

# ETHOS URBAN

**Social Impact Assessment**

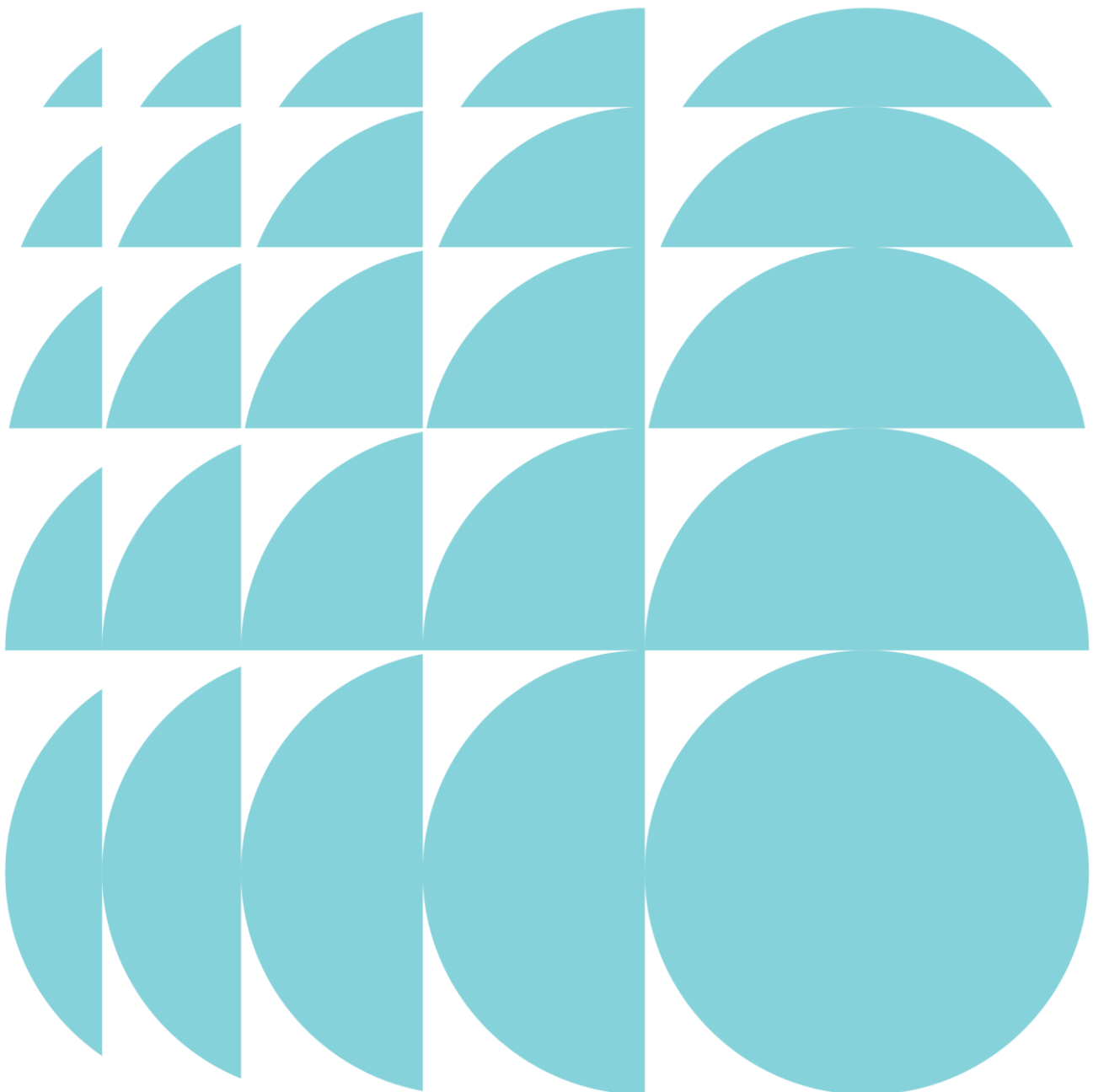
**FINAL REPORT V4**

**UNSW Health Translation Hub**

Corner of High Street and Botany Road,  
Randwick

Prepared for University of New South Wales

02 March 2021 | 2200223



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## Executive Summary

This Social Impact Assessment (SIA) supports a State Significant Development Application (SSDA) for the proposed UNSW Health Translation Hub (UNSW HTH) at the Randwick Hospitals Campus (RHC), which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Health Infrastructure on behalf of Health Administration Corporation (HAC) is the applicant for the UNSW HTH, which will be delivered with the University of New South Wales (UNSW).

The UNSW HTH forms an extension of the existing and proposed hospital facilities at the RHC, providing a specialist health-related research and education facility on the Campus.

### Background, proposed development and site context

The proposed UNSW Health Translation Hub is intended to provide a specialist health-related research and education facility at the Randwick Hospitals Campus (RHC), approximately 6km from the Sydney CBD, within the Randwick Local Government Area (LGA). The proposed UNSW HTH will be located on the corner of High Street and Botany Road, Randwick, between the current Randwick hospital campus and the UNSW Kensington Campus.

The UNSW HTH site is proposed to include a 15-storey building (with a total GFA of 35,600sqm), a link bridge to the UNSW Kensington campus and a new public domain / plaza within the eastern portion of the site. The building will accommodate new health related education, research, and administrative facilities.

The UNSW HTH development is one of several projects underway or proposed as part of broader Randwick Hospitals Campus Redevelopment. The new expanded Randwick Health and Innovation Precinct will physically connect the Randwick Hospitals Campus to the University of New South Wales (UNSW), integrating health services with research and teaching facilities. The purpose of the campus redevelopment is to improve the capacity and quality of health education and patient care, ultimately delivering better health outcomes for the community.

### Purpose and overview of this report

The purpose of this report is to analyse the potential social impacts that may arise from the development, having regard to social trends and issues affecting the local and broader surrounding areas.

This report addresses the requirement for a Social Impact Assessment (SIA) specified in the Department of Planning, Industry and Environment's Secretary's Environmental Assessment Requirements (SEARs) for the project – as specified in Section 1.2 below. It follows the principles set out in the draft *Social Impact Assessment Guideline for state significant projects* (NSW DPIE 2020). This assessment is also aligned with the Randwick City Council's *Social Impact Assessment Guidelines for Assessing Development Applications* (2006),

This report covers the following:

- Project and site context
- Project's social locality and baseline, including the population profile of the area, and social infrastructure context
- Strategic policy context, including relevant state and local government strategies
- Social issues and trends relevant to the proposed development
- Community perspectives of relevance to the proposed development
- Predicted social impacts of the proposed development at this location, and mitigation and enhancement measures to respond to these impacts.

A suggested social impact monitoring and measurement plan has also been prepared for the proposed development – as per the NSW DPIE SIA Guideline, as is set out in this report.

## Social impact assessment

An assessment of the social impact categories, as defined within the *Draft Social Impact Assessment Guideline* (DPIE, 2020) and Randwick City Council's *SIA Guidelines* (2006) has been undertaken with consideration to the issues identified through the baseline analysis.

Each category of impact is appraised with a significance of the impact based on the likelihood, consequence and social risk rating. Overall, the level of impacts range from being low to moderate, with no major significant negative impacts identified in relation to the proposal.

Overall, the level of impacts of the development have been assessed as ranging from low to moderate, with no major significant negative impacts identified that cannot be effectively mitigated.

Key challenges identified with the proposed development relate to:

- Temporary impacts to surroundings and amenity during the construction phase of the UNSW Health Translation Hub. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. As the surrounding context of the development is also undergoing significant redevelopment activity, users of this site may be more sensitive to cumulative impacts to surroundings. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan
- Temporary impacts to accessibility and way of life associated with disruption due to the construction phase, such as changes to wayfinding, pedestrian accessibility and daily routines for workers, students and users of the site. As the site is located adjacent to a hospital, some visitors to the site may be experiencing illness, disability or distress that may make them more sensitive to changes to accessibility and routines

The most significant social benefits of the proposal relate to:

- Supporting the planned transformation of Randwick health and education precinct into an “innovation district” delivering significant economic value and employment opportunity for Greater Sydney residents, and driving productivity and international competitiveness
- Positive impacts to community cohesion associated with increased opportunities for social interactions between workers and students in the Randwick health and education precinct. The proposed development co-locates health and education uses at a single site that is well integrated within the broader precinct, to foster collaboration between sectors and enable research translation.
- Potential benefits to community cohesion associated with provision of 2,500sqm of quality public space, which would provide a new public plaza for people to meet and gather, and would contribute to the improved activation and amenity of the Randwick health and education precinct as a whole
- Social benefits associated with delivery of education and health uses at an accessible location, close to the light rail terminus and within walking distance of daily living needs in Randwick Junction town centre. This supports state and local strategic policy which prioritises delivery of a “30-minute city
- Improvements to accessibility and way of life associated with enhanced walkability and connectivity of the site associated with physically connected health and education use buildings (via link bridge to UNSW Kensington campus, and podium level connection to other health infrastructure in the precinct) as well as improved access and wayfinding integrating the site within the broader campus. Community and stakeholder consultation undertaken by Health Infrastructure has highlighted that improving wayfinding within the new buildings and the precinct is a priority.

The overall long-term benefit of the proposed development is considered to be positive, and potential negative impacts can be mitigated through the implementation of the mitigation measures identified below.

## Summary of mitigation measures

Based on the findings and recommendations of this report, the following measures are suggested to mitigate the identified impacts of the development:

Mitigation measure
<ul style="list-style-type: none"> <li>Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.</li> </ul>
<ul style="list-style-type: none"> <li>Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.</li> </ul>
<ul style="list-style-type: none"> <li>Continue to undertake collaborative and shared governance of the Randwick health and education precinct, and strengthen ongoing partnerships between UNSW, Health Infrastructure and SESLHD to identify opportunities to enhance positive benefits to way of life.</li> </ul>
<ul style="list-style-type: none"> <li>Explore opportunities for future commercial uses to form partnerships with Randwick Hospital and universities to encourage utilisation of the proposed development, knowledge sharing and contribute towards the economic performance of the wider Randwick Collaboration Area.</li> </ul>
<ul style="list-style-type: none"> <li>Identify opportunities to activate public space delivered on the site in ways that are welcoming to all community members, and can encourage social gatherings and casual social interaction between workers, students and visitors.</li> </ul>
<ul style="list-style-type: none"> <li>Consider opportunities to enhance pedestrian connections between the site and surrounding health and education infrastructure to ensure that workers, students and visitors are able to easily access surrounding facilities (e.g. ensuring surrounding walking paths are level and well-maintained, safe, well-sign posted).  Pedestrian connections between the site and surrounding facilities are to be accessible to people experiencing reduced mobility (e.g. ensuring surrounding walking paths are level and well-maintained, there are frequent resting places).</li> </ul>
<ul style="list-style-type: none"> <li>Consider opportunities for new accessways and connection points to the site to be designed to enhance the connectivity to the surrounding neighbourhood (e.g. light rail stops along High Street, Randwick Junction, surrounding Health and Education precinct).</li> </ul>
<ul style="list-style-type: none"> <li>Explore opportunities for sustainable travel plans for future tenants of the UNSW HTH, including UNSW.</li> </ul>
<ul style="list-style-type: none"> <li>Explore opportunities to include high quality internal gathering spaces, breakout spaces and other design elements to support worker wellbeing within the proposed development.</li> </ul>
<ul style="list-style-type: none"> <li>Explore potential for internal and external wayfinding strategies to ensure that the UNSW HTH building, and broader Randwick health and education precinct are legible and walkable for users of the site.</li> </ul>
<ul style="list-style-type: none"> <li>Explore opportunities to develop formal employment pathways for students at the UNSW HTH, who may be able to transition to employment within the Randwick Hospitals Campus, or with businesses located within the UNSW HTH.</li> </ul>
<ul style="list-style-type: none"> <li>Identify opportunities for placemaking opportunities in consultation with Randwick City Council, to reduce visual impact of proposed development.</li> </ul>
<ul style="list-style-type: none"> <li>Explore opportunities to monitor the long-term impact of this innovative model of medical training, and identify opportunities to communicate lessons learned to comparable health precincts.</li> </ul>

**COVID-19 disclaimer:** COVID-19 is an unprecedented global health crisis and economic event that is rapidly evolving. At the current time, the research and analysis of economic and population data – such as forecasts of population or employment growth and so on – reflects a return to “business as usual” scenario, while also noting the potential impacts that may be associated with the COVID-19 virus, travel and border restrictions impacting on student and migration numbers, and the anticipated return to growth in economic or population indicators.

## 1.0 Introduction

### 1.1 Overview

This Social Impact Assessment report supports a State Significant Development Application (SSDA) for the proposed UNSW Health Translation Hub (UNSW HTH) at the Randwick Hospitals Campus (RHC), which is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (the Act). Health Infrastructure on behalf of Health Administration Corporation (HAC) is the applicant for the UNSW HTH, which will be delivered with the University of New South Wales (UNSW).

The UNSW HTH forms an extension of the existing and proposed hospital facilities at the RHC, providing a specialist health-related research and education facility on the Campus.

The purpose of this report is to analyse the potential social impacts that may arise from the development, having regard to social trends and issues affecting the local and broader surrounding areas.

This report addresses the requirement for a Social Impact Assessment (SIA) specified in the Department of Planning, Industry and Environment's Secretary's Environmental Assessment Requirements (SEARs) for the project – as specified in Section 1.2 below. It follows the principles set out in the draft *Social Impact Assessment Guideline for state significant projects* (NSW DPIE 2020). This assessment is also aligned with the Randwick City Council's *Social Impact Assessment Guidelines for Assessing Development Applications* (2006),

This report covers the following:

- Project and site context;
- Project's social locality and baseline, including the population profile of the area, and social infrastructure context;
- Strategic policy context, including relevant state and local government strategies;
- Social issues and trends relevant to the proposed development;
- Community perspectives of relevance to the proposed development, and
- Predicted social impacts of the proposed development at this location, and mitigation and enhancement measures to respond to these impacts.

A suggested social impact monitoring and measurement plan has also been prepared for the proposed development – as per the NSW DPIE SIA Guideline, as is set out in this report.

### 1.2 Assessment scope and specification – SEARs

The Department of Planning, Industry and Environment have issued Secretary's Environmental Assessment Requirements (SEARs) to the applicant for the preparation of an Environmental Impact Statement for the proposed development. Matter 11 in the SEARs outlines the following:

**Table 1 SEARs specifications and report references**

SEARs	Where addressed in this report
<b>11. Social impacts</b>	
<ul style="list-style-type: none"> <li>• Provide a Social Impact Assessment prepared in accordance with the draft Social Impact Assessment Guideline 2020.</li> </ul>	<b>Section 9.0</b>



### 1.3 Project background

#### UNSW Health Translation Hub

A partnership agreement has been established between Health Administration Corporation (HAC) and UNSW to develop the UNSW Health Translation Hub (UNSW HTH). This partnership will also allow UNSW to operate the building as well as manage its design and delivery.

The partnership will bring together educational and medical researchers, clinicians, educators and public health officials to drive excellence, and support the rapid translation of research, innovation and education into improved patient care. It will strengthen the symbiotic relationship between UNSW and the RHC and its research institutes and broader health partners which form part of the Randwick Health and Innovation Precinct (RHIP).

The UNSW HTH will build on the existing affiliation between UNSW and the Sydney Children's Hospital Network (SCHN); Health Infrastructure; and the South Eastern Sydney Local Health District, including Prince of Wales Hospital, The Royal Hospital for Women and Eastern Suburbs Mental Health Services.

The proposed UNSW HTH is intended to provide a specialist health-related research and education facility at the Randwick Hospitals Campus (RHC), approximately 6km from the Sydney CBD, within the Randwick Local Government Area (LGA). The proposed UNSW HTH will be located on the corner of High Street and Botany Road, Randwick, between the current Randwick hospital campus and the UNSW Kensington Campus.

The UNSW HTH site is proposed to include a 15-storey building (with a total GFA of 35,600sqm), a link bridge to the UNSW Kensington campus and a new public domain / plaza within the eastern portion of the site. The building will accommodate new health related education, research, and administrative facilities.



**Figure 1** Artist impression of the High Street view towards the proposed UNSW HTH, subject to change

Source: Architectus, Aspect Studios, 2021

## **Randwick Health and Education Precinct**

The UNSW HTH development is one of several projects underway or proposed as part of broader Randwick Hospitals Campus Redevelopment. The new expanded Randwick Health and Innovation Precinct will physically connect the Randwick Hospitals Campus to the University of New South Wales (UNSW), integrating health services with research and teaching facilities. The purpose of the campus redevelopment is to improve the capacity and quality of health education and patient care, ultimately delivering better health outcomes for the community.

The first stage of the precinct redevelopment is underway, comprising a new Prince of Wales Integrated Acute Services Building (IASB), on a site directly south of the proposed UNSW HTH. Stage 2 of the precinct renewal includes the proposed UNSW HTH and construction of a new building for the Sydney Children's Hospital Stage 1 and the Children's Comprehensive Cancer Centre (SCH Stage 1 and the CCCC), between the UNSW HTH and the existing Sydney Children's Hospital, Randwick building.

The governance of the precinct projects is led by Health Infrastructure's state-wide approach to capital projects. The Randwick Campus Redevelopment is being delivered by Health Infrastructure in collaboration with Randwick Health and Education Precinct partners South Eastern Sydney Local Health District (SESLHD), Sydney Children's Hospitals Network (SCHN) and UNSW. A partnership agreement has been established between Health Administration Corporation (HAC) and UNSW to develop the UNSW HTH. This partnership will also allow UNSW to operate the building as well as manage its design and delivery.

## 2.0 Purpose, objectives and scope of this assessment

The purpose of this Social Impact Assessment (SIA) is to assess the impacts of the development, both positive and negative, for all stages of the project lifecycle for the community and stakeholders.

Social Impact Assessment involves the analysis of social changes and impacts on communities that are likely to occur as a result of a particular development, planning scheme, or government policy decision.

### 2.1 Assessment framework and methodology

#### Social Impact Assessment

As per the SEARs, assessment of social impacts in this report has been based on the NSW DPIE Draft *Social Impact Assessment Guideline* applicable to all State significant projects and developments (2020). It is also aligned with Randwick City Council's *Social Impact Assessment Guidelines for Assessing Development Applications* (2006).

