, as it could impact on how tenants are perceived by the community, potentially leading to social exclusion. It will be important for CWH and UGDC to communicate with the community and other key stakeholders about what affordable housing is to ensure they understand who will be living in the CWH North Eveleigh development. CWH is currently developing a Community Engagement Strategy to address these and other issues. Additionally, programs and initiatives which encourage interaction between the existing community and the future CWH tenants will help to reduce misconceptions and develop social connections.

Despite this, there is also significant support for affordable housing projects from agencies such as the City of Sydney. The City has indicated support for the project and the design of the building, particularly the inclusion of common areas which encourage informal interaction between tenants. Support was also shown for design elements which encourage physical activity such as bicycle parking and the community garden. Initiatives such as these help to deliver improved health and wellbeing outcomes for tenants, and the broader community.

As mentioned previously, there is community concern that the broader redevelopment of Redfern Waterloo will lead to increased gentrification and a loss of community diversity and character. The CWH project is an important initiative to enable very low, low and moderate income earners to remain living in Redfern Waterloo or live close to their place of work.

## 10. Social impact assessment

This section of the report presents the social impact assessment for the CWH North Eveleigh Affordable Housing Project. Social impacts can be defined as significant events experienced by people as changes to:

- People's way of life – how they live, work, play and interact on a daily basis.
- Their culture – shared beliefs and customs.
- Their community – its cohesion, stability, character, services and facilities.
- Their health and wellbeing.

The potential impacts that may result from the development of the CWH North Eveleigh Affordable Housing Project have been identified through analysis of the policy context, community profile, proposed future population, stakeholder and community consultation.

Table 7 identifies the potential positive and negative impacts that are considered to result from the CWH North Eveleigh Affordable Housing Project, along with the target groups affected, and recommended mitigation or enhancement strategies.

This SIA has been broadly informed by the *City of Sydney Social Impact Assessment Guidance* (provided to GHD by the City of Sydney) and has been developed to align with the principles outlined in the Planning Institute of Australia *Social Impact Assessment Practice Note*.

It is important to note that some of the mitigation or enhancement strategies are already programs or initiatives which CWH implements. This demonstrates that CWH already has proven ability to deliver successful affordable housing developments.

Table 7 Social Impact Assessment

Issue / implication	Target group impacted	Potential impact / risk / opportunity	Assessment	Proposed mitigation / enhancement measure
<b>Housing and Affordability</b>				
Provision of 88 affordable housing dwellings in the Redfern and Waterloo area	CWH tenants Local residents Key stakeholders	Attraction of very low, low and moderate income workers to the Redfern and Waterloo area.	Positive	Communicate to the broader community the broader benefits of affordable housing and the CWH development in North Eveleigh.
Provision of 88 affordable housing dwellings in the Redfern and Waterloo area	CWH tenants Local residents Key stakeholders	Retention of residents on very low, low and moderate incomes to the Redfern and Waterloo area.	Positive	Communicate to the broader community the broader benefits of affordable housing and the CWH development in North Eveleigh.
<b>Built environment</b>				
Development of residential building on previously unused part of the North Eveleigh site	Local residents and businesses	Activation of unused part of the North Eveleigh site and change in local character of site and surrounding area	Positive	No mitigation measure is proposed as this impact is positive.
Increase in vehicle traffic in local streets	Local residents and businesses	Slight increase in cars travelling along and parking in local streets	Minor negative	UGDC is currently preparing a traffic and parking strategy to address overall traffic issues for the North Eveleigh development.  Provide information to new tenants in a Welcome Pack about public transport options.
Increase in pedestrian and	Local residents and	Slight increase in people walking	Positive	UGDC is currently preparing a public

Issue / implication	Target group impacted	Potential impact / risk / opportunity	Assessment	Proposed mitigation / enhancement measure
cyclist traffic in local streets	businesses	and cycling along local streets		domain plan that will include signage and pedestrian and cycle access and paths for the North Eveleigh development.
<b>Community cohesion</b>				
Provision of a mix of one, two and three bedroom unit types.	CWH tenants Local residents	Range of household types living in the development leading to a socially mixed community.	Moderate positive	Continue to apply CWH allocation policy which seeks to provide a mixed community within each property.
47 dwellings are one bedroom leading to 53% of the total households in the project being single person.	CWH tenants	Potential for social isolation due to lack of interaction.	Minor negative	Provide seating and facilities such as barbeques in common areas to facilitate informal interaction between tenants.  Continue to provide programs which encourage interaction and connections between tenants such as Welcome BBQ's for new tenants.  Organise events which encourage interaction between CWH tenants and existing residents in the local community.
Perceptions within the community about the perceived oversupply of housing for people with complex needs and the oversupply of social housing.	CWH CWH tenants Local residents Key stakeholders	Potential lack of acceptance of CWH tenants within broader community and by key service providers leading to social isolation.	Negative	CWH to develop a communication and consultation strategy to ensure that community members and key service providers understand what affordable housing is and who will be living at the CWH North Eveleigh development.

