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We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

CONTACT

Allison Heller Director aheller@ethosurban.com Allison Heller

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This document has been prepared by:

This document has been reviewed by:



Amy-Grace Douglas 14/06/2022 Allison Heller 14/06/2022

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The study has been prepared by suitably qualified professional(s) with the necessary experience and expertise to undertake the required works:

Allison Heller - Director, Social Strategy

- Bachelor of Town Planning (Hons. 1), Post Graduate Diploma History of Architecture and Art
- Practicing urban and social planning/ policy across the private and public sectors since 2000
- Member of Planning Institute of Australia, Member of Sustainability Committee - Property Council of Australia, Member of Sustainability & Smart Cities Committee and Social Sustainability Working Group - Urban Development Institute of Australia

Mari Jaervis - Senior Urbanist, Social Strategy

- Bachelor of Arts (MA equivalent) in Social Sciences (Sociology), and Master of Arts in Social Sciences (Urban Studies, Diploma Cum Laude)
- Employed within the social and market research industry since 2000, with experience across both private and public sectors. Experienced in social research projects on resident satisfaction, quality of life, community wellbeing, sustainability.

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Ethos Urban Pty Ltd
ABN 13 615 087 931.
www.ethosurban.com
173 Sussex Street, Sydney
NSW 2000 t 61 2 9956 6952

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1.0 Executive Summary

Introduction and purpose of this report

The NSW Government is investing in the renewal of the Redfern North Eveleigh Precinct to create a unique mixed-use development, located within the important heritage fabric of North Eveleigh. The strategic underpinning of this proposal arises from the Greater Sydney Region Plan and District Plan. These Plans focus on the integration of transport and land use planning, supporting the creation of jobs, housing and services to grow a strong and competitive Sydney.

The Redfern North Eveleigh Precinct is one of the most connected areas in Sydney, and will be a key location for Tech Central, planned to be Australia's biggest technology and innovation hub. Following the upgrading of Redfern station currently underway, the Precinct's renewal is aimed at creating a connected destination for living and working, and an inclusive, active and sustainable place around the clock.

The Redfern North Eveleigh Precinct comprises three Sub-Precincts, each with its own distinct character:

- The Paint Shop Sub-Precinct which is the subject of this rezoning proposal;
- The Carriageworks Sub-Precinct, reflecting the cultural heart of the Precinct where current uses will be retained; and
- The Clothing Store Sub-Precinct which is not subject to this rezoning proposal.

This State Significant Precinct (SSP) Study proposes amendments to the planning controls applicable to the Paint Shop Sub-Precinct to reflect changes in the strategic direction for the Sub-Precinct. The amendment is being undertaken as a State-led rezoning process, reflecting its status as part of a State Significant Precinct located within the *State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021*.

The amended development controls will be located within the City of Sydney Local Environmental Plan. Study Requirements were issued by NSW Department of Planning and Environment (DPE) in December 2020 to guide the investigations to support the proposed new planning controls.

[This Social Infrastructure Study and Preliminary Equity-Focused Health Impact Assessment has been prepared to support the State Significant Precinct \(SSP\) Study that proposes amendments to the planning controls applicable to the Paint Shop sub-precinct.](#)

The report addresses Study requirements, considerations and consultation requirements which have been issued for this State Significant Project by NSW DPIE (ref. **Section 2.3**) and provides a comprehensive suite of analysis and recommendations to optimise social outcomes for current and future communities of the precinct and surrounding neighbourhoods.

The purpose of this work is to assess the social context, and the social benefits and value the Precinct has the potential to generate, through provision of community infrastructure on this site. It explores these issues in the context of relevant strategic drivers for the site and identifies community needs for social infrastructure.

The **Preliminary Equity-Focused Health Impact Assessment** part of the study outlines the likely impacts of the proposal on the health of existing, future and neighbouring communities, and recommends a number of mitigation and enhancement measures.

Scope and structure of this report

This report comprises four components, which together address the Study Requirements:

- **Part A: Policy and practice - guiding frameworks:** an analysis of documented evidence of best practice, along with policy drivers, impacting the project from a social and health equity perspective. It showcases best practice urban renewal approaches designed to improve social wellbeing and resilience.
- **Part B: Baseline context:** a comprehensive review of the context of the project, from a spatial, economic, and social perspective across defined study areas.
- **Part C: Social and health infrastructure needs analysis:** a detailed, benchmark-based analysis of supply and demand for social and health infrastructure within the defined study areas, both current and forecast, taking into account the population growth generated by the renewal of the precinct, and broader growth within the neighbouring areas. Resulting needs analysis (analysis of infrastructure provision 'gaps' ascertained through analysis of supply against demand, with regard to guiding benchmarks) concludes with a suite of delivery priorities and recommendations on addressing them, including through available planning mechanisms.
- **Part D: Equity-focused Health Impact Assessment (preliminary):** This section of analysis applies best practice approaches to assessing health and health equity impacts of the project, and applies the NSW Government's Health Built Environment framework to the parameters of the proposed structure plan, culminating in recommendations for optimising social and health equity outcomes, and mitigating identified potentially negative impacts of the project, both during construction and operational phases. This part of the report also looks at further opportunities for delivering social and health equity outcomes and benefits, for example by supporting economic inclusion, training and education opportunities through the construction and operational phases of the precinct.
- **Part E: Summary findings:** The final section of the report summarises the key issues to address through the precinct delivery and operation.

Redfern North Eveleigh Precinct

The Redfern North Eveleigh Precinct is located approximately 3km south-west of the Sydney CBD in the suburb of Eveleigh (refer to **Figure 1**). It is located entirely within the City of Sydney local government area (LGA) on government-owned land. The Precinct has an approximate gross site area of 10.95 hectares and comprises land bounded by Wilson Street and residential uses to the north, an active railway corridor to the south, residential uses and Macdonaldtown station to the west, and Redfern station located immediately to the east of the Precinct. The Precinct is also centrally located close to well-known destinations including Sydney University, Victoria Park, Royal Prince Alfred Hospital, the University of Technology Sydney, and South Eveleigh, forming part of the broader Tech Central District.

The Precinct is located within the State Heritage-listed curtilage of Eveleigh Railway Workshops and currently comprises the Platform Apartments with 88 private dwellings, Sydney Trains infrastructure and key state heritage buildings including the Paint Shop, Chief Mechanical Engineer's Building, and the Carriageworks and Blacksmith Shop which provide shared community spaces for events including the Carriageworks Farmers Markets.

A map of the Precinct and relevant boundaries is illustrated in **Figure 2**.

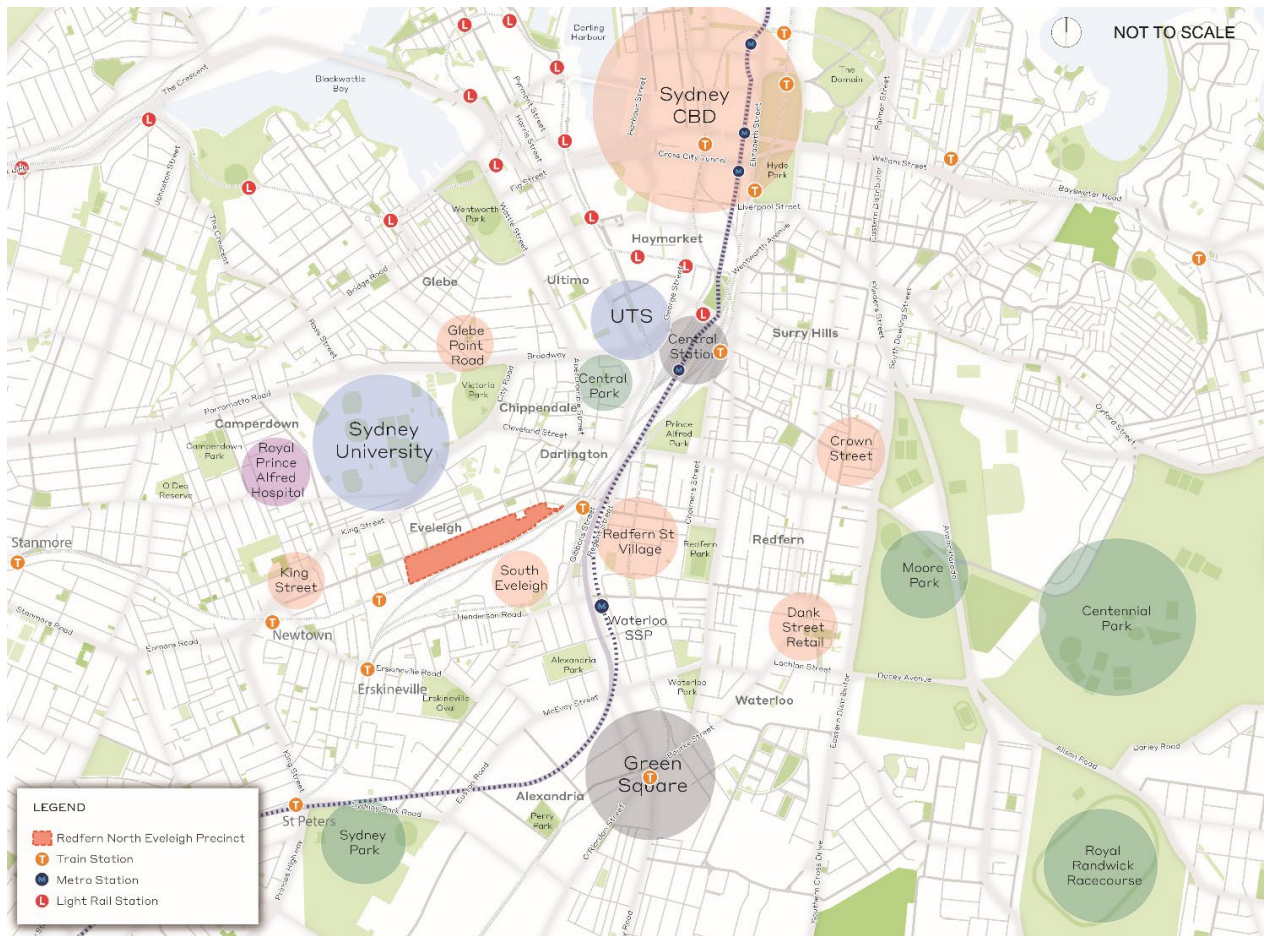


Figure 1 Location plan of Redfern North Eveleigh precinct

Source: Ethos Urban

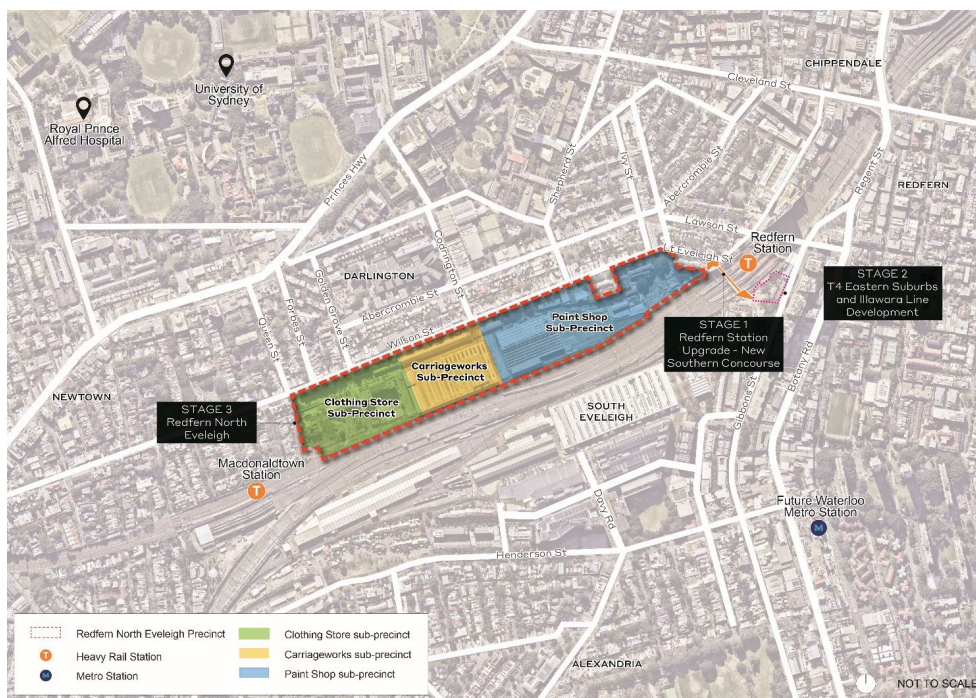


Figure 2 Redfern North Eveleigh and sub-precincts

Source: Ethos Urban

Redfern North Eveleigh Paint Shop Sub-Precinct

The Redfern North Eveleigh Paint Shop Sub-Precinct is approximately 5.15 hectares and is bounded by Wilson Street to the north, residential terraces and Redfern station to the east, the Western Line rail corridor to the south and the Carriageworks Sub-Precinct to the west. The Sub-Precinct has a significant level change from a Reduced Level (RL) height of RL25 metres to RL29 metres on Wilson Street.

The Paint Shop Sub-Precinct currently hosts a number of items of heritage significance, including the Paint Shop Building, Fan of Tracks, Science Lab Building, Telecommunications Building, and Chief Mechanical Engineer's Building. The Sub-Precinct has a number of disused spaces adjacent to the rail corridor as well as functioning Sydney Trains' infrastructure, offices and operational space. Vehicle and pedestrian access to this area is used by Sydney Trains. The site has a clear visual relationship to South Eveleigh and the Eveleigh Locomotive Workshops across the active rail corridor.

A map of the Paint Shop Sub-Precinct and relevant boundaries is illustrated in **Figure 2**.

Renewal vision

The Redfern North Eveleigh Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather.

The Redfern North Eveleigh Paint Shop Sub-Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future, as well as providing an inclusive, active and sustainable place for everyone, where communities gather.

Next to one of the busiest train stations in NSW, the Sub-Precinct will comprise a dynamic mix of uses including housing, creative and office spaces, retail, local business, social enterprise and open space. Renewal will draw on the past, adaptively re-using heritage buildings in the Sub-Precinct and will acknowledge Redfern's existing character and particular significance to Aboriginal peoples, culture and communities across Australia. The Sub-Precinct will evolve as a local place contributing to a global context.

Project description

An Urban Design and Public Domain Study has been prepared to establish the urban design framework for the Redfern North Eveleigh Paint Shop Sub-Precinct. The Urban Design and Public Domain Study provides a comprehensive urban design vision and strategy to guide future development of the Sub-Precinct and has informed the proposed planning framework of the SSP Study.

The Urban Design Framework for the Paint Shop Sub-Precinct comprises:

- Approximately 1.4 hectares of publicly accessible open space, comprising:
 - A public square – a 7,910 square metre public square fronting Wilson Street;
 - An eastern park – a 3,871 square metre park located adjacent to the Chief Mechanical Engineer's Building and the new eastern entry from Platform 1 of the Redfern station; and
 - Traverser No1 - a 2,525 square metre public square edged by Carriageworks and the Paint Shop.
- Retention of over 90% of existing high value trees.
- An overall greening coverage of 40% of the Sub-Precinct.
- A maximum of 142,650 square metre gross floor area (GFA), comprising:
 - between 103,700 - 109,550 square metres of gross floor area (GFA) for employment and community facility floor space (minimum 2,500 square metres). This will support approximately 6,200 direct jobs on the site across numerous industries including the innovation, commercial and creative sectors.

- between 33,100 - 38,950 square metres of GFA for residential accommodation, providing for between 381 and 449 new homes (including 15% for the purposes of affordable housing).
- New active transport infrastructure and routes to better connect the Paint Shop Sub-Precinct with other parts of Tech Central and the surrounding localities.
- Direct pedestrian connections to the new Southern Concourse at Redfern station.
- Residential parking rates, comprising:
 - Studio at 0.1 per dwelling
 - 1 Bed at 0.3 per dwelling
 - 2 Bed at 0.7 per dwelling
 - 3 Bed at 1.0 per dwelling
- Non-residential car parking spaces (including disabled and car share) are to be provided at a rate of 1 space per 700 square metres of GFA.
- 66 car spaces are designated for Sydney Trains maintenance and operational use.

The key features of the Urban Design Framework, include:

- The creation of a new public square with direct pedestrian access from Wilson Street to provide a new social and urban hub to promote outdoor gatherings that will accommodate break out spaces and a pavilion structure.
- An eastern park with direct access from Redfern station and Little Eveleigh Street, which will provide a high amenity public space with good sunlight access, comfortable wind conditions and community character.
- Upgraded spatial quality of the Traverser No1 yard, retaining the heritage setting, and incorporating complementary uses and good access along Wilson Street to serve as a cultural linkage between Carriageworks and the Paint Shop Building.
- The establishment of an east-west pedestrian thoroughfare with new public domain and pedestrian links.
- A range of Water Sensitive Urban Design (WSUD) features.
- Activated ground level frontages with commercial, retail, food and beverage and community and cultural uses.
- Adaptive reuse of heritage buildings for employment, cultural and community uses.
- New buildings for the Sub-Precinct, including:
 - Commercial buildings along the rail corridor that range between 3 and 26 occupied storeys;
 - Mixed use buildings along the rail corridor, comprising a three-storey non-residential podium with residential towers ranging between 18 to 28 occupied storeys;
 - Mixed use buildings (commercial and residential uses) along Wilson Street with a four-storey street wall fronting Wilson Street and upper levels at a maximum of 9 occupied storeys that are set back from the street wall alignment;
 - A commercial building on the corner of Wilson Street and Traverser No.1 with a four-storey street wall fronting Wilson Street and upper levels at a maximum of 8 occupied storeys that are set back from the street wall alignment. There is flexibility to allow this building to transition to a mixed-use building with active uses at ground level and residential uses above; and
 - Potential options for an addition to the Paint Shop Building comprising of commercial uses. These options (all providing for the same GFA) include:
 - A 5-storey commercial addition to the Paint Shop Building with a 3m vertical clearance, with the adjacent development site to the east comprising a standalone 3-storey commercial building (represented in Figure 3);
 - A 3-storey commercial addition to the Paint Shop Building with a 3m vertical clearance which extends and connects to the commercial building on the adjacent development site to the east; and
 - No addition to the Paint Shop Building, with the adjacent development site to the east comprising a standalone 12-storey commercial building.

- Commitment to a 5 Star Green Star Communities rating, with minimum 5 Star Green Star Buildings rating.
- All proposed buildings are below the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) to ensure Sydney Airport operations remain unaffected.

The proposed land allocation for the Paint Shop Sub-Precinct is described in **Table 1** below.

Table 1 Breakdown of allocation of land within the Paint Shop Sub-Precinct

| Land allocation | Existing | Proposed |
|---|-------------------------------------|--|
| Developed area | 15,723 sqm / 30% of total site area | 20,824 sqm / 40% of total site area |
| Public open space | Area not publicly accessible | 14,306 sqm / 28% of total site area |
| Other public domain areas (including streets, shared zones, pedestrian paths and vehicular zones) | Area not publicly accessible | 15,149 sqm / 29% of total site area (Excludes privately accessible public links and private spaces ~ 3% of total site area) |

The Indicative Concept Proposal for the Paint Shop sub-precinct is illustrated in **Figure 3** below.

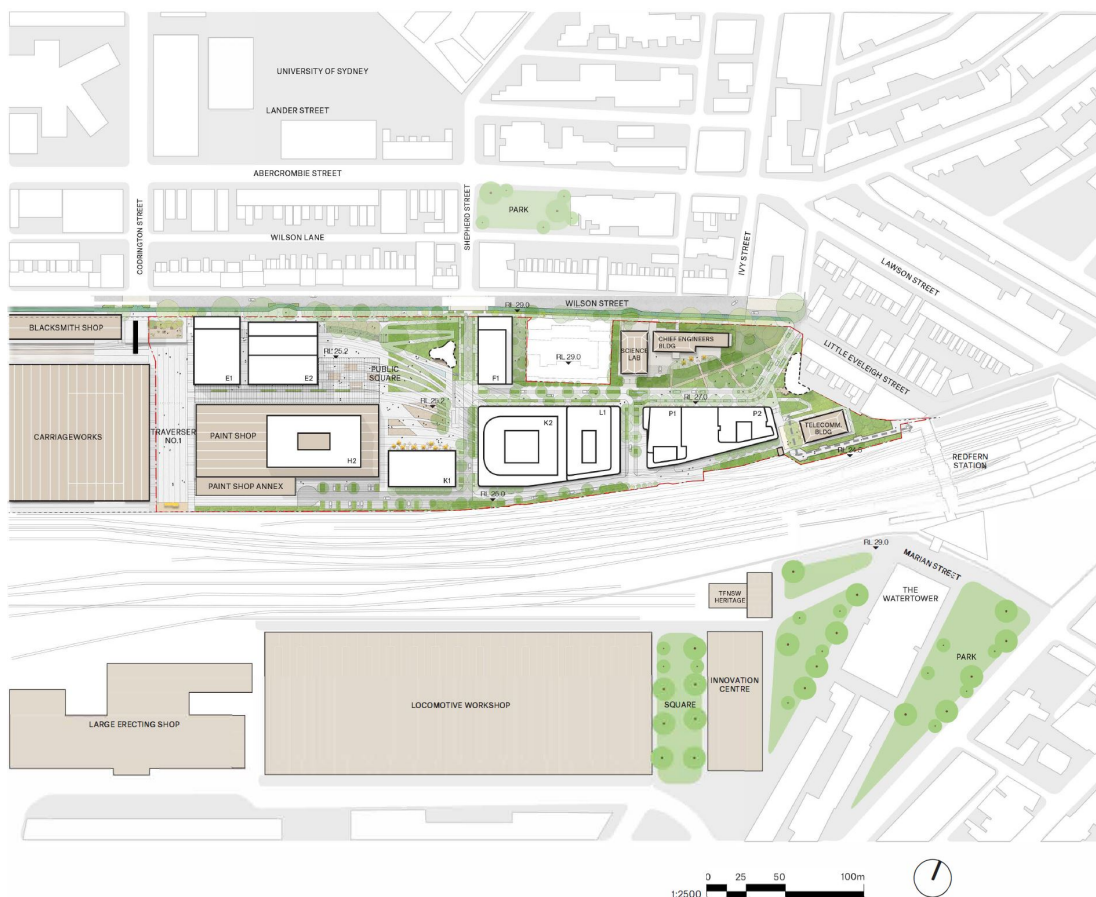


Figure 3 Indicative Concept Proposal

Source: Bates Smart and Turf

Social issues and trends

The proposed social infrastructure recommendations and health impact mitigation measures in this report have been informed by a range of social issues and trends explored in **Part B** of this report.

This includes population growth and change, driven by the subject site, as well as ongoing transformation of neighbouring areas, being one of the key drivers for the need for increased infrastructure and services that the Precinct could deliver. Key considerations for the site also include ongoing socio-economic transformation and gentrification of Redfern and Waterloo area, and high cost of living, economic inequalities, and related impacts in inner Sydney more broadly. High transiency of the local community (majority of residents have lived in the area for less than five years) is likely indicating lower social connectedness in the area, and further challenges have been identified in potential future cohesiveness between innovation clusters and public.

Therefore, importance of community spaces, 'third places' and green spaces in long term community building, the growing need for cultural infrastructure that is affordable to local makers, and most and foremost the significance of the area to Aboriginal people, have been identified as key issues to be considered through the provision of community infrastructure through the development.

Community engagement has highlighted that people want the renewed precinct to be 'community focused' and provide new and accessible facilities and open spaces for all ages and cultures, and that the Precinct's Aboriginal and non-Aboriginal history should be preserved and shared with the community. Renewal of the Precinct should be sympathetic to its current neighbourhood character, while also creating jobs for the future.

Social infrastructure analysis – key issues and findings

Delivery of social infrastructure and high quality public domain will be critical to enable socio-economic diversity within the Precinct, thereby contributing to its vibrancy, dynamism, activation, the resilience of its communities, and its long term success.

While local innovation districts may offer recreational, cultural and community-based activities, there is typically a lack of social coherence between knowledge workers and the broader community. Provision of quality civic domain and social infrastructure, along with authentic scenes and unique experiences can enhance community engagement and build social capital, and enhance community engagement and social connectedness between knowledge workers and the public.

Delivery of social infrastructure and high quality public domain will be critical to enable socio-economic diversity within the Precinct, thereby contributing to its vibrancy, dynamism, activation, the resilience of its communities, and its long term success.

Part C of the report provides a detailed analysis of supply and demand for social and health infrastructure within short walk from the Precinct and ascertains infrastructure provision 'gaps' in the area. The analysis concludes with a suite of delivery priorities and recommendations on addressing them.

Based on the analysis, the following types of social infrastructure were recommended for delivery on this site to enhance the vibrancy of the precinct and support community health and wellbeing outcomes in the area:

- Integrated community facility of 1,000 sqm+ of flexible floorspace. The facility would welcome all community members, however with a primary focus on delivery with and for Aboriginal community members. The overall space is recommended to include a library link and community lounge, with a mix of small, medium and larger flexible internal spaces. This would ideally be co-located with open space, with provision for spaces to open onto the open space.
- 1,000 sqm approx. of spaces for creative and cultural production.
- Open space and recreation infrastructure, including at least 15% of developable site area dedicated to open space, and with a single significant open space of more than 3,000sqm, centrally located in the precinct. Outdoor spaces and embellishment to support leisure and recreation is also recommended to be delivered, including outdoor gym equipment, play spaces, and community pavilions.

- Provision of free digital infrastructure across the precinct, and free access to technology.
- Subsidised co-working spaces, including for tech start-ups and social enterprises.
- Consideration be given to the delivery of a GPs medical centre.

In addition, it is recommended to deliver:

- Community pavilions in local parks, as a landscaping embellishment.
- Affordable rental housing – 15% of overall residential floorspace, on the site.

Preliminary Health Impact Assessment – key issues and findings

Communities today have high expectations of government-driven projects, that they exemplify best practice in realising social equity and inclusion outcomes from the investment made – that the benefits of investment are directed to all sectors of society and deliver opportunities to a broad range of people.

Communities today have high expectations of government-driven projects, that they exemplify best practice in realising social equity and inclusion outcomes from the investment made – that the benefits of investment are directed to all sectors of society, and deliver opportunities to a broad range of people.

This requires recognition of the value of investing in social outcomes from the earliest stages – whether through the greening of the environment and delivery of high quality public spaces and places, or through approaches to sustainable procurement, and employment and training opportunities communities experiencing disadvantage, delivered through construction contracts.

Part D of this study applies the NSW Government's Health Built Environment framework to the parameters of the current proposed structure plan, culminating in recommendations for optimising social and health equity outcomes, and mitigating identified potentially negative impacts of the project, both during construction and it's operational phases.

The 11 key themes identified in the NSW Government's Healthy Built Environment Checklist are:

- Healthy eating
- Physical activity
- Housing
- Transport and connectivity
- Quality employment
- Community safety and security
- Open space and natural features
- Social infrastructure
- Social cohesion and connectivity
- Environment and health
- Environmental sustainability and climate change

An additional category of Culture has been included in the analysis, for a comprehensive understanding of the health impacts that the precinct may have.

The project is expected to have a wide range of impacts on the health and health equity of a wide range of populations who will live, work, visit and commute through the precinct, both during construction and post completion. Similarly, the size of affected populations is significant given the current and forecast population of residents and workers in the broader 800m study area – it is projected to rise to almost 41,696 residents and around 65,225 workers by 2036.

Additionally, the Precinct attracts a large number of visitors to the Carriageworks multi-arts centre and adjacent Carriageworks Farmers Market. Students, commuters, people accessing community organisations, health or social services in the area, and local business organisations form the rest of the key communities to experience social impacts and/ or benefits of the project.

The health, wellbeing and health equity of these populations will be affected by the process of renewal and change in various ways, both positive and negative. These key populations also include people from various vulnerable groups who would be more sensitive to various changes that the construction and operational phase of the project may entail. Detailed analysis of the impacts are provided in **Appendix E** and **Chapter 12.0**.

Positive health equity outcomes within the Precinct can be supported through the following measures

- Delivery of quality public spaces to encourage physical activity, support mental wellbeing and relaxation, and facilitate social connections and cohesion amongst residents, workers, and visitors to the site. To meet this recommendation, a number of open space and green features have been included in the urban design framework for the Paint Shop sub-precinct.
- Provision of community spaces for all community members to enjoy, but with a primary focus on delivery with and for Aboriginal community members are key recommendations of this study. The social infrastructure recommendations that have been incorporated in the urban design framework for the sub-precinct are further discussed in **Part C** of this report.
- Design considerations to ensure that the precinct and the social infrastructure (including both built and social environment, e.g. people working in community facilities) is inclusive and accessible for people of all ages and abilities; and that public spaces offer shelter during extreme weather and with consideration to night time activation.
- Creating a comfortable, walkable precinct with improved active transport connections and wayfinding and improved connectivity to Redfern Station and targeting safety of open spaces.
- Sense of safety and security can be supported by site design, diversity of uses and activation to encourage use of public spaces and enable passive surveillance. Whilst the site design considers Crime Prevention Through Environmental Design guidelines, it is recommended the site employ collective engagement strategies to further advance the quality of place, and community and infrastructure resilience.
- Provision of free access to technology and digital infrastructure across the Precinct.
- Ensuring accessibility and diversity of fresh food providers (at various price points), including the availability of drinking water free of charge across the precinct, and by supporting low/no rent retail space to social enterprises or social procurement tendering processes for prospective vendors.
- It is recommended that further investigation and consideration be given to the delivery of a GPs medical centre within the precinct.
- Delivering community assets early to ensure adequate and timely provision of social infrastructure to meet community needs for increased social cohesion.
- Provision of or contribution towards affordable housing, to attract innovation talent, support local key workers living close to jobs, and support vulnerable communities.
- Diversity of housing options delivered in order to support various household types and community diversity in the area, while ensuring quality and safety of housing delivered on this site (e.g. consideration of noise from rail traffic, or activities within the Precinct).
- Further opportunities for delivering social and health equity outcomes through the Redfern North Eveleigh Precinct renewal can be achieved by harnessing investment to provide access to education and employment opportunities for all and reduce inequality and disadvantage in the community over the long term.

- It is also important that the Project team continues to engage with the local diverse communities (including Aboriginal communities) through the design, delivery, and operational phases of the Precinct. It is also recommended that community should be engaged in programming and managing public and cultural spaces.
- The Project will need to prioritise Aboriginal people's relationship to Country and their cultural protocols, through education and enterprise by and for Aboriginal people. A Connecting with Country framework has been developed to inform the Redfern Eveleigh Precinct Renewal Project proposal (Balarinji 2021). The Framework points to various ways the Precinct can enhance the cultural health and wellbeing of Indigenous communities that live locally, or are otherwise connected to this site.
- From the Connecting with Country perspective, it is understood that the priority issue that underpins both the physical, as well as mental, cultural and environmental wellbeing of the site and its users will be achieving decontamination of the site. Significance of restoring Country was highlighted as a priority for the precinct through consultation with Aboriginal community stakeholders. Restoring Country would highlight a respect for Country and a return to the health of Country.
- Designing for an environmentally sustainable and climate-change-proof precinct will future proof the viability of the precinct and the health of its users. A number of environmental sustainability measures (such as greening of the site, WSUD, 5 star Green Star ratings) have been included in the urban design framework for the Paint Shop sub-precinct, to address these matters. The Precinct can further ensure community and infrastructure resilience with consideration to disaster prevention in building collective efficacy around safety and awareness of emergency procedures through communications and engagement.

Amenity impacts generated by construction activities have the potential to be mitigated in order to ensure health and safety of local residents, and ensure residents, workers and visitors to the area will be able to continue to safely use Wilson Street and access and gather in the precinct (e.g. Carriageworks and Farmers Market) during the extended construction period of the Precinct.

Communities will benefit from the project accommodating the continued operation of the Carriageworks Farmers Markets throughout the construction phase. These impacts will be managed in accordance with legislation and regulation, through a robust Construction Environmental Management Plan (CEMP). It is also important to develop and implement wayfinding strategies together with a Construction Traffic Management and Pedestrian Management Plan to mitigate accessibility impacts and disruption to active transport pathways.

Summary recommendations

This report sets out recommended directions for optimising social sustainability outcomes through the Precinct delivery, drawing on the evidence base and social assessment presented in this report.

The final section of the report sets out recommended directions for optimising social sustainability outcomes through the Precinct delivery, drawing on the evidence base and social assessment presented in this report.

The key strategic opportunities and directions for optimising social sustainability outcomes outlined in **Part E** have been developed through the range of evidence and analysis presented in the report. They are:

- Recognising and celebrating Redfern North Eveleigh as an Aboriginal place.
- Opening the Redfern North Eveleigh Precinct up for surrounding neighbourhood.
- Leveraging under-utilised heritage assets to activate the area.
- Enhancing the existing cultural and creative uses in the precinct.
- Provision of gathering spaces and social infrastructure, for both workers and residents.
- Activating and enhancing the precinct by delivering publicly accessible spaces.
- Improving connections to key infrastructure in the area, including to Redfern Station, University of Sydney, and South Eveleigh precinct.
- Improving equity outcomes for diverse communities.
- Strengthening existing social enterprises to provide diverse employment and training opportunities.
- Supporting start-ups and innovation businesses through access to subsidised spaces on the precinct, as well as free technology to support innovation and enterprise development.
- Increasing the supply of affordable housing on the site.
- Continued engagement with the surrounding diverse communities throughout the project duration.

These directions have informed the urban design framework for the Redfern North Eveleigh Paint Shop sub-precinct, for example by the way of design principles that support healthy urban environment, and inclusion of recommended social infrastructure.

Further opportunities for delivering social and health equity outcomes through the Redfern North Eveleigh Precinct renewal can be realised through future retail strategies, placemaking activities, continued engagement with the surrounding diverse communities, and social procurement practices that support education and employment opportunities for all in order to support community cohesion and wellbeing and reduce inequality and disadvantage in the community over the long term.

2.0 Introduction

2.1 Introduction

The NSW Government is investing in the renewal of the Redfern North Eveleigh Precinct to create a unique mixed-use development, located within the important heritage fabric of North Eveleigh. The strategic underpinning of this proposal arises from the Greater Sydney Region Plan and District Plan. These Plans focus on the integration of transport and land use planning, supporting the creation of jobs, housing and services to grow a strong and competitive Sydney.

The Redfern North Eveleigh Precinct is one of the most connected areas in Sydney, and will be a key location for Tech Central, planned to be Australia's biggest technology and innovation hub. Following the upgrading of Redfern station currently underway, the Precinct's renewal is aimed at creating a connected destination for living and working, and an inclusive, active and sustainable place around the clock.

The Redfern North Eveleigh Precinct comprises three Sub-Precincts, each with its own distinct character:

- The Paint Shop Sub-Precinct which is the subject of this rezoning proposal;
- The Carriageworks Sub-Precinct, reflecting the cultural heart of the Precinct where current uses will be retained; and
- The Clothing Store Sub-Precinct which is not subject to this rezoning proposal.

This State Significant Precinct (SSP) Study proposes amendments to the planning controls applicable to the Paint Shop Sub-Precinct to reflect changes in the strategic direction for the Sub-Precinct. The amendment is being undertaken as a State-led rezoning process, reflecting its status as part of a State Significant Precinct located within the *State Environmental Planning Policy (Precincts - Eastern Harbour City) 2021*.

The amended development controls will be located within the City of Sydney Local Environmental Plan. Study Requirements were issued by NSW Department of Planning and Environment (DPE) in December 2020 to guide the investigations to support the proposed new planning controls.

2.2 Purpose of this report

The purpose of this report is to provide a detailed social sustainability and infrastructure assessment of the proposed changes and consider any potential impacts that may result within and surrounding the Paint Shop Sub-precinct. This report addresses study requirements **6.1 – Social Infrastructure Study**, and **6.2 – Preliminary Equity-Focused Health Impact Assessment**.

The relevant study requirements, considerations and consultation requirements, and location of where these have been responded to are outlined in **Section 2.3** over page.

This report provides a comprehensive suite of analysis and recommendations intended to support the rezoning and planning for the Redfern North Eveleigh Precinct Renewal in order to optimise social outcomes for current and future communities of the precinct and surrounding neighbourhoods.

This includes through the implementation of best practice approaches to socially sustainable urban renewal, and the delivery of the social and health infrastructure that is required to sustain community wellbeing through population growth and change.

The report highlights key social and health equity impacts of the project and ways in which these may be responded to and addressed – including through planning mechanisms – in the delivery of this state significant precinct.

2.3 Study requirements

Table 2 presents the Study Requirements which have been issued for this State Significant Project by NSW DPIE and addressed through this report.

Table 2 Study requirements, considerations and consultation requirements

| Study requirement | Social sustainability and infrastructure | Where addressed in this report |
|---|--|---|
| 6.1 Scope and requirement | Prepare a Social Infrastructure Study that: | |
| | <ul style="list-style-type: none"> Defines an appropriate study area for the purposes of the assessment, incorporating the precinct and broader catchment/s as appropriate to assessment of particular infrastructure types; | Section 5.2 |
| | <ul style="list-style-type: none"> Identifies the existing situation (the baseline), including constraints, opportunities and key issues; | Chapters 4.0-7.0, Section 12.3 |
| | <ul style="list-style-type: none"> Outlines the likely impacts and social infrastructure requirements resulting from the proposal; | Chapter 8.0, Chapter 10.0, Chapter 12.0 |
| | <ul style="list-style-type: none"> Assesses needs and/or demands of the existing and future population and capacity and/or supply of the service in the precinct; | Chapters 7.0-8.0 |
| | <ul style="list-style-type: none"> Defines the objectives, strategies, timeframes, implementation, performance indicators, and responsibilities for social and health services; | Section 11.0 |
| | <ul style="list-style-type: none"> Identifies and assesses mechanisms available to maximise provision of Affordable Rental Housing, noting GCC targets; and | Section 9.5 |
| | <ul style="list-style-type: none"> Informs and supports the preparation of the proposed planning framework including any recommended planning controls or DCP/Design Guideline provisions that would deliver an appropriate sustainability outcome. | Sections 8.5-8.6, Section 9.5.2, Chapter 11.0, Appendix B |
| | Prepare a preliminary Equity-Focused Health Impact Assessment that: | |
| | <ul style="list-style-type: none"> Outlines the likely impacts on health and health infrastructure, including the likely impacts of the proposal on the health of existing community, future population and neighbouring community, including an assessment of the severity and likelihood of identified positive and negative impacts; | Chapters 10.0-11.0, Appendix E |
| <ul style="list-style-type: none"> Assesses the distribution of impacts; and | Chapter 10.0, Appendix E | |
| <ul style="list-style-type: none"> Recommends mitigation measures. | Chapters 10.0-11.0, Appendix E | |
| 6.2 Considerations | The Studies are to demonstrate the consideration of: | |
| | <ul style="list-style-type: none"> Local workforce and business needs, and opportunities to deliver a public benefit and support economic inclusion, particularly for Aboriginal and Torres Strait Islander communities and other specific sectors of the community, including through apprenticeships, training and education during the construction phase; | Chapter 2.0, Chapters 4.0-12.0, Appendix E. (In particular, see Chapter 11.0) |
| | <ul style="list-style-type: none"> Priority service, business and employment groups within the community, delivering public benefit; | Section 11.7, Chapter 14.0 |
| <ul style="list-style-type: none"> Existing and future populations in need of health care (including medical) infrastructure and services, that promote and maintain population health and wellbeing including but not limited to, vulnerable communities, young people, older people etc; | Chapters 5.0-8.0, Chapters 10.0-12.0, Appendix E | |

| Study requirement | Social sustainability and infrastructure | Where addressed in this report |
|--------------------|---|---|
| | <ul style="list-style-type: none"> Supply and demand for social infrastructure and services (including but not limited to within the defined study area catchment/s), including but not limited to open space (active and passive, indoor and outdoor), community facilities, libraries, health facilities, primary health care services, childcare, other health and wellbeing services including, but not limited to, low socioeconomic populations across all age groups; | Chapters 7.0-8.0, Chapter 10.0, Appendix C.-E |
| | <ul style="list-style-type: none"> Measures to achieve diverse, inclusive, healthy, socially connected and sustainable precinct; | Sections 8.5-8.6, Chapters 9.0-12.0, Appendix E |
| | <ul style="list-style-type: none"> Mitigation measures to maximise positive health impacts and minimise negative health impacts; | Chapters 10.0-12.0, Appendix E |
| | <ul style="list-style-type: none"> How the proposal will deliver a healthy built environment and support healthy active lifestyles for residents, including consideration of the relevant guidelines; | Chapters 10.0-12.0, Appendix E |
| | <ul style="list-style-type: none"> Location of a public building for the provision of community services within the precinct; | Sections 8.5-8.6, Chapter 12.0, Appendix B |
| | <ul style="list-style-type: none"> Program and size requirements for public space, noting demand for spaces under 200sqm in size, and spaces facilitating cultural production by Aboriginal and Torres Strait Islander communities; | Sections 8.5-8.6, Chapter 12.0, Appendix B |
| | <ul style="list-style-type: none"> Inclusion of apprenticeships, training and education during the construction phase; | Chapters 10.0-12.0, Appendix E |
| | <ul style="list-style-type: none"> The UN Sustainable Development Goals; and | Chapters 10.0-12.0, Appendix E |
| | <ul style="list-style-type: none"> Shared spaces and infrastructure which facilitate inclusivity, continual learning, innovation and collaboration. | Sections 8.5-8.6, Chapters 10.0-12.0, Appendix E |
| Consultation | The Study is to be informed by consultation with the DPIE's demographics team, the City of Sydney's demographics (and other social infrastructure related teams) and the Greater Cities Commission, Sydney Local Health District and NSW Health and NSW Treasury's TTIP Division. | Section 7.5 |
| Author | The study is to be prepared by suitably qualified professional(s) with the necessary experience and expertise to undertake the required works. | Inside of cover page |
| Guidance documents | <ul style="list-style-type: none"> Greater Sydney Region Plan Eastern City District Plan City of Sydney Open Space, Sports and Recreational Needs Study (CoS, 2016) Healthy Urban Development Checklist and Building Better Health Guidelines A City for All: Social Sustainability Policy and Action Plan 2018-2028 City of Sydney Community Safety Action Plan (2019-2023) Resilient Sydney Strategy Tech Central Strategic Framework (in development)* | Throughout the report. See also Appendix A. Strategic policy drivers, and Appendix F. Information Sources.* |

*Note that the Tech Central Strategic Framework (in development), was not publicly available at the time of writing this report.

2.4 Scope and structure of this report

This report comprises four main components, which together address the Study Requirements referenced in **Section 2.3**:

- **Part A: Policy and practice: guiding frameworks:** an analysis of documented evidence of best practice, along with policy drivers, impacting the project from a social and health equity perspective. It showcases best practice urban renewal approaches designed to improve social wellbeing and resilience.
- **Part B: Baseline context:** a comprehensive review of the context of the project, from a spatial, economic, and social perspective across defined study areas, including:
 - the site's location and surrounding development and connectivity issues
 - an overview of local businesses and the broader economic context
 - a description of the population from a demographic and health perspective
 - discussion of social issues and trends impacting the precinct.
- **Part C: Social and health infrastructure needs analysis:** a detailed, benchmark-based analysis of supply and demand for social and health infrastructure within the defined study areas, both current and forecast, taking into account the population growth generated by the renewal of the precinct, and broader growth within a secondary study area.
 - This section provides a comprehensive audit of current supply of community infrastructure in the area. Resulting needs analysis (analysis of infrastructure provision 'gaps' ascertained through analysis of supply against demand, with regard to guiding benchmarks) concludes with a suite of delivery priorities and recommendations on addressing them, including through available planning mechanisms.
 - The chapter also includes a section on responsibilities for provision across key agencies, including their strategic drivers and targets.
- **Part D: Equity-focused Health Impact Assessment (preliminary):** This section of analysis applies best practice approaches to assessing health and health equity impacts of the project, based on the parameters of the current proposed structure plan.
 - This assessment applies the NSW Government's Health Built Environment framework to the parameters of the proposal, culminating in recommendations for optimising social and health equity outcomes, and mitigating identified potentially negative impacts of the project, both during construction and operational phases.
- **Part D: Summary findings:** The final section of the report summarises the key issues to address through the precinct delivery and operation.

- **Key recommendations and delivery priorities for Social and Health Infrastructure for the Redfern North Eveleigh Precinct are outlined in Section 11.5, and relevant planning mechanisms in Appendix B.**
- **Affordable housing delivery mechanisms and recommendations are in Sections 12.5.2-12.5.3.**
- **Distribution of health impacts, key impacts and responses are discussed in Sections 13.3-13.4, and further opportunities to deliver social and health equity outcomes in Chapter 14.0.**

2.5 Assumptions applied through this study

The following assumptions are applicable to this study:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data available for each study area accurately reflects the community demographic profile.
- Outcomes of the community consultation and engagement undertaken to date accurately reflect community views.
- All potential social impacts to the local community and special interest groups that can reasonable be identified have been included in this report.
- Various data applied in this study (e.g. ABS Census population figures) has been prepared prior to COVID-19. It is noted that COVID-19 is an unprecedented global health crisis and economic event that is rapidly evolving. At the current time, the research and analysis of social and economic 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 migration numbers, working from home trends, and the anticipated return to growth in economic or population indicators.

2.6 References

A full list of documents and other information sources referenced in the preparation of this study is provided at **Appendix F**.

This includes a range of published and unpublished sources, including state and local government policies and strategies, academic papers, and best practice case studies.

2.7 Glossary of key terms

Following are key terms used in this report:

Affordable housing (including affordable rental housing)

Housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations (e.g. *Environmental Planning and Assessment Act 1979*), or as provided for in an environmental planning instrument (*State Environmental Planning Policy (Housing) 2021*) (ref. **Chapter 12.0** for detailed definition).

Digital inclusion

An approach to digital technology based on social inclusion and sharing the benefits of technology equitably, starting with recognition that not all people have access to technology and that digital disadvantage is typically linked to other forms of social and economic disadvantage.

Equity (see also: *Inclusive growth*)

According to the World Health Organisation, equity is an “absence of avoidable or remediable differences among groups of people, whether those groups are defined socially, economically, demographically, or geographically”. As such, health equity involves having equal access to resources needed to “improve and maintain health or health outcomes.”¹

Health equity (see also: *Social determinants of health*)

The concept of health equity recognises that a person’s health is closely linked to the conditions in which they live, work, grow and play – known as the “social determinants of health”. Socio-economic position, educational attainment, lifestyle behaviours can affect the health of individuals and communities. Health issues such as multiple morbidities and long-term conditions have found to be more prevalent in disadvantaged areas.

¹ World Health Organisation n.d., ‘Health Systems’, <https://www.cityofsydney.nsw.gov.au/governance-decision-making/resilient-sydney>

Health infrastructure

The “physical infrastructure, non-medical equipment, transport and technology infrastructure (including information and communication technologies) required for effective delivery of services.”²

Health Impact Assessment

NSW Health defines a Health Impact Assessment as “a combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population”³.

Inclusive growth (see also: *Transformative placemaking*)

Inclusive growth is economic growth that is distributed fairly across society and creates opportunities for all.⁴

Resilience (community resilience)

The capacity of individuals, communities, institutions, businesses and systems within a city to survive, adapt, grow and thrive no matter what kinds of chronic stresses and acute shocks they experience. A resilient community is defined as one that is able to “survive, adapt and thrive in the face of increasing global uncertainty and local shocks and stresses”. This involves using Sydney’s growth to “address vulnerabilities to our economy and environment and create a place of opportunity and wellbeing for everyone.”⁵ A community’s resilience is evidenced to relate strongly to social capital, or the strength of social connections and networks, as well as levels of generalised health and health equity.

Social capital

The networks, connections and relationships in a society that enable its members to trust each other and work together. High levels of social capital are characteristic of a well-functioning, socially sustainable society. The OECD defines social capital as “the links, shared values and understandings in society that enable individuals and groups to trust each other and so work together”. As such, social capital can serve to advance or hinder a person’s social competency and opportunities.⁶

Social cohesion

A core feature of an inclusive, socially sustainable society indicated by positive relationships and strong bonds among its members, measured through levels of generalised trust, reciprocity and sense of belonging.

Social determinants of health (see also: *Health equity; Inclusive growth*)

According to the World Health Organisation, social determinants of health are “non-medical factors that influence health outcomes. They are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life.”⁷

Social infrastructure (see also: *Health infrastructure*)

Infrastructure assets that deliver social services and other community uses, including schools, hospitals, child care centres, libraries, cultural facilities, open spaces, playgrounds, and sport and recreation facilities. The term can be used to broadly encompass the networks of facilities, places, spaces, services, programs, and projects that sustain individuals and communities’ quality of life, health and wellbeing.

2 ScienceDirect 2020, ‘Health Infrastructure’, <https://www.sciencedirect.com/topics/social-sciences/health-infrastructure>

3 NSW Health 2017, ‘Health Impact Assessment’, <https://www.health.nsw.gov.au/environment/hazard/Pages/health-impact-assessment.aspx>

4 OECD (<https://www.oecd.org/inclusive-growth/>)

5 Resilient Sydney 2018, ‘Resilient Sydney: A strategy for city resilience’, <https://www.cityofsydney.nsw.gov.au/governance-decision-making/resilient-sydney>

6 OECD n.d., ‘OECD Insights: Human Capital’, <https://www.oecd.org/insights/37966934.pdf>

7 World Health Organisation n.d., ‘Social determinants of health’, https://www.who.int/health-topics/social-determinants-of-health#tab=tab_1

Social sustainability

'Social sustainability can be defined as a process for creating sustainable, successful places that promote wellbeing, by understanding what people need from the places in which they live and work. Social sustainability combines design of the physical realm with design of the social world – infrastructure to support social and cultural life, social amenities, systems for citizen engagement and space for people and places to evolve.'⁸

A core aspect of sustainability (along with environmental, economic and governance aspects) that encompasses the social conditions of life and societies' potential to meet the needs of current generations without compromising those of future generations.

A socially sustainable city or society is one that sustains individual and community wellbeing and resilience, providing people with equitable opportunities to thrive. It describes a range of factors that impact wellbeing, quality of life and people's ability to realise their potential, including universal and equitable access to quality housing, education and employment opportunities, health services and other social infrastructure, human rights and good governance, opportunities for civic participation, levels of social inclusion and connectedness, trust and sense of belonging.

The term may also be used to describe intentional, people-centred processes or approaches to sustaining a flourishing society through physical or social (community) development.

Third places (spaces)

A term coined by sociologist Ray Oldenburg, which refers to places where people spend time between home ('first' place) and work ('second' place).⁹ They are locations where people exchange ideas, have a good time, and build relationships. Physical places where people can easily and routinely connect with each other are considered most effective in community building. Social infrastructure (including public open space) typically plays the role of third places in this regard. Oldenburg cites churches, parks, recreation centres, hairdressers, gyms and fast-food restaurants as examples.

Third places have a number of important community-building attributes. Depending on their location, social classes and backgrounds can be "levelled-out" and people are able to feel being treated as social equals. Informal conversation is the main activity and most important linking function.

Transformative placemaking (see also: *Inclusive growth*)

The term coined by the Brookings Institution (US) defines a planning process that builds on the existing strengths of a certain location in order to reverse geographical, social, and economic disparities. Ultimately, transformative placemaking aims to "nurture an economic ecosystem that is regionally connected, innovative, and rooted in the assets of its local residents and businesses", "support a built environment that is accessible, flexible, and advances community health and resiliency", "foster a vibrant, cohesive social environment that is reflective of community history and identity", "encourage civic structures that are locally organised, inclusive, and support network building."¹⁰

Wellbeing

A positive state of being for individuals or communities, taking account of a range of social, environmental, economic, and psychological or perception-based factors that impact quality of life, social progress and resilience. Wellbeing may be measured through 'community wellbeing indicators' – a broad suite of factors typically including financial security, employment and education, health, social connectedness, perceptions of safety and belonging, and perceptions of access to opportunities to prosper and flourish.

The City of Sydney's Community Wellbeing Indicators framework¹¹ recognises the following factors as representative of community wellbeing: healthy, safe and inclusive communities; culturally rich and vibrant communities; democratic and engaged communities; dynamic, resilient local economies; and sustainable environments.

⁸ Social Life, UK, 2013, Design for Social Sustainability: http://www.social-life.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

⁹ Butler, D. (Brookings, 2016) "Third places" as community builders

¹⁰ Vey, J. S. & Love, H., 2019. Transformative placemaking: A framework to create connected, vibrant, and inclusive communities, <https://www.brookings.edu/research/transformative-placemaking-a-framework-to-create-connected-vibrant-and-inclusive-communities/>

¹¹ City of Sydney 2019, 'Community Wellbeing Indicators 2019', <https://www.cityofsydney.nsw.gov.au/surveys-case-studies-reports/community-indicators-report>

2.8 Glossary of acronyms

ABS – Australian Bureau of Statistics
AHC – Aboriginal Housing Company
AHURI – Australian Housing and Urban Research Institute
AOD – Alcohol and Other Drug
APP – Aboriginal Procurement Policy
ATP – Australian Technology Park
BOSCAR – NSW Bureau of Crime Statistics and Research
CALD – Culturally and Linguistically Diverse
CESPHN – Central and Eastern Sydney Primary Health Network
CoS – City of Sydney
CEMP - Construction Environmental Management Plan
CPRP – Central Precinct Renewal Program
CPTED – Crime Prevention Through Environmental Design
DCP – Development Control Plans
DPIE – Department of Planning, Industry and Environment
FSANZ – Food Standards Australian New Zealand
GANSW – Government Architect NSW
GFA – Gross Floor Area
GP – General Practitioner
GCC – Greater Cities’ Commission
HERDU – UNSW Health Equity Research and Development Unit
ICH – Intangible Cultural Heritage
ICIP - Indigenous Cultural and Intellectual Property
JHFMHN – Justice Health and Forensic Mental Health Network
LGA – Local Government Area
LHD – Local Health District
NCIE – National Centre for Indigenous Excellence
PHN - Primary Health Network
PSA – Primary Study Area
RAP - Reconciliation Action Plan
RNE – Redfern North Eveleigh
RPA – Royal Prince Alfred Hospital
RWA – Redfern Waterloo Authority
SA1 – ABS Statistical Area Level 1
SA2 – ABS Statistical Area Level 2
SA3 – ABS Statistical Area Level 3
SEIFA – Socio-Economic Indexes for Areas

SEPP – State Environmental Planning Policy

SIA – Social Impact Assessment

SISA – Social Infrastructure Study Area

SLHD – Sydney Local Health District

SSP – State Significant Precinct

Transport – Transport for NSW

TfNSW – Transport for NSW

TTIP – Trade, Tourism, Investment & Precincts

UN – United Nations

UNSW - University of New South Wales

UTS - University of Technology Sydney

WHO – World Health Organisation

PART A: Policy and practice – guiding frameworks

3.0 Policy drivers for the project

3.1 Introduction

The following section identifies key social, cultural, and economic drivers for the project, based on a review of applicable state and local government policies and strategies.

The list of documents reviewed is provided at **Appendix A**.

3.2 Key considerations

Key considerations arising from this policy review are how the project delivers on or contributes to the following outcomes:

- **Establishing Redfern North Eveleigh Precinct as a vibrant, mixed-use destination:** The NSW Government has set out a vision for the Redfern North Eveleigh Precinct:

“The Redfern North Eveleigh Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather. Next to one of the busiest train stations in NSW, the Precinct will comprise a dynamic mix of uses including housing, creative and office spaces, retail, local business, social enterprise and open space...The Precinct will evolve as a local place contributing to a global context” (Strategic Vision, pg. 6).
- **Recognising and celebrating Redfern as a place of Aboriginal significance:** It is a state and local government priority to recognise this area as an Aboriginal place, including increasing the visibility of Aboriginal and Torres Strait Islander histories and living cultures. The Strategic Vision for the Precinct aims to “reinforce a sense of belonging for the Aboriginal community through the provision of considered design and cultural spaces, achieved through ongoing engagement with local Aboriginal communities”. The NSW Government Architect has recently released the draft Connecting with Country framework, which guides decision makers to develop connections with Country. The design approach set out in the strategy has been leveraged for the site through the Connecting With Country Framework prepared for the Redfern North Eveleigh Precinct.
- **Revitalising and leveraging heritage assets to enhance the character of the precinct:** State government heritage policies recognise that heritage buildings represent local character and contribute strongly to sense of place. It is a priority to revitalise existing historic transport and industrial buildings in the Precinct to contribute to the character and urban fabric of the precinct.
- **Supporting culture, creativity, and diversity in the precinct:** Developing cultural and creative spaces in the Precinct will enable the site to “attract and retain visitors due to its cultural and creative expression, sense of fun, discovery and inclusion” (Strategic Vision, pg. 9).
- **Maximising connectivity on and around the precinct, including to Redfern Station:** The Precinct is located adjacent to one of the busiest stations in Sydney, and there is potential to improve connectivity to the platforms of Redfern Station through new pedestrian links to the planned Southern Concourse.
- **Supporting community health, equity, and wellbeing:** It is a state and local priority to enable an engaged, empowered, equitable, and healthy community, for example by encouraging walking and cycling, delivering green and open spaces, ensuring that all places and spaces within Redfern North Eveleigh are accessible to all people.
- **Recognising the rapidly changing urban context surrounding the site:** The site is situated in a rapidly transforming urban context, with proximity to the emerging technology and innovation precinct in the Camperdown-Ultimo Collaboration Area and the Central Precinct, as well as the ongoing expansion and renewal of the University of Sydney Darlington campus.

4.0 Transformative urban renewal: best practice frameworks

Contemporary best practice approaches to urban renewal are deliberately designed to deliver sustainable social, economic, and environmental sustainability outcomes. They highlight the importance of recognising major urban renewal projects as a process of social and economic as well as physical regeneration: a critical opportunity to improve equity and resilience within the communities they impact.

4.1 Introduction

This section describes selected best practice approaches to urban renewal that are deliberately designed to deliver sustainable social, economic, and environmental sustainability outcomes. They highlight the importance of recognising major urban renewal projects as a process of social and economic as well as physical regeneration: a critical opportunity to improve equity and resilience within the communities they impact.

4.2 Contemporary best practice renewal approaches

This section synthesises the findings of the review of best practice urban renewal frameworks undertaken to inform this study, the key approaches being:

- **The concept of transformative placemaking**, which identifies placemaking as an opportunity to “reverse geographical, social, and economic disparities’ in order to facilitate ‘connected, vibrant, and inclusive communities.”¹²

The US-based Brookings Institution recommends applying the lens of transformative placemaking when planning for cities to create places that are valuable to people, that drive local prosperity and foster equitable outcomes for all.

Transformative placemaking is unique from other approaches to equitable and inclusive economic growth in that it encompasses three distinct aspects: creating places for the benefit of a broader city/region; defining a subject area by specific place-based challenges rather than a geographic perimeter, and taking a multidisciplinary approach to transformative renewal.

- **The creation of innovation districts**, which refer to areas of “blooming spatial assemblages of innovation and knowledge-intensive activities and functions,”¹³ present their own unique requirements for placemaking. A successful innovation district will strengthen the local innovation ecosystem, revitalise inner-city areas, contribute to knowledge economy stimulation and advance the global competitiveness of their city and region. They require both cultivators of innovation – companies, incubators, and accelerators – and neighbourhood building amenities in order to knit the district together and tie it to its broader metropolis¹⁴.
- Research undertaken in Sydney, Melbourne, and Brisbane highlights that while local innovation districts may offer recreational, cultural, and community-based activities, there is typically a lack of social coherence between knowledge workers and the public, and integration with local communities is often limited to occupational and educational activities. The study suggests that advanced amenities, authentic scenes, and unique experiences from innovation districts would enhance community engagement and social connectedness¹⁵.
- Placemaking is paramount to the health and wellbeing of communities as it dictates the degree of access people may have to built and natural environments which reinforce a healthy lifestyle. Placemaking for health goes beyond the provision of healthcare facilities, generating outcomes such as improved social capital, opportunities for civic engagement, stimulating local economic growth, and environmental protection.

¹² Vey, J. S. & Love, H., 2019. Transformative placemaking: A framework to create connected, vibrant, and inclusive communities, <https://www.brookings.edu/research/transformative-placemaking-a-framework-to-create-connected-vibrant-and-inclusive-communities/>

¹³ Pancholi, S., Yigitcanlar, T. & Guaralda, M., 2019. Place making for innovation and knowledge-intensive activities: The Australian experience. *Technological Forecasting & Social Change*, pp. 616-625.

¹⁴ Katz, B. & Wagner, J., 2014. *The Rise of Innovation Districts: A New Geography of Innovation in America*, Washington D.C.: Brookings.

¹⁵ Esmailpoor Arabia, Yigitcanlara, Kamruzzamanb, Guaraldaa (Cities 96, 2020) “How can an enhanced community engagement with innovation districts be established? Evidence from Sydney, Melbourne and Brisbane”

- **Regenerative placemaking** is the practice of identifying the characteristics which sustain and actively restore the environmental, economic, and social wellbeing of a place¹⁶. It provides an opportunity to capitalise on and enhance the pre-existing assets of a place in order to ensure a sustainable future for the local socioeconomic ecosystem. Creating cities which are liveable now and into the future requires design and planning processes to consider their role in global patterns of activity and consumption.
- **The 'doughnut' model** presents a correction to the 'planetary boundary framework' which omits the dimension of social sustainability. This omission was rectified by Raworth in her model of economics,¹⁷ who argues that inequalities mean that millions of people live below 'social foundations' identified as essential at the Rio+20 UN Sustainable Development conference. The 'doughnut' model identifies a safe space for humanity, between the social foundations and the environmental ceiling. This framework makes it clear that environmental sustainability cannot be considered without social sustainability and addressing inequalities.

¹⁶ Dickinson, T. C., 2020. *The Cross-Benefits of 'Regenerative Placemaking' Post-Pandemic*, <https://portmanarchitects.com/the-cross-benefits-of-regenerative-placemaking-post-pandemic/>

¹⁷ Raworth, K., 2017. *Doughnut economics: seven ways to think like a 21st-century economist*. Vermont: Chelsea Green Publishing.

PART B: Baseline context

5.0 Site and strategic context

The following sections outline the geographic and social context of Redfern North Eveleigh. They examine the precinct's positioning within key strategic renewal corridors and rich and diverse local neighbourhoods, and explore key spatial connectivity, accessibility, and amenity issues of relevance to this study, including connectivity to regional population and transport networks, and neighbouring communities.

The Redfern North Eveleigh Precinct is shaped by the following strategic and social geographies:

- Delivery of Tech Central, including the Central Precinct Renewal Program
- Camperdown-Ultimo Collaboration Area, including South Eveleigh (ATP)
- University of Sydney's Camperdown campus, which is undergoing renewal
- Surrounding transport network changes and upgrades, including the Redfern Station upgrade
- Surrounding networks of cultural and creative infrastructure, including Carriageworks
- Redfern and Aboriginal heritage, communities and living cultures
- The site's industrial heritage
- Spatial division of the precinct by the rail line, causing its disconnection from South Eveleigh/ Waterloo/ Redfern
- The local economic profile of businesses
- The rich and diverse social fabric of surrounding inner city neighbourhoods.

5.1 Spatial context of the site

5.1.1 Strategic location of Redfern North Eveleigh Precinct

The Redfern North Eveleigh Precinct is located approximately 3km south-west of the Sydney CBD in the suburb of Eveleigh. It is located entirely within the City of Sydney local government area (LGA) on government-owned land. The Precinct has an approximate gross site area of 10.95 hectares and comprises land bounded by Wilson Street and residential uses to the north, an active railway corridor to the south, residential uses and Macdonaldtown Station to the west, and Redfern station located immediately to the east of the Precinct. The Precinct is also centrally located close to well-known destinations including Sydney University, Victoria Park, Royal Prince Alfred Hospital, the University of Technology, Sydney and South Eveleigh, as part of the broader Tech Central District.