As outlined in the DPIE Social Impact Assessment Guideline (2020), social impacts vary in their nature and can be positive or negative, tangible or intangible, physically observable, or psychological (fears and aspirations). Social impacts can be quantifiable, partly quantifiable or qualitative. Social impacts can also be experienced or perceived differently by different people and groups within a community, or over time.

The SIA involves a number of steps, including a baseline analysis of the existing socio-economic environment of a defined study area or areas; scoping of relevant issues; identification and assessment of potential impacts against the specified suite of factors set out in the NSW DPIE SIA Guideline and the SEARs for the project; determination of the significance of the impacts, and identification of measures to manage or mitigate the project's potential negative impacts and enhance potential benefits.

The methodology employed in preparing this SIA is designed to ensure that the social environment of communities potentially impacted by a project is properly accounted for and recorded, and anticipated impacts are adequately considered and assessed.

#### Social factors for assessment

The NSW DPIE Draft SIA Guideline (2020) classifies social impacts in the following way, which forms the basis of this assessment:

- *Way of life: how people live, get around, work, play and interact with one another on a day-to-day basis*
- *Community: its composition, cohesion, character, how it functions, and sense of place*
- *Accessibility: how people access and use infrastructure, services and facilities*
- *Culture: people's shared beliefs, customs, values and stories, and connections to Country, land, water, places and buildings*
- *Health and wellbeing: people's physical, mental, social and spiritual wellbeing*
- *Surroundings: access to and use of natural and built environment, including ecosystem services, public safety and security, as well as aesthetic value and amenity*
- *Livelihoods: including impacts on employment or business, experience of personal breach or disadvantage, and the distributive equity of impacts and benefits*
- *Decision-making systems: the extent to which people are able to participate in decisions that affect their lives, procedural fairness, and the resources provided for this purpose*

Each of these categories should be assessed based both on the tangible observable impacts, as well as considering fears and aspirations of communities impacted.

Randwick City Council's SIA Guidelines (2006) classify social impacts as changes that occur in:

- *People's way of life (how they live, work, play and interact with one another on a day-to-day basis);*
- *Their culture (shared beliefs, customs and values), and*
- *Their community (its cohesion, stability, character, services and facilities).*

Potential social issues which Council sees that may need to be addressed by the SIA are shown **Table 2**, including the broad categories these could be considered under based on the DPIE Guidelines.

The Council's SIA principles are in general aligned with the above listed DPIE recommended approach. The Council guidelines (p. 5) state that they are not to be used for proposals made in relation to Part 5 of the Environmental Planning and Assessment Act, 1979. Hence the DPIE guidelines have been followed as the primary basis for the purposes of this report.

**Table 2 Comparison of social factors**

DPIE social factors	Council social factors
Accessibility	<ul style="list-style-type: none"> <li>• Access &amp; mobility</li> <li>• Recreation facilities</li> <li>• Community services and facilities</li> </ul>
Way of life	<ul style="list-style-type: none"> <li>• Accommodation &amp; housing</li> </ul>
Community	<ul style="list-style-type: none"> <li>• Community identity &amp; cohesion</li> <li>• Demographics (population size and characteristics)</li> <li>• Needs of social groups (women, aged, persons with disability, children, youth, indigenous, and ethnic)</li> <li>• Interaction between new development and existing community</li> <li>• Impact on future generations</li> <li>• Community values</li> </ul>
Surroundings	<ul style="list-style-type: none"> <li>• Public safety</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>• Economic</li> </ul>
Culture	<ul style="list-style-type: none"> <li>• Cultural</li> <li>• Community identity &amp; cohesion</li> </ul>
Livelihoods	<ul style="list-style-type: none"> <li>• Employment</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>• Health</li> </ul>
Relevant across most of the categories	<ul style="list-style-type: none"> <li>• Social equity</li> </ul>

## Assessment methodology

Stages in the preparation of the Social Impact Assessment are as follows:

- Baseline analysis of the existing socio-economic environment, involving:
  - Study area definition, including primary and secondary geographic areas likely to be impacted (see **Section 6.2** of this report).
  - Demographic analysis, including socio-economic characteristics of current communities and population forecast (see **Section 6.0**).
  - Review of relevant background information, along with relevant local and state policy frameworks (see **Section 5.0** and **7.0**).

- Stakeholder and community engagement: Findings of stakeholder and community consultation undertaken by the Randwick City Council regarding the local government area or that of Health Infrastructure in relation to the broader Randwick Campus Redevelopment have been reviewed to identify community and stakeholder aspirations and values. Current and planned engagement activities specific to the UNSW HTH has also been provided (see **Section 8.0**).
- Scoping of issues: Analysis of potential impacts during and post-construction, with each of the directly affected communities and other stakeholders identified in relation to the way they may be affected. Both positive and negative potential issues are identified. This scoping process has underpinned the social impact analysis in **Section 9.0**.
- Identification of impacts as per DPIE 2020 Draft SIA Guideline parameters. The social impact assessment ultimately appraises the significance of each identified impact based on its duration, extent and sensitivity of impact 'receivers'. This results in a social risk rating for impacts, as per the social impact significance matrix shown in **Section 9.0**.

## 2.2 Information sources and assumptions

Following are the key data sources and policy documents used to prepare this SIA (ordered by title):

- ABS Census of Population and Housing, Australian Bureau of Statistics, 2016
- *Collaboration Area - Randwick Place Strategy* (Greater Sydney Commission, 2018)
- *Consumer and Community Advisory Committee - Year in Review 2019 report* (Randwick Campus Redevelopment Community Advisory Committee (CCAC), 2020)
- *Eastern City District Plan* (Greater Sydney Commission, 2018)
- Ethos Urban population forecasts for the study areas are based on following sources - ABS Population Counts 2020, ABS Building Approvals 2020, Forecast.id, DPIE Population Projections 2019, Cordell Connect.
- *Greater Randwick Integrated Health Services Plan* (NSW Health, SESLHD, 2016)
- National Institute of Economic and Industry Research (NIEIR) ©2019. Compiled and presented in economy.id
- *NSW Health Strategic Priorities 2019-20* (NSW Health, 2019)
- *NSW State Health Plan 2021* (NSW Ministry of Health, 2014)
- *Partnerships and Place* (Greater Sydney Commission, 2019)
- *Randwick Campus Redevelopment, Communications and Engagement Consultation Report* (Health Infrastructure, 2018)
- Randwick Campus Redevelopment Fact Sheets and Website, <http://randwickcampusredevelopment.health.nsw.gov.au/default.aspx>
- *Randwick City Plan – Community Strategic Plan* (Randwick City Council, 2019)
- *Randwick Draft Local Strategic Planning Statement* (Randwick City Council, 2019)
- *Randwick Social Plan* (Randwick City Council)
- *Randwick Junction Planning Strategy, draft* (Randwick City Council, 2020)
- *Randwick Junction Town Centre Review – Visitor Survey* (Randwick City Council, 2017)
- *Social Impact Assessment Guideline, draft* (NSW DPIE, 2020)
- *Social Impact Assessment Guideline for State significant mining, petroleum, production and extractive industry development* (NSW DPIE, 2017)
- *Social Impact Assessment Guidelines for Assessing Development Applications* (Randwick City Council, 2006)
- *South Eastern Sydney Local Health District Journey to Excellence Strategy 2018-2021* (SESLHD, 2018)
- *UNSW 2025 Strategy Update* (UNSW)
- *Vulnerable and priority populations in South Eastern Sydney Local Health District* (NSW Health, SESLHD, 2018)

Assumptions applied to complete this SIA include:

- The key findings of the background studies and technical reports are accurate;
- Socio-economic data for each study area accurately reflects the community demographic profile;
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views, and
- All potential social impacts to the local community and special interest groups are identified.



## 3.0 Site context and character

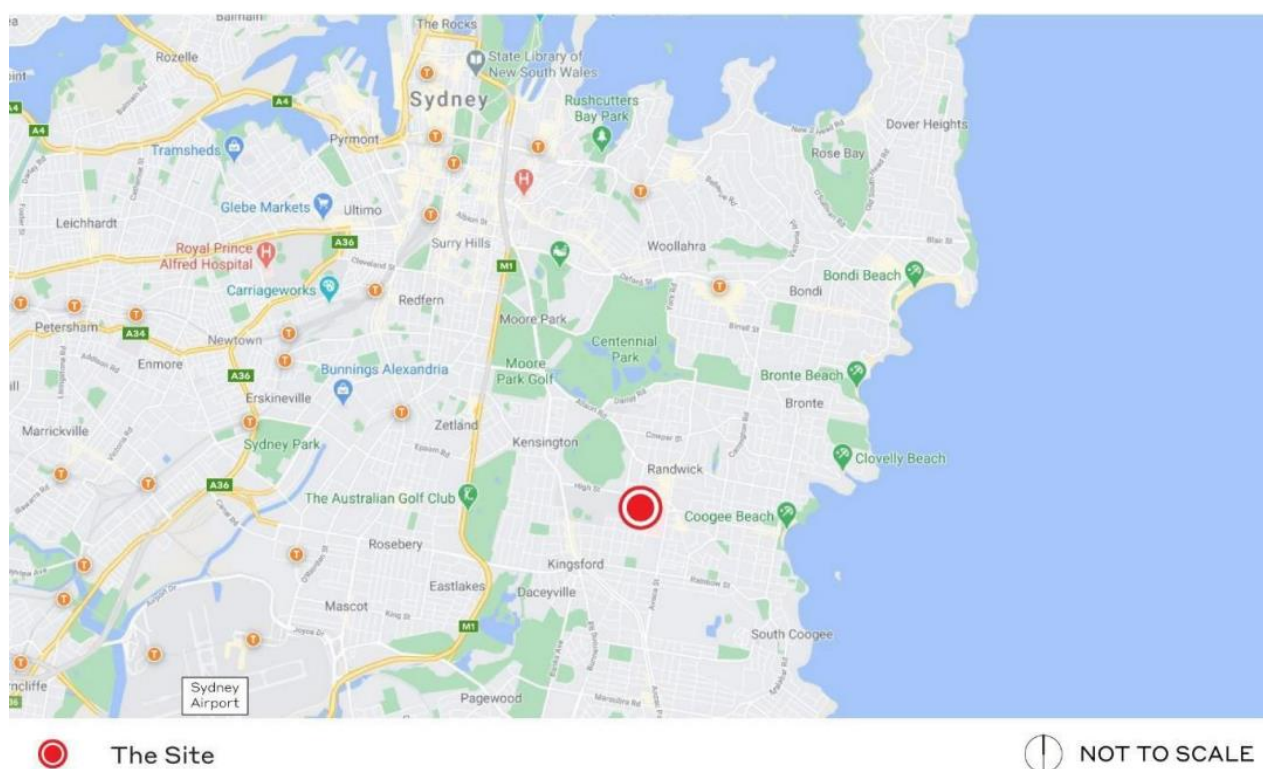
### 3.1 Site context and location

The site is located approximately 6 kilometres (km) from the Sydney Central Business District (CBD), within the Randwick Local Government Area (LGA). It is located approximately 4km from Sydney Airport. **Figure 2** provides a regional context map of the site showing its location in relation to the Sydney CBD and surrounding centres.

This block sits in between the existing Randwick Hospitals Campus and the UNSW Kensington Campus, and directly adjacent to the CBD and South East Light Rail service which runs along High Street (**Figure 3**). The site of the proposed UNSW HTH has an area of 8,897square metres (sqm).

The site has been subject to some site preparation and early works associated with the broader development of the block. Adjacent to the site, along the High Street and Botany Road frontages, runs a 6-metre (m) wide stormwater and sewage easement.

The area falls under the South East Sydney Local Health District (SESLHD), which is one of 19 Local Health Districts and Speciality Health Networks in NSW. The SESLHD covers the LGAs of Woollahra, Waverley, Randwick, Botany Bay, the City of Sydney, Lord Howe Island, Rockdale, Kogarah, Hurstville and Sutherland.



**Figure 2 Site context**

Source: Google maps and Ethos Urban



**Figure 3 Site aerial**

Source: Nearmaps and Ethos Urban

### 3.2 Existing development on the site

The UNSW HTH site has been cleared and is devoid of any development or vegetation. It has been subject to some site preparation and early works associated with the broader redevelopment of the block. Adjacent to the site, along the High Street and Botany Road frontages, runs a 6m wide stormwater and sewage easement.



**Figure 4 View of the site from north**

Source: Ethos Urban

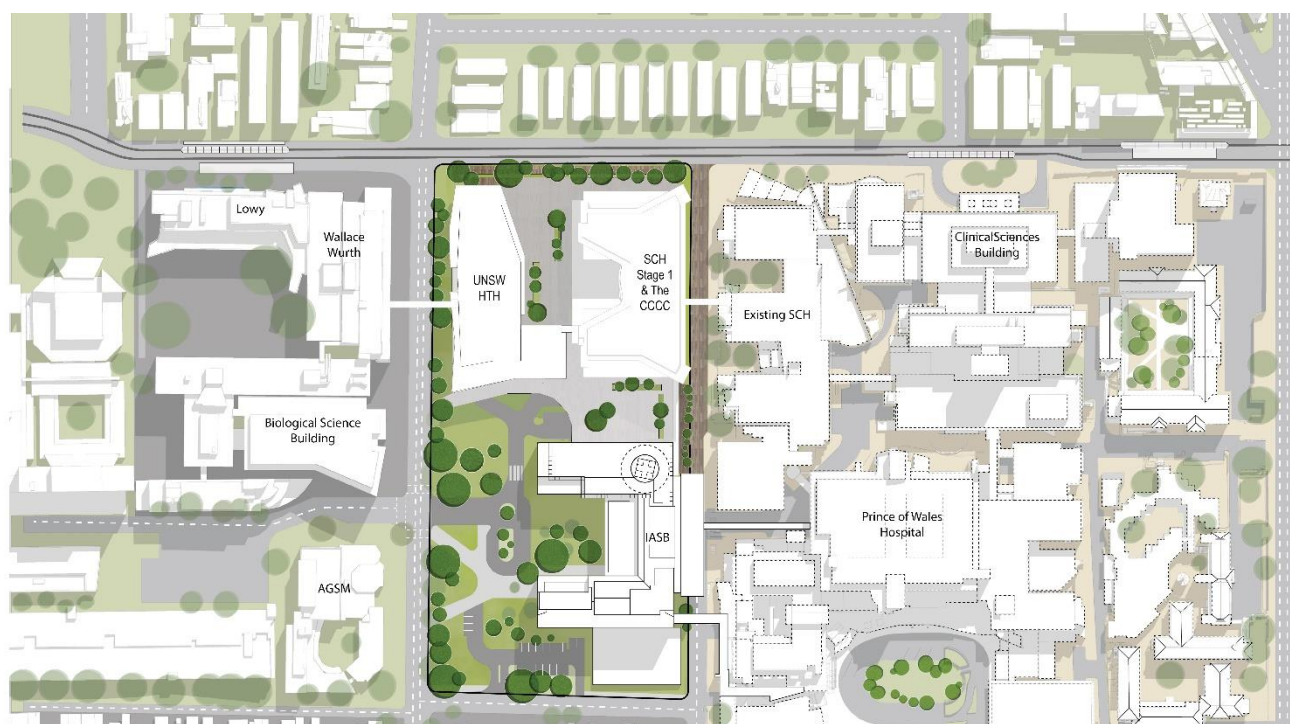


### 3.3 Surrounding development

The area surrounding the site is characterised by a broad range of uses, including:

- **North:** Medium-density residential neighbourhood, generally comprising 3-4-storey apartment buildings
- **East:** Planned or existing Randwick Hospital Campus uses. The broader Randwick Hospital Campus is currently undergoing planned redevelopment, and therefore the surrounding context of the development is transforming (see **Figure 5**). Proposed surrounding land uses around the site include:
  - Land directly adjacent to the UNSW HTH site to the east. This lot will house the Sydney Children's Hospital Stage 1 and the Comprehensive Children's Cancer Centre (SCH Stage 1 and the CCCC) redevelopment. This development will be physically connected to the proposed UNSW HTH at podium level
  - Land directly to the south of the site which is currently subject to construction works for the 13-storey Prince of Wales Hospital - Integrated Acute Services Building (POW- IASB).
- **South:** Planned Integrated Acute Services Building development and low to medium density residential uses.
- **West:** University of New South Wales, including Australian Graduate School of Management, Biological Sciences, Lowy Cancer Research Centre, Kirby Institute and Wallace Wurth Building.

The context of the development is shown in **Figure 6** to **Figure 9** below.



