NSW Department of Planning and Environment

Social Infrastructure and Social Impact Assessment

Explorer Street, Eveleigh

September 2023

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Social Infrastructure and Social Impact Assessment
Explorer Street, Eveleigh

NSW Department of Planning and Environment

WSP
Level 27, 680 George Street
Sydney NSW 2000
GPO Box 5394
Sydney NSW 2001

Tel: +61 2 9272 5100
Fax: +61 2 9272 5101
wsp.com

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	Name	date	signature
Prepared by:	Sophie Le Mauff, Paris Johnson, Steve Rossiter	20/09/2023	
Reviewed by:	Jenny Vozoff	20/09/2023	
Approved by:	Sophie Le Mauff	21/09/2023	

WSP acknowledges that every project we work on takes place on First Peoples lands.
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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Department of Planning and Environment Preface

The Department of Planning and Environment (DPE) has prepared a draft planning framework for the Explorer Street site with support from the City of Sydney and the NSW Land and Housing Corporation (LAHC). The proposed planning framework includes a commitment to 30% social housing and 20% affordable housing, public spaces for the whole community and more housing in an area well served by transport, education and community facilities.

The rezoning proposal builds on work previously done by LAHC with a new masterplan and a range of technical supporting studies including this Social Impact Assessment (SIA).

This SIA has been prepared to thoroughly consider all possible impacts of the potential redevelopment on the existing and future residents of the site and surrounding neighbourhood. The majority of these impacts are expected to occur post-rezoning as a result of the redevelopment and tenant relocations that are needed to allow the renewal to proceed. In many cases existing NSW government policies, such as the LAHC Strategic Tenant Relocations Policy, along with other measures recommended in this SIA, will help to mitigate impacts on tenants ensuring that their needs are carefully considered and supported on a case-by-case basis.

The consultation feedback and recommendations included in this SIA have been incorporated into the draft planning controls and guidelines where possible and feedback is again being welcomed by DPE during the public exhibition.

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1   Introduction

The NSW Department of Planning and Environment (DPE) has announced a new proposal to renew the Explorer Street social housing estate in Eveleigh. DPE has prepared a draft planning framework for the Explorer Street site with support from the City of Sydney and LAHC.

WSP has been engaged by DPE to undertake a social impact and social infrastructure assessment (SIA) to inform new planning controls. The purpose of this report is to consider the current social context of the site, then identify and assess the different social impact implications of the proposal. The report will also provide enhancement and mitigation measures to manage these impacts.

Importantly, this proposal follows a previous rezoning proposal on the same site initiated by NSW Land and Housing Corporation (LAHC) in 2020. A SIA was also commenced to inform this previous proposal, and engagement was conducted with stakeholders and community. This previous proposal was put on hold in 2021. In 2023, DPE started a new, separate, rezoning process for the same site, with a similar intent to rezone the land for future redevelopment of the estate. LAHC continues to own the land and will manage the development process following the completion of the rezoning. Previous investigations conducted for the SIA in 2020 remain relevant and will be referenced throughout this report.

This first chapter outlines the purpose, scope and methodology of the study.

1.1   Background and purpose

This report has been prepared in accordance with the NSW Social Impact Assessment (SIA) Guideline (2023) (SIA Guideline). As noted above, a rezoning process for this site was initially started in 2020, by LAHC. In relation to this previous proposal, the City of Sydney issued a *Planning Proposal Lodgement Checklist 6 December 2019* (the checklist). The checklist required a **Social Impact and Social Infrastructure Assessment** to be prepared for the site. This continues to provide relevant background for this report.

The checklist stipulates that the **Social Infrastructure Assessment** must outline the "characteristics and likely needs of the current and future population, including hospitals, schools, active and passive recreation, community and educational facilities".

The checklist also requires the preparation of a **Social Impact Assessment** (SIA) to assess the potential social impacts of the proposed development. The assessment is to include:

1   Scoping and profiling of the communities likely to be affected by the proposal, highlighting vulnerable groups

2   Outline the likely impacts on these communities

3   Outline a plan to reduce negative impacts on the community, including alternative options to the proposal

4   Provide strategies and actions to ameliorate unavoidable impacts on the community, including commitments by LAHC and recommendations for the City of Sydney, the NSW Department of Communities and Justice and other government agencies

5   An integration of outcomes from community consultation to capture social impacts on affected communities

6   Provide guidance on how social impacts will be monitored and managed over time, particularly social impacts on current residents of the site.

The scope of social impacts assessed in this report includes both the potential positive and negative effects of the Explorer Street redevelopment. As per the SIA Guideline, social impact concerns can be tangible or intangible, direct or indirect, quantifiable or qualitative, and sometimes the same social impact can be experienced differently by different people or groups. For example, when people are forced to relocate as a result of new development, they often experience significant levels of stress. Conversely others experience positive impacts and feel hopeful the relocation will better suit

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their individual circumstances. It is important to understand that there may be a range of relocation scenarios and outcomes, with some of the existing residents potentially not returning to the site. This SIA has endeavoured to consider a range of possible scenarios and situations to ensure a comprehensive assessment of impacts.

The purpose of an SIA is not to produce a quantifiable net benefit or cost answer, but rather to provide an appraisal of the likely consequences to the groups of people affected by the development and understand the different ways in which they may be affected.

1.1.1   What is Social Impact Assessment?

SIA is the process through which the likely social consequences of a decision or action by a public or private entity, are identified and analysed. SIAs aim to achieve better outcomes and avoid adverse outcomes. This SIA will follow the principles identified in the SIA Guideline. Importantly, distributive equity and how the project will affect certain groups (e.g. existing residents of the estate) more than others, is a crucial aspect of this SIA.

This SIA will rely on available evidence and draw on most up-to-date data and similar research conducted for similar projects. An author declaration is provided at Appendix A.

> **Social impact assessment**
>
> Achieved by effectively assessing the social consequences of a proposed decision or action (such as development proposals, plans, policies and projects), on affected groups of people and on their way of life, life chances, health, culture and their capacity to sustain these.

1.2   In this report

This report presents the findings from both the social impact and social infrastructure assessments.

The social infrastructure assessment quantifies the demand for new social infrastructure generated by the estimated population of the proposed development and provides implications for existing social infrastructure. In addition, this demand analysis recognises qualitative considerations for social infrastructure planning and delivery, identifying recommendations from key City of Sydney policies and plans as well as other leading industry documents.

The social impact assessment section applies the NSW SIA Guideline, identifying the potential direct and cumulative social impacts (positive and negative) from the proposed development, investigating their likelihood, duration, extent and severity, as well as possible options for the mitigation and management of identified impacts.

Table 1.1   In this report

City of Sydney checklist	SIA Guideline	Section in this report
Social Infrastructure Assessment		
Provide an infrastructure needs analysis that outlines the characteristics and likely needs of the current and future population, including hospitals, schools, active and passive recreation, community and educational facilities.	Identify impacts on how people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation	An analysis of social infrastructure including existing supply and future needs can be found across chapters 3, 5 and 6.
Social Impact Assessment		
Outline the likely impacts on these communities	Predict, analyse and evaluate social impacts	Likely impacts from the development are detailed in Chapter 7

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City of Sydney checklist	SIA Guideline	Section in this report
Outline a plan to reduce negative impacts on the community, including alternative options to the proposal Provide strategies and actions to ameliorate unavoidable impacts on the community, including commitments by LAHC and recommendations for the City of Sydney, the NSW Department of Communities and Justice and other government agencies	Develop mitigation measures to manage negative impacts, and enhancement measures to maximise positive impacts Provide a basis for developing a social impact management plan	Chapters 7 and 8 outline recommended measures
An integration of outcomes from community consultation to capture social impacts on affected communities	Use community engagement to scope, identify and evaluate impacts, and to inform project planning and design, mitigation and enhancement measures, and monitoring	A summary of feedback from community and stakeholder consultation can be found in Chapter 4. Detailed community and stakeholder engagement findings can be found in **Appendix E**
Provide guidance on how social impacts will be monitored and managed over time, particularly social impacts on current residents of the site.	Specify preliminary monitoring measures	Monitoring measures are captured in Chapter 8.

1.3   Methodology

The SIA was undertaken as follows. It is noted that a SIA report was started on this project in 2020 as part of the previous announcement of a rezoning by LAHC. Some of the previous data and investigations remains relevant for this SIA.

1   **Background and site analysis** – this involved a review of background documents, policies and benchmarks as well as two site visits (one conducted in 2020, one conducted in 2023).

2   **Baseline study** – including a review of the existing community profile, identification of affected communities, assessment of current facilities and services and opportunities and constraints.

3   **Community and stakeholder engagement** – involving, in 2020, development of resident and stakeholder engagement strategy, coordination with community and stakeholder engagement consultant and engagement with existing social housing residents. This process also involved interviews with key stakeholders including state agencies, local services providers and council, and finally the integration of engagement outcomes into social infrastructure and SIA. Additional engagement was conducted in 2023. This is described in more detail in Section 3.

4   **Community infrastructure and needs analysis** – including future population projections and profile, identification of future social infrastructure and human services requirements.