The Precinct is located within the State Heritage-listed area of Eveleigh Railway Workshops and currently comprises the Platform Apartments with 88 private dwellings, Sydney Trains infrastructure and key state heritage buildings including the Paint-shop, Chief Mechanical Engineers Office building, and the revitalised heritage Carriageworks and Blacksmith Shop which provide shared community spaces for several events including the Carriageworks Farmers Markets.

A map of the precinct and relevant boundaries is illustrated in **Figure 3-4**.

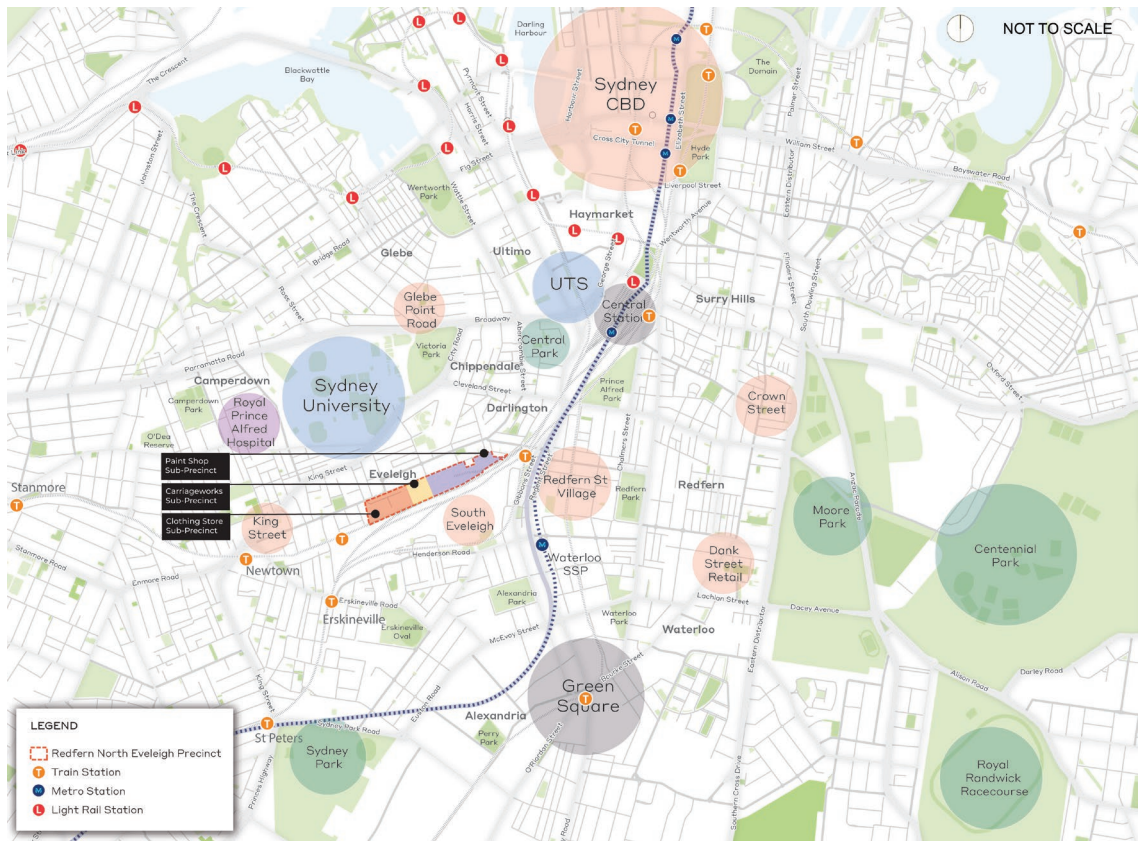


Figure 3 Location plan of Redfern North Eveleigh precinct

Source: Ethos Urban

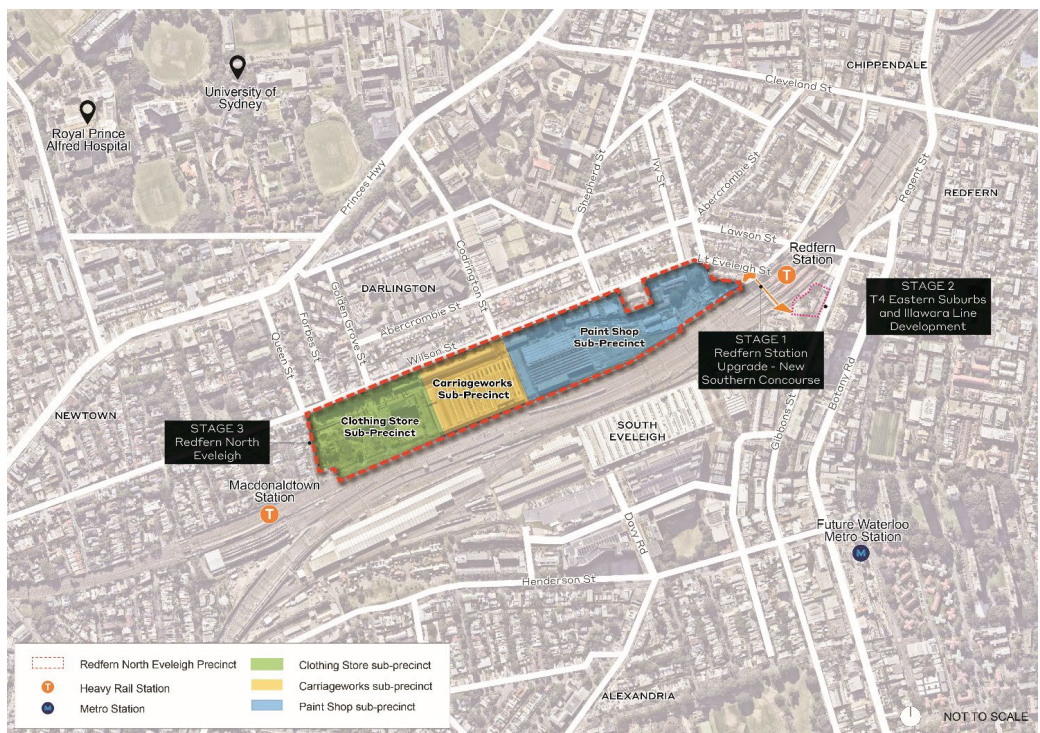


Figure 4 Redfern North Eveleigh and sub-precincts

Source: Ethos Urban

5.2 Strategic urban renewal context

The Redfern North Eveleigh Precinct is connected to significant strategic urban renewal initiatives which are instrumental in driving Sydney's social and economic growth and development – Tech Central, and the Camperdown Ultimo Collaboration Area.

Tech Central innovation district

Tech Central District (formally Sydney Innovation and Technology Precinct), is a long-term project between the NSW Government and other stakeholders to “future-proof and diversify the NSW economy.” Tech Central District is the NSW Government’s vision for Sydney to be known as a global leader in innovation and technology, and a commitment to create the biggest innovation and technology hub in Australia. It is located at the southern edge of the Sydney CBD to capitalise on the existing innovation, technology, and education ecosystems in surrounding.

The aim of Tech Central District – which encompasses the Central precinct Renewal Project – is to create 250,000sqm of floorspace for technology companies, including affordable workspace for start-ups and early-stage companies. It will also aim to create 25,000 new jobs, increased educational opportunities focused on Science, Technology, Education and Mathematics (STEM) and life sciences to attract 25,000 new students and the facilitation of 100 new companies and increased technology exports.¹⁸

The vision for the District according to the NSW Government is as follows:

“The Sydney Innovation and Technology Precinct attracts world-leading talent to Sydney’s shores. It is a place where world-class universities, ambitious start-ups, high-tech giants and the community collaborate to solve problems, socialise and spark ideas that change our world. The Precinct is underpinned by high quality physical and digital infrastructure.”¹⁹

Alongside Redfern North Eveleigh Precinct, a key component of Tech Central will be the delivery of the Central Precinct Renewal Program, a 24ha urban renewal project, centred around Central Station, which seeks to: revitalise the precinct with new public space, support the expansion of the Sydney CBD, establish Central Station as a global transport interchange, and facilitate social and environmental sustainability. The Central Precinct will “embrace design, sustainability and connectivity, celebrate its unique built form and social and cultural heritage and become a centre for the future and economic growth.”²⁰

To ensure the success of the district, location, density of surrounding development, and proximity to key services and facilities need to be equally considered. The development of key areas within Tech Central should be accessible and encourage the flow of ideas and knowledge. Additionally, the district should be porous; it should include open space and community facilities, such as health services, schools, and childcare centres, connected by high-quality walking and cycling links. The urban amenity of Tech Central will be crucial in attracting, developing, and retaining a knowledge-intensive and globally competitive workforce.²¹

¹⁸ NSW Government 2020, ‘Tech Central’, <https://www.global.nsw.gov.au/sites/default/files/2020-09/NSW%20Treasury%20Tech%20Central%20Brochure%20-%20Final.pdf>

¹⁹ NSW Government 2018, ‘The Sydney Innovation and Technology Precinct: Panel Report’, <https://www.global.nsw.gov.au/sites/default/files/2021-02/FINAL%20-%20Tech%20Precinct%20Panel%20Report%20%5bAccessible%5d.pdf>

²⁰ Transport for NSW 2021, ‘Central Precinct Renewal Program’, <https://www.transport.nsw.gov.au/projects/current-projects/central-precinct-renewal-program>

²¹ Ibid.



Figure 5 Artist's Impression of the Central Precinct

Source: Frasers Property

Camperdown-Ultimo Collaboration Area

The Camperdown-Ultimo Collaboration Area is an initiative by the Greater Cities Commission to build on the existing education, science, health, and skills institutions in the suburbs from Camperdown to Ultimo, and Darlington to Eveleigh, and largely covers the same area as Tech Central. The vision of the Camperdown-Ultimo Place Strategy is to deliver a district recognised for high growth sectors, new jobs and investments, contributions to research and innovation and excellence in collaboration between institutions.

Research into the successes and challenges for the district has identified the following areas for development:

- Extension of the Goods Line connection in order to provide better pedestrian access to the Eveleigh and Camperdown nodes
- Activation of parks, public spaces, and adjacent laneways for day and night use
- Promotion of impromptu social gathering and knowledge sharing through the creation of pedestrian priority safe zones
- Creation of an active transport route which would provide connectivity for bikes, scooters, and skateboards, and
- Investigation into opportunities for a north-south heavy rail or light rail connection.

Engagement with stakeholders within the Camperdown-Ultimo Collaboration Area also identified that opportunities for collaboration in the district are “somewhat restricted”, “fractured and lacking in cohesion, which may be limiting innovation”. Different industries within the Area tend to seek opportunities within their sector and not beyond, while collaboration between universities is limited by competitive tension.²² It is thus a priority to remove obstacles of innovation and collaboration in the Area to continue building its strength and international competitiveness.

The Eveleigh activity node encompasses the Redfern North Eveleigh Precinct and South Eveleigh, formally known as the Australian Technology Park (ATP). Completed by Mirvac in 2021, South Eveleigh has been developed into a cultural and innovation hub complete with diverse retail offerings, community facilities, commercial space, and open and recreational space. Improving connection to South Eveleigh and contributing to the overall revitalisation of the area will be a key priority of the Redfern North Eveleigh Precinct renewal and further establish a unique sense of place.

²² HillPDA Consulting 2019, ‘Camperdown-Ultimo Collaboration Precinct: Innovation & Collaboration Study’

University of Sydney Camperdown-Darlington campus

The University of Sydney has recently undergone a development of its Engineering and Technology Precinct on its - Camperdown-Darlington Campus, which included the addition of a new building containing teaching labs, research space, a 'school hub', and academic workspace.

This was in relation to a Campus Improvement Program which was in place until 2020 and delivered an additional five transformational projects” on the Camperdown-Darlington campus, including the Life, Environment and Earth Sciences Building, the Faculty of Arts and Social Sciences, an Administration Building, Regiment student accommodation redevelopment, and Health Precinct Stage 1.²³

It is a priority of the NSW DPIE to “support education related land uses and infrastructure around Sydney University, University of Technology Sydney, and Notre Dame University” as a component of the budding Broadway and Camperdown Education and Health Precinct (now known as Camperdown-Ultimo Collaboration Area).²⁴

The ongoing renewal and expansion of the University of Sydney, as well as other adjacent universities, will be vital in the maturation of the Camperdown-Ultimo Collaboration Area and will likely implicate the planning and delivery of supporting infrastructure in Redfern and North Eveleigh.



Figure 6 New Regiment Building at Camperdown-Darlington Campus

Source: University of Sydney

²³ University of Sydney 2017, 'The Engineering and Technology Precinct New teaching and research facilities', <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-8636%2120190224T060723.737%20GMT>

²⁴ NSW DPIE 2014, 'A Plan for Growing Sydney', https://GCC-public-1.s3.amazonaws.com/s3fs-public/2014_12_a_plan_for_growing_sydney.pdf

5.3 Local infrastructure networks

5.3.1 Transport network upgrades

The Redfern North Eveleigh locality is currently undergoing a number of upgrades to the surrounding transport network, mainly at Redfern Station. The Redfern Station Upgrade and new Southern Concourse will be the first step in the renewal of the Redfern North Eveleigh Precinct and will aim to improve the station's accessibility to customers of all abilities, especially those with limited mobility and parents/carers with prams.

The key benefits of the upgrade will include better access to platforms 1 through 10 with new stairs and lifts, and improved connectivity with surrounding destinations such as South Eveleigh.²⁵



Figure 7 Artist's impression of Redfern Station upgrade

Source: Transport for NSW

Other recent transport improvements in the area include upgrades to the Wilson Street Cycleway on Wilson Street, Burren Street, Pine Street, Little Eveleigh Street and Leamington Lane, completed by City of Sydney. This cycleway forms an active transport route around the perimeter of the Redfern North Eveleigh Precinct. The City of Sydney has outlined the following upgrades:

- Wider footpaths at intersections and new pedestrian crossings
- Shortening crossing distances and better sightlines, creating a safer space for pedestrians
- Continuous footpath treatments to calm traffic and give priority to pedestrians
- Installation of additional lighting
- Increased tree canopy and garden beds
- Changes to vehicle access
- General upgrades to cycleway functionality and safety.²⁶

²⁵ Transport for NSW 2021, 'Redfern Station Upgrade – New Southern Concourse', www.transport.nsw.gov.au/projects/current-projects/redfern-station-upgrade-new-southern-concourse

²⁶ City of Sydney 2020, 'Concept design – Wilson Street Cycleway', cityofsydney.nsw.gov.au/improving-streets-public-spaces/wilson-and-burren-streets-improvements



Figure 8 Artist's Impression of Wilson Street Cycleway

Source: Woolacotts Consulting Engineers

5.3.2 Cultural and creative infrastructure

The Redfern North Eveleigh locality is home to extensive and vibrant networks of cultural and creative industries and infrastructure.

The Redfern North Eveleigh locality is home to extensive networks of cultural and creative industries and infrastructure. Carriageworks, a sub-precinct located on the site, is the largest multi-arts centre in Australia and hosts a number of different cultural and creative events such as Australian Fashion Week, the Carriageworks Farmers Market, and a range of other exhibits, performances, and workshops. The surrounding area contains several galleries, including Goodspace Gallery, White Rabbit Gallery, and Kerrie Lowe Gallery.

Research undertaken across 168 cities in Europe demonstrates that creative and cultural cities are more prosperous and have more human capital,²⁷ while studies in US have shown that density of creative workers is a key component of successful innovation economies.²⁸

It is then a concern that over a ten-year period, there has been an overall reduction in the supply of space used for creative industries within the City of Sydney area, with a decline of more than 100,000sqm between 2007 and 2017.²⁹ The study finds that while opportunities to access internationally renowned art and events are widely available, opportunities to produce cultural work are decreasing, and Sydney now is at a risk of losing its own culture. One of the key reasons is lack of availability and affordability of floor space in the LGA and beyond.

²⁷ Montalto V; Jorge Tacao Moura C; Langedijk S; Saisana M., 2017, The Cultural and Creative Cities Monitor

²⁸ Knudsen B; Florida R; Stolarick K & Gates G., 2008, Density and Creativity in U.S. Regions, Annals of the Association of American Geographers

²⁹ City of Sydney Cultural Infrastructure Study, 2020

Stakeholder interviews undertaken for Camperdown-Ultimo area Innovation & Collaboration Study identify a:

“lack of available floor space... as a key threat to future collaboration and innovation. Researchers and start-ups rely on subsidised rent to carry out their activities, particularly in the early stages of a project...Lack of affordable, available and appropriate space is also a key issue for the creative arts industry, who are increasingly finding themselves priced out of precinct.”³⁰

Culture underpins innovation, is one of the pillars of liveable and attractive places, and can increase wellbeing and give life meaning in intangible ways. It is therefore important to consider opportunities to facilitate or support cultural production when planning for urban renewal areas, and in particular in the context of Redfern North Eveleigh Precinct.

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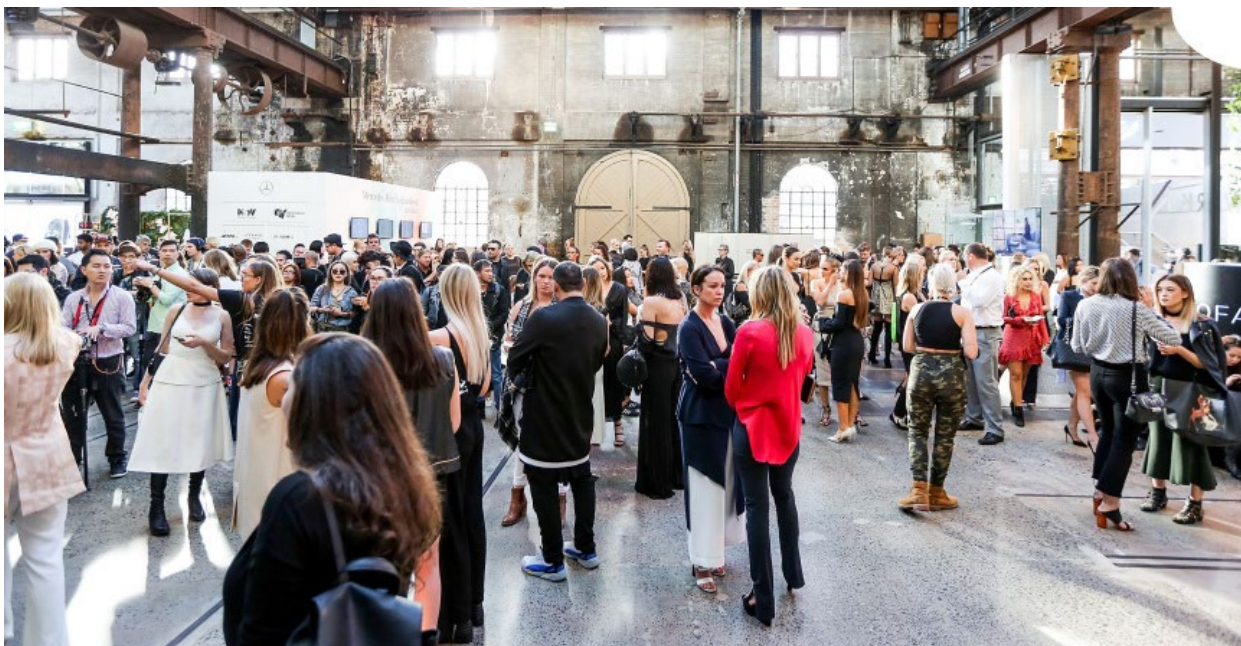


Figure 9 Australian Fashion Week at Carriageworks

Source: Broadsheet

³⁰ HillPDA Consulting 2019, 'Camperdown-Ultimo Collaboration Precinct: Innovation & Collaboration Study'

5.4 Local neighbourhoods' social and economic characteristics

5.4.1 Surrounding diverse neighbourhoods

As well as being strategically positioned at the heart of major urban renewal corridors, Redfern North Eveleigh Precinct is surrounded by some of Sydney's most diverse, long-established inner-city communities, including Newtown, Chippendale, Darlington, and Redfern (ref. **Table 3**). The social diversity and rich characteristics of these neighbourhoods and communities present key considerations in shaping the future of the Redfern North Eveleigh Precinct as extension of this local social fabric.

Table 3 Key characteristics of surrounding communities

| Suburb | Local neighbourhood characteristics | Key demographic characteristics (2016) |
|--------------------|--|--|
| Newtown | <ul style="list-style-type: none"> Located to the west of the site, Newtown is a suburb with relatively high levels of socioeconomic advantage due to its high median property prices and rent. Popular destinations within the suburb include King Street, a bustling retail and hospitality strip with diverse venues which are activated both during the day and at night, drawing visitors from across the city. Newtown supports a mix of young professionals, lone person households, and families. | <ul style="list-style-type: none"> A total population of 15,029 A high median weekly household income (\$2,080) compared to the City of Sydney LGA (\$1,941). (Noting that parts of Newtown are outside the City of Sydney LGA) Compared to other surrounding suburbs, Newtown has a low proportion of people born in non-main English-speaking Countries (19%). |
| Chippendale | <ul style="list-style-type: none"> Located to the north of the site, the suburb has experienced gentrification with a key catalyst being the redevelopment of the Carlton & United brewery site into Central Park, which is a multi-storey mixed use residential, commercial, and retail precinct. Chippendale has a relatively low median age of 26, attracting Asian and British immigrants and students due to its proximity to the CBD, and key educational institutions. The local economy is driven by education and creative industries with small businesses and food and drink being significant employers as well. | <ul style="list-style-type: none"> Chippendale has seen a significant increase of student residents from 23% in 2011 to 62% in 2016, the highest in the study area. A total population of 8,617 people. More residents born in non-English speaking countries (61%) compared to the LGA (37%). Compared to the LGA average, Chippendale has a lower proportion of people living public housing (5% compared to 8%). |
| Darlington | <ul style="list-style-type: none"> Located to the north of the site, the suburb is characterised by a high student population (43.3% attending university) due to its proximity to the University of Sydney and contains several student accommodation residences. Darlington has a relatively low median age of 25, and its local economy is led primarily by the education industry, industries with retail and hospitality businesses being quite prevalent also. | <ul style="list-style-type: none"> A total population of 3,907. A lower median weekly household income (\$1,111) compared to the LGA (\$1,941). A lower median age (25) compared to surrounding suburbs and the LGA (32). Compared to the LGA average, Darlington has a higher proportion of people living public housing (15% compared to 8%). |
| Redfern | <ul style="list-style-type: none"> Located to the east of the site, Redfern is one of Sydney's most culturally, ethnically, and economically diverse communities and has historically supported a key Aboriginal and Torres Strait Islander community presence. It has recently begun undergoing the process of gentrification with medium and high density residential developments replacing derelict low density housing and industrial areas. Redfern supports a unique mix of young professionals, white-collar professionals, families, students and retirees with a median age of 35. | <ul style="list-style-type: none"> A total population of 13,213 people. Public housing made up 31% of all dwellings. This was more than triple the LGA average (8%). With the larger proportion of social housing tenants in Redfern, the population of older people aged over 70 years (7%) was almost double that of the LGA (4%). Consistently, there were more people who required assistance with daily activities (4%), than the LGA (2%). A lower SEIFA Index of Relative Disadvantage Score 993, attributed to the social housing within the area. |

Sources: GHD, Central Precinct Socio-cultural Framework, May 2019, p.37-39, ABS Census 2016 data, Profile id, ABS Census Quickstats 2016

5.4.2 Local economic context and surrounding businesses

Redfern North Eveleigh Precinct is strategically positioned in proximity to some of Sydney's major growth precincts, including South Eveleigh (formerly Australian Technology Park – ATP), Botany Road Corridor and Tech Central (formally Sydney Innovation and Technology Precinct). As such, the site is extremely well positioned as a key gateway site to an evolving commercial district.

Redfern North Eveleigh Precinct is strategically positioned in proximity to some of Sydney's major growth precincts, including South Eveleigh (formerly Australian Technology Park - ATP), Botany Road Corridor and Tech Central (formally Sydney Innovation and Technology Precinct). As such, the site is extremely well positioned as a key gateway site to an evolving commercial district, located within close proximity to these key precincts but also the University of Sydney to the east and University of Technology (UTS) and TAFE NSW Ultimo to the north.

The immediate surrounding context of the Precinct is characterised by a diverse range of businesses profiles and industry types. These include but are not limited to traditional commercial office businesses, local retailers and food operators, higher education institutions, art and recreation services including art galleries, accommodation operators and entertainment businesses. These businesses typically provide goods and services for customer segments including local residents, and a large student population in the area.

Prominent business clusters within 800m of Redfern North Eveleigh Precinct include:

- **Redfern Street neighbourhood and surrounds:** The Redfern North Eveleigh Precinct subject site is located within Redfern Street Village area (one of ten City of Sydney local neighbourhoods). Based on the results of the latest City of Sydney Floor Space and Employment Survey 2017, there are 1,334 business located within the precinct - with the top 3 sectors by employment being Food & Drink (20.3%), Retail & Personal Services (14.0%) and Creative Industries (13.6%). It is also noted that 85% of all businesses employ less than 20 staff, outlining the focus on small businesses and start-ups.
- **Educational Institutions:** Sydney University, University of Technology Sydney (UTS), and TAFE NSW Ultimo are all within walking distance of the subject site. These major educational institutions employ higher education teachers and researchers. There are also several on campus food operators that support the thousands of domestic and international students attending the campus each day.
- **South Eveleigh Precinct:** located on the fringe of Sydney CBD's office market forms part of the planned Sydney Innovation and Technology Precinct. The precinct supports a number of head offices for tech companies including Uber, Quantum, and Commonwealth Bank. A review of South Eveleigh in the Ultimo-Camperdown Collaboration report (2019) found that the precinct attracted a range of uses and businesses, with Redfern Station being the primary means of transport for local workers. The vision for the precinct is a place where start-ups, world-class universities and research institutions, high-tech giants and the community all collaborate to solve problems, socialise and spark ideas that change our world and support jobs of the future.
- **Central Station Precinct:** Central precinct is located on the fringe of the Sydney CBD, and as such currently supports a smaller share of premium office tenants and higher order retailers, with traditional office tenants typically located to the north of the CBD in regions including Barangaroo and Circular Quay, and high-end retailers located along Pitt Street and within Westfield Sydney Shopping Centre. The planned development at the Central Renewal Precinct, as part of Tech Central, will deliver new office towers developed by major companies including Atlassian and Frasers/Dexus and will result in a shift in the local businesses profile around Central Station. This will include an increase in the number of modern and higher order service-based businesses relocating to the area.
- **Central Park Mall:** Supports 40 retail businesses that primarily cater for local residents living within the broader Central Park development, and students studying at UTS. Businesses within Central Park Mall include Woolworths Metro, entertainment businesses such as Palace Cinemas and Timezone, several food operators, apparel stores and other retail services including pharmaceuticals and beauty.

- **Chinatown/ Haymarket:** Primarily supports a range of dine-in and takeaway food operators, as well as speciality retailers within 'Market City.' Paddy's Market is located below Market City, and supports a number of produce businesses, souvenir and apparel stores. A number of buildings as part of UTS are also located within Chinatown, and as such, many of the local businesses attract local students and visitors. The precinct extends from Central Station to Goulburn Street.
- **Broadway Shopping Centre** is located just outside the 800m boundary to the north and is a major sub-regional shopping centre that supports 153 businesses, including national branded supermarkets and discount department stores, over 130 specialty retail stores, and a major cinema complex. The centre attracted approximately 15.3 million visitors in 2019 and achieved a Moving Annual Turnover of approximately \$15 million/per square metre, the second highest turnover for a 'Big Guns' centre in Australia (Shopping Centre News – Big Guns 2020).

Being positioned within the NSW Government's Tech Central District and the Greater Cities' Commission's Camperdown-Ultimo Collaboration Area, the area surrounding Redfern North Eveleigh Precinct is home to a growing innovation ecosystem, with a number of tech start-ups located within Redfern Village including at South Eveleigh. These initiatives promote the creation of job opportunities, particularly jobs of the future in innovation and technology. An Economic Productivity and Job Creation Study that has been prepared separately for this SSP Study by Hill PDA provides a more comprehensive economic appraisal and context.

6.0 Local social geographies and histories

This section explores key social histories and issues of relevance to this study, in considering the factors that shape the Redfern North Eveleigh Precinct and constitute key drivers for renewal.

6.1 Sydney's Aboriginal heritage and living cultures

The Redfern North Eveleigh Precinct is located on the land of the Gadigal people of the Eora Nation, and the immense cultural significance of the land for Aboriginal people continues today.

The Redfern North Eveleigh Precinct is located on the land of the Gadigal people of the Eora Nation, and the immense cultural significance of the land for Aboriginal people continues today. The ABS estimates that 3,604 Indigenous Australians live in the Sydney Inner City Statistical Area Level 3³¹ (SA3), which broadly equates to the geography of the City of Sydney LGA area boundaries. Indigenous Australians make up 1.6% of the population of this area.

Relevant to the Redfern North Eveleigh Precinct study area, 515 Indigenous Australians were estimated to live within a smaller Redfern-Chippendale Statistical Area 2 (SA2), making up 2.2% of the population³², which is higher than across the Sydney Inner City SA3 on average. Redfern is a place of importance for Aboriginal communities across Australia however, and attracts many Indigenous visitors to the area.



Figure 10 The Block, Redfern

Source: *The Guardian*

³¹ The ABS Statistical Areas are Census data collection catchments within the Main Structure of the Australian Statistical Geography Standard (ASGS). Smallest of these areas are ABS Statistical Areas Level 1 (SA1s) that are designed to maximise the spatial detail available for Census data (most have an average population of approximately 400 persons). Statistical Areas Level 2 (SA2) are medium-sized general purpose areas built up from whole Statistical Areas Level 1. Their purpose is to represent a community that interacts together socially and economically. ABS Statistical Areas Level 3 (SA3s) are built from aggregations of whole Statistical Areas Level 2 (SA2s) to represent regions of between approximately 30,000 people and 130,000. These boundaries reflect a combination of widely recognised informal regions as well as existing administrative regions such as State Government Regions in rural areas and local Government Areas in urban areas. The SA4 level regions are the largest sub-State regions in the Main Structure of the ASGS, and have been designed for the output of a variety of regional data.

³² ABS Estimates of Aboriginal and Torres Strait Islanders Australians, June 2016 (Released 01 April 2020)

The area has long been the centre of efforts toward Indigenous determination, starting with the procurement of a 10,000sqm block of houses by the Aboriginal Housing Company (AHC) with the intention of establishing an Aboriginal settlement. There are currently many sites of Aboriginal significance, as well as Aboriginal community facilities, in proximity to the Redfern North Eveleigh Precinct, such as the Redfern Community Centre, the National Centre of Indigenous Excellence, and the Aboriginal Medical Service.

One place in particular, The Block, is highly significant, “synonymous with late 20th and early 21st-century First Nations resistance and resurgence.”³³

One site in particular, The Block, is a significant place “synonymous with late 20th and early 21st-century First Nations resistance and resurgence.”³⁴ The Aboriginal Housing Company (ACH)’s Pemulwuy Project has redeveloped ‘The Block’ into a mixed-use development, including affordable housing for 62 Aboriginal and Torres Strait Islander families alongside student housing, which including 110 beds for Aboriginal students, along with commercial and retail spaces, a gymnasium and a childcare centre.³⁵

Redfern is critically important to Aboriginal people as the heart of urban Aboriginal Australia. The importance of Redfern to Aboriginal communities has been further discussed in **Sections 9.1, 10.3, 12.3** and **13.4** in this report, and the Connecting with Country Framework (Balarinji, 2021) prepared to support the proposal.

Furthermore, an Innovation & Collaboration Study (HillPDA, 2019) that consulted a large number of innovation businesses and stakeholders in the Camperdown-Ultimo Collaboration Precinct found that culture and social diversity are important in creating an attractive atmosphere and environment for the collaboration precinct to flourish and this is seen as critical for driving innovation:

“Similarly, Redfern is seen as the birthplace of the Aboriginal Rights Movement – a movement that disrupted the status quo of society at the time and drove innovation in human rights for the indigenous community. There are strong synergies between this and the tech start-up community, who are focused on disrupting traditional industries with innovative thinking. Funding programs that help drive this cultural focus could help define a vision and sense of identity for the precinct, boosting participation and collaboration which will lead to innovation.”

Opportunities to highlight Indigenous history and living cultures as a means to invigorate the precinct have been identified through this study as a key opportunity, including as a way to enhance innovation in the area.³⁶

³³ Latimore, J. 2018, 'Indigenous people are being displaced again – by gentrification', *The Guardian*, <https://www.theguardian.com/cities/2018/apr/09/indigenous-people-are-being-displaced-again-by-gentrification-aboriginal-redfern-west-end-fitzroy>

³⁴ Latimore, J. 2018, 'Indigenous people are being displaced again – by gentrification', *The Guardian*, <https://www.theguardian.com/cities/2018/apr/09/indigenous-people-are-being-displaced-again-by-gentrification-aboriginal-redfern-west-end-fitzroy>

³⁵ Redfern North Eveleigh Precinct Renewal Project, The Connecting with Country Framework (Balarinji, 2021)

³⁶ HillPDA 2019, (prepared for City of Sydney), Camperdown-Ultimo Collaboration Precinct Innovation & Collaboration Study

6.2 Redfern North Eveleigh's industrial heritage

The Precinct is located within the State Heritage-listed area of Eveleigh Railway Workshops and include key state heritage buildings including the Paint Shop, Chief Mechanical Engineers Office building, and the revitalised heritage Carriageworks and Blacksmith Shop which provide shared community spaces for several events including the Carriageworks Farmers Markets.

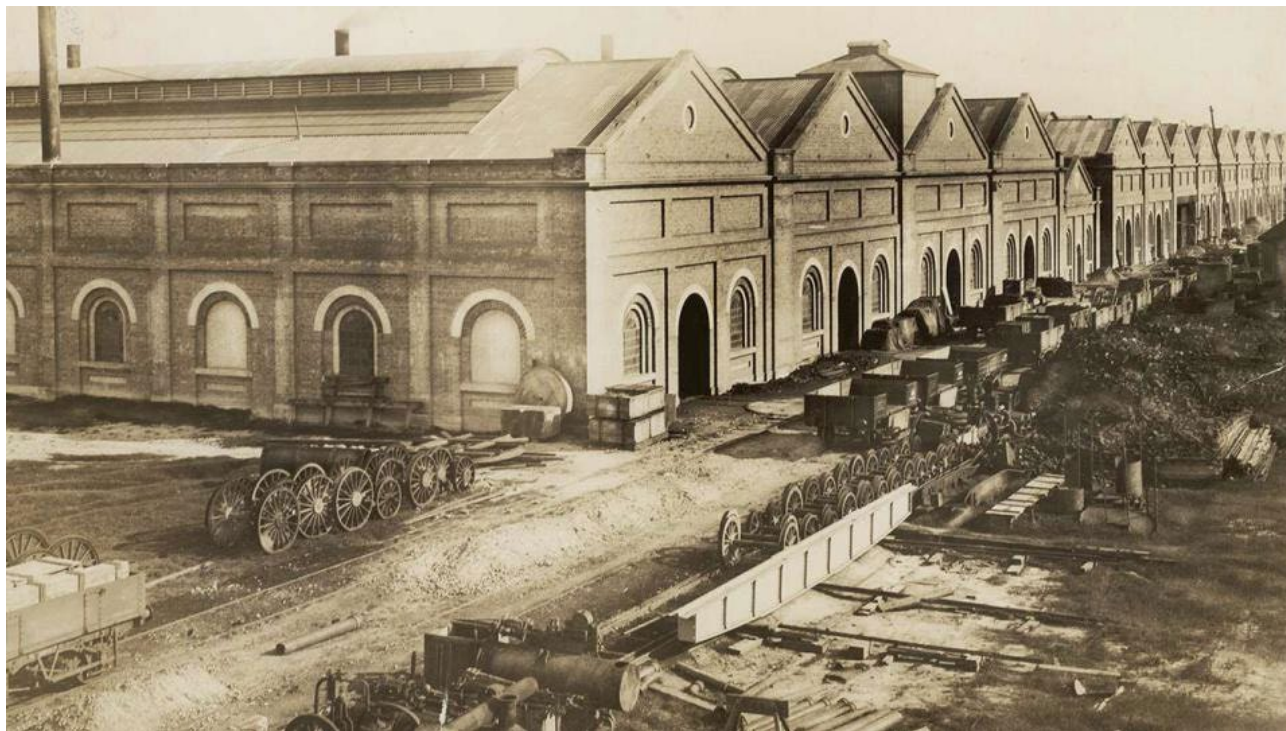


Figure 11 Eveleigh Railway Workshops

Source: Eveleigh Stories

“The Eveleigh Railway Yards are some of the finest historic railway engineering workshops in the world...”

The heritage-listed buildings are integral to local history and sense of place:

“The Eveleigh Railway Yards are some of the finest historic railway engineering workshops in the world and Eveleigh contains one of the most complete late 19th century and early 20th century forge installations, collection of cranes and power systems, in particular the hydraulic system. The main purpose of the workshops was to provide the maintenance and repair of locomotives and railway stock and the manufacture of rolling stock such as wagons and passenger carriages.”³⁷

The railways, in particular, are also important to the local Aboriginal community, with long term history and significance of this site that employed a significant number of Aboriginal persons (and continuing to be a significant employer). The rail housing in the area fostered a strong sense of community - its cultural legacy continues today.³⁸

³⁷ Eveleigh Railway Workshops, Office of Environment and Heritage, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=5045103>

³⁸ Redfern North Eveleigh Precinct Renewal Project, The Connecting with Country Framework (Balarainji, 2021)

7.0 Renewal of the Precinct and Paint Shop Sub-Precinct

This section explores current renewal plans for the precinct and the Paint Shop Precinct as the initial phase of this project.

7.1 Redfern North Eveleigh Precinct Renewal

The Precinct has an approximate gross site area of 10.95ha and comprises land bounded by Wilson Street and residential uses to the north, an active railway corridor to the south, residential uses and Macdonaldtown Station to the west, and Redfern station located immediately to the east of the Precinct.

The Precinct is also centrally located close to well-known destinations including Sydney University, Victoria Park, Royal Prince Alfred Hospital, the University of Technology, Sydney and South Eveleigh, as part of the broader Tech Central District.

Since the start of its redevelopment, North Eveleigh has been transformed to contain an affordable housing precinct by City West Housing, comprising of 88 apartments, and the largest multi-arts centre in Australia – Carriageworks. The continued work of the Redfern North Eveleigh Precinct renewal will build upon these established sub-precincts, aiming to foster a strong sense of place, and tie the Precinct to its surrounding locality.

A map of the precinct and relevant boundaries is illustrated in **Figure 12** below.

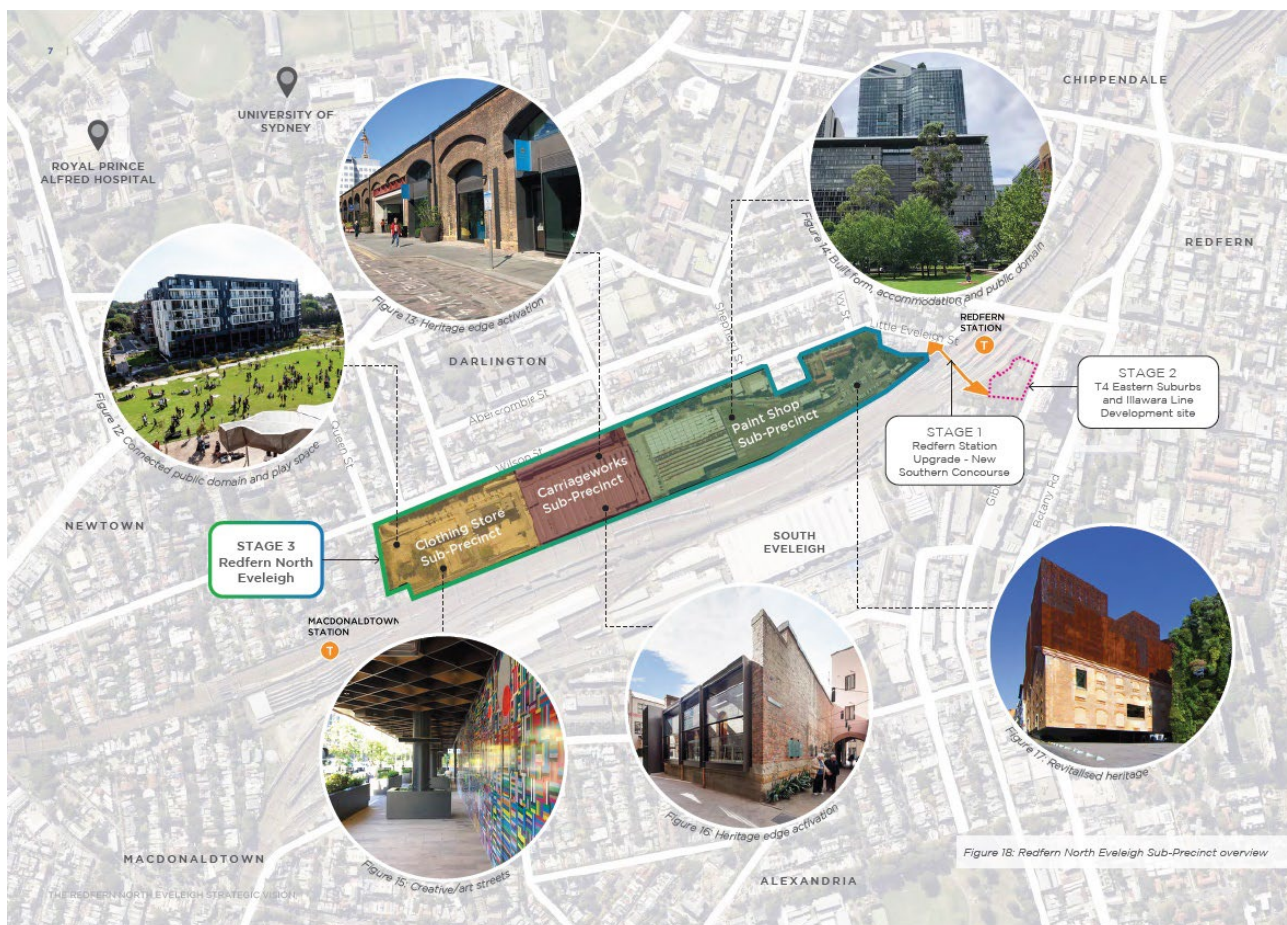


Figure 12 Redfern North Eveleigh Sub-Precinct overview

Source: *The Redfern North Eveleigh Strategic Vision, NSW Government 2021*

7.2 Precinct Renewal Vision

The Redfern North Eveleigh Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather.

Next to one of the busiest train stations in NSW, the Precinct will comprise a dynamic mix of uses including housing, creative and office spaces, retail, local business, social enterprise and open space. Renewal will draw on the past, adaptively re-using heritage buildings in the Precinct and will acknowledge Redfern's existing character and particular significance to Aboriginal peoples, culture and communities across Australia. The Precinct will evolve as a local place contributing to a global context.

7.3 The Paint Shop Sub-Precinct project

The Redfern North Eveleigh Paint Shop sub-precinct is approximately 5.15 hectares and is bounded by Wilson Street to the north, residential terraces and Redfern station to the east, the Western Line rail corridor to the south and the Carriageworks sub precinct to the west. The sub-precinct has a significant level change from a Reduced Level (RL) height of RL25 metres to RL29 metres on Wilson Street.

The Paint Shop sub-precinct currently hosts a number of items of heritage significance, including the Paint Shop building, Fan of Tracks, Science Lab, Telecommunications Building, and Chief Mechanical Engineers Building. The Sub-Precinct has a number of disused spaces adjacent to the rail corridor as well as functioning Sydney Trains infrastructure, offices and train stabling. Vehicle and pedestrian access to this area is used by Sydney Trains. The site has a clear visual relationship to South Eveleigh and the Eveleigh Locomotive Workshops across the active rail corridor.

An Urban Design and Public Domain Study has been prepared to establish the urban design framework for the Redfern North Eveleigh Paint Shop sub-precinct. The Urban Design and Public Domain Study provides a comprehensive urban design vision and strategy to guide future development of the sub-precinct and has informed the proposed planning framework of the SSP Study.

The Urban Design Framework for the Paint Shop Sub-Precinct comprises:

- Approximately 1.4 hectares of publicly accessible open space, comprising:
 - A public square – a 7,910 square metre public square fronting Wilson Street;
 - An eastern park – a 3,871 square metre park located adjacent to the Chief Mechanical Engineer's Building and the new eastern entry from Platform 1 of the Redfern station; and
 - Traverser No1 - a 2,525 square metre public square edged by Carriageworks and the Paint Shop.
- Retention of over 90% of existing high value trees.
- An overall greening coverage of 40% of the Sub-Precinct.
- A maximum of 142,650 square metre gross floor area (GFA), comprising:
 - between 103,700 - 109,550 square metres of gross floor area (GFA) for employment and community facility floor space (minimum 2,500 square metres). This will support approximately 6,200 direct jobs on the site across numerous industries including the innovation, commercial and creative sectors.
 - between 33,100 - 38,950 square metres of GFA for residential accommodation, providing for between 381 and 449 new homes (including 15% for the purposes of affordable housing).
- New active transport infrastructure and routes to better connect the Paint Shop Sub-Precinct with other parts of Tech Central and the surrounding localities.
- Direct pedestrian connections to the new Southern Concourse at Redfern station.
- Residential parking rates, comprising:
 - Studio at 0.1 per dwelling
 - 1 Bed at 0.3 per dwelling

- 2 Bed at 0.7 per dwelling
- 3 Bed at 1.0 per dwelling
- Non-residential car parking spaces (including disabled and car share) are to be provided at a rate of 1 space per 700 square metres of GFA.
- 66 car spaces are designated for Sydney Trains maintenance and operational use.

The key features of the Urban Design Framework include:

- The creation of a new public square with direct pedestrian access from Wilson Street to provide a new social and urban hub to promote outdoor gatherings that will accommodate break out spaces and a pavilion structure.
- An eastern park with direct access from Redfern station and Little Eveleigh Street, which will provide a high amenity public space with good sunlight access, comfortable wind conditions and community character.
- Upgraded spatial quality of the Traverser No1 yard, retaining the heritage setting, and incorporating complementary uses and good access along Wilson Street to serve as a cultural linkage between Carriageworks and the Paint Shop Building.
- The establishment of an east-west pedestrian thoroughfare with new public domain and pedestrian links.
- A range of Water Sensitive Urban Design (WSUD) features.
- Activated ground level frontages with commercial, retail, food and beverage and community and cultural uses.
- Adaptive reuse of heritage buildings for employment, cultural and community uses.
- New buildings for the Sub-Precinct, including:
 - Commercial buildings along the rail corridor that range between 3 and 26 occupied storeys;
 - Mixed use buildings along the rail corridor, comprising a three-storey non-residential podium with residential towers ranging between 18 to 28 occupied storeys;
 - Mixed use buildings (commercial and residential uses) along Wilson Street with a four-storey street wall fronting Wilson Street and upper levels at a maximum of 9 occupied storeys that are set back from the street wall alignment;
 - A commercial building on the corner of Wilson Street and Traverser No.1 with a four-storey street wall fronting Wilson Street and upper levels at a maximum of 8 occupied storeys that are set back from the street wall alignment. There is flexibility to allow this building to transition to a mixed-use building with active uses at ground level and residential uses above; and
 - Potential options for an addition to the Paint Shop Building comprising of commercial uses. These options (all providing for the same GFA) include:
 - A 5-storey commercial addition to the Paint Shop Building with a 3m vertical clearance, with the adjacent development site to the east comprising a standalone 3-storey commercial building (represented in Figure 3);
 - A 3-storey commercial addition to the Paint Shop Building with a 3m vertical clearance which extends and connects to the commercial building on the adjacent development site to the east; and
 - No addition to the Paint Shop Building, with the adjacent development site to the east comprising a standalone 12-storey commercial building.
- Commitment to a 5 Star Green Star Communities rating, with minimum 5 Star Green Star Buildings rating.
- All proposed buildings are below the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) to ensure Sydney Airport operations remain unaffected.

7.4 Reconnecting the Precinct to South Eveleigh and surrounds

To support population growth, improved connectivity to South Eveleigh and surrounds will be a key priority of the Redfern North Eveleigh Precinct renewal.

The Redfern North Eveleigh site is characterised by spatial disconnection and a lack of connectivity with South Eveleigh and other surrounding suburbs. This is primarily due to heavy rail infrastructure present in the area, particularly Redfern Station, which presents a physical barrier.

The South Eveleigh precinct is currently characterised by a variety of retail, hospitality, community, and commercial uses:

“Centred around three buildings that deliver 180,000sqm of commercial office space and 10,000sqm of retail space, South Eveleigh is designed to bring a large and diverse mix of professionals, workers, students, artists, locals and visitors together in one unique location.”³⁹

As the population of South Eveleigh is growing by approximately 6.1% per annum, it is forecast that there will be roughly 20,000 residents within a 20-minute walk of the site by 2026.

To support this population growth, improved connectivity to South Eveleigh and surrounds will be a key priority of the Redfern North Eveleigh Precinct renewal. Planned upgrades to Redfern Station, such as the southern concourse bridge currently under construction, will likely improve this issue. Further future improvements may also occur through the potential provision of a pedestrian bridge connecting North and South Eveleigh neighbourhoods.⁴⁰



Figure 13 South Eveleigh

Source: Mirvac

³⁹ South Eveleigh Promotional Brochure (Mircvac)

⁴⁰ We note that the SSP studies are investigating potential demand and feasibility of a future pedestrian bridge connection between North and South Eveleigh. The Redfern North Eveleigh Precinct site layout is designed in a manner not to preclude a bridge being provided at future date.

8.0 Population context

8.1 Introduction and overview

This section provides a detailed analysis of the existing social fabric of the site and surrounds. It sets out the demographic and socio-economic profile of the precinct, along with a population health profile and safety profile of the locality, with accompanying exploration of key social issues and trends.

8.2 Study area definition

Study areas have been defined to facilitate a detailed analysis of the relevant demographic and economic factors that may influence surrounding communities and economies of the subject site. The following primary and secondary study areas have been chosen to take 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 community facilities) as a result of the renewal of the precinct.

Study areas are shown at **Figure 14** over page, with reference to City of Sydney LGA boundaries. The resident population and worker population data collection district boundaries and alignment with the two study areas have been shown on **Figure 15**.

- Primary Study Area

The Primary Study Area (400m catchment surrounding the Redfern North Eveleigh Precinct) represents the local community in the immediate area, and broadly includes residents, workers, students and visitors within five minutes' walk (400m) of the subject site. These communities are likely to be most impacted by construction activities in the area, and experience benefits related to the improved layout, amenity and activation of the site. For the purposes of the resident and worker profiles and estimates, the area has been defined by the Statistical Area level 1 (SA1)⁴¹ and Destination Zone⁴² boundaries which intersect with a 400m buffer drawn from the boundaries of the Paint Shop sub-precinct.

- Secondary Study Area – Social Infrastructure Study Area

A secondary study area has been selected in order to represent the larger impacted community, within approximately 10-minute walk (800m) from the Redfern North Eveleigh Precinct. For the purposes of the resident and worker profiles and estimates, this area has been defined using the statistical area level one (SA1) and Destination Zone boundaries which intersect with an 800m buffer drawn around the Redfern North Eveleigh precinct. The 800m study area has been selected to best represent primary users of local level social infrastructure.

Broader geographic areas are also considered in the analysis, including:

- the Central and Eastern Sydney Primary Health Network and Sydney Local Health District area in which the precinct is located (ref. **Figure 18**). As health statistics are not publicly available for above-described study areas, we have referred to Primary Health Network, Local Health District or LGA level data as available to inform the analysis;
- the Tech Central District and the Camperdown Ultimo Collaboration Area – which are designated innovation precincts within with the Central Precinct is strategically located;
- 5km catchment surrounding the subject site, to understand district and regional types of social and health infrastructure provision in the area, and
- City of Sydney Local Government Area, Greater Sydney, and NSW – for benchmarking purposes, where applicable.

⁴¹ The ABS Statistical Areas are Census data collection catchments within the Main Structure of the Australian Statistical Geography Standard (ASGS). Smallest of these areas are ABS Statistical Areas Level 1 (SA1s). The SA1s are designed to maximise the spatial detail available for Census data. Most SA1s have a population of between 200 to 800 persons with an average population of approximately 400 persons. This is to optimise the balance between spatial detail and the ability to cross classify Census variables without the resulting counts becoming too small for use. SA1s aim to separate out areas with different geographic characteristics within Suburb and Locality boundaries.

⁴² Destination zones (DZNs) are the spatial unit used to code Place of Work (POWP). In 2016, DZN boundaries have been designed by the ABS following consultation with each State/Territory Transport Authority.

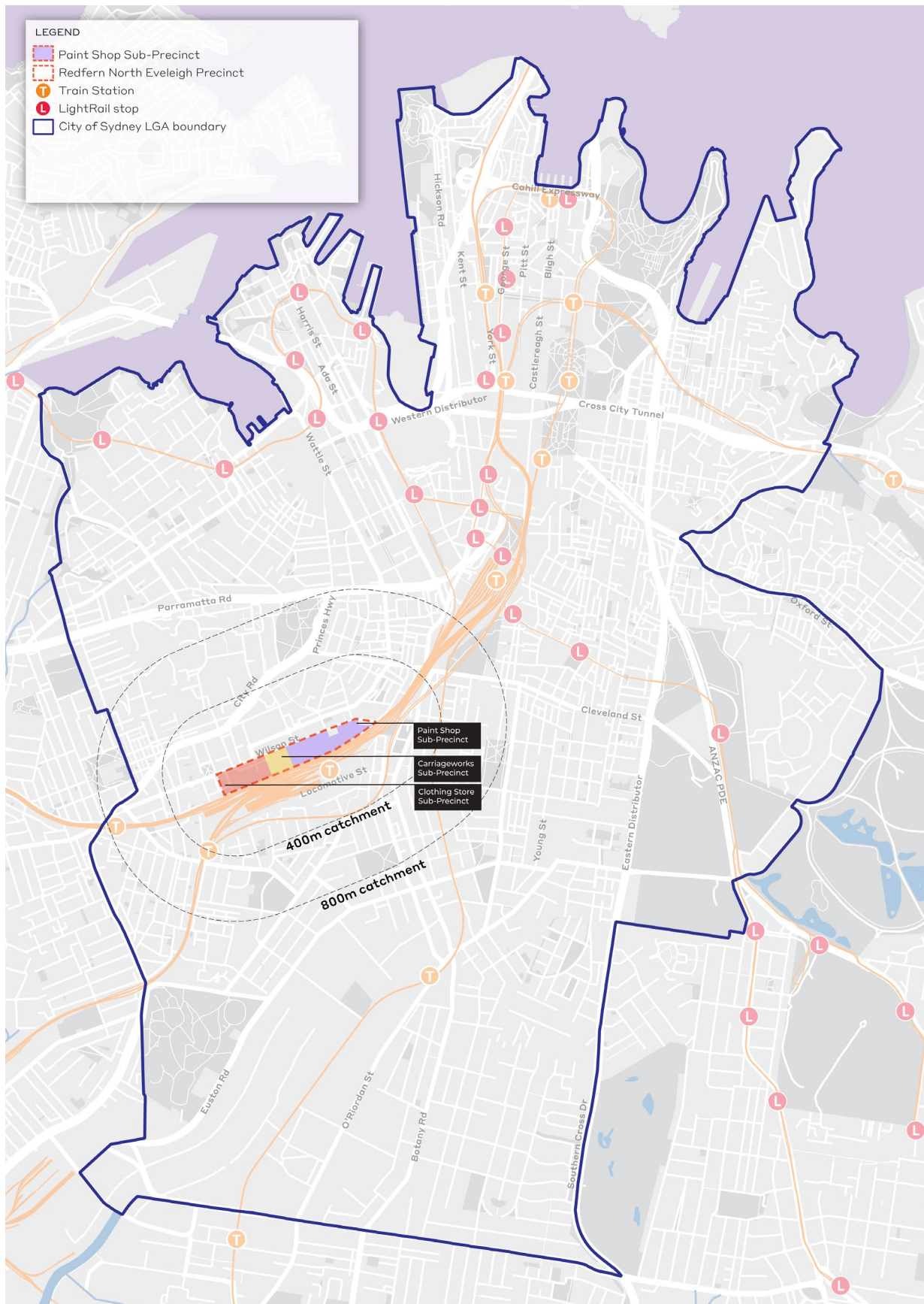


Figure 14 Precinct location and designated study areas
 Source: Ethos Urban

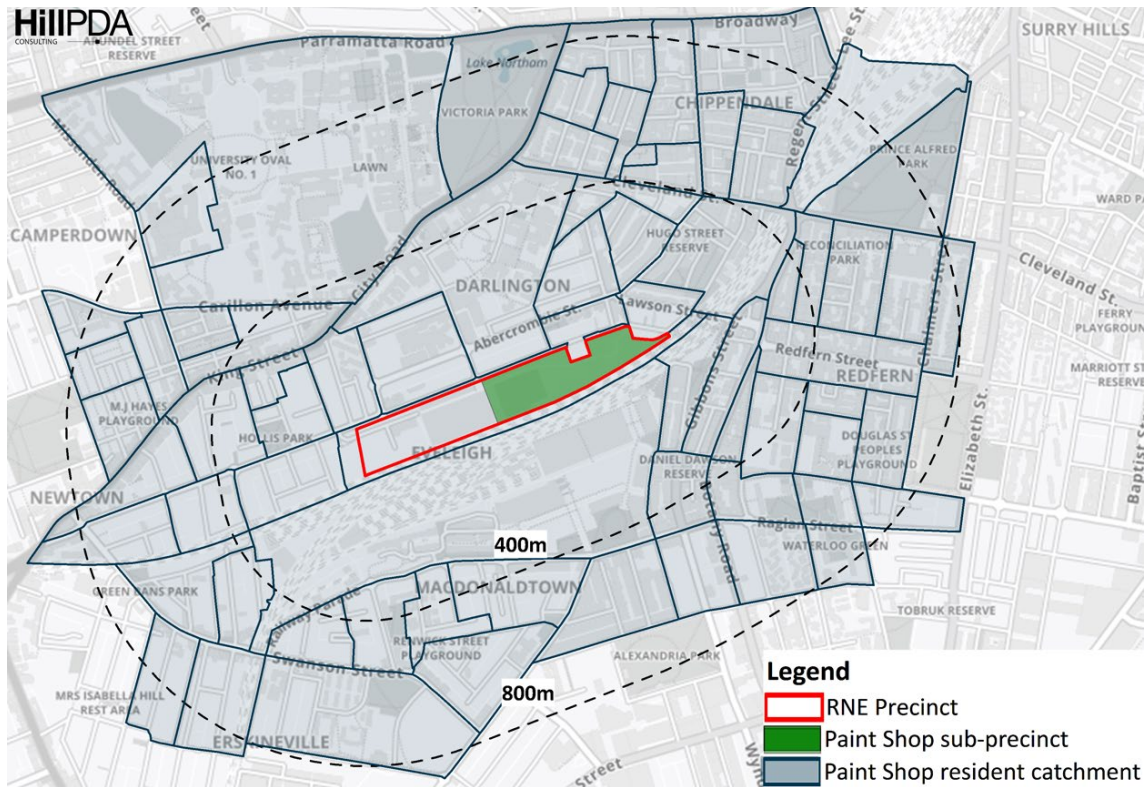


Figure 15 Resident population - data collection district boundaries and alignment with the 400m and 800m study areas (ABS 2016 – SA1 boundaries)

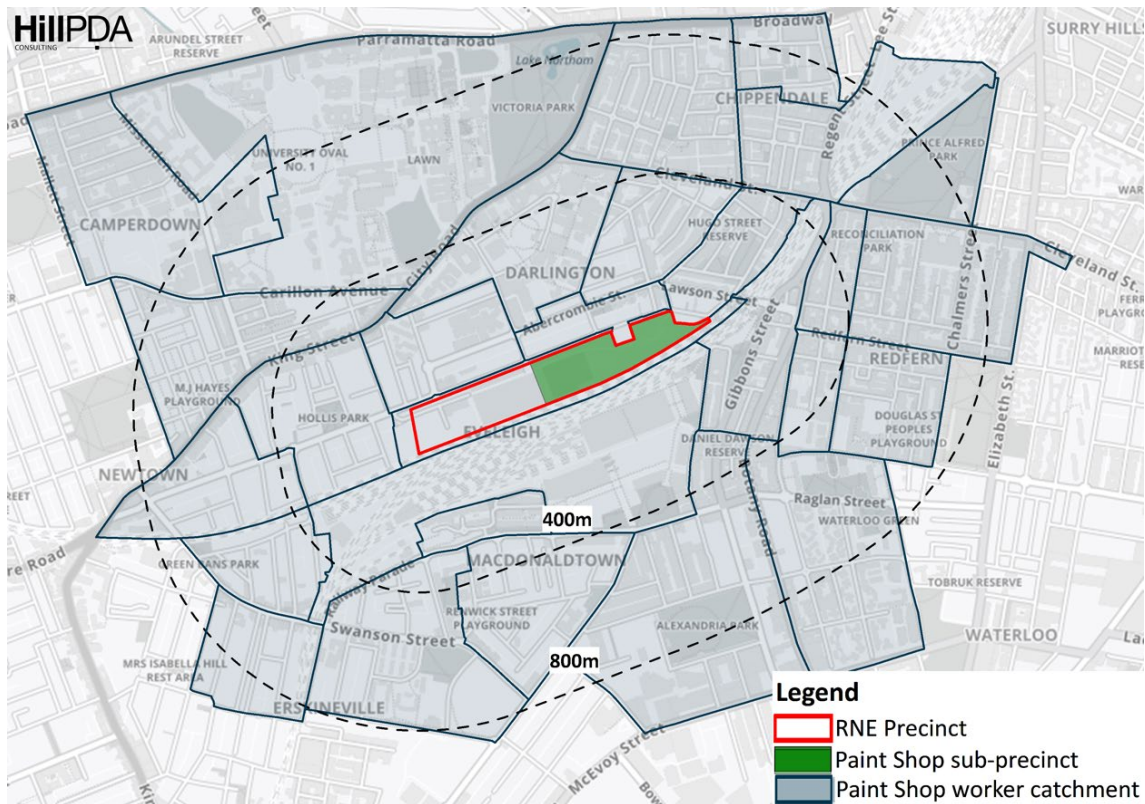


Figure 16 Worker population – data collection district boundaries and alignment with the 400m and 800m study areas (ABS 2016 – DZ boundaries)

Source: Hill PDA

8.3 Population estimates and forecasts

This section gives an overview of the estimated population figures supportable by the proposal, as well as the projections for the 400m Primary Study Area and 800m Social Infrastructure Study Area.

Preliminary population estimates and worker projections for the subject site and the study areas have been provided by Hill PDA (prepared as part of the Population and Demographics Study prepared to support the proposal).

The projections have been based on population and worker data and projections by ABS Census 2016, Profile. Id, Transport for NSW, NSW DPIE and City of Sydney Floorspace Survey 2017. Projections are presented in **Table 4-7**. To summarise:

- The renewal of Redfern North Eveleigh Precinct will facilitate the delivery of new workplaces and housing, resulting in a forecast population increase on the site to 2,008 residents and 6,340 workers once completed. This includes current resident and worker capacity across the site, e.g. Carriageworks, Platform Apartments.
- Currently an estimated 8,666 residents live and around 25,943 workers work in the immediate 400m Primary Study area. Population of the PSA catchment is projected to rise to almost 11,115 residents and around 39,082 workers by 2036. It should be noted that bulk of the resident population growth and about half of the worker population growth in the PSA is driven by the development of the subject site.
- The broader social infrastructure study area (800 meter radius, or approximately 10-minute walk from the subject site), consist of an estimated 34,519 residents and around 44,068 workers, and is projected to rise to almost 41,696 residents and around 65,225 workers by 2036.
- The projected population growth levels in the study areas are significant – resident population of the 800m study area is projected to increase by 21% by 2036 over the current figures; while worker numbers are estimated to increase even more - by 48%.