Issue / implication	Target group impacted	Potential impact / risk / opportunity	Assessment	Proposed mitigation / enhancement measure
<b>Character and amenity</b>				
Construction of the CWH development	Local residents and businesses	Amenity impacts from construction such as noise, vibration, dust, and increased construction traffic.	Moderate negative	CWH to develop a Construction Management Plan to minimise impacts on local residents and businesses.
Addition of 135 persons to the local population.	Local businesses	Increased customer base for goods and services.	Minor positive	Provide information to tenants about local businesses as part of a Welcome Kit.
Addition of 135 persons to the local population.	CWH CWH tenants Local residents	Strain on local community facilities such as child care services, schools and open space.	Minor negative	<p>Provide information to tenants as part of a Welcome Kit about local community facilities and services and encourage early enrolments for child care / schools where relevant. Also provide information about public transport services.</p> <p>Consult with local facility and service operators to inform them about the development and encourage information sharing about services / facilities.</p> <p>UGDC to provide public open space which is allocated to the CWH development.</p>

# 11. Recommendations and conclusion

This SIA on the CWH North Eveleigh Affordable Housing Project has considered key social issues and factors to gain an understanding of the local community and the likely social impacts of the proposed development. Both positive and negative impacts have been identified for the future CWH tenants, local resident community, key stakeholders and the CWH organisation.

The positive impacts are considered to be:

- Attraction of very low, low and moderate income workers to Redfern Waterloo many of whom will be “key workers” who are essential to the long term sustainability of the community.
- Retention of very low, low and moderate income workers to Redfern Waterloo with these households already living or working in the area.
- Activation of unused part of the North Eveleigh site and change in local character of site and surrounding area.
- Slight increase in people walking and cycling along local streets.
- Range of household types living in the development leading to a socially mixed community.
- Increased customer base for local businesses and services.

The potential risks or potential negative impacts identified include:

- Slight increase in cars travelling along and parking in local streets
- Potential for social isolation due to lack of interaction.
- Potential lack of acceptance of CWH tenants within broader community and by key service providers leading to social isolation.
- Amenity impacts from construction such as noise, vibration, dust, and increased construction traffic.
- Strain on local community facilities such as child care services, schools and open space.

This SIA recommends a number of strategies to CWH to enhance the potential benefits and minimise the risks associated with the CWH North Eveleigh project. It is important to note that CWH already implements a number of these recommended initiatives to deliver high quality, successful affordable housing developments. These include:

- Continue to apply CWH allocation policy which seeks to provide a mixed community within each property.
- Provide seating and facilities such as barbeques in common areas to facilitate informal interaction between tenants.
- Continue to provide programs which encourage interaction and connections between tenants such as Welcome BBQ's for new tenants.
- CWH to develop a communication and consultation strategy to ensure that community members and key stakeholders understand what affordable housing is and who will be living at the CWH North Eveleigh development.

Additional strategies recommended to be implemented by CWH and partners, such as UGDC include:

- Communicate to the broader community the broader benefits of affordable housing and the CWH development in North Eveleigh.
- UGDC is currently preparing a traffic and parking strategy to address overall traffic issues for the North Eveleigh development.
- UGDC is currently preparing a public domain plan that will include signage and pedestrian and cycle access and paths for the North Eveleigh development.
- Organise events which encourage interaction between CWH tenants and existing residents in the local community.
- CWH to develop a Construction Management Plan to minimise impacts on local residents and businesses.
- Provide information to tenants about local facilities and services, including public transport, and encourage early enrolments for child care / schools where relevant.
- Consult with local facility and service operators to inform them about the development and encourage information sharing about services / facilities.
- UGDC to provide public open space which is allocated to the CWH development.

The CWH North Eveleigh Affordable Housing Project is an important step in providing more affordable housing in the Redfern Waterloo area, and inner Sydney. The CWH development and other affordable housing projects will help to retain and attract key workers and residents in the city. It is important to communicate these and other benefits to the community and stakeholders to ensure broad acceptance and develop strong, diverse and inclusive communities.