5   **Impact identification and assessment** – including identification and assessment of impacts, with ratings of social impacts. This has involved a review of DPE's *Draft Design Guide* (2023) and other consultants reports including *Urban Design Report* (WMK, 2023), *Landscape Design Report* (Urbis, 2023), *Visual Impact Assessment* (Urbis, 2023), *Designing with Country Report* (Djinjama, 2023), *Transport Impact Assessment* (SCT, 2023), *Heritage Impact Assessment* (Urbis, 2023).

6   **Development of measures** – involving the development of mitigation and enhancement measures, and assessment of residual ratings.

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1.4 Limitations

As previously mentioned, work on the project and this SIA started in 2020, then was put on hold. This 2023 SIA has re-used, where relevant, previous secondary and primary data collected in 2020, and updated this previous data where relevant (i.e. baseline data). This SIA has also sought to update primary data through the preparation of a new engagement plan. While the SIA team was able to re-engage with some of the stakeholders previously interviewed in 2020, it was not possible to re-engage with existing tenants. Previous findings from group interviews held in 2020 by the SIA team are therefore the most up-to-date source of oral community stories.

As described in Section 7, this SIA has identified mitigation and enhancement measures that DPE can implement through the rezoning process, and others that will require collaboration with other stakeholders. These measures requiring collaboration have not been discussed or reviewed by the relevant stakeholder agencies and may need refinement following public exhibition or at later stages of the planning process.

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2   Policy context

This section provides a summary of the relevant policy framework at a state and local government level. Detailed findings from this policy review are provided in Appendix B.

Consultation outcomes from previous community engagement activities have also been reviewed. Several relevant studies have also been noted.

Key points from the policy review are outlined below.

2.1   NSW Government policy directions

2.1.1   Housing provision

The NSW Government provides the overarching policy environment for social housing provision, apartment design and open space provision.

The Land and Housing Corporation (LAHC) Future Directions for Social Housing (2015) is the NSW Government's policy framework for social housing to 2025. Policy directions in Future Directions include providing pathways to independence by avoiding or leaving social housing and increasing supply through redevelopment of existing social housing estates. The overarching theme of the policy is to 'develop new mixed communities where social housing blends in with private and affordable housing, with better access to transport and employment, improved community facilities and open spaces.' The policy takes a place-making approach with the objectives of improving education, health and employment outcomes.

DPE's *Housing 2041 – NSW Housing Strategy (2021)* was structured around four themes: supply, diversity, affordability and resilience. The Strategy notes a number of factors relevant to social housing in NSW including the importance of community and place – being physically, socially, economically, culturally and digitally connected. It also highlights the need to renew older social housing properties built before the 1970s to reduce maintenance costs, provide more and better homes and enable more vulnerable families to access a safe and affordable place to live. The benefits of providing more social housing can help people pursue health, education, and employment opportunities with the support of stable housing. Specifically, the Strategy seeks to:

— Continue to invest in renewing and growing social housing and enabling the community housing sector

— Enable people living in social housing to more easily transition into private rental or home ownership

— Provide housing assistance for those in crisis

— Support better outcomes for Aboriginal people and communities

— Partner with industry and community housing providers to test new housing typologies on government land

— Improve government-led residential development outcomes and processes to drive the supply of more affordable, diverse, and resilient housing

— Support the supply of suitable housing for essential workers in 'hard to fill' locations.

In addition, the Strategy aspires to reduce the social housing waitlist, with a portfolio of social housing units that reflect the profile of people who seek assistance, including culturally appropriate housing, and supports community resilience.

In addition, LAHC's *Good Design for Social Housing* (2020) provides relevant principles for social housing design that will be explored further in other sections of this report, including in relation to healthy and quality environments, mixed tenure, public spaces, resilience, low cost for tenants, and contribution to local character.

The Department of Communities and Justice's (DCJ) responsibilities in the relocation process are to respond to the various steps in the relocation process. These are set out in published relocation policies and include:

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— Informing: communicating with the tenant regarding the relocation process

— Investigating: gaining information about the tenant's situation to best allocate a new dwelling and providing documentation to them about their entitlements

— Offering: providing options that meet the needs of the tenant and their household, recording their response and liaising with the tenant about the new agreement

— Deliberating (declined offers): ensuring the appropriate steps have been taken to provide reasonable new housing.

2.1.2   Open space

The NSW Government's *Public Open Space Strategy for NSW* (2022) sets out several principles that are relevant for the site:

— Providing public open space should consider local context and needs and analyse the likely social, health, economic, and environmental benefits. Cultural needs should also be considered to address the needs of culturally and linguistically diverse community members

— Priority areas for public open space include areas with socioeconomically disadvantaged populations

— First Nations groups and peoples should be involved in open space planning, design, delivery and management

— There should be public open space protocols for tenure-blind management and maintenance arrangements.

— Open spaces should be activated, and should support inclusion and access principles to support all abilities, ages and backgrounds The Strategy also identifies that a series of open space planning and provision metrics and quality guidelines are being prepared. In the meantime, the previous NSW Government Architect's *Draft Greener Places Design Guide* (2020) continues to provide relevant guidance for open space planning. These are discussed in further detail in Section 6.

2.1.3   Central to Eveleigh Corridor

The NSW Government also developed an *Urban Transformation Strategy* (2016) to guide the transformation of the Central to Eveleigh Corridor. The strategy will connect the diverse communities and ensure better liveability for those located within the area and for other users. It seeks to provide greater access to services, recreation, education, green space and cultural facilities through improved public and active transport and great design.

2.2   City of Sydney policy directions

The City of Sydney Council's (Council) strategies provide insights into its priorities around community facilities, open space and housing.

Council's local housing strategy, *Housing for All* (2020), identifies the need for more than 14,000 social and affordable dwellings to 2036. It states the City's target that of all housing, 7.5% will be affordable housing and 7.5% will be social housing – an increase of almost 11,000 affordable rental housing dwellings and almost 2,000 social housing dwellings. The strategy notes a decline in social housing in the Local Government Area (LGA) from 11.7% to 8.2% between 2008 and 2020. Recent housing audit data from City of Sydney indicates another decrease as of June 2022 between 2012 and 2022 (down 1.6%). The overall supply of social housing comprised 7.9% of private dwelling stock in the LGA, noting that the affordable rental housing dwellings comprised 1.0%. The strategy highlights the expected growth in apartment buildings in the City of Sydney which is likely to result in limited supply of housing for larger households. The strategy encourages the incorporation of larger apartments on the ground floor with usable external space to cater to larger households.

The strategy notes that the majority of social housing stock in the City of Sydney ranges from 1920s apartment blocks, three and four-storey walk-ups from the 1950s and 1960s, to larger tower blocks from the 1970s and 1980s. This housing

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does not meet contemporary standards. As housing renewal occurs at these sites, dwellings will be required to meet higher standards, in terms of sustainability (net zero design), universal design, diversity, adaptability, and should provide good access to employment and services.

Council aims to increase the number, quality and proportion of social and supported housing and on NSW Government sites and ensure that social housing that is sold is replaced with social housing. It aims to ensure housing meets the liveable housing guidelines gold level. Council will advocate to the NSW government to ensure housing is well maintained and tenants are supported.

Council's *Local Strategic Planning Statement* (LSPS) (2020) sets out various planning priorities relevant to the Eveleigh social housing estate. The plan identifies improved walkable neighbourhoods and connections within the city referencing an East-West Transit Corridor with the potential to support future interchanges at Eveleigh connecting rail and light rail lines.

The LSPS promotes a creative and socially connected city with a focus on easy access to a range of facilities and services for people of all ages and abilities. It also seeks to create great places ensuring thriving spaces and 10-minute walkable neighbourhoods that are safe, comfortable and well connected. The Eveleigh site is not currently within close walking distance of libraries.

Council produced its *Open space, sports and recreation needs study* (2016) to provide a clear plan for open space development within in inner Sydney. It outlines plans to establish the Liveable Green Network of quality open spaces connected by active transport routes through the South Eveleigh area. It highlights opportunities to expand on the existing open space of Vice Chancellor's Oval, South Sydney Rotary Park and the tennis courts to produce a sports precinct to promote outdoor activity. This could be in the form of an active sports precinct with court spaces, half-size playing fields, and pathway loops with outdoor gym equipment. It is noted that the ATP Wellness precinct includes three courts and an outdoor gym.

In 2018, Council undertook a Community Wellbeing Survey to understand community sentiments and perceptions on a range of issues to help develop social, cultural, environmental, governance and economic policy. It highlights the need to ensure social housing supply continues to grow in line with targets set by Council. The survey also identifies that Redfern Village residents are becoming less satisfied in relation to their perception of feeling part of a community, and that there is a decrease in people believing there are enough opportunities in their local area to participate in arts and cultural activities (e.g. art classes, performance and music creation).

What Tenants want from Renewal

In 2016, a series of focus groups with social housing tenants was conducted to understand tenants' experience of renewal and to identify what tenants want and need from renewal.