8.3.1 Study area population estimates

Below are current and future population estimates for the Study Area:

Table 4 Study area resident population projections

| Precinct radii | 2016 | 2021 | 2036 | Change 2016-2036 | Change % |
|----------------|--------|--------|--------|------------------|----------|
| 400m | 7,574 | 8,666 | 11,115 | 3,541 | 32% |
| 800m | 29,578 | 34,519 | 41,696 | 12,118 | 29% |

Source: Hill PDA

Assumptions:

Includes population from Precinct

Adjusted to include Waterloo and Metro population that falls within 800m of Precinct.

Clothing store population around 70% complete in 2026 and complete by 2028

Paint shop population included in 2031 figure

Table 5 Study area worker population projections

| Precinct radii | 2016 | 2021 | 2036 | Change 2016-2036 | Change % |
|----------------|--------|--------|--------|------------------|----------|
| 400m | 11,879 | 25,943 | 39,082 | 27,203 | 70% |
| 800m | 27,938 | 44,068 | 65,225 | 37,287 | 57% |

Source: Hill PDA

Assumptions:

Employment densities sourced from City of Sydney Floorspace Survey 2017

Paint Shop employment realised by 2031

Carriageworks employment realised by 2026

Precinct radii based on TfNSW 2019 employment projections

Disclaimer: Breakdown of proposed floorspace by land uses not provided and development timeframes not provided. Based on the above employment yields may change.

8.3.2 Precinct population estimates

Following are future population estimates for the Precinct:

Table 6 Precinct resident population by sub-precinct (once delivered)

| Sub-precinct | Units | Occupied | Population |
|----------------|--------------|--------------|--------------|
| Clothing Store | 710 | 653 | 1,306 |
| Paint Shop | 381 | 351 | 702 |
| Total | 1,091 | 1,004 | 2,008 |

Source: Hill PDA

Assumptions:

Occupancy rate = 92% in accordance with analysed growth in occupancy rates between 2011-16 within comparable precincts (combined).

Average persons per unit = 2 per dwelling - in line with combined comparable precincts and wider Sydney LGA in 2016.

Clothing Store assumed to be developed and occupied by 2026 and Paint Shop by 2031.

Table 7 Age composition of Precinct (once delivered)

| Age group | 2036 - Number | 2036 - % |
|--------------|---------------|---------------|
| 0-4 years | 81 | 4.0% |
| 5-9 years | 45 | 2.3% |
| 10-14 years | 37 | 1.8% |
| 15-19 years | 113 | 5.6% |
| 20-24 years | 195 | 9.7% |
| 25-29 years | 333 | 16.6% |
| 30-34 years | 317 | 15.8% |
| 35-39 years | 204 | 10.2% |
| 40-44 years | 133 | 6.6% |
| 45-49 years | 108 | 5.4% |
| 50-54 years | 94 | 4.7% |
| 55-59 years | 84 | 4.2% |
| 60-64 years | 72 | 3.6% |
| 65-69 years | 64 | 3.2% |
| 70-74 years | 48 | 2.4% |
| 75-79 years | 39 | 2.0% |
| 80-84 years | 26 | 1.3% |
| 85 years + | 14 | 0.7% |
| Total | 2,008 | 100.0% |

Source: Hill PDA

Table 8 Precinct worker population by sub-precinct once delivered*

| Sub-precinct | Efficiency | NLA | Sqm/Worker | Workers |
|---------------|------------|----------------|------------|--------------|
| Carriageworks | 95% | 32,859 | 193 | 170 |
| Paint shop | 90% | 98,306 | 16 | 6,179 |
| Total | | 131,165 | | 6,349 |

Source: Hill PDA, Carriageworks employment provided by Carriageworks.

*Indicative figures only. Retail demand modelling being undertaken on Paint shop - yields and employment may change accordingly.

Assumptions:

Employment densities sourced from City of Sydney Floorspace Survey 2017.

Carriage works a combination of Creative Industries and Food and Drink space.

Paint Shop assumed to be combination of Finance and Financial Services; ICT; Life Science (Bio-tech); Professional and Business Services; Food and Drink space.

Carriage works employment realised by 2026.

Paint Shop employment realised by 2031.

Precinct radii based on Transport for NSW 2019 employment projections.

Disclaimer

Breakdown of proposed floorspace by land uses not provided.

Development timeframes not provided.

based on the above employment yields may change.

8.4 Community profile of the study area – residents and workers

The sections below describe the characteristics of the people currently living and working in the study areas.

Current resident population characteristics

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

This section provides an overview of the existing social context surrounding the site. It analyses the current social characteristics of the community within the identified study areas to better understand the potential characteristics and context of the existing community that the proposed development may impact. Prepared by the Ethos Urban team, these demographic figures are drawn from the Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing (Census).

An overview of the demographic and social-economic profile of residents and households within the 400m Primary and 800m Social Infrastructure Study Areas is compared to the Greater Sydney benchmark in **Table 9** over page. The findings are as follows:

- **Younger age structure.** Residents in the study areas were typically younger, with a median age of 29-30 years compared to the Greater Sydney benchmark of 36 years. Reflecting the local student and young workforce community, 60% of the PSA, and 56% of the SISA residents were between ages 18-34, compared to 26% in Greater Sydney. Only 7% of residents were 17 years old or under, compared to 22% in Greater Sydney. Similarly, there is a relatively smaller cohort of older workers and retirees aged 50 and up – 14% in the PSA, or 18% in the SISA, compared to 31% across Greater Sydney.
- **The population is relatively transient,** reflecting the nature of central Sydney as a student and professional migration destination. 69% of the 800m SISA and 72% PSA residents at a different address 5 years ago. This is notably higher than the Greater Sydney average of 43%.
- **Slightly lower proportion of Australian born residents.** While 62% of all Greater Sydney residents were born in Australia, compared to 56% in the 400m Study Area and 51% in the 800m Study Area as of 2016. The rest of the population was very diverse across the 400m and 800m study areas, with China, England, New Zealand, the United States of America, and Indonesia being the main countries of birth for overseas born residents.
- **High share of those attending education,** with approximately 32% of the study area residents attending education compared to the Greater Sydney benchmark of 25%. Notably, 76% of those 400m area residents enrolled in education attended University or other Tertiary Institution (compared to 24% in Greater Sydney).
- **Slightly higher share of those participating in the labour force.** 74% of occupants within the 400m Study Area and 69% within the 800m participate in the labour force. This was higher than the Greater Sydney benchmark of 66%.
- **High need for assistance** with 7% of the Primary Study Area residents requiring assistance with daily activities compared to 4.9% in Greater Sydney.
- **Lower share of household families.** 74% of households in the Greater Sydney benchmark are of a family composition. The 400m Study Area was notably lower at 43%, with a significant number of homes in the 400m Study Area being lone person households (34%). The 800m Study Area was also lower than the Greater Sydney benchmark with 44% of household in the 800m Study Area being of a family composition, and 38% lone households. There was a higher proportion of group households (22%) in the 400m Study Area in comparison to the Greater Sydney benchmark (4.6%).
- **High portion of high-density housing** with 62% of dwellings being classified as flats, units, or apartments in the 400m study area; and even higher 65% in the 800m SISA. This was significantly above the Greater Sydney benchmark of 28%. Semi-detached, row or terrace house or townhouses accounted for most of the remaining dwelling structure types in the PSA (35%) which was also higher than the Greater Sydney benchmark (14%).

- **High share of renters.** There was a large percentage of households in the 400m Study Area that were renting (70%), which is double the share of the Greater Sydney benchmark (35%). Owned outright or with a mortgage accounted for most of the remaining tenure type (29%), which was well below the Greater Sydney benchmark (64%).
- **Slightly lower median household income.** The annual median income of households within the 400m Primary Study Area was \$92,530, which is on par with the Greater Sydney benchmark of \$92,200. The income levels were lower within the 800m Social Infrastructure Study Area, at \$85,890.

Table 9 Resident population demographic profile

| Category | PSA | SISA | Greater Sydney |
|--|----------|----------|----------------|
| Income | | | |
| Median individual income (annual) | \$46,760 | \$40,820 | \$37,460 |
| Variation from Greater Sydney median | 24.8% | 9.0% | na |
| % of persons (15 years or older) earning \$1,000pw or more | 45.9% | 42.2% | 37.3% |
| Median household income (annual) | \$92,530 | \$85,890 | \$92,200 |
| Variation from Greater Sydney median | 0.4% | -6.8% | na |
| % of Households earning \$2,500pw or more | 33.5% | 31.2% | 31.8% |
| Individual income | | | |
| No income | 15.4% | 15.6% | 12.3% |
| Low | 24.7% | 29.2% | 34.2% |
| Medium | 45.3% | 41.1% | 41.9% |
| High | 14.6% | 14.1% | 11.6% |
| Household income | | | |
| No income | 9.3% | 8.0% | 2.0% |
| Low | 13.4% | 19.1% | 14.1% |
| Medium | 32.8% | 30.5% | 39.6% |
| High | 44.6% | 42.4% | 44.3% |
| Age Structure | | | |
| 0 years | 0.9% | 0.8% | 1.2% |
| 1-2 years | 1.4% | 1.3% | 2.6% |
| 3-4 years | 1.0% | 0.9% | 2.6% |
| 5-6 years | 0.7% | 0.7% | 2.6% |
| 7-11 years | 1.4% | 1.4% | 6.2% |
| 12-17 years | 1.4% | 1.5% | 6.9% |
| 18-24 years | 23.2% | 24.5% | 9.6% |
| 25-34 years | 36.6% | 31.6% | 16.2% |
| 35-49 years | 19.3% | 19.4% | 21.3% |
| 50-59 years | 7.8% | 8.3% | 12.3% |
| 60-69 years | 4.4% | 5.5% | 9.4% |
| 70-84 years | 1.9% | 3.5% | 7.1% |
| 85 years and over | 0.2% | 0.5% | 1.9% |
| Males | 50.9% | 50.2% | 49.3% |
| Females | 49.2% | 50.0% | 50.7% |
| Total persons | 10,100 | 33,880 | 4,823,900 |
| Median Age (years) | 29.0 | 30.0 | 36.0 |
| Country of Birth | | | |
| Australia | 55.7% | 50.6% | 61.9% |
| Aboriginal and Torres Strait Islanders | 1.5% | 1.5% | 1.4% |
| Other Major English Speaking Countries | 13.0% | 12.1% | 7.6% |
| Other Overseas Born | 31.3% | 37.3% | 30.5% |
| % speak English only at home | 70.1% | 63.0% | 62.5% |
| Previous Address | | | |
| Same address as 1 year ago | 64.7% | 67.0% | 83.9% |
| Different address 1 year ago | 35.3% | 32.7% | 16.0% |
| Same address as 5 year ago | 28.1% | 30.2% | 56.6% |

| | | | |
|---|-------|-------|-------|
| Different address 5 year ago | 71.9% | 68.9% | 42.9% |
| Household Composition | | | |
| Couple family with no children | 27.5% | 27.1% | 23.8% |
| Couple family with children | 10.1% | 9.8% | 37.5% |
| Couple family - Total | 37.6% | 37.0% | 61.3% |
| One parent family | 4.1% | 4.6% | 11.1% |
| Other families | 1.6% | 2.0% | 1.3% |
| Family Households - Total | 43.2% | 43.6% | 73.7% |
| Lone person household | 34.2% | 37.8% | 21.7% |
| Group Household | 22.5% | 18.6% | 4.6% |
| Dwelling Structure (Occupied Private Dwellings) | | | |
| Separate house | 1.8% | 1.8% | 57.2% |
| Semi-detached, row or terrace house, townhouse etc. | 34.8% | 31.8% | 14.0% |
| Flat, unit or apartment | 62.3% | 65.5% | 28.2% |
| Other dwelling | 1.1% | 0.9% | 0.5% |
| Occupancy rate | 91.7% | 91.5% | 92.3% |
| Average household size | 2.1 | 2.0 | 2.8 |
| Tenure Type (Occupied Private Dwellings) | | | |
| Owned outright | 10.5% | 11.6% | 30.0% |
| Owned with a mortgage | 19.3% | 19.8% | 34.2% |
| Rented | 69.6% | 67.9% | 35.1% |
| State or territory housing authority | 6.6% | 12.8% | 4.2% |
| Housing co-operative/community/church group | 4.6% | 2.3% | 0.5% |
| Other tenure type | 0.7% | 0.7% | 0.7% |
| Attending Education (% of those attending) | | | |
| Pre-school | 1.7% | 1.5% | 6.9% |
| Infants/Primary Total | 7.1% | 7.0% | 32.2% |
| Government | 79.8% | 77.5% | 68.4% |
| Catholic | 13.0% | 11.5% | 19.7% |
| Other | 7.2% | 11.0% | 11.9% |
| Secondary Total | 5.0% | 5.1% | 25.0% |
| Government | 54.7% | 57.4% | 54.8% |
| Catholic | 18.0% | 13.9% | 26.4% |
| Other | 27.3% | 28.7% | 18.9% |
| Technical or Further Educational Institution | 6.0% | 6.6% | 7.6% |
| University or other Tertiary Institution | 76.1% | 74.2% | 24.2% |
| Other type of educational institution | 4.1% | 5.7% | 4.0% |
| % of total population attending education | 31.8% | 31.9% | 25.2% |
| Highest Level of Education Completed (% of population aged 15 years and over) | | | |
| Year 12 or equivalent | 89.8% | 87.5% | 67.5% |
| Year 9-11 or equivalent | 8.9% | 10.1% | 26.7% |
| Year 8 or below | 0.8% | 1.7% | 4.4% |
| Did not go to school | 0.4% | 0.7% | 1.5% |
| Highest Level of Non-School Qualification | | | |
| Postgraduate degree | 20.2% | 20.6% | 13.9% |
| Graduate diploma or certificate | 4.4% | 4.0% | 3.4% |
| Bachelor degree | 54.2% | 51.5% | 36.4% |
| Advanced diploma or diploma | 10.7% | 12.0% | 17.7% |
| Certificate | 10.6% | 11.8% | 28.6% |
| % of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described | 63.8% | 58.4% | 52.7% |
| Employment Status | | | |
| Unemployed/ looking for work | 6.1% | 7.5% | 6.0% |
| Labour force participation rate | 74.0% | 69.2% | 65.6% |
| Need for Assistance | | | |

| | | | |
|--|---------------------------------|---------------------------------|---------------------------|
| With Need for Assistance | 7.1% | 5.6% | 4.9% |
| No Need for Assistance | 86.0% | 87.5% | 88.7% |
| Need not stated | 6.9% | 6.9% | 6.4% |
| Top 10 Countries of Birth | PSA | SISA | Greater Sydney |
| 1 | Australia (55.7%) | Australia (50.6%) | Australia (61.9%) |
| 2 | China (10.6%) | China (12.5%) | China (5.0%) |
| 3 | England (4.8%) | England (4.8%) | England (3.4%) |
| 4 | New Zealand (3.5%) | New Zealand (3.1%) | India (2.9%) |
| 5 | United States of America (2.3%) | Indonesia (1.9%) | New Zealand (1.9%) |
| 6 | India (1.4%) | Thailand (1.8%) | Vietnam (1.8%) |
| 7 | Malaysia (1.4%) | United States of America (1.6%) | Philippines (1.7%) |
| 8 | Vietnam (1.3%) | Malaysia (1.4%) | Lebanon (1.2%) |
| 9 | Hong Kong (1.1%) | Hong Kong (1.3%) | Korea South (1.1%) |
| 10 | Philippines (1.1%) | Vietnam (1.3%) | Hong Kong (0.9%) |
| Top 10 Languages Spoken at Home | PSA | SISA | Greater Sydney |
| 1 | English (70.1%) | English (63.0%) | English (62.5%) |
| 2 | Mandarin (10.4%) | Mandarin (12.2%) | Mandarin (5.1%) |
| 3 | Cantonese (2.3%) | Cantonese (3.1%) | Arabic (4.3%) |
| 4 | Spanish (1.9%) | Spanish (1.7%) | Cantonese (3.1%) |
| 5 | Vietnamese (1.6%) | Thai (1.7%) | Vietnamese (2.2%) |
| 6 | French (1.4%) | Indonesian (1.6%) | Greek (1.7%) |
| 7 | Chinese - other (0.9%) | Vietnamese (1.4%) | Hindi (1.4%) |
| 8 | Indonesian (0.8%) | Russian (1.3%) | Italian (1.4%) |
| 9 | Thai (0.8%) | French (1.2%) | Indo Aryan - other (1.3%) |
| 10 | German (0.7%) | Chinese - other (1.0%) | Korean (1.3%) |

Current worker profile

This section provides a brief overview of the worker population within the identified study areas. Worker figures are drawn from the Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing (Census) Place of Work dataset.

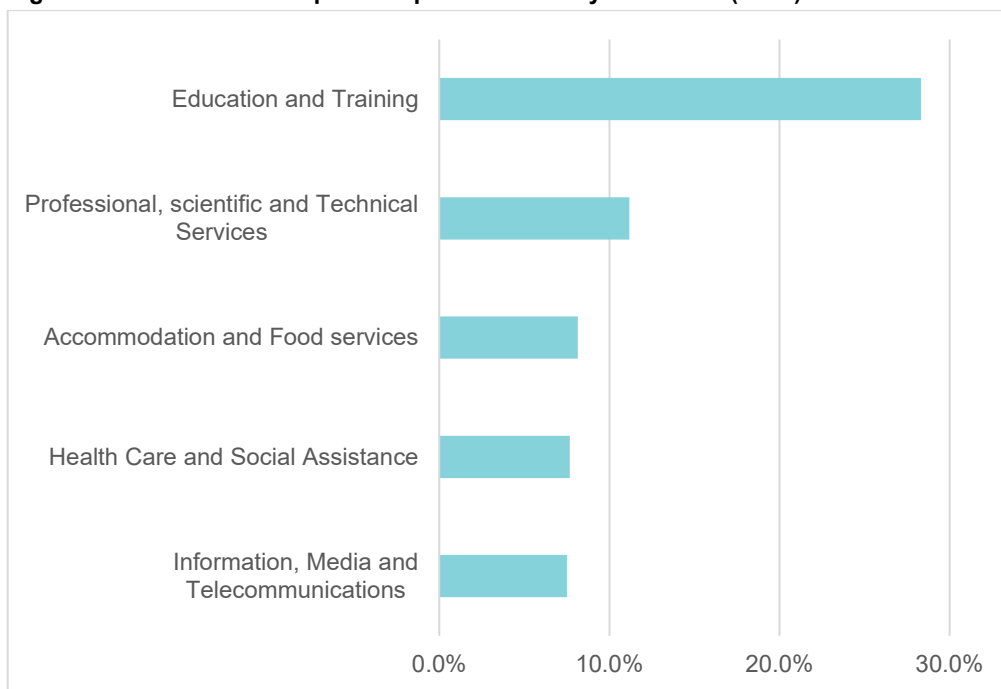
The large worker population of the 800 metre SISA catchment is characterised by a high proportion of individuals employed in the Education and Training employing about 28% of the SISA workforce, Professional, scientific and Technical Services (11%), Accommodation and Food services (8%) and Health Care and Social Assistance (8%) industries. All other sectors had a lower share of workers.

Local workers are typically occupied within white collar roles – primarily described as Professionals (40%); Managers (14%), and Clerical and Administrative follow (15%).

Over half (53%) of the SISA workers are between 20-39 years old. The local worker population is somewhat less diverse than the local residents - 56% were born in Australia, and 67% speak English only at home.

Public transport is most common method of travel to work (40%), nearly double the rate than Greater Sydney average. Private vehicle is used by 32%. 13% use active transport modes (walking, cycling).

Figure 17 Local worker profile – place of work by industries (SISA)



Source: ABS, 2016; Ethos Urban

8.5 Population health profile

This section provides an overview of the existing health context surrounding the site, drawing on publicly available health statistics for the City of Sydney LGA, Sydney Local Health District and the Central and Eastern Sydney Primary Health Network intersecting with the study areas.

8.5.1 Approach and data sources

This section provides an overview of the existing health context surrounding the site, drawing on publicly available health statistics for the City of Sydney LGA, Sydney Local Health District and the Central and Eastern Sydney Primary Health Network intersecting with the study areas (ref. **Section 8.2**).⁴³

It also draws on the population health profile prepared for Central Precinct Renewal Program Social Infrastructure and Sustainability Study, as similar to the Central Precinct, the proposed Redfern North Eveleigh Precinct is part of the broader Tech Central innovation district, and located within City of Sydney LGA.

The following documents have been reviewed to inform this analysis:

- *Sydney Local Health District Strategic Plan 2018–2023*
- *South Eastern Sydney Local Health District Journey to Excellence Strategy 2018 –2021*
- *Central and Eastern Sydney PHN Strategic Plan 2019-2021*
- *Central and Eastern Sydney Primary Health Network Needs Assessment Report (Nov 2016)*
- *Phidu Torrens University Australia Social Health Atlas at phidu.torrens.edu.au/social-health-atlases*
- *Centre for Epidemiology and Evidence. HealthStats NSW. www.healthstats.nsw.gov.au/*
- *ABS Census of Population and Housing (2016).*

8.5.2 Summary of key health trends and priority groups

The key findings of the community health profile are highlighted below:

- People living in the Sydney LGA and the Central and Eastern Sydney Primary Health Network (CESPHN) area generally have good health.
- However, certain issues are of concern for health care providers – notably chronic health issues related to overweight and obesity, poor lifestyle behaviours (inadequate nutrition and exercise, alcohol and drug use and smoking), lower than average immunisation and cancer screening rates, high rates of STI notifications, and increasing rates of people reporting mental health concerns, and social isolation.
- The Sydney Local Health District (SLHD) and the CESPHN strategies have highlighted the following priority groups to best support the community: The early years - prenatal to five years of age, Young people, Elderly, People living with disability, Homeless, LGBTIQ+, Refugee and multicultural groups, the Aboriginal community, and low socioeconomic communities.
- Clusters of socio-economic disadvantage surround the Redfern North Eveleigh Precinct project site, indicating concentration of residents in the area who are likely to have more prevalent health issues such as multiple morbidities and long-term conditions.

⁴³ As health statistics are not publicly available for the site-specific study areas, we have referred to Primary Health Network, Local Health District or LGA level data as available to inform the analysis.

8.5.3 Health indicators – study areas

Health statistics are generally not publicly available on small geographical or statistical area level. Data is often reported either on the Primary Health Network (PHN), Local Health District (LHD), or Local Government Area (LGA) level. City of Sydney area has been determined as the key study area for the purposes of the population health profile, and data and policies on the two Local Health Districts and the PHN that intersect or contain the City boundaries have therefore been drawn on in order to inform the analysis, where relevant.

The two LHDs that intersect with the City of Sydney boundaries are Sydney Local Health District (SLHD) and South Eastern Sydney Local Health District (SESLHD). Redfern North Eveleigh Precinct is located within the boundaries of the smaller one of them – the Sydney Local Health District. Those two LHDs also make up the geographical area of the Central and Eastern Sydney Primary Health Network (CESPHN).

HealthStats NSW has published most of the population health metrics on the Primary Health Network (PHN) level, while data on the LGA level is typically not reported. Hence, we have based the health profile on the CESPHN geography. Whilst only a proportion of the PHN residents would live in the City of Sydney area, this broader CESPHN area is the catchment for just over half of the workforce of the City of Sydney area that may have primary health care needs close to workplace, and therefore relevant for the analysis for this site.



Figure 18 Sydney Local Health District (in yellow) and South Eastern Sydney Local Health District (in blue) areas. Site location indicated with a red marker (not to scale).

Source: Health NSW Website, <https://www.health.nsw.gov.au/lhd/Pages/lhd-maps.aspx>

8.5.4 Key health issues and trends

Following are key population health characteristics in the district:

Generally good health and higher than average life expectancy

People living in the Sydney LGA and the CESPHN, generally have good health with somewhat higher life expectancy than the NSW average. In 2019, about 84% of the CESPHN residents aged 16 or over considered themselves to have excellent, very good or good health, compared to 80% for NSW. However, the CESPHN needs analysis notes that City of Sydney is among the top 3 LGAs within the CESPHN that have the highest number (17,924) of persons aged 15 and over with fair or poor self-assessed health.

Almost half of the population is overweight or obese

In 2019, nearly half (48%) of the CESPHN residents were considered overweight or obese, up from 38% in 2002. Despite the rate being lower than the state average of 55%, this is of significant concern for the health system. SLHD Strategic Plan 2018-2023 states that being overweight or obese significantly increases the risk of developing type 2 diabetes, cardiovascular disease, endocrine and gastrointestinal problems, and some cancers in adults. While somewhat lower than the NSW average, 9.1% CESPHN adults reported to have diabetes in 2019, rate nearly double as high compared to 2002.

Lifestyle factors including insufficient physical activity; alcohol consumption

This trend may be associated with various lifestyle behaviours impacting on health, such as insufficient physical activity, insufficient consumption of fruit and vegetables, and risky alcohol consumption in adult population:

- Over a third (37%) of the CESPHN adults consume alcohol on risky levels, and increasingly so since 2015 (25%). Drug use related hospitalisations are also on the rise, in particular methamphetamine related hospitalisations.
 - CESPHN records an upward trend in the incidents of use or possession of amphetamines, cannabis, cocaine, ecstasy and narcotics; and Sydney LGA has seen upward trends in more than one drug.
 - Some population groups are disproportionately represented in alcohol and other drug (AOD) services, including: LGBTIQ+, those involved in criminal justice system, Aboriginal population, culturally and linguistically diverse (CALD) communities, homeless population and young people.
- Less than half (44%) of the CESPHN adults eat recommended amount of fruit, and less than 1 in 10 adequate amount of vegetables (6.6%). While physical activity rates are improving, and better than the NSW average, over a quarter (29%) of the CESPHN adults don't engage in sufficient levels of physical activity.

Lower immunisation and cancer screening rates

While child immunisation rates have improved over time, the CESPHN rates are lower than the NSW average and City of Sydney has in the PHN Needs Analysis been highlighted as a focus area. Similarly, the Sydney LGA lags behind in some youth and adult immunisation measures. Adult influenza and pneumococcal immunisation rates for persons aged 65 years+ in the CESPHN region are both below the State rate. Coverage rates for HPV vaccine coverage in males in Sydney LGA (61.1%) is below the NSW rate of 69.9% and CESPHN average of 72.1%.

Cancer screening rates are low in certain groups. Uptake of bowel cancer screening programs in adults aged 50-74 years in the CESPHN region and breast cancer screening programs in females aged 50-74 years is lower than National and State rates, with the fifth lowest participation rate in both in 2014-2015. Breast screening participation rates are lower in both CALD and Aboriginal population groups compared to the PHN population rates, however overall the 50-54 age group has the lowest participation rates across the CESPHN region. The SESLHD portion of Sydney LGA had an incidence rate of cervical cancer which was 2 times the NSW rate. The 20-24 years' age group had the lowest participation rates in cervical screening programs across the CESPHN region.

High rates of STIs

One area of concern for the CESPHN are high rates of sexually transmissible infection notifications. In 2019, the average annual notification rate for chlamydia in the CESPHN was 1.5 times the rate for NSW while notification rate for gonorrhoea was double (2.1 times) compared to the notification rate across NSW. Chlamydia notification rates are increasing and are three times higher for those aged 16-24 years. CESPHN Needs analysis highlights Sydney LGA as the LGA with highest notification rates (1,146 per 100,000 population) in the PHN area, nearly triple the

CESPHN average. Sydney LGA also has higher notification rates than the CESPHN for gonorrhoea and infectious syphilis. Of the blood borne viruses (Hepatitis B, Hepatitis C and HIV), CALD populations are a priority population for Hepatitis B and Hepatitis C across the State. HIV notification rates are consistently high across the CESPHN region, with over half of NSW residents notified with newly diagnosed HIV infection residing in SESLHD (31.3%) and Sydney LHD (16.6%). The Sydney LGA had the highest number of newly diagnosed HIV infections across the CESPHN region (highest rate in each LHD respectively). CALD and males are a priority group.

Rising rates of psychological distress

A notable proportion of people in the PHN (17%) were experiencing high or very high psychological distress in 2019. The proportion has nearly doubled compared to the 9% captured in 2011. CESPHN analysis highlights youth, LGBTIQ+, CALD, Aboriginal people, veterans and those at risk of homelessness as priority groups accessing or needing specific mental health support. It is important to note that the rate of people to experience mental illness would have notably increased since due to the impacts of the Covid-19 pandemic.

Note that some of the health concerns – such as an increase in the proportion of adults living with diabetes or psychological distress - are not unique to the city population, but are also witnessed regionally or nationally.

8.5.5 Priority health action areas

The SLHD strategy highlights advocating for healthy built environmental planning through community engagement and inter-sectoral collaboration with a focus on equity and influencing the social and policy factors that affect health — the social determinants of health — by working in partnership with the community and other sectors as strategic actions to support those goals.

Strategic goals of the SLHD (relevant to this Study) include:

- 'Engaged, empowered and healthy community'
- 'A healthy built environment'
- 'Equitable care.'

The SLHD strategy highlights advocating for healthy built environmental planning through community engagement and inter-sectoral collaboration with a focus on equity and influencing the social and policy factors that affect health — the social determinants of health — by working in partnership with the community and other sectors as strategic actions to support those goals.

8.5.6 Health equity: social determinants of health and priority groups

A person's health is closely linked to the conditions in which they live, work, grow and play – known as the “social determinants of health.” Socio-economic position, educational attainment, lifestyle behaviours can affect the health of individuals and communities. Health issues such as multiple morbidities and long-term conditions have found to be more prevalent in disadvantaged areas. For example, CESPHN finds that LGAs with generally lower socioeconomic status (or pockets of low SES) had the highest rates of circulatory system disease in the area, this includes Sydney LGA.

The Socio-Economic Indexes for Areas (SEIFA) are produced by the Australian Bureau of Statistics to describe various aspects of advantage and disadvantage, in terms of people's access to material and social resources, and their ability to participate in society.

The ABS Index of Relative Disadvantage factors in issues such as income, employment, occupation, education, housing and English proficiency. Each of these inequities signify substantial barriers which may prevent people from accessing and benefitting from health services within the area. Maps showing the SEIFA categorisation are shown over page.

While the City of Sydney is a relatively wealthy area, there are various pockets across the City area that have higher than average levels of relative disadvantage, many nearby the Redfern North Eveleigh Precinct, and the Paint Shop Sub-Precinct site.

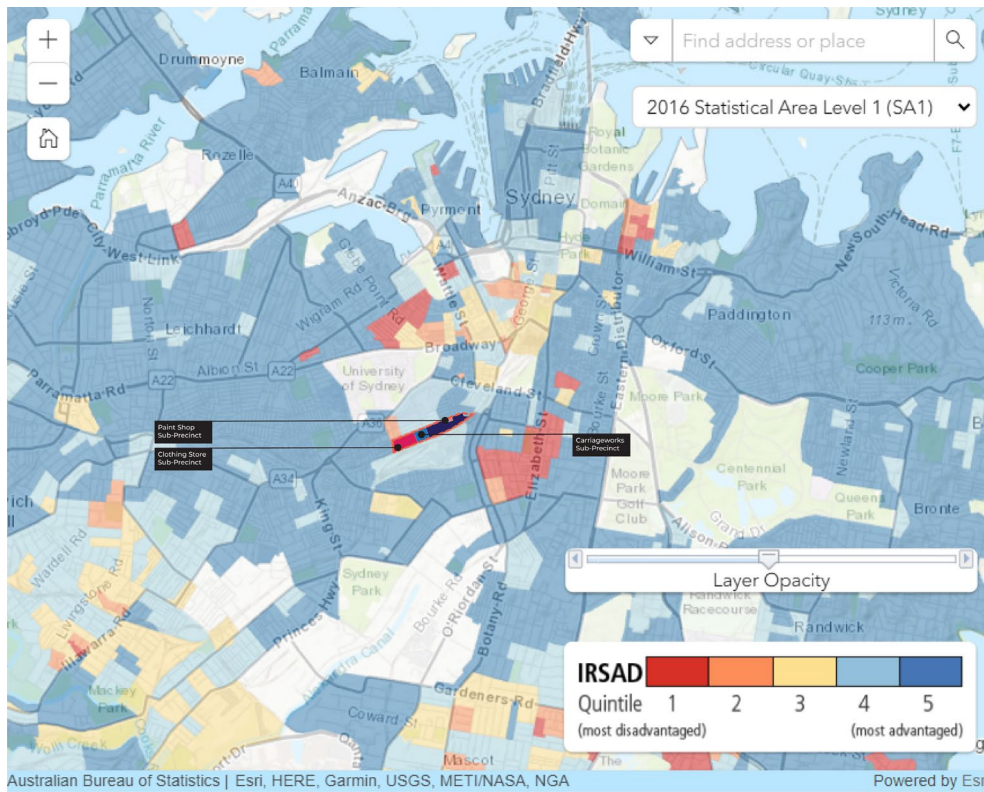


Figure 19 Distribution of relative advantage and disadvantage, City of Sydney LGA
 Source: ABS Census of Population and Housing (2016)

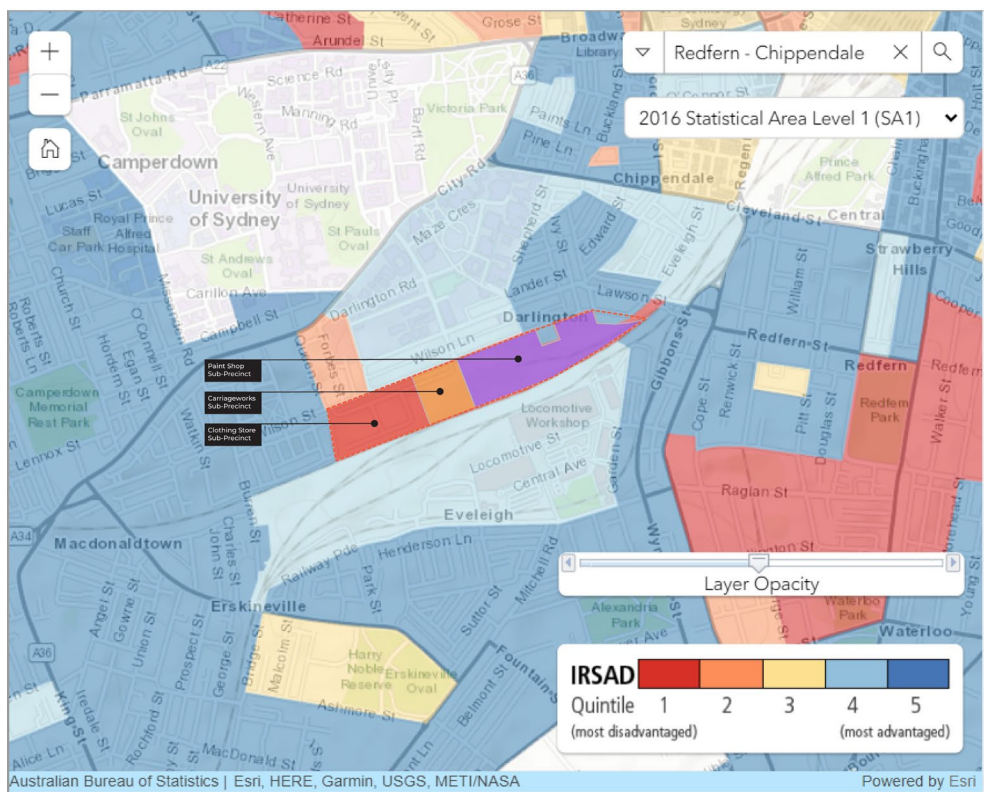


Figure 20 Distribution of relative advantage and disadvantage, focus on the Redfern North Eveleigh study area
 Source: ABS Census of Population and Housing (2016)

A person's health is closely linked to the conditions in which they live, work, grow and play – known as the “social determinants of health.”

A large number of people living in the Sydney LGA may be experiencing significant levels of health risks and inequities:

- 7,500 City of Sydney residents were unemployed, and additional 45,000 not in the labour force in 2016. Note that this figure may currently be notably higher due to the Covid-19 pandemic impacts.
- 5,000 people were homeless (including those sleeping out, couch-surfing, in boarding houses, or in severely overcrowded accommodation) on the Census night.
- 8% of adult residents of the LGA had experienced running out of food and not being able to afford to buy more at least once during the 12 months prior the Census.
- At least 5,000 residents need assistance with daily activities (i.e. live with severe disability)

There is also marked variation between subgroup populations. For example, people living with disability and the elderly are a high users of healthcare services, and there is over-representation of Aboriginal and culturally and linguistically diverse (CALD) patients with long term health conditions.

8.5.7 Key health equity issues for priority groups

To best support the community and prevent and mitigate various health issues, the SESLHD, SLHD and the CESP HN strategies have highlighted the following priority groups (not in any order):

- Aboriginal and Torres Strait Islander communities
- Culturally and linguistically diverse communities, including refugees and international students
- Older people
- Children in their early years - prenatal to five years of age
- Young people
- People living with disability
- Homeless people
- LGBTIQ communities
- People experiencing homelessness and domestic violence.

Following is an overview of the key health issues identified for these priority groups.

Aboriginal and Torres Strait Islander people

At the State and National levels, Aboriginal and Torres Strait Islander people experience higher rates of chronic disease such as diabetes, chronic kidney disease, heart/circulatory and respiratory problems and mental health and higher rates of behavioural risk factors such as overweight and obesity, lack of physical activity, smoking and sexual health.

Over 2,400 of the City of Sydney and 13,500 CESP HN residents identify as Aboriginal (based on the 2016 Census count, but this is likely to be higher as the Census is considered to undercount some population groups). The Aboriginal and Torres Strait Islander population experience significant disadvantage, and are more likely to experience homelessness or be hospitalised than non-Aboriginal people.

Socioeconomic disadvantage impacts upon the Aboriginal population who are vulnerable to poor lifestyle choices and diseases. Aboriginal people have lower participation rates in cancer screening programs and poorer antenatal, infant and child health.

It is estimated that differences in the social determinants of health between Aboriginal and non-Aboriginal people explain between a third to a half of the mortality gap. Locally, there is an over representation of dwellings rented by Aboriginal people (almost 45%) for the Indigenous areas of Sydney City, twice the national rate of 21.5%.

Rates of Aboriginal homelessness is a priority issue for SLHD with estimates of 556 per 10,000 Aboriginal people in Sydney, Leichhardt and Marrickville LGAs, compared to 125 per 10,000 on non-Aboriginal people in the same area.

Culturally and linguistically diverse residents – including refugees and international students

The population of the CESP HN region is diverse with over a third of the population born overseas. At least 75,000 City of Sydney and more than 565,000 CESP HN residents speak a language other than English at home. While the majority of overseas-born migrants to Australia enjoy good health, increased risks exist in specific population groups (such as refugees). People from non-English speaking backgrounds may also be less likely to report medical conditions or have difficulty accessing health services due to language barriers and are a priority population group.

The particular issues and vulnerabilities faced by **international students** – a significant population of whom lives around the precinct – is discussed in **Section 9.3**.

Older people

While the City of Sydney population includes a high share of young student and professional residents, the CESP HN Needs Analysis identifies that Sydney Inner City statistical area (similar to the LGA area boundaries) had the highest increase in the total dependency ratio between the 2011 and 2016 Census years in the PHN (26.3% increase), reflecting a growing ageing retired population.

While the Aboriginal population in general has a considerably shorter life expectancy than the non-Aboriginal population, CESP HN has the highest proportion of Aboriginal and Torres Strait Islanders people aged 50-54 years in comparison to all 31 PHNs across Australia.

As the elderly cohort are high users of healthcare and aged care services, this could present challenges if aged care service supply cannot meet the increasing demand. Common health issues for older people include dementia, frailty, heart failure, pulmonary disease, and risk of mental health. Within CESP HN, mental health in older people was identified as a major health need. Antipsychotic dispensing rates for 65 years and over indicate there are areas of high usage including Sydney Inner City area.

Mothers and babies

Sydney LGA is among the CESP HN councils with highest number of births in 2015 – with 11.9% or 2,331 of the CESP HN births in 2015. CESP HN child immunisation rates are generally in line with National and State rates (2016), however Sydney Inner City SA3 area has low rates.

Young people

The range of information available on youth health is limited, however youth mental health and youth homelessness have been identified as priority areas.

People experiencing homelessness, at risk of homelessness and domestic violence

Those who experience homelessness are affected by a range of chronic conditions and participate in risky health behaviours. Nationally, homelessness is an increasing issue and NSW has the highest rate of homelessness than any other state.

The primary reason (33.8% of homelessness) is domestic violence and relationship issues, violence and assault, followed by accommodation issues (including housing affordability). The majority of those who are experiencing homelessness are under 35 years of age.

Population groups who are particularly vulnerable to experiencing homelessness include Aboriginal and Torres Strait Islanders and youth aged 12-18 years. In NSW in FY2015-2016, the CESP HN had six LGAs in the top 100 LGAs with recorded domestic violence, the City of Sydney being ranked highest (ranked 47).

8.6 Crime and safety

Safety is fundamental to the liveability of a city. Safety and security include access to basic needs such as food and shelter, as well as protection from crime, violence, and the impacts of natural disasters. As poor urban design exacerbates crime risk regardless of gender, race, age or class, low levels of community safety and security affect the use of public spaces for social interaction, physical activity, active transport, and access to the natural environment.

In 2019, Sydney was ranked the number one safest city in Australia and fifth in the world by The Economist Safe Cities Index.⁴⁴ While this is an excellent result and Sydney generally is and is perceived safe, Redfern Station and neighbouring areas remain as hotspots for some types of crime and are perceived unsafe (see below sections).

Perceptions of safety are often based on how people feel about an area or place. Environments that feel safe can contribute to overall feelings of wellbeing and restoration, reduce depression, improve wellbeing, and support mental health by promoting community capacity, cohesion, and connections. It can also help reverse the negative impacts on a particular community that has experienced people moving away because it is perceived as unsafe.

City of Sydney Community Safety Action Plan (2019-2023) has set out following priority areas for action:

- Safe streets and spaces - Working with partners to increase actual and perceived public safety in Sydney's streets and spaces as well as management of lighting, CCTV, parks, footpaths, graffiti and waste management.
- Crime prevention and response - Contributing to reducing local crime and supporting initiatives that address domestic and family violence, sexual assault and safeguarding children from abuse.
- Ready and resilient - Working together to better prepare for and respond to emergencies that may arise, and strengthening community resilience.
- A safe global destination - Helping visitors and international students to feel welcome and experience the city safely, and promoting Sydney as a safe place to visit, study and invest.

The Redfern North Eveleigh Precinct can support the City of Sydney aspirations primarily through delivery of safe streets and spaces, which in turn can also support resilience of the local community, as well as Sydney being seen as a safe destination globally.

Crime prevention through environmental design (CPTED), social and community initiatives, diversity of businesses, licensing, and approaches to reduce alcohol-related harm, as well as community engagement and action are some of the opportunities to prevent crime and improve perceptions of safety in built environments. Perceptions can be influenced by environmental and design factors, as well as social factors including the behaviour of other people. Making changes to the environment through designing, activating and managing the city's streets and public places can reduce fear of crime and opportunities for actual crime to occur.^{45 46}

8.6.1 Rates of crime in the City of Sydney and the Redfern North Eveleigh locality

NSW Bureau of Crime Statistics and Research (BOCSAR) Crime Trends Tool publishes data on recorded incidents of selected types of offence by local government areas.⁴⁷

Data for incidents recorded in City of Sydney area in year 2020 shows that the most common offence type in the area is theft, with 11,241 incidents recorded in the LGA in the year. This is followed by drug offences, with 6,381 recorded incidents, and by 'against justice procedures' with 4,907 incidents in 2020. Assaults were recorded on 3,668 occasions, and sexual offences on 623 times.

It should be noted that City of Sydney area normally attracts a large number of workers and visitors (expanding the pool of potential victims and offenders in the area), and therefore the rate of crime to number of residents in the area is generally inflated. For example, the figures for year 2020, when worker and visitor access to the City area was restricted due to the Covid-19 pandemic, were 15-36% lower compared to incidents reported in 2019 across most of the categories shown in **Figure 21**.

⁴⁴ Safe Cities Index 2019; The Economist Intelligence Unit Limited 2019; safecities.economist.com/safe-cities-index-2019

⁴⁵ City of Sydney 2019, A City for All, Community Safety Action Plan 2019-2023

⁴⁶ NSW Ministry of Health 2020, Healthy Built Environment Checklist

⁴⁷ NSW BOCSAR 2020, Crime Trends Tool bocd.lawlink.nsw.gov.au/bocd/cmd/crimetrends/lnit

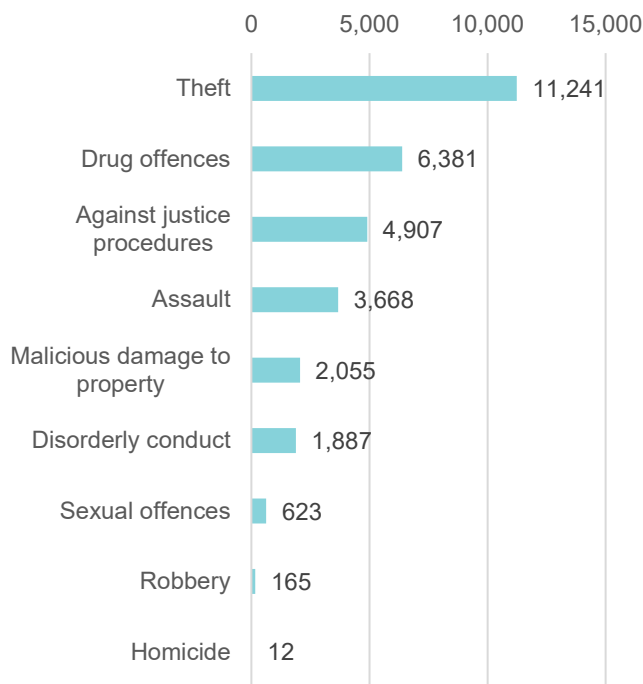


Figure 21 Recorded incidents of selected offence types in the Sydney Local Government Area, in 2020

Source: Ethos Urban, based on BOCSAR NSW Crime Trends Tool, data query ref no 2021-1304387-4

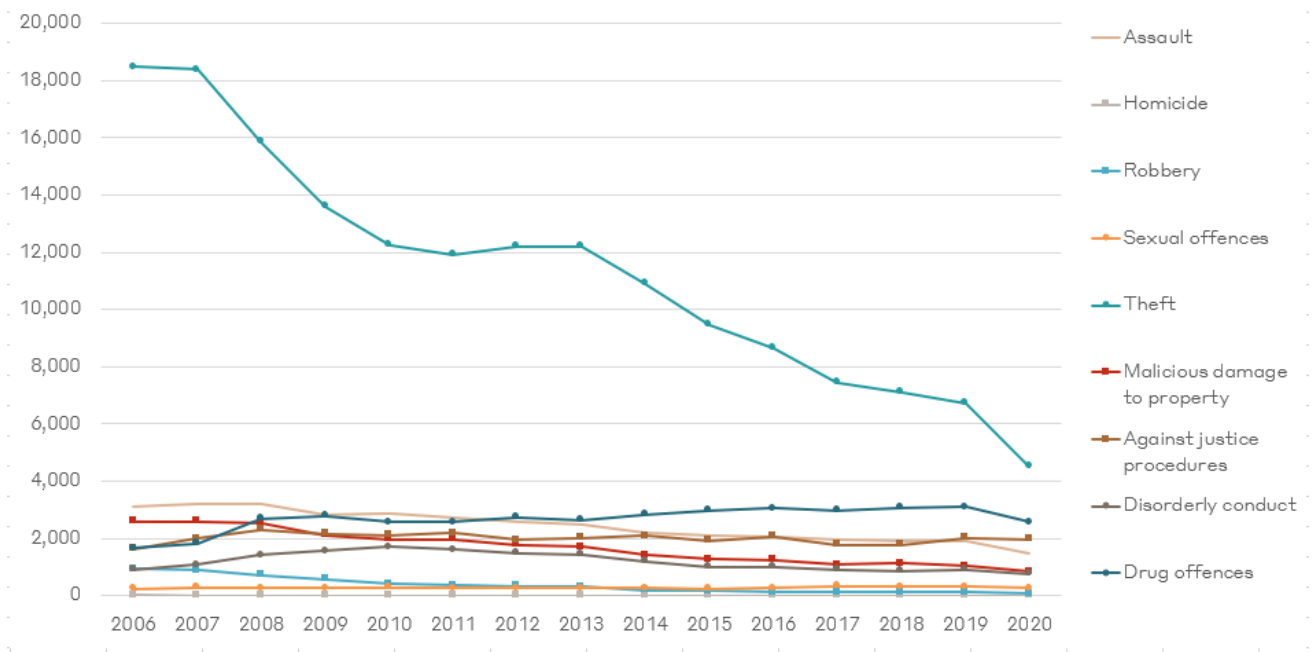


Figure 22 Recorded incidents of selected offence types in the Sydney Local Government Area, rate to 100,000 residents, 2006-2020

Source: Ethos Urban, based on BOCSAR NSW Crime Trends Tool, data query ref no 2021-1304387-4., and Estimated Population Figures sourced from Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0), compiled and presented by .id.

Comparing the number and rate of incidents to population over a longer period of time, some clear trends emerge:

- Recorded incidents of theft (including rate to population) have been consistently and significantly decreasing over the past 15 years. The exception is 'steal from store' sub-category of the offence type, where the overall figures have been trending up over the years.
- Rates of incidents for the broader categories of assault, robbery, malicious damage to property and disorderly conduct have also generally declined. However, pure figures for offences such as domestic-violence related assaults and trespass are somewhat up.
- Drug offences have however notably increased over the past 15 years, both based on overall numbers, and also as a rate to local population that has significantly increased over that time.
- Another category of concern is sexual offences, where recorded incidents and rate to population have increased.

NSW Bureau of Crime Statistics and Research (BOCSAR) NSW Crime Tool website⁴⁸ data shows the rate of incidents of crime per 100,000 residents by offence type by various geographical areas. Crime hotspot maps (BOCSAR data) available on the website show the relative rates of crime to population in the suburbs surrounding the study area, in comparison to other areas in Greater Sydney.

Offence types with more significant results for the Redfern North Eveleigh Precinct and surrounds include higher than average rates of robbery, receiving and handling stolen goods, theft from dwellings, criminal intent, as well as use/ possession of narcotics.

8.6.2 Safety perceptions

City of Sydney Community Wellbeing Survey gauges the perceived safety of local residents across five different scenarios. A general feeling of safety has remained one of the highest rated aspects of personal wellbeing for the City residents across the three survey waves in 2011, 2015 and 2018.

Safety perceptions in City of Sydney

City of Sydney Community Wellbeing Survey gauges the perceived safety of local residents across five different scenarios. A general feeling of safety has remained one of the highest rated aspects of personal wellbeing for the City residents across the three survey waves in 2011, 2015 and 2018.

Overall, perceptions of safety have been at very high levels for feeling safe at home, both in daylight (92% felt 'safe' or 'very safe' in 2018) and after dark (87%), and for walking alone near home in daylight (91%).

While the rating for 'feeling safe walking near home after dark' is lower (61%), it improved notably between 2011 and 2015 (from 50% to 61%), and the improved level was maintained in 2018. There is room for improvement in this category though, with 20% of residents reporting to feel 'unsafe' or 'very unsafe' when walking near home after dark.⁴⁹

Safety perceptions in the Redfern North Eveleigh Precinct locality

Local communities perceive areas in proximity to the Redfern North Eveleigh Precinct to be unsafe, particularly at night, in part due to a lack of lighting and passive surveillance.

This issue is particularly felt by women in Sydney. The Committee for Sydney and Plan International's *Safety after Dark* study on women's safety.⁵⁰ This study reported the findings of Plan International's 'Free to Be' crowd-mapping tool,⁵¹ which allows women to pinpoint areas in Sydney which made them feel safe or unsafe. This revealed that women identified areas in proximity to the Redfern North Eveleigh Precinct to be unsafe, such as Redfern Station, Macdonaldtown Station, and parts of Lawson Street and King Street (ref. **Figure 23**).

⁴⁸ NSW Bureau of Crime Statistics and Research (BOCSAR) 2020, NSW Crime Tool website, crimetool.bocsar.nsw.gov.au/bocsar

⁴⁹ City of Sydney Strategy and Urban Analytics Unit 2019, City of Sydney Community Wellbeing Indicators Report

⁵⁰ Matthewson, G., Webb, I., and Kalms, N., Committee for Sydney & Plan International, 2019, *Safety after dark: Creating a city for women living and working in Sydney*, CfS

⁵¹ <https://www.plan.org.au/you-can-help/join-the-movement-for-girls-rights/free-to-be/>

The study identified environmental factors such as poor lighting, poor infrastructure (e.g., design which inhibits line of sight), and lack of security as exacerbating feelings of being unsafe among women in Sydney.

Recommendations arising from this study include increased lighting and security around public transport nodes; improving access to reporting technology, such as phone charging stations or emergency call buttons, and the training of venue staff to recognise sexual harassment.

Several parts of the locality feature poor lighting as well as high traffic noise and volumes along adjacent roads leading to a pedestrian-averse environment. The Redfern North Eveleigh Precinct Renewal offers an opportunity to comprehensively address these issues through urban transformation, creating a neighbourhood and a destination that feels – and is – safer and more welcoming for all community members during the day and night.

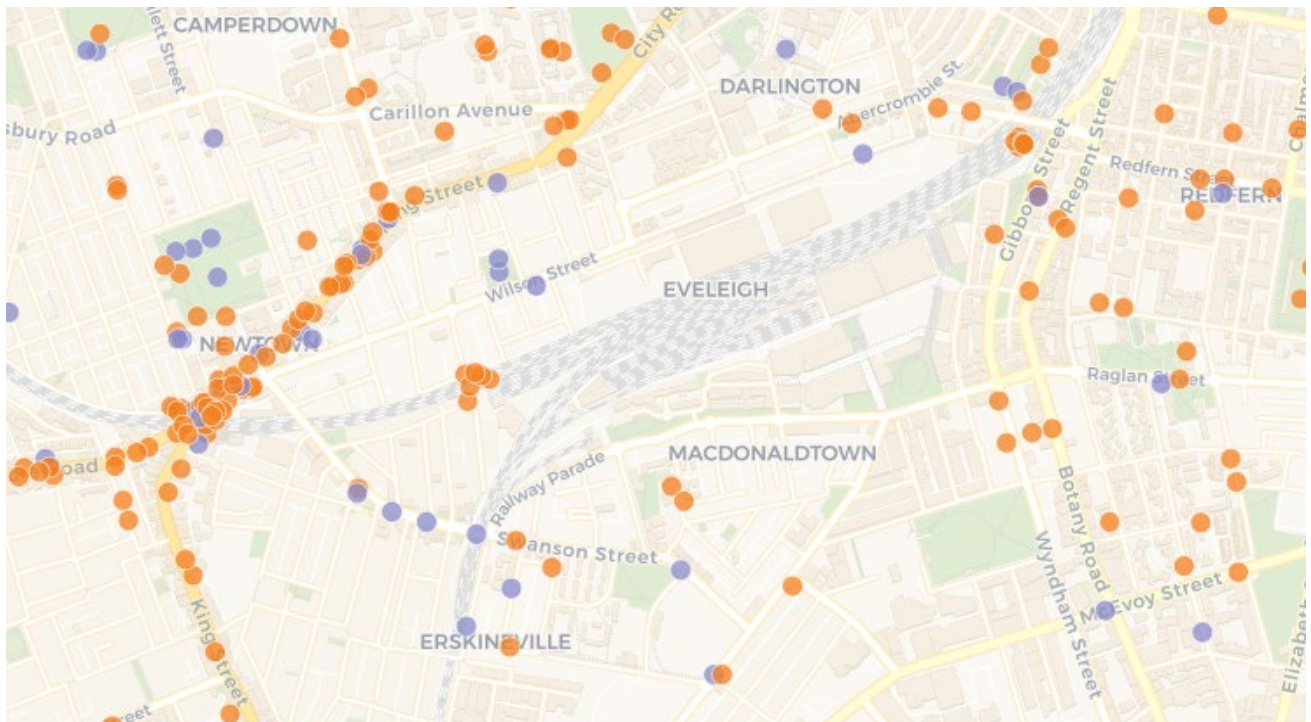


Figure 23 'Free to Be' Map – Orange spots indicate where women often feel unsafe, where purple spots indicate where women often feel safe

Source: Plan International

9.0 Key social issues, trends, constraints and opportunities

This chapter addresses the following social issues, challenges, opportunities, and trends impacting the project.

The key considerations include:

- Significance of the area to Aboriginal people
- Ongoing socio-economic transformation and gentrification of Redfern and Waterloo
- Large student communities living and studying in the area
- Cost of living, economic inequalities and related impacts in inner Sydney
- Importance of 'third places' in long term community building
- Importance of affordable cultural infrastructure floorspace in the inner city
- Greening the urban environment to support community wellbeing

9.1 Significance of the area to Aboriginal and Torres Strait Islander communities

“Once a network of clans within the Eora nation, Sydney now has a large Aboriginal population (second to the Northern Territory) and has clusters of Aboriginal communities in La Perouse, Redfern, Marrickville, Mt Druitt, Penrith, and Cabramatta. Across these enclaves are family and kinship networks that tie them together.”

“There is, of course, another dimension to the cohesiveness of Aboriginal communities in the Sydney area and that is the tightly knitted kinship and family networks that exist here. They are just as strong here as they are in more discrete rural and remote areas. And it is an aspect of contemporary Indigenous culture that kinship and family ties bind our communities in a way that reinforces our more traditional obligations but interweave more widely than they once did.”⁵²

9.1.1 Importance of Redfern to Aboriginal communities from across Australia

Redfern North Eveleigh is located on the land of the Gadigal people of the Eora Nation, which holds extensive cultural significance for Aboriginal people and the land. As such, places in and around the Precinct, namely Redfern, have come to be – and to symbolise – the urban cultural centre of Sydney’s Indigenous population.

Redfern North Eveleigh is located on the land of the Gadigal people of the Eora Nation, which holds extensive cultural significance for Aboriginal people and the land. As such, places in and around the Precinct, namely Redfern, have come to symbolise the urban cultural centre of Sydney’s Indigenous population. During the mid-20th century, factory jobs around Redfern and Eveleigh attracted Indigenous people migrating from reserves across New South Wales as they presented the opportunity of attaining greater freedom and self-determination.

Redfern soon developed into a tight-knit urban community of Aboriginal people in which the effects of discrimination were less severe, and was the birthplace of many Indigenous rights movements, such as the 1972 Aboriginal Tent Embassy, as well as many Aboriginal-founded and controlled services which catered to the community.⁵³

According to the most recent census data, the Aboriginal population of Redfern declined from 35,000 in 1968 to less than 300 in 2016. This decline in population can be attributed primarily to housing affordability in the inner Sydney

⁵² The Urban Aboriginal Landscape (Behrendt, L. n.d.) (WSU, 2013) https://www.westernsydney.edu.au/__data/assets/pdf_file/0007/6928/Behrendt_Final.pdf

⁵³ National Indigenous Australians Agency n.d., 'This is the story of Redfern', <https://www.niaa.gov.au/sites/default/files/publications/indigenous/empowered-communities/alt/description-redfern.html>.

region and to the lack of public and Aboriginal-specified housing in the area. There was a targeted move to relocate Aboriginal families (which tend to be larger) to public housing in Western Sydney from the late 1970s onwards.⁵⁴

The ABS estimates that 3,604 Indigenous Australians lived in the Sydney Inner City Statistical Area Level 3 (SA3)⁵⁵ in 2016. The boundaries of this SA3 are similar to the City of Sydney LGA area. Indigenous Australians make up 1.6% of the SA3 population. Relevant to the Redfern North Eveleigh Precinct study area, 515 Indigenous Australians were estimated to live within a smaller Redfern-Chippendale Statistical Area 2 (SA2), making up 2.2% of the population⁵⁶, which is higher than across the Sydney Inner City SA3 on average.

The Redfern-North Eveleigh area is however a place of continuing importance for Aboriginal communities across Australia. It is described as the 'Urban Homeland', being a place of activism and community. Redfern Community Centre, located in 'The Block' is a focus for Aboriginal social and cultural activities in Sydney. Key community groups for the local area included the Redfern Residents for Reconciliation, the Redfern Aboriginal Corporation, the Settlement, Renew, and the Chippendale Residents Wilson Bros Factory Site Action Group⁵⁷. The railways, in particular, are also considered important to the local community, employing a significant number of Aboriginal persons (and continuing to be a significant employer). The rail housing in the area fostered a strong sense of community, and its cultural legacy continues today.⁵⁸

The recognition and preservation of this historical and cultural significance has not always been considered and incorporated in the past, resulting in limited places that tell stories which are relevant and meaningful for the Indigenous community.

9.1.2 Living cultures and connection to Country

Integrating and celebrating Aboriginal peoples' connection to country in the Redfern North Eveleigh precinct is integral to prioritising and celebrating the living cultures that call the precinct home. The Connecting with Country Report (Balarainji, 2021) emphasises the prioritising and respecting of Aboriginal storytelling protocols in the precinct's design as part of the GANSW statement of commitment.¹

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Intangible cultural heritage (ICH) is also preserved in living cultures of Redfern North Eveleigh area. ICH includes those practices that communities transmit across time, including dances and songs, crafts and culinary practices, rituals and traditions.⁵⁹ The Connecting with Country report (Balarainji, 2021) notes the global race to preserve ICH as a response to increasing globalisation, recognising its crucial importance not only as a source of economic revenue and education, but also as a record of a community's identity and history. Intangible heritage is important to provide an identity for the precinct and give Country its spirit (Balarainji, 2021).

Indigenous cultural tourism is an important component of the Australian tourism industry and will likely continue to grow. Tourists are primarily interested in education about Indigenous art, culture, and community practices.⁶⁰ However, Aboriginal communities and culture are often invisible in cities to the people who live and work there. The general invisibility of Indigenous communities in Australian cities tends to conceal the historical dispossession of Indigenous people and affirm a colonial narrative.⁶¹

⁵⁴ Redfern North Eveleigh Precinct Renewal Project, The Connecting with Country Framework (Balarainji, 2021)

⁵⁵ The ABS Statistical Areas are Census data collection catchments within the Main Structure of the Australian Statistical Geography Standard (ASGS). Smallest of these areas are ABS Statistical Areas Level 1 (SA1s). Statistical Areas Level 2 (SA2) are medium-sized general purpose areas built up from whole Statistical Areas Level 1. ABS Statistical Areas Level 3 (SA3s) are built from aggregations of whole Statistical Areas Level 2 (SA2s) to represent regions of between approximately 30,000 people and 130,000. These boundaries reflect a combination of widely recognised informal regions as well as existing administrative regions such as State Government Regions in rural areas and local Government Areas in urban areas. The SA4 level regions are the largest sub-State regions in the Main Structure of the ASGS, and have been designed for the output of a variety of regional data.

⁵⁶ ABS Estimates of Aboriginal and Torres Strait Islanders Australians, June 2016 (Released 01 April 2020)

⁵⁷ Redfern North Eveleigh Precinct Renewal Project, The Connecting with Country Framework (Balarainji, 2021)

⁵⁸ *ibid*

⁵⁹ Yerrabingin, South Eveleigh Native Rooftop Farm, <https://www.yerrabingin.com.au/projects/rooftop-farm>, accessed 14 September 2021

⁶⁰ Indigenous Tourism in Australia: Profiling the domestic market (Aus Gov, 2010) <https://www.yumpu.com/en/document/read/27176180/indigenous-tourism-in-australia-profiling-the-domestic-market>

⁶¹ The Urban Aboriginal Landscape (Behrendt, L. n.d.) (WSU, 2013) https://www.westernsydney.edu.au/_data/assets/pdf_file/0007/6928/Behrendt_Final.pdf

The original custodians of the land and Country should be visible to residents, workers, and visitors to a city. The provision of Indigenous cultural centres should be aimed at increasing visibility wherever possible. The quality of cultural venues and the experiences offered within them is crucial to the engagement and satisfaction of visitors, which in turn supports Indigenous communities and businesses.^{62 63}

Consultation conducted by Balarinji to inform the Connecting with Country framework for the Redfern North Eveleigh Precinct identified that the community strongly supported the need for the precinct to continue as a place of living culture. Suggestions included a co-design process with the local community, embedded language through wayfinding, signage, and placenames, and replacing imagery of Country to reconnect with Country.⁶⁴

The renewal of Redfern North Eveleigh Precinct will play a role in sharing stories and providing opportunities for people to learn about and celebrate Sydney's rich Indigenous cultures. Genuine, iterative, and inclusive engagement with Indigenous communities throughout the redevelopment process will be important to facilitate equity and cultural recognition for Indigenous Australians, and to inform appropriate cultural interpretation strategies for Redfern North Eveleigh.