**Figure 5 Randwick Hospital Campus redevelopment**

Source: Architectus



**Figure 6** Future IASB POW building (under construction) and Sydney Children's Hospital, Randwick

Source: Ethos Urban



**Figure 7** Botany St and UNSW Kensington campus west of the site

Source: Ethos Urban



**Figure 8** Magill St, residential area south of the site

Source: Ethos Urban



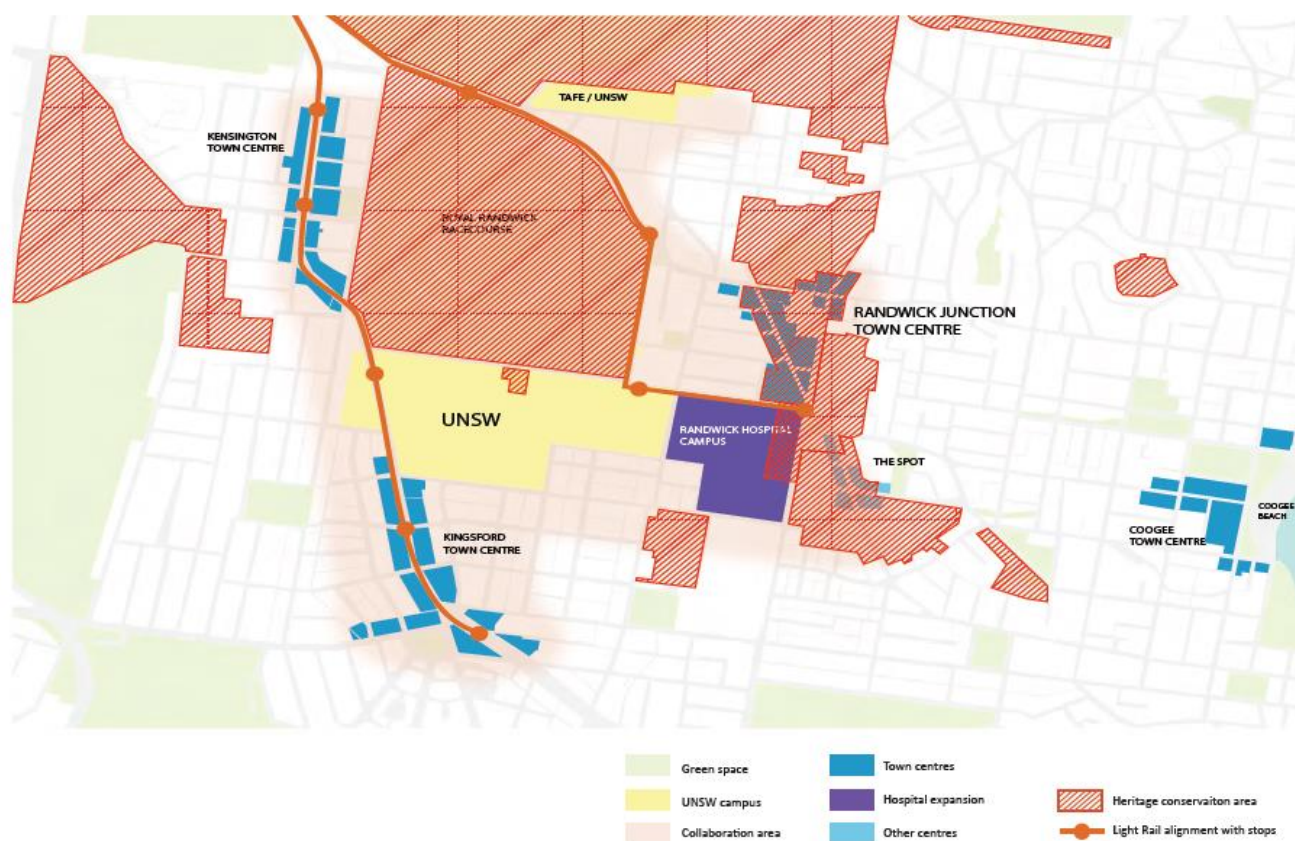
### 3.4 Broader precinct character

The site is located within short walking distance to Randwick Junction Town Centre. This area includes a heritage conservation area and has a mixture of historical building stock, contemporary, and sympathetic development. The mixed-use area is characterised primarily by retail tenancies and commercial usages. In addition to the retail and local service function, the Centre contains community facilities including a library, early childhood health centre and notable number of specialist medical and allied health uses. Nearby, local entertainment district “The Spot” contains a high proportion of leisure, food and beverage uses.

There is an established medium density residential area within walking distance of the site. A block south of the existing hospital campus area is being redeveloped into residential use - the Newmarket masterplan development accommodates around 800 dwellings and retail space.

North-west of the health-education precinct lies the Royal Randwick Racecourse.

The broader precinct is shown in **Figure 9** below.



**Figure 9 Broader precinct**

Source: Randwick Junction Town Centre Strategy (Randwick City Council, 2020)

## 4.0 Proposed development: UNSW Health Translation Hub

### 4.1 Overview

The proposal involves the expansion of the existing and proposed hospital facilities at the RHC to provide ancillary health research and education uses. This will be in the form of a single building which will be physically connected (at podium level) to the neighbouring Sydney Children's Hospital Stage 1 and the Children's Comprehensive Cancer Centre (SCH Stage 1 and the CCCC) redevelopment.

Specifically, the SSDA seeks approval for:

- Relevant site preparation, excavation and enabling works.
- Construction and use of a new, 15-storey building accommodating research and health education uses, comprising:
  - One basement level; and
  - A total GFA of approximately 35,600sqm, including health-related research, education and administrative floor space.
- Pedestrian link bridges connecting the UNSW Kensington Campus to the RHC, via the Wallace Wurth Building to the UNSW HTH and through to the SCH Stage 1 and the CCCC.
- Landscaping and public domain works, including the creation of over 2,500 sqm of new publicly accessible open space within the eastern portion of the site, sitting between the UNSW HTH and the SCH Stage 1 and the CCCC redevelopment.
- Building signage.
- Stratum subdivision.
- Services and utilities augmentation as required.

### 4.2 Operation and function of the UNSW HTH

The UNSW HTH will be an expansion of the RHC to accommodate new health related education, research, and administrative facilities. It will include:

- Purpose-built spaces for health educators and researchers to work alongside clinicians.
- Floor plates for health translation research focused work with physical connections to the SCH Stage1 and the CCCC and wider Randwick Hospitals Campus.
- Dedicated facilities for the CCCC directly linking the UNSW HTH with the SCH Stage 1 and the CCCC.
- An education hub, including education and training rooms allowing hospital staff to educate and train UNSW medical students.
- Facilities for education, training, research, seminars and industry events.
- Clinical schools for the Women's and Children's Health, Psychiatry and Prince of Wales Hospital.
- Ambulatory care clinics including in neurosciences, public and population health.
- Supporting facilities including retail premises.

The UNSW HTH has been designed to support sustainability, and to comply with 5-star Green Star and 5.5-star NABERS rating requirements. There is no dedicated car parking proposed on the site, and only service vehicles will have access to the basement. This is consistent with the approach adopted by UNSW under their Transport Masterplan. JMT has assessed the proposal, and considers that the provision of nil parking spaces is acceptable because:

- Car parking is currently provided across a number of areas within UNSW Kensington Campus and recent surveys (prior to Covid-19) indicate that parking demand (even at peak day periods) is not at capacity and is capable of accommodating future traffic demand
- The provision of new parking would contribute to additional traffic on an already constrained road network in the Precinct
- The introduction of the Light Rail has significantly improved public transport access to the site and further reduced private vehicle reliance
- Nil carparking is consistent with other recent developments within the UNSW Kensington Campus and Precinct.



**Figure 10** Proposed UNSW HTH, north elevation

Source: Architectus



**Figure 11** Proposed UNSW HTH, west elevation

Source: Architectus

## 5.0 Strategic policy context

### 5.1 Strategic themes and drivers

The following section identifies the key social drivers for this site, based on a review of the key state and local policies and strategies relevant to the proposed development.

#### Key policy drivers for the development

- **Internationally competitive health, education, research and innovation precincts.** It is a state government priority to create internationally competitive health, education, research and innovation precincts to encourage technological innovation, increase provision of knowledge-intensive jobs and consolidate Greater Sydney's economic future. The Greater Sydney Commission aims to improve the economic productivity of the Eastern City District by investing in health and education precincts, including Randwick.
- **Co-location of health and education facilities.** Co-locating health and education facilities will support efficient translation of education and research into patient care within and beyond the Randwick health and education precinct.
- **Role of the Randwick health and education precinct in driving local and metropolitan productivity.** It is a local and state priority to facilitate jobs growth in the council area by ensuring ample floorspace for institutional, business and commercial activities, and ancillary health uses, clustered in health and education precincts. Both Randwick City Council and the Greater Sydney Commission recognise the critical role of Randwick health and education in driving economic and employment outcomes in the local area and beyond.
- **Council's vision for liveable and sustainable Randwick.** Improving accessibility and walkability around activity centres, supporting sustainable transport options, designing quality places for people and valuing green spaces and landscape are highlighted as some of the key strategic themes and issues in the Randwick Community Strategic Plan and the Draft Local Strategic Planning Statement.

The following key documents have been reviewed to identify key relevant policy themes and drivers for the proposed development:

- *Eastern City District Plan* (Greater Sydney Commission, 2018)
- *Partnerships and Place* (Greater Sydney Commission, 2019)
- *The Randwick City Plan - Community Strategic Plan* (Randwick City Council, 2019)
- *Randwick Draft Local Strategic Planning Statement* (Randwick City Council, 2019)
- *Randwick Social Plan* (Randwick City Council)
- *UNSW 2025 Strategy Update* (UNSW)
- *NSW Health Strategic Priorities 2019-20* (NSW Health, 2019)
- *South Eastern Sydney Local Health District Journey to Excellence Strategy 2018-2021* (SESLHD, 2018)

The strategic policy context of the proposed development is summarised in **Table 3**.



**Table 3 Policy themes and implications for the development**

Policy theme	Key implications for social impact assessment	Relevant documents
<b>Transition of the Randwick Health and Education Precinct and broader Collaboration Area into a future “Innovation District”</b>	<ul style="list-style-type: none"> <li>It is an objective of the Greater Sydney Commission (GSC) to create internationally competitive health, education, research and innovation precincts. Innovation is vital to cities in the 21<sup>st</sup> century and relevant precincts rely on efficient transport connections, high-quality amenities and walkability in order to encourage the exchange of ideas.</li> <li>The Greater Sydney Commission’s vision for the Randwick Collaboration Area is to see it “mature into an innovation district of engaging places, with a highly integrated university and health campus. Town centres, residential, employment, recreation and community areas are interconnected, allowing people to move, interact and share knowledge and ideas”.</li> <li>Randwick City Council believes that the existing cluster of businesses within the Randwick strategic centre provides an “anchor” for innovative growth and the linking of health and education institutions.</li> </ul>	<ul style="list-style-type: none"> <li>Eastern City District Plan (Greater Sydney Commission, 2018)</li> <li>Partnerships and Place (Greater Sydney Commission, 2019)</li> <li>Randwick Draft Local Strategic Planning Statement (Randwick City Council, 2019)</li> </ul>
<b>Supporting research translation and innovation to improve health outcomes and service delivery</b>	<ul style="list-style-type: none"> <li>South Eastern Sydney Local Health District (SESLHD) aims to translate research and innovation into clinical service models by increasing staff participation in education and training and increasing the number of translational research projects, in order to deliver positive health outcomes.</li> <li>It is a priority of NSW Health to support environments which foster data sharing and research in order to make NSW competitive in clinical trials and secure international funding.</li> <li>Co-locating health and education facilities will support efficient translation of education and research into patient care within the Randwick health and education precinct.</li> </ul>	<ul style="list-style-type: none"> <li>NSW Health Strategic Priorities 2019-20 (NSW Health, 2019)</li> <li>South Eastern Sydney Local Health District Journey to Excellence Strategy 2018-2021 (SESLHD, 2018)</li> </ul>
<b>Growing investment, business and employment opportunities and jobs in strategic centres</b>	<ul style="list-style-type: none"> <li>Randwick strategic centre is forecasted to experience a growth of 32,000-35,500 (40-55%) new jobs by 2036. It is an objective of the Randwick City Council to facilitate this by ensuring ample floorspace for institutional, business and commercial activities, and ancillary health uses.</li> <li>Randwick’s population is projected to increase significantly by 2036, with an estimated population growth of 33,900 (23%). In order to ensure balanced growth across the Randwick LGA, it is a Council priority to align forecasted growth with the delivery of vital infrastructure. New development should be “consistent with the desired future character of areas” and contribute to the achievement of a 30-minute city in which residents live within 30 minutes of their jobs, education, health facilities, services and places of interest.</li> <li>The Greater Sydney Commission aims to improve the economic productivity of the Eastern City District by investing in health and education precincts such as Randwick. The GSC’s support of the Randwick health and education precinct will encourage technological innovation, increase provision of knowledge-intensive jobs and consolidate Greater Sydney’s economic future.</li> <li>Randwick City planning strategies and controls have been developed to support the Health and Education Centre located around the UNSW and Randwick Hospitals Complex.</li> </ul>	<ul style="list-style-type: none"> <li>Randwick Draft Local Strategic Planning Statement (Randwick City Council, 2019)</li> <li>Eastern City District Plan (Greater Sydney Commission, 2018)</li> <li>The Randwick City Plan (Randwick City Council, 2019)</li> </ul>
<b>Delivering high-quality open space</b>	<ul style="list-style-type: none"> <li>The Greater Sydney Commission has identified that strategic centres are not just places for economic exchange, but places where “communities gather, and where recreational, cultural and educational pursuits are found”.</li> <li>It is a Council priority to provide places for people and ensure responsible management of Randwick’s natural environment for the enjoyment of future generations. Council is committed to providing high-quality open space and increasing the provision of recreational facilities.</li> <li>Council encourages design excellence and sustainability across all development.</li> </ul>	<ul style="list-style-type: none"> <li>Eastern City District Plan (Greater Sydney Commission, 2018)</li> <li>Randwick Draft Local Strategic Planning Statement (Randwick City Council, 2019)</li> <li>The Randwick City Plan (Randwick City Council, 2019)</li> </ul>



## 6.0 Baseline analysis: social context

### 6.1 Introduction

This section provides an overview of the site and the existing social context surrounding the site. It analyses the existing social characteristics of the community within the identified study areas to better understand the potential characteristics and context of the existing community that may be impacted by the proposed development.

#### Key points

A review of the community profile of the Primary and Secondary Study Areas relevant to the proposed development (sourced from the 2016 ABS Census of Population and Housing), has highlighted the following:

- **High proportion of residents in the Primary Study Area (PSA) of the proposed development are students.** There are approximately 7,000 residents living within the PSA (i.e. 400m radius of the site). Over half (54%) of the PSA residents were attending university (according to the 2016 Census count). A large proportion lived on the university campus included in the PSA.

The large student cohort impacts the demographic characteristics of the resident community in the area – the profile is primarily young, earn no or lower annual income, and many live in rental apartment accommodation, alone, or in group housing.

- **Population of the Secondary Study Area (SSA) is expected to grow by over 400,000 residents to 2036, driving demand for additional health care capacity in the region to cater for various age groups and health issues.** Population projections for the SSA (i.e. the area covering the Eastern City District and South Eastern Sydney Local Health District) is estimated to grow by +441,240 additional residents between 2016 and 2036.

The SSA would cover a large portion of the Greater Sydney population (and population growth), and as such, additional health care capacity and quality will be required within the region in the coming years to meet population levels.

The SSA population resembles the Greater Sydney population profile, with a higher proportion of 18-34 year-olds and a lower proportion of families with children and residents aged 0-17 years.

- **Both PSA and SSA are highly culturally and linguistically diverse.** More than 3 in 5 (61%) of the PSA residents were born overseas (likely driven by the cultural diversity of the student community). The SSA is similarly culturally very diverse with only 37% of the residents speaking English only at home.
- **The population is ageing and includes several vulnerable communities, driving health care needs.** The South Eastern Sydney LHD population is ageing, creating a significant driver for hospital activity.

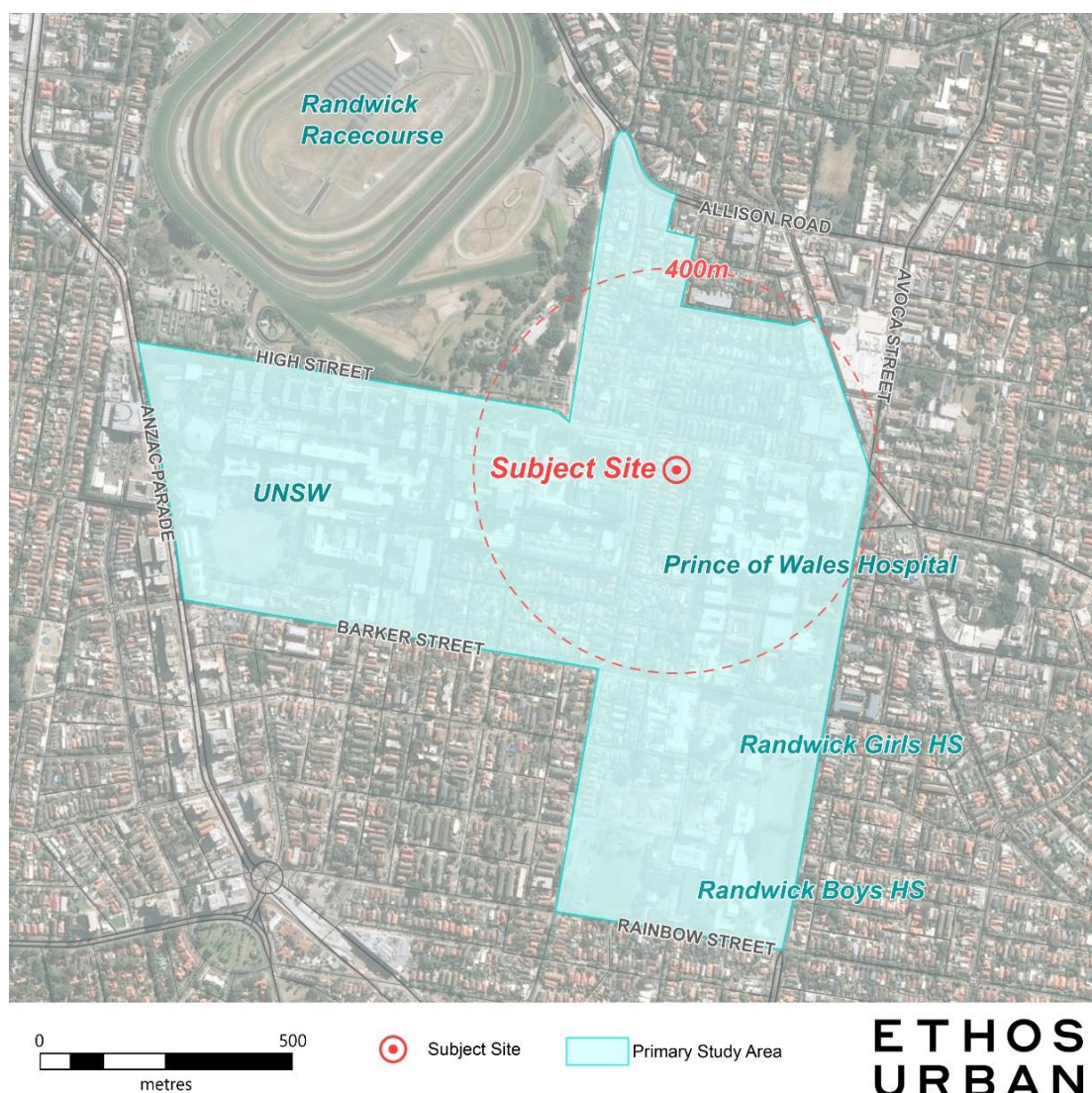
Whilst the SSA median income levels are somewhat above the Greater Sydney average and the health of the LHD as a whole compares favourably with other parts of NSW, there are substantial differences in access to services and health outcomes for a number of vulnerable groups (low-socioeconomic, people living with disability, Culturally and Linguistically Diverse patients (CALD) groups).

## 6.2 Study area definition: area of social influence

Study areas have been chosen for the purposes of this Social Impact Assessment taking into consideration the need to factor in both local social impacts (e.g. associated with the construction period) and those likely to occur on a broader scale (e.g. enhanced access to high quality health services).