## 12. References

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# Appendices

# Appendix A – Redfern Waterloo Demographics

## Redfern Waterloo Area

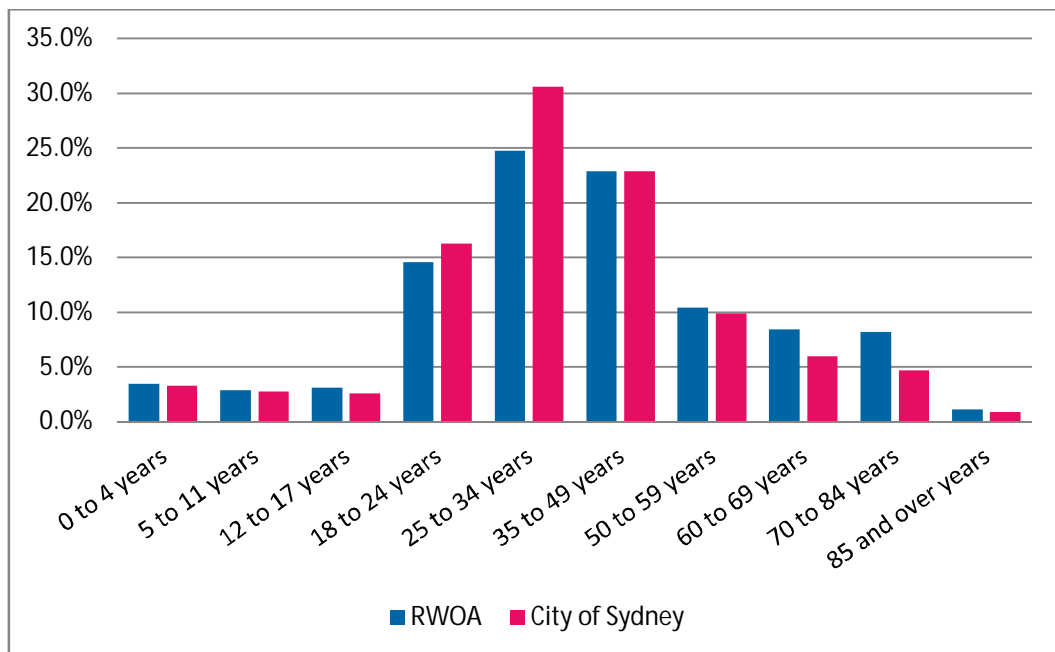
There were 25,406 people living in Redfern Waterloo in 2011. The Redfern Waterloo Operational area comprises the suburbs of Redfern, Waterloo, Eveleigh and Darlington. Almost half of the population live in Redfern (47% or 12,034), with 41% (10,657) living in Waterloo. The remaining 12% (2,715 persons) live in Darlington and Eveleigh.

The population has increased by 2,610 persons (11.4%) since 2006 when it was 22,796 persons. This growth rate is higher than the City over the same period (8.2%).

## Age profile

In 2011, the age profile of Redfern Waterloo is slightly older than the age profile for the City, with a higher proportion of older people aged 50 years and over (26.3% compared to 21.5%). While the proportion of children aged 0 to 17 years (8%) is on par with the City (8.2%), there are less young adults aged 25 to 34 years (32.6% compared to 28%). Figure 3 below displays the age profile for Redfern Waterloo compared to the City in 2011.

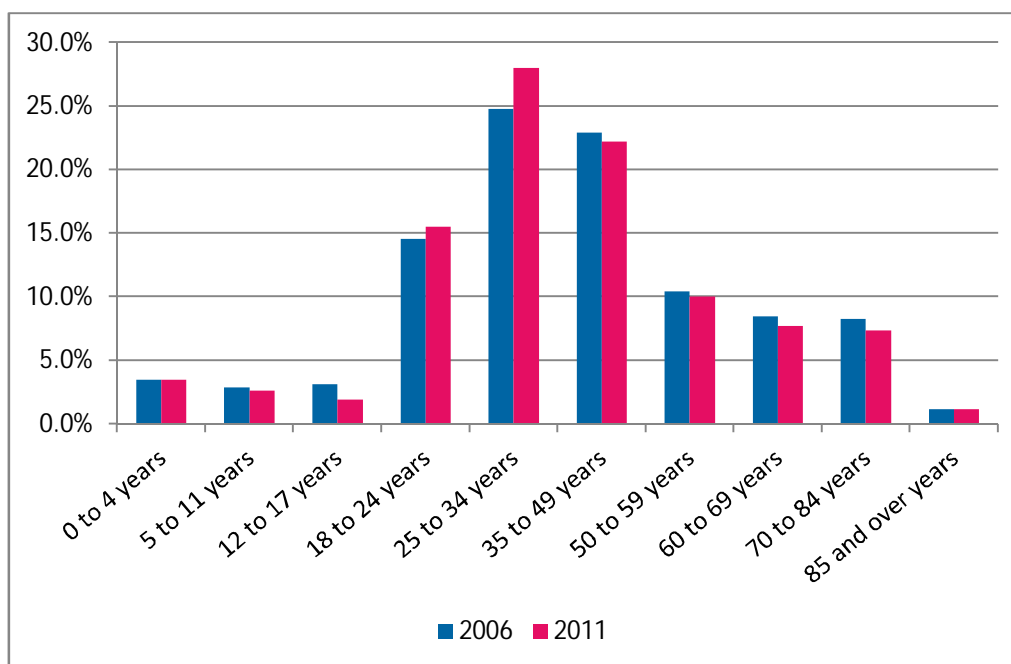
Figure 3 Age profile for Redfern Waterloo and City of Sydney, 2011



Since 2006, the age profile for the Redfern Waterloo area has changed, with the proportion of people aged 50 years and over decreasing by 1.6%, from 17.8% to 16.2%. Figure 4 below shows the change in age profile for Redfern Waterloo between 2006 and 2011. Overall, key changes to age groups include:

- The proportion of infants has remained stable;
- Primary school aged children have decreased slightly;
- The proportion of high school aged children has almost halved;
- Young adults aged 18 to 34 years has increased, with the largest increase in adults aged 25 to 34 years; and
- While those aged 50 years and over has decreased, the frail aged (85 years and over) has remained stable.