The research found the following key things tenants want from renewal:

1. Principles for renewal

— Respect for tenants – by using positive language about social housing communities, avoiding language of deficit and disadvantage and understanding the many strengths of their communities

— Acknowledgment that renewal has damaging and disruptive impacts, including the impact on tenants of the loss of their familiar community and the friendship, social and support networks in the community

— Impacts will be mitigated and minimised, including tenants and communities to be given opportunities to influence and shape the renewal process and to be consulted about how best to avoid, minimise and avoid negative impacts

— Commitment to real engagement, including a commitment to provide quality information about the project and regularly updates about the project and timeframes

— Tenants to receive a fair share of the benefits of renewal, such as the opportunity for a better or new home, the opportunity to stay in the same area and consideration of their needs in planning the housing style and size of the new social housing dwellings.

2. Implementing the principles

— Relocation and resettlement, including minimising the need for 'double moves' and being given the opportunity to relocate within the existing area, so they can continue to access existing services, supports and networks.

— Managing change and the adverse impacts of renewal through access to a range of support services to assist tenants to manage change, community dislocation and the adverse impacts of renewal including physical illness, anxiety, depression and grief

— Planning and setting up the renewal project, including conducting a social impact assessment (SIA) of the renewal plans to identify the social impacts and the strategies required to manage and mitigate those impacts

— Community engagement through regular consultation throughout the renewal from design through relocation and tendering. Face to face communication is preferred where possible, including street meetings and home visits.

Source: A Compact for Renewal: What Tenants want from Renewal, Shelter NSW, Tenants' Union of NSW and City Futures Research Centre UNSW, 2017.

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Case study: Elger Street, Glebe

The Elger Street, Glebe mixed tenure social housing redevelopment was completed by LAHC in mid-2018. This was a pre-cursor to the Communities Plus model.

The Elger Street estate previously comprised 134 social housing dwellings. The redevelopment created 504 dwellings of which 158 (30%) are social housing, 99 (20%) are affordable housing and 247 (50%) are private units. While it was a modest increase in social housing (24 units) it was a significant increase in social and affordable housing combined (123 units).

A high proportion of tenants took up the right-of-return option and have chosen to continue living within new but recognisable community. The majority of social housing tenants are seniors (over 55 years old) and live across one and two-bedroom units in an environmentally sustainable building varying in height between four and nine storeys.

The building caters to all ages and abilities with 23 wheelchair accessible units and a community room used for tenant meetings, art classes, computer classes, the Golden Oldies Club and support service provider visits. One of the popular features of the building is the community garden, offering space for residents to interact and gather.

Source: Bridge Housing, Annual Report 2018

The high rate of returning residents reflects the quality of the building, with tenants showing appreciation during the eight-week post occupancy meeting with Bridge Housing.

2.3   Implications for the development

Implications arising from the policy and research analysis for the Explorer Street development are noted below.

— Both the NSW Government and the City of Sydney have identified a need for more social and affordable housing in areas close to public transport, employment and social services.

— Liveable cities are a focus of both the NSW Government and City of Sydney. This includes a focus on infill developments with walkable neighbourhoods, inclusive communities and opportunities for passive and active recreation to support health and wellbeing.

— The City of Sydney supports neighbourhoods where the community, including people of all ages and abilities, is within an easy 5 to 10-minute walk of daily needs, including fresh food, parks, public transport, local community services and primary health services.

— Social housing in the City of Sydney does not meet contemporary design and liveability standards.

— Cultural uses such as small art galleries, performance spaces and music venues, co-working spaces, start-ups and social enterprises are another priority for Council.

— The recommendations from the *City of Sydney Open Space, Sport and Recreation Needs Study 2016* to expand and connect active transport routes through the South Eveleigh area and upgrade the current local and regional open spaces near Explorer Street should be considered, noting available infrastructure at ATP.

— Henderson Road is also identified as a key open space link within the Central to Eveleigh corridor and Council's Liveable Green Network which promotes a safe network of cycleways and pedestrian links.

— Council's LSPS identifies opportunities for NSW Government to incorporate social and cultural infrastructure within government projects, such as creative workspaces, communal rooms for entertainment and children.

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— The relocation process is identified as a social impact of the redevelopment for existing residents. Relocation has potential implications as soon as information is released about a development (stress, uncertainty), during the relocation process and after (e.g. with consequences of being relocated in another suburb, potentially further or closer to services).

— The inclusion of affordable housing as part of the redeveloped Explorer Street site would enable greater housing options to be provided on the site. Affordable housing would enable direct options to transition out of social housing. This transition would assist to address the key objective of the Future Directions policy by providing 'pathways to independence' for residents.

— Consideration should be given to the negative impacts of construction and of a temporary decrease in population on the local economy during construction, particularly for community infrastructure and services.

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3 Engagement findings

3.1 Previous engagement findings

3.1.1 Broader consultation

3.1.1.1 Summary of activities

As part of the previous rezoning proposal prepared by LAHC, community engagement for the Explorer Street, Eveleigh Social Housing Estate Redevelopment was conducted over a six week period from 11 November to 23 December 2020. The program was undertaken during COVID and was designed using COVID-safe measures, including a reliance on digital engagement.

Stakeholder briefings and webinars were held to provide social housing residents, stakeholders, and the local community an opportunity to learn more about the project, ask questions and provide feedback.

Written materials prepared and distributed at the beginning of the consultation period included a resident notification letter, a community flyer and an online advertisement. A project website was created which included a detailed community information pack. Stakeholder notification emails and briefing invitations were distributed to an extensive range of identified stakeholders. The consultation was also supported with a dedicated 1800 project number and project email address. All material was available in hard copy upon request through the 1800 project number.

Stakeholder and community interactions included:

- Notification letters to all 46 social housing residences within the estate
- Over 1,200 community flyers distributed to the local area
- A detailed Community Information Pack published
- 3 webinars attended by 51 people
- 88 stakeholder notification emails issued
- 2 joint stakeholder briefings for 6 organisations
- 21 calls to the 1800 number
- 17 feedback emails or letters from 15 people and organisations
- 46 responses to the Community Feedback Form
- 1,269 website views.

Stakeholders including community housing providers, service organisations and community groups were offered an opportunity to attend online project briefings directly with the LAHC project team, hosted on Zoom.

Online project briefings were held with:

- Counterpoint Community Services and REDWatch
- Bridge Housing, City West Housing and Women's Housing Company.

Online briefings about the Eveleigh redevelopment were also offered to:

- Community Housing Industry Association
- Metropolitan Local Aboriginal Land Council
- Alexandria Residents Action Group (ARAG).

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Additional briefings were held by the LAHC project team with local Members of Parliament.

Community webinars

Due to COVID-19 social distancing restrictions, webinars were held online via Zoom. Three 60-minute webinars were held during the community consultation period, in November 2020. They were attended by 51 people in total.

Each webinar followed the same agenda i.e. information about the proposal, the planning process and design, and next steps. At least half of each webinar was dedicated to a facilitated discussion and feedback session during which questions and comments were read aloud by the facilitator and addressed by the relevant project team representative or technical expert.

3.1.1.2   Engagement feedback

Engagement findings from the broader consultation process have been categorised according to the SIA Guideline impact categories.

Table 3.1   Webinar engagement

Category of impact	Engagement findings	Relevance to SIA assessment
Community	There is a question of whether the apartments will be occupied by a mix of social and private occupants or if there will be segregation, with only one apartment designated for social housing. Participants highlighted the importance of maintaining an integrated community and preserving the existing social housing stock.	SIA needs to consider impacts of proposed increase in population, density and impacts of proposed dwelling type and tenure mix between private and social housing residents.
	Some participants expressed the view that the current community already has an excessive number of private housing units, resulting in an imbalance. They advocated for retaining and prioritising the existing social housing units. Some also thought larger families would not find homes in the redevelopment if the proposal only includes studio and one or two bedroom units.	As above. SIA to consider equity of relocating social housing tenants from an accessible and familiar area and impacts of additional density and housing options.
Way of life	Broad support for more social and affordable housing. Some thought that all units should be social housing. some supported a mix. Some suggested there was enough social housing in the area. Some also thought that there should be no rezoning but only an upgrade of current estate. There should be specific targets for Aboriginal social and affordable housing. Mixed feedback about location of different tenures within the development. Ageing in place and design that can support people with disabilities was mentioned.	Note the mixed feedback regarding form and shape of proposal. Note specific targets and design recommendations.