### Primary Study Area (PSA)

The Primary Study Area (PSA) represents the local community within the immediate area. This broadly includes residents living within 400m of the subject site, as well as the surrounding health and education precincts including UNSW, Prince of Wales Hospital and Randwick Girls and Boys High School. This area has been defined using Statistical Area One (SA1) boundaries that most closely align with a 400m catchment drawn around the site (see Figure 12).



**Figure 12 Map of the Primary Study Area**

Source: Ethos Urban, 2020.

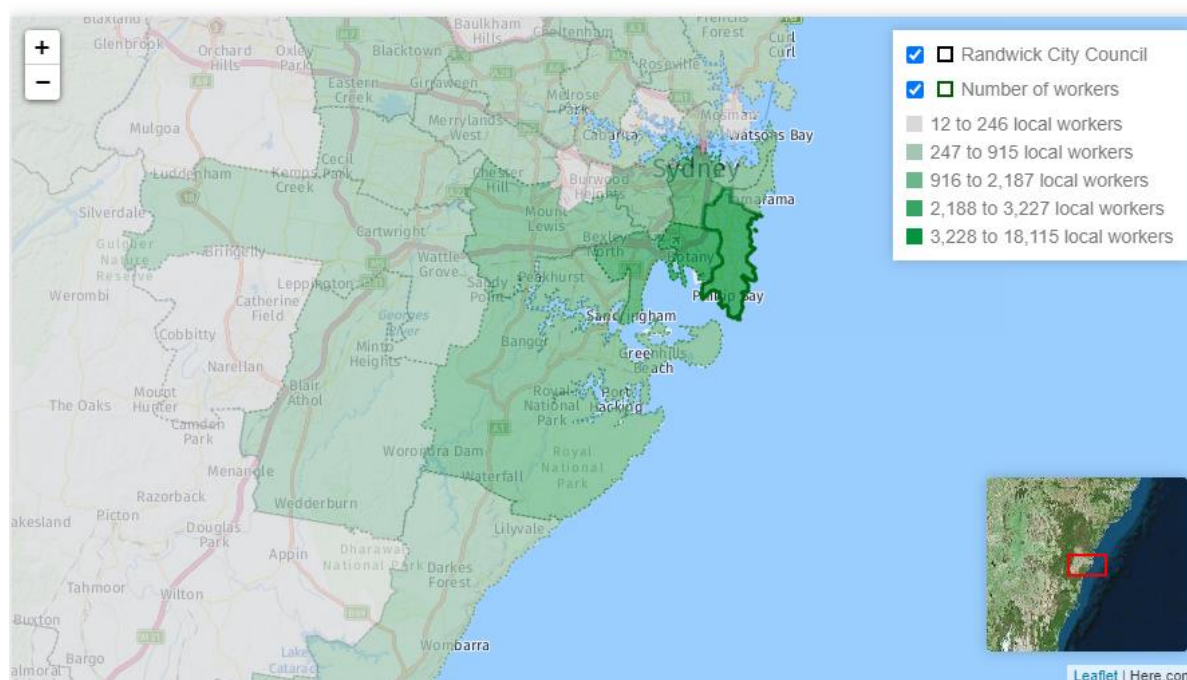
Note: This aerial shows the residential dwellings that pre-dated acquisition of the site. As shown elsewhere in the report, the site is currently condition, under construction,

## Secondary Study Area (SSA)

The Secondary Study Area (SSA) has been considered for the purposes of this study due to importance of considering the regional context in of the UNSW Health Translation Hub would be operating to determine longer term social impacts and benefits.

The area represents the broader area likely to be impacted by the flow on effects of the improved health education and innovation in the redeveloped campus area, as well as the workforce catchment area for the precinct (see **Figure 13**).

Only 40% of the Randwick LGA workforce live locally. The SSA is the place of residence for most workers employed in the Randwick Council area, with tens of thousands of people commuting to Randwick from the identified area. Heatmap showing the residential location of the LGA workforce is shown below.



**Figure 13 Residential location of local workers by LGA**

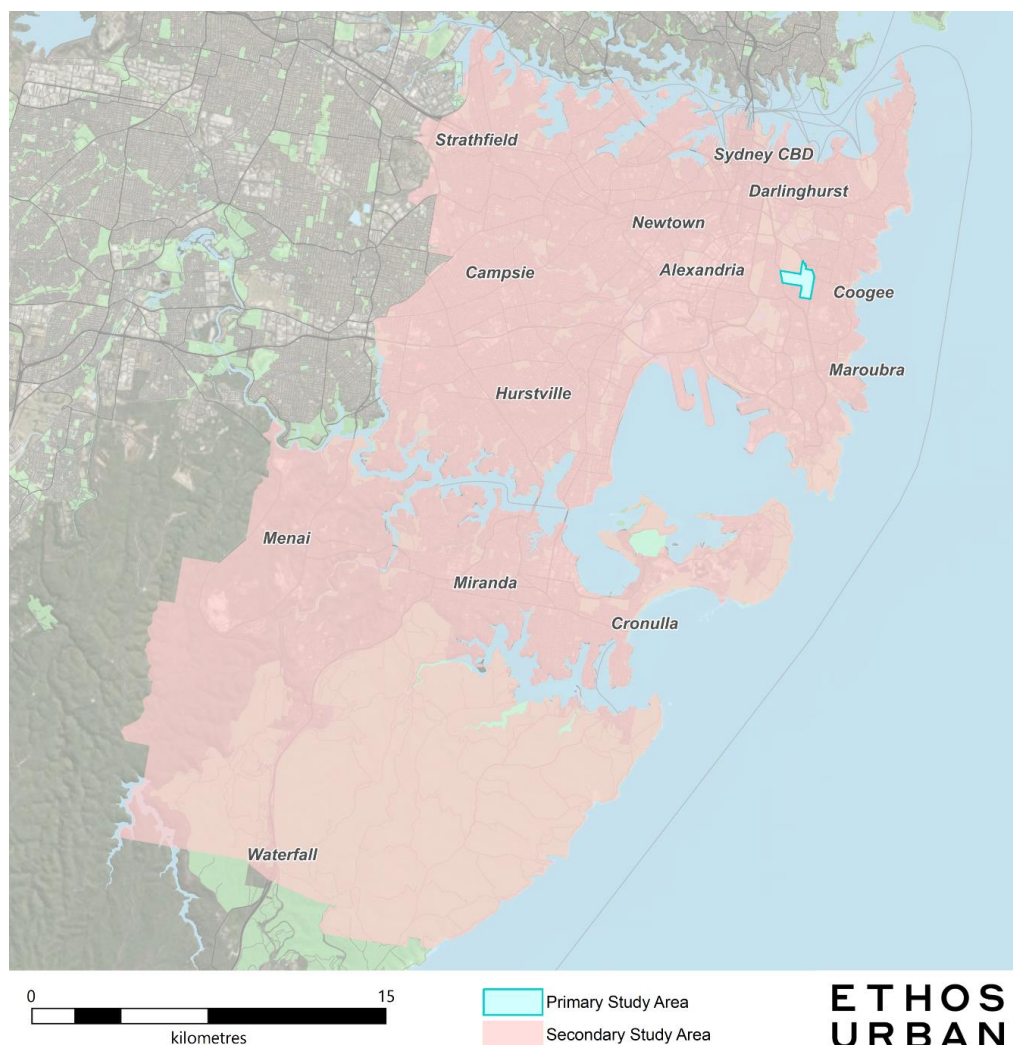
Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented by .id.

Therefore, the SSA has been defined using LGA and SA1 boundaries which best represent the areas covering:

- South Eastern Sydney Local Health District (SESLHD) network, which includes Randwick Hospital. SESLHD covers the LGAs of Woollahra, Waverley, Randwick, Botany Bay, the City of Sydney, Lord Howe Island, Rockdale, Kogarah, Hurstville and Sutherland. The Eastern City District covers the Bayside, Burwood, City of Canada Bay, City of Sydney, Inner West, Randwick, Strathfield, Waverley and Woollahra local government areas.
- Eastern City District, as Randwick Health and Education Precinct has been identified as one of the strategic focus areas for the purposes of the vision.

The resulting SSA covers the combined areas of the Sydney and South Eastern Sydney Local Health Districts, or the boundary of the Central and Eastern Sydney Primary Health Network. It also covers the residential locations of majority of the workforce working within the Randwick LGA (see **Figure 14**).





**Figure 14 Secondary Study Area**

Source: Ethos Urban

### 6.3 Community profile: demographic characteristics

This section provides an overview of the existing social context surrounding the site. It analyses the existing social characteristics of the community within the identified study areas to better understand the potential characteristics and context of the existing community that may be impacted by the proposed development.

An overview of the demographic and social economic profile of the PSA and SSA residents is compared to the Greater Sydney benchmark in **Appendix A**. It is based on 2016 ABS Census of Population and Housing data, and summarised below:

- **Population:** In 2019, there were an estimated 7,000 residents living within the PSA. The population of the broader SSA was an estimated 1.7 million residents for the same year.
- **Age profile:** Nearly three in four (73%) of the PSA residents were between ages 18-34 in 2016. The large majority of them were aged between 18-24, bringing the median age of the SSA down to 23 years, significantly lower than the Greater Sydney average of 36. (The PSA resident population includes a high proportion of students living on or near the UNSW Kensington campus, included in the study area). The SSA has an age profile that is more broadly in line with the Greater Sydney benchmarks.
- **Household income:** Large proportion of students also explains a very low median annual individual income of \$14,420 in the PSA (compared to Greater Sydney average of \$37,460). PSA residents median annual

household income was \$62,020, some -33% lower than the Greater Sydney median of \$92,200. The SSA had higher median household income of \$96,490 respectively.

- **Aboriginal and Torres Strait Islander residents:** 1.2% of PSA residents identify as being of Aboriginal and/or Torres Strait Island descent, marginally lower than the Greater Sydney benchmark for the share of Aboriginal and/or Torres Strait Islander persons of 1.4%.
- **Household composition:** High share of the PSA residents live in rental accommodation (70%) and majority in apartments (72%). Whilst family households are the primary household type within the PSA at 44%, this is significantly lower than the Greater Sydney benchmark for family households of 74%. A higher than average share of households are classified as lone person households (35%), or are living in share houses (21%) within the PSA, which is significantly higher than the SSA for both of these household types (26% and 8%).
- **Educational attainment:** The PSA has a strong presence of students, where 60% of the total resident population is attending formal education. Of students attending education, 90% are studying at a university or tertiary institution. The share of residents attending education is significantly higher by comparison to the SSA and the Greater Sydney area where 25% of residents are attending formal education.
- **Cultural and linguistic diversity:** Student community is also characterised by and contributing to the cultural diversity of the PSA population with more than 3 in 5 (61%) PSA residents born overseas (compared to the Greater Sydney average of 38%). Both the PSA and SSA have lower than average rates of households which speak English only at home (50% and 37%, compared to 63% in Greater Sydney overall), demonstrating the cultural and linguistic diversity of the local and regional area. Both the PSA and SSA residents have a strong presence of Chinese heritage.

## 6.4 Forecast community profile

The following section describes the forecast community profile for the area. Population estimates have been derived from various sources including Forecast.id and the NSW DPIE population projections (2019). Historical population growth rates and forecast building approvals within the Primary Study Area have also been considered within our analysis to derive an accurate growth rate.

Population projections (**Table 4**) for the SSA demonstrate strong growth between 2016 and 2036, where the area is estimated to be subject to +441,240 additional residents, increasing the overall population to over two (2) million by 2036. This represents an average annual increase of +22,062 persons each year at an annual rate of 1.2%. This level of population growth demonstrates that the Sydney and South Eastern Sydney Local Health District (SSA) will accommodate a large portion of the Greater Sydney population, and as such, additional health and educational facilities will be required within the region in the coming years to meet population levels.

Population estimates for the PSA are also provided in **Table 4** below, however are of less interest in the context of the intended broader benefits and catchment of the proposed building and the Randwick health and education precinct in general.

**Table 4 Population forecast**

	2016	2020	2026	2031	2036	2016-2036
<b>Population (no.)</b>						
PSA	6,310	7,000	9,000	9,350	9,850	+3,540
SSA	1,575,210	1,703,390	1,857,090	1,944,020	2,016,450	+441,240
<b>Average annual change (no.)</b>						
		2016-20	2020-26	2026-31	2031-36	2016-2036
PSA		+185	+308	+90	+96	+176
SSA		+32,045	+25,617	+17,386	+14,486	+22,062
<b>Average annual growth rate (%)</b>						
		2016-20	2020-26	2026-31	2031-36	2016-2036
PSA		+2.8%	+4.0%	+1.0%	+1.0%	+2.2%
SSA		+2.0%	+1.5%	+0.9%	+0.7%	+1.2%

## 6.5 Community health profile and trends

The following section provides a brief snapshot of the health and wellbeing of the population of the South Eastern Sydney Local Health District.

The South Eastern Sydney LHD contains an ageing population, creating a significant driver for hospital activity. While people aged 70 and older account for only 9% of northern SESLHD's population (LGAs from Woollahra to Botany Bay, and a part of Sydney), they account for 15% of emergency admissions and around 50% of overall bed days. This can be attributed to the more complex and chronic nature of illness in older people.

Whilst the SSA median income levels are somewhat above the Greater Sydney average and the health of the LHD as a whole compares favourably with other parts of NSW, there are substantial differences in access to services and health outcomes for different groups.

## 6.6 Local social infrastructure context

A review of the existing local social infrastructure has been undertaken to inform the Social Impact Assessment and establish a baseline for the assessment of existing facilities. An overview of the local social infrastructure context is provided below, identifying key social infrastructure within a local 800m catchment of the site (a distance equivalent to a 10-15 minute walk).

The following categories of social infrastructure are identified as being within walking distance (**Figure 15**):

- Community facilities
- Health and aged care facilities
- Recreational facilities and open space
- Places of worship
- Educational facilities

### Health and aged care facilities

There are various health facilities within walking distance of the site. Most prominent of those are the Prince of Wales Hospital, Sydney Children's Hospital, Randwick, Prince of Wales Private Hospital, Royal Hospital for Women and the Prince of Wales Transitional Aged Care Program situated on the existing Randwick Hospital Campus site.

### Community facilities

There are nine community facilities within walking distance of the site: Margaret Martin Library, Milford House Nursing Home, Randwick Early Childhood Centre, Randwick Ambulance Station, Sydney Children's Community Health Centre, UNSW Kensington Campus, UNSW Post Office, Randwick Post Office and St. Paul's Post Office.

### Recreational facilities and open space

There are several open spaces within walking distance of the site, including Kynaston Avenue Reserve, George Dan Reserve, Alison Park, Writtle Park, High Cross Park, The Green Village, Shaw Reserve, Simeon Pearce Park, Inglis Park, Paine Reserve.

### Places of worship

There are four places of worship within walking distance of the site: Randwick Presbyterian Church, St. Jude's Anglican Church, Our Lady of the Sacred Heart and Gracepoint Christian Church.

### Educational facilities

There are eleven educational facilities within walking distance of the site, including UNSW, The Joseph Varga School, Coogee Boys Preparatory School, Randwick Coogee Pre-School, Marcellin College, Our Lady of the Sacred Heart School, Claremont College, Bridgidine College Randwick, Randwick Girls High School, Randwick Boys High School and Rainbow Street Public School.



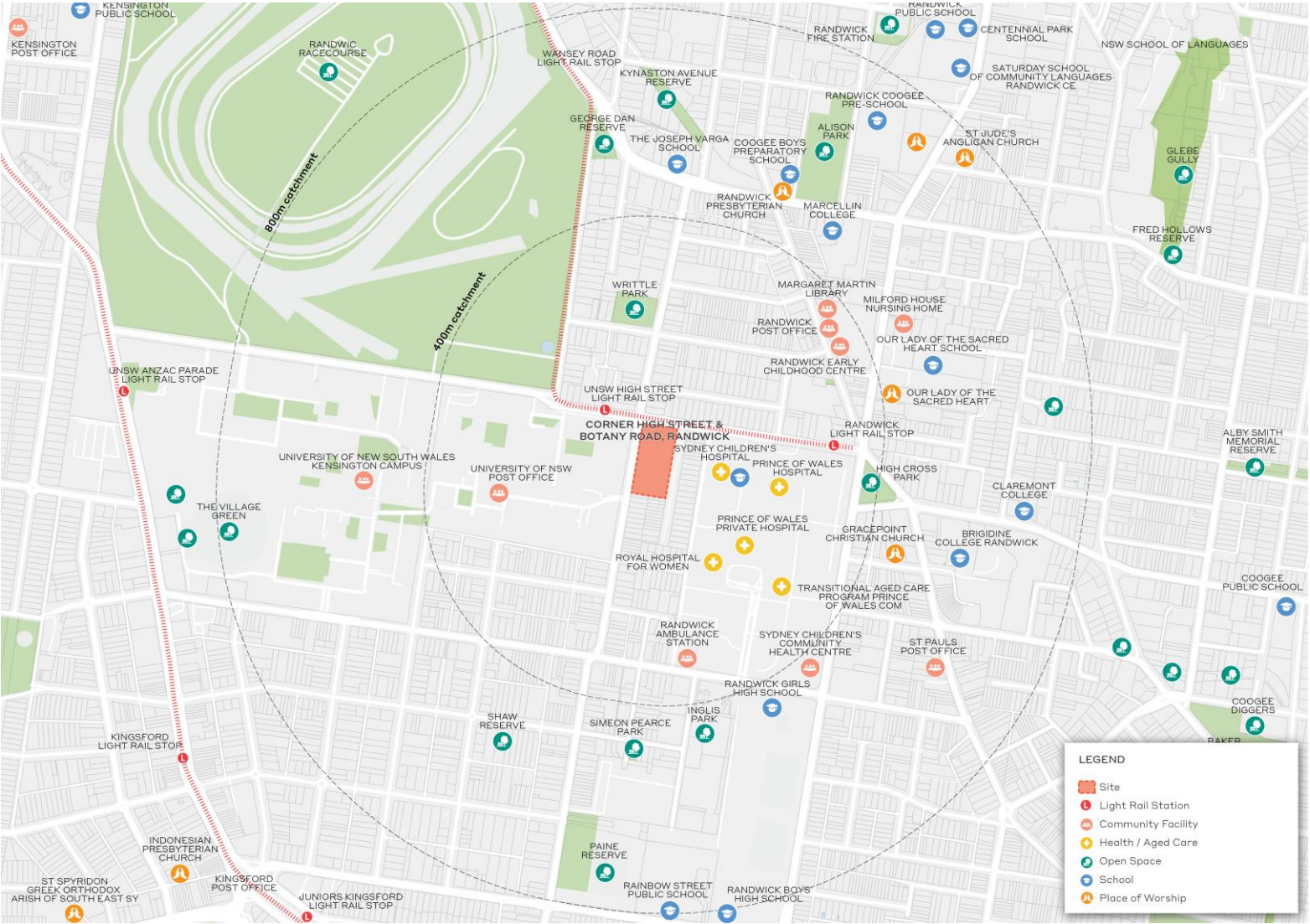


Figure 15 Social infrastructure context

Source: Ethos Urban

## 7.0 Social issues and trends

The following section provides an overview of the social issues and trends that are likely to have an impact on the delivery of the proposed development, including demand for innovation districts, transformation of Randwick strategic centre, walkable health precincts and innovation in health care.