Figure 4 Age profile for Redfern Waterloo in 2006 and 2011



### Cultural diversity

The Redfern Waterloo area, and particularly the suburb of Redfern, is strongly identified with Aboriginal and Torres Strait Islander (ATSI) people. *“The suburb of Redfern was a particular focus for activism around civil and land rights for Aboriginal and Torres Strait Islander people.”* (City of Sydney, 2011) Redfern continues to be culturally significant for ATSI communities, with many services targeted towards ATSI people located in the Redfern Waterloo area.

Many ATSI people live throughout the Redfern Waterloo area, making up 2.9% of the population (744 persons). This is over double the proportion for the City (1.3%).

Since 2006, the proportion of ATSI residents living in the Redfern Waterloo area has declined slightly by 0.1% or 63 persons.

The proportion of ATSI people living in social housing is higher than the surrounding suburbs. In Redfern, ATSI people make up 6% of the social housing residents, which compares to 2.4% of the population in Redfern suburb. In Waterloo, they make up 8% of the social housing residents, compared to 3.6% for the suburb. In Eveleigh, ATSI social housing residents comprise 15%, compared to 5.3% for the area.

The Redfern Waterloo area is also home to people from many different Culturally and Linguistically Diverse (CALD) communities. The proportion of people from Non-English Speaking Backgrounds (NESB) is 30.4% (7,711 persons), which is slightly higher than the City at 29.9% (50,683 persons).

The top NESB countries of birth for the Redfern Waterloo area are China (5.6%), South Korea (1.4%), Indonesia (1.3%), Vietnam (1.2%) and Malaysia (1.1%). This has changed since 2006, when the top five countries were China (3.8%), Indonesia (1.4%), Vietnam (1.3%), South Korea (1.3%) and Greece (1%).

### Households and families

Figure 5 below displays the household structure for Redfern Waterloo Operational Area compared to the City of Sydney.

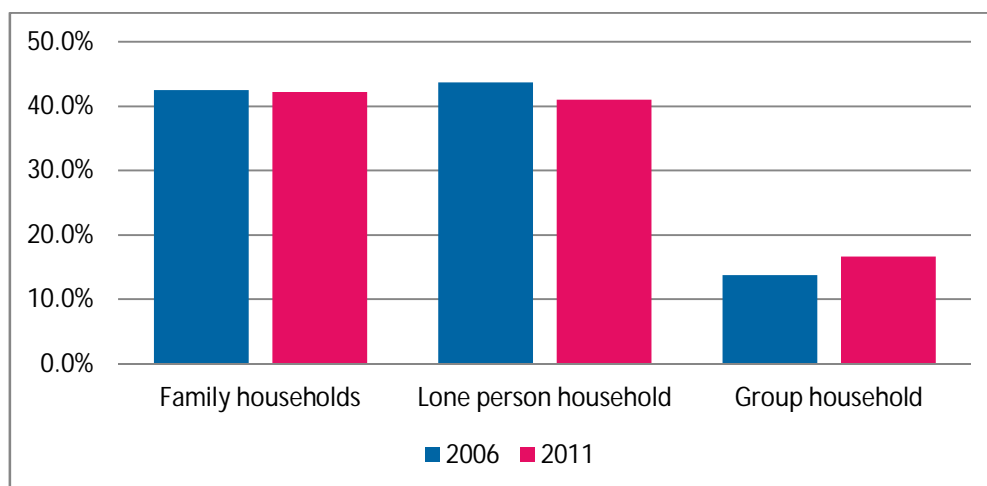
The household structure of Redfern Waterloo reflects the household structure of the City, however there are more group households (16.6% compared to 13.8%) and less family households (42.3% compared to 45.9%) compared to the City. The proportion of lone person households is similar in Redfern Waterloo (41.1%) to the City (39.9%).

Figure 5 Household structure for Redfern Waterloo and City of Sydney, 2011



Figure 6 below shows the household structure for Redfern Waterloo for 2006 and 2011. The proportion of family households has remained the same over the five year period, while lone person households have decreased (43.7% to 41.1%). Group households have increased since 2006 from 13.8% to 16.6%. This is reflected by the trend for the City, which also experienced a decrease in lone person and increase in group households from 2006 to 2011.

Figure 6 Household Structure for Redfern Waterloo, 2006 and 2011



The predominant family type in Redfern Waterloo is couples without children (56.9% or 2,727 families) and this reflects the trend for the City (59.7% or 16,201 families). Figure 7 below displays the family structure for Redfern Waterloo and the City, which shows that there is more one parent families in Redfern Waterloo compared to the City (16.9% compared to 11.2%), and less couple families, both with and without children.

