

Response to the Planning Services Division, NSW Planning and Environment.

The Ivanhoe Redevelopment is the first major project to be delivered under 'Communities Plus'¹. The project will bring together a diverse mix of private, affordable and social housing residents in a healthy community. Communities Plus is part of the 'Future Directions for Social Housing in NSW'², the NSW Government's vision for social housing, aimed at driving better outcomes for tenants in alignment with the 'Human Services Outcomes Framework'³.

Recommendation	Response
Recommendation 1: Please revise the Addendum to include methods to involve residents, prospective residents, and other affected stakeholders in design, delivery, and evaluation/monitoring of the project. Example of such methods include co-design and participatory design.	<p>Affected stakeholders (including social housing residents) have already been invited to and participate in community consultation sessions as part of the State Significant development (SSD) process (see Appendix B, Consultation Outcomes Report). The objective of this engagement was to provide community input into the development of the Master Plan. Community input from these sessions has been collated and formally addressed in the Report.</p> <p>Former residents of the Ivanhoe Estate and members of the wider community were also consulted extensively through the Macquarie University Station Precinct rezoning process by the Department of Planning, Industry and Environment (DPIE) in 2015 https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Epping-and-Macquarie-Park/Macquarie-University-Station.</p> <p>With regards to methods for further consultation it should be noted that:</p> <ul style="list-style-type: none">• All social housing residents have already been relocated from the Ivanhoe Estate. While these residents do have the right to return to the new development precedents indicate that the return rate will be very low.• At this stage it is not possible to identify prospective private residents.• Given the transient nature of surrounding community (due to the quantity of development sites emanating from the precinct rezoning), local community attendance at consultation sessions has been very low.• There may be opportunities to engage with stakeholders in detailed design for future development stages. These opportunities will be identified in planning for subsequent stage Development Applications (DA). <p>Further to this, all future design, delivery and monitoring will be directed by existing government guidelines and policy:</p> <ul style="list-style-type: none">• As part of the SSD process each development stage will be subject to a Design Excellence review which will also monitor these aspects of the design.

¹ <https://www.communitiesplus.com.au/>

² <https://www.facs.nsw.gov.au/about/reforms/future-directions>

³ <https://www.facs.nsw.gov.au/resources/human-services-outcomes-framework>

	<ul style="list-style-type: none"> • The Design Excellence review will be conducted by independent members drawn from the NSW Government Architects Design Excellence Panel. • Design of open space will take its lead from the principles of DPIE's <i>Every One Can Play</i> Guideline⁴ and the NSW Government Architect's <i>Greener Places</i>⁵ policy. • All Communities Plus projects are being delivered as part of the NSW Government's <i>Future Directions for Social Housing in NSW</i> policy and are aligned with the NSW Government's <i>Human Services Outcomes Framework</i>. • As part of the delivery of the project, a specific Social Housing Outcomes Framework (SHOF) and Social Housing Outcomes Plan (SHOP) (aligned with the <i>Human Services Outcomes Framework</i>) have been developed and approved by the Communities Plus Program Board. • Initiatives within these plans will involve ongoing engagement with residents and other stakeholders. • As part of the reporting requirements under the Lease Agreement, the Community Housing Provider (CHP) is required to provide an Annual Outcomes Report (aligned with the Human Services Outcomes Framework and the Future Directions for Social Housing in NSW policy) in which the CHP will report on the outcomes achieved. • This will enable direct feedback from tenants and provide opportunity for the CHP to make changes in response to tenant input. • Communities Plus is part of a longitudinal evaluation being undertaken as part of the Future Directions Evaluation (see Rec 5). • As part of the evaluation, data will be collected using a mixed method approach that involves collecting qualitative responses through interviews and/or focus groups, as well as using the Future Directions minimum data set. • These mechanisms provide residents an opportunity to be directly involved in the evaluation and monitoring of the project.
<p>Recommendation 2: Please revise the Addendum to specify how vulnerable and marginalised groups will participate in the design of specific elements, e.g.:</p> <ul style="list-style-type: none"> • including women residents in the design of open space to ensure that they can use such space without fear for their own or their children's safety, 	<p>It should be noted that detail for specific design elements will for the most part be addressed in the DA each development stage. The DA for Stage 1 is currently being assessed by DPIE.</p> <p>The Masterplan EIS does specifically address elements for vulnerable and marginalised groups on a broad level, for example:</p> <ul style="list-style-type: none"> • Appendix O, <u>Crime Prevention Through Environmental Design</u> analyses the potential opportunities for crime and the perceived fear of crime that may be associated with the proposed

⁴ <https://www.planning.nsw.gov.au/Policy-and-Legislation/Open-space-and-parklands/Everyone-Can-Play-in-NSW>