9.1.3 Equity and opportunity – addressing disadvantage

It is a priority of the City of Sydney to embrace “the truthful reflection of the history and experiences of First Nations peoples”, and to facilitate a city which is “dedicated to equity, opportunity, and respect for Aboriginal and Torres Strait Islander communities.”⁶⁵

Despite progress, Aboriginal and Torres Strait Islander Australians continue to experience relative disadvantage compared to the general community. The rate of Indigenous adult imprisonment increased by 72% between 2000-2019, while the Indigenous youth detention rates stands at 22 times the rate of non-Indigenous youth.⁶⁶

Furthermore, Indigenous Australians suffer from shorter life expectancies, poorer health, higher rates of infant mortality, and lower levels of educational attainment and employment than non-Indigenous Australians. This is often due to social and cultural determinants of health such as intergenerational trauma, “resulting from the ongoing and cumulative effects of colonisation, loss of land, language, and culture, the erosion of cultural and spiritual identity, forced removal of children, and racism and discrimination.”⁶⁷

Services and facilities which specifically provide support to Indigenous Australians are crucial in order to effect change. It has been identified that Indigenous medical services are necessary in addressing the cumulative impacts of continued discrimination on Indigenous health by providing the appropriate level of culturally sensitive care, and community-empowering health education services.⁶⁸

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⁶² Aboriginal Tourism Action Plan 2017-2020 (Aus Gov, 2017) www.ecotourism.org.au/assets/Resources-Hub-Indigenous-Tourism/Aboriginal-Tourism-Action-Plan-2017-2020.pdf

⁶³ Cultural Centre, Destination Cultural Offer and Visitor Satisfaction (Zeng, B. 2017) <https://www.mdpi.com/2071-1050/9/11/1984>

⁶⁴ Balarinji, 2021, Connecting with Country report for Redfern North Eveleigh, p.16

⁶⁵ City of Sydney 2020, 'Stretch Reconciliation Action Plan', www.cityofsydney.nsw.gov.au/strategies-action-plans/reconciliation-action-plan

⁶⁶ Australian Government Productivity Commission 2020, 'Overcoming Indigenous Disadvantage: Key Indicators 2020', www.pc.gov.au/research/ongoing/overcoming-indigenous-disadvantage/2020/report-documents/oid-2020-overcoming-indigenous-disadvantage-key-indicators-2020-report.pdf

⁶⁷ Australians Together 2020, 'Indigenous disadvantage in Australia', australianstogether.org.au/discover/the-wound/indigenous-disadvantage-in-australia/

⁶⁸ Baba, J. Brolan, C. & Hill, P. 2014, 'Aboriginal medical services cure more than illness...', equityhealthj.biomedcentral.com/articles/10.1186/1475-9276-13-56

⁶⁹ City of Sydney 2020, 'Stretch Reconciliation Action Plan', www.cityofsydney.nsw.gov.au/strategies-action-plans/reconciliation-action-plan

9.2 Social and economic transformation of surrounding areas

9.2.1 Ongoing socio-economic transformation of Redfern

There is a view among Redfern's Indigenous community that more needs to be done to support Indigenous livelihoods in urban, inner-city areas.⁷⁰ Numerous redevelopment projects in the surrounding area, such as the Waterloo Estate and adjoining Metro Station, will continue to transform Redfern and impact its communities.

According to 2016 Census data, Redfern's median weekly rent had risen from \$255 to \$500 in the decade before, now substantially higher than the national average of \$355. The rising price of living in Redfern and other inner-city areas is a major contributing factor to the declining urban Indigenous population, as long-term residents are forced to the fringes and further outside of the suburb.⁷¹

Evidence of a changing demographic is exemplified by the recent completion of the South Eveleigh precinct. Drivers for the project have been identified as a population of affluent, young professional singles and couples whose per capita incomes are 30% greater than the Sydney metropolitan average. The development is mostly targeted toward this population of above average spenders who are expected to be drawn to the area, as is reflected by the diverse retail and hospitality venues planned for the site.⁷²

Affordable housing provision is a key response to these issues. The Redfern North Eveleigh Precinct currently includes an affordable housing development by City West Housing of 88 apartments, completed in 2015.⁷³

9.2.2 Renewal of the Waterloo Estate

The Waterloo State Significant Precinct, on the perimeter of the 800m study area, is set to undergo large-scale urban renewal in the delivery of new homes, shops, major transport services, community facilities, parks, and open spaces over the next 20 years. The precinct covers an area of 20ha and will include the development of the Waterloo Metro Quarter and the redevelopment of Waterloo Estate.⁷⁴

Following the announcement of the new Waterloo Metro Station, the Waterloo Estate was identified by the NSW Government's Communities Plus program as a key site to deliver new social and affordable housing alongside private market housing over the next 15-20 years.⁷⁵ The NSW Government's vision for Waterloo Precinct is rooted in community and seeks to strengthen Waterloo's character, foster social connection and cohesion, encourage active transport options, and celebrate its' history, culture, and diversity.⁷⁶

The development of Waterloo South is expected to catalyse significant change for the community in terms of age, socio-economic status, and cultural diversity. Waterloo South currently contains a high proportion of residents over 50 years of age (68%), lone person households (73%),⁷⁷ and residents which depend highly upon Government income support (79%).

Significant redevelopment of Waterloo East has resulted in substantial demographic change, including the attraction of tertiary students, culturally and linguistically diverse (CALD) residents, migrant workers, professionals, young couples, and young families. Consequently, only 8% of Waterloo East's population are over 60 years of age, 64% of households are couples without children, and there are low levels of socioeconomic disadvantage. There is also an increased demand for childcare facilities, schools, recreational facilities, and other social infrastructure. This demographic trend is likely to continue following the redevelopment of surrounding areas.⁷⁸

⁷⁰ Ibid.

⁷¹ Gorrey, M. 2019, 'Redfern's soaring rents push Aboriginal community to the fringe', *The Sydney Morning Herald*, <https://www.smh.com.au/national/nsw/redfern-s-soaring-rents-push-aboriginal-community-to-the-fringe-20190604-p51u90.html>

⁷² Mirvac, n.d., 'South Eveleigh Retail Leasing Opportunities', <https://southeveleigh.mirvac.com/-/media/Project/Mirvac/OandI/SouthEveleigh/Leasing-brochures/MIR01396-SE-Leasing-Brochure-09.pdf?la=en&hash=152C43808475479657F45FFDCCF63FB1E6CBFF89>

⁷³ Richard Crookes Constructions 2021, 'North Eveleigh Affordable Housing', <https://richardcrookes.com.au/project/north-eveleigh-affordable-housing-2/>

⁷⁴ NSW DPIE 2020, *Waterloo State Significant Precinct*, <https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Waterloo>

⁷⁵ NSW DPIE 2021, *Waterloo Estate*, <https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Waterloo/Waterloo-Estate>

⁷⁶ NSW Government 2018, *Waterloo Metro Quarter State Significant Precinct Study*, <https://s3.ap-southeast-2.amazonaws.com/dpe-files-production/s3fs-public/dpp/297723/Waterloo%20Metro%20Quarter%20State%20Significant%20Precinct%20Study.pdf>

⁷⁷ Elton Consulting 2020, 'Waterloo South Social Sustainability Report'.

⁷⁸ GHD 2020, 'Social Baseline Report – Waterloo'.

9.3 Student communities in Sydney

9.3.1 Sydney is a home for major university campuses

The City of Sydney contains a high concentration of tertiary institutions and students, with 14% of the population attending university, and 7.4% employed in the education and training sector according to the latest census data.

The broader Eastern City District is home to four major university campuses – The University of Sydney, University of Technology Sydney, University of Notre Dame, and University of New South Wales –, as well as several satellite campuses. As such, the Sydney LGA is an attractive area for both students and workers of tertiary institutions to reside.

The University of Sydney Campus is in close proximity to the Redfern North Eveleigh site, which is reflected in the demographic of surrounding suburbs. 9.5% of Redfern's population is attending university, combined with 43.3% in Darlington, and 7.8% in Erskineville/Eveleigh⁷⁹. As of 2020, there were 35,484 undergraduate students and 25,384 postgraduate students attending The University of Sydney, with a total of 8,531 academic and general staff⁸⁰.

It is a state and regional government priority to grow and invest in health and education precincts, particularly within Sydney's Innovation Corridor. The Greater Cities' Commission recognises the importance of the Innovation Corridor for the growth of Sydney's economy, and has identified several factors which would ensure the development of the Corridor:

“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.”⁸¹

As the neighbourhoods surrounding the Redfern North Eveleigh Precinct are located in close proximity to universities and other tertiary education facilities, there are a number of student accommodation developments in the area, including but not limited to, Urbanest Darlington, The Regiment, Scape Darlington, Abercrombie Student Accommodation, Scape Abercrombie, Iglu Redfern Student Housing, and Urbanest Cleveland Street.

While there is growing demand for affordable student housing in the area, surveys⁸² conducted during 2020 on international students in private rental housing and the impacts of COVID-19 (in Australia) indicate that half of students (565,000) across universities, vocational education and training, and English language (ELICOS) are unable to pay their rent.

Housing affordability was already a major factor for many students pre-Covid19 pandemic, along with the insecurity of steady work. The scale of recent job lay-offs in the hospitality industry suggest almost all students employed in this sector will have lost income. Adding to student vulnerability is that students are not eligible for benefits or wage subsidies, leading to housing evictions and living in crowded share housing.

9.3.2 Large international student community

The City of Sydney estimates, that in 2016, more than 35,000 international students were studying on campuses in the local government area, and more than 10,000 were living locally. While numbers of international students in Sydney have been impacted by COVID-19, with ongoing impacts as yet unknown, the locality surrounding the Redfern North Eveleigh Precinct is likely to continue to be a place of study and home to many.

⁷⁹ Profileid 2016, City of Sydney, <https://profile.id.com.au/sydney/education?WebID=10>

⁸⁰ The University of Sydney 2020, Annual Report 2020, <https://www.sydnev.edu.au/content/dam/corporate/documents/about-us/values-and-visions/annual-report/annual-report-final.pdf>

⁸¹ Greater Sydney Commission 2018, Eastern City District Plan, <https://GCC-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/eastern-district-plan-0318.pdf>

⁸² Australian Government media release The Hon David Coleman MP Minister for Immigration, 4 April 2020

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International students provide diverse cultural and social perspectives which can encourage creativity and innovation while strengthening ties with global growing economies (a high proportion of international students in Sydney are from Asia). However, these students face a range of challenges when they arrive in Sydney.

City of Sydney's International education action plan (2018) identifies international students may be more vulnerable to becoming victims of crime and may be less likely to report crime due to various factors. It can also be difficult for international students to access and rent adequate accommodation, connect with other international and local students, access wellbeing resources and assistance, and participate in workplace experiences or part time work – all of which maximise the positive potential of international education in Australia. Covid-19 pandemic related health orders which prevent international students from returning home to their families may also result in visa withdrawals, which in conjunction with loss of income, may place students at risk of homelessness.

9.4 Cost of living and rising socio-economic inequalities

9.4.1 High cost of housing in inner Sydney and its impacts

Evidence from the Australian Housing and Urban Research Institute (AHURI) suggests that successful innovation districts require mixed land uses and are socially, culturally, and economically diverse, with a diverse range of housing types, tenures and prices.

Housing is a central component of productive, healthy, and meaningful lives, and a principle social determinant of health and wellbeing.⁸³ Cost of housing can form large ongoing expenses in household budgets, and has become a key issue impacting quality of life for many residents of the City of Sydney local area.

The Community Wellbeing Survey undertaken by City of Sydney in 2018 revealed that about half of local residents were unhappy with the cost of accommodation in their neighbourhood. Students, young people and people living with disabilities were impacted more often. In more severe cases this has led to food insecurity, where residents ran out of food, and could not afford to buy more. Home buying and rent prices were the top reasons mentioned for residents planning to move out of the area.⁸⁴

ABS estimates that in 2016 more than 5,000 City area residents were living in severely crowded dwellings, temporarily with other households, staying in boarding houses, in supported accommodation, or in more extreme cases, sleeping rough⁸⁵.

Evidence from the Australian Housing and Urban Research Institute (AHURI) suggests that successful innovation districts require mixed land uses and are socially, culturally, and economically diverse, with a diverse range of housing types, tenures and prices. However, international evidence has shown that innovation districts are known to reduce housing affordability and displace many lower-income earners and long-term residents. Some of the people impacted are in fact innovation workers themselves, which in turn can then impact on competitiveness of those districts.⁸⁶

The City of Sydney's Community Strategic Plan targets 15% of housing stock to be social and affordable housing, to support low to moderate income earners.⁸⁷ Supply is far short of these goals, sitting at 9% in 2019.⁸⁸

⁸³ Baker, Lester, Bentley & Beer (2016) Poor housing quality: Prevalence and health effects, Journal of Prevention & Intervention in the Community

⁸⁴ City of Sydney (2019), Majority of City residents satisfied with their life overall, news.cityofsydney.nsw.gov.au/articles/majority-of-city-residents-satisfied-with-their-life-overall

⁸⁵ ABS, Census of Population and Housing 2016

⁸⁶ Dowling, R., Maalsen, S., Emmanuel, L. and Wolfson, P. (2020) Affordable housing in innovation-led employment strategies, AHURI Final Report No. 333

⁸⁷ City of Sydney (2017) Sustainable Sydney 2030, Community Strategic Plan 2017– 2021

A lack of housing diversity is one of the major issues in developing environments conducive to support innovation. Evidence points to the importance of innovation districts engaging with questions of housing affordability, availability, and diversity.⁸⁹



Figure 24 North Eveleigh affordable housing delivered by CityWest in the Clothing Store sub-precinct

Source: Richard Crookes Constructions

9.4.2 Food insecurity in inner Sydney

Food insecurity is a rapidly growing issue in the City of Sydney where up to 17,000 residents were classified as 'food insecure' in 2018, meaning they are unable to afford food for themselves and/or their family⁹⁰. City of Sydney stakeholder feedback gathered to inform the Redfern North Eveleigh Precinct study confirms that food insecurity in Sydney LGA has been further exacerbated through the Covid 19 pandemic.

In order to combat this issue, the City of Sydney is supportive of a number of independent businesses and social enterprises which are working to reduce food insecurity in the LGA. Local restaurants have collaborated with community services and charities to deliver meals to those in need, while enterprises such as OzHarvest and Viral Kindness deliver fresh produce and pantry staples to vulnerable community members.⁹¹ It is a City of Sydney priority to:

“Collaborate with local businesses, government agencies and not-for-profit organisations to address food insecurity, including through initiatives that address entrenched social and economic disadvantage; increase the affordability and accessibility of healthy and nutritious food, and provide nutrition education for the community.”⁹²

⁸⁸ City of Sydney (2019) Community Wellbeing Indicators 2019

⁸⁹ Dowling, R., Maalsen, S., Emmanuel, L. and Wolfson, P. (2020) Affordable housing in innovation-led employment strategies, AHURI Final Report No. 333

⁹⁰ SBS 2018, 17,000 people in the City of Sydney can't afford enough food, <https://www.sbs.com.au/food/article/2018/05/25/17000-people-city-sydney-cant-afford-enough-food>

⁹¹ City of Sydney 2020, How our communities work together for food relief, <https://news.cityofsydney.nsw.gov.au/articles/how-the-community-has-worked-together-so-no-one-goes-without-a-meal>

⁹² City of Sydney 2018, 'A City for All: Towards a socially just and resilient Sydney'.

9.4.3 Digital connectivity and disadvantage

Collaboration between government, private, and not-for-profit sectors is necessary in order to address the digital divide. The digital inclusion of all Australians is vital for economic growth and recovery in a post-COVID-19 world, and to ensure all Australians can access evolving essential services.

A new kind of poverty – “digital poverty” – adds another layer to the disadvantage already experienced by many individuals and families in Sydney. While internet infrastructure is widely available, 2.5 million Australians are still disconnected as of 2020. Geography plays a substantial role in this divide, while affordability and age are also critical factors.

Digital exclusion extends beyond education and affects the health and wellbeing of entire households, for example, creating barriers to accessing telehealth services, working from home, applying for jobs or financial support, and accessing necessary online information (which is even more crucial during a pandemic).⁹³

Collaboration between government, private, and not-for-profit sectors is necessary in order to address the digital divide. The digital inclusion of all Australians is vital for economic growth and recovery in a post-COVID-19 world, and to ensure all Australians can access evolving essential services.

“The goal of digital inclusion is to enable everyone to access and use digital technologies effectively. It goes beyond simply owning a computer or having access to a smartphone. Social and economic participation lies at the heart of digital inclusion; using online and mobile technologies to improve skills, enhance quality of life, educate, and promote wellbeing, civic engagement, and sustainable development across the whole of society”⁹⁴.

Stakeholder consultation with City of Sydney and HERDU representatives to inform the Redfern North Eveleigh Study have highlighted the importance of digital connectivity and equity that is an issue in the areas surrounding the site. Provision of free or affordable digital access within the Precinct is an opportunity for the community to benefit from the Renewal Project.

9.5 Urban amenity for community wellbeing

9.5.1 ‘Third places’ and long term community building

Recent research undertaken across major Australian cities highlights that while local innovation districts may offer recreational, cultural and community-based activities, there is typically a lack of social coherence between knowledge workers and the broader community. The research highlights the importance of the civic domain and social infrastructure, along with “authentic scenes and unique experiences” to enhance community engagement and build social capital.⁹⁵

‘Third places’ is a term coined by sociologist Ray Oldenburg and refers to places where people spend time between home (‘first’ place) and work (‘second’ place). According to Oldenburg, they are locations “where we exchange ideas, have a good time, and build relationships.” The most effective ones for building community are evidenced to be physical places where people can easily and routinely connect with each other: churches, parks, recreation centres, hairdressers, gyms and even fast-food restaurants.

Third places have a number of important community-building – or social capital-building – attributes. Depending on their location, they enable the “levelling out” of people’s socio-economic status and background, creating environments where people are able to feel and be treated as social equals. Informal conversation – enabled through casual social interaction – is evidenced to be the main activity and most important linking function.⁹⁶

⁹³ Sydney Morning Herald 2020, ‘Digital poverty: emergence of a new kind of poor’, <https://www.smh.com.au/education/digital-poverty-emergence-of-a-new-kind-of-poor-20201117-p56fek.html>.

⁹⁴ Telstra 2020, ‘Measuring Australia’s Digital Divide’, https://digitalinclusionindex.org.au/wp-content/uploads/2020/10/TLS_ADII_Report-2020_WebU.pdf.

⁹⁵ Esmailpoor Arabia, Yigitcanlara, Kamruzzamanb, Guaraldae (Cities 96, 2020) “How can an enhanced community engagement with innovation districts be established? Evidence from Sydney, Melbourne and Brisbane

⁹⁶ Butler, Dias (Brookings, 2016) “Third places” as community builders

Public spaces – including open spaces, community facilities and the public domain more broadly – are primary third places where this social life takes place. Commercial spaces, such as galleries, supermarkets, restaurants, bars and cafes are potentially just as important, but offering less of a “levelling out” effect in that they are not free, so access is governed by affordability.

In this way, social infrastructure plays a primary foundational role in the ongoing social sustainability of the city, and as a tool for strengthening communities as they grow. Provision of social infrastructure and high quality public domain will be critical to enable socio-economic diversity within the Precinct, thereby contributing to its vibrancy, dynamism, activation, the resilience of its communities, and its long term success.

9.5.2 Affordable cultural infrastructure to support social vibrancy and the creative economy

The Carriageworks sub-precinct is already home to the largest multi-arts centre in Australia and is a key destination for cultural and creative expression for the Greater Sydney region. Further development of the Redfern North Eveleigh Precinct brings the opportunity to support cultural life and output and provide avenues for expression which are accessible to the entire community.

The City of Sydney recognises that there is limited creative and cultural expression, and in particular a lack of affordable supportive infrastructure floorspace in the LGA. Additionally, there are often administrative barriers and ‘red tape’ which prevent frequent cultural and creative activity in the public realm. The affordability of commercial floorspace, which has led to a reduction in cultural infrastructure space, as well as spaces for small to medium sector for rehearsal and performance, has been identified as a further contemporary barrier to innovation.

The City of Sydney’s vision for Sydney’s cultural life is as follows:

“Creativity in Sydney is visible. Creativity is not measured by the number and quality of our cultural venues. It is evident in the city’s street life, in expressions of creativity in the public domain (and its virtual equivalents), and in memorable precincts that offer a variety of large- and small-scale activity, interaction and experiences”⁹⁷.

The Carriageworks sub-precinct is already home to the largest multi-arts centre in Australia and is a key destination for cultural and creative expression for the Greater Sydney region. Further development of the Redfern North Eveleigh Precinct brings the opportunity to support cultural life and output and provide avenues for expression which are accessible to the entire community.

Early engagement with diverse communities is recommended by the City to identify design needs across a range of cultural space types, which will help ensure innovation and viability is fully realised.

In addition to provision of cultural infrastructure, engagement with low income earners, students, renters, and local creative cohorts will be vital in developing relevant programming for effective day and night-time activation of spaces within the Redfern North Eveleigh Precinct. Engagement with these groups will help to build reciprocity with local cultural producers, who often bring their own networks and social capital.

As the Precinct’s public space initiative shifts from engagement to implementation, a commitment to socially inclusive spaces and programming relevant to the community’s vision is vital in creating a common ground that brings people together across cultures and economic backgrounds.

⁹⁷ City of Sydney 2014, ‘Cultural Policy and Action Plan 2014-2024’.

9.5.3 Diversifying and activating Sydney's night-time economy

The area surrounding Redfern North Eveleigh Precinct is also a key part of Sydney's night-time economy. Sydney has the largest night-time economy and highest number of visitors in Australia – generating \$3.64 billion in revenue annually, with more than 4,600 businesses employing more than 32,000 people.

City of Sydney and the NSW Government are currently focused on growing and diversifying Sydney's night life to improve vibrancy, activation, and safety. City of Sydney has recently changed planning controls to enable retailers, cultural venues, and other attractions to stay open later and broaden people's choices for things to do at night.

The diversity of Sydney's night-time economy is vital in attracting international workers (including innovation sector workers), visitors and students. For many of the communities living in the study area, the provision of free and/or low cost night-time recreation opportunities is equally important. The provision of 'third places' allows residents, especially those living in higher densities, the opportunity to partake in recreational activities and leisure within their means.

9.5.4 Creating greener urban futures

[The World Health Organisation \(WHO\) link urban green space with better health and wellbeing outcomes as green space can help combat air pollution, noise, chronic stress, and insufficient physical activity.](#)⁹⁸

Urban environments that incorporate green elements, through design and landscaping of public spaces and green building design, improve the quality of life and wellbeing for workers and residents interacting with these spaces. Both state and local governments have recognised the importance of sustainable design and green open spaces for social sustainability and wellbeing, especially as density and populations grow.

The World Health Organisation (WHO) link urban green space with better health and wellbeing outcomes as green space can help combat air pollution, noise, chronic stress, and insufficient physical activity.⁹⁹

The WHO highlights the link between availability of urban green space and better health and wellbeing for everyone, but in particular for economically deprived communities, children, pregnant women, and senior citizens. Further, green infrastructure is essential for managing heat and other climate and environmental issues in urban areas, while increasing happiness and reducing incidences of disease and illness.¹⁰⁰

The City of Sydney's Greening Sydney Strategy¹⁰¹ aims to create a network of upgraded urban spaces and civic amenities that support social cohesion and gathering, while increasing Sydney's green canopy.

The NSW Premier's aim to plant 5 million trees by 2030, and the Council's target of 40% greening in the CBD environment, can only be met through greener open spaces that are accessible, connected, and integrated with high density commercial development.

The benefits for the environment, including reducing the urban heat island effect, and helping to increase sense of belonging and thus decrease loneliness, demonstrate the physical, mental health, and social benefits of greening in urban spaces.

Ecologically sustainable building design elements such as energy efficient lighting systems, and passive and biophilic design components, also contribute to workforce and broader community health and wellbeing – as well as the health of the environment.

⁹⁸ World Health Organization, *Urban green spaces and health; a review of evidence* (2016) Page 40

⁹⁹ World Health Organization, *Urban green spaces and health; a review of evidence* (2016) Page 40

¹⁰⁰ Greening Sydney Strategy (Draft), City of Sydney, 2021.

¹⁰¹ Ibid.

10.0 Community and stakeholder perspectives

10.1 Introduction

This chapter provides an overview of community perspectives identified through relevant community consultation processes undertaken by Transport for NSW to develop the RNE Strategic Vision.

In addition, it details key social and health issues and trends identified through the stakeholder engagement undertaken to inform this social infrastructure study and equity focused health impact assessment.

Aspirations of the broader communities of City of Sydney have also been reviewed, to provide a holistic view of issues relevant to the community.

10.2 Community consultation to inform the strategic vision for the Redfern North Eveleigh Precinct

Approach

Transport for NSW undertook a series of community and stakeholder engagement activities during 2020 in order to inform the strategic vision for the Redfern North Eveleigh site. These activities included an online community survey which ran from August to October, disseminated via letterbox to 25,000 residents, an online place design forum in August run by Transport for NSW and DPIE, and three online community workshops during September and October. The community survey gathered a total of 82 responses, and the combined online engagement was attended by at least 80 people.

These activities were informed by earlier consultation which collected the following feedback:

- Heritage is very important to the community.
- There is support for the renewal of the North Eveleigh site to incorporate Design Excellence, appropriate infrastructure improvements, accessible open space and affordable housing.
- There should be improved links for pedestrians, cyclists and public transport customers.
- There was a range of issues, including site access, parking, traffic, building design, overshadowing, and impact on infrastructure and services.
- The Precinct needs to have the right balance of housing, open space, heritage and community facilities such as childcare.
- There were concerns regarding building height and density, and the impact on the area's character.
- The sustainability measures needed to be more stringent.

Transport for NSW will continue to engage with relevant communities and stakeholders throughout the lifetime of the project, including public display periods and future planning stages. An Aboriginal Engagement Strategy will also be produced and implemented in order to ensure genuine and meaningful engagement with Aboriginal communities and stakeholders.

Community feedback

Community feedback indicated the following issues and priorities:

- There is a high level of interest in being part of the renewal.
- A renewed precinct should be 'community focused' and provide new and accessible facilities and open spaces for all ages and cultures.
- The Precinct's Aboriginal and non-Aboriginal history should be preserved and shared with the community.
- Renewal of the Precinct should be sympathetic to its current neighbourhood character.
- The renewed Precinct must play its part in delivering Tech Central and creating jobs of the future.

- The new Precinct needs to be a great place for all the communities who will be in the area – existing and new residents, transport customers, business owners and workers, and government agencies.
- Designing for Country to be understood and incorporated early in the project.
- Aboriginal and non-Aboriginal heritage to be respected throughout the planning, design and development.
- The creation of jobs is important, particularly jobs for women in Science, Technology, Engineering and Mathematics (STEM) and technology industries.
- The precinct needs to be a place that people come to and not just through.
- The area needs to be connected to surrounding neighbourhoods.
- Local liveability is important while managing the pedestrians, cyclists and vehicles that move through the area.
- Ownership of the land is important to its ongoing governance.
- Community members would like to be further engaged through the renewal planning process.

10.3 Consultation with Aboriginal community members to guide the Precinct renewal

Engagement with Aboriginal communities was undertaken by an Indigenous design consultant Balarinji, in order to prepare a Connecting with Country Framework to guide the renewal of the Redfern North Eveleigh Precinct. This section draws on the findings highlighted in the Draft Connecting with Country Framework report by Balarinji (2021).

Approach

To ensure local Aboriginal voices are embedded at all points of the project, Balarinji has undertaken Aboriginal community engagement and provided advice in relation to compliance with the Government Architect NSW (GANSW) Connecting with Country Draft Framework. Consultation with key community members and organisations has provided a basis for an approach to Country-cantered design, integrated with mutual community and project benefits. Balarinji held nine, one-on-one stakeholder interviews via Zoom in August and September 2021, with a cross section of the Aboriginal community with deep ties to the project area.

The organisations and community positions interviewed included:

- Three Gadigal Elders
- Community member and Advisor to the CEO of Inner West Council
- Redfern Community Member and Knowledge Holder
- Gadigal Community member and horticulturalist
- Elder and Redfern Community Member
- Redfern Community Member and board member Mudingal Women's Group Redfern
- Gadigal Community member and horticulturalist.

Balarinji has also undertaken consultation with key Aboriginal community members and organisations on behalf of the project's Heritage Consultant, Artefact to inform the Aboriginal Cultural Heritage Study (ACHS) within the overarching Heritage Interpretation Strategy for the project. Balarinji held six key stakeholder interviews via Zoom in August and September 2021, which included discussion of Artefact's proposed key themes and responses to six key questions. The organisations and community positions interviewed for the ACHS included:

- Two Gadigal Elders
- Redfern community member/ Previously Assistant Curator, Aboriginal Interpretation Projects at Sydney Living Museum
- Redfern Community Member and Knowledge Holder
- Redfern Community Member/ Redfern Then and Now Historical Walking Tours
- Elder and Redfern Community Member

Community feedback

Community aspirations for the site were extensive, and stakeholders noted the capacity for the project to deliver positive outcomes for the local community if Connecting with Country was applied consistently throughout the entire lifecycle of the project and in close liaison with the Aboriginal community. Some specific community aspirations for the site included:

- Language as a key design integration tool.
- Embedding Aboriginal storytelling protocols and two-way education.
- First Nations approaches to environmental management and inclusion of cultural elements in the precinct design.
- Restoring Country and allowing Country to regenerate.
- Providing shared places for the Aboriginal community gather and employment opportunities for them to maintain and regenerate Country.
- Providing community spaces that are welcoming and allow for the practice of culture.
- Best practice remuneration and acknowledgement of Indigenous Cultural and Intellectual Property (ICIP).
- Prioritising financial and economic benefits for the local Aboriginal community.
- Prioritising recognition and responsibility of Aboriginal people, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams.
- A return benefits plan to support opportunities for local Aboriginal businesses to stay, grow and thrive in the Redfern North Eveleigh Precinct
- Acknowledging and exploring opportunities to showcase cultural diversity of the Aboriginal community.
- Incorporating histories of Aboriginal employment and life on the railways into the precinct.
- Recognising and celebrating the contemporary story of the strong Aboriginal community, along with heritage and Urban Homeland. It is more than recognition or social equity, it's a future story.

Community concerns related to the capacity for the site to contribute towards positive social outcomes for the community include:

- Concerns that the precinct may not become a place of living cultures.
- Preserving the sense of Urban Homeland.
- Working with the community to retain intangible cultural heritage.
- Supporting Aboriginal businesses to thrive and Aboriginal community members to stay in the area, given its unaffordability.

The Connecting with Country report also details a number of themes that have implications on community health and wellbeing that were identified through consultation with community stakeholders. These key themes have informed this social infrastructure needs analysis and health impact assessment (ref. **Part C** and **Part D**), and resulting recommendations for the Redfern North Eveleigh subject site. These key themes and considerations include:

- Significance of restoring Country as a priority for the precinct. This was raised by every person consulted with. Restoring Country would highlight a respect for Country and a return to the health of Country.
- Housing affordability and rent control.
- The need for affordable and inclusive community space, allowing for a variety of activities including the practicing of culture.
- The increasing difficulty for small businesses to succeed due to unaffordability.
- Desire to increase the green canopy with native planting and ensuring sustainable building practices.

Outcomes of consultation

Based on the outcomes of the community consultation, the Draft Connecting with Country Framework report (Balarinji, 2021) outlines four key findings with bearing on the delivery of social benefit through the project:

- Principle of Action 3 of the GANSW Connection with Country Draft Framework prioritises financial and economic benefits to Country and Traditional Custodians.
- Principle of Action 6 of the GANSW Connection with Country Draft Framework prioritises recognition and responsibility of Aboriginal people and supports capacity building across Aboriginal and non-Aboriginal communities.
- Despite a rapidly declining Aboriginal population in Redfern North Eveleigh due to housing unaffordability and targeted relocation, Redfern remains highly socially significant as the 'Urban homeland of Aboriginal Australia'.
- There are three phases in which the project can impact social outcomes: during construction, mid-term impacts (10-15 years), and long-term intergenerational change

The report notes that employment, procurement, community spaces, rent control for Aboriginal businesses and secure housing are key priority areas for this project to impact social outcomes in the precinct. The report recommends the following actions to address these priority areas:

- Tender Procurement; including employment targets, procurement targets, and connecting with country requirements. This should be engaged throughout the process, including through to the live precinct phase of the project life cycle.
- Design; including cultural design principles, co-design process, and embedding country and site-specific stories of place.
- Built outcomes: including the employment of Aboriginal construction companies, consultants, and horticultural specialists.
- Live Precinct: achieved through the facilitation of Aboriginal owned shops and cafes, popup stalls and Blak Markets, business hubs, and arts practitioners.

The report also highlights a number of design considerations, incorporating Country through signage and wayfinding; language integration; digital mediums; planting; public art; and public infrastructure.

10.4 Draft Redfern North Eveleigh Strategic Vision – submissions

Approach

Transport for NSW developed a draft Strategic Vision document which represents the first stage of the State Significant Precinct (SSP) planning process, and was released in March 2021. The draft Strategic Vision document was publicly exhibited over a six week period concluding on 23 April 2021. The exhibition was publicly notified on Transport for NSW's website and a total of 16 submissions were received.

A review was undertaken of the submissions received during the exhibition of the Draft RNE Strategic vision. A total of 16 submissions were received, comprising of:

- Eight (8) submissions received from the community.
- One (1) submission received from the City of Sydney Council
- Seven (7) submissions received from non-government organisations, including:
 - University of Sydney
 - Mirvac
 - Property Council
 - Camperdown Ultimo Collaboration Area Alliance
 - REDWatch

- Far West Redfern Dwellers
- Rail, Tram and Bus Union retired Tram Association.

Community feedback

Of the 16 submissions received, 4 submissions (25%) were in support of the proposal, with 12 submissions (75%) being neutral with comments on the draft Strategic Vision being provided.

The most common themes raised across the submissions included transport and connectivity (63% of submissions received), heritage (44% of submissions received), the adequate provision of open space (25% of submissions received), innovation and economic contribution (19% of submissions received).

The submissions in support of the proposal indicated support on the grounds that the development of the Redfern North Eveleigh Precinct would revitalise the area and lead to an improved and diverse range of active uses and services for the public, workers and local community. Much support raised also contributed to the role of the precinct forming a key part of Sydney's knowledge ecosystem.

A review of the submissions identified the following key matters raised across submissions:

- The need for improved active transport accessibility across the precinct was supported (38% of submissions received).
- Planning for a second north-south link across the rail corridor to South Eveleigh (in addition to the southern concourse connection) was raised as a key connection required (25% of submissions received).
- Concern development may not appropriately respect the heritage significance of the existing heritage buildings and the preparation of heritage studies should support the renewal of the precinct (31% of submissions received).
- The innovation and economic contribution of the precinct was highlighted as a key element to further investigate (31% of submissions received), with particular recommendations of using the NSW Innovation and Productivity Council's success factors for innovation precincts (12.5% of submissions received) and greater focus on the mutual benefit of the precinct and established health and educational anchors (19% of submissions received).
- The need for adequate provision of open space (25% of submissions) that commensurate with any increase of density and recommendations that new public open space should be planned for the eastern end of the Precinct (13% of submissions).
- Ensuring the delivery of affordable housing, including a proportion of housing for Aboriginal and Torres Strait Islander communities as part of the renewal of the Redfern North Eveleigh Precinct (13% of submissions received).
- The potential loss of amenity for surrounding residences from an increase of density and built form was raised (25% of submissions received).
- Sustainability should be included as a renewal priority/principle for the Strategic Vision (13% of submissions received).
- The need for affordable workspaces in the precinct (13% of submissions received).
- Concern regarding increased demand pressures on rail capacity at Redfern Station and congestion of the surrounding road network (13% of submissions received).
- Preference for no secondary vehicle access point from Little Eveleigh Street to prevent increased congestion and danger between cyclists, pedestrians and vehicles (25% of submissions received).
- Further clarity on the public domain approach and wayfinding experience (6.25% of submissions received).

A Response to Submissions Report provides a response to the key matters raised by submissions during the public exhibition period. Once adopted, the Strategic Vision will be used to guide and inform a subsequent development proposed within the Precinct.

10.5 Stakeholder perspectives that have informed this study

The social infrastructure needs analysis and preliminary health impact assessment in this study have been informed by a number of group interviews held with key stakeholder representatives relevant to this project. The stakeholder meetings that have informed this study took place in September 2021 and are summarised in the below table. Transport for NSW representatives were present at meetings marked as 'TfNSW briefing'.

The study requirements in **Section 2.3** also recommend consulting with Greater Cities' Commission and NSW Treasury TTIP Division representatives. It is noted that Transport for NSW have engaged these stakeholders as part of broader briefings.

A Consultation Outcomes Report will be prepared by Transport for NSW that details all consultation undertaken as part of the SSP Study process.

| Topic | Date | Stakeholder/ technical consultant organisation | Key topics | Key points raised by the stakeholders |
|---|---------------------|---|--|---|
| Health infrastructure and outcomes – TfNSW briefing | September 24th 2021 | <ul style="list-style-type: none"> Sydney Local Health District Health Infrastructure Central and Eastern Sydney Primary Health Network (CESPHN) UNSW Health Equity Research and Development Unit (HERDU) Ethos Urban Transport for NSW (TfNSW) | <ul style="list-style-type: none"> Key social and health issues and trends, and needs of the local community Issues related to vulnerable communities Major upgrades of health infrastructure nearby the site Demand generated by population growth (demand generated by this site, and population growth in the locality) Capacity issues to consider when planning for this site. | <p>Sydney Local Health District (SLHD):</p> <ul style="list-style-type: none"> Representatives from SLHD believe the key matters in the Redfern/North Eveleigh locality to be significance of this site for, and wellbeing of Aboriginal communities, social housing, and the wellbeing of student population. The site is critical to our history and could be leveraged for showcasing Aboriginal history and engagement. This is more important than creating a start-up hub. There is an opportunity to design, deliver and activate spaces which are relevant to the community and representative of Aboriginal history. Redevelopment of the site should consider ways to foster reconciliation, community empowerment, and local employment, to improve equity and engagement. There is a health clinic being developed in Green Square focusing on community work and rehabilitation, with aspiration for another in Waterloo. There is a need to develop mobile health services to reach vulnerable communities, (for example for vaccination purposes). <p>Central and Eastern Sydney Primary Health Network (CESPHN):</p> <ul style="list-style-type: none"> CESPHN representatives have identified a potential need for additional General Practitioners in the area. The needs of students living in the area should be considered, as well as a provision of affordable housing. <p>Health Equity Research and Development Unit (HERDU):</p> <ul style="list-style-type: none"> HERDU representatives are supportive of the HIA process and interested to understand associated community engagement efforts. |
| Health infrastructure and outcomes | September 29th 2021 | <ul style="list-style-type: none"> SLHD/ HERDU Ethos Urban | <ul style="list-style-type: none"> An additional meeting was held between Ethos Urban and SLHD/ HERDU representatives to further discuss the Health Impact Assessment approach | <p>Health Equity Research and Development Unit (HERDU)</p> <ul style="list-style-type: none"> HERDU representatives are supportive of the HIA process, and that the HIA involves an assessment element. Interested to understand associated community engagement efforts. It was identified that the local community would benefit from a North-South connection over the railway line, providing them with greater access to services, economic and social opportunities, and facilitate uptake of active transport modes, to support health benefits of physical activity. Importance of digital access for social housing residents. Opportunity for the project to engage community – for example have community control how the site is planned and developed. |

| Topic | Date | Stakeholder/ technical consultant organisation | Key topics | Key points raised by the stakeholders |
|---|---------------------------------|--|--|--|
| | | | | <ul style="list-style-type: none"> Recommendation for the RNE project to provide and support local employment opportunities, ideally 'pathway' type training and jobs leading to quality employment for vulnerable groups. |
| Demographics – TfNSW briefing | September 27 th 2021 | <ul style="list-style-type: none"> NSW DPIE City of Sydney Hill PDA Ethos Urban TfNSW | <ul style="list-style-type: none"> The key focus of the meeting was to confirm assumptions and preliminary population estimates prepared by HillPDA that have informed this SI and HIA study. Key demographic trends impacting on the locality were also briefly discussed. | <p>NSW DPIE:</p> <ul style="list-style-type: none"> Representatives from NSW DPIE commented on the trend of families with children remaining in inner city areas (as opposed to previous trend for couples to move to further areas to start families) - families with children stay longer in apartments. Uncertainty surrounding international student populations (re Covid19 border restrictions). While it is expected that current inner city vacancies associated with reduced number of migrants, students and backpackers are a short-term trend, it is unknown what demand will be like at the time of project completion. Satisfied with the Hill PDA approach to preparing population estimates for the study area. The approach appears comprehensive. <p>City of Sydney:</p> <ul style="list-style-type: none"> Representatives from the City of Sydney identified temporary changes to household types in the area related to Covid19 restrictions in light of the absence of international students. There is also demographic change occurring in the area, with ever increasing housing costs leading to increased household sizes, and less one person households. Alternative uses of student housing explored – e.g. use as emergency housing for the shorter term. There are also uncertainties related to workers in physical offices and working from home trends. It is likely that number of people in workforce and floorspace required overall will be the same, but less people in the office at any point of time. – it is not known how the site will be used in the future or what types of businesses will be viable. |
| Social and cultural infrastructure – TfNSW briefing | September 27 th 2021 | <ul style="list-style-type: none"> City of Sydney Ethos Urban TfNSW | <ul style="list-style-type: none"> Key social issues and trends, and needs of the local community Issues related to vulnerable communities Major upgrades of social and cultural infrastructure nearby the site Demand generated by population growth (demand generated by this site, and population growth in the locality) Capacity issues to consider when planning for this site. | <p>City of Sydney:</p> <ul style="list-style-type: none"> There is a need for community and cultural space which is affordable and accessible to all – this include physical spaces as well as actual programming, activities, events etc. It is important to consider usefulness and accessibility of cultural spaces to Aboriginal, CALD and lower socio- economic communities. It is also important how the various community infrastructure connect with the broader neighbourhood and network of social infrastructure in the area. Connectivity between spaces and critical organisations is critical. The local community is diverse with key groups including Aboriginal and Torres Strait Islanders, students, young people, older people and creatives. Ensure local community, including Aboriginal and Torres Strait Islander people are engaged with prior to the finalisation of plans for exhibition. The opportunity to comment on plans at the exhibition stage is too late in the process. Local community engagement, particularly with Aboriginal communities, and consideration of local diversity will be vital to the project. Affordable housing continues to be the biggest issue in general. There is a significant gap in the provision of affordable housing across the LGA. Consultation in the area has highlighted primacy of needing affordable housing for First Nations people. Provision of affordable housing on RNE site would be important. Noting cluster of services and Aboriginal led organisations in Redfern Street neighbourhood and adjacency to NCIE. The Project should seek to strengthen and improve that as well as provide gathering spaces in the area. Making Space for Culture report has highlighted reduction in cultural infrastructure space. Affordability for maker |

| Topic | Date | Stakeholder/ technical consultant organisation | Key topics | Key points raised by the stakeholders |
|-----------------------------------|--|--|---|--|
| | | | | <p>spaces is most critical thing, as well as spaces for small to medium sector for rehearsal and performance. Clothing Store Studios very low cost solution for artist studios was a very valuable use of space. 107 is a good model of mixed use space - exhibition, rehearsal , flexible uses, inviting, and not intimidating. Spaces need to be fit for purpose.</p> <ul style="list-style-type: none"> • It is important to ensure the Precinct does not become a tech precinct where social needs and local community has been overlooked in favour of tech development. The identity of the area needs to be very inclusive. • Digital access across the precinct is important. Social equity issue. A wholistic approach is required that enables anyone to access wifi indoor and outdoor. • Concern about earlier noise studies that have shown that noise from rail can have long term health effects. Recommend commercial uses on the rail, and residential elsewhere. • The City of Sydney is also concerned with food insecurity in the area, which has been exacerbated through the pandemic. A food lab social enterprise training model is highly effective in providing business, starting business, education, urban food system – it is an opportunity for community for wealth building aspect. A space that supports opportunities for social enterprise/ start-ups should be considered. |
| Connecting with Country Framework | September 13th 2021 September 29th 2021 | <ul style="list-style-type: none"> • Balarinji • Ethos Urban | Working meetings with Balarinji to discuss how the Precinct can deliver social sustainability outcomes for the Aboriginal communities | <p>Balarinji:</p> <ul style="list-style-type: none"> • Representatives from Balarinji noted the poor health of Country which cannot be remediated by one dimensional action as community associates the site as place of sickness. Significance of restoring Country is a priority for the precinct for the community in order to highlight a respect for Country and a return to the health of Country. However, if this was not to occur it wouldn't preclude the community from using the space, due to long term history and significance of this site for the community. Flipside of health issues associated with the site was sense of community. Importance of sense of community over physical landmarks. Heritage fabric should be integrated in the amenity. • Community in Redfern is changing – the Block is nearly finished – community is starting to move back to the area – there is increasingly need for more community spaces. The community would like access to mixed-use, multi-generational (universal access), and unstructured spaces for community uses which are accessible and affordable are crucial for passing on and practicing cultural knowledge. Spaces should be co-designed with Aboriginal community members to optimise community benefit. • Importance of education opportunities – both in terms of creating space, but also through employment opportunities (e.g. within community spaces), also so that people know that locals are employed here and feel welcome to visit. • Rather than focussing on the physical attributes of place, it is important to consider design and strategy which would encourage use by all members of the community. Importance of co-designing spaces with community. <p>Community would like to see provision of specific housing for Aboriginal people that supports intergenerational community. It becomes tokenistic if it is a cultural centre only, but community doesn't live in the area. Allow space for public housing and other social outcomes.</p> |

10.6 Outcomes of broader LGA-wide consultation undertaken by City of Sydney Council

Between 2018 and 2020, City of Sydney undertook a large number and variety of community engagement activities to inform the development of Council's next Community Strategic Plan and a vision for Sydney in 2050, and are discussed below. These findings are in line with community views discussed in the current version of the City of Sydney Community Strategic Plan, *Sustainable Sydney 2030*.

10.6.1 City of Sydney Wellbeing Survey 2018 (City of Sydney 2018)

City of Sydney regularly undertakes a survey among its residents to understand community perceptions on social, cultural and environmental factors affecting quality of life in the local government area. So far, three waves of Wellbeing Survey data collection have been undertaken, in 2011, 2015 and 2018.^{102 103} The survey results are weighted by respondents' gender, age and neighbourhood ('village area') and provide a generally robust understanding of City resident views on various topics. Results of the latest wave of data collection show that:

- Residents have typically chosen to move to the LGA to be close to transport (78%), workplace or study (70%), parks and greenery (63%) and places to socialise (64%).
- People notice and appreciate the availability of social infrastructure - for example Green Square Library's opening improved library access satisfaction in the Green Square neighbourhood from 55% in 2015 to 80% in 2018.
- While residents are generally active in enjoying cultural activities, 85% reported barriers to community or cultural participation. Lack of time, cost and perceived shortage of suitable or interesting activities were mentioned most often.
- Social cohesion indicators point to a disconnect in aspirations and reality of the community – while 90% of City residents appreciate a diverse society, 95% are willing to help neighbours and levels of trust are high, only half have face to face contact with other people in their area at least weekly and about as many are not confident that neighbourly help is available when required. Social isolation and barriers to participate in public life and culture are experienced more often by people living with disability, culturally and linguistically diverse people and younger age groups.

10.6.2 Community engagement to inform the Sydney 2050 vision (City of Sydney 2018-2020)

City of Sydney has undertaken a large number and variety of community engagement activities to inform the development of its next Community Strategic Plan and vision for Sydney in 2050.¹⁰⁴

The engagement activities and targeted workshops included:

- a survey of over 5,000 people
- 33 pop-ups at events and libraries, including a disability expo at Sydney Town Hall, Wayside Chapel and 3 community housing forums
- 12 community sessions including 2 in Mandarin, 1 in Spanish and 1 with apartment residents
- workshops with: First Peoples of Australia; small business community; cultural and nightlife sectors; the City's advisory panels (disability and inclusion, Aboriginal and Torres Strait Islander, retail, design, public art, curatorial, nightlife and creative sector); and multi-disciplinary stakeholders
- 23 workshops with young people
- creative and community leadership programs – I am Sydney and Emerging Civic Leaders with YVote
- community and business group briefings.

¹⁰² City of Sydney website, [news.cityofsydney.nsw.gov.au/articles/majority-of-city-residents-satisfied-with-their-life-overall](https://www.cityofsydney.nsw.gov.au/articles/majority-of-city-residents-satisfied-with-their-life-overall)

¹⁰³ City of Sydney Community Wellbeing Indicators Report 2019 (City of Sydney Strategy and Urban Analytics Unit, 2019)

¹⁰⁴ City of Sydney website, <https://www.cityofsydney.nsw.gov.au/vision-setting/planning-sydney-2050-what-we-heard>

The main themes of community priorities identified were:

- **A city for people.** People want a city that is green with trees and plants, has quality public spaces and different types of housing that is affordable. It is a socially supportive community that is safe, and inclusive.
- **A city that moves.** People want to be using public transport, walking and bikes to move around. There is a reduction of cars, where streets and public spaces are easily accessible to people. The city is welcoming, and people can readily get to where they need to go.
- **An environmentally responsive city.** People overwhelmingly want a response to climate change. They want a city with sustainable waste management and use of resources. People want to see a reduction in emissions, greater recycling and reusing of products and changes to how we use our city to reduce our impact on the environment.
- **A lively, cultural and creative city.** People want a vibrant city, weaving its culture, heritage, entertainment and bold ideas through the workings of the city. The city has diverse shopping and entertainment options and a lively nightlife that includes many options. Locals and visitors gather for events and cultural experiences using public spaces.
- **A city with a future focused economy.** People want a city that is supported by digital infrastructure that sustains the creation of new jobs and allows businesses to respond to changing customer needs. People are optimistic about the opportunities that will be available in terms of education, jobs, innovation and the economy

PART C: Social and health infrastructure needs analysis

11.0 Social and health infrastructure needs analysis

11.1 Introduction and approach

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”¹⁰⁵

This chapter sets out the key findings of the social infrastructure needs analysis and identifies a range of community facilities, open space and recreation facilities that could be delivered on the site.

Social infrastructure includes open space, recreation and community facilities that provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines social infrastructure as follows:

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”¹⁰⁶

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

The social infrastructure needs analysis synthesises the findings of the following sections of this study to identify social infrastructure needs in the study area:

- State and local government policies and strategies relevant to Redfern North Eveleigh
- Analysis of site and spatial context
- Analysis of the local social context of the site, including the demographic profile and character of the area
- Analysis of key social issues and trends in the area
- Analysis of existing supply of social infrastructure within 800m of the site (ref. **Section 8.2** for study area definition and map), as well as district and regional infrastructure types within the 5km radius from the site more broadly.
- Analysis of current demand and demand generated by forecast population growth and change, both within the precinct and within the surrounding locality – including the 800m study area.

The Secondary Social Infrastructure Study Area for the localised needs analysis has been defined as best representing communities accessing or traversing Redfern North Eveleigh Precinct to access facilities and services nearby. The study area encompasses the residents, workers, students and visitors within approximately 10 minutes' walk (800m) of the Precinct, including visitors, residents, students and workers in Redfern, Chippendale, Darlington, Newtown and Eveleigh.

¹⁰⁵ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

¹⁰⁶ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

11.1.1 Methodology

This section outlines the methodology used to assess the adequacy of provision of community facilities, open space and recreation facilities in the Social Infrastructure Study Area, and recommendations for delivery priorities within the Redfern North Eveleigh Precinct, including discussion on the benchmarks used to undertake the analysis.

The current and forecast adequacy of provision is determined through a needs analysis or gap analysis, which measures current and (known) planned supply of social infrastructure against demand generated by population growth (in this case, by 2036) within this Secondary Study Area, with reference to best practice provision benchmarks.

Developing a methodology to assess the likely needs for a future population of workers, residents and visitors requires a combination of approaches. There are qualitative assessments and quantitative techniques that can contribute, but overall, the mix of information is analysed and interpreted through the lens of our professional experience. This triangulation of qualitative and quantitative data sources is the basis for understanding the likely needs of the community, including key populations.

The findings of the needs analysis draw on two data sets:

- Quantitative (i.e. benchmarks, mapping and gap analysis). The quantitative methodology involved review of industry benchmarks, then applying this to current and forecast resident and worker populations to identify forecast gaps in provision of social infrastructure in the 800m study area. Likely demand from visitors has been acknowledged but not analysed in detail, due to the lack of robust benchmarks for measuring demand for social infrastructure from visitors.

The detailed maps and benchmarks for infrastructure types addressed through this needs analysis is provided at **Appendix C-D**.

- Qualitative (i.e. findings of interviews). The qualitative methodology aimed to capture feedback from City of Sydney, Sydney Local Health District and other relevant stakeholders, to ascertain key social and health issues and infrastructure capacity issues relevant for the subject site and surrounding neighbourhoods (ref. **Chapter 10.0**).
- The detailed matrix showing the gap analysis is provided at **Section 11.4**.

In combination, these data sets provide a robust, precinct-specific assessment of resident and worker demand for social infrastructure – now and at 2036 – aligned with projected population growth (ref. **Section 8.3**).

11.1.2 Parameters and assumptions

The following parameters and assumptions have been applied to this analysis:

- This needs analysis assumes that social infrastructure on this site would primarily support workers and residents living and working within the 800m catchment, and visitors (including through commuters) to the site.
- Future workers, visitors and residents on the site will generate demand for additional social infrastructure, but social infrastructure on this site will serve a somewhat broader localised catchment. As per the above point, this needs analysis draws on the demographic profile and population forecasts relevant to the site and the 800m catchment surrounding the site.
- Audit of the current provision of social infrastructure and current and projected future demand is calculated based on the 800m catchment surrounding the Redfern North Eveleigh Precinct. This catchment includes the residential Clothing Store sub-precinct within the Redfern North Eveleigh site. The projected resident population growth based on the Clothing Store sub-precinct has therefore been included in the projected future demand for social infrastructure in the 800m area, and in social infrastructure recommendations for the site.
- Any social infrastructure currently existing across the whole Redfern North Eveleigh site (e.g. Carriageworks) has also been counted in the baseline audit.
- Recommendations for social infrastructure delivery within the Redfern North Eveleigh Precinct will also primarily relate to the rezoned Paint Shop sub-precinct, but recommendations have been made for delivery within the Clothing Store sub-precinct, where appropriate. Recommended social infrastructure amenity for delivery on the site is in addition to facilities currently existing within the Redfern North Eveleigh Precinct (e.g. Carriageworks).

multi-arts centre) as the latter have been considered in the audit of community infrastructure available within the 800m catchment.

- It is important to note that infrastructure needs established through the gap analysis are associated with population growth within the precinct as well as within the surrounding 800m study area. Not all of these infrastructure needs or 'gaps' would therefore be expected to be met within Redfern North Eveleigh Precinct. Some will be met in surrounding neighbourhoods, whether through new or expanded infrastructure.
- Workers and visitors may have different patterns of use of social infrastructure compared to residents. Workers and visitors are potentially more likely to generate demand for use of social infrastructure before and after work, and during lunchtimes, while residents may use social infrastructure on weekends and during the day. Centres with mixed-use development containing high-density residential, commercial and community development, like Redfern North Eveleigh, can generate a substantial daytime demand for open space and access to sport and recreation facilities.

The community profile of the social infrastructure study area in 2036 will be broadly aligned to the existing community profile of the area: As detailed demographic forecasts (beyond overall population forecasts) are not available for the social infrastructure study area, an assumption has been made in this community needs analysis that the future community will be similar to the existing community, and that future social infrastructure can be planned to be flexible to meet these existing community needs and future community preferences.

11.2 Social and health infrastructure audit

This section provides an overview of the social infrastructure located within and around Redfern North Eveleigh Precinct.

The audit has included those facilities and spaces identified within and bordering the 800m social infrastructure study area catchment (approximately 10-minute walk from the precinct), to ensure that relevant local, district and regional social infrastructure is reflected.

Different types of facilities cater for different population catchments, for example a local park would typically cater to the needs of users who are within five to ten minutes' walk of the park. In comparison, a district park caters to the wider community, many of whom may access the infrastructure by bicycle or car. This infrastructure network is mapped at **Figures 34-42**, at **Appendix C**, and summary of the audit is provided below.

Due to the central location of the subject site and adjacency to Sydney CBD, the site is well connected to a diverse range of social infrastructure at all scales (e.g. community facilities, cultural venues, open spaces and recreation facilities). Given the number of facilities and services within the surrounding area, and the facility types that are relevant to this needs analysis, this audit has identified social infrastructure under the following categories:

Local social infrastructure

- **Local community facilities:** There are 12 local community facilities (including 2 integrated multipurpose facilities) within the catchment, including Council- and not-for-profit run spaces.
- **Libraries:** There are 2 Council-run libraries on the perimeter of the 800m study area. A number of university libraries are also located within the catchment.
- **Cultural and creative facilities:** There are 38 cultural and creative facilities within the catchment, including maker spaces, rehearsal spaces, artist live/work space, performance space, local galleries.
- **Aboriginal and Torres Strait Islander community services:** There are 21 Aboriginal and Torres Strait Islander services and facilities within the catchment, including housing, employment, legal, health, cultural and community services.
- **Early education and care services (child care):** There are 13 early education and care facilities within the catchment, including Council-run, privately-run and not-for-profit run centres.
- **Education facilities:** There are 3 primary schools, 2 high schools, and one combined school in the 800m study area.
- **Open space:** There are 54 open spaces within the catchment, including regional open spaces such as Victoria Park and district-level open spaces such as Prince Alfred Park, as well as a large number of smaller parks, reserves and open spaces.
- **Recreation facilities:** There are 16 indoor and outdoor recreation facilities within the catchment, including National Centre for Indigenous Excellence, Sydney Uni Sport and Fitness, various basketball/ netball and tennis courts, and 4 aquatic facilities within the catchment.
- **Primary Health Care Facilities:** There are 9 GP/ Medical Centres within the 800m study area.

These facilities and spaces identified through the social infrastructure audit are mapped at **Appendix C**.

Regional/ district social infrastructure

Regional and district level facilities within 5km from the site have also been identified to contribute to the analysis. A range of regional and district level facilities have been identified within the catchment:

- **Health and emergency services:** There are 6 hospitals and 25 emergency services (including emergency rooms, fire stations, ambulance stations and police stations) within the 5km catchment.
- **Cultural and creative facilities:** There are 24 district or regional level cultural and creative facilities within the 5km catchment, including galleries, performance spaces, theatres, and museums.
- **Education facilities:** There are 14 university or TAFE campuses and many other tertiary education providers in the 5km catchment. This includes UTS, University of Sydney, UNSW, and campuses of smaller universities

11.3 Benchmarks to guide future provision

Benchmarks applied in this analysis

Benchmarks are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size/ projected growth and an appropriate geographic catchment. They provide guidance on best practice facilities provision, which are used to inform the broader context and understanding of facilities provision.

To understand likely demand for open space, community facilities and recreation facilities on the site, a range of established benchmarks have been applied, as shown in **Appendix D**.

These benchmarks have been developed through extensive research (including a range of published and unpublished sources), analysis, and professional practice. They provide guidance for provision on the basis of demand for not only residents but also workers, as appropriate to a dense urban mixed-use precinct, such as the Redfern North Eveleigh Precinct.

For the purpose of this exercise, the study groups social infrastructure into four categories as follows:

- Local community facilities
- Open space
- Recreation facilities
- District and regional infrastructure.

Applying and contextualising the benchmarks

Benchmarks provide a numeric analysis of community need based on a prescribed set of best practice principles. They are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and geographic catchment.

Benchmarks provide comparative references for a good level of infrastructure provision, which are applied in the context of a broader understanding of an area, which takes into account a rich range of qualitative information, as well as quantitative information.

Benchmarks are not a one-size-fits all tool and they need to be used with care. It is important to note that benchmarks represent only one aspect of broader decision-making processes on investment and delivery of social infrastructure, and should be strategically evaluated and contextualised with regard to other qualitative information points, such as the usage and conditions of existing infrastructure, and strategic priorities and opportunities for provision. They also do not imply responsibility lies with one delivery agency. Multiple agencies and models typically come into play in delivery strategies (ref. **Section 11.6-11.7**).

It is also important to note that delivering the quantum of social infrastructure that benchmarks indicate (in terms of rates of provision for a nominated population) is typically very challenging in dense urban environments where land/ floorspace is at a premium. This is particularly the case for social infrastructure types such as open space and indoor recreation facilities, which require a large amount of land or floorspace. In this instance, quality comes to the fore, where recommended quantities are just not possible/ feasible to achieve.

When undertaking the community needs analysis and applying the benchmarking standards, relevant considerations for this study are:

- Standards do not consider other social infrastructure types not owned/ managed by government (e.g., privately operated gyms; public bars, and sports clubs – which may be considered social infrastructure in that they provide publicly accessible ‘third places’).
- Standards do not take into account population density and distribution of people across a geographical area nor do they consider geographical barriers to access (e.g., major roads, distances between facilities).
- Standards do not take into account the quality or utilisation of a facility.

- There are no established standards for taking into account demand from visitors, and therefore this kind of demand is only qualitatively taken into account in the report.

Considering contemporary types of social infrastructure

There are a range of contemporary and emerging forms of social infrastructure not captured through traditional social infrastructure plans and benchmarks.

The following are important to consider in the delivery of Redfern North Eveleigh Precinct:

- Indigenous cultural centres/ spaces;
- Community lounge rooms, including:
 - Community tech lounges, providing free access to WiFi, computers, other tech hardware
 - Quiet spaces – community spaces of respite, recognising the benefits in terms of mental health and wellbeing, and neurological diversity
- Cultural and creative spaces (e.g., music rehearsal spaces, ‘makers spaces’ for creative participation)
- Subsidised co-working/ start-up/ social enterprise spaces.

While work is underway in the profession to establish good practice benchmarks – for example the City of Sydney’s extensive work on best practice approaches to cultural and creative infrastructure planning – these types of infrastructure require consideration with regard to the specific context in which provision may be appropriate, and potential opportunities related to delivery. They have been considered in this study in a qualitative way, recognising the potential to include these infrastructure types within the precinct.

It is important to consider these infrastructure types in planning the overall social infrastructure mix for the precinct, including their provision as part of larger integrated multipurpose facilities, as functional briefs for these facilities are developed.



Figure 25 Marrickville Library – quiet spaces, Inner West Council

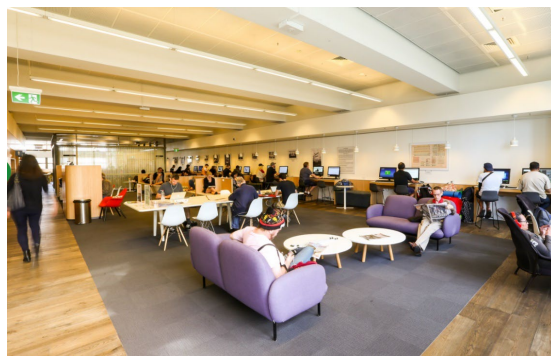


Figure 26 Kings Cross Library community lounge, including access to computers and informal co-working spaces, City of Sydney

11.4 Social infrastructure needs analysis

This section sets out the key “gaps” in social infrastructure within the precinct and the social infrastructure study area within 800 metres (or a 10 minute walk) from the subject site, which this project could deliver on.