### 7.1 Local and regional social issues

#### Realising the potential of Randwick health and education precinct

It is an objective of the Greater Sydney Commission (GSC) to create internationally competitive health, education, research and innovation precincts, to drive productivity and liveability outcomes across Greater Sydney. The GSC has identified a number of health and education precincts with potential for growth across Sydney, including Randwick.

The Randwick health and education precinct contains a cluster of health, education and research facilities, notably UNSW, Randwick Hospitals and surrounding mixed use precincts in Randwick Junction. The area also benefits from public and private investment in the Sydney CBD and South East Light Rail, redevelopment of Randwick Hospital Campus and UNSW Kensington campus, access to nearby open space and recreation facilities at Royal Randwick Racecourse, Centennial Park and Moore Park.

The co-location of health, education, recreation and public transport uses offers an opportunity to deliver significant economic benefits, including an increase in the number of jobs in the area from 22,800 in 2016 to between 32,000 and 35,500 in 2036.

To leveraging the potential synergies between these assets, the Greater Sydney Commission has identified Randwick as a “collaboration area,” bringing together a range of stakeholders to collaboratively set a vision for the future of the area:

*By 2036, Randwick has matured into an innovation district of engaging places, with a highly integrated university and health campus. Town centres, residential, employment, recreation and community areas are interconnected, allowing people to move, interact and share knowledge and ideas.*

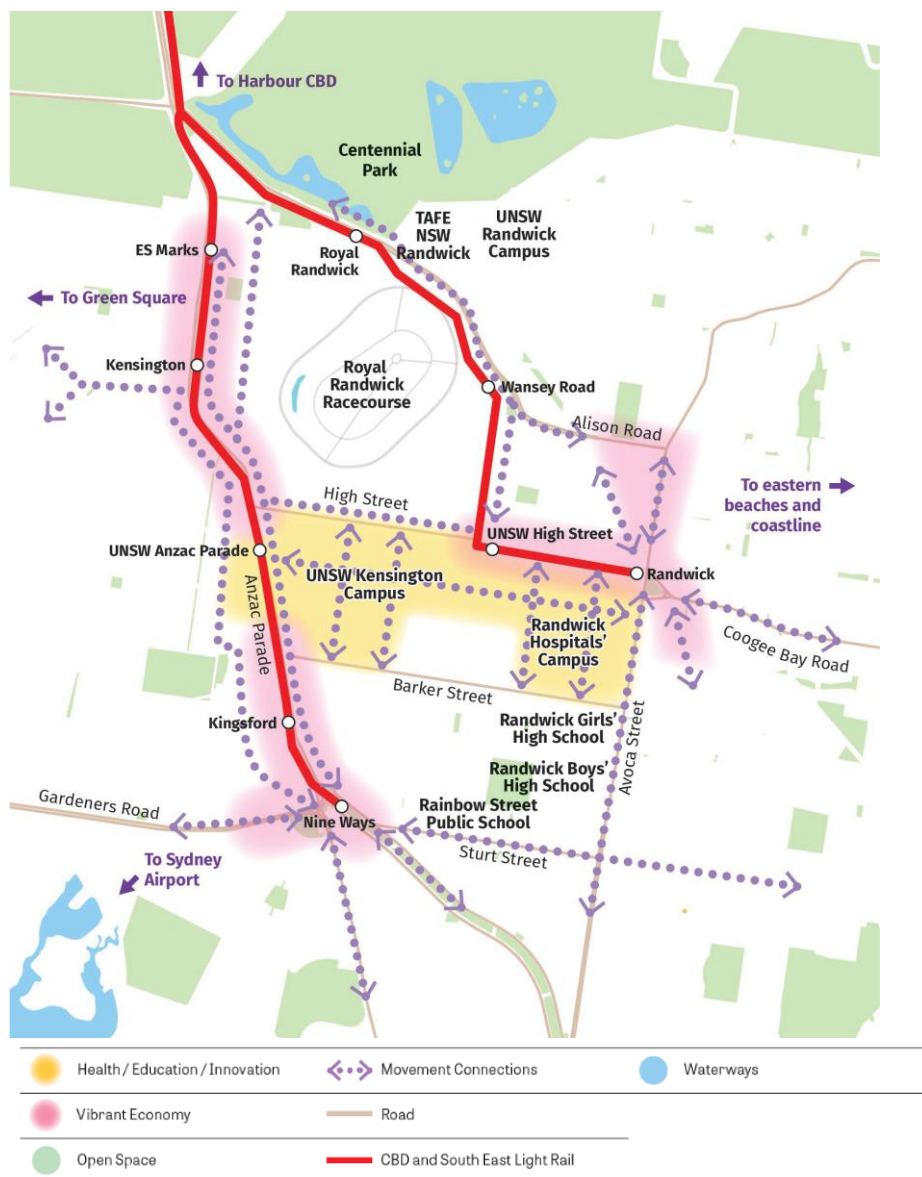
To achieve this vision, a range of strategic objectives have been identified for the Randwick Collaboration Area:

*The Randwick Collaboration Area is a place that:*

- *Is one of Australia’s premier health, education and innovation districts*
- *Is well connected to the rest of Greater Sydney by public transport*
- *Prioritises walking and cycling connections and vibrant centres of activity, including the night-time economy*
- *Has a reputation as a leader in renewable energy research to provide a low-carbon sustainable environment*  
*Supports formal and informal partnerships between the education, health, research and private sectors*
- *Has innovative solutions and a diverse housing provision including affordable housing that meet the needs of the community.*

A map of the Randwick Collaboration Area is shown in **Figure 16** over page.





**Figure 16 A Place Strategy for Randwick**

Source: Greater Sydney Commission | Collaboration Area – Randwick Place Strategy

### Role of “innovation districts” in driving economic outcomes

Innovation is a key driver of contemporary urban areas, and supporting the “innovation ecosystem” (including health and education sectors, creative, cultural and digital industries, business support services and start-ups) is important to enhancing the competitiveness and attractiveness of Greater Sydney.

Universities and research institutions have an important role to play in realising the NSW Government’s vision for “innovation districts”, with an important role driving economic outcomes and employment in the broader Eastern City District.

The Brookings Institute has defined “innovation districts” as:

*“Innovation districts are dense enclaves that merge the innovation and employment potential of research-oriented anchor institutions, high-growth firms, and tech and creative start-ups in well-designed, amenity-rich residential and commercial environments.”*

*Innovation districts facilitate the creation and commercialization of new ideas and support metropolitan economies by growing jobs in ways that leverage their distinct economic attributes. These districts build on and revalue the intrinsic qualities of cities: proximity, density, authenticity, and vibrant places.”<sup>1</sup>*

The Greater Sydney Commission has identified that innovation relies on physical location to maximise success and collaboration, and that:

*Competitive innovation precincts depend on high levels of amenity and walkability, with good transport connections spurring the rapid exchange of ideas and the establishment of networks. They require proximity to affordable and diverse housing options that can be multipurpose, and a range of cultural, entertainment and leisure activities, including strong night-time activities.*

## 7.2 Health facilities and services delivery trends

### Integrating health, research and innovation

Across Australia, universities are increasingly investing in innovation and entrepreneurship to ensure that students are equipped with the skills they will need to succeed in the growing knowledge economy.

As part of this broader shift, universities are also developing and implementing new partnership models to ensure that researchers, students and industry are brought more closely together to catalyse new opportunities, including establishing start-ups.

The UNSW HTH intends to bring together educational and medical researchers, clinicians, educators and public health officials to drive excellence, and support the rapid translation of research, innovation and education into improved patient care. It will strengthen the symbiotic relationship between UNSW and the Randwick Hospital Campus and its research institutes and broader health partners which form part of the Randwick Health and Education Precinct (RHEP).

The UNSW HTH will build on the existing 60-year long affiliation between UNSW and Sydney Children’s Hospital, Randwick, Sydney, Prince of Wales Hospital and The Royal Hospital for Women, as well as on connections with Health Infrastructure, South Eastern Sydney Local Health District, and Eastern Suburbs Mental Health Services. The new building will include new ambulatory care clinics in a range of fields, including neurosciences, public and population health.

By embedding research into the clinical environment and strengthening links with clinicians and researchers, researchers are able to better understand the current clinical problems that patients are presenting with, leading to better treatment outcomes for patients. Research also enhances the education experience for the next generation of healthcare professionals.

Delivery of contemporary education facilities will allow UNSW to compete at the forefront of health research and education internationally and allows the precinct to attract the best talent from an increasingly global talent pool. The proposed development is also aligned with key strategies of the *NSW State Health Plan 2021* which emphasise ‘designing and building future-focused infrastructure’, and ‘supporting and harnessing research and innovation’.

### Delivering walkable health precincts

Health precincts, generally comprising clinical care facilities co-located with a university and potentially a privately or publicly funded pharmaceutical or bio-medical research facility, are increasingly recognised in metropolitan and regional planning as important sites of employment, knowledge and innovation.<sup>2</sup> Investment in health precincts creates significant local employment opportunities and supports the international competitiveness of metropolitan centres by encouraging innovation and economic growth.

<sup>1</sup> <https://www.brookings.edu/innovation-districts/>

<sup>2</sup> *A Metropolis of Three Cities*, Greater Sydney Commission, 2017 <<https://www.greater.sydney/metropolis-of-three-cities/productivity/jobs-and-skills-city/internationally-competitive-health#>>

High quality urban design within these precincts has the potential to encourage interaction between individuals and institutions, and enable knowledge transfer and innovation.

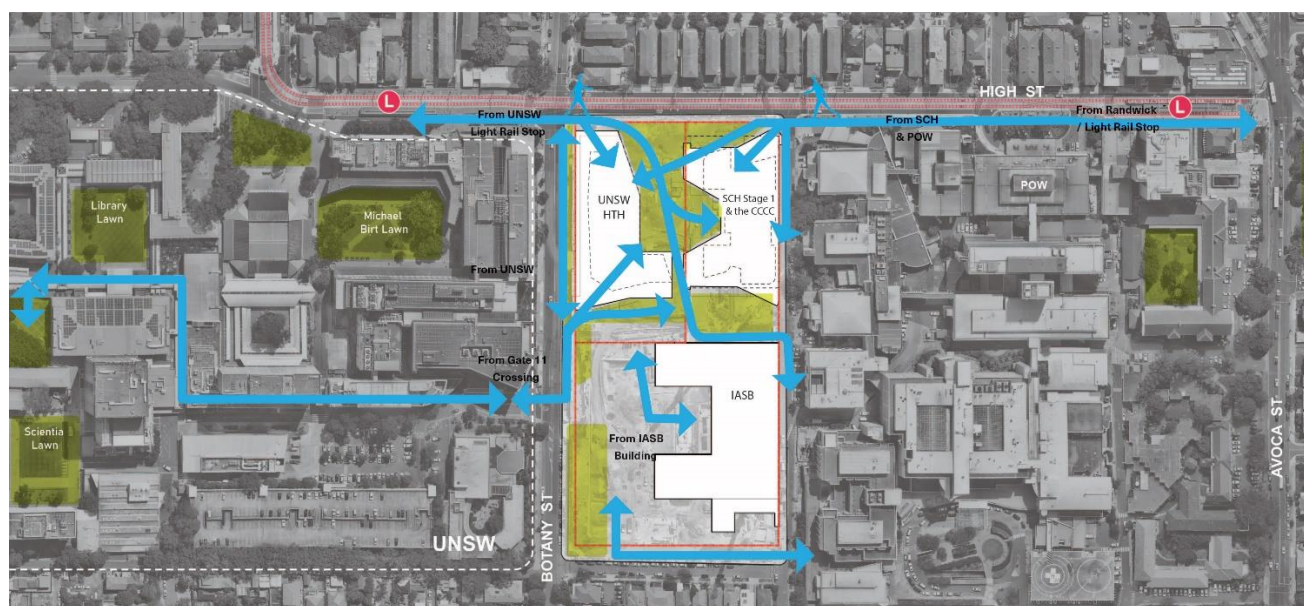
Permeable and walkable precinct design, emphasising public and open spaces, safe and permeable pedestrian connections and a mix of activated uses to attract and retain visitors, can maximise the value of the physical co-location of institutions within a precinct.

A review of international best practice hospital knowledge precincts<sup>3</sup> identified the following success factors in encouraging connectivity and collaboration:

- Proximity – a balance of proximity to related institutions (co-location) and to other diverse activities (mixed use) gives people reasons to walk.
- Interaction – a range of opportunities for interaction, formal and informal, in a network of intersecting paths and gathering spaces allows incidental conversations and connections to occur.
- Quality – a network of places and links that look good, are safe, and comfortable encourages people to walk.

The UNSW HTH development aims to achieve the goals of a “walkable health precinct,” where health infrastructure is well-integrated with pedestrian networks, public spaces and surrounding land uses, including the adjacent hospital facilities and the UNSW Kensington campus and the town centre nearby.

The planned public plaza, a pedestrian network and green space on the site aim to encourage interaction and collaboration (see **Figure 17** below and **Figure 18** over page).



**Figure 17 Site pedestrian movement approach, context and connections**

Source: Architectus

<sup>3</sup> Walk, Talk, Work: The importance of pedestrians and public space for collaboration in hospital knowledge precincts, Michaela Sheahan, 2014, prepared for NAWIC (National Association of Women in Construction) <[https://www.nawic.com.au/nawic/documents/20141215\\_NAWIC\\_WalkTalkWork.pdf](https://www.nawic.com.au/nawic/documents/20141215_NAWIC_WalkTalkWork.pdf)>

## Landscape Structure

The Health Translation Hub is a place for people of all ages, students, researchers, hospital patients and staff, and the public. The landscape provides a green outlook, offering spaces of respite and engagement.

### UNSW Plaza

#### Central Space

The Central Space is comprised of a series of distinct spaces offering diverse use and character. The central plaza space is open and flexible, allowing for various event overlays with potential for retail and F&B opportunities closer to the building's façade. The plaza also includes a series of intimate dwelling spaces, which provide an area for rest and comfort.

#### Northern Space

The High Street interface responds to the endemic and headland landscape types of Randwick. It is an opportunity for planting to soften the steep level change and create a sense of respite and calmness as one enters the space. It creates legible and welcoming entrances into the UNSW HTH building, providing a lush, green outlook back out.

#### Break Out Space

The Break Out Space is a cooler, shaded space with opportunity for dwelling and respite whilst being immersed within layered planting.

#### Botany Street Interface

Botany Street is a shared pathway providing connection from High Street to on the western side of the UNSW HTH building. The landscape embankment is defined by planting mounds with endemic trees and understorey planting with suspended platforms.

#### Gate 11 Entry

The Gate 11 Entry is defined by a ramp and stairs providing equitable access into the Southern entry to UNSW HTH. The hardscapes are met by the Botany Street landscape.



**Figure 18 Site landscape approach**

Source: ASPECT Studios, Architectus



## 8.0 Stakeholder and community perspectives

The following section explores the perspectives of key stakeholders and communities, which have a bearing on the proposed development. It is structured as follows:

- Outcomes of engagement undertaken by Health Infrastructure to inform the broader Randwick Hospital Campus redevelopment project
- Outcomes of engagement undertaken by UNSW to specifically inform the development of the UNSW Health Translation Hub project. *Note: Further engagement activities are planned specifically around the UNSW HTH development. This report may be revised to take account of key issues identified through engagement.*
- Outcomes of engagement undertaken by Randwick City Council to understand community values and aspirations in Randwick LGA.

### Key findings

- **Broad range of stakeholders associated with the UNSW HTH site and broader Randwick Campus redevelopment.** Health Infrastructure has identified a range of project stakeholders likely to be impacted by the broader Randwick Campus redevelopment, including UNSW and hospital communities (staff, volunteers, students, suppliers etc), patients and carers, neighbouring residents and businesses, visitors and workers in the area, to relevant government bodies.
- **Amenity, accessibility and wayfinding and key priorities throughout the precinct.** Stakeholder feedback on the broader campus redevelopment highlights:
  - Support for and interest in health, education and innovation districts;
  - Physical access and wayfinding around the precinct;
  - Traffic and transport planning changes and impacts;
  - Quality, safety and amenity of physical surroundings, including provision of green and public space and seating, and
  - Cultural issues and site heritage.
- Community engagement undertaken by Council highlights that Randwick LGA residents value places and spaces that are safe, green and easy to get to, and to cater for current community as well as future population and workforce growth in the area.

### 8.1 Engagement to inform the broader Randwick Hospitals' Campus redevelopment (2018)

#### Engagement activities

In 2018, Health Infrastructure led an engagement process to understand community and stakeholder concerns and aspirations regarding the Randwick Hospitals' Campus redevelopment.