⁵ <https://www.governmentarchitect.nsw.gov.au/policies/greener-places>

<p>and that their needs are equally provided for;</p> <ul style="list-style-type: none"> including culturally and linguistically diverse community members in the design of common spaces to ensure thriving intercultural integration. 	<p>masterplan development and provides recommendations for further measures to be implemented during detailed design.</p> <ul style="list-style-type: none"> The SHOF outlines ongoing community development through engagement with all residents and the broader community including the vulnerable and marginalised. This includes: <ul style="list-style-type: none"> Community action groups to develop a vision and plan for all Ivanhoe residents Leveraging resources to support locally driven development Activities and projects to support cohesion and Integration, and increase social housing residents 'capabilities and skills including leadership.
<p>Recommendation 3: Please revise the Addendum to include evidence to support inclusion of specific design elements. For example, how will the town square facilitate social inclusion? Please identify features or attributes of the design itself, and of the process of developing that design, that will explicitly include all stakeholders in this new community. For example, how will it enable everyone in the community, regardless of social or cultural identity, and regardless of income and capacity to participate in economic activity, to enjoy the space and its facilities?</p>	<p>Appendix D, the <u>Supplementary Design Report</u> demonstrates how specific design elements deliver on the project objectives. For example:</p> <ul style="list-style-type: none"> The Public Domain Principles listed on page 50 of the Report cover the way that specific design elements create <ul style="list-style-type: none"> A heart and soul for the site An accessible and attractive precinct Great community places and Healthy active communities. Page 58 of the Report identifies how a range of open spaces have been designed into the Master Plan in order to facilitate interaction on the ground plane for the entire community. Pages 60 & 61 demonstrate how the Master Plan caters for play spaces for all ages. This demonstrates how Ivanhoe will not only be an open, inclusive and inviting neighbourhood to live in, but it will also be fun, active and healthy. <p>As per the response above, the SHOF also outlines ongoing community development through engagement with all residents and the broader community including the vulnerable and marginalised. This includes community action groups to develop a vision and plan for all Ivanhoe residents, leveraging resources to support locally driven development, activities and projects to support cohesion and integration, and increase social housing residents 'capabilities and skills including leadership.</p>
<p>Recommendation 4: Please revise the Addendum to reflect a view of 'social inclusion' that incorporates surrounding communities and suburbs, and that proposes measures to integrate the respective communities, for example by including residents of surrounding communities to participate in the design and delivery of various elements.</p>	<p>As per the response above, the <u>Supplementary Design Report</u> demonstrates how specific design elements will help to deliver social inclusion.</p> <p>It is important to note that these design elements will not only aid the delivery of social inclusion within the Ivanhoe community but also the connection with the broader community. Items such as pedestrian and bicycle links through the site, communal open spaces and parks and the community facility are key to integrating Ivanhoe with the wider Macquarie Park.</p>

	<p>In addition to the design elements, the SHOF outlines the approach to strengthen communities and place making. A key feature will be the role of the Strengthening Communities Facilitators. A key focus on these roles will be social participation and community cohesion, developing partnerships across the broader community. This will include building cohesion, integration and vibrancy at a whole-of-community level.</p> <p>In addition, all relevant stakeholders have been involved in community consultations as part of the SSD process. See Appendix B, Consultation Outcomes Report.</p>
<p>Recommendation 5: Please revise the Addendum to provide details of proposed social impact monitoring arrangements, as requested. To inform such details, it may be useful to refer to the provisions identified on pp.46-47 of the SIA guideline. While the concept stage of the project may mean that it is too early to specify some of the provisions in the guideline, at a minimum we request that specific monitoring arrangements be proposed that:</p> <ul style="list-style-type: none"> • identify what social impacts are being monitored and how they contribute to social inclusion (positively or negatively); • explain how they will be monitored (i.e. what methods will be used, when, and how often) 	<p>Ivanhoe Redevelopment is the first Major project under the Communities Plus Program being delivered by Land and Housing Corporation (LAHC). Social outcomes for the project will be measured as part of the Communities Plus Program evaluation.</p> <p>The Communities Plus program is being evaluated under the Future Directions Evaluation where a consortium of independent evaluation experts; The University of Melbourne, Centre for Evidence and Implementation, Cultural and Indigenous Research Centre Australia and RMIT University; have been appointed by the Department of Communities and Justice (DC&J) and have commenced developing a comprehensive evaluation framework for the Communities Plus Program.</p> <p>The evaluation framework will be aligned with the <i>Human Services Outcomes Framework</i> and will take a longitudinal approach to ongoing evaluation. The Communities Plus evaluation framework will be endorsed by the Future Directions Steering Committee in which there is LAHC and DC&J representation.</p> <p>The Evaluation Framework includes three areas of focus:</p> <ul style="list-style-type: none"> • Implementation • Social outcomes and • Economic outcomes. <p>It will include impacts on other service systems in the broader community and report on the impact of the program using population level data. The evaluation will be in place prior to the Ivanhoe site being populated.</p> <p>A core part of the design and program delivery for all Communities Plus projects is the development of site specific SHOF and SHOP, which address services and supports for residence to achieve improved outcomes.</p> <p>A SHOF and SHOP have been developed and finalised for Ivanhoe and this includes identification of outcomes and arrangements to monitor social impacts both positive and negative.</p>

	<p>This approach includes addressing outcomes under the seven <i>Human Services Outcomes Framework</i> domains:</p> <ul style="list-style-type: none">• Safety• Home• Economic• Health• Education and Skills• Social and Community and• Empowerment. <p>As part of the approach to assessing social impacts there will be a requirement for annual reporting on outcomes and delivery of programs and supports as outlined in the SHOF and SHOP.</p> <p>This will include collection and reporting on the Future Direction Minimum Data set which has been developed as part of the Future Directions Evaluation Framework.</p>
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