It is important to note that these infrastructure needs are associated with population growth within the precinct as well as within the surrounding 800m study area (ref. **Figure 14**). Not all of these infrastructure needs or ‘gaps’ would therefore be expected to be met within Redfern North Eveleigh Precinct. Some will be met in surrounding neighbourhoods, whether through new or expanded infrastructure.

Some would be expected to be accommodated within the Precinct however – given its contribution to this population growth and its potential as a prime location for social infrastructure delivery through the renewal project, and with regard to its locational and accessibility advantages. Final recommendations for delivery within the Redfern North Eveleigh Precinct are set out in **Section 11.5**.

Social infrastructure needs analysis – key findings

The renewal of Redfern North Eveleigh Precinct will facilitate the delivery of new workplaces and housing, resulting in a forecast population increase on the site to 2,008 residents and 6,340 workers once delivered (ref. Section 8.3). This includes current resident and worker capacity on this site, e.g. Carriageworks and the Platform Apartments. Note that for the purposes of the gap analysis, we have assumed the Precinct completion by 2036.

Across the 800m social infrastructure planning catchment, the population is forecast to increase significantly over the same period. The number of residents in the catchment is forecast to increase from approximately 34,519 residents in 2021 to 41,696 by 2036. The number of workers is forecast to increase from approximately 44,068 in 2021 to 65,225 in 2036.

There is currently limited, however significant community infrastructure on this site (i.e. Carriageworks, and Carriageworks Farmers Market), however remainder of the site, including its heritage assets within the Paint Shop Sub-Precinct are generally not accessible to the public. It is noted that the proposal seeks to undertake adaptive reuse of the heritage buildings on site which will be publicly accessible, with community uses proposed. The re-use of the Locomotive Workshops building at South Eveleigh is referenced as a successful project which has reconnected the local and broader community with the industrial heritage buildings on the site.

Population growth associated with the precinct and surrounding localities will drive significant demand for new social infrastructure provision by 2036, some of which would be expected to be accommodated within the precinct – given its contribution to this population growth and its potential as a prime location for social infrastructure delivery through the renewal project, with particular regard to its locational and accessibility advantages.

11.4.1 Community needs for social infrastructure types within the Social Infrastructure Study Area

The benchmarks set out in **Section 11.3** and **Appendix D** have been applied to the forecast population for the site to identify gaps in social infrastructure provision in 2021 and 2036. The year 2036 was considered the most appropriate strategic planning target date for social infrastructure provision, given the likely development timeframe for the renewal project. Qualitative stakeholder feedback has been factored in the overall findings and analysis.

- **Current gaps in social infrastructure provision in the 800m area:**

The gap analysis (ref. **Section 11.4.2**) indicates, that the current provision of community infrastructure in the 800m Social Infrastructure Study Area (ref. **Section 11.2**) is generally sufficient to meet current population needs relative to the 2021 baseline population figures.

Key gaps to 2036 (across the 800m catchment) have been discussed over page.

The below summary relates to social infrastructure gaps based on community infrastructure available within and considering population growth across the 800m study area. This includes but is not limited to population growth projected to be generated by the subject site. (As shown in **Section 8.3**, about ¾ of the resident population growth and about half of the worker population growth in the more immediate 400m PSA to 2036 is driven by the development of the subject site. Overall, the Precinct will contribute to about 30% of the population and workforce growth projected for the broader 800m area.)

The following key gaps to 2036 have been identified:

- 0.5 x integrated multipurpose community facilities (equivalent to 1000sqm);
- 0.4 x library facilities (equivalent to 600sqm);
- Aboriginal community spaces – while there are no benchmarks for this type of facility, stakeholder feedback indicates need;
- Creative and cultural maker spaces – while there are no benchmarks for this type of facility, stakeholder feedback indicates need;
- Floorspace for flexible working spaces (e.g. co-working spaces), start-ups and social enterprises – while there are no benchmarks for this type of facility, flexible working trends and stakeholder feedback indicates need;
- Open space – 15% of developable site area, with a single significant open space of more than 3,000sqm, centrally located in the precinct;
- 4.8 play spaces – areas designed for children’s recreation and play, including skate parks;
- 5.1 x sports fields (e.g. ovals, fields, pitches) and 0.1 x indoor courts (e.g. netball, basketball), however due to space constraints of the subject site, these are not recommended to be delivered as part of the Redfern North Eveleigh Precinct
- 1.4 x outdoor sports courts (e.g. netball, basketball). As generally a minimum of 4 courts per installation is required in order to create viable spaces to support sport, this is not recommended to be delivered as part of the Precinct. It should be investigated if these courts could be delivered as part of the sports infrastructure recommended for the adjacent Central Renewal Precinct.

As noted above, these infrastructure needs are associated with population growth within the precinct as well as elsewhere within the surrounding 800m study area. Not all of these infrastructure needs or ‘gaps’ would therefore be expected to be met within Redfern North Eveleigh Precinct.

District and regional social infrastructure

A review of district and regional level social infrastructure has identified a large number and range of services and facilities available within the 5km catchment from the site (ref. **Section 11.2**).

The benchmarks (ref. **Appendix D**) for police and emergency services range from one facility required per 60,000-108,000 residents. District or regional cultural or tertiary education facility benchmarks start from one facility per 30,000 residents and range to facility per 200,000 residents.

As the total population growth projected for the 800m Social Infrastructure Study Area is below those thresholds (approximately 28,334 additional people living or working in the area by 2036), and noting the space constraints of the subject site, regional level facilities are not recommended to be delivered on this site. It should also be noted that NSW Police undertakes their own demand modelling.

In this context, **final recommendations for delivery within the Redfern North Eveleigh Precinct are set out in Section 11.5.**

11.4.2 Social infrastructure needs analysis – supply and demand

The below table shows the supply and demand of social infrastructure by social infrastructure category and type. The table includes:

- The current social infrastructure supply within the 800m Social Infrastructure Study Area;
- Demand based on current resident and worker figures (the demand column is showing the number of facilities required to meet the needs based on the number of people living or working in the area); and
- Projected demand based on population figures estimated by 2036.

A difference comparing the supply and demand information is then calculated and described in the last column ('Summary gap analysis'), to understand the 'gap' in supply – i.e. community need for additional infrastructure.

The findings of the below tables are summarised in **Section 11.4.1** above.

Local social infrastructure

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|---|---|------------------------|---------------------------------------|---|---|--------------|---|--|--|---------------------|---|
| Integrated multipurpose facility | 2 integrated multipurpose facilities (including Redfern Community Centre, and non Council owned National Centre of Indigenous Excellence) | 1: 20-30,000 residents | 30% index applied (1: 83,333 workers) | 1.4 | 0.5 | 1.9 | Current facilities meet demand by local residents and workers. Visitor population demand currently unknown. | 1.7 | 0.8 | 2.5 | There could be an undersupply of 0.5 multipurpose facility by 2036 (assuming precinct completion by 2036). While current facilities would meet demand by local residents, additional capacity may be needed to cater for worker and visitor demand. |
| Library | 2 Council-owned libraries - | 1: 20-30,000 residents | 30% index applied (1: | 1.38 | 0.53 | 1.9 | Current facilities , just on the 800m perimeter, | 1.66 | 0.78 | 2.44 | There could be an undersupply of 0.4libraries by 2036. |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|--|---|---|--|---|---|-------------------------------|--|--|--|-------------------------------|--|
| | Newtown library (noting relatively small size of the facility) and Waterloo library are just on the border of the 800m study area. In addition, there are various libraries associated with the nearby universities within the study area | | 83,333 workers) | | | | would meet demand by local residents and workers. Visitor demand currently unknown. | | | | However noting there are several university libraries in the area that may cater for some of the demand generated by students living locally. (We also note that a new library has been recommended to be delivered as part of the Central Precinct Renewal, however this is outside the 800m study area.) |
| Local community facility | 12 community facilities including Council owned and non-Council owned. | 3-4: 20-30,000 residents | Assumed these facilities will not be used by workers. | 4.5 | - | 4.5 | Current facilities meet demand by local residents. | 5.5 | - | 5.5 | Current facilities would meet demand by local residents. |
| Aboriginal organisations and venues | 21 organisations, facilities and venues | No established benchmarks for this infrastructure type. | Assumed that workers will access some of these facilities. | - | - | Refer to stakeholder feedback | Stakeholder feedback (Balarinji) indicates need for multi-generational gathering places, and spaces to practice, rehearse, produce and facilitate culture. | - | - | Refer to stakeholder feedback | Stakeholder feedback (Balarinji) indicates need for multi-generational gathering places, and spaces to practice, rehearse, produce and facilitate culture. |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|---|--|---|--|---|---|-------------------------------|--|--|--|-------------------------------|--|
| Creative and cultural facilities (including maker spaces, rehearsal spaces, artist live/work space, performance space, local galleries) | 38 cultural and creative facilities and venues | No established benchmarks for this infrastructure type. | Assumed that workers will access some of these facilities. | - | - | Refer to stakeholder feedback | Analysis by current provision rates indicates that there is currently 1 cultural and creative facility or venue per every 2,455 residents and workers (visitor demand not known). This is a fairly high concentration of cultural facilities in the area noting that the average for CPRP 1.2km study area was 1 facility per 5,237 residents/ workers. However stakeholder feedback (City of Sydney) indicates need as overall availability of cultural production space has been rapidly declining in the City of Sydney area. | - | - | Refer to stakeholder feedback | Stakeholder feedback (City of Sydney) indicates need as overall availability of cultural production space has been rapidly declining in the City of Sydney area. |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|----------------------------|--|---|--|--|---|--|---|--|--|--|--|
| Childcare centres | 13 child care centres | Refer to City of Sydney Child Care Needs Analysis 2019 | Assumed that workers will access some of these facilities. | - | - | Refer to City of Sydney Child Care Needs Analysis 2019 | Figures in the City of Sydney Child Care Needs Analysis 2019 report suggest that in 2018 the existing supply (556 places) in the Redfern village area (one of CoS 10 neighbourhoods that largely overlaps with the 800m catchment) met the potential demand by local residents and workforce (445 places), as not all children require child care places. | - | - | Refer to City of Sydney Child Care Needs Analysis 2019 | Figures in the City of Sydney 2019 report suggest that by 2036 the existing supply and pipeline (total 976 places) in the Redfern village area would meet and surpass the potential demand by local residents and workforce (796 places). This level of supply would likely be able to absorb any additional demand generated by the proposal site, noting the subject site is primarily supporting workforce growth in the area, that are less likely to use local child care services, compared to local families. |
| Primary schools | 3 primary schools within 800m study area/ 902 students currently enrolled ¹⁰⁷ | 1 school per 500 students. Department of Education does their own modelling to ascertain need. | Assumed these facilities will not be used by workers. | There are an estimated 725 5-11 year old residents living in the 800m catchment. | - | -177 places | There are 902 students currently enrolled in the 3 schools in the study area, indicating that number of places surpasses the need by local residents, and caters for a broader student catchment. Department of Education does their own modelling to | There may be an estimated 1126 5-11 year old residents living in the 800m catchment by 2036. (Indicative figure only – | - | 1126places (70% =788 places) | Department of Education does their own modelling to ascertain need. However, extrapolating the number of primary school aged children based on the current proportion of 5-11 year old residents in the area implies additional 224 primary school aged children could be living in the study area by 2036. This |

¹⁰⁷ Master dataset: NSW government school locations and student enrolment numbers, A NSW Government website <https://data.nsw.gov.au/data/dataset/-nsw-public-schools-master-dataset>

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|----------------------------|--|---|---|---|---|--------------|---|--|--|--------------------------|---|
| | | | | | | | ascertain need. | based on City of Sydney projections for Redfern St precinct in 2036 ¹⁰⁸) | | | growth: - if assessed on the basis that approximately 70% of children attend public schools (788 places), could be accommodated by existing facilities; - would not warrant provision of a new school. |
| High schools | 2 high schools (419 students currently enrolled) and 1 combined school in the study area (910 students enrolled (across all school levels)). | 1 school per 1,200 students. This is a district level facility - Department of Education does their own modelling. | Assumed these facilities will not be used by workers. | There are an estimated 518 12-17 year old residents living in the 800m catchment. | - | -518 places | Current provision meets the demand by local residents. Department of Education does their own modelling to ascertain need. | There may be an estimated 1501 12-17 year old residents living in the 800m catchment by 2036 based on City of Sydney projections for Redfern St precinct in 2036 ¹⁰⁹) (Indicative figure only) | - | 1501 places (70% = 1050) | This is a district level facility - Department of Education does their own modelling to ascertain need. However, extrapolating the number of high school aged children based on the current proportion of 12-17-year-old residents in the area implies additional 107 high school aged children could be living in the study area by 2036. This growth: - if assessed on the basis that approximately 70% of children attend public schools (1050 places), could be |

¹⁰⁸ Utilising City of Sydney dataset projections 2030 – Redfern Street precinct - <https://forecast.id.com.au/sydney/population-age-structure?WebID=190&Year1=2016&Year2=2036&Year3=2041&AgeTypeKey=3>

¹⁰⁹ Utilising City of Sydney dataset projections 2030 – Redfern Street precinct - <https://forecast.id.com.au/sydney/population-age-structure?WebID=190&Year1=2016&Year2=2036&Year3=2041&AgeTypeKey=3>

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2020/2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|------------------------------------|--|--------------------------------|--|---|---|--------------|---|--|--|---------------------|--|
| | | | | | | | | | | | accommodated by existing facilities; - would not warrant provision of a new school. |
| GP clinics/ medical centres | 9 GP clinics/ medical centres 75 doctors (GPs) work across these facilities (not known if part or full time each) | 1 GP per 2,000-3,000 residents | No established benchmarks for workers for this infrastructure type, but 30% index applied (1: 8,333 workers) | 13.8 | 5.3 | 19.1 | Based on the benchmarks (assuming listed GPs are FTE), current facilities meet demand by local residents and workers. However, stakeholder feedback (CESPHN) have indicated potential pressure on GPs in the area. | 16.7 | 7.8 | 24.5 | Based on the benchmarks (assuming listed GPs are FTE), current facilities would meet demand by local residents and workers. However, stakeholder feedback (CESPHN) have indicated potential pressure on GPs in the area. |

Recreation facilities

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) 34,519 residents | Current demand from workers (2021) 44,068 workers | Total demand | Summary gap analysis (2021) | Future demand from residents (2036) 41,696 residents | Future demand from workers (2036) 65,225 workers | Total future demand | Summary gap analysis (2036) |
|----------------------------|--|--------------------|------------------|---|---|--------------|-----------------------------|--|--|---------------------|-----------------------------|
| | | | | | | | | | | | |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) <i>34,519 residents</i> | Current demand from workers (2021) <i>44,068 workers</i> | Total demand | Summary gap analysis (2021) | Future demand from residents (2036) <i>41,696 residents</i> | Future demand from workers (2036) <i>65,225 workers</i> | Total future demand | Summary gap analysis (2036) |
|--|--|-------------------------------------|-------------------------------------|---|---|--------------|---|--|--|---------------------|--|
| Sports fields (ovals, fields, pitches etc) | 11 sports fields | 1 multi-use field: 5,000 residents | 30% index applied (1 field: 16,667) | 6.9 | 2.6 | 9.5 | Current provision meets demand by local residents and workers, Visitor population demand currently unknown. | 8.3 | 7.8 | 16.1 | There could be an undersupply of 5.1 sports fields in the study area to meet resident and worker demand by 2036 (assuming precinct completion by 2036). However due to spatial constraints of the subject site it is not feasible to accommodate this facility on the subject site due to size requirements. |
| Tennis courts | 23 courts | 1 court: 4,500 residents | 30% index applied (1 court: 15,000) | 7.7 | 2.9 | 10.6 | Current provision meets demand by local residents and workers. Visitor population demand currently unknown. | 9.3 | 4.3 | 13.6 | Current provision meets projected demand by local residents and workers. |
| Outdoor courts (Netball, basketball, multi-use courts) | 7 courts | 1 multi-use court: 12,000 residents | 30% index applied (1 court: 40,000) | 2.9 | 1.1 | 4.0 | Current provision meets demand by local residents and workers. Visitor population demand currently unknown. | 3.5 | 1.6 | 5.1 | Current provision meets projected demand by local residents and workers. |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) <i>34,519 residents</i> | Current demand from workers (2021) <i>44,068 workers</i> | Total demand | Summary gap analysis (2021) | Future demand from residents (2036) <i>41,696 residents</i> | Future demand from workers (2036) <i>65,225 workers</i> | Total future demand | Summary gap analysis (2036) |
|--|---|--|--|---|---|--------------|---|--|--|---------------------|--|
| Indoor courts (e.g. netball, basketball, multi-use) | 5 courts | 1 multi-use court: 12,000 residents | 30% index applied (1 court: 40,000) | 2.9 | 1.1 | 4.0 | Current provision meets demand by local residents and workers. Visitor population demand currently unknown. | 3.5 | 1.6 | 5.1 | There would be an undersupply of 0.1 indoor courts in the 800m study area by 2036 for residents and workers. However the total future demand is considered to be able to generally adhere to the current supply. |
| Other indoor sport and recreation | 3 facilities, including, The Ledge Climbing, The Arena Sports Centre, Manning Squash courts | 1,500m2 of other indoor sport and recreation space: 5,000 residents | 30% index applied (1,500m2: 16,667) | NA | NA | NA | - | NA | NA | NA | - |
| Aquatic facility | 4 facilities | New district facility to be considered when growth exceeds 60,000 residents within a catchment | 30% index applied (1: 200,000) | 0.58 | 0.2 | 0.78 | Current facilities meet demand by local residents and workers. Visitor population demand currently unknown. | 0.7 | 0.3 | 1.0 | Current facilities meet demand by local residents and workers. Visitor population demand currently unknown. |
| Play spaces (including playgrounds and informal play spaces) | 23 play spaces | 1 locally accessible play space: 1500 residents | Assumed these facilities will not be used by workers | 23 | - | 23 | Current facilities meet demand by local residents and workers. Visitor population demand currently | 27.8 | - | 27.8 | There would be an undersupply of 4.8 play spaces in the 800m study area by 2036. While the proportion of |

| Social infrastructure type | Current supply (based on 800m catchment) | Resident benchmark | Worker benchmark | Current demand from residents (2021) <i>34,519 residents</i> | Current demand from workers (2021) <i>44,068 workers</i> | Total demand | Summary gap analysis (2021) | Future demand from residents (2036) <i>41,696 residents</i> | Future demand from workers (2036) <i>65,225 workers</i> | Total future demand | Summary gap analysis (2036) |
|----------------------------|--|--------------------|------------------|---|---|--------------|-----------------------------|--|--|---------------------|--|
| (incl junior skate)) | | | | | | | unknown. | | | | children within the inner city communities is generally lower than in Greater Sydney overall, consider provision of 1-2 play spaces across open space planned for this site, to cater for demand generated by resident children of the subject site ¹¹⁰ , as well as catering for families visiting the Carriageworks multi-arts centre and the popular Carriageworks Farmers Market located within the site. |

¹¹⁰ Hill PDA estimates that n=188 children aged between 0-14 years could be living within the Precinct, once delivered. Ref. Section 8.3.

11.5 Recommendations and delivery priorities for Redfern North Eveleigh Precinct

This section summarises recommendations for social infrastructure provision within the Precinct.

This section summarises recommendations for social infrastructure provision within the Precinct. This social infrastructure amenity is to be provided in addition to facilities currently existing on the Redfern North Eveleigh site (e.g. Carriageworks Multi-Arts Centre) as the latter were already considered in the audit of the existing infrastructure.

11.5.1 Recommendations and delivery priorities

The following **social infrastructure priorities** are recommended for delivery through the precinct planning process:

1. **Integrated community facility of approximately 1,000 sqm+.** The facility would welcome all community members, however with a focus on delivery for and by Aboriginal communities. It is recommended that the facility includes a library link (as a proportion of the recommended floor space) and community lounge type spaces.

This facility would support demand from residents, workers, and visitors. It is envisaged this facility could provide a range of uses, including:

- **Indigenous cultural spaces** – Flexible spaces for local Aboriginal communities and Indigenous visitors from other areas.
 - Recommended as part of the integrated multipurpose facility, and potentially co-located with other cultural and creative spaces; this requires further exploration and co-design with Aboriginal community representatives and community members.
 - Noting the cultural significance of the area for Aboriginal communities, the precinct represents an important opportunity to provide a prime location for practicing and producing culture. This could make a key contribution to goals of precinct diversity, Designing with Country and celebrating Sydney's unique cultures and qualities, while acknowledging and empowering the community.
 - Stakeholder feedback (through Balarinji) has highlighted the need for flexible spaces that have inclusive access and are suitable for multi-generational uses. There is a strong community demand for free or affordable spaces which can be used to practice, rehearse, produce and facilitate continuation of Aboriginal culture.
- Community lounges and flexible community spaces for local residents, including:
 - **Quiet spaces** – community lounge-type spaces of respite, recognising the benefits in terms of mental health and wellbeing, and neurological diversity.
 - **Tech lounges.** Spaces that provide free digital access, computers, other tech hardware. (Free access to technology will help vulnerable communities to access information, education, jobs, and social and cultural life, and will hence support long term community resilience.)
- **Library link**, including access to WiFi and technology.

It is recommended that the community facility is provided within the Paint Shop sub-precinct, and is

- As flexible as possible, to enable it to be adapted to changing community needs over time.
- Co-located with open space, with provision for spaces to open onto the open space.
- Provides free access to WiFi, computers, other tech hardware.
- Inclusive and accessible design.
- Include accessible public toilets, storage and other amenity.

The final detail and types of use would require further investigation and planning, through the preparation of a functional brief for the facility, and in consultation with a range of relevant organisations, most notably the facility should be co-designed in collaboration with the local Indigenous community.

Recommendation for delivery of this type of facility recognises the opportunity presented by delivery in this strategic, well-connected precinct, which includes government-owned land and the potential to deliver on meeting resident, worker and visitor needs.

2. Cultural and creative makers' spaces of approximately 1,000sqm

Creatives and cultural spaces are critical to support innovation economies and improve vibrancy and liveability of neighbourhoods. Affordable floorspace to support cultural production in the City of Sydney LGA has been rapidly decreasing. This facility would support the demand from local creative enterprises and cultural communities, while contributing to an environment that is attractive for innovation businesses.

This facility could provide a range of uses, including:

- Cultural production spaces, and
- Other spaces for creative participation, e.g. spaces for the small to medium sector for rehearsal and performance

These spaces are recommended to be accommodated within the precinct, whether as part of the integrated community facility or throughout the precinct, accommodated in other buildings/ spaces.

The final detail and types of use would require further investigation and planning, through the preparation of a functional brief for the facility, and in consultation with end users of the facility. Impacts of operational requirements of cultural sites need to be considered before the design of space. It is noted that the Clothing Store building (1,800sqm GFA) has been successfully utilised as this type of facility, on a temporary basis.

Case studies: cultural and creative makers' spaces

Makerversity – a London-based makerspace designed for designers, engineers, entrepreneurs, technologists, inventors, craftsmen, technicians, and artists. Built in the basement of the historic Somerset House, the space was funded by Somerset House Trust in order to facilitate affordable workspace for emerging maker businesses in central London. The space contains a wide range of facilities and tools for a variety of creative outputs. Membership is available at a range of prices for both individuals and teams, with free residencies offered to emerging talent and people under 25.¹¹¹

South London Makerspace – a community workshop which is owned, managed, and maintained by its members. Established in 2014, the space contains a number of different workshops fit with equipment for diverse construction, art, and craft projects. The aim of the organisation is “to promote and encourage creative, technical and scientific skills through social collaboration and education; and to provide and maintain shared community workspace and equipment in Greater London”. Membership is £23 per month, along with required volunteer hours, with discounted rates offered to members experiencing disadvantage.¹¹²

River Studios – a thriving studio facility and award-winning architectural warehouse conversion in West Melbourne. Managed by Creative Spaces program; it is a thriving studio facility for artists and other creatives. The 3,000sqm building and adjoining warehouse spans over three levels and accommodates a broad range of practises including visual arts, sculpture, photography, making and design. Studio spaces range from 14sqm to 57sqm.¹¹³



Figure 27 Makerversity, London, UK



Figure 28 South London Makerspace, London, UK

¹¹¹ Makerversity n.d., <https://makerversity.org/>.

¹¹² South London Makerspace 2021, <https://southlondonmakerspace.org/>.

¹¹³ Creative Spaces website, <https://www.creativespaces.net.au/venue/river-studios>

3. Open space and recreation infrastructure

Open space would support demand from residents, workers, and visitors.

- **Open space:**

At least 15% of developable site area dedicated to open space, **with a single significant open space of more than 3,000sqm**, centrally located in the precinct. Noting that open space less than 3,000sqm do not provide adequate space for diverse recreation opportunities; and that all housing and workplaces to be within 200m walking distance of open spaces of at least 3000sqm. Consideration to be given to GANSW quality criteria for open spaces and City of Sydney Draft Greening Sydney Strategy targets for green cover and tree canopy cover.

- **Outdoor spaces and embellishment** to support leisure and recreation, including:

- **Outdoor gym** equipment/ fitness stations within the open space provision could be considered for this site to meet resident and worker need for physical exercise.

- **Play space(s):**

The residential community on and around the site is likely to generate demand accessible play spaces. It is estimated that approximately 190 children between ages 0-14 would live within the Precinct upon its delivery.

This facility may also be used by visitors moving through the site (e.g. families visiting the Carriageworks multi-arts centre and the popular Carriageworks Farmers Market and other local attractions).

There is potential to deliver one to two local playgrounds across the site to meet this demand. It is recommended that one of the spaces is provided within the residential Clothing Store sub-precinct, and a second one considered for the Paint-Shop sub-precinct.

- **Community pavilions** within the planned local parks, recommended to be delivered within the Paint-Shop sub-precinct, could alternatively be located within the Clothing Store precinct in lieu of the Paint-Shop sub-precinct, subject to further review of more detailed public domain proposals

Pavilions are a landscaping embellishment that enhance the use of parks, by providing covered shade, shelter and storage for chairs, tables, equipment etc., and which can be utilised for social gatherings (ref. **Figures 29 and 30**).

The delivery of an outdoor pavilion within the planned local parks would provide a sheltered outdoor space for local community gathering, co-located with open space, retail and cultural uses.



Figure 29 Interchange Pavilion South Eveleigh

Artist: Chris Fox; Source: Carriageworks, 2020



Figure 30 Kiosk and pavilion, Sydney Park

Source: Stanic Harding Architecture, 2010

4. Digital infrastructure across the precinct

Provision of free digital access (e.g. WiFi/ internet), and free access to technology (including computers) to support digital inclusion and equity in the study area.

5. Subsidised co-working, start-up and social enterprise spaces

These spaces would support tech start-ups critical to the innovation economy of the precinct, as well as social enterprises to support community cohesion and other individual and community wellbeing outcomes.

Co-working spaces are largely delivered by the private market and run on a subscription basis, determined by factors such as frequency of use, amount of space, additional services/ amenities, and level of access. Businesses across the world offer flexible, personalised workspaces which are fully equipped and accessible.

Businesses can subscribe to spaces from single office suites to full floor offices, with a multitude of design layouts and office amenities to suit the needs of its workers.¹¹⁴

Subsidised co-working spaces delivered by governments are important to support business mentoring and economic development. Some of the 50,000sqm of government subsidised space committed for innovation businesses across the broader Tech Central District will be delivered in the Redfern North Eveleigh Precinct. It is recommended that some provision be made for community-based co-working spaces, and spaces to support social enterprises.

6. Primary health care – GPs medical centre

Further investigation is required to establish whether a GP/ medical centre may be considered as part of commercial floorspace provision. While benchmarks indicate adequate provision in the area, stakeholder engagement with Health District representatives suggests there is a need for additional provision.

11.6 Delivery approaches

This section identifies key considerations to inform social infrastructure delivery in the precinct.

Design and delivery considerations

It is recommended that the proposed community amenity is:

- Designed in consultation with local community members and user groups.
- Optimally delivered in early stages of development, to maximise its value in building community cohesion and social and economic value.
- Delivered at ground level, or with at least one floor on ground level, if multi-level.
- Co-located with open space to enable indoor-outdoor activities. This may be supported through provision of awnings or folding doors.
- Provided or co-located with accessible public toilet/s, which are also accessible when the facility is closed.
- Designed to separate quiet areas, and areas for gathering/ socialising.
- Designed to maximise natural light and ventilation.
- Universally designed and welcoming for all members of the community.

¹¹⁴ WeWork 2021, Enterprise, <https://www.wework.com/enterprise>.

Delivery models

The following models or mechanisms may assist in delivery of social infrastructure in the precinct:

- Partnerships for delivery, for example, public private partnerships that allow government and the private sector to work together to deliver major projects. Darling Square Library, for example, was delivered through a Developer Agreement between Lendlease and the City of Sydney, which saw both parties contribute to its delivery.
- For venues provided by the private sector (for example as ground floor stratum in a commercial or residential building) the designated use of the venue by community members can be protected through specifications in developer agreements, which may include caveats on land titles and other legal mechanisms to protect that primary use.
- Regional collaboration (e.g. involving the City of Sydney and adjoining Councils, along with NSW Government agencies) may contribute to meeting community needs for social infrastructure in and around the precinct.
- Establishing multi-use, multipurpose facilities that may entice funding from a range of NSW Government agencies and not-for-profit organisations that may not be able to fund an entire facility, but may be able to contribute to one on a structured use basis.
- City of Sydney has recommended that spaces are delivered for a self-sustaining mixed-use creative (community) lands trust within the Precinct that leverages the activities of surrounding institutions such as Carriageworks and Sydney University. The City could assist Transport for NSW through its investigations into Creative Lands Trusts.

Operational models

Along with delivery models, operational and management models must be considered with regard to long term infrastructure funding. Local government, for example, cannot necessarily finance the operation of all social infrastructure provided, so alternative models warrant consideration.

Operational and management models that may be explored for the Redfern North Eveleigh Precinct include:

- State or local government managed – government delivers and manages the activities or programs within the facility – the ‘traditional’ model of local government social infrastructure provision, whereby all operating costs are borne by government agencies, whether they own or lease the facility.
- Long term community lease – provides exclusive use of the facility to a community-based organisation (which may be a not-for-profit or for-profit social enterprise) – at a subsidised rate – low or no cost.
- Fixed term licence agreements – selected community-based organisations hold a licence to occupy spaces for a fixed fee and period (usually 5-10 years) during designated hours. This enables the use of some of the facility by other groups outside the licence hours.
- Hire of spaces/ venues, managed by state or local government or private property owners:
 - Regular hirers: Community organisations, groups or individuals that hire a facility at a set time and day, usually each week.
 - Casual hirers: People who hire venues for one-off functions (less than 12 occasions in a calendar year).

Venue hire fees are calculated on a sliding scale depending on the type of organisation or individual seeking to hire a facility. For example, not-for-profit organisations and local community groups are charged lower fees than corporate or private organisations. Governments may adopt the following fee structure (in order from lowest fees to highest fees): community groups and not-for-profit organisations; community arts and recreation (open to the public); private use (not open to the public).

11.7 Service provision: delivering health and health equity outcomes

In its broadest sense, the term 'social infrastructure' encompasses both physical infrastructure and the operational aspects of services delivery. Both require consideration in planning for the renewal of the Redfern North Eveleigh Precinct to deliver positive social and health impacts on future communities of the site and surrounding locality.

A dense network across a range of social and health infrastructure and services currently operates in the study area. This environment is mapped at **Section 11.2**.

This section firstly defines the objectives, strategies, timeframes, implementation, performance indicators, and responsibilities for various social and health services relevant to the context of this study – as per Study Requirements in **Section 2.3**.

Secondly, this section explores the ways government service delivery agencies may play a role in the future delivery and operation of the Precinct with a view of optimising population health outcomes arising.

11.7.1 Government roles and responsibilities

The Australian Federal Government

The Australian Government, through the Department of Health, has a wide responsibility to *“lead and shape Australia’s health and aged care system and sporting outcomes through evidence-based policy, well targeted programs, and best practice regulation”*.¹¹⁵

It is a Department of Health performance statement to provide *“Support for sustainable funding for public hospital services and improved access to high quality, comprehensive and coordinated preventive, primary and mental health care for all Australians, with a focus on those with complex health care needs and those living in regional, rural and remote areas, including through access to a skilled health workforce”*¹¹⁶

Key policy areas

The Australian government has key policy focus in:

- Funding and subsidisation: through the regulation of Medicare and private health insurance, and the policy levers for pharmaceutical and Medicare benefits.
- Primary healthcare
- Aged care sector
- Research
- Aboriginal and Torres Strait Islander primary healthcare funding
- Maintaining the number of doctors in Australia and ensuring they are distributed equitably across the country
- Ensuring a safe food supply in Australia and NZ
- Regulation of medicine through the Therapeutic Goods Administration
- National immunisation program
- Mental health funding and reform.

¹¹⁵ Department of Health Corporate Plan 2020-2021 (Department of Health, 2020), page 6.

¹¹⁶ Department of Health Corporate Plan 2020-2021 (Department of Health, 2020), page 20.

Key delivery responsibilities, objectives, and timeframes

Below we examine key responsibilities, objectives, and timeframes for selected agencies.

1. Primary Health Networks

The primary health networks have key responsibility for identifying and commissioning responses to gaps in primary health care, working closely with general practitioners and other health professionals along with the community to encourage more efficient use of health resources, delivery of high-quality care; ultimately creating a better patient experience.¹¹⁷

There are 31 PHN's in Australia. The Central and Eastern Sydney PHN (CESPHN) covers the Central precinct area. The CESPHN's strategic plan 2019-2021 outlines key objectives, including:¹¹⁸

- Reducing rates of mental health, alcohol and drug abuse
- Support the health workforce
- Reduce health inequities
- Improve Service Navigation
- Increase care coordination and integration
- Better child and maternal health

These objectives are outlined in a short term plan (2019-2021), but are not expected to be achieved until the longer term.

2. Sport Australia

Sport Australia has key responsibility for driving participation in active lifestyles through supporting and investing in sport. Its key focus is to improve the health and wellbeing of Australians and build stronger communities through participation and engagement with sport regardless of age, race, gender, cultural background and physical ability.¹¹⁹

The Australian Sports Commission Corporate Plan 2020-2024 outlines key objectives, including:¹²⁰

- Driving greater engagement and participation in sport across Australia
- Leading a sustainable and efficient Australian sports sector
- Implementing an enhanced Sporting Schools program that delivers sustainable outcomes for all children

Key performance indicators

Primary Health Network¹²¹

- Rates of preventable deaths and hospitalisations;
- Rates of health risk behaviours (eg smoking, alcohol and drug use and overweight/obesity)
- Rates of prevention behaviours (eg immunisation, cancer screening)
- Health inequities as measured by differences in the above indicators by population group (eg Aboriginal and Torres Strait Islander peoples) and/or place (eg disadvantaged suburbs)

Sport Australia¹²²

- 32% of children in Australia aged 5 to 14 years participate for at least 3.2 hours per week in organised physical activity outside of school hours.

¹¹⁷ Primary Health Networks, (Department of Health, 2021), at <https://www1.health.gov.au/internet/main/publishing.nsf/Content/Fact-Sheet-Primary-Health-Networks+#:~:text=They%20have%20three%20main%20roles,that%20meet%20specific%20health%20needs.>

¹¹⁸ Central and Eastern Sydney PHN Strategic Plan 2019-21 (CESPHN, 2019), page 11.

¹¹⁹ Australian Sports Commission Corporate Plan 2020-2024 (ASC, 2020), https://www.sportaus.gov.au/__data/assets/pdf_file/0012/949296/ASC-2020-24-Corporate-Plan.pdf

¹²⁰ Australian Sports Commission Corporate Plan 2020-2024 (ASC, 2020), https://www.sportaus.gov.au/__data/assets/pdf_file/0012/949296/ASC-2020-24-Corporate-Plan.pdf

¹²¹ Central and Eastern Sydney PHN Strategic Plan 2019-21 (CESPHN, 2019), page 26.

¹²² Australian Sports Commission Corporate Plan 2020-2024 (ASC, 2020), https://www.sportaus.gov.au/__data/assets/pdf_file/0012/949296/ASC-2020-24-Corporate-Plan.pdf

- An increase of one percentage point in Australians aged 15 and above meeting current physical activity guidelines for this age group.

NSW State Government

The purpose of NSW Health (NSW State Govt) is to plan the provision of comprehensive, balanced and coordinated health services to promote, protect, develop, maintain and improve the health and wellbeing of the people of New South Wales.¹²³

The vision of the Sydney Local Health District (SLHD) is “*excellence in health and healthcare for all*”. It is the district’s mission to work with their communities to promote co-designed health policy, improvements to social and environmental health factors, and best practice prevention and health protection strategies. The SLHD seeks to ensure equitable access to healthcare for all community members which is integrated, timely, culturally competent, highly skilled, and supported by leading edge research¹²⁴.

Key policy areas

The NSW government has primary responsibility for the following areas:

- Managing and administering public hospitals
- Delivering preventive services such as breast cancer screening and immunisation programs
- Funding and managing community and mental health services
- Public dental clinics
- Ambulance and emergency services.

It also shares funding and regulatory control of the following areas with the Commonwealth Government:

- Palliative and aged care
- Preventive services
- Registering and accrediting health professionals.

Key delivery responsibilities, objectives, and timeframes

1. Local Health Districts

The primary responsibility of a local health district is to provide relief to sick and injured people through the provision of care and treatment, and to promote, protect, and maintain the health of the community.¹²⁵ As such, they are the key delivery agency under the NSW health system.

There are 15 local health districts across NSW, one of which (Sydney Local Health District) encompasses the Redfern North Eveleigh site, with another in close proximity:

- Sydney Local Health District: aims to deliver integrated, timely, culturally safe and competent, efficient services that work with its communities to promote co-designed policy that is responsive to equity concerns, facilitates best practise prevention programs, and delivers care close to where people live to improve on the social and environmental factors that sustain health.¹²⁶
- South Eastern Sydney Local Health District: aims to increase access to high quality healthcare in the community, provided either at home or as close to home as possible. To do so, the district aims to decrease hospital mortality and emergency department presentations, while increasing patient and staff satisfaction.¹²⁷

¹²³ Health Administration Act 1982 No 135, Section 5.

¹²⁴ SLHD 2018, Strategic Plan, <https://www.slhd.nsw.gov.au/pdfs/slhd-strategic-plan-2018-2023.pdf>

¹²⁵ Health Services Act 1997, Section 9.

¹²⁶ Sydney Local Health District Strategic Plan 2018-2023, (SLHD, 2018), page 7, <https://www.slhd.nsw.gov.au/pdfs/slhd-strategic-plan-2018-2023.pdf>.

¹²⁷ South Eastern Sydney Local Health District Journey to Excellence Strategy 2018-2021 (SESLHD, 2018), page 13, https://www.seslhd.health.nsw.gov.au/sites/default/files/groups/Planning_Population_and_Equity/Health_Plans/JourneytoExcellence_v13.pdf.

2. Justice Health and Forensic Mental Health Network¹²⁸

A specialist network, the JHFMHN has responsibility for delivering health care to adults and young people in contact with the forensic mental health and criminal justice systems, across community, inpatient and custodial settings. Its key objectives, stated in the strategic plan 2018-2022, are to

- Provide a values-based, quality model of care that improves health and mental health outcomes through collaborative, person centred and integrated healthcare
- Engage with the community and key stakeholders through strong partnerships
- Attract, grow and retain a talented workforce and foster a safe working environment.

The short-term timeframe for delivery is 2022, with this and future strategic plans forming long term consistent and tangible improvements to its health consumers.

3. Health Infrastructure NSW

Health infrastructure NSW is the arm of NSW Health that oversees the planning, design, procurement and construction of health capital works in NSW. The agency's strategic objectives are set out in the Corporate Strategy 2021-2025,¹²⁹ and include the following:

- Develop health and education precincts: working with local health districts and networks to prepare precinct-specific strategies that are place-based, respond to the needs of the community, align with whole-of-government objectives and maximise opportunities for social, environmental and economic benefit.
- Partner with the industry to drive innovation, quality, and performance across the infrastructure sector.
- Deliver innovative and sustainable health facilities that work together with complementary digital and other non-capital solutions to enable efficient health service delivery.

4. HealthShare NSW

HealthShare NSW is a shared services organisation that has key responsibility for the delivery of patient care through the provision of clinically appropriate transport, nutritious hospital meals, and a clean and comfortable hospital experience in partnership with NSW Health, local health districts and specialised networks.

The HealthShare NSW Strategy Plan 2020-2024¹³⁰ outlines key objectives, including to:

- Increase patient safety
- Provide seamless support for NSW Health staff to reduce administrative load on agencies
- Reduce NSW Health's Environmental Footprint
- Increase the timely delivery of care.

Key performance indicators

Sydney Local Health District priorities¹³¹

- Partnering with our patients, families, carers and consumers to design, provide and evaluate personalised, responsive, culturally safe and competent, evidence-based, integrated care that truly 'matters' to our patients,
- Strengthening and valuing our workforce and its capability, through a focus on education, participation, supportive structures, improved workforce systems and service delivery,
- Continuing to develop an inclusive healthcare system that is responsive to our Aboriginal communities, including addressing Aboriginal health and access issues and the social determinants of health in collaboration with Redfern Aboriginal Medical Service (AMS) and the Sydney Metropolitan Local Aboriginal Health Partnership,
- Developing, planning and constructing new and upgraded health facilities to address the significant population growth, increasing demand and our ageing infrastructure,
- Shifting the balance of care into our primary, population health, ambulatory and community-based services to ensure the right care, at the right time in the right place,

¹²⁸ Justice Health and Forensic Mental Health Network Strategic Plan 2018-2022 (JHFMHN, 2018).

¹²⁹ Health Infrastructure Corporate Strategy 2021-2025 (Health Infrastructure NSW, 2021)

¹³⁰ HealthShare NSW Strategy Plan 2020-2024 (HealthShare, 2020).

¹³¹ SLHD 2018, Strategic Plan, <https://www.slhd.nsw.gov.au/pdfs/slhd-strategic-plan-2018-2023.pdf>

- Influencing the social and policy factors that affect health — the social determinants of health — by working in partnership with the community and other sectors,
- Shaping the future through healthcare and information technology that is patient and family centred,
- Growing health and medical research and discovery, making research “everybody’s business” and encouraging patient/community participation in high-quality clinical trials and research studies,
- Enhancing the focus on models of care for primary care, the early years, mental health, aged care, Aboriginal health, chronic and complex care, disability, infectious diseases, drug health, and palliative care,
- Growing the tertiary and quaternary depth and breadth in the District to advance specialised care options for patients across the state,
- Developing partnerships across our health and social care sector that will integrate care, build capacity and deliver on key strategic goals,
- Ensuring the highest possible performance, outcomes and value for money.

Justice Health and Forensic Mental Health Network¹³²

- Improved patient health
- Reduced incarceration and unplanned patient journeys
- Health services improve for disproportionately represented populations
- Stakeholder partnerships improve in quality and increase in number

Health Infrastructure NSW

- Health Infrastructure NSW’s Corporate Strategy 2021-2025 states: ‘Our targets and key performance indicators are detailed in our annual Business Unit Plans with progress assessed against the [objectives].’¹³³

HealthShare NSW¹³⁴

- Increase customer satisfaction from 61% to 70%
- Improving average sustainability maturity rating from Level 1 to Level 4
- Improve patient transports, increasing the proportion of meal choice, and reduce wait times for aid and equipment.

¹³² ‘Strategic Framework’, Justice Health and Forensic Mental Health Network Strategic Plan 2018-2022 (JHFMHN, 2018).

¹³³ Health Infrastructure Corporate Strategy 2021-2025 (Health Infrastructure NSW, 2021), page 20.

¹³⁴ HealthShare NSW Strategy Plan 2020-2024 (HealthShare, 2020).

Local government

The NSW Local Government Act (1993) sets out the legal responsibilities of councils and related local government bodies in order to facilitate “local communities that are strong, healthy and prosperous”.

Among other responsibilities, local governments are required to:

- Recognise diverse local community needs and interests, and consider social justice principles when making decisions
- Invest in responsible and sustainable infrastructure which will benefit the local community
- Actively engage with local communities via an integrated planning and reporting framework
- Identify, prioritise, and maximise the achievement of local community needs and aspirations, while also considering regional priorities.

In alignment with the integrated planning and reporting framework, local governments are required to develop and endorse a Community Strategic Plan every 10 years, which outlines the key priorities and aspirations of the local community. Each local government must establish a Delivery Program after each ordinary election of Councillors which details how the council intends to perform its functions. An Operational Plan must also be adopted at the beginning of each year in order to identify the activities a Council will undertake in that year, in accordance with the Delivery Program¹³⁵.

City of Sydney goals and targets – strategic objectives, timeframes and key performance indicators

It is a City of Sydney vision to be a Green, Connected and Global City. The City’s Community Strategic Plan Sustainable Sydney 2030 sets out the following 10 targets to make the city more sustainable by 2030, all of which targets will have impacts on population health and wellbeing in the LGA:

1. 70% reduction in greenhouse gas emissions based on 2006 levels by 2030 and by 2050, achieve a net zero emissions city.
2. 50% of electricity demand met by renewable sources; zero increase in potable water use from 2006 baseline, achieved through water efficiency and recycled water; total canopy cover increased by 50 per cent from 2008 baseline.
3. There will be at least 138,000 dwellings in the city (including 48,000 additional dwellings compared to the 2006 baseline) for increased diversity of household types, including greater share of families.
4. 7.5 per cent of all city housing will be social housing, and 7.5 per cent will be affordable housing, delivered by not-for-profit or other providers.
5. The city will contain at least 465,000 jobs (including 97,000 additional jobs) compared to the 2006 baseline) with an increased share in finance, advanced business services, education, creative industries and tourism sectors.
6. Trips to work using public transport will increase to 80 per cent, for both residents of the city and those travelling to the city from elsewhere.
7. At least 10% of total trips made in the city are by bicycle and 50% by pedestrian movement.
8. Every resident will be within reasonable walking distance to most local services, including fresh food, childcare, health services and leisure, social, learning and cultural infrastructure.
9. Every resident will be within a 3-minute walk (250 m) of continuous green links that connect to the harbour foreshore, harbour parklands, Moore or Centennial or Sydney parks.
10. The level of community cohesion and social interaction will have increased based on at least 65% of people believing most people can be trusted. ¹³⁶

The range of services the City of Sydney delivers to the community, including community services, homelessness services, sanitation services, and a broad range of community programs and initiatives delivered through social community infrastructure and more broadly are also key contributors to population health and wellbeing in the LGA.

¹³⁵ NSW Government 2021, Local Government Act 1993 No. 30.

¹³⁶ City of Sydney, Sustainable Sydney 2030 Community Strategic Plan 2017–2021

11.7.2 Non-profit sector roles and responsibilities

Non-profit organisations play a critical role in service delivery across local communities, and within key vulnerable communities specifically. These include homeless people and rough sleepers; young people; people experiencing domestic violence; refugees and asylum seekers.

Governance and funding

The non-profit sector is funded by both the State and Federal governments, with broad national policy guidelines from the Commonwealth through the Department of Health and the Australian Charities and Not-for-profits Commission, and direct governance and regulation from the NSW Ministry of Health and NSW Fair Trading.

Service delivery areas

A number of important services across multiple delivery areas are provided to meet the diverse challenges facing communities in the precinct, including

- Homelessness
- Youth
- Aboriginal and Torres Strait Islander
- Community health and wellbeing
- Domestic violence
- Sexual Health
- Drug and alcohol abuse.

Community services often deliver of multiple services to individuals, who may be experiencing multiple disadvantage associated with the interconnected social determinants of health.

Strategic objectives and timeframes for delivery

There are a broad range of strategic priorities for key service providers working closely with a broad section of the community (for example Salvation Army). Timeframes are generally in the short term.

Key performance indicators

Key performance indicators for social health and wellbeing across service providers vary, but can generally be summarised as follows:

- Increasing the level of community input in strategy, policy, and delivery of services.
- Increasing advocacy for persons experiencing homelessness, people of diverse sexualities and genders, and persons experiencing poverty or disadvantage.
- Greater awareness in the broader community of health inequities and specific challenges facing disadvantaged groups.
- Heightened focus on community capacity building.
- Shift to person-centred, joined-up service delivery – whereby services coalesce around an individual, rather than an individual needing to navigate complex pathways to various services.
- Increasing collaboration among services (and agencies) working within a local area, for more effective service delivery (linked with the above point).
- Increasing touchpoints for community engagement and interaction with case workers, including through more preventative responses.

11.7.3 Service providers' role in optimising social and health outcomes through Precinct renewal

Federal, State, and local governments will play a key role in optimising social and health outcomes for the community as the Redfern North Eveleigh Precinct undergoes major transformation and renewal.

The renewal process will drive significant population growth and change – as is explored through **Chapter 8.0** of this report, with the attendant need for services to scale up to service population health issues in this growing community.

At all levels of government, social and health agencies operate within agreed strategic frameworks and parameters, with associated KIPs and strategic goals for addressing population health issues. Key to the ongoing success of the precinct in delivering positive social and health outcomes for communities will be to align specific goals for the precinct with broader agencies' goals, to ensure a focus from the macro to the local in driving health outcomes.

Opportunities to address key population health issues through the renewal project, with reference to existing service provision frameworks, are set out below. This analysis focuses on the role that all levels of government will play in the precinct's future. While it provides a summary overview of key considerations, rather than a comprehensive analysis, it highlights key opportunities to deliver positive social and health impacts through the renewal project, through the work of relevant delivery agencies at all levels of government.

This work may form the basis for conversations with NSW Government and other agencies as the precinct is delivered and considered over time through agencies' health planning work.

Australian Government – Central and Eastern Sydney PHN (CESPHN) priorities

The CESPHN's strategic plan 2019-2021 outlines key objectives, including:¹³⁷

- Reducing rates of mental health, alcohol and drug abuse
- Support the health workforce
- Reduce health inequities
- Improve Service Navigation
- Increase care coordination and integration
- Better child and maternal health

While these represent current priorities, it is expected that similar priorities will continue for the foreseeable future and will be relevant to the precinct.

Key performance indicators include reducing rates of preventable deaths and hospitalisations; rates of health risk behaviours (e.g. smoking, alcohol and drug use and overweight/ obesity); rates of prevention behaviours (e.g. immunisation, cancer screening), and reducing health inequities, as measured by differences in the above indicators by population group (e.g. Aboriginal and Torres Strait Islander peoples) and/or place (e.g. disadvantaged suburbs).

Key considerations for the future of the Redfern North Eveleigh Precinct

Key considerations include:

- Ensuring service provision capacity is expanded in a timely manner to meet demand from a growing population
- Monitoring key health issues and health inequities in populations in and around the precinct, to deliver adequate service interventions and initiatives
- Encourage screening for communities to improve prevention, including through local information campaigns
- Closely monitor and address health and health equity issues arising in particularly sectors of the community, including through local direct research and community engagement

¹³⁷ Central and Eastern Sydney PHN Strategic Plan 2019-21 (CESPHN, 2019), page 11.

- Seek to utilise local community facilities for health initiatives and programs, including screening programs and service delivery to community members.

NSW Government – NSW Health and Health Infrastructure

The state's health and health infrastructure agencies are critical stakeholders in ongoing delivery of health infrastructure and services to meet the needs of the precinct's population and those of surrounding communities. Having reviewed the priorities of these agencies, key goals of note are as follows:

- Strengthening and valuing our workforce and its capability, through a focus on education, participation, supportive structures, improved workforce systems and service delivery.
- Continuing to develop an inclusive healthcare system that is responsive to our Aboriginal communities, including addressing Aboriginal health and access issues and the social determinants of health in collaboration with Redfern Aboriginal Medical Service (AMS) and the Sydney Metropolitan Local Aboriginal Health Partnership.
- Developing, planning and constructing new and upgraded health facilities to address the significant population growth, increasing demand and our ageing infrastructure.
- Shifting the balance of care into our primary, population health, ambulatory and community-based services to ensure the right care, at the right time in the right place.
- Influencing the social and policy factors that affect health — the social determinants of health — by working in partnership with the community and other sectors.
- Developing partnerships across our health and social care sector that will integrate care, build capacity and deliver on key strategic goals.

While all priorities of NSW Health will be highly relevant to local communities, the above have been selected to provide insights into how the ongoing renewal of the precinct will require deep involvement of the Local Health District to monitor and respond to changing community health issues over time.

Key considerations for the future of the Redfern North Eveleigh Precinct

Key considerations include the following:

- The future provision of health services to communities in and around the precinct, including Aboriginal community members – both in relation to direct health issues, and issues arising from inequality and disadvantage – the social determinants of health.
- Closely monitor the need for new health infrastructure arising from population growth and change, and the needs of particular parts of the community – for example, additional maternity services available through Royal Prince Alfred Hospital in response to rising birth rates, or aged care beds/ services to meet the needs of the ageing population.
- Exploring innovative ways to deliver community-based services and responses, including through local social infrastructure and outreach activities.
- Monitor and review key issues, such as socio-economic inequality and disadvantage and the health of communities experiencing disadvantage with a view to tailoring specific responses and approaches.
- Forging partnerships with local community-based organisations in the area, including cultural organisations and organisations that provide a voice for key communities, to address health and wellbeing in a proactive collaborative way.

City of Sydney

The City of Sydney plays a critical and multifaceted role in local community health and wellbeing. This includes the provision and maintenance of key community infrastructure – such as community facilities and open space – as well as through service delivery. The City’s broad-ranging remit can involve a spectrum of activities, from public toilet provision and maintenance, maintenance of open space, collection of garbage, to the delivery of a range of initiatives that support community wellbeing in direct and indirect ways.

As the government agency with the most direct contact and interface with the community across a range of areas, the City plays a unique and important role in monitoring and responding to community wellbeing issue arising in the precinct over time.

Focusing on the City’s core roles and responsibilities under the Local Government Act 1993, the City is required to focus on enabling “local communities that are strong, healthy and prosperous”. The City is required to:

- Recognise diverse local community needs and interests, and consider social justice principles when making decisions
- Invest in responsible and sustainable infrastructure which will benefit the local community
- Actively engage with local communities via an integrated planning and reporting framework
- Identify, prioritise, and maximise the achievement of local community needs and aspirations, while also considering regional priorities.

Key considerations for the Redfern North Eveleigh Precinct

These statutory requirements have a direct bearing on the roles the City will play in supporting the wellbeing of the future communities of the Redfern North Eveleigh Precinct and surrounding neighbourhoods. Key activities may include:

- Monitoring community wellbeing in the precinct and local neighbourhoods, including through the City’s Community Wellbeing Survey and Community Wellbeing Indicators, and responding to issues arising that are within its remit. Issues may include community cohesion, food insecurity and perceptions of safety in the precinct.
- Ensure community facilities and open space in the precinct that is owned or managed by the City is well maintained, safe and secure.
- Monitor crime and community safety with a view to developing effective community-based responses in collaboration with relevant agencies such as NSW Police.
- Closely engage with communities and ensure effective communication channels so that community health and wellbeing issues are effectively identified and addressed and that community members feel heard and listened to.
- Foster partnerships and collaborations with all levels of government and the not-for-profit sector to collectively respond to issues in the community, such as food insecurity, drug and alcohol use and homelessness. The City has the potential to play a role in facilitating conversations and response strategies at the local level.

Ultimately, the future health and wellbeing of the community of the precinct will rely on all levels of government working closely together and with the not-for-profit sector to monitor, identify and effectively respond to issues arising over time, and to ensure that the level of provision of facilities and services keeps pace with population growth and responds to changing community issues and needs over time.

Listening to and collaborating with communities is a key aspect of effective responses, so building relationships with communities that enable trust and collaboration to develop over time will also be important to a future healthy community.

12.0 Affordable housing needs analysis

This section addresses likely demand for affordable for affordable rental housing and identifies and assesses mechanisms available to maximise provision of affordable rental housing, with reference to Greater Cities' Commission (GCC) targets.

This chapter draws on the affordable housing needs analysis prepared for the Central Precinct Renewal Program Social Infrastructure and Sustainability Study (Ethos Urban, 2022). Similar to the Central Precinct, the proposed Redfern North Eveleigh Precinct is part of the broader Tech Central District and located within City of Sydney LGA.

12.1 Introduction

The ongoing renewal of inner city areas driving up land values has significantly increased the cost of buying or renting homes, taking them beyond the reach of very low to moderate income households. This includes the key workers essential to keeping the city functioning effectively, academics, entrepreneurs and those in start-ups who are the lifeblood of a growing innovation economy, and those in the cultural and creative sector who critically contribute to the city's dynamism and vibrancy.

The ongoing renewal of inner city areas driving up land values has significantly increased the cost of buying or renting homes, taking them beyond the reach of very low to moderate income households. This includes the key workers essential to keeping the city functioning effectively, academics, entrepreneurs and those in start-ups who are the lifeblood of a growing innovation economy, and those in the cultural and creative sector who critically contribute to the city's dynamism and vibrancy.

12.2 Definition

Affordable housing (including affordable rental housing) is defined as follows:

- Housing for very low-income households, low-income households or moderate-income households (*Environmental Planning and Assessment Act 1979*)
- Housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument (*State Environmental Planning Policy (Housing) 2021*) – below:

(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if—

(a) the household—

(i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—

- (A) very low income household—less than 50%,
- (B) low income household—50–less than 80%,
- (C) moderate income household—80–120%, and

(ii) pays no more than 30% of the gross income in rent, or

(b) the household—

(i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme, and

(ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.

While the above definitions consider affordability from the low-income and moderate-income households perspective, this chapter however considers affordability of housing in the inner Sydney area more broadly.

12.3 The case for supply

Housing security impacts wellbeing

Housing security and quality can affect various aspects of personal and family wellbeing, including mental and physical health, employment opportunities and social connectedness, among others.

Evidence indicates that lack of housing affordability is a particular risk for urban economies, like Sydney, focused on attracting and retaining global knowledge workers. This has had negative consequences for other population groups and overall urban productivity, resulting in impacts on commuting times, housing diversity and affordability.¹³⁸

In some cases, innovation districts benefit those associated with innovation at the cost of the local population and in some instances, start-ups experience negative impacts, with high cost of housing affecting the diversification of innovation economies through inhibiting the growth pathway.¹³⁹

Affordable housing underpins liveability and successful innovation districts

Also, a lack of affordable housing is evidenced to potentially undermine the success of innovation districts. If workers in innovation sectors are unable to secure affordable housing in or nearby innovation districts, then they are less likely to seek employment there, in turn, reducing the economic competitiveness of that location.¹⁴⁰

In Sydney, a 'growing spatial mismatch between where key workers live and work' is strongly evidenced. Although key worker jobs are situated throughout the metropolitan region, and particularly in inner Sydney, the majority of the metropolitan region's key workers reside in outer ring suburbs.¹⁴¹

Also, a lack of affordable housing is evidenced to potentially undermine the success of innovation districts. If workers in innovation sectors are unable to secure affordable housing in or nearby innovation districts, then they are less likely to seek employment there, in turn, reducing the economic competitiveness of that location.¹⁴²

The NSW Innovation and Productivity Council's smart city agenda notes the importance of affordable housing for liveability, and focuses on the need for access to affordable, diverse housing for workers and students. The agenda documents that "where affordable, diverse housing is offered within precincts, it can play an important role in attracting and retaining businesses and workers."¹⁴³

The Australian Urban and Housing Research Institute (AHURI) has investigated the links between urban productivity and affordable housing supply more broadly, including through a range of interviews with start-up businesses, accelerators, state and local governments in 2020.

The study identifies the barriers and opportunities for increased innovation-led employment in inner city locations. It highlights that housing close to employment that reduces commuting time and maximises work time is identified as important for employees in the innovation sector, along with the importance of services (such as childcare) close to work.¹⁴⁴

Evidence from the AHURI study suggests that successful innovation districts require mixed land uses and are socially, culturally, and economically diverse, with a diverse range of housing types, tenures and prices. It recommends that the development of innovation districts critically engages with questions of housing, particularly around affordability, availability, and diversity.¹⁴⁵

¹³⁸ Florida, R. (2017) *The new urban crisis: how our cities are increasing inequality, deepening segregation, and failing the middle class-and what we can do about it*, Basic Books, New York

¹³⁹ Katz, B. and Wagner, J., 2014, *The rise of innovation districts: A new geography of innovation in America*, Brookings Institute, Washington

¹⁴⁰ Moonen, T. and Clark, G., 2017, *The Logic of Innovation Locations: Understanding the drivers that enable cities to host innovation economies*, *The Business of Cities and Future Cities Catapult*, London.

¹⁴¹ Gurrán, N. and Phibbs, P. (2017) 'When Tourists Move In: How Should Urban Planners Respond to Airbnb?' *Journal of the American Planning Association*, vol. 83, no. 1: 80–92. doi: 10.1080/01944363.2016.1249011.

¹⁴² Moonen, T. and Clark, G., 2017, *The Logic of Innovation Locations: Understanding the drivers that enable cities to host innovation economies*, *The Business of Cities and Future Cities Catapult*, London.

¹⁴³ Innovation and Productivity Council (IPC), 2018, *NSW Innovation Precincts: Lessons from International Experience*,

NSW Government, Sydney, https://www.industry.nsw.gov.au/data/assets/pdf_file/0011/172892/NSW-Innovation-Precincts.pdf.

¹⁴⁴ AHURI: *Urban productivity and affordable rental housing supply, Affordable housing in innovation-led employment strategies*, Final Report No. 333, August 2020

¹⁴⁵ Dowling, R., Maalsen, S., Emmanuel, L. and Wolfson, P. (2020) *Affordable housing in innovation-led employment strategies*, AHURI Final Report No. 333

Affordable housing for Aboriginal community members can sustain community ties

While housing affordability is an issue for various communities living in Sydney, then noting the significance of the Redfern area for the Aboriginal communities, and a long history of dislocation of the families from the area, it is important to support targeted Aboriginal housing in the area.

During the 1970s, in response to increasing rents and pressure for Aboriginal people to move to outer suburbs, squatters occupied vacant terraces on 'The Block' in Redfern as a political and practical response to overcrowding and homelessness. The community made a formal submission for Federal Government funding and the Government bought the area when the Aboriginal Housing Company (AHC) was formed to manage the grant.

Recently, the AHC has undertaken the Pemulwuy Project to redevelop 'The Block' into a mixed-use site, including affordable accommodation for 62 Aboriginal and Torres Strait Islander families alongside student housing including 110 beds for Aboriginal students, commercial and retail spaces, a gymnasium and a childcare centre¹⁴⁶.

However, all key stakeholders consulted to inform this Study (SLHD, HERDU, City of Sydney, Balarinji) have highlighted the urgent need to support affordable and targeted increased Aboriginal housing in the area (ref. **Section 10.3 and 10.5**).

12.4 Approach and findings

The following section provides an affordable housing needs analysis for the precinct. This shows an acute and growing need for affordable rents housing supply in the inner city, based on the affordability of median rents for the lowest 40% of income earning households (being not more than 30% to be considered affordable).

12.4.1 Housing market activity: prices

A review of the City of Sydney housing market for the period 2010 to 2020 (ref. **Figure 31** over page) finds the following:

- In 2020, the median price for a house was \$1.6 million, while the median price for a unit was \$900,000. Compared to the Greater Sydney benchmark, the median house price was 1.7 times greater than the Greater Sydney benchmark of \$930,000 and 1.2 times greater than the median unit price of \$799,990. This indicates high demand for housing within the City of Sydney and suggests potential for significant affordability issues.
- Both house and unit prices have experienced very strong growth in the City of Sydney. Between 2010 to 2020, the median house price has almost doubled, increasing from \$880,000 in 2010 to \$1.7 million in 2020, an increase of +\$825,000 and an average annual growth rate 6.8%.
- While unit price growth has been slightly lower than house price growth. Over the same period, unit prices , increasing from \$435,000 to \$695,000 in 2020, an increase of +\$331,000, at an average annual growth rate of 4.7%.
- The gap between median house prices and median unit prices has been steadily rising from around 1.5 times in 2010 to 1.9 in 2020.
- The majority of the volume of sales has been for units, which accounted for an average of 84.2% of sales between 2010 to 2020.