The following stakeholder were identified by Health Infrastructure as most relevant to this project:

- Hospital - Prince of Wales Hospital Executive, staff, patients, suppliers, visitors, unions, volunteers
- Randwick Health and Education Precinct Executives (UNSW, HI, SESLHD, SCHN)
- Randwick Hospitals' Campus - Royal Hospital for Women, Sydney Children's Hospital, Randwick, Prince of Wales Hospital, Prince of Wales Private Hospital, Eastern Suburbs Mental Health Service, and other health and research institutions
- University of New South Wales – executives, other staff, students of UNSW

- Randwick City Council – General Manager, planning, traffic and engineering staff, Communication Manager, Councillors of Randwick Council
- Precinct (other) – Transport for NSW CBD and South East Light Rail, Australian Turf Club, local schools
- NSW Government (Ministry of Health and Agencies)
- Consumers – Members of the community, actively participating in planning for the Redevelopment in a ‘Co-design’ partnership with the project team
- Indigenous community - Bidjigal People, La Perouse Local Aboriginal Land Council, Aboriginal Groups
- Community – owners of properties being acquired, commercial, business and wider community

The following engagement activities were undertaken:

- Regular clinical and staff consultations to design the future models of care and the design of the new Acute Services Building, this has included workshops, staff forums, information pop ups, newsletters and user group meetings
- The establishment of a Consumer and Community Advisory Committee and inclusion of consumers and community members in the design of the Acute Services Building and consultation programs
- Conversations with Aboriginal community members and groups, in particular the La Perouse Local Aboriginal Land Council
- Delivering opportunities for Culturally and Linguistically Diverse (CALD) communities to access project information through translation services
- Workshops with education institutions, clinicians, designers, consumers and community to inform project planning - Regular and informative door knocks with immediate neighbours, property owners, residents and businesses
- Briefings with community-based stakeholders including local schools and the Randwick City Council's Precinct Committee
- Regular reporting and consultation through the Project governance structure for decision making and endorsement of key project deliverables
- Consultation with the Randwick City Council at all levels Randwick Campus Redevelopment Communications and Engagement Consultation Report 4
- Consultation with a wide range of government and statutory bodies, including those outlined in the SEARs as priority stakeholders
- Extensive engagement with Transport for NSW and CBD and South East Light Rail during the planning phase facilitated through a number of forums.<sup>4</sup>

## Engagement outcomes

The following section identifies the key issues highlighted through engagement undertaken by Health Infrastructure in 2018 and 2019, and summarised within the *Communications and Engagement Consultation Report* (HI, 2018). Priority issues include physical access and wayfinding around the precinct, traffic changes and impacts, solar access and tree removal from the site. Cultural issues were also raised.

Key issues relevant to the social impact assessment, and their responses, have been identified in **Table 5**.

<sup>4</sup> Health Infrastructure, *Randwick Campus Redevelopment Communications and Engagement Consultation Report*, July 2018.

**Table 5 Key issues**

Issue raised	What changed as a result
<ul style="list-style-type: none"> <li>Overshadowing from the building</li> </ul>	<ul style="list-style-type: none"> <li>The Acute Services Building was moved further to the north</li> </ul>
<ul style="list-style-type: none"> <li>Stronger involvement of the Aboriginal people in the design and planning process</li> </ul>	<ul style="list-style-type: none"> <li>A commitment to the following as part of the planning and design:               <ul style="list-style-type: none"> <li>Aboriginal community members in PUGS</li> <li>Acknowledgement of traditional owners in a prominent location</li> <li>Display of Aboriginal art work in prominent location</li> <li>Maintain four flagpoles: Aboriginal, Torres Strait Islands, NSW and Australian flags</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Response to culture and heritage</li> </ul>	<ul style="list-style-type: none"> <li>Consultation will be undertaken with the local Aboriginal community and the Archaeologist responsible for Aboriginal Archaeological and Culture Heritage for guidance on creating identity within context of the building.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns around appropriate cultural spaces in the existing Emergency Department</li> </ul>	<ul style="list-style-type: none"> <li>Commitment to incorporating appropriate acknowledgment of local Aboriginal culture through art</li> </ul>
<ul style="list-style-type: none"> <li>Site location, relationship of new ASB to existing health services, connectivity to the Campus' clinical core</li> </ul>	<ul style="list-style-type: none"> <li>Site location, patient and public direct link bridges connecting clinical core of the Randwick Hospitals' Campus, wayfinding</li> </ul>
<ul style="list-style-type: none"> <li>Problems with wayfinding around the precinct</li> </ul>	<ul style="list-style-type: none"> <li>Held a wayfinding workshop with consumers and community members to feed into the precinct wayfinding strategy</li> <li>All pedestrian flows, including between and through UNSW, the Hospitals' Campus, transport connections and stations, will be included in the Wayfinding Strategy</li> </ul>
<ul style="list-style-type: none"> <li>Concerns around travel distances within the campus</li> </ul>	<ul style="list-style-type: none"> <li>Provision for resting spots in linkways</li> </ul>
<ul style="list-style-type: none"> <li>Issues around pedestrian safety on Hospital road due to increased foot traffic between the new Acute Services Building and existing campus</li> </ul>	<ul style="list-style-type: none"> <li>A commitment to make provisions for footpaths and pedestrian crossing to improve access and safety.</li> </ul>
<ul style="list-style-type: none"> <li>Concerns raised regarding access, construction haulage routes, capacity to accommodate onsite and localised construction worker parking</li> </ul>	<ul style="list-style-type: none"> <li>Road haulage routes and truck operation hours modified in the Construction Traffic Management Plan to minimise impact on state road network operations. Provision of offsite parking with shuttle buses</li> </ul>
<ul style="list-style-type: none"> <li>Concern raised about increased traffic/change of function of Magill Street</li> </ul>	<ul style="list-style-type: none"> <li>Magill Street is not proposed to be used for construction access</li> <li>The satellite loading dock access was moved from Magill Street to Hospital Road and a solid wall with additional landscaping considered by the landscape concept plan Detailed design phase to further consider specific design features to manage interface</li> </ul>
<ul style="list-style-type: none"> <li>Extent of tree removal along Botany Street and Magill Street and selection of appropriate approval pathway</li> </ul>	<ul style="list-style-type: none"> <li>Trees not required to be removed for access or to allow installation of in ground services will be retained on Botany Street. Trees requiring removal along Botany Street and Magill Street (within Council land) have been included in a Review of Environmental Factors following consultation with Randwick City Council</li> </ul>

Source: *Health Infrastructure*, 2018.

Health Infrastructure's community engagement for the precinct is ongoing, and the outcomes of engagement undertaken in 2019 is summarised below.

**Table 6 Key issues identified as part of the Health Infrastructure 2019 precinct engagement**

Key themes	Examples of issues raised
<ul style="list-style-type: none"> <li>Ongoing interest in the ASB and future projects</li> </ul>	<ul style="list-style-type: none"> <li>Promote how all consumers can get involved and provide meaningful feedback to inform design development</li> </ul>
<ul style="list-style-type: none"> <li>Ongoing interest in patient experience and journey in the new campus facilities</li> </ul>	<ul style="list-style-type: none"> <li>ICT functionality in regards to wayfinding, booking and admissions</li> <li>Disabled Toilet Design</li> </ul>
<ul style="list-style-type: none"> <li>Continuing interest and concern over public amenity and access</li> </ul>	<ul style="list-style-type: none"> <li>Creating a welcoming and green Hospital</li> <li>Promote the new hospital as a centre for health and wellbeing; identify Arts in Health strategies as a means to drive this principal</li> <li>Safety of patients, visitors and the community on the campus</li> <li>Strong support for areas to have community events, arts in health programs, community markets</li> </ul>
<ul style="list-style-type: none"> <li>Continuing concern over car parking, access, and transport planning</li> </ul>	<ul style="list-style-type: none"> <li>Whole of campus access strategy</li> <li>Cyclist and pedestrian facilities on and access to campus</li> <li>Hospital Road closure – parking disruption to hospital users and emergency transport</li> <li>Light Rail construction and road closures around the Randwick Hospitals Campus</li> </ul>

Source: Consumer and Community Advisory Committee - Year in Review 2019 report (Randwick Campus Redevelopment Community Advisory Committee (CCAC), 2020).

The key issues raised in the above table have already been responded to by CCAC as part of the campus or activities design.

## 8.2 Engagement to inform the UNSW Health Translation Hub (2020)

Ethos Urban has been engaged by UNSW to undertake community and stakeholder engagement specific to the UNSW Health Translation Hub project. The activities undertaken and feedback received to date are included in the draft *Consultation Outcomes Report* (Ethos Urban, 01 March 2021).

To ensure consistency and prevent consultation fatigue, communication and engagement activities proposed for the UNSW HTH project are informed and directed by the wider Randwick Campus Redevelopment precinct vision and communications approach by Health Infrastructure.

### Engagement activities

In addition to providing input to engagement activities coordinated by Health Infrastructure, Ethos Urban supports this project by undertaking engagement activities to inform the neighbouring residents and UNSW staff and community of the upcoming steps related to the UNSW HTH development. Following initial consultation with Health Infrastructure and UNSW, the engagement approach has been tailored to five stakeholder streams:

- UNSW community
- Local residents / neighbouring community
- Wider health precinct (i.e. SESLHD, SCHN, MRIs and other key health partners)
- Government authorities and agencies (i.e. TfNSW, Heritage Council NSW, Randwick City Council, GANSW, Ausgrid)
- Indigenous communities.



Specifically, UNSW understands the need to engage the following stakeholders to help inform the EIS:

- the relevant Council (Randwick City Council)
- Government Architect NSW (through the NSW SDRP process)
- Sydney Coordination Office and Transport for NSW
- Ausgrid
- Sydney light rail operator (Transdev).

It is important to note that since announcing the partnership with the NSW Government, information about the UNSW HTH has been communicated to key stakeholders and the wider community as part of the wider Randwick Campus Redevelopment project, including:

- Fact sheets to announce UNSW's investment in the UNSW Health Translation Hub
- Conversations with Aboriginal community members and groups
- Delivering opportunities for Culturally and Linguistically Diverse (CALD) communities to access project information through translation services
- Regular and informative door knocks with immediate neighbours, property owners, residents and businesses
- Briefings with community-based stakeholders including local schools and the Randwick City Council's Precinct Committee
- Consultation with the Randwick City Council at all levels

Engagement activities relevant to the UNSW Health Translation Hub project are summarised in **Table 7**. This includes activities by the UNSW and the Randwick Campus Redevelopment teams.

**Table 7 Engagement activities undertaken for UNSW Health Translation Hub (by February 2021)**

Target audience	Tools
UNSW Community	The Randwick Campus Redevelopment staff forums (attended by staff from the Prince of Wales, Sydney Children's and Royal Women's Hospital and UNSW), Inside UNSW- the University's all staff newsletter, faculty specific newsletters, direct email and pop-up information sessions. UNSW has also consulted with individuals, teams and various groups across campus to inform design, opportunity for industry engagement, integration of education, and how to enhance collaboration.
Local residents	<ul style="list-style-type: none"> <li>• Regular door knocks and letterbox drops led by Health Infrastructure Community Engagement Officer and UNSW representative conducted in line with COVID 19 physical distancing measures.</li> <li>• Face to face or virtual meetings by appointment with the project team</li> <li>• Information booths on the Randwick Hospitals Campus and UNSW Kensington Campus (as required)</li> <li>• Provision of project information factsheets</li> <li>• Project updates to inform the community project update to 10,000 local residents</li> <li>• Flyers</li> <li>• Randwick Campus Redevelopment website – web copy, factsheets and FAQs</li> <li>• Virtual information session collateral – display boards, maps and plans, updated artist impressions, factsheets.</li> </ul>
Wider health precinct (i.e. SESLHD, SCHN, MRIs and other key health partners)	In November 2020, the Randwick Campus Redevelopment team hosted a virtual Staff Forum to provide an overview of major milestones from the last six months, construction notices and what's coming up. The forum was made up of key speakers from South Eastern Sydney Local Health District, Sydney Children's Hospitals Network, UNSW Sydney, Lendlease, and the Children's Cancer Institute.
Authorities and agencies	Meetings with: <ul style="list-style-type: none"> <li>• Sydney Coordination Office within Transport for NSW</li> <li>• Randwick City Council</li> </ul>

Target audience	Tools
	<ul style="list-style-type: none"> <li>Government Architect NSW</li> <li>Ausgrid</li> </ul>
Indigenous Engagement	Building relationships with the La Perouse Local Aboriginal Land Council with respect to the expectations of the Indigenous Community for the construction of the UNSW HTH.

To help ensure stakeholders have the opportunity to learn more about the UNSW HTH project, as well as ask questions of the project team, further engagement activities are scheduled to be carried out in early 2021. These include, but are not limited to:

- UNSW Community Information Webinar and/or digital communications.
- Ongoing consultation and liaison with agencies and the relevant authorities.
- Pop-up information sessions within the Randwick Hospital Campus.
- Further door-knocking to those who are located to the north and south of the site.
- Further engagement with local Indigenous groups and land councils.

### Engagement outcomes to date

The following section summarises the outcomes of engagement activities undertaken by UNSW to inform the development of the UNSW HTH between July and December 2020. These concerns were raised primarily by the authorities and agencies, rather than the local community, and have been addressed.

- Concerns about transportation, parking and movement through the precinct, including truck and heavy vehicle movements, and limited parking provision
- Potential impacts to solar access due to the height of the building
- Opportunities for connections to other new buildings in the precinct to enhance connectivity
- Potential cumulative construction impacts due to the concurrent construction of SCH Stage 1 and the CCCC and UNSW HTH
- Provision of end of trip facilities and bicycle parking to support active transport.

Local residents have raised issues regarding traffic safety and concerns around construction impacts (e.g. dust, noise), and have been noted. Information about traffic management plan to be communicated to residents.

## 8.1 Broader engagement undertaken by Council to identify community priorities (2017, 2019, 2020)

Randwick City council has recently undertaken multiple consultation projects to support the development of the Council policies and strategies. The following documents have been reviewed to identify key community priorities:

- City Plan – Community Strategic Plan (2017)*
- Draft Randwick City Local Strategic Planning Statement (2019)*
- Draft Randwick Junction Town Centre Strategy (2017).*

### **City Plan – Community Strategic Plan (Randwick City Council, 2017)**

The Community Strategic Plan (CSP) draws on consultation with community and stakeholder groups. The consultation and engagement strategy for the City Plan review in 2017 gathered feedback, community contributions and information through community satisfaction survey, the “Your Say Randwick” interactive website, social media, Precinct Committees, economic development forums, consultative and advisory committees and consultation on our annual Operational Plan and Delivery Program.

Key themes identified for the vision were:

- Responsible management
- A sense of community
- Places for people
- A prospering City
- Moving Around, and
- Looking after our environment.

Based on the latest (2014) *Community Satisfaction Survey* results shown in the plan (based on n=1'000 responses), the resident community was most satisfied with sports, recreation and culture in the Randwick area, with 97% satisfied in 2014. Urban and economic development (76%) and Transport and Roads (70%) were the lowest rated themes. In summary, managing development with population density and providing sufficient transport infrastructure are the highest priority issues facing Randwick at the time.

### ***Draft Randwick City Local Strategic Planning Statement (Randwick City Council, 2019)***

To assist in developing the *Local Strategic Planning Statement* (LSPS) and Housing Strategy, Council undertook a comprehensive community consultation program in 2019, branded *Vision 2040: Shaping Randwick's Future*, targeting the residential population and other key stakeholders.

The community were invited to attend workshops, complete an online survey about housing preferences, and/or use an interactive online map. The insights from the consultation were summarised as:

- Participants' special places centred on coastal areas and parks
- Living in proximity to reliable transport as well as a range of services and amenity is important to participants
- The participants recognised the need for diverse housing types across Randwick City
- Housing affordability in Randwick City is a big concern for many respondents
- Additional infrastructure is essential to cater for future population growth
- While aspirations for the future character of suburbs varied, common desires were for areas to be green, liveable, unique, relaxed and accessible.

### ***Randwick Junction Town Centre Review (2017)***

Council undertook engagement and in 2017 to inform the *Randwick Junction Town Centre Review*. Randwick Junction is in close proximity to the site, and the following key issues were identified as relevant to the UNSW HTH development:

- The most important public domain priorities identified by respondents were: pedestrian friendly environment and street trees and landscaping, and
- Conflict between pedestrians and vehicles, traffic congestion, poor pedestrian accessibility and difficulty finding parking were key issues identified.

## **8.2 Data considerations**

We note that the community and stakeholder perspectives are primarily based on engagement activities that require an active interest to participate. This may lead to over-representation of the voices of certain community or stakeholder groups (e.g. older women are more likely to have time and interest to participate in community meetings) and underrepresentation of others, and may hence be biased to an extent.

However, the Council and Health Infrastructure approaches appear well considered and engagement activities broad enough to gauge and represent a range of community views to adequately inform the Social Impact Assessment.

## 9.0 Social Impact Assessment

### 9.1 Assessment framework and scope

This SIA has been prepared based on the *Draft SIA Guideline* (NSW DPIE 2020), as per the SEARs.

This assessment considers the potential impact on the community and social environment should the social impacts envisaged occur, compared to the baseline scenario of the existing use of the site and social context.

The purpose of this social impact analysis is to:

- Identify, analyse and assess any likely social impacts, whether positive or negative, that people may experience at any stage of the project lifecycle, as a result of the project;
- Investigate whether any group in the community may disproportionately benefit or experience negative impacts and proposes commensurate responses consistent with socially equitable outcomes, and
- Develop social impact mitigation and enhancement options for any identified significant social impacts.

Ultimately, there can be two main types of social impacts that may arise as a result of the proposed development. First, direct impacts can be caused by the project which may cause changes to the existing community, as measured using social indicators, such as population, health and employment. Secondly, indirect impacts that are generally less tangible and more commonly related to matters such as community values, identity and sense of place. Both physically observable as well as psychological impacts need to be considered.

This study identifies the following key social factors relevant to the assessment of social impacts of the project:

- People's way of life
- Community
- Surroundings
- Accessibility
- Health and wellbeing
- Culture
- Livelihoods

Impacts on decision-making systems were identified as negligible, and has therefore not been assessed in detail in this report.

### 9.2 Impact assessment factors and responses

The following section sets out the assessment of social impacts arising from the proposed development and recommended responses, including measures to enhance social benefits and mitigate potentially negative impacts, across the suite of factors set out in the DPIE SIA Guideline. The assessment has been based on the information available to date, and is primarily a desktop study, informed by a review and analysis of publicly available documents relevant to the precinct.

It includes a risk assessment of the degree of significance of risk, including the envisaged duration, extent, and potential to mitigate/enhance and likelihood of each identified impact. The social impact significance matrix provided within the DPIE Draft *Social Impact Assessment Guidelines (2020)* (see **Figure 19**) has been adapted for the purposes of undertaking this social and impact assessment.

Each impact has been assessed and assigned an overall risk that considers both the likelihood of the impact occurring and the consequences should the impact occur. The assessment also sets out recommended mitigation, management and monitoring measures for each identified matter.