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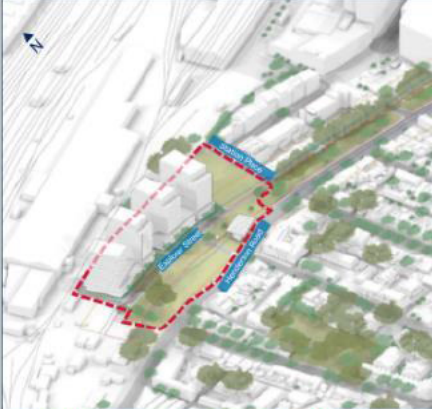
Category of impact	Engagement findings	Relevance to SIA assessment
Decision making systems	Concerns about complexity of the planning process and difficulties to understand the process Suggestions to involve community earlier Concerns about difficulty engaging online (noting Covid-19 context) Frustration about lack of face to face engagement	Note in SIA
Accessibility	Concerns were raised about the availability of car parking spaces for tenants and whether efforts would be made to discourage car usage in favour of public transport.	Consider in design
	Participants inquired about additional amenities that would be included in the redevelopment, such as supermarkets, medical centres, and childcare facilities, to support the increased population resulting from the development.	Design needs to consider the placement of essential services how accessible they will be for residents.
	The impact on road access and parking was a major concern, given the existing limitations and the anticipated increase in population. Participants sought information on the planning measures in place to address these challenges.	SIA to examine additional traffic and congestion as well as need for private parking.
	Specific attention was drawn to the potential traffic impacts on Park Street in Erskineville, which serves as a primary access road for Explorer Street.	As above.
	Participants also requested information about the council's analysis of the impact of the increased number of local schools, considering the expected population growth in the area.	SIA to comment on social infrastructure provision and needs of incoming population.
Surroundings	Some participants questioned the decision to redevelop the current blocks, considering their relatively young age, and proposed exploring other areas in the region, such as Ashmore, Binning, and Elliot Avenues near Erskineville Park, which have older buildings.	Noted.
	Participants expressed a desire to see studies supporting the selection of the current area for redevelopment, especially considering the perceived overdevelopment already present.	Overall project and engagement strategy messaging to provide information to the community.
	Concerns were raised about the loss of amenity for neighbours living in the immediate shadow of the proposed 14-storey buildings, and participants inquired about any compensation measures to address this issue. Some suggested buildings of 3-5 storeys may be more appropriate.	SIA to consider how the loss of amenity can negatively affect nearby residents.

3.1.1.3 Feedback on previous options

During webinars, community members were asked for feedback on different concept design options that were being developed at the time (see images below).

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Most respondents preferred Concept A (16 out of 46 responses) rather than Concept B (9 out of 46 responses) or Concept C (4 out of 46 responses). The commentary includes community views as expressed in the Community Consultation Outcomes Report.[1]

Specific feedback was received on three options:

Concept A	Concept B	Concept C
3D block form of Concept A (the preferred concept)	3D block form impression of Concept B	3D block form of Concept C
This concept includes street buildings as well as residential towers up to 14 storeys across two complexes. It also provides a new area of active open space to the east of the redevelopment along with a reconfigured South Sydney Rotary Park along Henderson Road. A café is provided in the passive open space along Henderson Road	This concept includes residential buildings with a mix of building heights and some towers up to 16 storeys over two complexes. South Sydney Rotary Park is reconfigured to include active recreation space (such as a basketball court) to the west of the site. As with Concept A, a café is provided in the passive open space along Henderson Road.	This concept includes lower-rise buildings of 4 to 8 storeys spread over three main complexes. Concept C differs from Concept A and Concept B by including a smaller block of housing along Henderson Road. As with Concept B, Concept C includes active recreation space (such as a basketball court). It provides the smallest amount of open space of the three concepts. From a housing diversity perspective, it provides opportunities for larger housing typologies (such as terrace housing) along Henderson Road.
Favourable features: — Provides the largest amount of open space — Large, sunny and useable open space including north-west pocket — Large open space with better solar access for use by residents and the broader community — New buildings set away from nearby homes in Henderson Road and Rowley Place	**Favourable features:** — Greater variation in height and scale was preferred — Large area of open space — Buildings arranged towards the north of site reducing impact on Henderson Road neighbours — Open space appeared less sunny than Concept A, however the other features of open space were supported **Unfavourable features:**	**Unfavourable features:** — Spreading buildings over a higher proportion of the site resulted in smaller, overshadowed, and inferior open space — Perception of privatisation of open space for apartment buildings — Eight storey buildings seen to be too high for the precinct — Buildings (even if they were to be of lower height) fronting Henderson Road considered inappropriate

[1] Elton Consulting, Explorer Street Eveleigh Social Housing Estate Redevelopment Community Consultation Outcomes Report, December 2020

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— Preferred by social housing providers due to large open area with solar access — Managed impacts on neighbouring residents due to open space in the North East, as well as buffer — Does not privatise and overshadow open space **Unfavourable features:** — Concerns re safety and incident-management with users of neighbouring open spaces — Buildings were seen to be too uniform in height and design.	— Open space appeared less sunny than Concept A	
Concept A was most preferred (16 of 46 community survey responses)	**(9 of 46 community survey responses)**	**Concept C was least preferred (4 of 46 community survey responses)**
Some community members did not express a preference between the concept options and suggested that a new proposal be prepared with less apartments overall, lower buildings heights and less impacts on open space.		

3.1.2 SIA engagement

Targeted SIA engagement was also conducted in 2020.

3.1.2.1 Stakeholders

Stakeholder organisations provided feedback on perceived impacts relating to the redevelopment and offered suggestions for addressing those impacts. They also provided ideas and opportunities relating to the redevelopment. There were many comments also about opportunities for the design of social housing and social infrastructure.

Representatives from the following stakeholder organisations were interviewed as part of the study:

— City of Sydney

— Bridge Housing Limited

— City West Housing

— Women's Housing Company

— REDWatch

— Sydney Local Health District

— Counterpoint Community Services.

The table below identifies engagement findings from stakeholder organisations. For the purposes of this SIA, the responses have been allocated to the broad impact categories in the SIA Guideline impact categories.

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Table 3.2 Engagement with stakeholder organisations

Category of impact	Engagement findings	Relevance to SIA assessment
Livelihoods	Stakeholders expressed concern about high levels of unemployment within the community.	Noted – relevant to baseline.
	The lack of affordable housing within the proposed development was seen as a missed opportunity	Recognises demand for affordable housing as part of the development.
Community	Stakeholders anticipated concern and anxiety among residents throughout the relocation process, with one stakeholder even using the term "uproar."	SIA needs to consider impacts of residents' physical relocation as well as potential impacts on their health, social networks and service access and recommend practical strategies to mitigate these where possible, based on experience from previous projects.
	The unique nature of the existing dwellings, such as 3-4-bedroom townhouses, raised concerns that large families, particularly large Aboriginal families, would not be adequately accommodated in the new development.	Note current dwelling and household / tenancy mix in baseline, and consider implications for relocations and for future dwelling /tenant/ household type mix (including for large Aboriginal families) in SIA.
	Some stakeholders believed that once residents have been settled in a new home for several years, they may be unlikely to want to return to the redevelopment.	Noted. SIA should consider impacts/disruption on community networks. Both prior to relocation and during temporary housing.
	Suggestions were made by stakeholders to include dual key units to accommodate larger families and to address adaptability issues.	SIA needs to consider adequacy of proposed dwelling design for large households, different ethnic and cultural groups, and flexibility to adapt to changing household composition over time.
	A lack of technology among social housing residents was identified as an issue.	SIA to consider technology and information needs of tenants. Having access to technology for daily life, connections and service / work access is an equity issue.
Accessibility	Stakeholders viewed the increase in social housing as a positive step, considering the location's proximity to transportation and services.	Noted for baseline. The increase in social housing is expected to be a major benefit of the project, due to the need for housing and its central location.
	Concerns were raised about the limited mixing between private and social housing residents unless there are shared facilities or schools.	SIA needs to consider issues around tenure mix
	The lack of affordable health services, including bulk-billed GPs, in the area was highlighted	Noted for baseline and measures.
	Some stakeholders noted that user-pays recreation facilities might not be accessible for social housing residents.	SIA should note need for affordable health care services and for availability of free recreation options, given demographic profile.
Culture	Stakeholders recognized the presence of a strong Aboriginal community and individuals who speak English as a second language.	Noted for baseline. SIA needs to consider Aboriginal and Torres Strait Islander community impacts and other multicultural community impacts and needs, during planning, relocation and amongst new residents.

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Category of impact	Engagement findings	Relevance to SIA assessment
Health and wellbeing	Stakeholders identified the need for a community space where health providers can offer services, particularly for vulnerable groups such as non-English speaking residents.	As above, to consider in measures.
	While the primary health network is active and provides proactive services, there is still a need to directly assist vulnerable individuals.	Noted for baseline. SIA to examine solutions to address the significant services and support needs of some tenants.
	Mental health challenges and physical safety concerns in multi-storey buildings were mentioned, highlighting the need for appropriate living spaces.	SIA to consider safe dwelling design and housing allocation for residents with mental health issues.
	Gaps in access to disability and aged care services were identified, requiring intermediaries to support individuals who often fall through the system.	Noted for baseline. SIA should consider need for and adequacy of accessibility to services for vulnerable communities, including those with disabilities and older people.
Surroundings	Stakeholders acknowledged the potential benefits of the redesigned area, such as increased access to shops, services, and better utilisation of open spaces.	Noted for baseline. Additional housing in a well-served and accessible area is expected to be a major benefit of the project. SIA should also consider equity of access to this well-located housing for all new residents and impacts on relocated tenants.
	Suggestions were made to provide seating in common areas near unit entrances and include computer areas as nooks in wider walkways.	SIA to consider design issues in promoting equitable access to services and daily needs.
	Concerns were raised about potential neighbourhood disputes over the use of open spaces, particularly related to noise. Stakeholders emphasised the need for designated spaces where social housing tenants can engage in activities without causing discomfort to the wider community.	Recognises the importance of good design of public spaces in encouraging interaction and making dwellings appealing to residents. SIA to consider implications of proposed tenant mix and social infrastructure / open space design in minimising potential conflicts.
	Suggestions were made for small, neighbourhood-scale open spaces that are sunny, not overshadowed by buildings, and incorporate rooftop gardens.	SIA to evaluate impacts and benefits of open space and social infrastructure provision for resident needs.
	Stakeholders emphasised the importance of ensuring usable and functional open spaces, particularly to make women feel safer.	SIA to consider safety in design of buildings and public spaces, particularly for vulnerable people.
Decision making systems	Stakeholders emphasised the importance of ongoing communication throughout the redevelopment process.	Noted. SIA to consider adequacy of communication throughout all project and development stages, including from initial announcement when there is uncertainty amongst residents. Consider recommendations for ongoing messaging and interactions.
	Suggestions were made for regular updates from LAHC, even if it is to inform that the planning proposal is still under review by the council, as any communication is better than no communication.	As above.