Figure 7 Family structure for Redfern Waterloo and City of Sydney, 2011

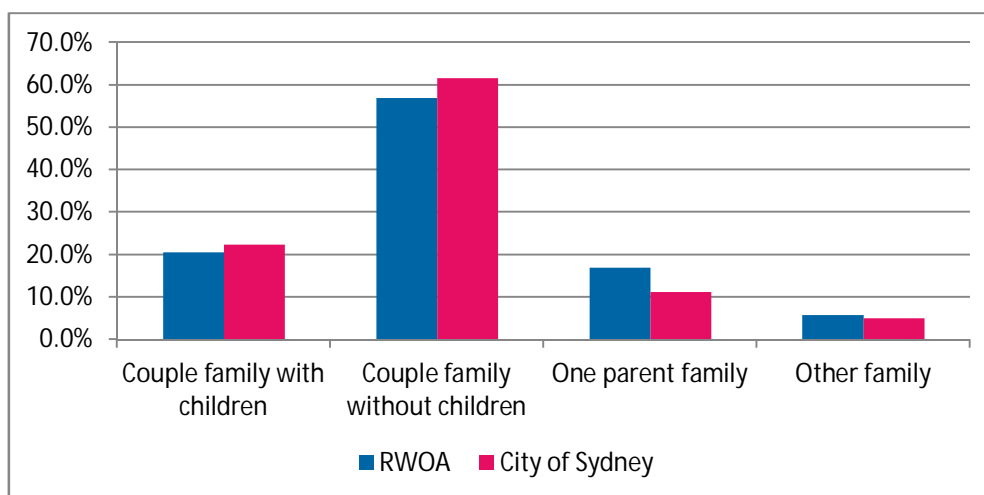
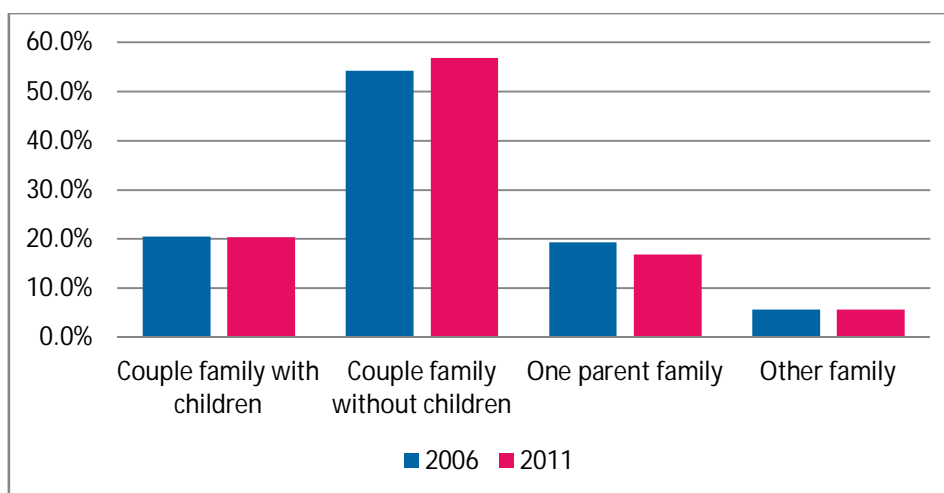


Figure 8 below shows that the proportion of couples without children has increased since 2006, from 54.3% to 56.9%, while the proportion of one parent families has decreased from 19.4% to 16.9%. This reflects the trend for the City, with the proportion of couple families without children increasing (59.7% to 61.6%) and one parent families (12.3% to 11.2%) also decreasing over the five year period.

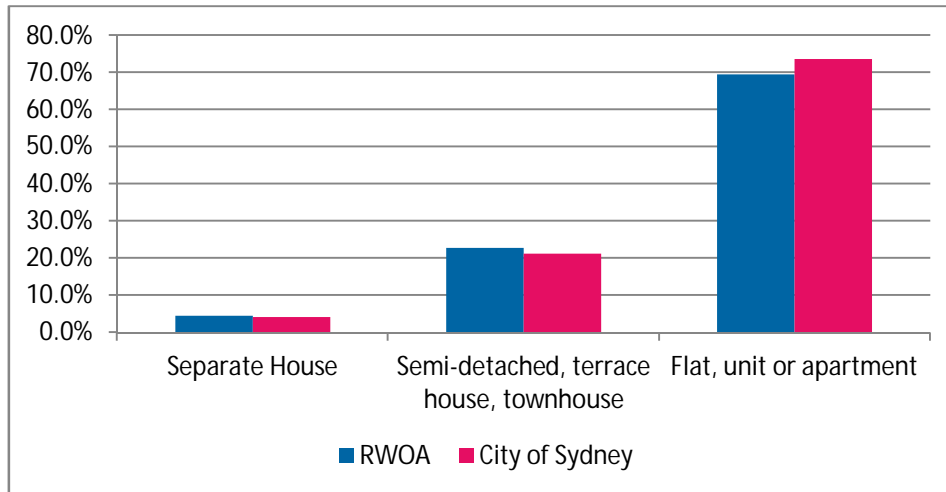
Figure 8 Family structure for Redfern Waterloo, 2006 and 2011



### Dwellings and tenancy

The predominant dwelling type in Redfern Waterloo is flats, units or apartments, which comprise 69.5% (7,762 dwellings), reflecting the proximity of the area to the Sydney CBD and the predominance of high and medium density housing. As such, the proportion of separate houses is 4.5% (504 dwellings), which is slightly lower than the City at 5.3% (3,162 dwellings). Figure 9 below displays the dwelling types for Redfern Waterloo and the City of Sydney.