		Magnitude level				
		1 Minimal	2 Minor	3 Moderate	4 Major	5 Transformational
Likelihood level	A Almost certain	Medium	Medium	High	Very High	Very High
	B Likely	Low	Medium	High	High	Very High
	C Possible	Low	Medium	Medium	High	High
	D Unlikely	Low	Low	Medium	Medium	High
	E Very unlikely	Low	Low	Low	Medium	Medium

**Figure 19 Social impact significance matrix**

Source: NSW Department of Planning and Environment, 2020, *Technical Supplement to support the Social Impact Assessment Guideline for State-significant projects (Draft)*, (adapted from Esteves A.M. et al. (2017) *Adapting social impact assessment to address a project's human rights impacts and risks*, *Environmental Impact Assessment Review* 67, 73–87.)

### 9.3 Key affected communities

This assessment covers both the Primary Study Area (PSA), which is expected to experience social impacts associated with the temporary construction activities and many of the future operational impacts and benefits, as well as the broader social locality (Secondary Study Area/SSA) that is likely to experience some of the resulting benefits from the operational phase of the project. These study areas are shown in **Section 6.2**.

For the purposes of this SIA, the key communities to experience social impacts of the project can be grouped as follows:

- University and hospital communities (staff, volunteers, students, suppliers etc)
- Other health and research related institutions
- Patients, Carers
- Neighbouring residents
- Neighbouring businesses
- Local area workers
- Visitors to the precinct and Randwick Junction town centre
- Temporary construction workers in the area.



## 9.4 Impact assessment factors and responses

### Way of life

#### Potential impacts

##### During construction:

- Temporary negative impacts associated with disruption to way of life and associated inconvenience for local residents, health and education community, other workers and visitors in the immediate vicinity due to the noise, dust and vibration caused by the construction activity. The impacts may disproportionately impact following groups:
  - Students and staff at UNSW and workers at Randwick Hospitals Campus: There may be impacts to the usual working and studying environment and routine of the neighbouring UNSW and Randwick hospital campus communities (for example, noise or vibration may be disrupting any study or research activities in the adjacent UNSW Biological Sciences building, Wallace Wurth building, or Lowy Cancer Research Centre, or noise and dust deterring students wishing to use nearby lawns for lunch breaks, meetups)
  - Residents living on High Street or McGill Street, close to the construction site may experience high noise construction activities on a frequent basis, which may cause them to alter their daily living routines.
  - Visitors to the hospital, including patients and their carers who may be experiencing illness or distress. They may be more sensitive to way of life impacts associated with the construction phase as a result
  - Users of the light rail stop along High Street
  - Note that detailed assessments have been provided with the EIS in relation to noise and vibration, air quality, and visual impact.
- Potential way of life impacts associated with traffic changes during construction, including:
  - Possible changes to preferred mode of transport choice for students, workers, residents, patients and others accessing the buildings surrounding the construction site
  - Disruption and changes to way of life associated with increased traffic, reduced parking, truck movements, which may result in increased inconvenience
  - Traffic, road safety and parking impacts associated with the construction activity on the site
  - Inconvenience moving around the precinct and changes to wayfinding. This may be disproportionately felt by patients and their carers accessing hospital services.
- Cumulative construction impacts. Local residents and worker/ student communities in the PSA may experience “construction fatigue” due to several major projects undertaken or planned in the immediate surrounds of the area, including the Randwick Campus Redevelopment, Light Rail construction, Newmarket development to the south of the precinct, and any future planned works at the UNSW Kensington campus, or in the nearby Randwick Junction town centre area. Similarly, local businesses in the vicinity may have had their normal operation adversely impacted for extended periods of time due to construction activity.

##### During operation:

- Improvements to way of life and daily routines for students and workers of the Randwick Hospital Campus area associated with delivery of a high quality, contemporary health education and innovation facilities at this site. Specifically, the proposed development may result in:
  - High quality learning and teaching environments in purpose-built spaces, which may lead to improved education and consequently health care outcomes for the SSA population and beyond.
  - Improved convenience for students and workers in the Randwick health and education precinct due to physical connection between the hospital and university campus buildings. The UNSW HTH will be physically connected to the new proposed SCH Stage 1 and the CCCC building on a podium level and to the UNSW Kensington campus via a link bridge.

## Potential impacts

- Improved daily routines associated with potential increased uptake of active transport modes by the campus communities, encouraged through provision of end of trip facilities and lack of parking. This aligned with state and local visions for Randwick.
- Increased opportunities for social interaction associated with the provision of the new public plaza, which may improve daily routines for students and workers, hospital patients, local residents, and visitors to the area. The proposed public plaza provides seating, space for incidental bump ins, and shared-use space for events etc. A safe and activated walkable hospital precinct is anticipated to encourage interaction between individuals and institutions and enable knowledge transfer and innovation and can maximise the value of the physical co-location of institutions within a precinct.
- Improved way of life for the local residents, students and workers in the context of overall improvements and development planned within the precinct and in the broader Randwick Junction town centre and Collaboration area. Randwick City Council recognises that the growth of the hospital & university campus will also generate a demand for more floor space for retail, commercial and medical uses in the town centre area, and that quality public space, accessibility and walkability around activity centres, as well as affordable housing options in the area are required to support the growth.
- Potential way of life impacts for surrounding residents associated with increased activation, noise and pedestrian congestion associated with the site. It is noted that no additional car parking is proposed to be delivered on the site, and that the UNSW HTH has been designed to promote active travel.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.
- Consider opportunities to enhance pedestrian connections between the site and surrounding health and education infrastructure to ensure that workers, students and visitors are able to easily access surrounding facilities (e.g. ensuring surrounding walking paths are level and well-maintained, safe, well-sign posted).
- Consider opportunities for new accessways and connection points to the site to be designed to enhance the connectivity to the surrounding neighbourhood (e.g. light rail stops along High Street, Randwick Junction, surrounding Health and Education precinct).
- Public plaza has been designed to encourage community interaction by providing space for seating, events and “hanging out”. Explore opportunities to maximise the value of this space through programming and activation that invite workers, students, visitors to the precinct and the broader community (e.g. markets).
- Explore opportunities for sustainable travel plans for future tenants of the UNSW HTH, including UNSW.
- Continue to undertake collaborative and shared governance of the Randwick health and education precinct, and strengthen ongoing partnerships between UNSW, Health Infrastructure and SESLHD to identify opportunities to enhance positive benefits to way of life.

## Summary:

<b>Overall impact</b>	<p>Overall improved access to high quality education and health facilities within Randwick health and education precinct would have a significant positive benefit. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive social outcomes for the community.</p> <p>Negative social impacts associated with way of life are medium during construction, but low during operation:</p>
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Potential impacts	
	<ul style="list-style-type: none"> <li>Construction: B2 (likely minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Short term construction impacts with longer term positive impacts associated with improved health and education facilities.
<b>Duration</b>	Operational benefits are long term
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	There is likely to be high sensitivity to impacts to way of life, as changes will impact visitors to the Randwick Hospitals Campus, including people experiencing illness, disability and distress, who may be more sensitive to daily living routines.
<b>Extent</b>	Construction impacts would likely impact residents, students and workers in the PSA, access to improved health and education facilities would impact students and workers across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

### Community, including its composition, cohesion, character

#### Potential impacts

##### During construction:

- The construction period would disrupt the existing local community surrounding the site, including:
  - Impacts to composition:
    - Changes to the composition of the local community may be experienced during construction, with increased number of construction workers in the local area
    - It is noted that properties were previously acquired at this site to enable site preparation, however this is not the subject of this development application.
  - Impacts to how the community functions:
    - Potential impacts to how the community functions associated with the establishment of a major construction site, which may impact daily routines and networks of the residents in businesses in the area.
    - Limited impact is anticipated for the student and worker communities during the construction phase as the development is unlikely to affect the existing gathering spaces within the hospital or university campuses, and the site is currently vacant.
  - Impacts to sense of place: Some surrounding residents, students and staff may have connections and memories associated with the site that would have been disrupted by the preparation phase of the redevelopment. This includes significant changes to the streetscape and land use of the area with the previously low-density residential block being replaced by a high-density hospital precinct.

##### During operation:

- Positive impacts to community cohesion associated with increased opportunities for social interactions between workers and students in the Randwick health and education precinct. The proposed development co-locates health and education uses at a single site that is well integrated within the broader precinct, to foster collaboration between sectors and enable research translation.

## Potential impacts

It is also expected the new facilities will attract new health and education sector businesses and organisations operating in the area, potentially fostering new connections and strengthening the health, education and innovation community (on site, locally, as well as within the SELHD network), aligned with the GSC and Council vision for the Randwick Collaboration Area.

- Potential benefits to community cohesion associated with provision of quality public space, which would provide a new public plaza for people to meet and gather. The plaza will provide places to engage both actively and passively, and provides opportunities for people to connect with nature and natural systems. The landscape is inspired by local ecologies and uses endemic and medicinal plant species. Integrated approach to landscape, art, furniture and play communicate the cultural history of the place is communicated.
- Potential benefits to community cohesion associated with increased pedestrian activation on the site, catalysing new opportunities for community interaction and connection.
- Potential benefits to community cohesion and functioning associated with the delivery of high quality health and education floorspace at this location, which reflects contemporary office design standards to support worker wellbeing.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise, vibration and traffic during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.
- The proposed development and public space has been architecturally designed to promote social interaction and gathering of workers and students. Ensuring outdoor and indoor gathering spaces are welcoming to all community members, to provide a transition from interior to exterior use of public space, can facilitate social gatherings and casual social interaction enhancing community cohesion.
- Explore opportunities for future commercial uses to form partnerships with Randwick Hospital and universities to encourage utilisation of the proposed development, knowledge sharing and contribute towards the economic performance of the wider Randwick Collaboration Area.
- Explore opportunities to include high quality internal gathering spaces, breakout spaces and other design elements to support worker wellbeing within the proposed development.

## Summary:

<b>Overall impact</b>	Overall improved access to high quality education and health facilities within Randwick health and education precinct would have a significant positive benefit to community. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive social outcomes for the community. Negative social impacts associated with way of life are medium during construction, but low during operation: <ul style="list-style-type: none"> <li>• Construction: C2 (possible minor)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Short term construction impacts with longer term positive impacts associated with improved health and education facilities.
<b>Duration</b>	Operational benefits are long term.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.

Potential impacts	
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as changes to the site would impact visitors to the hospital who may be experiencing illness, disability or distress.
<b>Extent</b>	Construction impacts would likely impact residents, students and workers in the PSA, access to improved health and education facilities would impact students and workers across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## Accessibility

### Potential impacts

The proposed development may have the following potential social impacts with relation to accessibility, including how people access and use infrastructure, services and facilities.

#### During construction:

- Potential changes to access to and use of health and education infrastructure surrounding the site, such as Lowy Cancer Research Institute and Wallace Wurth building. For example, establishment of hoarding and changes to the streetscape and traffic flows associated with the construction phase may have an effect on wayfinding and access for health care workers, students and hospital visitors.
- Some visitors to the health and education precinct (i.e. hospital patients and their carers) may be experiencing illness, disability or distress, and may therefore be disproportionately impacted by accessibility issues (e.g. wheelchair users having to cover additional distance or experiencing barriers to access the hospital buildings)
- Potential changes to use of social infrastructure in the vicinity (e.g. schools, community centres, places of worship), retail services and commercial premises associated with construction impacts, e.g. dust, noise, vibration, increased traffic movements.

#### During operation:

- Improved accessibility of health and education uses in the Randwick health and education precinct associated with the delivery of the UNSW HTH at this location, which would contribute to the growth and overall viability of the precinct. It is a state and local priority to support the transformation of the precinct, to drive economic and health outcomes for Greater Sydney.
- Social benefits associated with delivery of education and health uses at an accessible location, close to the light rail terminus and within walking distance of daily living needs in Randwick Junction town centre. This supports state and local strategic policy which prioritises delivery of a “30-minute city”.
- Improved access to public open space for students, workers, hospital patients, local residents, and visitors to the area associated with delivery of 2,500sqm of well-designed public plaza with clear and intuitive permeability, including ease of access through the building ground floor and across the plaza, connecting with existing movement paths and buildings. There are significant benefits associated with access to public gathering spaces within health and education precincts, as they can encourage social interactions between workers, students and researchers that may catalyse collaboration and innovation.
- Social benefits associated with end-of-trip facilities on the site, which would enhance the accessibility of the site via active transport.
- Social benefits associated with enhanced walkability and connectivity of the site associated with physically connected health and education use buildings (via link bridge to UNSW Kensington campus, and podium level connection to the SCH Stage 1 and the CCCC) as well as improved access and wayfinding integrating the site within the broader campus. Community and stakeholder consultation undertaken by Health Infrastructure has highlighted that improving wayfinding within the new buildings and the precinct is a priority.



**Potential impacts****Responses / mitigation measures**

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.
- Explore potential for internal and external wayfinding strategies to ensure that the UNSW HTH building, and broader Randwick health and education precinct are legible and walkable for users of the site.
- Identify opportunities to activate public space delivered on the site in ways that are welcoming to all community members, and can encourage social gatherings and casual social interaction between workers, students and visitors.
- Ensure adequate wayfinding and pedestrian connections to light rail stops on High Street and to Randwick Junction to encourage public transport use.
- Ensure pedestrian connections between the site and surrounding health facilities are accessibility to people experiencing reduced mobility (e.g. ensuring surrounding walking paths are level and well-maintained, there are frequent resting places).
- Continue to undertake collaborative and shared governance of the Randwick health and education precinct, and strengthen ongoing partnerships between UNSW, Health Infrastructure and SESLHD to identify opportunities to enhance positive benefits to accessibility (e.g. coordinated wayfinding strategy across the whole precinct).

**Summary:**

<b>Overall impact</b>	Overall improved access to high quality education and health facilities within Randwick health and education precinct would have a significant positive benefit to community. Negative social impacts associated with accessibility are medium during construction, but low during operation: <ul style="list-style-type: none"> <li>• Construction: C2 (possible minor)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as changes to the site would impact visitors to the hospital who may be experiencing illness, disability or distress.
<b>Extent</b>	Construction impacts would likely impact residents, students and workers in the PSA, access to improved health and education facilities would impact students and workers across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## Health and wellbeing

### Potential impacts

#### Construction phase:

- Potential wellbeing impacts for residents, hospital and university staff, students and other workers in the area, associated with construction dust, noise and vibration. Some visitors to the health and education precinct (i.e. hospital patients and their carers) may be experiencing illness, disability or distress, and may therefore be disproportionately impacted by construction impacts (e.g. visitors with existing respiratory conditions).
- Cumulative impacts to wellbeing – ongoing construction in this area has the potential to cause local residents psychological stress and deteriorated health with flow on effects on their way of life and livelihoods.

#### Operational phase:

- Positive social benefits associated with improved access to health and education facilities on this site. UNSW HTH is one of the projects underway as part of the broader Randwick Hospital Campus redevelopment. The current hospital campus is now operating close to capacity and around 60 per cent of infrastructure is over 30 years old. Without the redevelopment, the hospitals would be unable to meet future demand or respond to the increasing complexity of health care needs.
- The UNSW HTH building is intended to deliver better training facilities contributing to the health outcomes of the broader community, as well as clinics to serve the primary outpatient health care needs of the local resident community. The UNSW HTH is planned to include:
  - Purpose-built spaces for researchers and educators to work alongside clinicians
  - Education, training and research rooms
  - Clinical schools for Women's and Children's Health, Psychiatry and Prince of Wales Hospital
  - Ambulatory care clinics and new medical imaging equipment.
- Positive benefits to health and wellbeing associated with improvements to quality of medical training resulting from delivery of contemporary health and education facilities, co-locating health, education and research uses at this site.

The UNSW HTH will bring together educational and medical researchers, clinicians, educators and public health officials to drive excellence, and support the rapid translation of research, innovation and education into improved patient care. By embedding research into the clinical environment and strengthening links with clinicians and researchers, researchers are able to better understand the current clinical problems that patients are presenting with, leading to better treatment outcomes for patients. Medical professionals trained at this site have the potential to work across NSW in the future.

Innovation in the delivery of healthcare is required to address chronic and complex health conditions in the broader community. For example, the SSA population is growing and ageing population and there are several vulnerable groups (CALD, Aboriginal communities, low socio-economic groups) within the Sydney and South Eastern Sydney Local Health District catchment.

- Positive health and wellbeing benefits associated with the built form and design of the building and neighbouring plaza, including the following elements:
  - New public plaza, which is anticipated to encourage social interaction and provide opportunities to connect with other members of community (including students and workers, but also hospital patients, local residents, and visitors to the area).
  - Access to green space, which contributes to positive mental health outcomes and local area satisfaction. The new plaza is designed to provide opportunities for people to connect with nature and natural systems. The landscape is inspired by local ecologies and uses endemic and medicinal plant species.
- Potential health benefits for staff and students associated with increased uptake of active transport modes to access the building, encouraged through provision of end of trip facilities and lack of parking. This is in line with the Greater Sydney Commissions Randwick Place Strategy and Randwick Council strategic priorities.

## Potential impacts

- Wellbeing benefits associated with improved activation and quality amenity on the precinct, including improved perceptions of safety.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.
- Consider opportunities to enhance pedestrian connections between the site and surrounding facilities to encourage active transport and promote physical activities (e.g. wayfinding, adequate shade, public art).
- Explore opportunities to monitor the long-term impact of this innovative model of medical training, and identify opportunities to communicate lessons learned to comparable health precincts.

## Summary:

<b>Overall impact</b>	Overall improved education and health facilities within Randwick health and education precinct would have a significant positive benefit to community. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive health and wellbeing outcomes for the community. Negative social impacts associated with way of life are medium during construction, but low during operation: <ul style="list-style-type: none"> <li>Construction: C2 (possible minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as changes to the site would impact visitors to the hospital who may be experiencing illness, disability or distress.
<b>Extent</b>	Construction impacts would likely impact residents, students and workers in the PSA, access to improved health and education facilities would impact students and workers across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## Livelihoods

### Potential impacts

#### Construction phase:

- Increased access to employment opportunities within the construction sector during the construction phase. While these jobs will be temporary, project based work is typical to the sector. It is estimated that 450 full time jobs will be required for completion of the construction period (this may be subject to change).
- Potential improved viability of businesses in the area associated with trade from construction workers (for example for hospitality and retail in non-semester periods on campus, and in the current context of reduced student base on campus due to COVID-related restrictions (online delivery of study, international students unable to return to Australia)).