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Category of impact	Engagement findings	Relevance to SIA assessment
	Considering the unique, isolated, and nature of the community, stakeholders stressed the importance of reaching as many community members as possible, including through door knocking.	Noted. SIA should aim to inform engagement process. SIA to examine potential impacts on vulnerable and culturally diverse groups. Recommend active communication during the planning, redevelopment and relocations process.
	Stakeholders recommended the inclusion of translators to support non-English speaking communities and the engagement of an Aboriginal specialist to ensure effective communication.	As above.
	Ensuring comprehensive community engagement was seen as crucial.	As above.
	Stakeholders expressed that consistent communication from a dedicated person or team within LAHC would be helpful.	As above. Recommend dedicated Relocation Liaison Team or similar.
	It was suggested to enlist proactive residents as allies to help disseminate messages and information.	Consider as a recommendation.

3.1.2.2 Residents

The table below identifies engagement findings from residents. Findings from residents have been categorised according to SIA Guideline impact categories. More detailed findings are provided in Appendix E.

Table 3.3   Engagement with residents

Category of impact	Engagement findings	Relevance to SIA assessment
	There is a perception that certain areas, like Mascot, have an excessive population density and lack recreational spaces.	Noted.
	Both public and private residents are opposed to the Eveleigh area turning into a high-density area similar to Mascot.	SIA to recognise impacts of high-density living.
Way of life	Housing preferences vary, with residents, particularly the elderly, preferring townhouses or houses due to accessibility issues with units that often have stairs. High-rise or ground-floor units are not desirable options for residents.	Noted. Social impacts vary according to age and abilities of residents as well as household characteristics. SIA will need to consider proposed dwelling mix / tenancies, changes to local demographics and impacts of relocations.
	Concerns were raised about the potential influx of new residents and the lack of parking availability, which would significantly impact Alexandria. Residents are uncertain whether this change would be for the better.	SIA to examine impacts of higher density living on factors such as access to services and facilities, need for private vehicles and storage.
	Some residents expressed worries about the loss of their dream homes and the reimbursement of their savings if the redevelopment were to proceed.	SIA to consider attachment to place of residence, health and community impacts of relocations, displacement and financial impacts on households.
	There is a perceived stigma from private residents toward these developments, leading to concerns that developers may prioritise fewer social housing units.	SIA to examine proposed dwelling and tenure mix and consider equity issues and benefits.

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Category of impact	Engagement findings	Relevance to SIA assessment
Community	Trust in neighbours and the sense of knowing everyone are seen as invaluable aspects of their community.	SIA needs to consider impacts on established community relationships and potential benefits of new housing.
	Many residents have lived in the Explorer Street area for an extended period, with some residing there for 30 years since the units were built.	Noted for baseline. Recognises resident attachment to the area and potential adverse impacts of relocations or the project more generally on health and well-being, community connections and cohesion to be considered in the SIA.
	Friendly relationships and a sense of community cohesion are prominent among neighbours, and there is apprehension about losing these connections if residents are scattered across different locations.	Noted. As above. SIA needs to consider the potential loss of social connections from moving away from the area.
	Concerns were raised about potential tenant issues, especially regarding problems with private tenants.	Noted. Management model unknown at this stage of the planning process.
	There is a perception that social dynamics may be negatively affected, as private residents might look down on social housing residents. Children of social housing residents worry about the judgment of their "private" friends.	As above. Recognises potential divide between private and social housing tenants should be examined in SIA. Use evidence of best practice design and tenure mixing to encourage good social outcomes.
	The potential increase in population and demographic changes due to the redevelopment is a significant concern.	SIA to consider potential changes in population and demographics, community cohesion and connections to place.
	The sense of belonging, social ties, shared identity, community cohesion, and attachment to place and character were emphasised.	Noted for baseline. SIA to consider potential adverse impacts on these valued community characteristics.
Health and wellbeing	The small parking areas and courtyards hold significant value for all residents, providing them with personal space and a sense of ownership.	Noted for baseline. SIA to consider adequacy of these features in new design.
	There is a concern that a move to a new place would result in residents losing access to the informal assistance and friendships they have developed within the current community.	SIA to consider the effects of the relocation process on vulnerable groups. Recommend strategies to mitigate adverse impacts on community ties.
	The proximity of essential services plays a vital role in residents' lives. For example, one resident mentioned working in a childcare facility and accessing healthcare services in the area, highlighting the convenience and necessity of staying close by. Moving away is a significant concern, particularly for families with children in school.	Noted for baseline. SIA to consider impacts of new dwelling / tenure mix on equity and accessibility to services and daily needs for new and relocated residents, especially vulnerable groups.
	Being housed in the Marrickville area was seen as a positive option, as it would allow residents to remain close to essential health services and maintain connections with friends in Waterloo.	As above. Consider benefits of relocations to nearby areas with services and community connections.
	Close proximity to health services and ensuring sufficient living space were highlighted as important considerations.	As above.

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Category of impact	Engagement findings	Relevance to SIA assessment
	The redevelopment has the potential to exert pressure on existing social infrastructure, requiring careful planning to meet residents' needs effectively.	Noted. SIA should examine likely demand for human services of new population and adequacy of access to health services and other supports for relocated residents. SIA to consider pressure on existing social infrastructure due to population growth.
surroundings	Visual impact emerged as a significant concern, with residents expressing worries about shading and the perception of excessive height, which could affect the character of the area.	Noted. SIA to consider impacts of design (including visual impacts) on character of the area.
	The anticipated increase in population resulting from the redevelopment is likely to put additional strain on local roads and traffic. Residents noted that the existing cycleway has already impacted traffic flow.	SIA to consider how population growth will impact on traffic and access.
	Residents mentioned a previously cherished space at the Rotary Park that was damaged and vandalised, leading to the removal of amenities like seats and BBQs. There is a desire for the park to be restored, as it would provide a safe and enjoyable area for children to play.	SIA to consider adequacy of proposed social infrastructure and open space and need for ongoing maintenance.
Decision making systems	The process of relocating and displacing residents within the context of the redevelopment requires careful consideration and planning.	SIA needs to carefully consider relocation processes. SIA to outline recommendations (based on evidence and experience) for best-practice relocations and good outcomes for residents.
	Ensuring the successful reintegration of social housing residents into market housing-dominant developments is a significant aspect that needs to be addressed.	SIA needs to consider the potential social impacts of proposed dwelling / tenure mix and opportunities to encourage positive interactions between social housing and private housing residents.

3.2 Engagement conducted for this SIA

Following the decision by DPE to progress a separate rezoning process of the Explorer Street social housing site, all stakeholders interviewed in 2020 were contacted to discuss potential future social impacts associated with the current proposal and to understand whether previous advice may have changed. They were also provided minutes of previous interviews.

The following six organisations agreed to an online interview held in July 2023:

— REDWatch

— Women's Housing

— City West Housing

— City of Sydney

— Counterpoint

— Bridge Housing.

Engagement with LAHC was also conducted via two interviews held in April and May 2023.

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One stakeholder declined the invitation, mentioning previous feedback was still valid. Two stakeholders expressed interest however were not available to schedule interviews.

Direct engagement with tenants was also proposed in the SIA engagement plan however this could not be organised. A decision was made by DPE to focus tenant engagement on the public exhibition period when further details of the proposal could be provided to inform tenants about the process and to minimise the risk of consultation fatigue.

3.2.1   Interview findings

Each participant had the opportunity to review the minutes of previous interviews. Each participant was provided with a high-level verbal description of the proposal, as no further information or draft plans were able to be shared.

Key findings additional to those raised in previous discussions and described in Section 3.1, are presented in the table below.

Category of impact	Engagement findings	Relevance to SIA assessment
Way of life	There is demand for units for women escaping violence, sometimes older women and some younger women with children, needing mental health and / domestic violence support. Some transitional accommodation. Studio apartments are too small, but 1-2 bedroom apartments work well. Lifts necessary for older people and people with disabilities. Security is very important for people escaping domestic violence.	Recommend inclusion in development mix.
	Essential to have diverse communities, diverse housing is important. Need to accommodate young families. Two storey townhouse on ground floor works well. Some sites with dual key look great but end up being separated due to fire regulations. It ends up being two joined up separate dwellings, with two kitchens, two entries. If you need larger homes, just build larger homes. More adaptable and accessible units are needed Allow for ageing in place.	Note in recommendations.
	There is an existing relocation process in place that looks at households' circumstances and family or friendship networks. With many people not returning, it is important to design to waiting list requirements and household types on this list. There needs to be a case for change i.e. the development will improve the current situation e.g. housing supply, housing quality, housing diversity, affordability.	Consider in recommendations.
Livelihoods	Botany Rd corridor will be accessible to this community and will have many employment opportunities.	Note for SIA
	As part of the project, consider broader opportunities for job creation, skills development and procurement for residents moving into this area, eg. TAFE involvement, upskilling and apprenticeships for First Nations people.	Note in recommendations
Community	Social housing allocation process focuses on people with high and complex needs. Many residents have health issues (including mental health issues) and / or are elderly and / or have disability/ies.	These characteristics can create difficulties for residents who also need to cope with major life changes such as a move or adapting to new arrangements. Potential for them to become isolated.