Figure 9 Dwelling type for Redfern Waterloo and City of Sydney, 2011

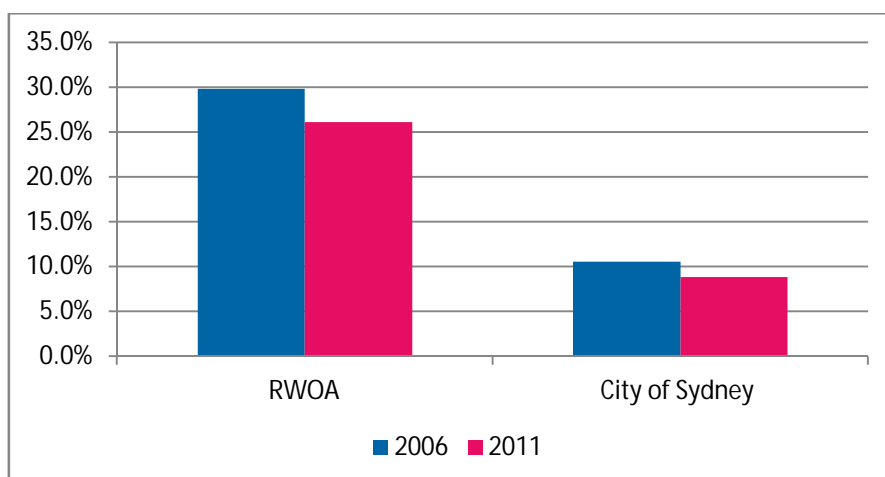


The majority of dwellings in Redfern Waterloo are rented (65.5% or 7,316 dwellings). The proportion of people who own their homes outright is lower in Redfern Waterloo than for the City (9.7% compared to 14.1%).

The tenure status for residents of Redfern Waterloo has not changed significantly from 2006 to 2011, with only a slight increase in those purchasing properties with a mortgage (18.8% to 20.7%).

Figure 10 displays the amount of social housing as a proportion of total dwellings in Redfern Waterloo and the City for 2006 and 2011. The graph shows that the proportion of social housing in Redfern Waterloo has decreased over the five year period from 29.9% to 26.1%, which is in line with the trend for the City of Sydney (10.5% to 8.8%). Despite this decrease, Redfern Waterloo continues to have a much higher proportion of social housing than the City ( 26.1% compared to 8.8%). Although the proportion of social housing has decreased, the actual number of social housing dwellings has increased by 27 dwellings since 2006 (from 2,893 to 2,920 dwellings).

Figure 10 Social housing in Redfern Waterloo and City of Sydney, 2011



## Employment and workforce

This section is based on ABS Census 2006 data as labour force data for 2011 for the Redfern Waterloo Operational Area was not available at the time this report was produced.

Figure 11 below displays the employment status for the population aged 15 years and over living in Redfern Waterloo and the City in 2006. Compared to the City, Redfern Waterloo had a slightly lower rate of labour force participation in 2006, with 52% (10,954 persons) of people aged over 15 years in the labour force compared to 56.3% (81,768 persons) for the City. The unemployment rate for Redfern Waterloo was 3.5% (744 persons) in 2006, which is slightly higher than the City at 3% (4,311 persons).

Figure 11 Employment status for Redfern Waterloo and City of Sydney, 2006

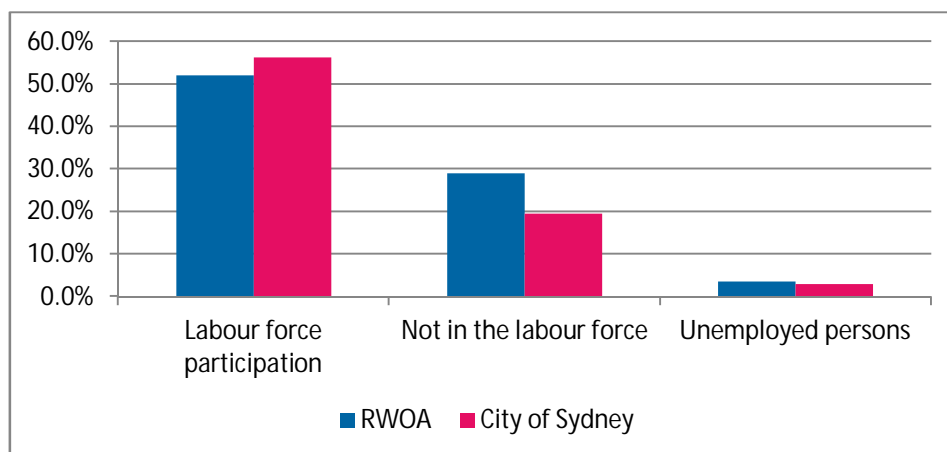


Figure 12 shows the occupations of workers in Redfern Waterloo and the City in 2006. While almost a third of workers (33.2% or 3,387 persons) in Redfern Waterloo were employed as professionals in 2006, this is lower than the City at 36.8% (28,491 persons). Compared to the City, Redfern Waterloo had slightly higher proportions of workers in administrative, community and technical/trade roles.