#### Operational phase:

- Significant positive benefits to livelihoods associated with contributing towards the ongoing transformation of Randwick as an innovation district, which may result in increased employment opportunities and economic activity in the area. Universities and research institutions have an important role to play in realising the NSW Government's vision for "innovation districts", with an important role driving economic outcomes and employment in the broader Eastern City District.
- Potential positive impacts associated with increased employment opportunities on the site due to the delivery of new, up to date, high quality health innovation space within the Randwick Campus, which is likely to be attractive to a range of health and research sector tenants seeking to locate to the precinct. The proposal is anticipated to generate a total 495 new jobs which will have broader social and economic benefits to the Randwick Health and Education Precinct.
- Potential new jobs associated with retail and café within the UNSW HTH site which may be appropriate for students and other workers seeking casual employment in the area.
- Potential Improved viability of businesses in the area associated with concentration of employment uses at this site, including flow on impacts for the Randwick Junction strip.

### Responses / mitigation measures

- Explore opportunities to develop formal employment pathways for students at the UNSW HTH, who may be able to transition to employment within the Randwick Hospitals Campus, or with businesses located within the UNSW HTH.
- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts to livelihoods associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.

### Summary:

<b>Overall impact</b>	<p>Provision of high quality education and health facilities at this location would have a significant positive benefit to livelihoods. The redevelopment of the site, if impacts associated with construction are well mitigated, will ensure positive social outcomes in terms of increased employment opportunities and improved viability of local businesses. Negative social impacts associated with livelihoods are medium during construction, but low during operation:</p> <ul style="list-style-type: none"> <li>• Construction: C2 (possible minor)</li> <li>• Operation: D1 (unlikely minimal)</li> </ul>
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Potential impacts	
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as there is currently significant construction activity in the area, which has contributed to cumulative impacts.
<b>Extent</b>	Construction impacts would likely impact businesses in the PSA, access to improved health and education facilities would impact students and workers across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## Surroundings – amenity

Potential impacts	
<u>During construction:</u>	
<ul style="list-style-type: none"> <li>Changes to the streetscape and appearance of the site associated with construction activity, including establishment of hoarding. The establishment of hoarding and changes to the streetscape associated with the construction phase may have an adverse effect on: <ul style="list-style-type: none"> <li>Visual aesthetic value of the high-use area.</li> <li>Perceptions of night-time safety in the area – for the students using the late-night library services within the university campus adjacent to the site, or health-care staff working night-time shifts in the nearby hospitals.</li> </ul> </li> <li>Impacts on the amenity of the area associated with dust, noise, vibration due to construction activity. It is noted that the site is adjacent to sensitive receivers, including Randwick Hospital campus. The patients and carers visiting the facilities may be experiencing disabilities, illness and/or distress that may be particularly sensitive to construction-related disruption.</li> <li>Changes to views in the area associated with construction activity. The site is overlooked by a range of higher density developments, and construction activity on the site would reduce the aesthetic value and enjoyment of views in this area.</li> </ul>	
<u>During operation:</u>	
<ul style="list-style-type: none"> <li>Permanent changes to the surroundings and appearance of the site associated with the delivery of a new UNSW Health Translation Hub at this site. The proposed UNSW HTH development is significantly higher and more dense than previous residential use properties on the site. However, the proposed development is contextualised within the broader redevelopment of the hospital campus, including delivery of SCH Stage 1 and the CCCC and IASB buildings.</li> <li>Improvement to the streetscape of along High Street associated with delivery of high quality public plaza at High Street, and an architecturally designed, contemporary building at the site. Key design principles that have influenced the architectural design of the UNSW HTH and surrounding landscaping include: <ul style="list-style-type: none"> <li>Creation of a slim tower form to provide space for a public domain &amp; plaza of 2,500sqm <ul style="list-style-type: none"> <li>Tower set back from the south to align with the adjacent neighbours and form articulated to reduce the bulk of the massing</li> <li>Delivery of a continuous ground plane that is civic in nature, an extension of the public domain and provides inclusive spaces, accessible for staff, students, community and visitors of all backgrounds</li> </ul> </li> <li>Delivery of public space that:</li> </ul> </li> </ul>	



## Potential impacts

- Provides places for people to engage both actively and passively
- Provides opportunities for people to connect with nature and natural systems, and is inspired by local ecologies and cultural landscape
- Provides continuous and activated edges at street level with retail and active social uses providing amenity to the precinct's public realm to activate street, pedestrian pathways and the plaza
- Responds to the microclimate and wind conditions through placement of landscape elements to provide comfortable places for people to sit and stay
- Allows for clear sight lines between public and private realms, improving safety and encouraging exploration
- The site is highly permeable with public through site links that respond to pedestrian traffic and adjacent developments.
- It is a key community and stakeholder priority for the precinct to deliver a pedestrian friendly environment, including public space, street trees and landscaping.
- Potential improved perceptions of safety associated with increased activation of the site associated with an increased number of workers on the site, accessing the site, retail and other services in the area. This would increase the amount of pedestrian movement and activate the area, most likely during the day and early hours of the evening. This may be valuable for hospital staff who may be working shift hours and need to access and move around the site during late night hours.
- Potential for increased traffic movements associated with the operation of the proposed development at this site. Note that the site is designed to increase uptake of active transport modes by the campus communities, encouraged through provision of end of trip facilities and lack of parking. This is in line with the Greater Sydney Commissions Randwick Place Strategy and Randwick Council strategic priorities.

## Responses / mitigation measures

- Mitigation measures set out in the Construction Management Plan will be implemented to reduce the impacts associated with noise and vibration and visual amenity during the construction phase.
- Develop a communications and engagement strategy to communicate with surrounding residents, workers, students and visitors to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Any opportunities to coordinate construction impacts with other construction projects in the area should be explored to reduce cumulative impacts. Opportunities for feedback and to ask questions should also be provided.
- Identify opportunities for placemaking opportunities in consultation with Randwick City Council, to reduce visual impact of proposed development.
- Develop and implement a sustainable travel plan to encourage active and public transport use by future tenants of the UNSW HTH, and to reduce traffic and congestion impacts across the precinct.
- Consider opportunities to enhance pedestrian connections between the site and surrounding facilities to encourage active transport and improve perceptions of safety in the areas surrounding the development (e.g. wayfinding, lighting, adequate shade, public art).
- Continue to undertake collaborative and shared governance of the Randwick health and education precinct, and strengthen ongoing partnerships between UNSW, Health Infrastructure and SESLHD to identify opportunities to enhance positive benefits to surroundings (e.g. coordinated public art strategy).

Potential impacts	
Summary:	
<b>Overall impact</b>	Provision of high quality education and health facilities at this location would have a significant positive benefit to surroundings. Negative social impacts associated with surroundings are medium during construction, but low during operation: <ul style="list-style-type: none"> <li>Construction: B2 (likely minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely, and negative impacts are minor during construction.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as there is currently significant construction activity in the area, which has contributed to cumulative impacts.
<b>Extent</b>	Construction impacts would likely impact businesses in the PSA, improved surroundings and amenity would affect users of the PSA and visitors from the broader PSA to the site.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## Culture: shared beliefs, customs, values and stories, and connections to land, places, buildings

Potential impacts	
<u>Construction phase:</u>	
<ul style="list-style-type: none"> <li>Potential changes to the community's connection to place and heritage associated with redevelopment of the site. Some surrounding residents, students and staff may have connections and memories associated with the site that would have been disrupted by the preparation phase of the redevelopment. This includes significant changes to the streetscape and land use of the area with the previously low-density residential block being replaced by a high-density hospital precinct. However, it is noted that redevelopment of this precinct is aligned with state and local strategies.</li> </ul>	
<u>Operational phase:</u>	
<ul style="list-style-type: none"> <li>Positive impacts to connection to place associated with the built form and design of the building and delivery of a public plaza on site. The plaza will provide places to engage both actively and passively and provides opportunities for people to connect with nature and natural systems. The landscape is inspired by local ecologies and uses endemic and medicinal plant species. Integrated approach to landscape, art, furniture and play communicate the cultural history of the place is communicated. The plaza is located on High Street, and will be highly visually prominent to users of the site and surrounding residents.</li> <li>Positive impacts to connection to place and community connections associated with development of the plaza, which would provide space for celebration, gathering and informal social interaction. The new plaza is anticipated to encourage social interaction and provide opportunities to connect with other members of community (including students and workers, but also hospital patients, local residents, and visitors to the area). This has the potential to catalyse improved connection to place for site users.</li> <li>Contributing to place narratives associated with the ongoing development of the Randwick Health and Education precinct as an internationally competitive innovation district.</li> </ul>	

Potential impacts	
Responses / mitigation measures	
<ul style="list-style-type: none"> <li>UNSW students and staff, and visitors to the hospital are a very culturally and linguistically diverse community. There may be a need to consider opportunities for culturally appropriate spaces e.g. prayer rooms to support diversity/inclusion, as well as spaces for cross-cultural learning.</li> <li>Consider opportunities to improve connection to place through opening up the building to the broader community, including for cultural celebrations.</li> </ul>	
Summary:	
<b>Overall impact</b>	<p>Provision of high quality education and health facilities at this location would have a positive benefit to culture, primarily associated with the delivery of a new public plaza at this site. Negative social impacts associated with culture are low during construction and operation:</p> <ul style="list-style-type: none"> <li>Construction: D2 (unlikely minor)</li> <li>Operation: D1 (unlikely minimal)</li> </ul>
<b>Likelihood</b>	Positive impacts of the proposed development are highly likely, and negative impacts are minor during construction.
<b>Duration</b>	Operational benefits are long term, construction impacts are temporary.
<b>Consequence</b>	Minor change associated with development of the site as it is currently vacant.
<b>Severity/ sensitivity</b>	Moderate sensitivity to impacts, as there is currently significant construction activity in the area, which has contributed to cumulative impacts.
<b>Extent</b>	Construction impacts would likely impact visitors, residents and workers within the PSA, while the operational benefits could impact visitors to the site from across the SSA.
<b>Potential to mitigate/ enhance</b>	There is a high ability for workers and students to adapt to new facilities on the site, due to their quality and design.

## 10.0 Monitoring and management framework

To monitor and measure the ongoing impact of the proposed development on relevant stakeholders and the surrounding community, the following framework is recommended:

### During construction

- Development of a Construction Management Plan that includes complaints handling procedure for identifying and responding to community issues related to construction impacts.
- Ongoing consultation with relevant stakeholders, including users of surrounding hospital infrastructure, residents and workers and staff of UNSW.

### During operation

- Continued consultation with relevant stakeholders, as identified by Health Infrastructure, to identify emerging social issues and trends.
- Development and implementation of an operational plan of management that mandates data collection (e.g. user surveys) to enable ongoing monitoring of the performance of the UNSW Health Translation Hub over time.

## 11.0 Concluding comments

An assessment of the social impact categories, as defined within the *Draft Social Impact Assessment Guideline* (DPIE, 2020) and Randwick City Council's *SIA Guidelines* (2006) has been undertaken with consideration to the issues identified through the baseline analysis.

Each category of impact is appraised with a significance of the impact based on the likelihood, consequence and social risk rating. Overall, the level of impacts range from being low to moderate, with no major significant negative impacts identified in relation to the proposal.

Overall, the level of impacts of the development have been assessed as ranging from low to moderate, with no major significant negative impacts identified that cannot be effectively mitigated.

Key challenges identified with the proposed development relate to:

- Temporary impacts to surroundings and amenity during the construction phase of the UNSW Health Translation Hub. Changes to amenity may relate to environmental factors such as noise, traffic and parking, vibration, views and air quality. As the surrounding context of the development is also undergoing significant redevelopment activity, users of this site may be more sensitive to cumulative impacts to surroundings. These impacts will be managed in accordance with legislation and regulation, through a Construction Management Plan
- Temporary impacts to accessibility and way of life associated with disruption due to the construction phase, such as changes to wayfinding, pedestrian accessibility and daily routines for workers, students and users of the site. As the site is located adjacent to a hospital, some visitors to the site may be experiencing illness, disability or distress that may make them more sensitive to changes to accessibility and routines

The most significant social benefits of the proposal relate to:

- Supporting the planned transformation of Randwick health and education precinct into an “innovation district” delivering significant economic value and employment opportunity for Greater Sydney residents, and driving productivity and international competitiveness
- Positive impacts to community cohesion associated with increased opportunities for social interactions between workers and students in the Randwick health and education precinct. The proposed development co-locates health and education uses at a single site that is well integrated within the broader precinct, to foster collaboration between sectors and enable research translation.
- Potential benefits to community cohesion associated with provision of 2,500sqm of quality public space, which would provide a new public plaza for people to meet and gather, and would contribute to the improved activation and amenity of the Randwick health and education precinct as a whole
- Social benefits associated with delivery of education and health uses at an accessible location, close to the light rail terminus and within walking distance of daily living needs in Randwick Junction town centre. This supports state and local strategic policy which prioritises delivery of a “30-minute city
- Improvements to accessibility and way of life associated with enhanced walkability and connectivity of the site associated with physically connected health and education use buildings (via link bridge to UNSW Kensington campus, and podium level connection to other health infrastructure in the precinct) as well as improved access and wayfinding integrating the site within the broader campus. Community and stakeholder consultation undertaken by Health Infrastructure has highlighted that improving wayfinding within the new buildings and the precinct is a priority.

The overall long-term benefit of the proposed development is considered to be positive, and potential negative impacts can be mitigated through implementation of a robust Construction Management Plan and ongoing consultation with the local community and relevant stakeholders.



## Appendix A. Demographic analysis

**Table 8 Cultural and linguistic diversity**

<u>Top 5 Countries of Birth</u>	<u>Primary Study Area</u>	<u>Secondary Study Area</u>	<u>Top 5 Languages Spoken at Home</u>	<u>Primary Study Area</u>	<u>Secondary Study Area</u>
1	Australia (38.5%)	Australia (56.9%)	1	English (49.8%)	English (37.2%)
2	China (18.3%)	China (7.9%)	2	Mandarin (20.4%)	Mandarin (7.6%)
3	Hong Kong (4.5%)	England (3.5%)	3	Cantonese (7.5%)	Cantonese (3.9%)
4	Malaysia (3.9%)	New Zealand (2.0%)	4	Chinese – other (1.6%)	Greek (3.8%)
5	Singapore (3.2%)	India (1.7%)	5	Spanish (1.5%)	Arabic (3.2%)

**Table 9 Demographic Summary**

<b>Category</b>	<b>Primary Study Area</b>	<b>Secondary Study Area</b>	<b>Greater Sydney</b>
<b><u>Income</u></b>			
Median individual income (annual)	\$14,420	\$41,430	\$37,460
Variation from Greater Sydney median	-61.5%	10.6%	na
% of persons (15 years or older) earning \$1,000pw or more	21.2%	41.6%	37.3%
Median household income (annual)	\$62,020	\$96,490	\$92,200
Variation from Greater Sydney median	-32.7%	4.7%	na
% of Households earning \$2,500pw or more	26.7%	34.3%	31.8%
<b><u>Age Structure</u></b>			
0-4 years	2.3%	5.6%	6.4%
5-11 years	2.5%	7.0%	8.8%
12-17 years	1.6%	5.3%	6.9%
18-24 years	53.1%	10.7%	9.6%
25-34 years	19.5%	20.0%	16.2%
35-49 years	9.6%	21.5%	21.3%
50-59 years	4.5%	11.5%	12.3%
60-69 years	3.1%	8.8%	9.4%
70-84 years	2.8%	7.4%	7.1%
85 years and over	1.0%	2.1%	1.9%
Median Age (years)	23.0	35.0	36.0
<b><u>Country of Birth</u></b>			
Australia	38.5%	56.9%	61.9%
Aboriginal and Torres Strait Islanders	1.2%	0.9%	1.4%
Other Major English Speaking Countries	10.2%	8.7%	7.6%
Other Overseas Born	51.3%	34.5%	30.5%
% speak English only at home	49.8%	37.2%	62.5%
<b><u>Household Composition</u></b>			
Couple family - Total	35.9%	55.7%	61.3%
One parent family	5.7%	9.0%	11.1%
Other families	2.9%	1.7%	1.3%
Family Households - Total	44.4%	66.4%	73.7%
Lone person household	35.0%	25.5%	21.7%
Group Household	20.6%	8.1%	4.6%
<b><u>Dwelling Structure (Occupied Private Dwellings)</u></b>			
Separate house	15.4%	34.3%	57.2%
Semi-detached, row or terrace house, townhouse etc.	12.4%	17.3%	14.0%
Flat, unit or apartment	72.2%	47.6%	28.2%
Other dwelling	0.0%	0.8%	0.5%
Occupancy rate	93.6%	91.6%	92.3%
Average household size	2.4	2.6	2.8
<b><u>Tenure Type (Occupied Private Dwellings)</u></b>			
Owned outright	15.1%	28.3%	30.0%
Owned with a mortgage	13.1%	28.5%	34.2%
Rented	70.9%	42.6%	35.1%
State or territory housing authority	5.3%	4.1%	4.2%
Other tenure type	0.9%	0.6%	0.7%
<b><u>Attending Education (% of those attending)</u></b>			
Pre-school	0.9%	6.0%	6.9%
Infants/Primary Total	3.9%	26.2%	32.2%
Secondary Total	2.5%	20.1%	25.0%

Technical or Further Educational Institution	1.8%	8.0%	7.6%
University or other Tertiary Institution	90.1%	34.0%	24.2%
Other type of educational institution	0.9%	5.8%	4.0%
<i>% of total population attending education</i>	<i>60.0%</i>	<i>24.6%</i>	<i>25.2%</i>
<b>Highest Level of Education Completed (% of popul. aged 15 years and over)</b>			
Year 12 or equivalent	91.5%	75.1%	67.5%
Year 9-11 or equivalent	6.9%	19.7%	26.7%
Year 8 or below	1.3%	4.0%	4.4%
Did not go to school	0.4%	1.3%	1.5%
<b>Highest Level of Non-School Qualification</b>			
Postgraduate degree	20.7%	16.6%	13.9%
Graduate diploma or certificate	2.5%	3.7%	3.4%
Bachelor degree	52.4%	41.5%	36.4%
Advanced diploma or diploma	11.8%	16.6%	17.7%
Certificate	12.6%	21.7%	28.6%
% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described	40.7%	56.1%	52.7%