12.4.2 Rental market changes

Median rental data has been sourced from the FACS NSW to analyse median rents in the City of Sydney LGA over the three years to 2020 (ref. **Table 10** over page). This data is provided on a quarterly basis and measures the median rent for new bonds. The data shows:

- Over the last three years, the median rental price for a two-bedroom flat/unit in the Sydney LGA has typically varied at around \$770 per week. This was well above the Greater Sydney benchmark of around \$540 per week for a two-bedroom flat/unit.

¹⁴⁶ Balarinji Connecting with Country Framework, Chapter 12.

- As a result of COVID19, the median rent for a two-bedroom flat or unit has fallen significantly. In the City of Sydney, median rents fell from a high of \$775 per week in the March quarter to a low of \$620 per week in the December quarter. Similarly trends are also present across other bedroom types for flats/units. It is likely that rents will continue to remain subdued for most of 2021 and into 2022, rising again afterwards.

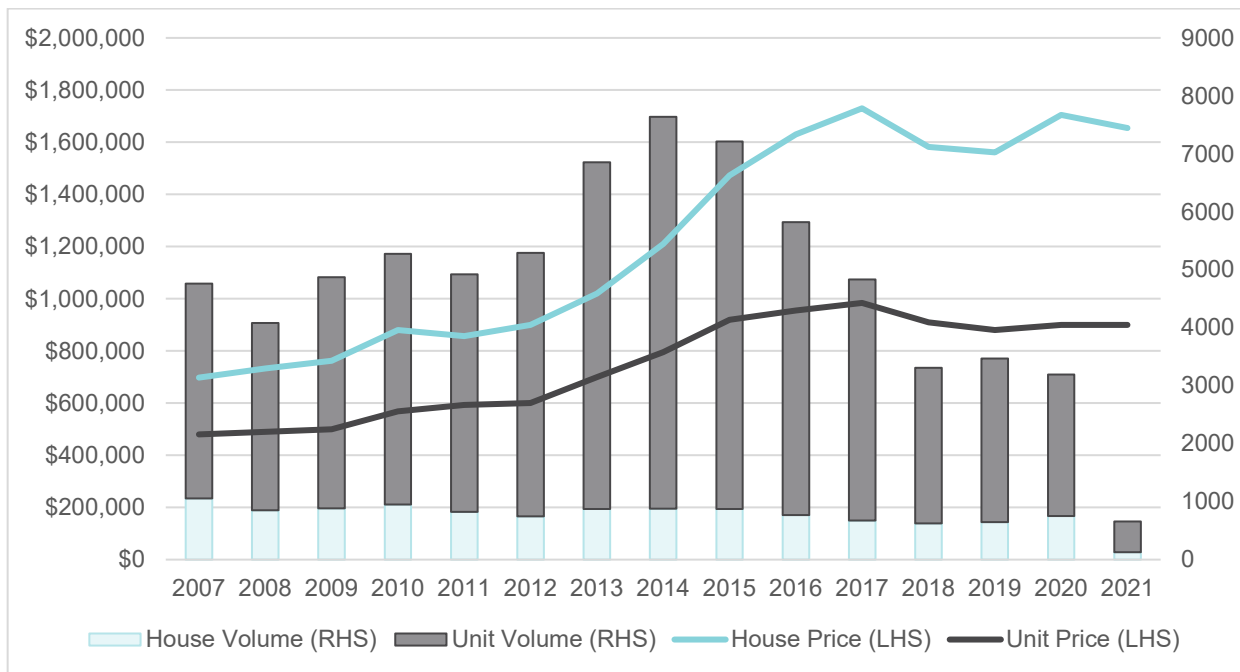


Figure 31 House and unit market activity, City of Sydney LGA, 2010 to 2020

Source: PricewaterhouseCoopers

Table 10 Median rents for flats/ units, City of Sydney LGA, September 2017 to December 2020

| | City of Sydney | | | | Greater Sydney | | | |
|----------|----------------|------------|------------|-------|----------------|------------|------------|-------|
| | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Total | 1 Bedroom | 2 Bedrooms | 3 Bedrooms | Total |
| Dec 2020 | \$450 | \$620 | \$800 | \$530 | \$425 | \$500 | \$680 | \$475 |
| Sep 2020 | \$485 | \$650 | \$850 | \$550 | \$450 | \$510 | \$700 | \$495 |
| Jun 2020 | \$500 | \$660 | \$870 | \$575 | \$450 | \$510 | \$700 | \$495 |
| Mar 2020 | \$575 | \$775 | \$1,050 | \$650 | \$490 | \$540 | \$760 | \$525 |
| Dec 2019 | \$550 | \$760 | \$1,050 | \$640 | \$480 | \$530 | \$720 | \$515 |
| Sep 2019 | \$560 | \$760 | \$1,000 | \$650 | \$480 | \$545 | \$730 | \$520 |
| Jun 2019 | \$569 | \$780 | \$1,050 | \$650 | \$490 | \$535 | \$730 | \$520 |
| Mar 2019 | \$575 | \$770 | \$1,050 | \$650 | \$495 | \$550 | \$750 | \$540 |
| Dec 2018 | \$565 | \$750 | \$1,000 | \$640 | \$490 | \$550 | \$730 | \$530 |
| Sep 2018 | \$565 | \$780 | \$1,050 | \$640 | \$500 | \$550 | \$750 | \$540 |
| Jun 2018 | - | - | - | - | \$500 | \$550 | \$730 | \$540 |
| Mar 2018 | - | - | - | - | \$500 | \$570 | \$775 | \$550 |
| Dec 2017 | \$563 | \$780 | \$1,080 | \$630 | \$500 | \$550 | \$730 | \$530 |
| Sep 2017 | \$575 | \$780 | \$1,100 | \$650 | \$500 | \$560 | \$740 | \$540 |

Source: FACS, 2021

12.4.3 Housing demand – household profile: size, composition and income

To understand the demand side for affordable housing in inner Sydney, relevant demographic data has been drawn from the Australian Bureau of Statistics (ABS) 2016 Census of Population and Housing (ref. **Table 11**).

The data analysis provides a general overview of the demographic characteristics of residents within the City of Sydney. Headline demographic figures are as follows:

- **Relatively high median income** with the median annual household income recorded at \$101,200. The median income was 35.6% higher than the Greater Sydney benchmark of \$92,200.
- **Fewer family households and smaller household sizes** with the average household size for City of Sydney recorded at 2.1 persons per household, compared to 2.8 persons per household in Greater Sydney. This was due to relatively lower share of family households (47.2%) and a relatively higher share of lone person (37.3%) and group households (15.4%).
- **High share of high density housing** with the majority of dwellings being flats, units or apartments (77.6%). This was much lower than the Greater Sydney benchmark (28.2%).
- **Dwellings are mostly rented** with the share of rentals at 64% of dwellings in the City of Sydney. This was well above the Greater Sydney benchmark of 35.1%.

Overall, households were rented, were smaller in size, had higher incomes in high density living, in comparison to the Greater Sydney average.

Table 11 City of Sydney household and housing profile, ABS 2016

| Category | City of Sydney | Greater Sydney |
|--|----------------|------------------|
| Median household income (annual) | \$101,200 | \$92,200 |
| Variation from Greater Sydney median | 9.8% | na |
| % of households earning \$2,500pw or more | 35.6% | 31.8% |
| Males | 51.8% | 49.3% |
| Females | 48.3% | 50.7% |
| Total persons | 208,850 | 4,823,900 |
| Median age (years) | 32.0 | 36.0 |
| Household composition | | |
| Couple family with no children | 29.7% | 23.8% |
| Couple family with children | 10.9% | 37.5% |
| Couple family – total | 40.7% | 61.3% |
| One parent family | 4.7% | 11.1% |
| Other families | 1.9% | 1.3% |
| Family households – total | 47.2% | 73.7% |
| Lone person household | 37.3% | 21.7% |
| Group household | 15.4% | 4.6% |
| Dwelling structure (occupied private dwellings) | | |
| Separate house | 1.9% | 57.2% |
| Semi-detached, row or terrace house, townhouse etc. | 20.0% | 14.0% |
| Flat, unit or apartment | 77.6% | 28.2% |
| Other dwelling | 0.4% | 0.5% |
| <i>Occupancy rate</i> | <i>88.2%</i> | <i>92.3%</i> |
| Average household size | 2.1 | 2.8 |

| Category | City of Sydney | Greater Sydney |
|--|----------------|----------------|
| Tenure type (occupied private dwellings) | | |
| Owned outright | 14.5% | 30.0% |
| Owned with a mortgage | 20.7% | 34.2% |
| Rented | 64.3% | 35.1% |
| <i>State or territory housing authority</i> | 7.8% | 4.2% |
| <i>Housing co-operative/community/church group</i> | 1.3% | 0.5% |
| Other tenure type | 0.6% | 0.7% |

Source: ABS, 2016

12.4.4 Household income spent on housing

Typical measures of household stress examine different measures of household income against household costs in the form of either mortgage repayments or rent.

An analysis of housing stress levels among City of Sydney households compared to the Greater Sydney benchmark is presented in **Table 12** below. These figures show the bottom 40% of non-equivalised household incomes, based on the Greater Sydney income distribution, with regard to those lower income households spending greater than 30% of their income on either rent or mortgages.

Key findings are as follows:

- 17,980 households were experiencing housing stress in 2016, equal to approximately 26.6% of all households in the City of Sydney, which is just below the Greater Sydney benchmark of 26.9% of households.
- 2,590 lower income households experienced mortgage stress, which represents 15.7% of all households that mortgage, slightly below the Greater Sydney benchmark (17.0%).
- 15,390 lower income households experienced rental stress, which is approximately 30.1% of households that are renting in the City of Sydney, below the Greater Sydney benchmark of 36.6%. While below the Greater Sydney average, the overall high number of City of Sydney households that are renting should be noted.
- Overall, lower income households within the City of Sydney had slightly lower levels of household stress compared to the Greater Sydney benchmark. Of lower income households experiencing household stress, the vast majority were experiencing rental stress. (These figures however only relate to households that are within the lower income households. There would also be a large number of households in the City area, that are medium income earners, and spend >30% of their income on housing costs.)

Reasons for these (somewhat counterintuitive) findings are explored over page.

Table 12 Lower income households in housing stress, City of Sydney, 2016

| Measure | Number in housing Stress | Total households | Share of City of Sydney | Share of Greater Sydney |
|--|--------------------------|------------------|-------------------------|-------------------------|
| Household stress >30% of household income spent on housing (mortgage or rent) | 17,980 | 67,560 | 26.6% | 26.9% |
| Mortgage stress >30% of household income spent on mortgage | 2,590 | 16,430 | 15.7% | 17.0% |
| Rental stress >30% of household income spent on rent, % of those that rent | 15,390 | 51,140 | 30.1% | 36.6% |

Source: ABS, 2016; City of Sydney Local Housing Strategy, p. 53; Ethos Urban

Note: Figures rounded. Adapted from City of Sydney Local Housing Strategy (p. 53). Nil income, not stated and not applicable are excluded from calculations.

These findings point to some important issues to note:

- Rental stress is an issue for around a third of lower income households right across Greater Sydney, not just in the inner city.
- There is a significantly higher proportion of rental dwellings in the City of Sydney than across Greater Sydney (evidenced by the fact that 64.3% of households in the City are renting, compared with 35.1% in Greater Sydney), which keeps downward pressure on rents, which are necessarily constrained by market demand/ability to pay – particularly evidenced by rent price falls post COVID-19.
- Lower income households are likely to be choosing to locate outside of the inner city, rather than remain there in rental stress (given rents are significantly higher in the City of Sydney than across Greater Sydney), thereby resulting in fewer lower income households living in the inner city than would otherwise live there. This premise is backed by extensive research and evidence of the migration of lower income households from inner Sydney, adversely impacting socio-economic diversity, and ability of essential workers to live close to jobs.

12.4.5 Current supply of affordable housing

The City of Sydney Housing Audit (June 2021) notes that there were a total of 136,852 residential dwellings counted in City of Sydney area as of June 2021, including:

- 121,725 private dwellings (private ownership and rental dwellings, social (including public) housing, affordable rental housing).
- 15,127 non-private dwellings (boarding house rooms, student accommodation rooms, residential care services).

Amongst the private dwellings, 9,705 were social (including public) housing dwellings, and 1,213 were affordable rental housing dwellings. While the number of affordable housing dwellings has improved significantly over the 2007 baseline of 447 affordable rental housing dwellings, the current provision falls far below the City's target for 7.5% (or 9,129 dwellings - based on the total of 121,725 private dwellings) of all housing in the LGA to be affordable housing.

Furthermore, as identified in **Table 11** above, at least 15,390 of City's households are experiencing rental stress (as of 2016), meaning that the demand is even more steep, and urgent action is needed to close the gap.

12.5 Approaches to affordable housing delivery

12.5.1 Policy framework

NSW Government

Affordable housing is recognised and defined under the *Environmental Planning and Assessment Act 1979* as housing for very low-income households, low-income households or moderate-income households.

The Greater Sydney Region Plan – *A Metropolis of Three Cities* contains a specific policy objective that 'Housing is more diverse and affordable' (GCC Objective 11).¹⁴⁷

The Plan recommends Affordable Rental Housing Targets as a mechanism to deliver an additional supply of affordable housing for very low to low-income households in Greater Sydney. It notes that affordable rental housing for people on very low to low incomes is priced 'so that housing needs can be met alongside other basic living costs such as food, clothing, transport medical care and education.'

¹⁴⁷ The Greater Sydney Region Plan – A Metropolis of Three Cities www.greater.sydney/metropolis-of-three-cities/liveability/housing-city/housing-more-diverse-and-affordable

The GCC Sydney Region Plan targets 5–10% of new residential floor space for affordable housing.

Delivery of the target is subject to a viability test in delivery locations ‘so as not to inhibit housing supply outcomes or affect existing home and property owners.’

The Affordable Rental Housing Target is applied to new rezoning, and works alongside, other mechanisms such as the *State Environmental Planning Policy 70 – Affordable Housing (Revised Schemes)*, which provides floorspace incentives for particular forms of affordable housing.

The target also does not preclude councils from negotiating additional affordable housing for moderate-income households where need has been identified in a local housing strategy and the proposed target has been subject to viability testing – ref. City of Sydney local housing strategy targets below.

City of Sydney

The City of Sydney’s *Housing for All* local housing strategy (2020)¹⁴⁸ establishes priorities and actions for housing supply in the LGA to 2036. This identifies demand for 22,761 private dwellings in the Redfern Street village area by 2036.

The strategy establishes priorities to guide the delivery of housing over the next 20 years and sets out actions to implement the priorities.

In relation to affordable housing, it confirms the City’s established aspirational targets: increasing the diversity and number of homes available for low-income households towards the Sustainable Sydney 2030’s target of 7.5% of all housing in the LGA to be social housing and 7.5% to be affordable housing.

The City also advocates for 25% of floor space on all NSW Government sites to be provided as affordable rental housing in perpetuity in line with Priority H4 (action 4.4) of the City’s Local Housing Strategy - Housing for All. The City advocates that at a minimum the affordable housing provision should be increased in line with any increase in density and provide a minimum of 10% dedicated Aboriginal and Torres Strait Islander affordable housing.

12.5.2 Delivery mechanisms

The Study Requirements for the project (**Section 2.3**) specify the identification and assessment of mechanisms available to maximise the provision of Affordable Rental Housing in the precinct, noting GCC targets.

There are a range of mechanisms to enable delivery, both planning and non-planning, the latter including, for example, partnership-based approaches to delivery with the community housing sector or private developers.

The following section sets out a range of mechanisms and considerations, with reference to the upper end of the GCC target that affordable rental housing comprises 5-10% of new residential floor space development. It also notes that the City of Sydney’s targets for 7.5% of housing across the LGA to be affordable housing (and additional 7.5% of housing across the LGA to be social housing), and advocates for 25% of floor space as affordable rental housing in perpetuity on all NSW Government sites. Planning mechanisms are also addressed at **Appendix B**.

Potential mechanisms to enable delivery of affordable housing:

- **Apply planning controls under the planning instruments to embed an affordable housing floorspace target** – this can include a clause requiring a minimum of 10% of residential gross floor area to be delivered for the purposes of affordable housing in line with the upper end of the GCC’s affordable housing target (5-10% of new residential floorspace), or a more aspirational target aligned with the City of Sydney’s target of 25% of floor space on NSW government sites.

¹⁴⁸ City of Sydney’s *Housing for All* local housing strategy - technical report (2020) <https://www.cityofsydney.nsw.gov.au/strategic-land-use-plans/local-housing-strategy>

- **Continue levying contributions from the current Redfern Waterloo Authority (RWA) Affordable Housing Contributions Plan 2006** - The RWA Affordable Housing Contributions Plan 2006 requires a contribution equivalent to the estimated cost of the provision of affordable housing comprising 1.25% of the total gross floor area of development in the RWA Area. The RWA Affordable Housing Contributions Plan 2006 currently applies to the Redfern North Eveleigh Precinct.
- **State Environmental Planning Policy (Housing) 2021** - provides incentives for development projects to include a 15-year term for affordable rental housing dwellings for very low to moderate-income households. Application of the predecessor of this policy - State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) - has generally resulted in the delivery of student accommodation and new generation boarding houses.
- **Implement incentives for affordable housing delivery in the precinct** – through planning controls of the SSP SEPP 2005, for example, floorspace bonuses for the delivery of floorspace or contributions for affordable housing that differ from those available through the Housing SEPP.
- **Dedicate land for the provision of affordable housing supply by the community housing sector** – noting that a key barrier to the sector delivering increased supply is access to land at a price that makes this possible. Land could be granted to the sector gratis, or sold at a below-market price. The City has implemented this approach to stimulate supply, running an EOI for the sector to propose development solutions for sites.
- **Levy contributions for the provision of affordable housing by the community housing sector outside the precinct, but within the City of Sydney LGA** – Contributions can be levied to support the delivery of affordable housing by community housing providers on sites outside of the precinct but within the LGA. This would likely be executed through a planning agreement between the proponent and the City of Sydney.

12.5.3 Recommendations

Evidence for the importance of delivering affordable housing supply within or in close proximity to the Redfern North Eveleigh Precinct is strong, from a social and economic perspective, as well, as a state and local policy perspective.

A diverse, resilient and dynamic society requires planning for socio-economic diversity, with delivery of affordable housing being a foremost tool in this planning. Fundamentally, providing affordable housing is the means to enable people living in low to moderate income households to continue to live and work in the city, including the key workers, entrepreneurs and cultural and creative sector workers that make a contemporary global city hum.

The Redfern North Eveleigh Precinct – being a large scale, State Government-led urban renewal project – provides the opportunity to make a visible commitment to affordable housing supply aligned with policy objectives and in response to the evidence of the importance of this supply in creating a thriving, successful and diverse precinct for the future.

It is recommended that 15% of housing on the site be delivered as affordable rental housing – exceeding the NSW Government's (GCC) target for 5-10% of new residential floorspace to be affordable.

It is further recommended that local Aboriginal community members be prioritised for housing on the site. This may be realised through tenancy management, following delivery of the precinct, through collaboration with relevant agencies and organisations.

Opportunities to deliver affordable housing on site should be prioritised in this context, with levies and incentives for delivery off-site but within the LGA a secondary option.

PART D: Equity-focused Health Impact Assessment

13.0 Health Impact Assessment (preliminary)

13.1 Introduction and approach

The purpose of this work is to identify likely health and health equity issues arising from the renewal project, and provide recommendations on how these may be addressed – whether through approaches to enhance positive impacts or mitigate potentially negative impacts. This helps to guide the project to deliver the renewal in a way that will optimise social sustainability outcomes and deliver transformative placemaking that improves the health, health equity, social wellbeing and resilience of impacted communities – both current and future populations.

This chapter provides a *preliminary* Health Impact Assessment – as per the Study Requirements set out in **Section 2.3**, noting that the current stage of the project is a proof of concept for structure planning purposes only, and a comprehensive health impact assessment would typically be undertaken at a selected time interval post construction, after the Precinct delivery is completed.

The purpose of this work is to identify likely health and health equity issues arising from the renewal project and provide recommendations on how these may be addressed – whether through approaches to enhance positive impacts or mitigate potentially negative impacts. This helps to guide the project to deliver the renewal in a way that will optimise social sustainability outcomes and deliver transformative placemaking that improves the health, health equity, social wellbeing and resilience of impacted communities – both current and future populations.

The assessment applies the NSW Government's Healthy Built Environment Checklist (NSW Ministry of Health 2020) as a framework to guide the assessment.

As a preliminary Health Impact Assessment, this report considers the social trends, issues and various user groups of the locality identified throughout this study, and the potential built environment and other features that the proposed precinct will include.

Through this assessment:

- Key health, social and health equity issues and population groups have been identified based on review of literature, socio-demographic profile and forecasts for the local populations, stakeholder interviews, community research, and other relevant sources (as described in **Chapters 3.0-12.0** in this report).
- Potential precinct features and project elements considered in the analysis are based on the above analysis as well as discussions with project stakeholders from Transport for NSW and Ethos Urban. Note that at the time of writing this report, the details of the built environment and amenity to be provided as part of the Precinct are not finalised, and would be subject to further analysis at detailed planning stages, and therefore the analysis is a preliminary assessment only, to advise the Project and recommend measures and amenity to support equitable health outcomes for local communities and visitors to the area.

Impacts on social and health infrastructure – e.g. capacity pressures arising from population growth and change – are outlined in this section, and addressed in **Chapter 11.0**.

13.2 Factors and parameters for analysis

Potential health impacts have been evaluated by the 11 key themes identified in the NSW Government's Healthy Built Environment Checklist:

- Healthy eating
- Physical activity
- Housing
- Transport and connectivity
- Quality employment
- Community safety and security
- Open space and natural features
- Social infrastructure
- Social cohesion and connectivity
- Environment and health
- Environmental sustainability and climate change

Further to that, an additional category of Culture has been included in the analysis, for a comprehensive understanding of the health impacts that the precinct may have.

Through the analysis of these themes, consideration has also been given to the 17 UN Sustainable Development Goals¹⁴⁹. In particular, the Precinct delivery and operation has the potential to contribute towards following of the UN goals:

- 3. Good health and wellbeing
- 8. Decent work and economic growth
- 9. Industry, innovation and infrastructure
- 10. Reduced inequalities
- 11. Sustainable cities and communities
- 12. Responsible consumption and production
- 13. Climate action
- 15. Life on land

Each of the Healthy Built Environment Checklist themes has been assessed by project elements that are likely to cause health impacts, either directly, or indirectly, and in terms of impacts on physical as well as mental health. Population groups most impacted or most sensitive to those impacts have been identified. Both construction phase and operational impacts have been considered.

Responses and mitigation measures that would minimise negative impacts and enhance benefits that the Precinct has the potential to deliver have been proposed for each theme.

13.3 Assessment of health and health equity impacts

This section, in conjunction with **Section 13.4** provide an assessment of the potential impacts and benefits of this project against the 11 key themes identified above:

- **Section 13.3** summarises the distribution, degree of change and likelihood of health and wellbeing impacts likely to arise in relation to the renewal of the Precinct, and
- **Section 13.4** summarises the key impacts of the project across those themes.

The full Health Impact Assessment (preliminary) of the project across the parameters identified through the NSW Government's Health Built Environment Checklist is provided at **Appendix E**.

13.3.1 Identification and scale of impacts

The project is expected to have a wide range of impacts on the health and health equity of a wide range of populations who will live, work, visit and commute through the precinct, both during construction and post completion.

The size of affected populations is significant given the current and forecast population of residents and workers in the study area:

- The immediate 400m Primary Study area currently accommodates an estimated 8,390 residents and around 21,920 workers. These people are most likely to experience health and wellbeing impacts associated with the project. Population of the PSA catchment is projected to rise to almost 11,430 residents and around 34,560 workers by 2036. It should be noted that the bulk of the resident population growth and about half of the worker population growth in the PSA is driven by the development of the subject site.

¹⁴⁹ United Nations, Sustainable Development Goals <https://www.un.org/sustainabledevelopment/>

- The broader study area (800 meter radius, or approximately 10-minute walk from the subject site), capturing the people likely to benefit from the social infrastructure proposed for the site, and may otherwise experience the change caused by the renewal, consist of an estimated 34,519 residents and around 44,068 workers, and is projected to rise to almost 41,696 residents and around 65,225 workers by 2036 (ref. **Section 8.3**).
- Additionally, the Precinct attracts a large number of visitors to the Carriageworks multi-arts centre and adjacent Carriageworks Farmers Market. For example, the nearby streets are utilised by approximately 10,000 pedestrians daily, accessing the nearby institutions and businesses.

The health, wellbeing and health equity of these populations will be affected by the process of renewal and change in various ways, both positive and negative.

These issues are comprehensively examined in the tables at **Appendix E**, with regard to the framework of factors set out in the Healthy Built Environment Checklist (ref. **Section 13.2**), as is considered the most appropriate reference point for the assessment of outcomes, given its intended applicability to major urban renewal and development projects.

Ultimately, this assessment has led to a suite of recommendations on how to mitigate identified negative social impacts and optimise social benefits (ref. **Appendix E** and **Section 13.4**), and informed the key strategic directions to deliver social outcomes for the precinct (ref. **Chapter 15.0**).

13.3.2 Distribution of impacts

It is recognised that the health impacts of the project will affect different populations in different ways.

Geographic extent

The health impacts and benefits are expected to most acutely affect the residents, workers and visitors to the area, along with Redfern station users and nearby business owners, within a short walk (approx. 400m radius) from the site – the designated Primary Study Area (ref. **Section 8.2**).

Secondarily, the precinct will impact residents, students and workers within approximately a 10 minute walk from the site (approx. 800m radius from the site). This area forms the Social Infrastructure Study Area.

Consideration has also been given to the broader population of the City of Sydney LGA and beyond, who are expected to access the precinct in future as a destination (Carriageworks, Farmers Markets), a workplace, or a community meeting place.

Note that the site-specific analysis and resulting recommendations relate to the whole Redfern North Eveleigh Precinct; particular sub-precincts are mentioned in the analysis, where relevant.

Key communities to be impacted, including vulnerable groups

Key communities to experience social impacts and/ or benefits of the project can broadly be grouped as follows:

- Local residents
- Local workers
- Students
- Commuters
- Local businesses and organisations
- Visitors to the area, including visitors to Carriageworks and Carriageworks Farmers Markets, people accessing community organisations, health or social services in the area, and many others.

The area is likely to be accessed by people from various vulnerable groups who would be more sensitive to various changes that the construction and operational phase of the project may entail.

This includes, but is not limited to:

- Aboriginal and Torres Strait Islander people
- Locals or visitors with no or limited English skills
- Residents from diverse neighbouring communities
- Residents of social housing in surrounding neighbourhoods
- People experiencing homelessness or insecure housing
- People with chronic health issues
- People experiencing disability
- People with limited mobility
- Parents with small babies and children
- Young people, including international students
- Older people
- Women

13.3.3 Severity and likelihood of impacts

Due to the precinct's location, its function as a cultural destination and links to a key public transport stop, as well as the transformational nature and scale of the project, as described above, a large number of residents, workers and visitors will be affected by the project in various ways – both during the construction phase that is likely to be staged over a decade-plus timeframe, and post completion.

Due to the Precinct's location, its function as a cultural destination and links to a key public transport stop, as well as the transformational nature and scale of the project, as described above, a large number of residents, workers and visitors will be affected by the project in various ways – both during the construction phase that is likely to be staged over a decade-plus timeframe, and post completion.

The magnitude of most of the impacts identified is therefore likely to be 'major' to 'transformational' – which may be defined as long term or permanent and substantial change to something that people value highly, impacting a large number of people, and experienced across various aspects of human wellbeing.

It is expected that the likelihood of the impacts (both positive, or negative) identified in this preliminary Health Impact Analysis would generally range from 'Possible' (medium probability to occur) to 'Almost certain' (are definitely or almost definitely expected to occur), with degrees of change ranging from 'Mild' to 'High', and should therefore be considered in the Precinct design, or otherwise well mitigated/ or enhanced, or in order to ensure that positive outcomes arise from the project.

Similarly, due to the location of the renewal Precinct, extended duration of the construction period, and other infrastructure, public space, or property development projects recently completed, currently underway, or planned in the study area, there is also a high probability that various cumulative impacts occur over the time, either as cumulative impacts of various projects happening at the same time (experienced over extended periods of time with no reprieve). Projects that may contribute to cumulative impacts include, but are not limited to the Block redevelopment, Redfern Station upgrade, various major projects in the Waterloo area, planned Royal Prince Alfred Hospital redevelopment).

Note that since the NSW Governments Healthy Built Environment Checklist does not define metrics to evaluate the severity and likelihood of health impacts (as is required by the Study Requirements (ref. **Section 2.3**), the definitions and scales used in this section and in the detailed analysis tables (ref. **Appendix E**) to describe the magnitude, severity (degree of change), and likelihood of impacts has been adapted based on the NSW DPIE Social Impact Assessment Guideline (2021):

- **Severity (scale or degree of change).** Rated on a scale of:
 - Mild
 - Moderate
 - High.
- **Likelihood.** Rated on a scale of:
 - Very unlikely - Improbable or remote probability

- Unlikely - Low probability
 - Possible - Medium probability
 - Likely - High probability
 - Almost certain - Definite or almost definitely expected (e.g. has happened on similar projects).
- **Experience:** The changes or impacts can be experienced as 'Positive' or 'Negative'.

13.4 Key health impacts and responses

The below section identifies key health impacts that are likely to arise associated with the renewal of the Precinct and summarises the potential ways that the project can respond to the themes identified in NSW Government's Healthy Built Environment Checklist to optimise health outcomes, including the additional factor of Culture.

A detailed assessment of potential impacts by project phase, population groups impacted, and recommended responses – mitigation and enhancement measures – are provided at **Appendix E**.

Various built form changes associated with the proposed updates to the planning controls within the Redfern North Eveleigh Precinct, and the likely impacts and responses related to these built form changes have been further investigated and detailed as part of the other technical studies prepared to address the SSP study requirements. As such, this section will focus in more detail on those community health and wellbeing aspects that may potentially be covered in less detail in those other studies.

13.4.1 Key health impacts and responses – mitigation measures and benefits optimisation

Physical activity

- Sedentary behaviours associated with office work, travel in private vehicles, and leisure time spent at screens are a growing public health concern. Regular physical activity reduces overall mortality, symptoms of stress and depression, the risk of injury, Type Two diabetes and certain cancers.
- While large part of the future precinct is designated for office jobs that require people to sit for long periods of time, the project can encourage physical activity in the Precinct by incorporating urban design solutions providing open space for users of the area, creating a comfortable, walkable precinct with improved active transport connections and wayfinding, improved connectivity between and integration with surrounding areas, and targeting safety of open spaces. Further options to encourage physical activity could include access to gyms, bike storage and end-of-trip facilities and linkages to frequent public transport.
- Provision of open space, including embellishment of parks with outdoor gym equipment, play spaces and programming of public spaces enhance community wellbeing. Ensure easy access to sunlight, green spaces, open spaces and gym/recreational facilities. Consider lighting and shade for use at night or during adverse weather events. Enable culturally inclusive programming of both indoor and outdoor activities with appropriate amenities for storage, change areas and accessible public toilets. Consider Universal Design elements of the new buildings that can encourage physical activity and are fully accessible by all.

Healthy eating

- As per the Checklist, access to clean water and nutritious, affordable food is a basic requirement for health, while over-consumption of unhealthy food is detrimental to health.
- The Precinct needs to ensure accessibility and diversity of fresh food providers (at various price points), including the availability of drinking water free of charge across the precinct during the operational phase. Provision of a local scale walkable supermarket will draw people into the Precinct, potentially supporting improved community cohesion. It may be necessary to enable extended opening hours and broaden supermarket offerings to improve accessibility for residents and workers.
- Innovative opportunities to strengthen community health and wellbeing can be created by dedicating low/no rent retail space to social enterprise food retailers through sustainable or social procurement tendering processes for

prospective vendors, noting the potential synergies with the Carriageworks Farmers Markets that are currently operating in the Carriageworks sub-precinct. Support for social enterprises such as community-owned food co-operatives may also help amplify economic, health and social outcomes within the Precinct. Social enterprise types may include businesses seeking to reduce food insecurity and waste in the area, while offering opportunities for capacity building projects in the delivery of education, training, support and further employment outcomes. (Ref. **Chapter 14.0** for further information).

- There is also potential for including community gardens in the precinct plans that can support food production as well as help build social cohesion in the area. For example, by promoting Caring for Country opportunities for engagement and education with the local Aboriginal community in developing and maintaining community gardens within the Precinct plans. Examples include the successful Yerribingin Rooftop in South Eveleigh, IndiGrow Nursery and bushfood farm within La Perouse Public School, or Bush to Bowl cultural landscaping services, including the design and installation of bushtucker and multipurpose gardens (Balarinji 2021).
- Additionally, promoting greening architecture of residential buildings in offering dedicated community garden spaces, to support food security and production. This will help build and strengthen social cohesion in promoting both healthy identity of self and community leading to enhanced wellbeing outcomes.
- Amenity impacts generated by construction activities need to be mitigated in order to enable for the Carriageworks Farmers Markets to continue operations throughout the Precinct's construction phase. These impacts will be managed in accordance with legislation and regulation, through a robust Construction Environmental Management Plan (CEMP).

Community safety and security

- As community safety and security is a point of consideration for the area it is recommended the site employ collective engagement strategies to advance the quality of place by:
 - Promoting a culture of empathy and understanding to change adverse perceptions of safety in the area. This will enhance neighbourhood liveability and mental health outcomes allowing for positive community growth and identity, while also supporting economic development for the Precinct.
 - Encourage engagement with disparate communities to collaboratively design in reducing crime rates.
 - Develop collective partnerships with local police departments, tenants and community organisations to address issues with systems change approaches in reducing interpersonal violence.
 - Promote activation of underused spaces through temporary placemaking; creating a sense of play to encourage people to interact across differences in breaking down social barriers so that people feel safe and return and/or stay in the area for longer periods of time.
 - Ensure social service infrastructure and/or community service access is designed to ensure visitor discretion and safety.
- Ensuring community and infrastructure resilience with consideration to disaster preparedness and prevention in building collective efficacy around safety and awareness of emergency procedures through communications and relevant community engagement.
- Good design, planning, diversity of uses and activation can improve a sense of safety and security and encourage the use of public spaces for social interaction, rest and relaxation, physical activity and active transport. The design is to have regard to Crime Prevention Through Environmental Design (CPTED) guidelines.

Open space and natural features

- The NSW Government's *Designing with Country* paper discusses Aboriginal design and planning processes which consider natural systems that include people, animals, resources and plants equally which is also believed to make a significant contribution to a more sustainable world.

- Open space is of critical importance to the health and wellbeing of high density communities, as it functions as a “backyard” for residents living in apartments and workers in high-density buildings. Urban green spaces, such as parks, playgrounds, residential greenery and sunlight are proven to promote mental and physical health.
- It is of critical importance that urban renewal areas such as Redfern North Eveleigh Precinct incorporate quality public spaces to encourage physical activity, support mental wellbeing and relaxation, and facilitate social connections. The following open space and recreation infrastructure has been recommended for the site through this study:
 - Open space of at least 15% of developable site area dedicated to open space, with a single significant open space of more than 3,000sqm, centrally located in the precinct
 - Outdoor spaces and embellishment to support leisure and recreation, including:
 - Outdoor gym equipment/ fitness stations
 - Play spaces
 - Community pavilion/s
- As outlined in **Chapter 7.0** the Precinct design responds to that by:
 - delivery of approximately 1.4 hectares of public open space within the Paint Shop sub-precinct (consisting of Paint Shop Square, an eastern arrival park and garden, Traverser Square),
 - retention of over 90% of existing high value trees, and an overall greening of 40% of the sub-precinct by tree canopy.
- As per the recommendations of the Connecting with Country Framework report (Balarinji 2021), the Project will need to prioritise Aboriginal people’s relationship to Country and their cultural protocols, through education and enterprise by and for Aboriginal people. Practices led by community groups and recognised Aboriginal knowledge-holders in Connecting with Country by engaging with, and responding to, cultural identity provide spiritual links to helping Traditional Custodians to continue their practices to Country need to be prioritised so to bring a sense of belonging to a place. It is also an objective of the Connecting with Country Framework that the Project Team will work with locally connected and community endorsed Aboriginal land management and horticultural businesses (e.g. Wildflower Gardens for Good, Jiwah, Bush to Bowl).
- Reduced amenity impacts during construction may reduce opportunities for enjoyment and may discourage walking along Wilson Street and gathering in the precinct (e.g. Carriageworks forecourt and Farmers Market) due to physical hoarding barriers, dust and noise, associated with establishment of the construction site. These impacts will be managed in accordance with legislation and regulation, through a robust CEMP.

Social infrastructure

- Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. The growing population, increasing urbanisation, migration, advancements in technology, and the changing nature of work will impact community infrastructure requirements over the next 15 years and beyond. In the Sydney city context, these trends will increase demand for the variety, quality and accessibility of social infrastructure services and assets. This will also provide opportunities to align sectors to achieve better community outcomes, and the effective planning and management of social infrastructure will need the early involvement of service providers.
- Provision of **open space, and integrated community spaces** for all community members to enjoy, but with a primary focus on delivery with and for Aboriginal community members are key recommendations of this study. The overall space is also recommended to include a library link and community lounge, with a mix of small, medium and larger internal spaces enabled through design, including the use of moveable partition walls for maximum flexibility. This would ideally be co-located with open space, with provision for spaces to open onto the open space.
- Provision of open space, community facilities and services which engage in the expression of Aboriginal understanding of Country in the delivery of community infrastructure at Redfern North Eveleigh Precinct will be essential in creating authentic community wellbeing and cohesion. By providing freely accessible spaces,

programming and services where a diverse community can come together to meet, learn and grow, greater community wellbeing outcomes within the Precinct are likely to be achieved.

- The importance of working collaboratively with the Indigenous community in a nature/human-centred approach will be critical in effectively creating physical and interpretive space. A design process which seeks to represent both traditional and contemporary expression may increase success for Aboriginal people to identify with reference to their cultural materials, customs and knowledge, incorporating shared histories of cultural landscapes into precinct design and infrastructure.
- In collaboration with local Culture Knowledge leaders, consider landscaping and cultural spaces such as provision of play spaces to promote physical activity, pavilions to support community cohesion, promote creative events and performances. Consider community spaces that are flexible, yet integrated with facilities for future adaptability of services to accommodate changing needs with consideration to the sites' evolving renewal over time.
- Innovation districts and innovation economies can be promoted through **subsidised co-working spaces, including for technology, start-up incubators** with business learning or accelerator programs and non-profit social enterprise businesses.
- Precincts that bring together sufficient retail and multi-use public spaces (as well as residents and visitors to supplement the foot traffic of the working population) will help to externalise the value of the Precinct and share these quality-of-life costs; particularly to the benefit of young and small enterprises. In providing local community access to educational and training opportunities this may also provide the future talent that innovation districts need in order to remain competitive.
- The facilities and the precinct more broadly needs also consider programming with **access to digital infrastructure** such as digitally enabled public space and access to technology. Consider adaptability of spaces and services to accommodate changing needs and technology with technology evolving over delivery period of the precinct.
- It is also recommended that cultural and **creative maker spaces for creative, cultural production and performance** are provided within the precinct during the day and evening. Further detail is provided in the **Section 11.5**.
- It is recommended that further investigation and consideration be given to the delivery of a GPs medical centre within the precinct, which would form part of the commercial floorspace. This could also continue the legacy of community-run medical and legal services established during the 1970s in Redfern. A primary health care cooperative could be considered for the Aboriginal community for those reluctant to access mainstream medical services.
- Further design considerations need to ensure that the precinct and the social infrastructure (including both built and social environment, e.g. people working in community facilities) is **inclusive and accessible** for people of all ages and abilities; and that public spaces offer shelter during extreme weather and with consideration to night time activation. Design also needs to consider connections to surrounding neighbourhoods and wayfinding to social infrastructure.
- **Delivering these community assets early**, will ensure adequate and timely provision of social infrastructure to meet community needs for increased social cohesion.
- Once operational, consider long-term cultural or entertainment programming to ensure the Precinct is welcoming to all. Activations and interventions which may occur in the form of an ongoing programme of both night and daytime temporary pop-ups, events, festivals, markets, spectacles or as permanent installations, such as street furniture, landscaping and art have the ability to transform and inspire, and to evoke emotions, such as to delight and create a sense of pride and belonging and are therefore recommended.
- Creating a comfortable, walkable precinct with improved active transport connections and wayfinding through improved connectivity to Redfern Station and targeting safety of open spaces will enhance the night time economy with support mechanisms to increase accessibility by diverse community groups.
- During construction there may be reduced or altered access and amenity to social infrastructure to surrounding neighbourhoods. Develop and implement wayfinding strategies to mitigate those impacts, together with a Construction Traffic Management and Pedestrian Management Plan.

Social cohesion and connectivity

- The Balarinji Connecting with Country Framework developed for the Precinct (2021) highlights that continuing Aboriginal presence of the Gadigal through social connectedness to the Redfern area is vitally important in the preservation of rich cultural history, which is known as their Urban Homeland. The Aboriginal community has suffered displacement and wishes to see this acknowledged through Connecting to Country outcomes which have the capacity to support a resurgence of Aboriginal belonging in the Precinct, and celebrate the contemporary story of the strong Aboriginal community, along with a renewed cultural identity.
- Prioritising the Aboriginal community and their needs when designing with Country will be fundamental to effective planning and design for social inclusion to be achieved at the RNE precinct. The Project will need to demonstrate a genuine intent to build mutual respect and trust between the Aboriginal community and the design team.
- The Connecting with Country Framework (Balarinji 2021) highlights that key to the design approach is to include Aboriginal people in decision-making regarding their built environment, from the outset and throughout the project. This self-determination is best enabled by a sustained dialogue with the community to create social infrastructure that respects and sustains cultural practices, paying close attention to the significance and meaning of Country. To ensure local Aboriginal voices are embedded at all points of the project, Balarinji has undertaken Aboriginal community engagement and provides advice in relation to compliance with the Government Architect NSW (GANSW) Connecting with Country Draft Framework. Please see the Connecting with Country Framework by Balarinji for further detail.
- This report recognises that community building takes time and can be low in urban renewal areas with many new residents to the area. It should be noted that the study area already has a very high proportion renters, and high transiency of the community - majority of residents have lived in the area for less than five years (e.g. students) likely indicating lower social connectedness. Furthermore, there can be challenges in generating cohesiveness between innovation clusters and public. It is therefore important that community engagement and codesign principles more broadly are implemented at future design, construction and operational stages of the precinct renewal to support cohesiveness between the precinct and the communities surrounding it.
- Research undertaken in Australia¹⁵⁰ suggests that advanced amenities, authentic scenes and unique experiences from innovation districts would enhance community engagement and social connectedness between knowledge workers and the public.
- Positive benefits in activation of the Precinct will offer custom designed spaces to catalyse and sustain social connection among diverse communities.
- Adverse potential impacts may occur during the operational phase of the Precinct amidst communities experiencing disadvantage if design and other features (e.g. retail outlets/ venues) are not inclusive including in terms of affordability.
- By implementing the above recommendations, the precinct is more likely to achieve social connectedness that will support lower rates of crime and disease while promoting community resilience and sense of belonging to improve personal mental health and longer term community wellbeing with a human and nature-centred design approach.
- Reduced amenity impacts during construction may reduce opportunities for enjoyment and may discourage walking gathering in the precinct (e.g. Carriageworks forecourt and Farmers Market) due to physical hoarding barriers, dust and noise, associated with establishment of the construction site. These impacts will be managed in accordance with legislation and regulation, through a robust CEMP.

¹⁵⁰ Esmailpoor Arabia, Yigitcanlara, Kamruzzamanb, Guaraldae (Cities 96, 2020) "How can an enhanced community engagement with innovation districts be established? Evidence from Sydney, Melbourne and Brisbane"

Transport and connectivity

- The primary public transport connection to the Precinct is Redfern Station, which is currently being upgraded, including construction of a new southern concourse. As part of the Precinct renewal, direct connection from the precinct to the station would be integrated to improve transport accessibility and connectivity to the site. This includes improvements to pedestrian and cycling links within and connecting to the Precinct, which will significantly improve amenity, safety and connectivity in and between neighbourhoods in the area, and support use of bicycles as a mode of transport by provision of safe bike parking and connectivity to existing and future networks.
- During construction there is likely to be disruption to active pathways in the area that may discourage foot traffic and physical access for less mobile community cohorts. Opportunities to explore easy access and wayfinding to venues and facilities should be considered during this phase, together with a Construction Traffic Management and Pedestrian Management Plan.

Housing

- Housing security and quality can affect various aspects of personal and family wellbeing, including mental and physical health, employment opportunities and social connectedness, and community safety. Housing affordability in Sydney is a concern for a large proportion of local residents. This can lead to overcrowding or dislocation of lower income residents.
- All key stakeholders consulted to inform the study (SLHD, HERDU, City of Sydney, Balarinji) have highlighted the urgent need to support affordable and targeted Aboriginal housing in the area. Similarly, local innovation industry has identified that housing affordability is one of the key barriers to talent attraction in Sydney as many researchers and start-up employees have relatively low incomes, however need to be located close to their workplace/ and or research facility¹⁵¹. Therefore, being located within Sydney's key student and innovation area, and in an area of significant importance to local Aboriginal communities, it is important that the Precinct contributes towards affordable and diverse housing options in Sydney. (ref. Affordable Housing Needs Analysis in **Chapter 12.0**)
- The project will also need to ensure diversity of housing options in the area in terms of size, price point, tenure type, and quality and safety of housing and accommodation delivered across the site, in order to support various household types and community diversity in the area.
- Another potential key health impact that has been identified in relation to the proposed project is potential noise and vibration generated by rail traffic, as some of the residential accommodation is proposed directly adjacent to the rail corridor. Some studies suggest a link between issues such as noise in urban environments impacting on residents' mental health and wellbeing, through issues such as sleep disturbance. These impacts may lead to broader wellbeing impacts.^{152 153 154 155 156} It is noted that the proposal has been amended through the design phase to reduce the provision of residential GFA proposed next to the railway line from 38,345sqm (3 towers) to 22,760sqm (2 towers), which will achieve significant mitigation. Design is also focused on appropriate mitigations.
- Detailed assessments of noise and vibration have been undertaken as part of the precinct renewal planning process. Mitigation measures included in the Noise and Vibration Assessment (Aecom 2021) suggested to mitigate impacts include noise insulating façade treatments, mechanical ventilation, double glazed windows and doors. Detailed acoustic assessments are recommended for detailed design stages of the development to explore additional potential mitigations that will benefit future residents.

¹⁵¹ HillPDA Consulting 2019, 'Camperdown-Ultimo Collaboration Precinct: Innovation & Collaboration Study'

¹⁵² 'Trapped', 'anxious' and 'traumatised': COVID-19 intensified the impact of housing inequality on Australians' mental health, (Bower, Buckle, Rugel, et al, 2021), International Journal of Housing Policy

¹⁵³ The Health Effects of Environmental Noise – published by Commonwealth of Australia as represented by the Department of Health, [https://www1.health.gov.au/internet/main/publishing.nsf/content/A12B57E41EC9F326CA257BF0001F9E7D/\\$File/health-effects-Environmental-Noise-2018.pdf](https://www1.health.gov.au/internet/main/publishing.nsf/content/A12B57E41EC9F326CA257BF0001F9E7D/$File/health-effects-Environmental-Noise-2018.pdf)

¹⁵⁴ A Health-Based metric for evaluating the effectiveness of noise barrier mitigation associated with transport infrastructure noise – Noise & Health Inter-disciplinary International Journal <https://www.noiseandhealth.org/article.asp?issn=1463-1741;year=2017;volume=19;issue=87;spage=51;epage=57;aulast=Prendergast>

¹⁵⁵ Health Implication of Road, Railway, and Aircraft Noise in the European Union – published by Europe's National Institute for Public Health and the Environment Source: <https://rivm.openrepository.com/bitstream/handle/10029/557224/2014-0130.pdf?sequence=3&isAllowed=y>

¹⁵⁶ Noise Pollution of Local Train and its impact on students residing nearby railway station – JETIR, October 2018, Volume 5, Issue 10

Quality employment

- Employment is an important part of human wellbeing and health equity, providing a source of income to provide basic necessities such as food and housing, but also a sense of pride and purpose and access to long term opportunity and generational wealth creation. Employment can also provide social networks and support one's mental health. The quality of working environments can impact on people's health in terms of job strain and hazards, while job loss brings negative psychological effects.
- The Precinct could support employment of many vulnerable groups by incorporating socially sustainable employment and procurement practices throughout the construction and operational phase of the precinct (further discussed in **Chapter 14.0**), developing partnerships with neighbouring universities, and by maintaining diversity of employment opportunities within the area (e.g. in addition to office, include retail, commercial, community service roles).
- The project can support Closing the Gap through Reconciliation Action Plans (RAP) and engagement with business to promote opportunities for young people through greater collective systems and community change strategy with strategic business, philanthropy and non-profit partners to strengthen employment outcomes. This will also assist to uplift community identity and personal autonomy prosperity with cost benefits to government and society. Stakeholders have highlighted the importance of pathway jobs, in order to empower the local Aboriginal community. Similarly, training, education, work experience and mentoring support are crucial in retaining employment and will have flow on health and wellbeing benefits, for example improved access to and retention of housing.

Culture

- Culture is a way to celebrate local identity and strengthen sense of place and belonging. Considering culture in urban spaces provides opportunities for social interaction, helps strengthen neighbourhood connections and help create more inclusive communities.
- A Connecting with Country framework has been developed to inform the Redfern Eveleigh Precinct Renewal Project proposal (Balarinji 2021). The Framework points to various ways the Precinct can enhance the cultural health and wellbeing of Indigenous communities that live locally, or are otherwise connected to this site:
 - Aboriginal knowledge of Country also provides alternative thinking that can influence a wide range of disciplines such as design, agriculture, land management, geology and health and wellbeing.
 - Renewal of the Precinct is an important opportunity to acknowledge and empower the contemporary story of the strong Aboriginal community, along with the rich local Aboriginal heritage, Sydney's industrial heritage, as well as support and celebrate contemporary arts and artists in the area.
 - With respect to Country, responsive and considered design is essential in meeting the needs of Indigenous communities. Considering Indigenous culture, acknowledgement of the deep layers of history and connections to place in urban spaces provides opportunities for social interaction, helps strengthen neighbourhood connections and help create more inclusive communities.
 - In prioritising the local place-specific cultural identity of the Country it is recommended that the project create spaces for Aboriginal culture production and practice. By working with the community to preserve, retain and provide amenities for culture to continue to be practised into the future this will help to provide a long-lasting identity for the Precinct. This may also include design input with wayfinding, signage, placenames, artworks to soundscapes with consideration to the requirement for Arts and cultural elements within urban design.
 - The Precinct can support Aboriginal people to continue their practices of managing land, water, and air through their ongoing reciprocal relationships with Country in the provision of opportunities to Connect with Country and make Country an authentic focus of the Redfern North Eveleigh Precinct offering green spaces, maintenance, Aboriginal language interpretation and education programs.
 - In line with First Nations approaches to environmental management and inclusion of cultural elements in the precinct design, it is recommended that the Project Team will respect community process and protocols and engage in a community led approach to Country, seeking to build capacity by learning about Country through cultural awareness and cultural experiences on Country.

- Throughout the project lifecycle, it will be critical for sustainability of the precinct to ensure co-design with Indigenous community; and commit to the best practice of a cultural co-design process with the locally connected Aboriginal community. Aboriginal people will determine appropriate design representation of their cultural materials, customs and knowledge.
- Best practice remuneration and acknowledgment of Indigenous Cultural Intellectual Property and the Aboriginal community's right to financially benefit from this knowledge is a baseline requirement.
- The Precinct can also support Aboriginal community by providing shared places for the Aboriginal community to gather and employment opportunities for them to maintain and regenerate Country. Further detail is provided above, under the topic of '**Social Infrastructure**' (Section 13.4.1), in **Section 11.5**, and **Chapter 14.0**.
- More broadly, given the shortfall of art production space in the City of Sydney area, the potential synergies with the Carriageworks multi-arts centre located within the Precinct, and innovation industries gravitating towards culture and creative locations, it is also recommended the culture production in Sydney is supported by provision of cultural and creative maker spaces within the precinct.
- Noting the significant tangible and intangible heritage of the site, the Heritage Interpretation Strategies developed for the Precinct includes recommendations to demonstrate local Aboriginal and non-Aboriginal culture and heritage, such as displays of artefacts and educational information, storylines on the heritage, tours, education programs etc.
- It is also recommended that community should be engaged in programming and managing public and cultural spaces. This could include but is not limited to programming festivals, outdoor cinemas, pop-ups, Blak Markets, artist markets.

Environment and health, and environmental sustainability and climate change

- Our health depends on natural, built, social and cultural features in the environment, and environmental pollution can have significant health impacts.
- Designing for an environmentally sustainable and climate-change-proof precinct will future proof the viability of the precinct and the health of its users.
 - As outlined in **Chapter 7.0** the Precinct design responds to that by delivery of approximately 1.4 hectares of public open space within the Paint Shop sub-precinct, retention of over 90% of existing high value trees and an overall greening coverage of 40% of the sub-precinct. A range of Water Sensitive Urban Design (WSUD) features will be implemented, and achievement of a 5 Star Green Star Communities rating, and minimum 5 Star Green Star Buildings rating will be targeted.
- From the Connecting with Country perspective, it is understood that the priority issue that underpins both the physical, as well as mental, cultural and environmental wellbeing of the site and its users will be achieving decontamination of the site. Significance of restoring Country was highlighted as a priority for the precinct through consultation with Aboriginal community stakeholders. Restoring Country would highlight a respect for Country and a return to the health of Country.
- The Precinct can further ensure community and infrastructure resilience with consideration to disaster prevention in building collective efficacy around safety and awareness of emergency procedures through communications and engagement.
- As discussed under the **Housing** topic, one of the key health impacts associated with the site is related to the precincts location adjacent to a rail corridor, and potential health impacts associated with residential apartments and other uses (including office, retail, community, and cultural uses) proposed on the site that may be exposed to the associated noise. Whilst the noise associated with rail traffic may reduce over time as trains transition to electric or other future technologies, it is important that appropriate siting and design measures will remain a consideration through various design iterations as the project progresses to mitigate noise and vibration impacts.
- Note that detailed assessments have been provided with the SSP Study in relation to noise and vibration, air quality, wind conditions, pollution, water quality, ecology and environmental sustainability. Mitigation measures included in these technical reports will be implemented to mitigate impacts.

Construction impacts

- As noted through this report's previous summaries, the expected construction period and scope of the project may contribute to wellbeing impacts, reduced sense of community and safety, and potential accessibility issues to public transport, social infrastructure and services in the area associated with the establishment of construction sites and activities (noise, dust, vibration, changed sightlines, reduced accessibility, traffic impacts of construction vehicles etc) which would have to be mitigated during the construction process. For example, access to Carriageworks cultural centre and the popular Carriageworks Farmers Markets providing fresh produce to the local families need to be retained throughout the construction period.
- These impacts will be managed in accordance with legislation and regulation, through a robust Construction Environmental Management Plan (CEMP), together with a Construction Traffic Management and Pedestrian Management Plan.

Further detail on the likely impacts and responses is provided in **Appendix E**.

13.5 Monitoring and management framework

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

During construction:

- Continued consultation with relevant stakeholders and community, to identify emerging social issues and trends, to guide further development of the Precinct.
- Development of a Construction Management Plan that includes a complaints handling procedure for identifying and responding to community issues related to construction impacts.
- Development of a Communications Strategy that detail the processes and communication strategies to ensure that key stakeholders are advised and consulted about major changes and disruptions, and the process for providing feedback and further consultation during the Precinct renewal.

During operation:

- Develop a shared social and economic indicators framework driven by objectives set out in the Vision for the Precinct and RNE Connecting with Country Framework which can measure community impact over time while ensuring continual engagement with the local community.
- Continued consultation with relevant stakeholders and community, to identify emerging social issues and trends.
- Ongoing work by key health and social services delivery agencies, including federal and state government and the City of Sydney, along with local not-for-profit service providers, to monitor and respond to growing and changing community health and wellbeing issues arising over time in the precinct and surrounding neighbourhoods – as explored in **Section 11.7**.
- Close collaboration of all levels of government in supporting the sustainable future growth of the community through responding to changing to population health and wellbeing issues over time will support the precinct's future success from a social sustainability perspective.

14.0 Further opportunities for delivering social and health equity outcomes

The Study Requirements for the project (**Section 2.3**) specify for the study to demonstrate the consideration of “opportunities to deliver a public benefit and support economic inclusion, particularly for Aboriginal and Torres Strait Islander communities and other specific sectors of the community, including through apprenticeships, training and education during the construction phase.” This chapter discusses various such opportunities to deliver social outcomes beyond the structure plan and provision of physical built spaces.

14.1 Opportunities to deliver social outcomes – beyond the structure plan

Further opportunities for delivering social and health equity outcomes through the Redfern North Eveleigh Precinct renewal exist through harnessing economic growth and investment with a view to delivering shared prosperity with flow on effects to personal and community wellbeing – harnessing investment to achieve access to education and employment opportunities for all and reduce inequality and disadvantage over the long term.

Further opportunities for delivering social and health equity outcomes through the Redfern North Eveleigh Precinct renewal exist through harnessing economic growth and investment with a view to delivering shared prosperity with flow on effects to personal and community wellbeing – harnessing investment to achieve access to education and employment opportunities for all and reduce inequality and disadvantage over the long term.

This may be achieved through specific interventions, such as education, employment, and training initiatives; financing and delivering social and digital infrastructure that is affordable and accessible to all, and implementing sustainable procurement models focused on social justice, equity and access to opportunity.

Given the focus of this study, it is important to elaborate here on the health and health equity outcomes to be delivered through the precinct. This includes approaches relating to the delivery of a healthy built environment (as explored in **Chapter 13.0**), as well as approaches that ensure investment in this government-driven renewal project is designed to improve health equity for local communities experiencing disadvantage.

This approach links to the theories of ‘inclusive growth’ and ‘transformative placemaking,’ which deliver social and economic as well as physical renewal (ref. **Chapter 4.0**) with the goal of improving equity and local prosperity through investment.

The Redfern North Eveleigh Precinct could make a tangible impact on local health equity outcomes and the social determinants of health through local communities with initiatives such as employment, education and training opportunities delivered through the construction process, and through sustainable procurement.

In particular, the Draft Connecting with Country Framework report (Balarinji, 2021) prepared as part of the technical studies to support the Redfern North Eveleigh Precinct proposal notes that employment, procurement, and rent control for Aboriginal businesses are among the key priority areas for this project to impact social outcomes in the precinct. The report recommends the following actions to address these priority areas:

- Tender Procurement; including employment targets, procurement targets, and connecting with country requirements. This should be engaged throughout the process, including through to the live precinct phase of the project life cycle
- Design; including cultural design principles, co-design process, and embedding country and site-specific stories of place.
- Built outcomes; including the employment of Aboriginal construction companies, consultants, and horticultural specialists
- Live Precinct; achieved through the facilitation of Aboriginal owned shops and cafes, popup stalls and Blak Markets, business hubs, and arts practitioners.

These opportunities are further considered below.

14.2 Sustainable procurement

Social procurement is when organisations use their buying power to generate social value above and beyond the value of the goods, services or construction being procured. Social value refers to the benefits for all [people] when the social and sustainable outcomes are achieved, through procurement activities.¹⁵⁷

Social procurement is a practical approach to driving equity and health equity outcomes through the course of the business operations of government and non-government organisations. It is particularly applicable to the construction industry, which procures a range of goods and services through delivery.

The aim of sustainable procurement is to generate social, economic and environmental outcomes through procurement processes, such as supporting jobs growth in the social enterprise sector or Aboriginal employment sector, by prioritising the procurement of goods and services that deliver on those broader outcomes (rather than cheapest prices, or best immediate financial return).

There is potential to harness the opportunity that the Redfern North Eveleigh Precinct renewal presents to make a significant impact through sustainable procurement and employment approaches to the high value, high impact contracts the development program will generate.

There are a range of resources available to support sustainable procurement practices in NSW, including the NSW Aboriginal Procurement Policy (January 2021)¹⁵⁸, which applies to the procurement of all goods and services, including construction, by a government agency, within the meaning of section 162 of the Public Works and Procurement Act 1912 (the Act).

NSW State Government Aboriginal Procurement Policy 2021 (APP) mandates targets to achieve employment and procurement outcomes by the end of 2021:

- 1% of total addressable spend: The APP aims for NSW Government clusters to direct one per cent of the cluster's addressable spend to Aboriginal businesses.
- 3% of total goods and services contracts: The APP aims for NSW Government clusters to award three per cent of the total number of goods and services contracts to Aboriginal businesses.

The policy includes targets for procurement from Aboriginal businesses, which have at least 50% Aboriginal ownership and are recognised through an appropriate organisation, such as Supply Nation or the NSW Indigenous Chamber of Commerce (NSWICC). These organisations maintain lists of Aboriginal businesses that are audited and undergo quality assurance.¹⁵⁹

From a broader perspective, the renewal program could apply inclusive procurement practices that aim to give smaller and diverse businesses more of a competitive chance in the market, through addressing potential barriers, such as language and communication barriers arising through overly complex procurement materials.

14.3 Education, training, and employment initiatives

Stakeholders consulted to inform the Redfern North Eveleigh study (HERDU (UNSW/SLHD), Balarinji) indicated need for the renewal and operation of the Precinct to support career pathway and capacity building jobs, rather than opportunities being limited to lower order employment openings.

Along with sustainable procurement approaches, the Redfern North Eveleigh Precinct renewal has the potential to make a powerful and direct impact to equity and health equity outcomes for communities through education, training and employment initiatives.

These initiatives – enacted through construction contracts and other mechanisms – deliver education, training and employment opportunities to members of the community experiencing socio-economic disadvantage, which may be linked with other forms of disadvantage or barriers to employment, such as education/ literacy, age, cultural background or disability.

¹⁵⁷ Victorian Government Social Procurement Framework

¹⁵⁸ <https://buy.nsw.gov.au/policy-library/policies/aboriginal-participation-construction>

¹⁵⁹ https://buy.nsw.gov.au/_data/assets/pdf_file/0007/949174/app_policy_jan_2021.pdf

Case study: Transport for NSW (Sydney Metro) – Aboriginal participation and procurement

Sydney Metro has a highly responsive approach to creating workforce development and industry participation opportunities, including a specific plan for Aboriginal participation and Aboriginal procurement. These policies and plans drive stimulus for workforce opportunities including for vulnerable and underrepresented populations. For example, the creation of the Sydney Metro Workforce Development collaborative model resulted in significant outcomes supporting jobs, skills and diversity, and is a replicable model which has been utilised by wider government.¹⁶⁰

Case study: Barangaroo Skills Exchange

An award-winning example of this approach through a major urban renewal project was the establishment of the Barangaroo Skills Exchange (BSX) by the government's development partner on the project, Lendlease.¹⁶¹

- The initiative offers on-site skilling and training in the areas of literacy and numeracy support; construction trades and skill sets; safety leadership; basic digital literacy; apprentice mentoring; skills assessment and gap training for mature aged workers.
- The scheme also offers internship programs in partnership with not-for-profit organisations – for local people experiencing disadvantage; young people; Aboriginal and Torres Strait Islander community members; refugees and asylum seekers.

The Barangaroo Skills Exchange (BSX) has generated \$78.5 million in value in just three years. The statistics for Social Return on Investment (SROI) indicate that for every \$1 invested into the program \$11.76 of net social and economic value is generated.