Figure 12 Occupations for workers in Redfern Waterloo and City of Sydney, 2006

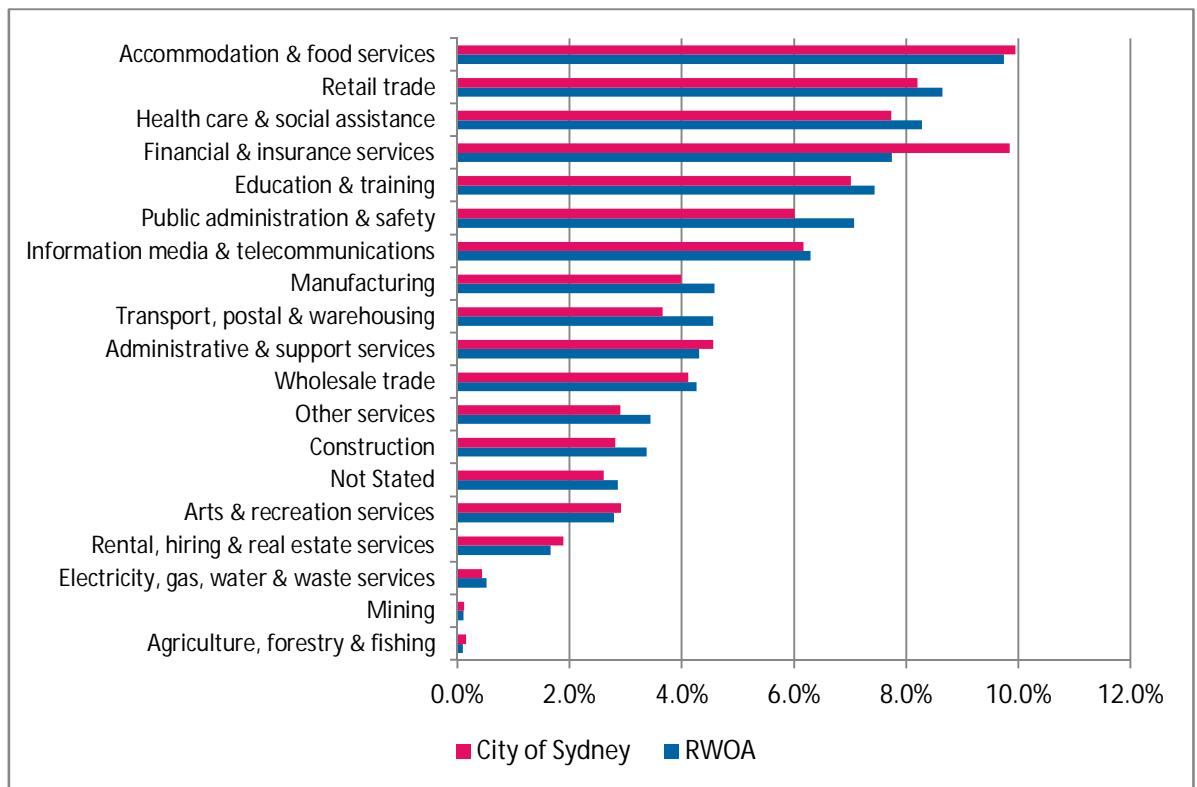


Figure 13 below displays the key industries for workers in Redfern Waterloo and the City in 2006. The graph shows that the highest proportion of workers were employed in



accommodation and food services (9.7% or 994 persons), which is reflected by the City (9.9% or 7,704 persons).

**Figure 13 Key industries for workers in Redfern Waterloo and City of Sydney, 2006**



## Income

The median individual income for Redfern Waterloo in 2011 was \$687. This is lower than the City at \$888, but has increased since 2006 when it was \$509. Similarly, at \$1,223, the median household income for Redfern Waterloo is lower than the City at \$1,639. The median household income in Redfern Waterloo has increased significantly since 2006 when it was \$909, with the City also increasing over the same period.

At 30.7% (3,424 households), Redfern Waterloo has less high income households (earning over \$2,000 per week) compared to the City at 37.9% (27,713 households). This is likely due to the high proportion of social housing within the Redfern Waterloo area. The proportion of high income households has however increased since 2006 from 25.8%, which is in line with the trend for the City, which has increased from 34.7% (20,734 households).<sup>7</sup>

Redfern Waterloo has significantly more low income households<sup>8</sup> (29.8% or 3,328 households) compared to the City (19% or 13,886 households), which reflects the social housing located in the area. However, while the proportion has decreased for Redfern Waterloo since 2006 from 31.9%, the City has experienced a slight increase of low income households (18.8% increasing to 19%).