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Category of impact	Engagement findings	Relevance to SIA assessment
	Also a proportion of Aboriginal families – often larger households needing more bedrooms. Families and households and their needs evolve and change over time. New housing may differ from existing housing as needs have changed. Provision for larger dwellings for larger households will be important.	Incorporate this data in SIA
	Tend to be tight-knit, socially cohesive communities. Many people are happy with where they live and don't want to move. There is pride in current dwellings and it is its own community. Offering a 'right to return' is critical, as is assurance that a suitable dwelling in the 'right' location will be available. Stagger development and relocations so tenants aren't out of the area for the entire development timeframe.	Recommendation to engage with residents living there and nearby. Include as recommendations
	Stagger development and relocations so tenants aren't out of the area for the entire development timeframe. Also provide clear information about timeframes.	Include as recommendations
	A Tenancy management team / Relocation team has been shown to support more successful relocations.	Strong recommendation to use tenancy management team / relocation team.
	Some feedback that salt and peppering mix does not work well and that it adds complexity to management. Better to mix at the neighbourhood scale. But it very much depends on welcome and support services available. Green Square offers good example of 'cohesion and connections programs'.	Note in SIA.
	There are affluent community resident action groups that say they will defend the area and oppose development. Claims will be around protecting financial value of properties.	Noted
Accessibility	Site is well-located between 2 train stations, metro, cycleways and has good accessibility.	Note in SIA.
	Carports have multiple uses, including for parking. Car use key for families with kids etc. Activation of open space Relocated households will still need good access to services and community facilities. Explorer St is very well located for services, transport, employment, technology etc. Important that services are retained within the area.	Relocation may not include provision for car parking and this will impact on accessibility, mobility and equity of access to activities and services.
	Large Aboriginal population would go to Redfern Aboriginal Medical facility.	Benefits of additional development in this area.

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Health and wellbeing	Health impacts can begin from the moment an announcement to relocate and redevelop is made.	Recognise this in SIA.
	This is an accessible area eg. to health services. Relocation means there will be a need to find new services and new ways to access them.	
	Mental health issues need to be considered in building design and housing allocation especially if there is a risk of suicide in high rises.	
	Opportunities for good design to avoid social isolation, contribute to community cohesion and connections eg. seating around lifts, places for casual interactions in internal and external spaces. Practical design features such as north facing and low windows for solar access and views, lots of storage, wide and safe hallway design, apartment access that distinguishes individual 'homes', provides for safety, space for parking prams, scooters, separate (not ensuite) bathrooms for privacy, storage cages, simple, safe entrances to buildings, safe rooftop spaces can also work.	
	Incorporate modern sustainable design, eg. modern glass and soundproofing (soundproofing is critical), good ventilation for cooking, good management of cooking waste and smells. NBN and solar. SolarShare is a good model to access renewable energy for tenants.	
	Other benefits include improved housing quality, improved amenity for all (surrounding and new) residents, improved lighting, pathways, access.	
	Community gardens can be difficult to manage. City of Sydney has a guideline to help them run smoothly.	
	Need to make sure community facilities are free to use. Difficult to develop community cohesion if private facilities aren't available to social housing tenants.	
	Community spaces need to have noise insulation.	
	Different views about need for community facility / spaces (detailed in following sections).	
	Spaces seem to work well when near other active spaces eg. ground floor cafes, shop, entrances etc. Design to domestic scale, warm, welcoming feel. Offer different activities and services for different groups at different times of the day.	
	Not all housing providers want to have community facilities, instead preferring to dedicate all available space to housing and not having to manage community spaces.	
	If park is designed well, this will allow passive surveillance, and activation.	Note for recommendations regarding community facility provision and management models.
	People want to feel safe and secure.	

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Category of impact	Engagement findings	Relevance to SIA assessment
Surroundings	The park will serve communities beyond Explorer St. Good design would include activated spaces, good wayfinding so people can find services within a short walk, safety design (eg. no trees people can behind), but also trees for shade, seating, BBQs, playground. Separate areas for different purposes eg. quiet and noisy, active and passive spaces. Involve local residents in park design, as they also will use the park now and in future. Social impacts of the construction process on surrounding neighbours, including cumulative impacts, need to be considered too, eg. traffic, safety, construction noise and traffic. Green space can become problematic with antisocial behaviour, unless the space is managed and regulated with classes, programs, passive surveillance.	Note in SIA and recommendations for design and engagement.
Decision making systems	Make strong recommendations to assist the potentially affected residents through strong management measures as part of the SIA. Potential challenge for LAHC to balance project yield with best built form and facilities for residents. Level of trust was affected in 2020.	Prepare draft measures with the SIA, drawing on City Futures principles, Waterloo HIA (Sydney Local Area Health District – SLAHD), and REDWatch comments on Waterloo Human Services Plan.

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4 Baseline

The baseline identifies and characterises the likely affected communities at increased geographical catchments, starting with the existing Explorer Street community, the immediate surrounds, Eveleigh suburb and Redfern Street Village. To assist with the social infrastructure analysis, this section also provides a detailed inventory of current social infrastructure types within one kilometre of the site, covering aquatic and leisure centres, open space and recreation (local and district open spaces, as well as playgrounds), community, cultural and creative centres, health and wellbeing services (medical centres, hospitals, support services and emergency response), as well as education (early, pre-school primary and high schools).

The proposed redevelopment area (pink) and its surrounding context are shown below in Figure 4.1.

Data utilised for this section includes:

— Tenant data provided by LAHC. This data has been reviewed and analysed, and is referenced in this baseline, however the raw data has not been included for confidentiality purposes.

— Socio-demographic data collected on Profile.id and ABS (2016 and 2021 Census data)

— NSW Bureau of Crime Statistics and Research (BOCSAR)

— Feedback from engagement (2020 and 2023 engagement as describe in Section 3)

— Other information sourced from technical studies prepared by other consultants for this project

— Other information sourced by existing documents prepared by others (e.g. City of Sydney).

4.1 Social locality

The social locality contains those communities that may be affected by the project. Social impacts do not follow geographical boundaries, and there are different levels to consider in the social locality for this project. The area of social influence of the Explorer Street site is shown in Figure 4.1 on the following page. It contains different levels:

1 **Explorer Street site:** Most directly affected communities include existing social housing tenants and households living on the site, as well as their carers, service providers and families/visitors. Current tenant data was provided by LAHC on 30 March 2023.

   This also includes future residents of the site, at a likely lower level of significance. At this level, consideration will also be given to users of the South Sydney Rotary Park such as users of the playground, fitness station or open space in general, and passers-by.

2 **Immediate site surrounds:** Existing and future residents of the broader area, including directly adjacent residents who may be impacted by the development during the construction and once the development is built. This also includes any existing services or facilities within this area. It also includes the South Eveleigh Technology Park that is a key feature of the area, as well as the users/workers of the Transport for NSW facility to the west and north of the site. This is best reflected by the Australian Bureau of Statistics (ABS) Statistical Area (SA) 1: 11703164203. This area is bounded by Garden Street to the east, Henderson Road to the south, parts of Burren Street and residential properties to the west, and the railway line corridor to the north.

3 **Redfern Street Village:** The Redfern Street Village Area may be more indirectly affected by the project. This encompasses the suburbs of Chippendale, Darlington and Eveleigh, the northern part of Alexandria, the western part of Redfern, the north-western part of Waterloo, and small parts of Camperdown, Newtown and Surry Hills. The suburb level was not used due to its similarities with the SA1.

For comparative reasons the **City of Sydney** is also considered. This allows comparison of both common and contrasting population characteristics between the social locality and the larger City of Sydney LGA.

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It is unknown where existing residents will be relocated to, and future relocation areas cannot be incorporated in the social locality.

Figure 4.1   Social locality

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4.2 Way of life

Current residents

Currently the 2.4-hectare site contains 46 townhouses built in the late 1980s, adjacent a public park (refer Figure 4.2). There is 7,455 square metres of open space.

Figure 4.2   Subject site

Source: WMK, Design Report (2023)

Of the existing dwellings:

— 37 are three-bedroom units

— Eight are four-bedroom units

— One is a five-bedroom unit.