Case study: Innovation RCA

InnovationRCA is the London Royal College of Arts' centre for enterprise, entrepreneurship, incubation and business support. Awarded 'Accelerator of the Year' in 2019 at the UKBAA Angel Investment Awards, the incubator has helped 82 graduates launch over 56 start-ups since 2009, generating over 650 jobs and £29 million in revenue¹⁶².

InnovationRCA assists students to commercialise their ideas into successful business models by providing expert coaching and business mentoring, and access to tools, networks, funding, and workspaces. By leveraging its partnership with Venrex Investment Management and their established network, InnovationRCA has been able to connect start-ups with private funding more effectively¹⁶³.

14.4 Supporting social enterprises

Social enterprises refer to businesses which operate with social, environmental and/or cultural objectives to the benefit of their communities, often filling gaps in existing services which are not being delivered by the public or private sector.¹⁶⁴ These businesses create positive impact for local communities by reinvesting profits into fulfilling community needs and aspirations, such as creating local employment opportunities, donating money to those in need, or creating a product or service which addresses a specific issue.¹⁶⁵

While some social enterprises may not generate enough profit to access traditional financial markets, they can often gain access to government funding in order to assist in the growth of their business, maximising their social impact. In July 2016, the Australian Government introduced the Social Enterprise Development and Investment Funds

¹⁶⁰ Sydney Metro Northwest Workforce Development and Industry Participation (WFDIP) program

https://www.sydneymetro.info/sites/default/files/SM-Northwest-Workforce-Development-%28WFDIP%29_WEB.pdf

¹⁶¹ Lendlease, Barangaroo Skills Exchange <https://www.lendlease.com/company/sustainability/our-approach/barangaroo-skills-exchange/>

¹⁶² Royal College of Art 2019, 'InnovationRCA awarded Accelerator of the Year', <https://www.rca.ac.uk/news-and-events/news/innovationrca-awarded-accelerator-year/>.

¹⁶³ Royal College of Art 2020, About InnovationRCA, <https://www.rca.ac.uk/business/innovationrca/about-innovationrca/>.

¹⁶⁴ Sole Traders 2021, What is a social enterprise, <https://www.socialtraders.com.au/news/what-is-a-social-enterprise/>.

¹⁶⁵ The Good Trade 2021, 'What is a social enterprise?', <https://www.thegoodtrade.com/features/what-is-a-social-enterprise>.

(SEDIF) initiative to improve access to finance and support for social enterprises. These can be accessed through fund managers, such as Social Ventures Australia.¹⁶⁶

There are a number of social enterprises located in North Eveleigh that provide training and employment opportunities (for example Two Good Co), and there are opportunities to strengthen these enterprises through the redevelopment process, as well as identifying opportunities for future expansion of the social enterprise sector within the precinct.

It is an objective of the Connecting with Country Framework developed for the Redfern North Eveleigh project (Balarinji 2021) that the Project Team will work with community to identify opportunities for Aboriginal economic participation, and that the team will work with locally connected and community endorsed Aboriginal land management and horticultural businesses. The Framework lists (p. 69-71) a number of Indigenous-led social enterprises that create or manage green spaces (e.g. Wildflower Gardens for Good, Jiwah, Bush to Bowl).¹⁶⁷

Case study: MiHaven, Cairns

MiHaven is a social enterprise business, specialising in property development and construction, student accommodation and industry-based RTO training in Far North Queensland. MiHaven helps unemployed Indigenous Australians enter long-term employment by providing training in construction, retail, early childhood, aged/disability care and hospitality.

MiHaven is a for-profit business that helps chronically unemployed Indigenous Australians enter long-term employment by providing them with training in construction, retail, early childhood, aged/disability care and hospitality.

As a construction company and a registered training organisation, MiHaven can provide apprenticeships and certificates. MiHaven runs a 20-week training program, MiLife Change Program where trainees work 35 hours a week and confront their personal barriers, such as lack of work experience, low numeracy and literacy, scars of domestic violence, chronic health issues, and addictions to drugs and alcohol. The program features a life skills component, led by strong and experienced Indigenous mentors.

MiHaven has a 50/50 gender employee balance, 30% of the workforce is indigenous or born overseas and continues to deliver training to a range of recipients from diverse cultural backgrounds. For example, MiHaven has trained 800 disadvantaged Indigenous people in Cairns. MiHaven has consistently achieved 95% attendance in on-the-job accredited training and placed 60% of trainees into employment and was Finalist in the 2015 Australians Social Enterprise Awards for Social Investment.¹⁶⁸



Figure 32 MiHaven social enterprise, Cairns

¹⁶⁶ Australian Government 2020, Social Enterprise Development and Investment Funds, <https://www.dese.gov.au/sedif>.

¹⁶⁷ Redfern North Eveleigh Precinct Renewal Project, The Connecting with Country Framework (Balarinji, 2021)

¹⁶⁸ MiHaven website <https://www.mihaven.com.au/>

City of Sydney feedback gathered to inform this study also recommends provision of space within Redfern North Eveleigh Precinct for social enterprise and start-ups. This could include programs similar to the successful FoodLab Sydney program, run in partnership of City of Sydney and Sydney University that sought to minimise food insecurity in the City of Sydney area and simultaneously generating broader flow on benefits to community wellbeing. (FoodLab offers a three-month training program for approximately 20 people per year, to equip them with the tools needed to create a successful and innovative food business in Sydney.¹⁶⁹) The project demonstrated that such a model is highly effective in providing support for starting business, education, urban food systems, and flow on opportunities for community wealth building.

Redfern North Eveleigh Precinct could support subsidised community spaces to run programs and capacity building projects, and program live classes in a kitchen setting. Such programs could also explore and benefit from synergies with the Carriageworks fresh produce farmers markets located within this precinct.

Case study: Social Ventures Australia and Yarra View Nursery

After offering funding, Social Ventures Australia will continue to support and collaborate with social enterprises to build their capability and financial sustainability for the future. Yarra View Nursery, located in the Dandenong Ranges in Victoria, is a social enterprise funded through Social Ventures Australia, and employs over 100 adults living with an intellectual disability.¹⁷⁰

As a wholesale/retail plant and tree nursery, Yarra View Nursery produces over 1.5 million plants per year, while helping disabled adults reach their full potential and overcome barriers to employment.¹⁷¹



Figure 33 Yarra View Nursery Social Enterprise

¹⁶⁹ FoodLab Sydney n.d., The Program, <https://foodlabsydney.com/food-business-program>

¹⁷⁰ Yarra View Nursery n.d., About, <https://yvn.com.au/about/>.

¹⁷¹ Social Ventures Australia n.d., SVA Upscaler Case study: Knoxbrooke Incorporated, https://mk0socialventuraff85.kinstacdn.com/assets/Upscaler_Case-Study_Knoxbrooke-Inc_Nov19.pdf.

14.5 Compliance with the Modern Slavery Act

A further consideration for delivering social sustainability outcomes through the Redfern North Eveleigh Precinct renewal is the relatively recent legislation – the *Modern Slavery Act 2018*. The Act has a significant effect in the construction industry, which has particularly broad and long supply chains.

The key purpose of the Act is to increase transparency and accountability by requiring businesses to report and publicise the incidence of modern slavery in their supply chains, to enable the market to make more informed decisions when purchasing goods and services. Reporting entities under the Act are required to produce a modern slavery statement that must be submitted to the Australian Border Force public Modern Slavery Register.

International ISO 20400 standards in Sustainable Procurement Certification are also compliant with the Modern Slavery Act. However, the framework goes further to address a range of potential human rights issues through the supply chain. The standards are aligned to UN Sustainable Development Goals and aim to assist organisations with the development and implementation of a responsible sourcing strategy and describes how organisations can integrate sustainability into the procurement process.

14.6 Recognising social value and return on investment (SROI)

Today, delivering socially sustainable urban renewal typically requires deliberate interventions or investments, beyond “business as usual” approaches. Making the case for these interventions and investments therefore requires recognition and demonstration of social value, or social return on investment – the latter enabling long term financial return from social investment to be calculated.

Ultimately, as this Study shows, delivering high standards of social sustainability through the Redfern North Eveleigh Precinct renewal requires a clear understanding of the challenges and risks at stake, as well as the opportunities and benefits of “doing it right.”

Communities today have high expectations of government-driven projects, that they exemplify best practice in realising social equity and inclusion outcomes from the investment made. In other words, that the benefits of investment are directed to all sectors of society and deliver opportunities to a broad range of people.

The Redfern North Eveleigh Precinct renewal will affect many people, day to day and over the long term. It therefore brings the opportunity to make a significant positive impact. This requires recognition of the value of investing in social outcomes from the earliest stages – whether through the greening of the environment and delivery of high quality public spaces and places, or through approaches to sustainable procurement, and employment and training opportunities for communities experiencing disadvantage, delivered through construction contracts (ref. **Sections 14.2-14.4**).

Today, delivering socially sustainable urban renewal typically requires deliberate interventions or investments, beyond “business as usual” approaches. Making the case for these interventions and investments therefore requires recognition and demonstration of social value, or social return on investment – the latter enabling long term financial return from social investment to be calculated.

Social value and social return on investment (SROI) are methods of quantitative analysis which seek to measure the social, environmental, and economic value of developments, particularly social infrastructure. It is a tool that recognises the desire for stakeholders to ensure that funding is directed toward effective infrastructure and programs, which will facilitate long term positive outcomes for population health and social wellbeing.¹⁷²

The SROI model quantifies social and other values in the form of a cost-benefit analysis. Simply, it “creates a holistic perspective on whether a development project or social business or enterprise is beneficial and profitable.”¹⁷³ Processes such as this are important as they can attach monetary value to the social benefit of a development or program while bringing about more accountability and transparency to social investment.¹⁷⁴

¹⁷² Muglan, G. 2010, 'Measuring Social Value', *Stanford Social Innovation Review*, https://ssir.org/articles/entry/measuring_social_value

¹⁷³ Salverda, M. n.d., 'Social Return on Investment', *Better Evaluation*, <https://www.betterevaluation.org/en/approach/SROI>

¹⁷⁴ Social Ventures Australia Consulting 2012, 'Social Return on Investment: Lessons learned in Australia', <https://socialventures.com.au/assets/SROI-Lessons-learned-in-Australia.pdf>

Investment in social infrastructure is a prime area in which the case needs to be clearly made on the social value and social return on investment, given the quantum of funding typically required. Social infrastructure is evidenced to *create* value by providing what communities and individuals require for health, social wellbeing, and social connection: “it is essential in making communities liveable”. Communities and individuals who have access to adequate social infrastructure, for example, are evidenced to be less likely to suffer from poor health and be less reliant on government services over the long term.¹⁷⁵

In social value terms, social infrastructure – including effective social and health services delivery – is shown to have significant impacts on community establishment, social wellbeing, social capital and long term community resilience. A lack of social infrastructure has been proven to result in long-term problems and associated costs for citizens, governments, and other stakeholders.¹⁷⁶ Urban amenities and social infrastructure may be seen as the ‘building blocks’ of a successful urban precinct.

Applying the social return on investment lens demonstrates that investment in social infrastructure and implementing sustainable procurement, training and employment approaches in the Redfern North Eveleigh Precinct program will ultimately determine not only the health of individuals and communities living, working in and passing through the precinct, but the overall vibrancy and success of the precinct’s future society and economy, and that of the city in which it stands.

Case study: Victorian Government - Melbourne Metro Rail Project - Cross Yarra Partnerships (CYP) Design & Construction (D and C) JV

The Metro Tunnel is a major enhancement to Melbourne's rail network and will need to integrate with the existing system. A procurement and delivery strategy was developed to respond to the unique challenges this posed for the community. The construction delivery strategy was validated with the market as part of a market sounding process. Metro invited tenders and service providers to express interest in delivering the following scope elements of the Metro Tunnel Project. PPP works were undertaken by the Cross Yarra Partnership (CYP) consortium. CYP comprises of Lendlease Melbourne Metro, John Holland, Bouygues Construction, John Laing and Capella Capital.

A Social Return on Investment (SROI) was undertaken by Think Impact to demonstrate both the social and economic value that can be created through major infrastructure investments. As one of the first infrastructure projects to apply an SROI, it found that CYP D&C JV forecast to create significant social value across three major workforce initiatives:

- Social Procurement through project engagement of Aboriginal businesses and social enterprises;
- Employment opportunities provided for Priority Jobseekers;
- Training and employment of Trainees and Cadets.

The ‘Social Procurement’ and ‘Priority Jobseeker’ initiatives are forecast to create the most social value. Think Impact forecasts that this approach **will create \$4.02 and \$4.76 of social value for every dollar invested** respectively. A PPP model drives innovation, best practice and value for money on the project. In an ‘availability PPP’ the State Government provides regular payments to the private party for making the asset ‘available’ for use.¹⁷⁷

¹⁷⁵ Infrastructure Australia 2019, ‘Australian Infrastructure Audit 2019’, Chapter 6, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

¹⁷⁶ Woodcraft, S. Bacon, N. Caistor-Arendar, L. Hackett, T & Hall, P. 2012, ‘Design for Social Sustainability’, *Social Life*, http://www.social-life.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

¹⁷⁷ Think Impact, Cross Yarra Partnership Design & Construction Joint Venture case study, thinkimpact.com.au/our-work/cross-yarra-partnership-design-construction-joint-venture

PART E: Summary findings

15.0 Summary findings and strategic directions for delivery

15.1 Introduction

The following chapter draws together the outcomes of the above analysis and identifies key summary findings and priority strategic directions for improving social and health outcomes through the delivery of the precinct. The following sections conclude this study by providing initial advice on key considerations for optimising social sustainability outcomes through the delivery of the Redfern North Eveleigh Precinct renewal. These outcomes focus on delivery through the planning framework (Structure Plan), as well as through broader mechanisms associated with development delivery, such as sustainable procurement and employment approaches, and compliance with the *Modern Slavery Act 2018* through development contracts.

15.2 Supporting positive health and wellbeing outcomes

The Redfern North Eveleigh Precinct renewal will affect many people, day to day and over the long term. It therefore brings the opportunity to make a significant positive impact.

Positive health outcomes can be achieved through provision of a healthy urban environment that supports physical activity, as well as recreation, or relaxation.

Another key goal is to support community cohesion and connections, which would be supported through provision of social infrastructure within the Precinct. Social infrastructure is evidenced to *create* value by providing what communities and individuals require for health, social wellbeing, and social connection: “it is essential in making communities liveable”. Communities and individuals who have access to adequate social infrastructure, for example, are evidenced to be less likely to suffer from poor health and be less reliant on government services over the long term¹⁷⁸.

In social value terms, social infrastructure – including effective social and health services delivery – is shown to have significant impacts on community establishment, social wellbeing, social capital and long-term community resilience. A lack of social infrastructure has been proven to result in long-term problems and associated costs for citizens, governments, and other stakeholders.¹⁷⁹

Furthermore, recent research undertaken across major Australian cities highlights that while local innovation districts may offer recreational, cultural, and community-based activities, there is typically a lack of social coherence between knowledge workers and the broader community. The research highlights the importance of the civic domain and social infrastructure, along with “authentic scenes and unique experiences” to enhance community engagement and build social capital.¹⁸⁰

Urban amenities and social infrastructure may be seen as the ‘building blocks’ of a successful urban precinct, and as a tool for strengthening communities as they grow. Provision of social infrastructure and high quality public domain will be critical to enable socio-economic diversity within the Precinct, thereby contributing to its vibrancy, dynamism, activation, the resilience of its communities, and its long term success.

Further opportunities for delivering social and health equity outcomes through the Redfern North Eveleigh Precinct renewal is to generate economic growth with a view to delivering shared prosperity with flow on effects to personal and community wellbeing – harnessing investment to achieve access to education and employment opportunities for all and reduce inequality and disadvantage over the long term. This may be achieved through delivering specific interventions, such as education, employment, and training initiatives; financing and delivering social and digital infrastructure that is affordable and accessible to all, and implementing sustainable procurement models focused on social justice, equity, and access to opportunity.

¹⁷⁸ Infrastructure Australia 2019, ‘Australian Infrastructure Audit 2019’, Chapter 6, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

¹⁷⁹ Woodcraft, S. Bacon, N. Caistor-Arendar, L. Hackett, T & Hall, P. 2012, ‘Design for Social Sustainability’, *Social Life*, http://www.social-life.co/media/files/DESIGN_FOR_SOCIAL_SUSTAINABILITY_3.pdf

¹⁸⁰ Esmailpoorarabia, Yigitcanlara, Kamruzzamanb, Guaraldae (Cities 96, 2020) “How can an enhanced community engagement with innovation districts be established? Evidence from Sydney, Melbourne and Brisbane

Communities today have high expectations of government-driven projects, that they exemplify best practice in realising social equity and inclusion outcomes from the investment made. In other words, that the benefits of investment are directed to all sectors of society and deliver opportunities to a broad range of people.

This requires recognition of the value of investing in social outcomes from the earliest stages – whether through the greening of the environment and delivery of high quality public spaces and places, or through approaches to sustainable procurement, and employment and training opportunities communities experiencing disadvantage, delivered through construction contracts.

15.2.1 Social infrastructure delivery priorities

Community infrastructure needs analysis was undertaken to understand provision and likely future demand of social infrastructure within a walkable catchment from the Redfern North Eveleigh Precinct site.

Based on the analysis, the following types of social infrastructure were recommended for delivery on this site to enhance the vibrancy of the precinct and support community wellbeing, cohesion and health equity outcomes in the area:

- **Integrated community facility:** 1,000 sqm+ of flexible floorspace. The facility would welcome all community members, however with a primary focus on delivery with and for Aboriginal community members. The overall space is recommended to include a library link and community lounge, with a mix of small, medium and larger internal spaces enabled through design, including the use of moveable partition walls for maximum flexibility. This would ideally be co-located with open space, with provision for spaces to open onto the open space.
- **Cultural and creative makers' spaces:** 1,000 sqm approx. of spaces for creative and cultural production.
- **Open space and recreation infrastructure, including:**
 - Open space: at least 15% of developable site area dedicated to open space, with a single significant open space of more than 3,000sqm, centrally located in the precinct
 - Outdoor spaces and embellishment to support leisure and recreation, including outdoor gym equipment, play spaces, and community pavilions.
- **Subsidised co-working spaces**, including for tech start-ups and social enterprises.
- Provision of **free digital infrastructure** across the precinct, and free access to technology.
- We also recommend consideration be given to the delivery of a **GP's medical centre**.

Further detail and potential delivery approaches are described **Sections 11.5** and **11.6** of this report, with relevant planning mechanisms detailed in **Appendix B**.

15.3 Key strategic directions to deliver social outcomes

Analysis of the social and spatial context of the Redfern North Eveleigh precinct has identified the following key opportunities relevant to the proposed development, and issues that the redevelopment of the precinct could address:

- **Recognising and celebrating Redfern North Eveleigh as an Aboriginal place:** Redfern has important cultural, economic, sporting, social and political significance for Aboriginal people, and the Precinct is interwoven with First Nations heritage and living cultures. There is an opportunity to improve the accessibility and visibility of the heritage of this site to celebrate the precinct as a significant Aboriginal place, while enhancing the identity and character of the site to attract visitors and investment. Approaches could include delivering public art, Aboriginal cultural and community spaces, native landscaping and connections with surrounding Aboriginal institutions. Actions for enabling “a place for Aboriginal people” (Strategic Vision, p.4) need to be underpinned by consultation with Aboriginal stakeholders in the surrounding area.
- **Opening the Redfern North Eveleigh Precinct up for surrounding neighbourhood:** While the precinct is located close to Darlington and Redfern, the topography of the site (i.e. steep level change) and the rail corridor disconnects the precinct from the surrounding neighbourhood. The redevelopment of this Precinct is an opportunity to enhance existing connections to the surrounding area, and to truly “open up” this site as a community place, with public domain, community spaces and active transport connections accessible to the broader neighbourhood.
- **Leveraging under-utilised heritage assets to activate the area:** The Redfern North Eveleigh precinct has a wide array of heritage items associated with the site’s operation as a maintenance space for trains during the 19th and 20th century. While some heritage buildings within the broader precinct (i.e. Carriageworks, and the Clothing Store – for temporary events) have been adaptively reused for cultural and creative uses, the heritage assets of the Paint Shop precinct are underutilised and not publicly accessible. The redevelopment of this site provides an opportunity to leverage these assets to enhance the character of the area, contribute to a unique place identity and also create spaces for cultural, creative and community uses.
- **Enhancing the existing cultural and creative uses in the precinct:** The Redfern North Eveleigh precinct includes existing successful creative spaces, such as Carriageworks, a multi-arts centre that attracts growing numbers of visitors to events in the precinct. This redevelopment is an opportunity to better connect the Paint Shop Precinct to Carriageworks as a cultural heart, while also identifying opportunities for complementary cultural uses to activate the broader site, such as public art, makerspaces and flexible public domain to support performance and creativity.
- **Provision of gathering spaces and social infrastructure, for both workers and residents:** The site is well connected to a diverse range of social infrastructure surrounding the site (e.g. Charles Kernan Reserve, Hugo Street Reserve, Cadigal Green, National Centre of Indigenous Excellence, Redfern Community Centre). However, increased numbers of workers and residents at the site will generate demand for additional and enhanced social infrastructure within the Precinct itself. New social infrastructure delivered on the site will need to take account of the diverse profile of workers, residents and visitors who are likely to access open spaces and facilities on this site, to ensure that all users feel welcome.
- **Activating and enhancing the precinct by delivering publicly accessible spaces:** The Paint Shop precinct is currently not publicly accessible, and despite the presence of the Platform apartments adjacent to the Clothing Store, the broader Redfern North Eveleigh precinct is generally un-activated during the weekdays, due to the nature of the uses on the site (performance spaces, weekend market spaces) and the disconnect from the surrounding neighbourhood along Wilson Street. The redevelopment of the site offers an opportunity to activate this site through delivering new housing, retail and commercial uses that will increase the number of people accessing and activating the site, as well as improving pedestrian and road connections to surrounding areas to invite neighbours into the precinct.
- **Improving connections to key infrastructure in the area:** The Precinct is a short distance from significant social and transport infrastructure in the surrounding suburb, but has historically been disconnected from these spaces. The redevelopment has the potential reconnect the site to key infrastructure, including:
 - **Redfern Station:** While the precinct is currently a short walk from the entrance to Redfern Station, it is not currently possible to walk straight into the station from the Precinct. Transport for NSW is investigating a direct link between the precinct to the new Southern Concourse planned at Redfern Station to improve connectivity.

- **University of Sydney:** The precinct is a short distance from nationally significant educational infrastructure at the University of Sydney Darlington/Camperdown campus, as well as student accommodation and a large student population living in the area surrounding the university. There may be potential to connect with the university to deliver opportunities for training, research and innovation within the precinct, and leverage the activation that high numbers of students can bring to a neighbourhood.
- **South Eveleigh:** South Eveleigh is a growing business, dining and entertainment precinct that shares many place characteristics with Redfern North Eveleigh. However, North and South Eveleigh are divided by the existing rail corridor. Transport for NSW is investigating the feasibility of a second pedestrian rail crossing via a bridge or the reuse of tunnels between North Eveleigh and South Eveleigh.
- **Improving equity outcomes for diverse communities:** There are diverse communities surrounding the Precinct that are experiencing disadvantage, including a high proportion of residents living in social housing, student communities on low incomes and established First Nations communities who have been historically excluded and experience disadvantage as a result. The transformation of this precinct has the potential to drive broader socio-economic transformation in surrounding neighbourhoods and catalyse displacement of existing low income residents. There is also a lack of gathering spaces within the existing precinct which could support events/gatherings to support social cohesion. It will be important to ensure that all spaces within the precinct are welcoming to a broad range of community members, for example by providing a diversity of public and open spaces to accommodate a diverse range of communities, including Aboriginal people; and by contributing towards the delivery of affordable rental housing on the site to enhance equity outcomes.
- **Strengthening existing social enterprises to provide diverse employment and training opportunities:** There are a number of social enterprises located in North Eveleigh that provide training and employment opportunities (for example, Two Good Co), and there are opportunities to strengthen these enterprises through the redevelopment process, as well as identifying opportunities for future expansion of the social enterprise sector within the precinct.
- **Supporting start-ups and innovation businesses** through access to subsidised spaces on the precinct, as well as free technology to support innovation and enterprise development.
- **Increasing the supply of affordable housing on the site:** City West Housing manages an affordable housing development in the precinct, and the *Strategic Vision* for this precinct commits to deliver at least 10% affordable housing across the Precinct. Increasing the supply of affordable housing at this site would support the continued socio-economic diversity of the area, and prevent the displacement of established communities as the area grows.
- **Engagement with the surrounding diverse communities:** This precinct is a significant place for many of the diverse communities, and significant engagement with the surrounding key stakeholders (including City of Sydney, Darlington Public School, University of Sydney, Redfern Community Centre, Carriageworks and other cultural and community organisations) will be crucial to identifying opportunities for the precinct to meet current and emerging community needs. The *Strategic Vision* identifies that “the precinct will be an inclusive place where people feel welcome and valued” (p.4), and an inclusive engagement process will support this vision. Engagement can be brought through the design and delivery process, through engaging communities in key aspects of the site and social infrastructure, to enhance community connections to the precinct for the long term.

APPENDICES

Appendix A. Strategic policy drivers

This section summarises the key policy themes that have relevance for this project.

The following documents have been reviewed:

- *Premier's Priorities* (NSW Government, 2019)
- *Global NSW Brochure* (NSW Government, 2020)
- *Design and Place State Environmental Planning Policy (SEPP) Explanation of Intended Effect* (NSW Government, 2021)
- *NSW Arts and Cultural Policy Framework* (NSW Government, 2015)
- *Redfern North Eveleigh Strategic Vision* (NSW Government, 2021)
- *Greener Places* (NSW Government Architect, 2020)
- *Designing with Country* (NSW Government Architect, 2020)
- *Draft Connecting with Country* (NSW Government Architect, 2020)
- *Sydney Local Health District Strategic Plan* (NSW Health SLHD, 2018)
- *Redfern Station Upgrade – New Southern Concourse* (Transport for NSW, 2020)
- *Greater Sydney Region Plan* (Greater Cities' Commission, 2018)
- *Eastern City District Plan* (Greater Cities' Commission, 2018)
- *Camperdown-Ultimo Place Strategy* (Greater Cities' Commission, 2019)
- *Safety after Dark: Creating a city for women living and working in Sydney* (Committee for Sydney, 2019)
- *Local Strategic Planning Statement* (City of Sydney, 2019)
- *Sustainable Sydney 2030: Community Strategic Plan* (City of Sydney, 2017)
- *OPEN Sydney: Future directions for Sydney at night* (City of Sydney, 2013)
- *City Art Public Art Strategy* (City of Sydney, 2011)
- *Creative City: Cultural Policy and Action Plan 2014 – 2024* (City of Sydney, 2014)
- *Sydney Development Control Plan 2012* (Sydney DCP) (City of Sydney, 2012)
- *Stretch Reconciliation Action Plan (RAP)* (City of Sydney, 2020)
- *A City for All: Social Sustainability Policy and Action Plan* (2018)
- *A City for All: Homelessness Action Plan* (City of Sydney, 2019)
- *Resilient Sydney: A strategy for city resilience* (City of Sydney, 2018)

Key policy themes have been summarised in **Table 13** over page.

Table 13 Strategic policy drivers

| Policy themes | Drivers for the project | Relevant documents |
|---|--|---|
| Redfern North Eveleigh as a new, vibrant, mixed-use destination | <ul style="list-style-type: none"> The NSW Government has set out a vision for the Redfern North Eveleigh Precinct: “The Redfern North Eveleigh Precinct will be a connected centre for living, creativity and employment opportunities that support the jobs of the future. An inclusive, active and sustainable place for everyone, where communities gather. Next to one of the busiest train stations in NSW, the Precinct will comprise a dynamic mix of uses including housing, creative and office spaces, retail, local business, social enterprise and open space... The Precinct will evolve as a local place contributing to a global context” (Strategic Vision, pg. 6). “Creating a highly connected and lively place with ever-changing experiences will be a key objective of the renewal.” (pg. 28). The NSW Government recognises the potential within the Paint Shop Sub-Precinct to develop a “be a key component in the innovation future of Sydney, with strong links to tell the past innovation story. -- the Paint Shop Sub-Precinct will be a fusion of employment, housing, retail and hospitality, interspersed with a variety of both permanent and adaptable pop-up recreation uses” (Strategic Vision, pg. 37). It is a strategic priority to add value to the precinct by enhancing pedestrian links, providing public open space, and celebrate the site’s heritage in order to attract visitors. The CoS recognises that successful global cities offer “a wide choice of leisure and entertainment, and a rich mix of private and public attractions for a diversity of ages, lifestyles, and cultures, including families” (pg. 12). It is a Council priority to match the diversity of choices available during the day into the evening and create a viable transition between daytime and night-time economies. | <ul style="list-style-type: none"> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> <i>OPEN Sydney: Future directions for Sydney at night (City of Sydney, 2013)</i> |
| Revitalising heritage assets | <ul style="list-style-type: none"> The NSW Government recognises the heritage significance of the Redfern North Eveleigh precinct. It is a state priority to retain the heritage significance of places “in a way that respects the old while meeting the needs of current and future users” (Design Guide for Heritage, pg. 24). Heritage buildings should represent local character and identities and foster a strong sense of place. It is a key component of the Redfern North Eveleigh Strategic Vision to demonstrate that “revitalising historic transport buildings can create some of the most desirable places in a city”, and to create a “unique mixed-use development, located within the important heritage fabric of North Eveleigh” (Strategic Vision, pg. 2). “The Renewal will respect, reuse and bring to life the heritage fabric of the Precinct. --- The longevity of heritage buildings can be increased through the extension and addition of new functions. --- The creation of new uses into old buildings enables the heritage fabric to be revealed in new and unexpected ways.” (pg.30) | <ul style="list-style-type: none"> <i>Design Guide for Heritage (GANSW, 2019)</i> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> |
| Supporting culture, creativity, and diversity | <ul style="list-style-type: none"> The NSW Government recognises that “well-designed cultural facilities contribute to an energised public domain and are an essential part of liveable cities and places” (Arts NSW Policy, pg. 47). It is a state priority to expand existing arts and cultural facilities and to grow NSW’s visitor economy by strengthening creative industries and maximising arts and culture in major urban redevelopments. It is a priority of the Redfern North Eveleigh Strategic Vision to “develop a Precinct that attracts and retains visitors due to its cultural and creative expression, sense of fun, discovery and inclusion” (pg. 9). Regional and local government documents indicate that the City of Sydney contains a unique social, economic, and cultural population profile. 54.9% of Sydney’s population was born overseas and 41.3% speak a language other than English at home. Sydney LGA is also home to one of the region’s largest Aboriginal and Torres Strait Islander population, representing 1.6% of the population as of 2016. It is a CoS priority to ensure that Sydney’s diversity is prized and promoted, cultural and creative opportunities are valued and accessible to all, and that the City’s cultural vibrancy and creativity is highly visible, measured not only by the quantity and quality of cultural infrastructure, but evident in the City’s public domain. | <ul style="list-style-type: none"> <i>NSW Arts and Cultural Policy Framework (NSW Government, 2015)</i> <i>Design and Place State Environmental Planning Policy (SEPP) Explanation of Intended Effect (NSW Government, 2021)</i> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> <i>City Art Public Art Strategy (City of Sydney, 2011)</i> <i>Local Strategic Planning Statement (City of Sydney, 2019)</i> |

| Policy themes | Drivers for the project | Relevant documents |
|--|---|--|
| | <ul style="list-style-type: none"> It is a priority of the CoS's Public Art Strategy to "support local artists and activate city spaces with temporary art projects". This will include the recognition of "Aboriginal stories and heritage in the public domain" in order to encourage the appreciation and development of Aboriginal and Torres Strait Islander cultural heritage and its contemporary expression" (pg. 57). It is a priority of the NSW Design and Place SEPP to facilitate cultural vibrancy and activation by ensuring a minimum level of non-residential activation on street frontages and designing public spaces which are conducive to inclusive cultural activity. | <ul style="list-style-type: none"> <i>Creative City: Cultural Policy and Action Plan 2014 – 2024 (City of Sydney, 2014)</i> |
| Connecting with surrounding transport nodes and improving accessibility and safety | <ul style="list-style-type: none"> It is a priority of the Redfern North Eveleigh Precinct renewal to maximise connectivity on and around the site, including links to a new Southern Concourse at Redfern Station, access to the T4 Line platforms, walking and cycling connections, and a potential pedestrian rail crossing. As the western entry point to the Precinct, the Paint Shop Sub-Precinct will provide a direct connection to Redfern Station, as well as the cycling and pedestrian networks of Redfern and Newtown. An upgrade of the existing Redfern Station is currently underway in the form of Southern Concourse – "The new pedestrian concourse will provide a new connection across the railway corridor, extending between Little Eveleigh Street and Marian Street... and include associated interchange upgrades" (Redfern Station Upgrade, pg. 1). Capitalising upon improved pedestrian connections between Redfern Station and the Redfern North Eveleigh Precinct will be a primary objective of the project. It is a CoS priority to improve pedestrian safety by improving pedestrian crossing, decreasing traffic speeds on busy streets, increasing street canopy cover, providing direct and sociable walking connections, and ensuring adequate lighting. Sydney's Development Control Plan contains provisions to achieve this objective. The Committee for Sydney's 'Safety after Dark' study on women's safety has identified that environmental factors such as poor lighting, poor infrastructure (e.g., design which inhibits one's line of sight), and lack of security tend to exacerbate feelings of danger among women in Sydney. Recommendations arising from this study include increased lighting and security around public transport nodes, improving access to reporting technology such as phone charging stations or emergency call buttons, and the training of venue staff to recognise sexual harassment. | <ul style="list-style-type: none"> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> <i>Redfern Station Upgrade – New Southern Concourse (Transport for NSW, 2020)</i> <i>Sydney Development Control Plan 2012 (Sydney DCP) (City of Sydney, 2012)</i> <i>Safety after Dark: Creating a city for women living and working in Sydney (Committee for Sydney, 2019)</i> |
| Redfern as a place of Indigenous significance | <ul style="list-style-type: none"> The City of Sydney recognises the significance of Redfern for Australia's Indigenous population. It is a component of the City's RAP to increase the visibility of Aboriginal histories in the public domain, particularly in Redfern. This process will be carried out in Sydney LGA through the 'Eora Journey' project which involves Indigenous recognition in the public domain, an annual cultural event, an economic development plan, and the establishment of an Aboriginal knowledge and culture centre in Redfern (pg. 17). It is a principle of the Redfern North Eveleigh Precinct renewal to "reinforce a sense of belonging for the Aboriginal community through the provision of considered design and cultural spaces, achieved through ongoing engagement with local Aboriginal communities" (Strategic Vision, pg. 9). | <ul style="list-style-type: none"> <i>Stretch Reconciliation Action Plan (RAP) (City of Sydney, 2020)</i> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> <i>Sustainable Sydney 2030: Community Strategic Plan (City of Sydney, 2017)</i> <i>A City for All: Social Sustainability Policy and Action Plan (2018)</i> |
| Development of Tech Central, and facilitating economic growth. | <ul style="list-style-type: none"> The Redfern North Eveleigh Precinct forms part of the Camperdown-Ultimo Collaboration Area – "Australia's innovation and technology capital" (Place Strategy, pg. 6). It is a priority of the GCC to improve connections between activity nodes, including the University of Sydney and the Eveleigh activity node. The Redfern North Eveleigh Precinct is proposed to contain a diverse range of jobs across the office, education, innovation, retail, hospitality, leisure, and culture sectors. As the Precinct is positioned at | <ul style="list-style-type: none"> <i>Camperdown-Ultimo Place Strategy (Greater Cities' Commission, 2019)</i> <i>Global NSW Brochure (NSW Government, 2020)</i> |

| Policy themes | Drivers for the project | Relevant documents |
|---|--|---|
| | <p>the southern end of Tech Central, it is a strategic priority to support the creation of jobs, “particularly jobs of the future” (Strategic Vision, pg. 19).</p> <ul style="list-style-type: none"> It is a state priority to position NSW as a leading global economy by accelerating the growth of ‘Lighthouse Precincts’ such as Tech Central (formally the Sydney Innovation and Technology Precinct). The NSW Government recognises that when firms cluster together in precincts they become more competitive and innovative, stimulating wider community benefits such as higher-paying jobs, increased exports, and investment. It is estimated that by 2036, there will be an additional 200,000 people working in City of Sydney LGA. It is a City of Sydney (CoS) priority to ensure that new development delivers adequate commercial and office floorspace in order to accommodate for an increased workforce, and secure the economic growth of Greater Sydney, NSW, and Australia. It is a priority of the City’s Economic Development Strategy to achieve balanced growth by ensuring that planning controls optimise the long-term productive capacity of the City. Council aims to “enable diversity in supply of large and small scale developments, [encourage] active street frontages, and [balance] the often competing needs of residents and businesses in close proximity” (pg. 30). | <ul style="list-style-type: none"> <i>Redfern North Eveleigh Strategic Vision (NSW Government, 2021)</i> <i>Local Strategic Planning Statement (City of Sydney, 2019)</i> <i>Economic Development Strategy (City of Sydney, 2013)</i> |
| <p>Supporting community health, resilience, equity, and wellbeing</p> | <ul style="list-style-type: none"> It is a priority of the Sydney Local Health District’s (SLHD) strategic plan to facilitate an engaged, empowered, equitable, and healthy community. The SLHD recognises the influence of a healthy built environment on the achievement of this priority and advocate for the consideration of health, health services, health infrastructure and service access in urban development and renewal projects. A strategic direction of the City of Sydney (CoS)’s Community Strategic Plan is to create a city for walking and cycling. These modes of transport are low-cost, reliable, environmentally sustainable, and encourage an active, healthy lifestyle. It is a Council priority to provide safe, comfortable, and attractive walking and cycling networks which link people and places in order to facilitate this direction. The Greater Cities’ Commission recognises that equitable access to green, open space is vital to community health and wellbeing. The delivery of new open spaces and recreational facilities should be within walking distance to active transport links and accessible to a variety of users. Sydney LGA is characterised by pockets of extreme advantage and extreme disadvantage. It is a vision of Council’s ‘City for All’ plan to foster an inclusive city in which everyone has access to opportunities to “learn, grow, and thrive” (pg. 32). It is a Council priority to ensure that community facilities, programs, and services are accessible and affordable to community organisations, low-income earners, and people with disabilities. The CoS recognises the way in which socio-economic status can affect people’s health and wellbeing. It is a CoS priority to break down barriers of disadvantage by “providing open spaces, recreational facilities, and walking and cycling infrastructure to encourage active living; monitoring air quality; regulating food safety; adopting urban planning and design that makes communities safer; delivering programs that address social isolation and creating strategies for combatting drug and alcohol use” (pg. 39). Despite Sydney’s prosperous and growing economy, homelessness remains to be a significant issue in the LGA. The City of Sydney recognises that providing secure housing and services for those who are homeless or at risk of homelessness is crucial for inclusive economic growth. It is a Council priority to increase the supply of subsidised social, affordable rental, and supported housing. The metropolitan councils of Sydney recognises city resilience as “the capacity of individuals, communities, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience” (Resilient Sydney, pg. | <ul style="list-style-type: none"> <i>Eastern City District Plan (Greater Cities’ Commission, 2018)</i> <i>Sustainable Sydney 2030: Community Strategic Plan (City of Sydney, 2017)</i> <i>A City for All: Social Sustainability Policy and Action Plan (2018)</i> <i>Sydney Local Health District Strategic Plan (NSW Health SLHD, 2018)</i> <i>A City for All: Homelessness Action Plan (City of Sydney, 2019)</i> <i>Resilient Sydney: A strategy for city resilience (City of Sydney, 2018)</i> |

| Policy themes | Drivers for the project | Relevant documents |
|--|---|---|
| | <p>22). It is a metropolitan priority to foster a people-centred city which is resilient to shocks and stresses, environmentally sustainable, socially cohesive, and inclusive of all citizens.</p> | |
| Demand for high-quality green, open space and 'third places' | <ul style="list-style-type: none"> The City of Sydney has identified that the overwhelming majority of new dwellings will be provided as medium to high-density apartment buildings, "signalling a sustained long-term shift to apartment living" (LSPS, pg. 44). As Sydney's population grows and more people shift to high-density living, the community will require additional public, communal space and 'third places' to relax and socialise outside of their homes. It is a vision of the NSW Government Architect framework, Greener Places, to integrate green infrastructure with other urban infrastructure such as built form and transport infrastructure, in order to create high-quality urban environments and promote active, healthy lifestyles. It is a key action of the framework to balance the recreational and functional requirements of parks with greening objectives to increase canopy cover. It is a Premier's Priority to "green" Greater Sydney by increasing tree canopy and green cover across the region, and to plant 1 million trees by 2022. The NSW Premier recognises the role that trees play in creating great community places, and enhancing outdoor recreation and exercise opportunities. | <ul style="list-style-type: none"> <i>Premier's Priorities (NSW Government, 2019)</i> <i>Greener Places (NSW Government Architect, 2020)</i> <i>Local Strategic Planning Statement (City of Sydney, 2019)</i> |
| Supporting population growth and the '30-minute city' | <ul style="list-style-type: none"> The population of the Eastern City District is expected to increase by approximately 19% from 1,013,200 in 2016, to reach 1,338,250 in 2036. The Sydney LGA is also forecasted to experience significant levels of population growth (+115,000 by 2036). The City of Sydney has a rapidly growing population of 4.1% per annum, compared to the Greater Sydney average of 1.9%. Visitor numbers have also increased by approximately 14% per annum, totalling to 660,000 visitors per day in 2018. It is a state and local government priority to align infrastructure delivery with forecasted population growth. Major centres such as Sydney CBD play a key role in meeting the employment, education and goods and service needs of their communities, while delivering social and economic benefits. It is a state and local priority to deliver a "30 minute city" where employment and education opportunities, daily living needs, and housing are accessible to each other in 30 minutes or less, via public transport. | <ul style="list-style-type: none"> <i>Greater Sydney Region Plan (Greater Cities' Commission, 2018)</i> <i>Eastern City District Plan (Greater Cities' Commission, 2018)</i> <i>Local Strategic Planning Statement (City of Sydney, 2019)</i> |
| Connecting with Country | <ul style="list-style-type: none"> The NSW Government recognises the Aboriginal experience and connection with Country as a place of origin in cultural, spiritual, and literal terms. Aboriginal people "are part of Country, and their/our identity is derived in a large way in relation to Country. Their/our belonging, nurturing and reciprocal relationships come through our connection to Country. In this way Country is key to our health and wellbeing" (pg. 2). NSW Government Architect frameworks have identified the importance of 'eco-centric' design, which includes people, animals, resources, and plants equally, in considering and appreciating the Aboriginal world view. It is a state priority to respect Aboriginal relationships to Country as well as their cultural protocols, ensure financial and economic benefits to the Country and Traditional Custodians of the Country on which work is carried out, and share tangible and intangible benefits with the Country on which work is carried out, including with current and future generations. A component of the NSW Design and Place SEPP is to use Country as a foundation for place-based design and planning in order to deliver "healthy and prosperous places that support the wellbeing of people, community, and Country" (pg. 4). | <ul style="list-style-type: none"> <i>Design and Place State Environmental Planning Policy (SEPP) Explanation of Intended Effect (NSW Government, 2021)</i> <i>Designing with Country (NSW Government Architect, 2020)</i> <i>Draft Connecting with Country (NSW Government Architect, 2020)</i> |

Source: Ethos Urban

Appendix B. Delivering social outcomes through the planning framework

As per the Study Requirements in **Section 2.3**, this table is intended to “*inform and support the preparation of the proposed planning framework, including any recommended planning controls or DCP/ Design Guideline provisions that would deliver an appropriate sustainability outcome.*” This section is focused on social infrastructure and affordable housing provision, along with other aspects of land uses, built form and public domain delivery.

This table responds to delivery of social outcomes arising through this study.

| Type and specification | Rationale/ benefits | Planning delivery mechanism |
|--|--|--|
| New open spaces (including some of at least 3000sqm) | Health and wellbeing benefits, recreation opportunities, gathering spaces, environmental impacts | 1. Identify location and minimum area requirements for open spaces identified within Design Guideline. This should include open spaces of a minimum of 3,000sqm. |
| Amenity and embellishment of open spaces | Health and wellbeing benefits, recreation opportunities, gathering spaces, environmental impacts | 1. Apply sunlight access to open space control to protect areas of public open space from overshadowing during certain times of the day - Design Guideline 2. Allocate infrastructure contributions toward the embellishment of proposed public open spaces – levied either through a voluntary planning agreement (VPA) or contributions plan. |
| Play spaces Within 400m safe walking from homes and less for high density; No minimum area specified | Health and wellbeing benefits, recreation opportunities. Social infrastructure gap analysis indicates demand. | 1. Identify location and area identified within Design guideline |
| Pavilions Size dependent on design and uses incorporated; Consider if there is need for storage to ensure the space can be used for a range of activities; Design features to maximise shade and shelter from the weather. | Health and wellbeing benefits, recreation opportunities, gathering spaces | 1. Identify indicative location and requirements for minimum area and amenities in the Design guideline |
| Ground floor retail/ other activated uses (e.g., community facilities) | Day/night activation, passive surveillance and security, employment opportunities, convenience and amenity for residents and workers | 1. Apply an active frontage control with supporting map showing indicative location - Design Guideline |
| Variety of retail spaces | Need a diverse range of spaces to support different price points and community needs | 1. Require a mix of retail tenancy sizes in design guideline |
| Small local supermarket – including access to affordable fresh fruit & vegetables Walkable to nearby residents and workers (focus on active transport accessibility to minimise car access to this site) | Improve convenience for residents and workers; accessibility to fresh food | 1. Allow as a permissible use under proposed zoning under the planning instrument 2. Outline requirement for the provision of a supermarket in the design guideline |

| Type and specification | Rationale/ benefits | Planning delivery mechanism |
|--|--|--|
| <p>Integrated multipurpose community spaces (Community meeting spaces) (Of at least 1,000 sqm GFA)</p> <p>This facility should be a visually prominent, central location, well-integrated with planned street connections, active transport links, and adjacent green space to enable indoor/ outdoor connections.</p> <p>The space should be internally flexible, to enable a range of size of spaces to be created.</p> <p>Inclusive access and universal design to enable accessibility for people of all ages and abilities.</p> <p>This could include spaces facilitating cultural production and practice by Aboriginal and Torres Strait Islander communities.</p> <p>Detail to be considered as part of future stages of work. Co-design with community is recommended.</p> | <p>Social infrastructure gap analysis indicates demand.</p> <p>Feedback from stakeholders indicates need for Aboriginal cultural and community spaces.</p> <p>This facility is recommended to be designed with and for Aboriginal community members as priority users.</p> | <ol style="list-style-type: none"> 1. Require a minimum GFA of at least 1,000 sqm for community facilities – planning instrument 2. Design Guideline to outline specifications i.e. multi-purpose, location, types of spaces etc. 3. Design Guideline to outline requirement for these Aboriginal cultural and community spaces as part of the specifications the multi-purpose community facility. |
| <p>Spaces for creative production and participation (Of approximately 1,000 sqm GFA)</p> <p>This includes makers spaces, performance spaces, exhibition spaces, office space for cultural organisations.</p> <p>Could be co-located with multi-purpose community spaces, or delivered at a separate location in the precinct.</p> | <p>Feedback from stakeholders (City of Sydney) indicates need.</p> | <ol style="list-style-type: none"> 1. Require a minimum GFA of approximately 1,000 sqm for creative uses - planning instrument 2. Design guideline to outline specifications for creative uses - CoS have a draft DCP for creative uses as part of a planning proposal |
| <p>GPs medical centre</p> <p>Delivery would be through commercial floorspace, size determined through market research</p> | <p>Benchmarks and stakeholder feedback (CESPHN) have indicated potential pressure on GPs in the area.</p> <p>Further investigation needed to determine demand.</p> | <ol style="list-style-type: none"> 1. Allow as a permissible use under proposed zoning under planning instrument |
| <p>Work spaces of a variety of sizes</p> | <p>Support diversity of businesses, including start ups, social enterprises, emerging businesses and co-working uses; broad range of job opportunities.</p> | <p>Design guideline outlining minimum % of employment floorspace for small to medium tenancies</p> |
| <p>Affordable housing</p> | <p>Prevent displacement of low and moderate income residents from Sydney LGA, support successful growth and functioning of the precinct and broader Tech Central innovation economy.</p> | <ol style="list-style-type: none"> 1. Minimum 10% of GFA for residential accommodation to be for the purposes of affordable housing – planning instrument (ref. Section 12.5 for recommendations on other mechanisms for affordable housing delivery) |
| <p>Diversity of housing forms - for different household types and tenure types</p> | <p>Support a diverse range of households in the Precinct, including families with children, group households, small households.</p> | <ol style="list-style-type: none"> 1. Incorporate appropriate measures into the Design Guideline from 'Section 4.2.3.12 Flexible housing and dwelling mix' of the Sydney DCP 2. Explore proposed land use zoning to permit built to rent housing. |
| <p>Elements of housing design and siting to mitigate noise for residential uses of the site, noting the location of the site adjacent to the rail corridor</p> | <p>Studies indicate health and wellbeing impacts associated with railway noise.</p> <p>Stakeholder feedback (City of Sydney) indicates need to consider appropriate siting and measures to mitigate noise.</p> | <ol style="list-style-type: none"> 1. Identify relevant provisions within the Design Guideline. There has been a reduction in the number of dwellings proposed adjacent to the railway line through the design process. |
| <p>Universal design throughout the precinct to enable accessibility for people of all ages and abilities</p> | <p>Support inclusive access and quality of life for people of all ages and ability</p> | <p>Incorporate relevant universal design provisions of the Sydney DCP 2012 and the Apartment Design Guide into the Design Guideline. The Disability Discrimination Act 1992 also requires this outcome</p> |