<sup>7</sup> In 2011, high income households in the City of Sydney earned over \$2,000/week, and in 2006 they earned over \$1,700/week

<sup>8</sup> In 2011, low income households in the City of Sydney earned less than \$600/week, and in 2006 they earned less than \$500/week

## Education

In 2011, two thirds of school students (66.3% or 587 students) who live in Redfern Waterloo attend public schools, with the remaining third (33.7% or 298 students) attending private schools. In the City, just over half of school students attend public schools (56.1% or 3,563 students), with the remaining attending private schools (47.2% or 2,693 students).

The majority of primary school students (72.3% or 353 children) in Redfern Waterloo attend a public school, while 27.7% (135 children) attend a private school. The proportion of primary school students attending a public primary school has increased since 2006 when it was 64.2% (287 children), while the proportion attending a private school has decreased from 35.8% (160 children).

Over half of high school students (58.9% or 234 students) attend a public high school, while 41.1% (163 students) attend a private school. The proportion of high school students attending a public school has increased since 2006 from 50.2% (267) of students, while private high school students have decreased from 49.8% (265 students).

Of the population aged 15 years and over in Redfern Waterloo, 3.3% (771 persons) attend technical/further education and 12% (2,834 persons) attend tertiary education. This is in line with the trend for the City at 3.2% (5,075 persons) and 9.1% (19,438 persons) respectively.

Since 2006, the proportion of students attending tertiary education has increased by 2.4% (9.6% to 12%). This reflects the trend for the City which has also experienced an increase in tertiary students of 1.5%.

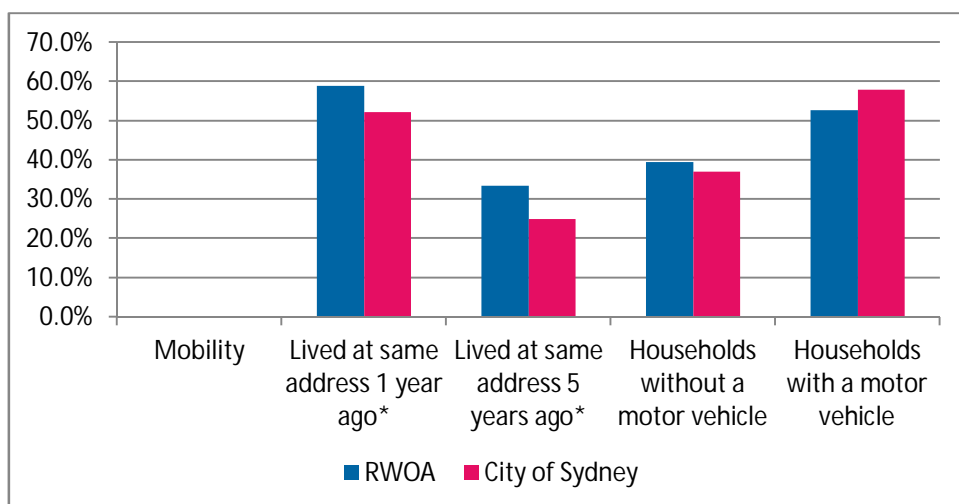
In 2006, the proportion of people aged 15 years and over who had completed year 12 or equivalent in Redfern Waterloo (63.1% or 14,993 persons) was lower than the City at 69.7% (109,726 persons).

## Mobility and connections

Redfern Waterloo has lower rates of car ownership compared to the City, with 56% of households (6,259 households) owning a car compared to 58% (34,581 households). However, the rate of car ownership in Redfern Waterloo has increased slightly since 2006 by 3.2%, while the rate for the City has remained stable.

Figure 14 below shows the key modes of travel for workers who travelled to work by one mode only in 2006 (data for 2011 was not available at the time this report was written). The graph shows that 38.9% (3,250 persons) travelled by car as driver or passenger, which is higher than the rate for the City at 34.8% (22,052 persons). The rates for travel by bus, train and bicycle are all higher than for the City, however the rate of those who walk to work is lower than the City at 21% compared to 29.6%.

Figure 14 Journey to work for Redfern Waterloo and City of Sydney, 2006



At 73.2% of dwellings (8,173), Redfern Waterloo has a lower proportion of households with internet access compared to the City at 84.1% (61,569 dwellings).

### SEIFA

The 2006 ABS Index of Relative Socio-economic Disadvantage provides an indicator of the relative disadvantage of an area based on attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and other variables.

This section is based on 2006 SEIFA data as 2011 data will not become available until April 2013.

The scores for the suburbs of Redfern, Waterloo, Eveleigh and Darlington, and the City of Sydney LGA are provided in the table below.

Table 8 2006 ABS Index of Relative Socio-economic Disadvantage for Redfern, Waterloo, Eveleigh and City of Sydney, 2006

Redfern Suburb	Waterloo Suburb	Eveleigh Suburb	Darlington Suburb	City of Sydney LGA
973	858	951	1,048	1,027

The scores indicate that the City of Sydney is less disadvantaged than most of the suburbs that make up the Redfern Waterloo Operational Area except for Darlington. Waterloo has a higher level of disadvantage than Redfern, Eveleigh and Darlington.



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