



# Community Consultation Strategy

## North Eveleigh Affordable Housing Project

## **Introduction**

This Community Consultation Strategy (the strategy) includes a detailed program of engagement activities, linked to key project milestones for the design stage of the project. It includes:

- Background context
- Stakeholder identification
- A schedule of key stakeholder meetings
- A schedule of key public engagement activities
- An allocation of roles and responsibilities (City West Housing [CWH] and Urban Growth Development Corporation [UGDC])
- An outline of anticipated community consultation activities for prior to and during construction.

## **Background context**

The North Eveleigh Concept Plan was approved by the Minister for Planning on 16 December 2008. Located in the City of Sydney local government area, the North Eveleigh site will be developed over the next five to fifteen years. The \$550 million approved project provides for a 10.7 hectare mixed use precinct for living, working and recreation. The precinct will accommodate residential, commercial, retail, cultural and community uses, as well as public open space. The distribution of uses is as follows:

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

Initial consultation on the plan resulted in significant changes, including the deletion of several proposed buildings, and the provision of more open space including pocket parks and a large park at the site's western end.

A 12% target was set for the affordable housing quota of new dwellings on the site. In late 2012 UGDC appointed CWH to seek planning approval and subsequently build and operate at least 61 affordable housing dwellings on the site. The submission of the development application to the Department of Planning and Infrastructure is scheduled for mid-2013. The CWH site is located at the western end of the precinct.

This plan outlines the community engagement activities to be implemented during the development stage of the project. An outline of activities to be undertaken during construction is included, however, a more detailed construction stage community engagement plan will need to be developed, prior to construction commencing.

## **Stakeholder identification**

The stakeholder identification process will build on the process undertaken through the concept design phase of the project. The site is of considerable heritage and cultural importance. It will be important, therefore, to proactively engage with stakeholders including Carriageworks, the Eveleigh Markets and local and rail heritage groups, as well as with the local community.

## **Community engagement activities**

### *Provision of accessible information*

Information on the development will be made available on the CWH and UGCD websites. The Community Engagement Manager at CWH will be the first point of contact for enquiries.

### *Key messages*

Key messages and Frequently Asked Questions (FAQs) documents (approved by UGDC) will be used as the basis for phone and email communications. Should questions arise that cannot be responded to with information drawn from the aforementioned documents, approval will be sought from UGDC, prior to responses being provided to the enquirer.

### *Engagement with key stakeholders*

CWH is committed to proactively engaging with stakeholders and the following consultation program indicates key stakeholder groups that will be consulted with and the expected timing of these consultations. Further consultation activities will be undertaken as requested.

### *Community information sessions*

Community information sessions will be held at key project milestones to ensure stakeholders are kept informed and that issues are identified and responded to in a timely manner. These information sessions will be promoted via local press and through a letterbox drop to neighbouring areas. It is proposed that these sessions would be informal drop in events at the Eveleigh Markets.

## **Consultation program**

The following table indicates timing for each of the consultation activities, along with allocation of responsibilities for tasks. The scheduling is based on approval of the Development Application (DA) by August 2013 and will need to be adjusted accordingly, if that date were to change.

Activity	Timing	Responsibility
Meeting with Redfern LAC	Week commencing 11 February 2013	CWH/UGDC to organise
Draft web update	By 13 February 2013	CWH
Approve web update	By 15 February 2013	UGDC
Web update	18 February 2013	CWH
Meeting with Carriageworks/Eveleigh Markets	Week commencing 18 February 2013	CWH/UGDC
Meeting with Council	19 February 2013	CWH
Draft ads/leaflet for consultation event	By 20 February 2013	CWH
Approve ads/leaflet for consultation event	By 22 February 2013	UGDC
Promotion of consultation event in press and via letterbox drop	Week commencing 25 February 2013	CWH
Draft consultation materials	By 8 March 2013	Architectus/CWH
Meeting with Redwatch	Week commencing 11 March 2013	CWH
Approve consultation materials	By 14 March 2013	UGDC
Community consultation at Eveleigh Markets	16 March 2013	CWH
Submission of DA	28 March 2013	CWH
Draft post DA approval web update/ ads/leaflet for consultation event	August 2013	CWH
Approve post DA approval web update/ ads/leaflet for consultation event	August 2013	UGDC
Post DA approval web update	August 2013	CWH
Promotion of consultation event in press and via letterbox drop	Two weeks prior to event	CWH
Draft consultation display materials/construction stage community engagement plan/ communications protocol	September 2013	CWH
Approve consultation materials/construction stage community engagement plan/communications protocol	September 2013	UGDC
Liaison with construction company regarding complaints management and community liaison process	September 2013 (and ongoing)	CWH and contractor
Pre- construction community consultation at Eveleigh Markets	September 2013	CWH/UGDC
Construction commences	September 2013	Contractor

### Project construction community consultation

It is anticipated that through the early identification of issues with key stakeholders, a construction management plan will be developed to minimise impact on stakeholders and the community. A community engagement plan and communications protocol for the construction phase of the project will be developed.

The communications protocol will include guidelines for the management of complaints and enquiries. It will also include guidelines for construction staff interaction with the community.

The CWH Community Engagement Manager will be in regular communication with the project and construction teams to ensure the communications protocol is understood and implemented and to ensure the early identification of issues. Toolbox talks may also be conducted as required.