Appendix C. Local social infrastructure context in the 800m study area – maps

Figure 34 Community centres and facilities – Council and non-Council owned

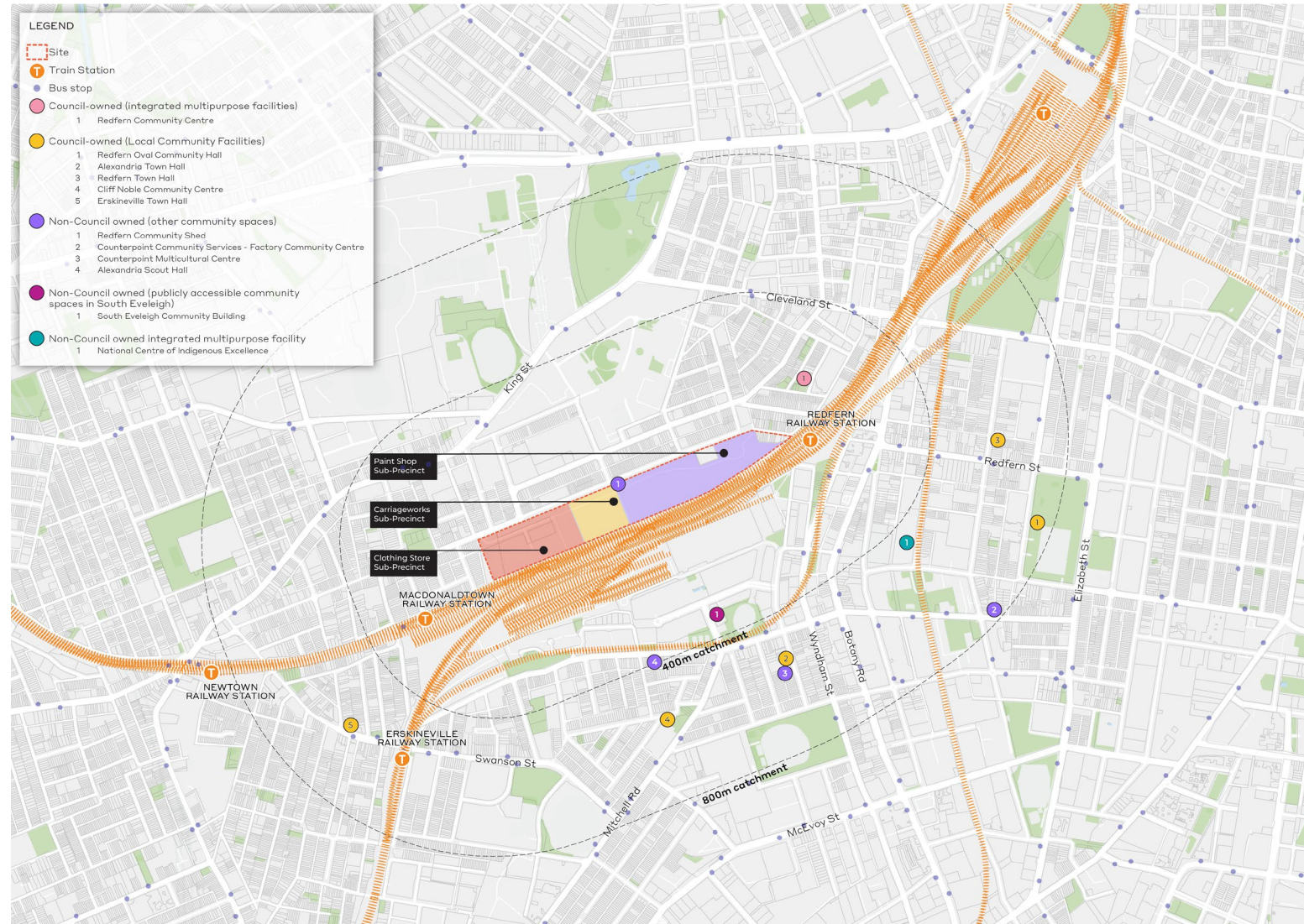


Figure 35 Libraries – Council and non-Council owned

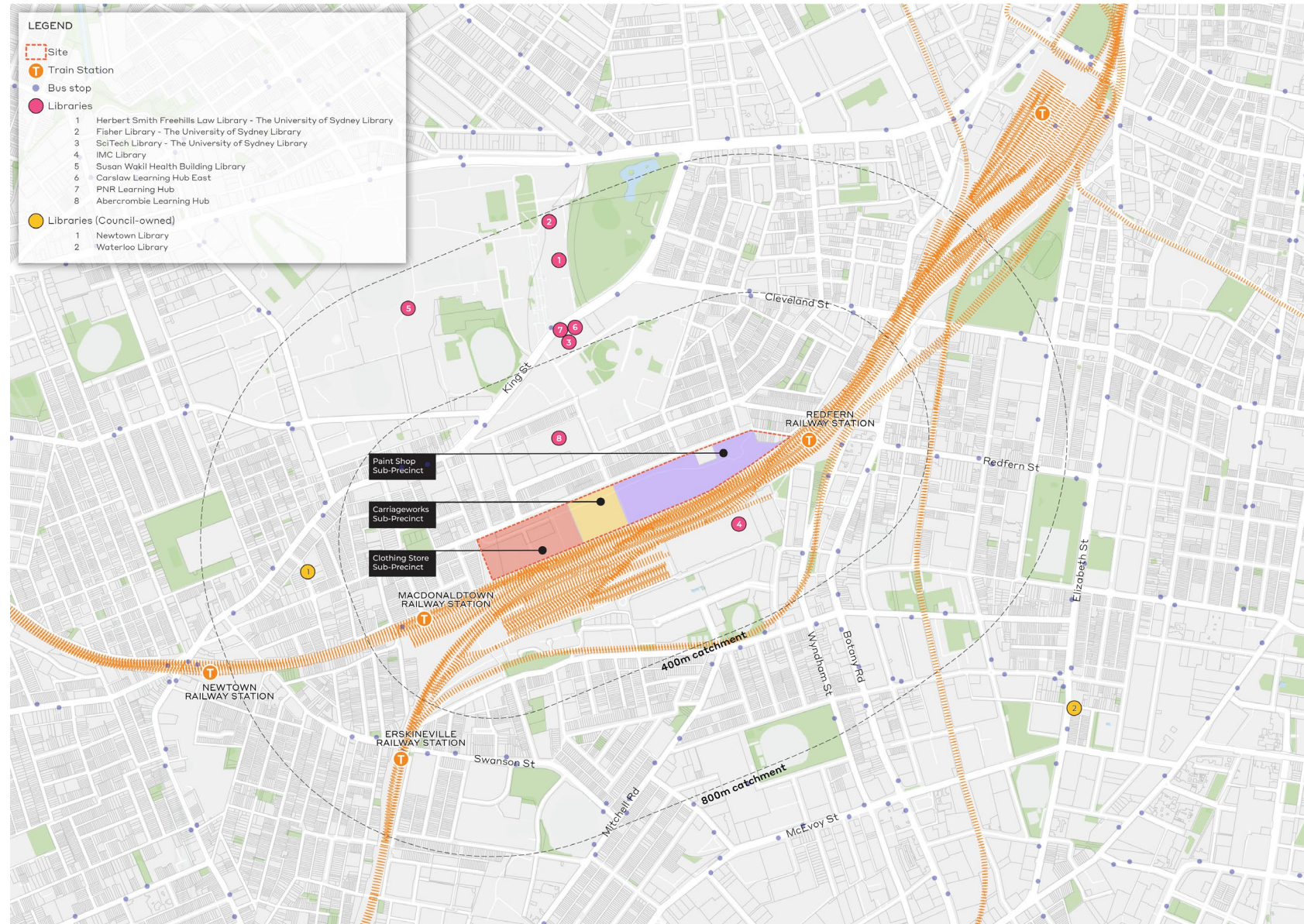


Figure 36 Arts and cultural facilities

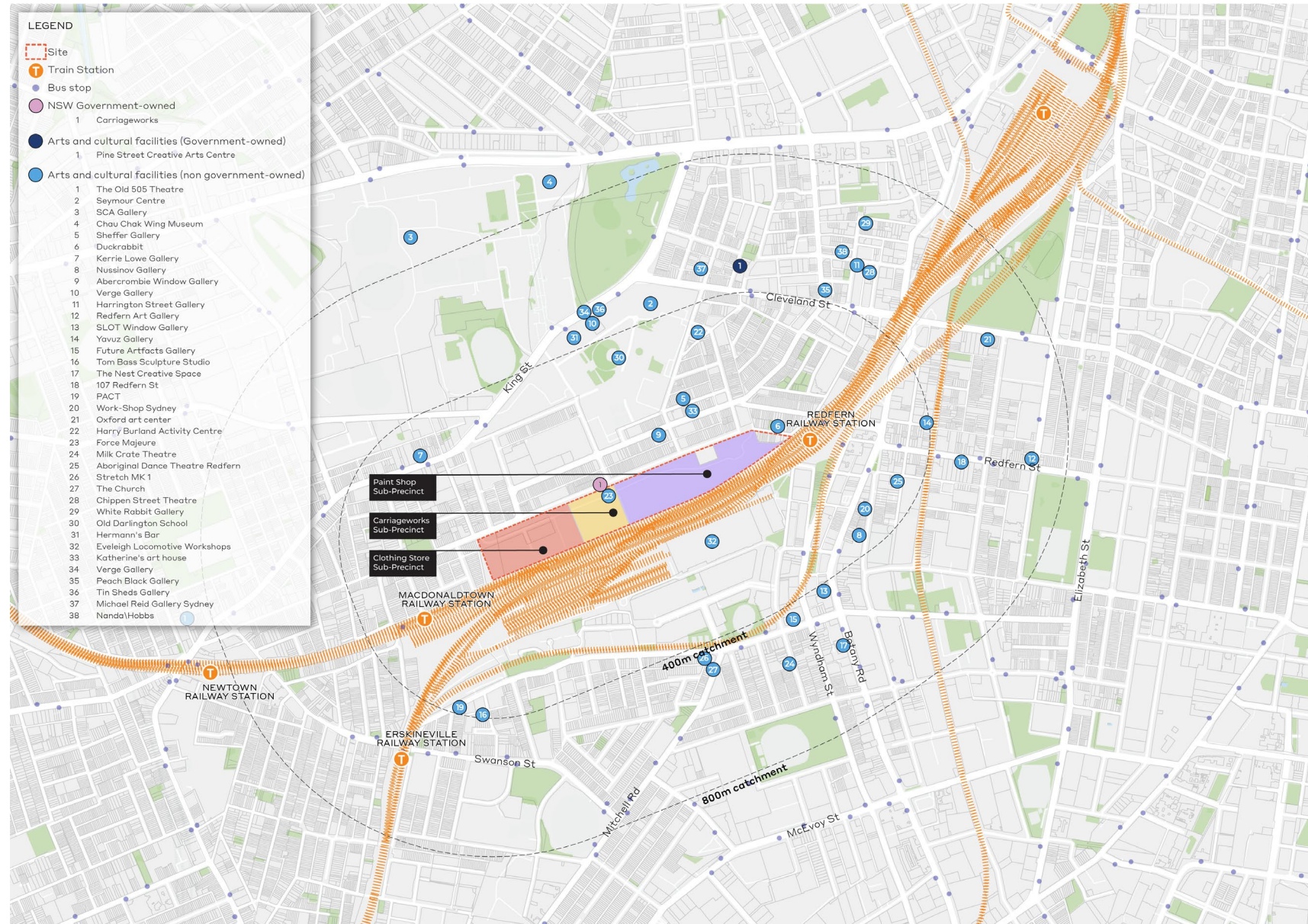


Figure 37 Aboriginal organisations and facilities

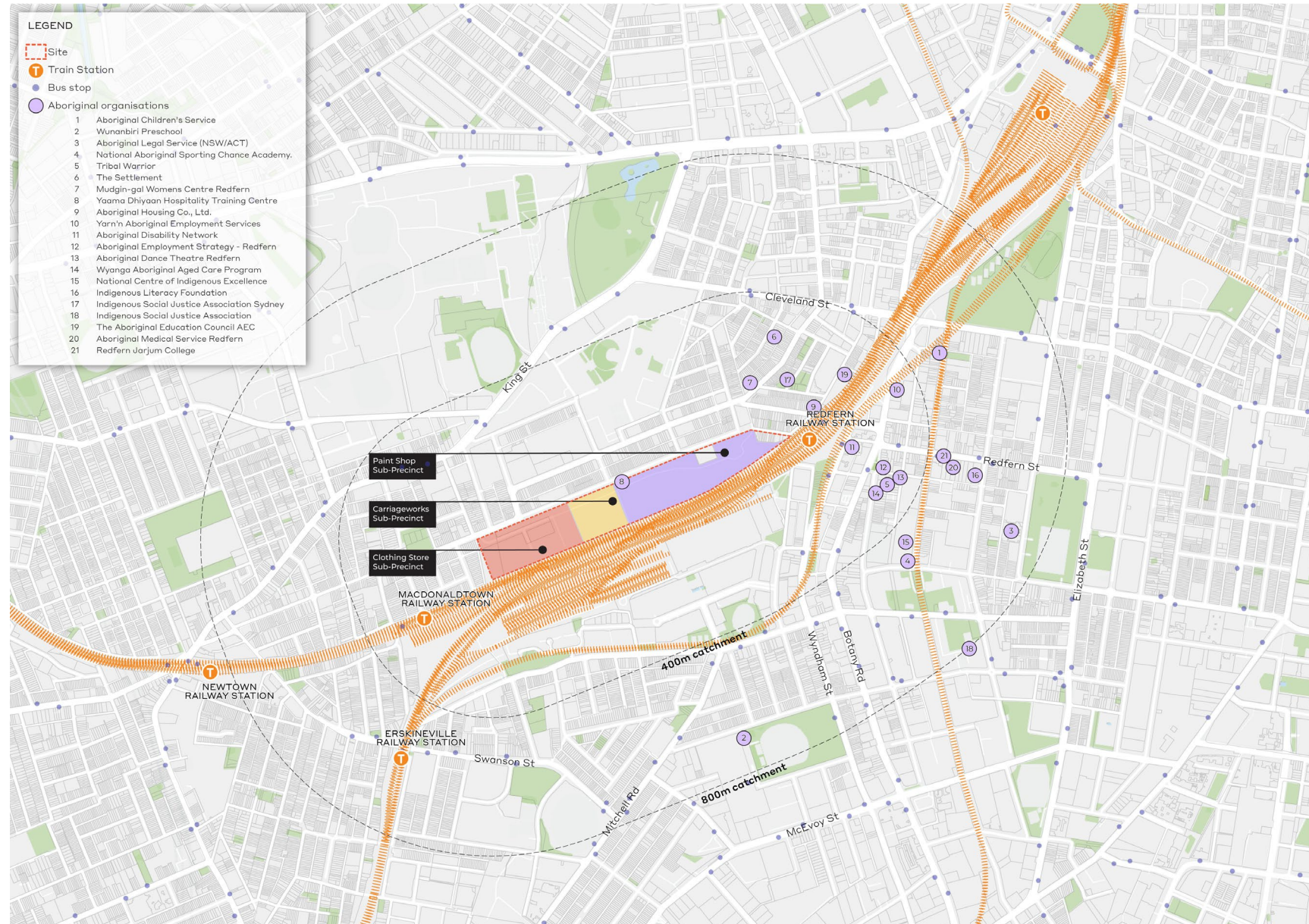


Figure 38 Open space

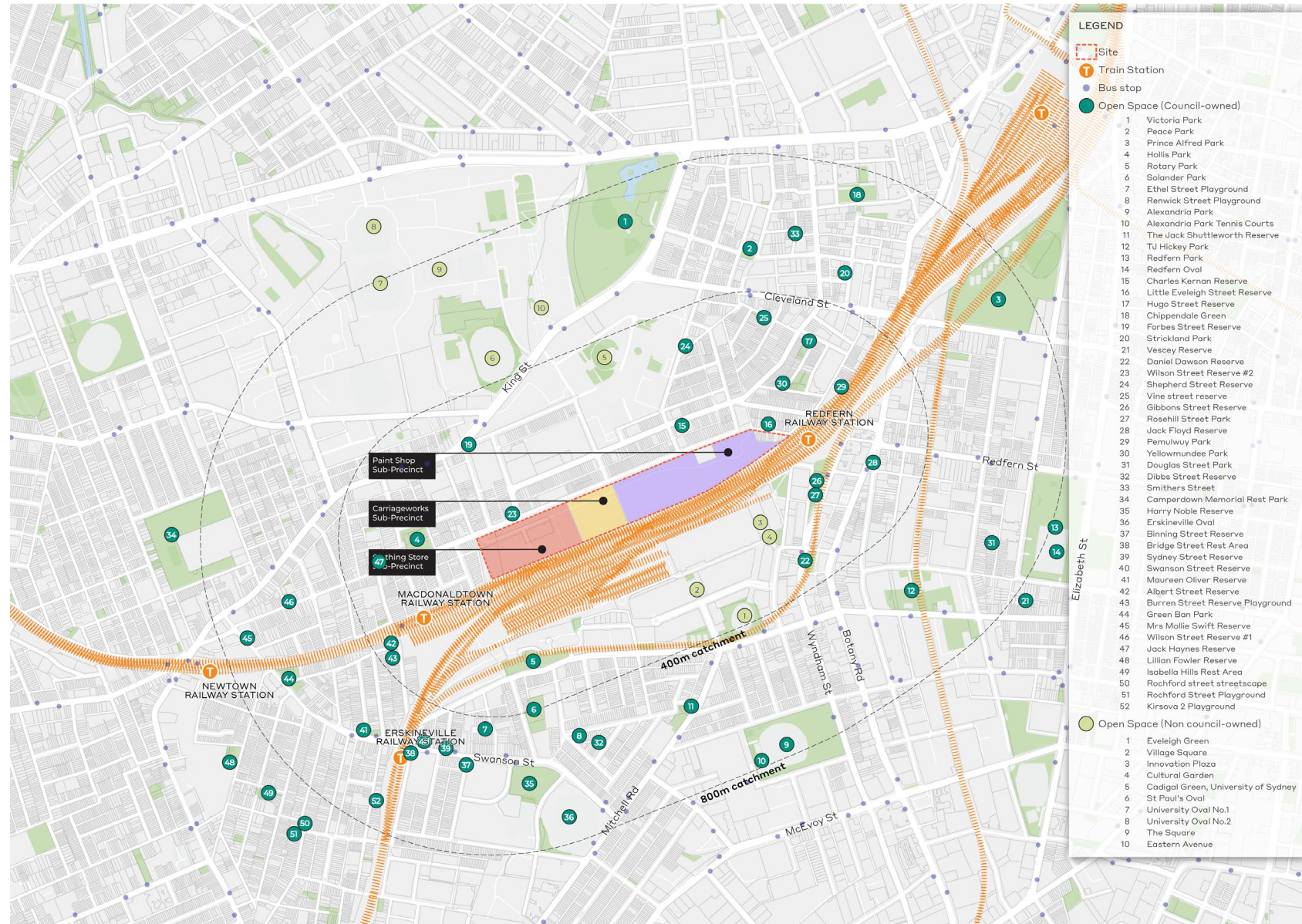


Figure 39 Sport and recreation infrastructure

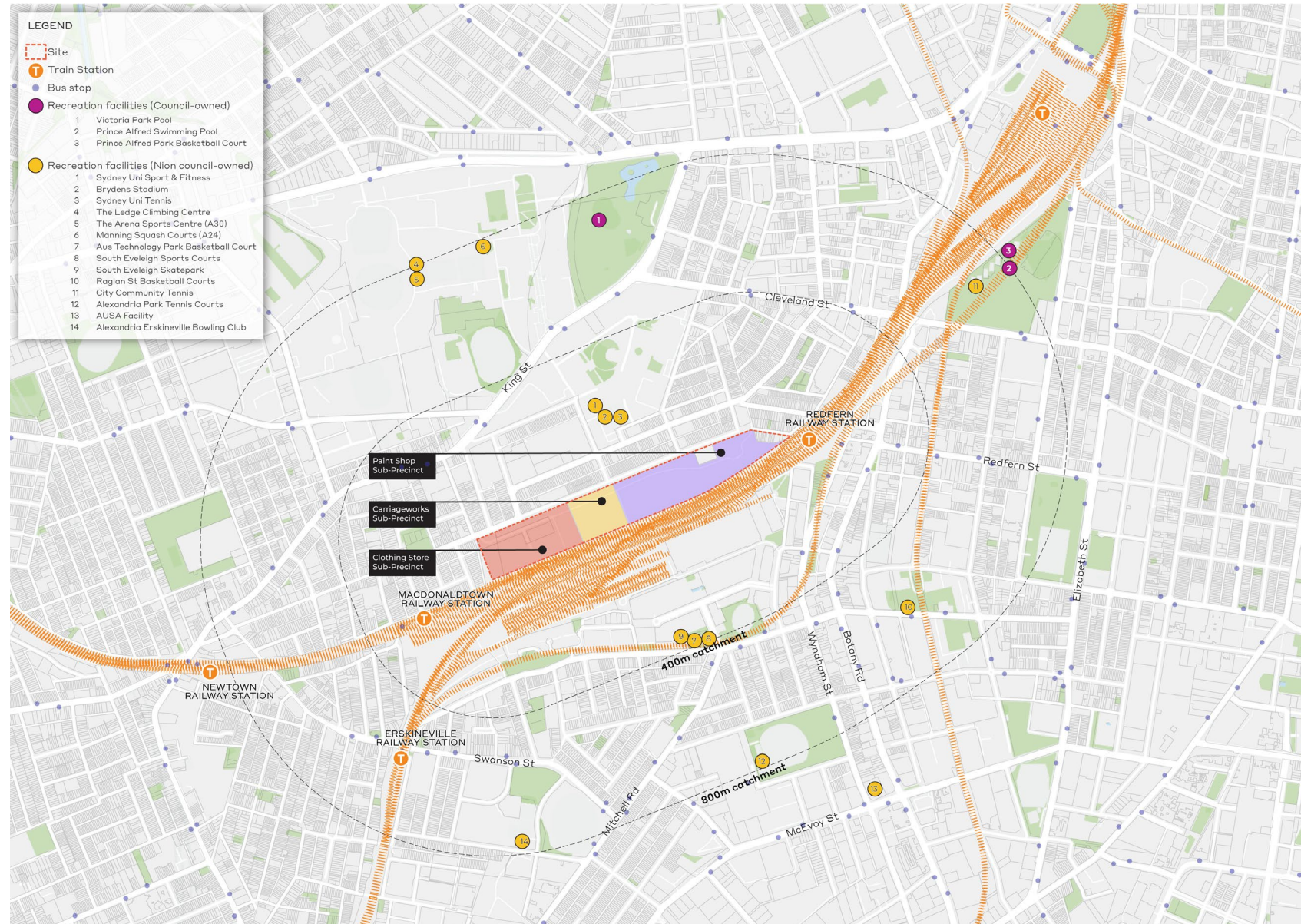


Figure 40 Child care facilities

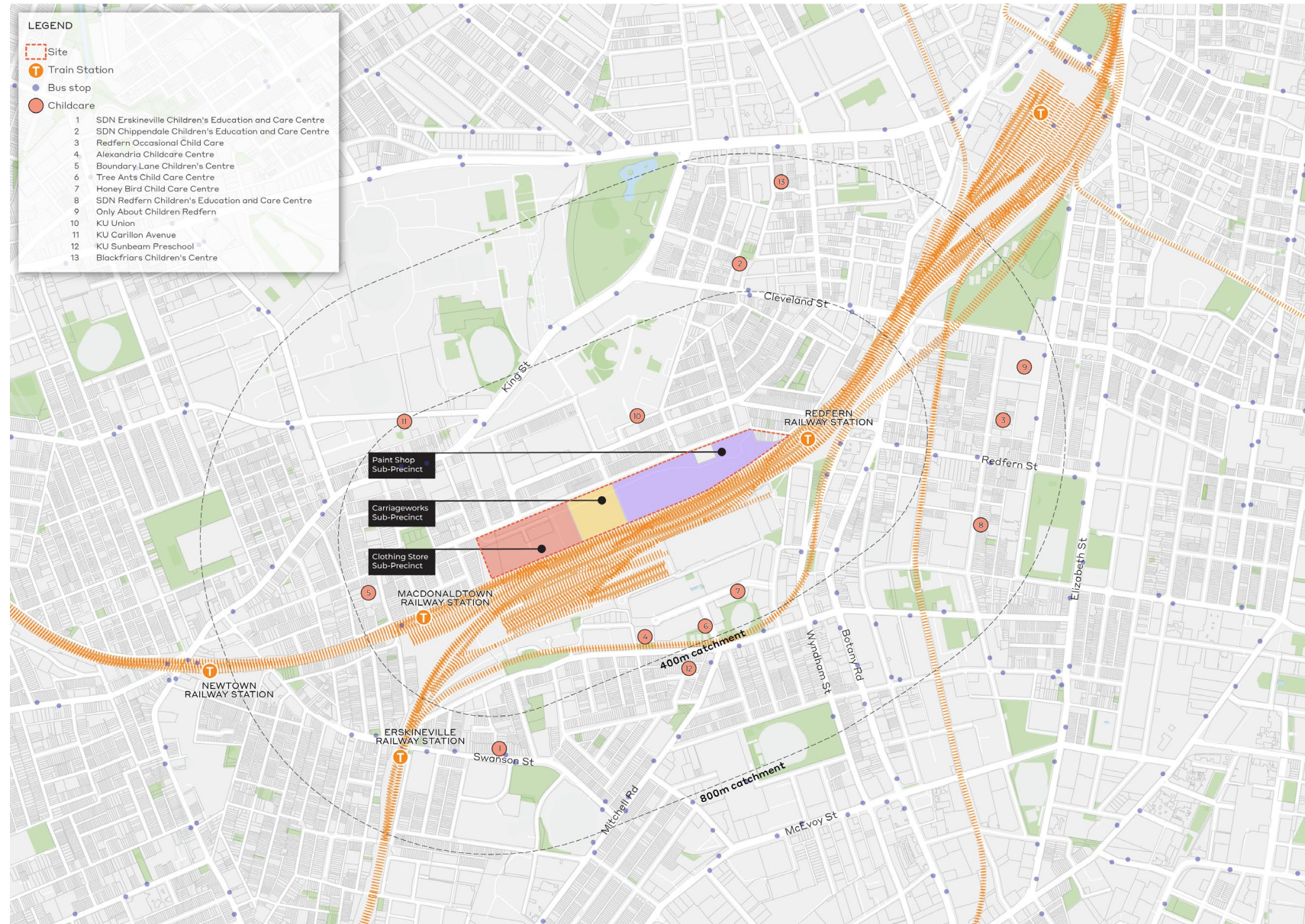


Figure 41 Primary and secondary education

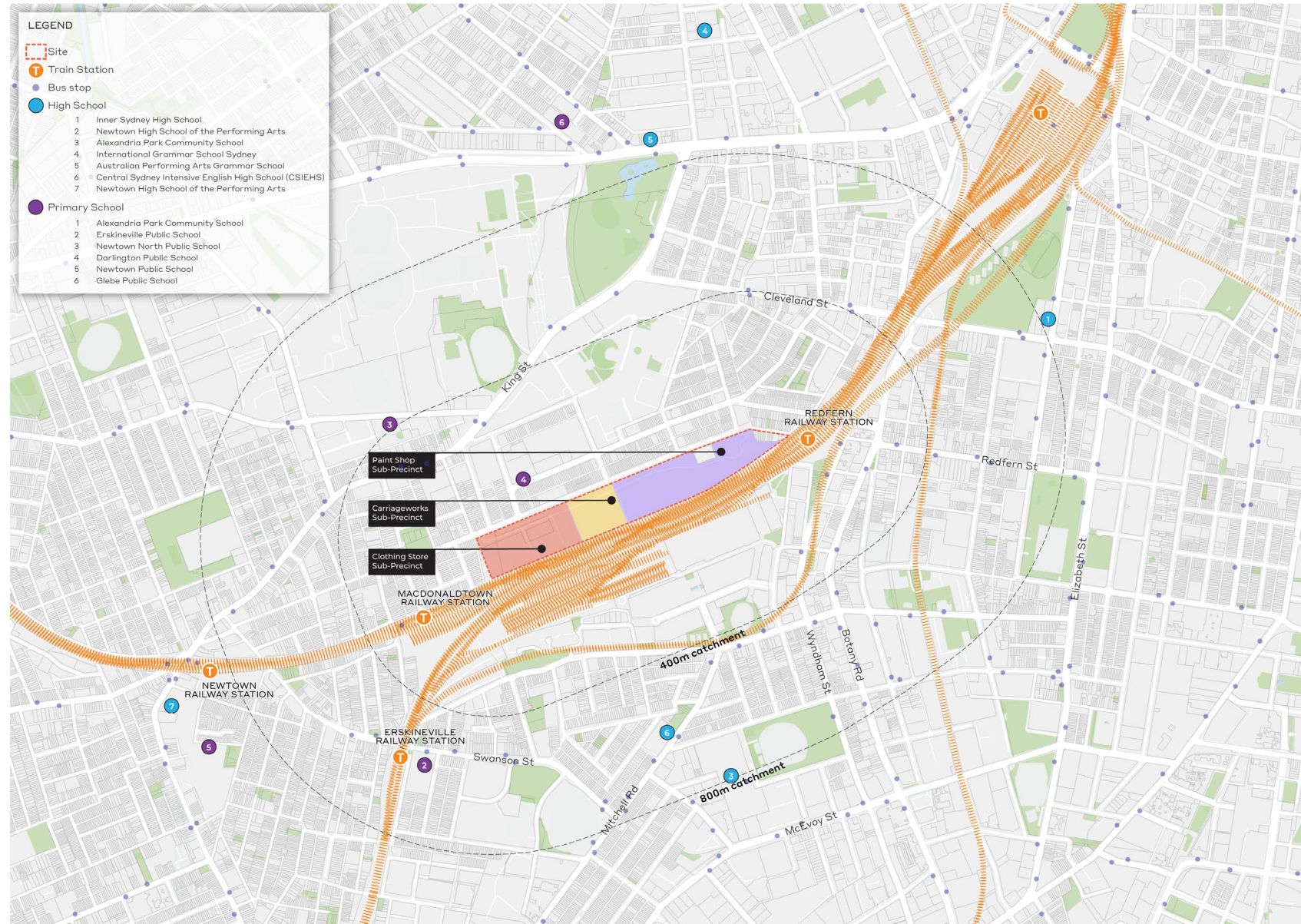
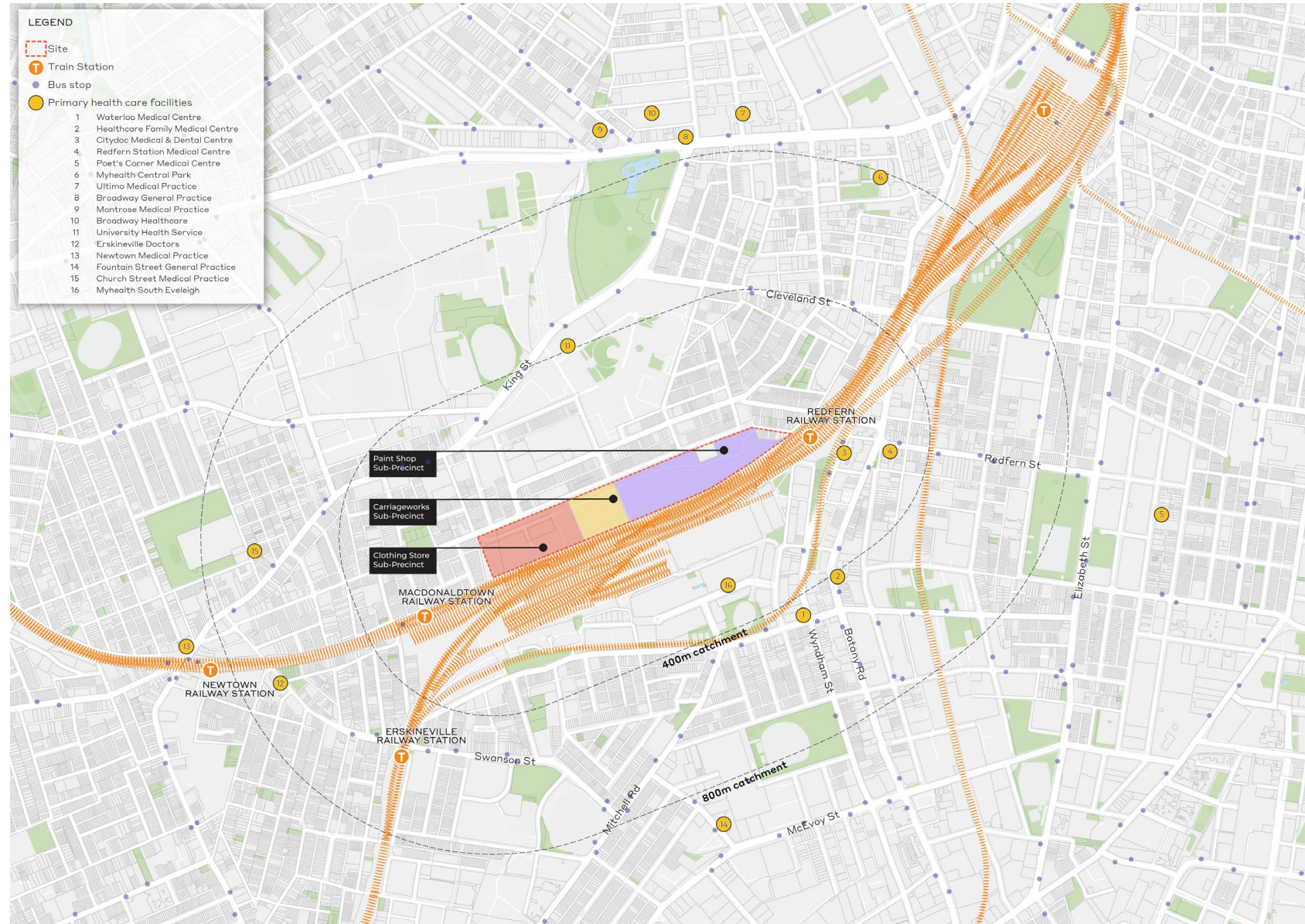


Figure 42 Primary health care



Appendix D. Social Infrastructure benchmarks applied in this analysis

Benchmarks are a tool to provide guidance on the quantum, size and location of community facilities in a given area, in relation to population size and an appropriate geographic catchment. They provide guidance on best practice facilities provision, which are used to inform the broader context and understanding of demand for facilities provision.

To understand likely demand for open space, community facilities and recreation facilities on the subject site, a range of established benchmarks are applied. These benchmarks have been developed through extensive research (including a range of published and unpublished sources), analysis, and professional practice.

The below table shows these benchmarks by social infrastructure category and type. The figure in the **Resident** benchmark column shows the population size that a facility of that type would generally cater for (e.g. 1 library can typically meet the needs of 20,000-30,000 residents). As workers would typically use local level community facilities to a lesser degree (i.e. on lesser occasions, or for a shorter periods of time), an index has been applied (e.g. 1 library is required per approximately 67,000-100,000 workers), in order to understand where non-resident worker populations generate additional demand for community infrastructure.

More detailed explanation of the social infrastructure needs analysis methodology and application of the benchmarks has been discussed in **Sections 11.1** and **11.3**.

Local community facilities

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace | Definition | Notes |
|---|----------------------------|--|-------------------|---|---|
| Integrated multipurpose facility | 1: 20,000-30,000 residents | 30% index applied to worker population for demand analysis | At least 2,000sqm | <p>A large multipurpose community facility that is a focal point for the local community. It is delivered through a single building/site or a cluster of proximate buildings/sites and is typically integrated or co-located with other facility types within the network (e.g. library, indoor recreation facility).</p> <p>This type of facility provides a series of adaptable programming spaces for use by diverse sectors of the community, and may include a range of other spaces and uses as appropriate to meet community needs, e.g. access to support services, information and referral, and spaces for lifelong learning, active living, arts and creative programs. Integrated multipurpose facilities should be accessible on a walk-in basis and provide opportunities for spontaneous interaction among diverse members or sectors of the community. These facilities generally include an "anchor" such as a library or recreation centre.</p> | <p>Assuming that integrated multipurpose facility will include a library/ community lounge with digital access and tech uses. Visitor usage is assumed, but has been considered on a qualitative basis.</p> <p>Based on findings of previous studies, workers use library spaces as integrated generalist community facilities. Visitors* likely to use these spaces as they are free, provide shelter, bathrooms, WiFi, gathering space.</p> |

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace | Definition | Notes |
|--|---|--|--|---|---|
| Library | 1: 20,000-30,000 residents | 30% index applied to worker population for demand analysis | At least 1,500sqm, increasing with size of the population. | Libraries may be standalone facilities, although they may be integrated as part of larger integrated multipurpose facilities, where they typically form the anchor facility. | Evidence suggests that workers access library spaces close to their work as generalist community facilities, providing spaces for quiet respite and relaxation. Visitors are also likely to use these spaces as they are free, and provide places to relax, bathrooms, WiFi, and gathering space. Students from surrounding universities may access library floorspace at this site for study space. Based on City of Sydney library member data, between 21-56% of members city centre area libraries are non-residents. 20% of City of Sydney residents are library members (2019). |
| Local community facility | 3-4:20,000-30,000 residents | Assumed these facilities will not be used by workers. | At least 400sqm | This category includes a range of facilities that do not meet best practice standards in terms of multipurpose facilities that are large (+2000m2) and adaptable. It includes facilities that are small, localised and/or predominantly single use or specialised but provide no space for casual social interaction. For example: seniors centres, town halls, scout halls | Local community facilities are typically unlikely to be used by workers and students, as these facilities require booking and programming by community groups etc. However, some community service providers may wish to book local community rooms for consultation/service provision. |
| Creative and cultural facilities (including maker spaces, rehearsal spaces, artist live/ work space, performance space, local galleries) | No established benchmarks for this infrastructure type. | Assumed that workers will access some of these facilities. | Size depends on the uses, but the facility should be large enough to enable flexibility of uses. | This category includes a range of creative and cultural facilities including maker spaces accessible to the public, space for professional artistic development (e.g. rehearsal rooms, artist studios) and spaces for performance/audiences (e.g. theatres, cinemas, exhibition space). | City of Sydney is currently undertaking extensive research and planning in relation to demand for cultural infrastructure and provision models. |
| Aboriginal community and cultural spaces | No established benchmarks for this infrastructure type. | Assumed that workers will access some of these facilities. | Size depends on the uses, but the facility should be large enough to enable flexibility of uses. | | Consultation with Aboriginal community stakeholders has identified need for affordable flexible spaces for rehearsing and practicing culture in the inner city area (Balarinji, 2021). Details on this facility warrant further |

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace | Definition | Notes |
|---|---|--|--|--|--|
| | | | | | exploration with appropriate community advisors and specialists. |
| Co-working spaces, flexible working spaces | No established benchmarks for this infrastructure type. | Assumed that workers will be the main users of this infrastructure type. However flexible working trends amplified by Covid-19 pandemic related restrictions have seen increase in number of residents looking for flexible opportunities to work close to home. | Size depends on the uses, but the facility should be large enough to enable flexibility of uses. | | Based on COVID trends for home working, there may be an increasing amount of demand for community-based co-working space from local residents keen for options outside the home but close to home. |
| Child care places | City of Sydney has undertaken a separate childcare needs analysis to understand resident demand for childcare across the LGA. | City of Sydney has assumed some workers will use childcare facilities close to their workplaces, but at a lower rate than local residents. | Floorspace determined in line with the <i>SEPP (Education Establishments and Child Care Facilities) 2017</i> . | These facilities are purpose-built or fitted out for the provision of early childhood education and care. The provision can be facilitated by the Council, or via private and not-for-profit sector. | Formula used by City of Sydney for childcare provision is very complex. Refer to City of Sydney Childcare Needs Analysis 2019. |
| GPs medical centres | 1 clinic (i.e. Medical Centre comprising several GPs) per 20,000-30,000 residents 1 GP per: 2,000-3,000 residents | No established benchmarks, however 30% index applied to worker population for demand analysis to factor in for worker need in high density/ CBD areas | Size depends on the number of GPs. | | |

*Visitors are defined as everyone using the site who is not a worker or a resident.

Open space

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace | Notes |
|--|--|--|---|--|
| <p>Open space</p> <p>Public open space is publicly owned and managed by Local, State or Federal government and is accessible to the public. Public open space includes: informal sports space; parks and reserves, bushland and natural spaces, waterways, linkages and urban plazas or forecourts.</p> | <p>At highest densities, 15% of site developable area will be required to provide an adequate amount of open space per resident.</p> <p>All dwellings should be within 400m of a local park (0.5-2ha)</p> <p>In high density areas, all dwellings should be within 200m of public space (0.15-0.5ha)</p> | <p>All workplaces should be within 400m of public open space</p> | <p>0.3-2ha</p> <p>0.15-0.5ha; ideally no smaller than 0.3ha</p> | <p>Apply City of Sydney Draft Greening Sydney Strategy targets re: green cover and tree canopy cover targets</p> <p>Open space less than 0.3ha do not provide adequate space for diverse recreation opportunities.</p> <p>Apply GANSW performance criteria re: distribution, accessibility and connectivity, size and shape, quantity, quality, diversity.</p> |

Recreation facilities

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace (where relevant) | Definition | Notes |
|---|--|--|---|--|--|
| Sports fields | 1 multi-use field: 5,000 residents | 30% index applied to worker population for demand analysis | Rugby (Senior) approx. 7,888 sqm AFL (Senior) approx. 22,275 sqm Soccer approx. 4,050-10,800 sqm Cricket approx. 8,151 sqm | Sports fields are outdoor facilities that support a range of summer and winter sports, and can include club houses, spectator areas and play spaces. | Field size and shape will vary and average provision of a multi-use oval requires around 1.6 ha plus additional land for amenities and buffer. Preferred approach is to establish sporting precincts with multiple fields in one location. |
| Tennis courts | 1: 4,500 residents | 30% index applied to worker population for demand analysis | Approx. 593.5 sqm for recreational courts | – | Courts could be provided as part of shared use with schools and on top of built structures such as roof tops. |
| Outdoor courts (e.g. netball or basketball courts) | 1: 12,000 residents | 30% index applied to worker population for demand analysis | Approx. 465.1 sqm for standard netball court | Outdoor courts that are flexible to accommodate a range of uses, e.g. basketball, netball and tennis. | Outdoor and indoor court provision is similar rate and which current demand for netball is most often expressed for outdoor courts, participation is changing and demand for indoor courts is expected to increase. Minimum of 4 courts per installation to create viable spaces to support sport. |
| Indoor courts (e.g. netball or basketball courts) | 1: 12,000 residents | 30% index applied to worker population for demand analysis | Approx. 420 sqm for standard basketball court | Indoor courts that can flexibly accommodate a range of sports, e.g. indoor soccer, basketball, netball, squash, badminton. | Future provision should focus on multi-court facilities to increase viability. Consider shared access to facilities of adjacent schools. |
| Other indoor sport and recreation | 1,500m ² of other indoor sport and recreation space: 5,000 residents | 30% index applied to worker population for demand analysis | – | – | Size of overall facility varies in relation to courts and associated facilities and amenities being accommodated. |
| Aquatic facility | New district facility to be considered when growth exceeds 60,000 residents within a catchment | 30% index applied to worker population for demand analysis | 50m pool approx. 1,250 sqm 25m pool will have lane size of 2.5m each, so size will depend on how many lanes. | – | Size of overall facility varies in relation to courts and associated facilities and amenities being accommodated. |
| Play spaces | 1 locally accessible play space: 1,500 residents | – | – | An area designed for children's recreation and play including playgrounds, splash pads, and other dedicated facilities for children. | Within 400m safe walking and less for high density. |

| Infrastructure type | Resident benchmark | Worker benchmark | Size/floorspace (where relevant) | Definition | Notes |
|--|---|---|----------------------------------|--|---|
| Youth spaces | 1: 7,500 residents | – | – | – | Neighbourhood level within 800m safe walking could include single activations such as a half court or parkour facility, along with water, seats and shade. Destination or District facilities should be provided to service several neighbourhoods and should have a major feature such as a large skate park or pump track and provide toilets, water, shade, social spaces and be highly accessible by active and public transport. |
| Dog off-leash areas | 1: 1,500 residents | – | – | – | Mix of spaces needed taking advantage of local opportunities for linear or enclosed spaces. For existing and future high density and med-high density areas local provision within 800m safe walking should be prioritised. |
| Fitness stations | – | 30% index applied to worker population for demand analysis; higher in CBD areas | – | Outdoor fitness stations usually included within parks to enable fitness undertaken alone or in a small group. | – |
| Community gardens | – | – | – | – | – |
| Regional outdoor recreation hub | 10+ hectares within 5-1km of residences | 30% index applied to worker population for demand analysis | – | – | – |
| Gyms | – | 30% index applied to worker population for demand analysis; higher in CBD areas | – | – | – |

District and regional infrastructure

| Infrastructure type | Resident benchmark | Worker benchmark | Size/ floorspace (where relevant) | Notes |
|--|--|---|--|---|
| Police and emergency services | 1:60,000-108,000 residents, depending on the service | No established benchmarks to factor in for worker need in high density/ CBD areas (noting that on regional level workers likely to be included in resident population figures) | – | NSW Police undertakes its own demand modelling. |
| High schools | 1: 1,200 students | Assumed workers will not user these facilities | – | NSW Department of Education undertakes its own enrolment demand analysis. |
| Primary schools | 1:500 students | Assumed workers will not user these facilities | – | NSW Department of Education undertakes its own enrolment demand analysis. |
| Performing arts space (theatre) | 1:30,000-50,000 | 1:30,000-50,000 (noting that on regional level workers likely to be included in resident population figures) | – | – |
| Art gallery (district/ regional scale) | 1:30,000-50,000 | 1:30,000-50,000 (noting that on regional level workers likely to be included in resident population figures) | – | – |
| Museum (district/ regional scale) | 1:30,000-120,000 | 1:30,000-120,000 (noting that on regional level workers likely to be included in resident population figures) | – | – |
| Regional performing arts/ exhibition/ convention center | 1:50,000-200,000 | 1:50,000-200,000 (noting that on regional level workers likely to be included in resident population figures) | – | – |
| University | 1:150,000-200,000 | 1:150,000-200,000 (noting that on regional level workers likely to be included in resident population figures) | – | – |

Appendix E. Health Impact Assessment (preliminary)

Physical activity

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|--|--|---|---|--|
| <p>Project elements:</p> <ul style="list-style-type: none"> • Open space (including embellishment) • Active transport connections through the site and to existing networks • Redfern Station upgrade – the new concourse will provide accessibility through the site • Urban design for incidental exercise e.g. steps, siting of public transport etc. <p>Groups impacted:</p> <ul style="list-style-type: none"> • Workers • Residents • Young people • Through commuters • Visitors <p>Sensitive receivers:</p> <ul style="list-style-type: none"> • People with limited mobility • At risk youth | <p>During construction:</p> <ul style="list-style-type: none"> • Reduced access/ amenity (associated with dust and noise generated by construction activities) • Reduced safety/ perceived safety in the area due to establishment of hoardings that can discourage walking, riding and exercising in the area <p>During operation:</p> <ul style="list-style-type: none"> • Potential to encourage physical activity associated with: • Safety enhancements of open spaces, including at night (CPTED e.g. lighting, passive surveillance) • Access to open space for workers/ residents/ visitors to the Precinct • Active transport links through the site and to surrounding networks, supporting active transport to and from workplace • Access to private gyms in precinct • End of trip facilities • Encouraged physical activity as part of daily life | <p>Construction Moderate (negative)</p> <p>Operation High (positive)</p> | <p>Construction Likely</p> <p>Operation Almost certain</p> | <p>Construction PSA</p> <p>Operation SISA</p> |
| Responses – mitigation and benefits optimisation | | | | |
| <p>Construction phase:</p> <ul style="list-style-type: none"> • Maintain solar access, amenity (i.e. mitigating dust and noise) and accessibility of nearby open spaces (including Carriageworks Way) • Wayfinding and access strategy – including pedestrian and cycle access; access for people with limited mobility <p>Operational phase:</p> <ul style="list-style-type: none"> • Ensure provision of, or easy access to parks and green spaces, open spaces, and recreational facilities • Plan for a walkable precinct to encourage physical activity: <ul style="list-style-type: none"> – Provide comfortable, well designed pedestrian connections | | | | |

- Maintain amenity of walking paths/ open space e.g. shading, seating, other climate protections
- Consider location of pedestrian connections – correct location etc.
- Provide for secure bike parking
- Provide for end of trip facilities in buildings to support active transport
- Maintain solar access to open space
- Coordinated planning to:
 - Increase connections to existing or future active transport networks
 - Increase connectivity to surrounding neighbourhoods
- Enable programming of open spaces for activities (e.g. yoga, tai-chi):
 - include appropriate amenities e.g. storage, public toilets
 - enable activities relevant to the many cultural groups in the area
- Encourage provision of gyms within the precinct
- Enable provision of inclusive play spaces outdoor gym equipment within the precinct
- Ensure active frontages across the precinct – stimulating ground level of buildings that encourage walking
- Include staircases and ramps as options for level change and other options for incidental exercise both in public spaces and buildings
- Ensure level pathways and fully accessible elevator connections for users with limited mobility
- Explore feasibility and site design not to preclude future addition of North-South pedestrian bridge in order to facilitate:
 - Improved connectivity between surrounding neighbourhoods
 - Greater access to community facilities, health and other services, economic and social opportunities for the local communities
 - Choice of active transport modes, which would support health and wellbeing benefits associated with physical activity

Healthy eating

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|---|--|---------------------------------|--------------------------|---------------------|
| Project elements: <ul style="list-style-type: none"> • Food and beverage provision on the site (i.e. cafes, restaurants) • Convenience retail/ small local supermarket on the site – on ground and/ or first floor levels • Subsidised commercial space for start-ups and social enterprises | Construction phase: <ul style="list-style-type: none"> • Potential disruption to or loss of amenity to the Carriageworks Farmers Market food and beverage vendors, and areas surrounding the sub-precinct due to construction activities and reduced amenity in the area associated with noise, dust and vibration caused by construction activities, establishment of construction sites, establishment of hoardings | Construction Mild (negative) | Construction Possible | Construction PSA |

| | | | | |
|--|---|--|-----------------------------|---------------------------|
| <p>Groups impacted:</p> <ul style="list-style-type: none"> Workers Residents – precinct and surrounding locality Visitors <p>Sensitive receivers:</p> <ul style="list-style-type: none"> Residents of social housing Lower socio-economic groups, e.g. students and lower income earners | <p>Operational phase:</p> <ul style="list-style-type: none"> Opportunity to provide diverse food and beverage offer on site (daytime/ night time) Changes to affordability of food in the area (social inclusion issue) Changes to access to fresh fruit and vegetables Opportunity for increased provision of supermarkets in the precinct | <p>Operation Moderate (positive)</p> | <p>Operation Likely</p> | <p>Operation SISA</p> |
| <p>Responses – mitigation and benefits optimisation</p> | | | | |
| <p>Construction phase:</p> <ul style="list-style-type: none"> Ensure continuity and amenity of community markets (Carriageworks Farmers Market) during construction Schedule works around market opening times <p>Operational phase:</p> <ul style="list-style-type: none"> Develop retail strategy that: <ul style="list-style-type: none"> Ensures there are a range of F&B venues across the precinct, that includes affordable options Ensuring there are fresh and healthy food options Diversity of retail offerings Explore viability of delivering a local scale supermarket at this site including access to affordable fresh fruit & vegetables. (Walkable to nearby residents and workers (focus on active transport accessibility to minimise car access to this site) Leverage the supermarket as a community asset Enable longer opening hours for supermarkets to improve accessibility for residents and workers Ensure that the planning controls for the site enable flexibility for supermarket service offer Provide subsidised community spaces to run programs and capacity building projects, and program live classes. Such programs could explore and benefit from synergies with the Carriageworks fresh produce farmers markets located within this precinct. Consider potential inclusion of community gardens within the precinct <ul style="list-style-type: none"> Promote Caring for Country opportunities for engagement and education with the local Aboriginal community in developing and maintaining community gardens within the Precinct plans. As part of greening the residential buildings, to support food security and production. Provide drinking water fountains in public places Deliver space for breastfeeding mothers in the public buildings, and encourage provision of such spaces in the commercial buildings proposed in the area. | | | | |

Community safety and security

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|--|--|--|--|--|
| <p>Project elements:</p> <ul style="list-style-type: none"> Lighting Building frontages at ground level Design of public domain Design of pedestrian routes with regard to passive surveillance/ CPTED principles Diversity of night time uses <p>Groups impacted:</p> <ul style="list-style-type: none"> All residents, workers, visitors <p>Sensitive receivers:</p> <ul style="list-style-type: none"> Women Older people People with limited mobility Young people Students/ international students People experiencing homelessness or insecure housing | <p>During construction:</p> <ul style="list-style-type: none"> Construction activities may have impacts on perceptions of safety in the area, e.g. due to reduced sightlines associated with establishment of hoardings, site offices etc, and increased number of construction workers in the area. Potential impacts to pedestrian safety associated with increased traffic volumes due to construction activities and vehicles in the area <p>During operation:</p> <ul style="list-style-type: none"> Potential to improve perceptions of safety of the area. Potential to reduce: <ul style="list-style-type: none"> Anti-social behaviour (check BOCSAR crime data) Theft (check BOCSAR crime data) Perceptions of crime impacting use of area and its perceived desirability as a destination/ accessibility Design on basis CPTED principles, including lighting, overlooking of pedestrian routes, activation | <p>Construction Moderate (negative)</p> <p>Operation High (positive)</p> | <p>Construction Possible</p> <p>Operation Likely</p> | <p>Construction PSA</p> <p>Operation PSA</p> |
| <p>Responses – mitigation and benefits optimisation</p> | | | | |
| <p>Construction phase:</p> <ul style="list-style-type: none"> Appropriate lighting across the construction site etc and other design elements, as per CPTED recommendations Prepare and implement Construction Traffic Management and Pedestrian Management Plan Promote activation of underused spaces through temporary placemaking; creating a sense of play to encourage people to interact across differences in breaking down social barriers so that people feel safe and return and/or stay in the area for longer periods of time <p>Operational phase:</p> <ul style="list-style-type: none"> CPTED assessment of the whole precinct and implementation of recommendations Clear sightlines Lighting strategy with safety focus Activation during night time of retail offer/ other amenities (e.g. social infrastructure), with appropriate consideration of residential amenity | | | | |

| | | | | |
|--|--|--|--|--|
| | <ul style="list-style-type: none"> • Providing inclusive amenity and enjoyment for all ages • Providing space for social gathering, for informal and events, and helping to build social cohesion and connection | | | |
| Responses – mitigation and benefits optimisation | | | | |
| <p>Design phase:</p> <ul style="list-style-type: none"> • Ensure the landscape design integrates native flora and fauna so that traditional land management practices are interpreted in the Redfern North Eveleigh precinct. • Work with local Aboriginal Knowledge Holders to integrate the Sydney Language into landscape design in renewing an authentic community connection with the RNE Precinct. <p>Construction phase:</p> <ul style="list-style-type: none"> • Maintain solar access, amenity (i.e. mitigating dust and noise) and accessibility of nearby open spaces (e.g. Carriageworks, including Carriageworks Farmers Market) • Identify opportunities for design on construction site hoardings to reflect community values, culture and identity of the local community <ul style="list-style-type: none"> – Engage the Aboriginal community concerning the display of public art, photos of local heritage in reflecting the unique character of the Precinct. • Ensure accessibility and connectivity for people with limited mobility <p>Operational phase:</p> <ul style="list-style-type: none"> • Community co-design and programming of open and green spaces to encourage activation/ participation/ use • Safety considerations at night as per CPTED recommendations (e.g., lighting) • Noise considerations for neighbouring properties • Provide amenity to encourage use e.g. shading (natural shading (trees) and shade structures), seating, water fountains, play spaces, outdoor gym equipment, access to public toilets | | | | |

Social infrastructure (see also Chapter 11.0)

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|--|---|---|----------------------------------|------------------------------|
| <p>Project elements:</p> <ul style="list-style-type: none"> • Integrated community spaces (flexible and adaptable, incorporating a range of spaces): <ul style="list-style-type: none"> – Aboriginal community and cultural spaces – Library link – Community lounges, including quiet spaces and tech spaces (e.g., access to computers, digital access (e.g. WiFi)) • Cultural spaces, including low cost makers' spaces, exhibition | <p>During construction:</p> <ul style="list-style-type: none"> • Reduced or altered access/ amenity to social infrastructure in surrounding neighbourhoods during construction (due to establishment of construction sites, hoardings, closure or rerouting of existing roads and paths, noise, dust, vibration) | <p>Construction Mild (negative)</p> | <p>Construction Possible</p> | <p>Construction SISA</p> |

| | | | | |
|---|---|--------------------------------------|-------------------------------------|--------------------------|
| <p>spaces, other participation spaces</p> <ul style="list-style-type: none"> • Public meeting and gathering spaces • Provision of new public open space <ul style="list-style-type: none"> – Spaces (incl. play spaces) to promote physical activity – Pavilions to support community cohesion – Promote creative events and performances. • Subsidised commercial space for start-up incubators and non-profit social enterprise businesses. • Primary health care – GP Clinic (Further investigation needed) • Redfern Station upgrade – improved connectivity in the area • Connection to surrounding neighbourhoods i.e. accessibility of social infrastructure in RNE for surrounding communities, access to social infrastructure in surrounding neighbourhoods for workers/ residents of RNE • Free digital connectivity (e.g. access to WiFi (or equivalent) across the site) <p>Groups impacted:</p> <ul style="list-style-type: none"> • All residents, workers, visitors <p>Sensitive receivers:</p> <ul style="list-style-type: none"> • Women • Older people • People with limited mobility • Young people • Students/ international students • Aboriginal and Torres Strait Islander community members • People experiencing homelessness • Residents from diverse neighbouring communities | <p>During operation:</p> <ul style="list-style-type: none"> • Improved access to social infrastructure due to delivery of new infrastructure as part of the Precinct. Positive social impacts include: <ul style="list-style-type: none"> – Increased spaces to gather, meet each other, interact and connect – Social cohesion benefits – access to free spaces, accessible to all community members – Improved digital access and access to technology (digital connectivity and equity issue) • Night time activation/ diversifying night time economy, operated with regard to residential amenity • Maximising benefit of investment in social infrastructure – due to accessibility of the site. | <p>Operation High (positive)</p> | <p>Operation Almost certain</p> | <p>Operation LGA</p> |
| <p>Responses – mitigation and benefits optimisation</p> | | | | |
| <p>Design phase:</p> <ul style="list-style-type: none"> • Community engaged in design and delivery of landscaping, cultural spaces • Designing with Country – First Nations approaches to environmental management and inclusion of cultural elements in the precinct design: <ul style="list-style-type: none"> – Work with the community to preserve, retain and provide amenities for culture to continue to be practised into the future. This can help to provide an identity for this precinct. – Design Team needs to work in co-design with Indigenous community. Set broad and effective collaborations to create physical and interpretive space for culture and Country-centred practices. – Ensure the design represents both traditional and contemporary identities of Aboriginal people with reference to their cultural materials, customs and knowledge. – Incorporate shared histories of cultural landscapes into the RNE precinct design. | | | | |

- Provide flexibility in the development approach to accommodate changing needs and technology and to account for the renewal evolving over time.

Construction phase:

- Explore opportunities to retain easy access to venues and facilities in the area
- Maintain solar access, amenity (i.e. mitigating dust and noise) and accessibility of major social infrastructure in the area (i.e. Carriageworks, including Carriageworks Farmers Market)
- Deliver clear communication and wayfinding signage for alternate routes
- Ensure accessibility and connectivity for people with limited mobility

Operational phase:

- Ensure adequate and timely provision of social infrastructure to meet community needs
- Ensure all social infrastructure is accessible and welcoming to all community members
- Ensure management contracts for any subsidised community spaces are equitably tendered to social enterprise/non-profit organisations in optimising community benefits.
- Programming and design of public spaces and community facilities to consider:
 - Shelter during extreme weather events (e.g. heat, cold, rain)
 - Access to WiFi/ tech
 - Free or affordable access
 - Proactive venue management approaches to maximise activation
 - Night time activation, weekend activation
 - Community preferences/ need
 - Programming in collaboration with local communities, including local Aboriginal and Torres Strait Islander communities, Carriageworks, local cultural organisations, universities, and City of Sydney.
- Deliver social infrastructure early, to maximise its value in building community cohesion (noting that the residential Clothing Store sub-precinct likely to be delivered first)
- Design/ siting of social infrastructure to consider:
 - Visual prominence/ground floor access
 - Connection to public and active transport
 - Connection to open space for indoor/outdoor programming
 - Flexibility – multiple spaces for different uses
- Size/ scale appropriate to the precinct – refer to Social Infrastructure Assessment at Chapter 8.0
- Site design to support connectivity with surrounding social and cultural infrastructure ecosystem

Design phase:

- Community consultation and engagement to ensure cohesion between the innovation cluster and surrounding communities
 - This includes continuing to work with the locally connected Aboriginal community on all future phases of the project. This includes Local Custodians, storytellers, Knowledge Holders, artists or business owners. Creating a program of collaboration in co-design with community sets the foundation for genuine and deeply embedded outcomes.
 - Prioritise building capacity within the locally connected Aboriginal community. As well as building capacity in the Aboriginal creative community by fostering local art practice and by growing partnerships between Indigenous and non-Indigenous creatives, as well as across government and non-government design teams.
- Develop a shared social and economic indicators framework driven by objectives for the Precinct and RNE Connecting with Country Framework which can be measure community impact over time while ensuring continual engagement with the local community.

Construction phase:

- Community consultation and engagement to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should be provided.
- Community engaged in design and delivery of particular elements, e.g., landscaping, cultural spaces

Operational phase:

- Inclusive design – incl. public domain design for all ages and abilities
- Social infrastructure provision aligned with community needs and aspirations
- Measuring social cohesion over life of project
- Community consultation and engagement to ensure cohesion between the innovation cluster and surrounding communities, including neighbouring universities, businesses and the diverse resident communities (in order to avoid the island effect)
- Programming and design elements - advanced amenities, authentic scenes, public education on Culture and unique experiences from innovation districts would enhance community engagement and social connectedness
- Placemaking – through design and programming elements to connect local communities with new spaces and places
- Active venue management (programming public spaces like facilities – encourage activation)
- Programming the connectivity of this precinct with the broader innovation cluster/ Tech Central – self support the broader ecosystem
- Community engaged in programming and managing public and cultural spaces
- Employment of local residents across Precinct facilities and businesses, to support cohesiveness with surrounding community
- Ensuring community and infrastructure resilience with consideration to disaster prevention in building collective efficacy around safety and awareness of emergency procedure through communications and engagement.

- Improved connectivity between surrounding neighbourhoods
- Greater access to community facilities, health and other services, economic and social opportunities for the local communities
- Choice of active transport modes, which would support health and wellbeing benefits associated with physical activity

Housing

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|---|--|---|---|--|
| <p>Project elements:</p> <ul style="list-style-type: none"> • Housing diversity • Housing affordability • Housing design quality • Housing management <p>Groups impacted:</p> <ul style="list-style-type: none"> • Residents <p>Sensitive receivers:</p> <ul style="list-style-type: none"> • Lower income earners (including start-ups/ entrepreneurs) • International students • Young people • Older people • People experiencing disability | <p>During construction:</p> <ul style="list-style-type: none"> • Potential health impacts to neighbouring residents and visitor accommodation guests unable to enjoy their homes/ rooms for rest and relaxation in the immediate surroundings of the site due to construction activities generating noise, dust and vibration. <p>During operation:</p> <ul style="list-style-type: none"> • Changes to social diversity (underpinned by housing affordability and diversity) in the study area, and City of Sydney in general, including: <ul style="list-style-type: none"> - potential dislocation of lower income residents due to increased house prices driven by the renewal - provision of affordable housing on the site to balance some of that impact • Health impacts related to quality of housing <ul style="list-style-type: none"> - Quality of built environment delivered on this site - Overcrowding in the study area, and more broadly – including in relation to housing affordability, especially in relation to students • Potential wellbeing impacts related to delivery of housing adjacent the rail corridor (noise impacts on wellbeing) • Potential wellbeing impacts due to noise conflicts with other users and uses of the site (e.g. noise generated by users of retail, public spaces, and cultural venues) • Wellbeing impacts of housing insecurity (e.g. flow-on effects to employment opportunities, socialising, mental health) • Affordability impacts on start-up, creatives and innovation ecosystem | <p>Construction Moderate (negative)</p> <p>Operation Moderate (both positive and negative impacts may arise)</p> | <p>Construction Likely</p> <p>Operation Likely</p> | <p>Construction PSA</p> <p>Operation PSA/ LGA</p> |

| Responses – mitigation and benefits optimisation |
|---|
| <p>Construction phase:</p> <ul style="list-style-type: none"> • Deliver a comprehensive Construction Environmental Management Plan to mitigate noise, dust and vibration caused by construction activities in the area • Carry out construction in accordance with any conditions of approval and Construction Environmental Management Plan. Where possible, limit construction near existing residential buildings to minimise adverse impacts. <p>Operational phase:</p> <ul style="list-style-type: none"> • Deliver affordable housing, or contribute to affordable housing delivery elsewhere in the City area as part of overall housing supply • Ensure diversity of housing options in the area: <ul style="list-style-type: none"> – By size, price point, tenure type – Range of accommodation options/ tenure lengths – Quality and safety of housing and accommodation delivered on site – Provision of affordable housing on this site – Explore build-to-rent and alternative models • Housing management to cater to the needs of local communities • Building design and siting to mitigate noise impacts of railway traffic on residents (design in accordance with recommendations of acoustic study and best practice noise insulation and mitigation measures) • Design to mitigate noise conflicts between different types of users across this site (e.g. cultural, commercial and public uses impacting on precinct residents) • Explore opportunities to use underutilised accommodation forms to support other groups in need (e.g. hotels and student accommodation reactivated and used as shelters for rough sleepers and domestic abuse victims during Covid-19 pandemic) |

Quality employment

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|--|--|--|----------------------------------|-----------------------------|
| <p>Project elements:</p> <ul style="list-style-type: none"> • Provision of subsidised space for local artists, social enterprises, and start-ups • New employment opportunities to be delivered via: <ul style="list-style-type: none"> – Construction phase of the project – Retail/ food and drink – Commercial and community development (with emphasis on knowledge sector and community/ cultural jobs) | <p>During construction:</p> <ul style="list-style-type: none"> • Loss of existing employment opportunities due to reduced patronage in nearby businesses due to loss of amenity associated with establishment of a construction site and construction activities generating noise, dust, and vibration • Potential impacts to health and wellbeing associated with uncertainties to local businesses and property managers/ owners in the area (retail, accommodation, food and beverage). • Potential financial and education impacts derived from local/Indigenous employment gained via labour hire (social procurement) | <p>Construction Mild (negative) Moderate (positive) if social procurement principles implemented</p> | <p>Construction Possible</p> | <p>Construction PSA</p> |

| | | | | |
|--|---|--------------------------------------|--|---|
| <p>Groups impacted:</p> <ul style="list-style-type: none"> Workers Students Residents <p>Sensitive receivers:</p> <ul style="list-style-type: none"> Unemployed Low socio-economic status Aboriginal and Torres Strait Islander people Culturally and linguistically diverse cohort, including asylum seekers Young people, and young people at risk International students People living with disability Women People escaping domestic violence | <p>During operation:</p> <ul style="list-style-type: none"> Capacity building and empowerment of Aboriginal community and other economically vulnerable groups (e.g. students, women, CALD groups) Provision of subsidised space for social enterprises and implementing social procurement and employment practices to support equity and amplify benefits of the project Support the innovation ecosystem promoting local and cross-sectoral partnerships with education and business sectors in providing low cost access to a broad variety of commercial spaces offering training and employment programs e.g. co-working, rent-free start-up hub space, low cost creative space, space for larger firms Improved supply of knowledge sector jobs close to major public transport infrastructure Increased viability of Tech Central due to expanded capacity of employment floorspace Contribution towards realising strategic planning goals regarding Eastern Economic Corridor | <p>Operation High (positive)</p> | <p>Operation Likely if social employment and procurement practices implemented</p> | <p>Operation SISA/ LGA & beyond</p> |
| <p>Responses – mitigation and benefits optimisation</p> | | | | |
| <p>Design phase:</p> <ul style="list-style-type: none"> Consider opportunities for socially sustainable procurement and employment practices to involve Aboriginal businesses, local students etc Building capacity within the locally connected Aboriginal community. This could include growing partnerships between Indigenous and non-Indigenous creatives, as well as across government and non-government design teams. Develop a shared social and economic indicators framework driven by objectives for the Precinct and RNE Connecting with Country Framework which can be measure community impact over time while ensuring continual engagement with the local community. <p>Construction phase:</p> <ul style="list-style-type: none"> Consider opportunities for socially sustainable procurement practices during construction of the Precinct e.g. Skills Exchange with nearby TAFEs to train construction workers, proactively engage members of the Aboriginal community, residents of social housing, and other vulnerable groups Timely community consultation and engagement to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should be provided. <p>Operational phase:</p> <ul style="list-style-type: none"> Provision of subsidised space for local artists, social enterprises, and start-ups The Project Team (and relevant operators) will work with community to identify opportunities for Aboriginal economic participation and empower Aboriginal community. <ul style="list-style-type: none"> Prioritise financial and economic benefits for the local Aboriginal community Prioritise recognition and responsibility of Aboriginal people, supporting capacity building across Aboriginal and non-Aboriginal communities, and across government project teams. A return benefits plan to support opportunities for local Aboriginal businesses to stay, grow and thrive in the Redfern North Eveleigh Precinct. Leveraging connection to surrounding Indigenous organisations to create opportunities for internships/ work experience for Aboriginal and Torres Strait Islander people within the | | | | |

| | | | | |
|--|---|--|--|--|
| | <p>Aboriginal stakeholders if remediation of the site not realised.</p> <ul style="list-style-type: none"> • Precinct vibrancy and activation – new opportunities for cultural events and place narratives • Precinct uniqueness – supporting RNE Precinct as a (cultural) destination • Co-location with innovation industries can enhance and support innovation | | | |
| <p>Responses – mitigation and benefits optimisation</p> | | | | |
| <p>Design phase:</p> <ul style="list-style-type: none"> • Community engaged in design and delivery of landscaping, cultural spaces • Designing with Country – First Nations approaches to environmental management and inclusion of cultural elements in the precinct design: <ul style="list-style-type: none"> - Make Country an authentic focus of the Redfern North Eveleigh Precinct - Design Team needs to work in co-design with Indigenous community; and commit to the best practice of a cultural co-design process with the locally connected Aboriginal community - The Project Team will respect community process and protocols and engage in a community led approach to Country - Project Team will build capacity by learning about Country through cultural awareness and cultural experiences on Country. - Work with the community to preserve, retain and provide amenities for culture to continue to be practised into the future. This can help to provide an identity for this precinct. - Stakeholders have recommended language being a key design integration tool. This could include wayfinding, signage, placenames, artworks to soundscapes. - Aboriginal storytelling protocols need to be prioritised and respected. - Best practice remuneration and acknowledgment of Indigenous Cultural Intellectual Property and the Aboriginal community's right to financially benefit from this knowledge is a baseline requirement. • Creative and cultural spaces (maker spaces, spaces for small to medium sector for rehearsal and performance) delivered within precinct • Arts and cultural elements within urban design <ul style="list-style-type: none"> - Explore opportunities to enhance local culture and heritage as well as cultures of neighbouring communities with elements in the precinct design • Inclusive design and programming to make the area welcoming for all <p>Construction phase:</p> <ul style="list-style-type: none"> • Timely community consultation and engagement to ensure that all stakeholders are made aware of the timing and likely impact of the construction period. Opportunities for feedback and to ask questions should be provided. • Decontamination of the site to achieve acceptable environmental and health standards as well as desired Designing with Country objectives. Significance of restoring Country was highlighted as a priority for the precinct through consultation with Aboriginal community stakeholders. Restoring Country would highlight a respect for Country and a return to the health of Country. • Display of public art, photos of local heritage etc on hoardings <p>Operational phase:</p> | | | | |

- Best practice remuneration and acknowledgment of Indigenous Cultural Intellectual Property and the Aboriginal community's right to financially benefit from this knowledge is a baseline requirement.
- Community engaged in programming and managing public and cultural spaces.
 - This could include but is not limited to programming festivals, outdoor Cinemas, pop-ups, Blak Markets, artist markets
- Develop a heritage interpretation plan to demonstrate local Aboriginal and non-Aboriginal culture and heritage, such as displays of artefacts and educational information, storylines on the heritage, tours, education programs etc
 - This needs to include histories of Aboriginal employment and life on the railways into the precinct.
 - Acknowledge and explore opportunities to showcase cultural diversity of Aboriginal community
- Provide shared places for the Aboriginal community gather and employment opportunities for them to maintain and regenerate Country
- Ongoing community engagement
- Quality of open space, heritage preservation, adaptive reuse

Environment and health; environmental sustainability and climate change

| Project elements and population groups impacted | Potential impacts and benefits | Degree of change | Likelihood | Distribution |
|---|---|---|--|--|
| <p>Project elements:</p> <ul style="list-style-type: none"> • Remediation of the site • Greening – incl. green roofs and walls • Open space – passive and active • Biodiversity • Sustainability elements of development (e.g. natural lighting, ventilation) • Climate protection – e.g. shading • Air quality • Acoustic characteristics of the site (noise) • Sustainable transport options/ broader active transport connectivity <p>Groups impacted:</p> <ul style="list-style-type: none"> • All residents, workers, visitors <p>Sensitive receivers:</p> | <p>During construction:</p> <ul style="list-style-type: none"> • Impacts on health and wellbeing of all users of the area due to construction activities resulting in dust, vibration and noise. This would disproportionately impact more sensitive users of the area, e.g. residents, visitors and workers that are sensitive to noise or vibration. Construction works may impact on sleeping routines of local residents, office workers ability to productively work, and general health and wellbeing of local residents and workers. <p>During operation:</p> <ul style="list-style-type: none"> • Amenity impacts – quality of life affected by quality of air, water, noise, light • Physical health: <ul style="list-style-type: none"> – Chronic diseases – Heat stress (associated with heritage industrial hardscape) – Opportunities to relax and restore in green spaces • Related mental health impacts (positive or negative) • Noise conflicts – e.g. residents and workers requiring quiet space vs those using public space for socialising, noise from activated public spaces, entertainment uses, noise from trains | <p>Construction Moderate (negative)</p> <p>Operation High (positive or negative depending on appropriateness of design and operation)</p> | <p>Construction Likely</p> <p>Operation Almost certain</p> | <p>Construction PSA</p> <p>Operation PSA</p> |

| | | | | |
|--|---|--|--|--|
| <ul style="list-style-type: none"> • Aboriginal and Torres Strait Islander communities • People with chronic health issues • Lower socio-economic status (negatively compounds social determinants of health) • Older people • People living with a disability • People experiencing homelessness • People living and working on or close to the site | <ul style="list-style-type: none"> • Potential wellbeing impacts related to delivery of housing adjacent the rail corridor (noise impacts on wellbeing) • Cultural and mental wellbeing associated with remediation of the site to achieve desired Designing with Country objectives. • Potential to activate spaces based on environmental quality • Contribution to and mitigation of broader climate change impacts, including on human health and overall liveability and viability of spaces | | | |
| Responses – mitigation and benefits optimisation | | | | |
| <p>Design phase:</p> <ul style="list-style-type: none"> • Designing with Country – First Nations approaches to environmental design and management. Including, but not limited to: <ul style="list-style-type: none"> – Work with the community on developing Aboriginal Sustainability Principles for the Precinct and cultural interpretation. – The Project Team will respect community process and protocols and engage in a community led approach to Country – The Project Team will work with locally connected and community endorsed Aboriginal land management and horticultural businesses. <p>Construction phase:</p> <ul style="list-style-type: none"> • Decontamination of the site to achieve desired Designing with Country objectives. Significance of restoring Country was highlighted as a priority for the precinct through consultation with Aboriginal community stakeholders. Restoring Country would highlight a respect for Country and a return to the health of Country. • Maintain solar access, amenity (i.e. mitigating dust and noise) and accessibility of major open community spaces (i.e. Carriageworks, Carriageworks Farmers Market) • Mitigate noise, dust and vibration in surrounding areas, as per adequate construction management principles and measures <p>Operational phase:</p> <ul style="list-style-type: none"> • Greening (public domain/ buildings) and trees • Open space provision <ul style="list-style-type: none"> – Quality and quantity of open space – Tree canopy – Green elements – including greening of building inside and out; green roofs and walls • Designing with Country – First Nations approaches to environmental design and management: <ul style="list-style-type: none"> – Clean energy use and sustainability are core to Aboriginal principles of designing with Country. – The Project Team will work with community to improve the health of Country. – Planting of native vegetation, noting that Country needs to be regenerated with local species that are true to place. – Education about lost and/or reintroduced ecosystems and the six seasons that support them. – The Project Team will work with locally connected and community endorsed Aboriginal land management and horticultural businesses. • Climate protection – including shading, wind protection, protection from rain and the elements | | | | |

- Green Star, WELL Building standards, or similar, as a route to quality
- Consideration of climate events when designing and planning – i.e. design spaces that can capture or manage, but also recycle stormwater, flooding, heat
- Design to reduce noise conflicts and impacts
- Walkable precinct to support active transport and public transport for commute

Appendix F. Information sources

This study has been informed by a range of information and documentation. Key documents used include:

Government data

Australian Bureau of Statistics (ABS) Census 2016 – SA1 level demographic data for study areas

ABS Census 2016 – Destination Zone level place of work data for study areas

ABS 2016, Census QuickStats

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NSW Bureau of Crime Statistics and Reporting (BOCSAR) data and NSW Crime Tool website
(bocd.lawlink.nsw.gov.au/bocd/cmd/crimetrends/lnit)

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