All the current townhouses on the site are inhabited by social housing residents. Eligibility for social housing is first based on income, guided by specific income eligibility limits determined by the NSW Department of Communities and Justice (DCJ). An assessment of individual circumstances is undertaken to determine if the household should be placed on the priority waitlist. To be eligible for priority housing assistance, the following criteria apply:

— Unstable housing circumstances, including being homeless or at imminent risk of homelessness

— At risk factors, such as domestic or family violence or sexual assault

— Existing accommodation is inappropriate for basic housing requirements, which may be caused by severe overcrowding or a severe ongoing medical condition or disability

— Stolen Generations Survivors and clients who have experienced institutional child abuse.

It is acknowledged that residents of social housing are some of the most vulnerable people in the community.

As per data provided by LAHC, currently 98 residents occupy the 46 dwellings on the site (at March 2023). No dwellings are recorded as unoccupied. Two new tenancies started recently in late 2022. One household has an approved transfer request.

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Household and dwelling sizes do not necessarily match, therefore leading to potential under occupancy or overcrowding. LAHC data identifies that 48% of properties (22) are under occupied. While there is a majority of two-person households, there are no one or two-bedroom dwellings on the site, with three-bedroom dwellings representing 80% of dwellings. However 76% of households are one or two person households.

Focus groups held with residents in December 2020 asked residents of Explorer Street to talk about what they value in their current housing and community. Residents reported that:

— Residents have had lots of issues with the buildings they live in. They have required lots of maintenance which has not always been easy to organise.

— The current availability of car parking space is a positive element of the estate

— Having space to lock up possessions in the garden or the driveway space is a benefit to most residents

— Having three bedrooms allows residents to have friends and family stay over.

Broader area

The SA1 has a large proportion of high-density dwellings (about 80%) reflecting an absence of separate houses and limited housing choice, typical of inner city areas. The immediate surrounds appear to be an area with a concentration of social housing (37.6%), compared to the City of Sydney (6.8%).

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4.3 Community

Current residents

Key characteristics of the existing residents, based on data provided by LAHC, that will be important to consider in the social infrastructure and social impact assessments include:

— A large proportion of the resident population can be considered as seniors, with **63% of main tenants aged over 60 and 23% aged over 70**.

— The **average household size is 2.1 persons**. There is a range of one to seven person households, with 45% of households being two-person households

— Nearly 22% of households are home to at least one person **under the age of 18**

— **39% of households have lived in their dwelling for more than 20 years**. Another 32% have lived in their dwelling between 10 and 20 years. This indicates an extremely grounded and established population, with potentially strong community connections, local routines and way of life. The length of tenure may also indicate the lack of opportunity for social housing residents to move into the private rental housing market.

Interviews held with stakeholders in 2020 and 2023 found that there can be a stigma in the community towards social housing residents which can be intensified as an indigenous social housing resident.

SIA focus groups held with residents in December 2020 asked residents of Explorer Street to talk about what they value in their current housing and community. Residents reported the following:

— 'Everyone in the neighbourhood knows each other, their parents, their grandparents. There is a lot of trust within the community'

— 'In difficult times, everyone comes together to help'

— Sometimes residents feel as though outsiders see social housing residents as having no value to society.

46
households

98
residents

80%
of dwellings are 3 bedroom townhouses

19.6%
of households identify as Aboriginal or Torres Strait Islander (total of nine households)

39%
of households have lived in their dwelling for more than 20 years

76%
of households are one or two-person households

7,455m²
of open space

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33

is the median age for residents in the SA1

6.7% of residents in the SA1 are of

Aboriginal or Torres Strait Islander background, compared to 3.3% for the Redfern Street Village

80%

of dwellings in the SA1 are high density

8.9%

of residents speak Vietnamese in the SA1, this has slightly increased since 2016

6.1%

of residents in the SA1 are unemployed, compared to 4.7% in 2016

Broader area

Population growth: The SA1 has experienced a population decrease since 2016, Redfern Street Village and the City of Sydney has also declined in population.

Age: The median age in Redfern Street Village has increased since 2016. It has also increased in the immediate surrounds, indicating a slight ageing of the population in the immediate surrounds. However the young workforce dominates the population in all areas. The median age for the immediate surrounds is 33 compared to 32 for the Redfern Street Village.

Household type: Across all areas, young workers represent a large proportion of residents. The SA1 has a higher proportion of families and fewer young adults aged 18-24 years. There has been a significant decrease in single parent families in the SA1.

The immediate surrounds contain the highest proportion of families with children of all areas, including the highest proportion of single parent families. This is reflected in a larger household size compared to other areas.

Findings from the City of Sydney's Wellbeing Survey (2018) indicated a decrease in people feeling part of the local community.

4.4   Accessibility

Current residents

The area is well-located for a wide range of social infrastructure (see 'Broader area' below). However interviews held with stakeholders found that many residents don't have a car and rely on community and other affordable or funded transports (e.g. City of Sydney village bus). It was also mentioned that disability and ageing sectors have changed a lot – and it can be harder for residents to access these services.

There is no service or social infrastructure provided on site.

Broader area

Movements

The railway line is a key barrier that limits access between the estate and the western part of the LGA, limiting access to a range of services, such as education and health institutions, located to the north of railway line, noting an absence of over or underpass connections.

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The proximity of Erskineville and Macdonaldtown stations (and the future Waterloo Metro) provides access to southern, western and central Sydney. There are more limited bus services within short walking distance from the site.

An off-street two-way bike path was recently established along Henderson Road.

Key considerations from other technical studies include:

— There are current accessibility issues within the site, with a lack of accessible paths from Henderson Road, as noted in the *Landscape Report* (Urbis, 2023). There is a lack of accessibility for people with disability (not DDA compliant), partly due to the topography which has not been addressed in previous developments.

— In terms of traffic movements, the *Transport Impact Assessment* (SCT, 2023) describes shorter travel distances by various modes of transport of Sydney Inner City compared to the rest of the LGA. Henderson Road has been assessed as having a 'good' service level, reflecting a lack of capacity or delay issues. There is only limited traffic entering Explorer Street and Station Place.

Social infrastructure

As discussed in the previous chapter, City of Sydney's LSPS supports walkable neighbourhoods, with the aim for the community to be within a five to ten-minute walk of fresh food, parks, public transport, community services and primary health services, which represents a distance of approximatively 800 metres. This section describes existing social infrastructure within this range of distance. It also notes significant facilities, spaces and services that are within 1-2km of the site, as well as those being planned in the local area that will provide additional opportunities to existing and future residents.

Existing social infrastructure surrounding the site is represented across three maps below. Some maps also include a small number of planned facilities. Figure 4.3 identifies a range of community, cultural and creative services as well as general and support services. These include community centres and spaces, legal services, museums, libraries, youth spaces and public transport services.

Education, childcare and medical services near the Explorer Street site are outlined in Figure 4.4. Services and facilities include government primary and secondary schools, childcare services, tertiary education, emergencies services, medical centres and hospitals.

Figure 4.5 identifies recreational and sporting infrastructure, and local and district open space including aquatic and recreational centres, local passive and active open space, skate parks and district parks.

Key facilities are listed below. A full inventory of social infrastructure is provided in Appendix D.

Open space and recreation

There are three passive open spaces within 400m of the site:

— On-site: South Sydney Rotary Park, a small park with exercise equipment, of a size of 6,880sqm. The *Design Report* (WMK, 2023) describes portion of this park to be on a slope, particularly along Henderson Road, with some areas with poor ground condition. Not all of the park is currently usable. The *Landscape and Ecology Report* (Urbis, 2023) notes current lighting and CPTED issues, as well as poor quality amenities and furniture. A small pocket park also exists in the north-east corner of the site (585sqm).

— Solander Park, a small park with open space shielded by trees

— Harry Noble Reserve.

There are three local active open spaces within 800m of the site:

— Eveleigh Green/ Vice Chancellor's Oval and South Eveleigh Playground

— ATP Wellness Precinct with outdoor gym, scooter/skate park and three sports courts (futsal, tennis, and multipurpose)

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— Alexandria Bowling Club.

There are two district open spaces within 800m of the site: Erskineville Oval to the south and Alexandria Park to the east. However, access to Erskineville Oval and parts of Alexandria Park may be limited for public use.

Other active opportunities further away from the site include:

— Prince Alfred Park, which includes tennis courts, passive open space, two children's playgrounds, a 1km exercise circuit and the Prince Alfred Park Swimming Pool, an outdoor City of Sydney aquatic centre, is two kilometres from the estate.

— Redfern Park and Redfern Oval, which offer active and passive recreation across 4.8 hectares as well as the Redfern Oval Community Room, which provides exercise classes and has a function room with capacity of 50 people, are 1.5 kilometres from the estate.

— The Sydney University Sports and Aquatic Centre is the only aquatic and recreational space within 1km of the study area. In addition, the Victoria Park Pool is roughly three kilometres from the estate. However this requires traversing the railway line.

— PCYC South Sydney, which offers after school activities, holiday programs, boxing ring and gym facilities, is 1.5 kilometres from the estate.

— The new Gunyama Park Aquatic and Recreation Centre at Green Square, which includes a 50m heated outdoor pool, 25m indoor heated pool, leisure pool, hydrotherapy pool, health and fitness centre, is located three kilometres from the site.

Community facilities

There are four community centres or halls within 800 metres of the estate:

— Cliff Noble Community Centre, containing a meeting room for hire for between 60 and 120 people.[2] The facility also runs community events

— Counterpoint Community Centre which hosts community events and has space for to hire for small and large events

— Joseph Sargeant Community Centre, providing a space for up to 60 people for social events or community meetings. The centre also offers a soft fall playground, half-court basketball or tennis

— Alexandria Town Hall also has space for hire.

The Newtown Library is approximately 1.5 kilometres of the site. Waterloo Library and Green Square library, run by the City of Sydney, are 1.6 kilometres and three kilometres respectively from the estate.

Redfern Community Centre, which offers a playground, performance space, meeting room, outdoor amphitheatre, commercial kitchen, elders' lounge, multipurpose rooms and music studio, is 1.5 kilometres from the estate.

Education

There are 10 childcare and early learning services within 400m of the estate.

There are four primary schools within two kilometres of the estate: St Mary's Catholic Primary School, Alexandria Park Community School, Erskineville Public School and Darlington Public School.

The Central Sydney Intensive English High School, Alexandria Park Community School (K-12) and Newtown High School of the Performing Arts are within 1.5 kilometres of the estate.

Eora TAFE campus and the University of Sydney are the nearest tertiary education organisations; however, both are located more than 1km from the estate.

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[2] COVID-19 guidelines are not factored into capacity at any of these venues.

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Inner Sydney High School, with capacity of 1,200 students, is two kilometres from the estate.

The University of Sydney is 2.1 kilometres from the estate.

Health

There are currently two medical facilities within or around 1km from the site. The nearest practice is 800m from the site. Local facilities include:

— The Waterloo Medical Centre, less than 800m from Explorer Street, which offers a range of general practice services, accident and emergency care and some elective surgeries

— RPAH Medical Centre, 1km away, offering prenatal and antenatal services, and other pathology services.

Retail

In terms of access to fresh food and supermarkets, there are two Woolworths and two IGA supermarkets within 1km of the site. Other small independent shops are located within a 1km radius. A new IGA Romeo has opened within the Australian Technology Park, within a 10 minute walk from the site.

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Legend

Train Stations
Proposed Metro Station
Site
Australia Technology Park
200 m buffer
400 m buffer
800 m buffer
1 km buffer

Community Centre
1 Cliff Noble Community Centre
2 Joseph Sargeant Centre
3 South Sydney Community Aid
   Multicultural Neighbourhood Centre
   (Counterpoint Multicultural Centre)
4 Redfern Community Centre
5 Redfern Oval Community Room
6 National Centre of Indigenous Excellence

Legal Service
1 Redfern Legal Centre

Leisure Centre
1 PCYC South Sydney

Library
1 Waterloo Library
2 Green Square Library
3 Newtown Library

Community Hall
1 Alexandria Town Hall
2 Erskineville Town Hall

Social Enterprise
1 Yerrabingin House

Studio Space
1 Tom Bass Sculpture Studio
2 FBI Radio

Museum or Gallery
1 White Rabbit Gallery

Performance Space
1 PACT centre for emerging and experimental art
2 Carriageworks

Figure 4.3   Community, cultural and creative services, general and support services

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Legend

- 🟠 Train Stations
- Ⓜ Proposed Metro Station
- 🟪 Site
- ⬛ Australia Technology Park
- 🟨 200 m buffer
- 🟧 400 m buffer
- 🟧 800 m buffer
- 🟥 1 km buffer

Government Primary School
- 🟦 1 Erskineville Public School

Government Primary/Secondary School
- 🟩 1 Alexandria Park Community School

Government Secondary School
- 1 Inner Sydney High School
- 2 Newtown High School
- 3 Central Sydney Intensive English High School

Non-government School
- 🟪 1 St Mary's Catholic Primary School

Hospital
- 🟩 1 Royal Prince Alfred Hospital

Medical Centre
- 🟥 1 Waterloo Medical Centre
- 🟥 2 RPAH Medical Centre

Ambulance
- 🟧 1 Sydney Ambulance Centre

Police
- 🟦 1 Redfern Police Station

Childcare
- 🟨 1 Alexandria Childcare Centre
- 🟨 2 Lady Gowrie Child Centre

University and TAFE
- 🟥 1 University of Sydney
- 🟪 2 Eora TAFE campus

Figure 4.4   Education, childcare and early services, medical and health, emergency services

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Legend

- 🔴 Train Stations
- Ⓜ Proposed Metro Station
- Temporary Bike Path
- 🟥 Site
- ⬛ Australia Technology Park
- 🟨 200 m buffer
- 🟧 400 m buffer
- 🟧 800 m buffer
- 🟥 1 km buffer

Aquatic and Recreation Centres
1 (Future) Gunyama Park Aquatic and Recreation Centre
2 Victoria Park Pool
3 Sydney University Sports and Aquatic Centre

Aquatic Centre
1 Prince Alfred Park Pool
2 Sydney Park

Local Passive Open Space
1 South Sydney Rotary Park
2 Solander Park
3 Harry Noble Reserve
4 NCIE Fitness Centre

Local Active Open Space
Eveleigh Green and South Eveleigh Playground
ATP Wellness Precinct
Alexandria Bowling Club

District Park
1 Erskineville Oval
2 Alexandria Park
3 Redfern Park
4 Redfern Oval
5 Prince Alfred Park

Skate Park
1 South Eveleigh Skatepark

Figure 4.5   Aquatic and leisure centres, local open space, district open space

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Current supply of social infrastructure

The City of Sydney's *Development Contributions Plan* 2016 identifies that there is a total of 31 Council owned facilities in the Redfern Street Village. The Plan highlights that the Redfern Street Village is the only Village in the South precinct that has a high quality integrated facility that meets the benchmark size (the Plan did not specify which facility this is). Additionally, existing local community facilities meet Council's benchmarks and existing population's needs, with seven of 17 local community facilities in the South precinct located in the Redfern Street village.

However, the plan identifies shortfalls in community facilities in several areas:

— The Redfern Street Village includes one council run library. However, there is existing unmet demand in the area

— There is one moderately sized indoor recreation facility in the Redfern Street Village, however, this does not meet the City of Sydney's benchmarks for the South precinct.

Other documents from the City of Sydney (refer Appendix B) and the inventory of social infrastructure undertaken for this report identify that:

— There is sufficient provision of child care both in terms of quantity and quality, with a reasonable number of places currently within the development pipeline. At the time of writing, 420 child care places were at a development application stage in the Redfern Street Village

— Limited access to retail such as fresh food

— The site is within proximity of a range of passive and active open spaces

— The subject site is not within close walking distance of libraries

— The City of Sydney's *Open Space, Sports and Recreation Needs Study* (2016) identified that there may be opportunities to provide additional active open spaces, including double outdoor tennis courts

— As part of the NSW Government's development of the Central to Eveleigh renewal area, future play provision will be identified as part of public domain/open space planning, as well as walking/pedestrian links.

Discussion between the SIA team and City of Sydney's Safe Cities team in 2020 indicates:

— The importance of the strong Aboriginal connection with the Eveleigh area, and how this needs to be considered in aspects of housing and social infrastructure design and delivery

— Social mix between social and private residents can occur where there are shared facilities and infrastructure, such as schools. However, there can be a reluctance among social housing residents to use a space once if it appears that the dominant users are private residents

— A preference among social housing residents for facilities to be provided on-site

— A preference among social housing residents for facilities to be programmed with activities and events, rather than simply 'rooms for hire'.

Findings from the City of Sydney's Wellbeing Survey (2018) indicated an increase in satisfaction with parks in the area, however:

— A decrease in people feeling part of the local community

— A decrease in people believing there are enough opportunities in their local area to participate in arts and cultural activities and increase in barriers to participation in local and community and cultural activities

— A slight decrease in satisfaction with access to learning and education opportunities.

SIA consultation with other community and housing organisations found that:

— Generally existing social infrastructure meets the needs of the community in the area, except in relation to medical needs. There is a lack of affordable health services (bulk billed GPs) in the area

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— There are gaps in people gaining access to disability and aged care services.

4.5   Culture

Current residents

A total of nine or 19.6% of households at Explorer Street identify as Aboriginal or Torres Strait Islander. In total, one in five of all households identify as Aboriginal or Torres Strait Islander, which is a considerably larger proportion than at the SA1, Village or LGA level. Some of these residents are eligible for seniors housing.

A third of households identify as Australian households, with another third of overseas ethnicity (e.g. Greece, Tonga, Vietnam, Colombia, Malaysia, New Zealand, Lebanon, Ghana), and the remaining third of unknown ethnicity.

There is an existing art wall within Rotary Park, that contributes to social and cultural heritage as described in the *Design Report* (WMK, 2023). However the *Landscape and Ecology report* (Urbis, 2023) notes limited heritage interpretation across the site.

A *Designing with Country report* was prepared by Indigenous firm Djinjama (2023), to ensure that decision-making for this proposal recognises, considers and respects Country. The site is located on Gadigal land in an area exhibiting culturally and ecologically important fauna. The site has been changed significantly through colonisation (e.g. topography, vegetation and waterways)

Broader area

The village and the City of Sydney is experiencing an increase in Aboriginal and/or Torres Strait Islander population which is not experienced in the SA1. However, compared to the wider City of Sydney it is not experiencing the same increases in proportion than for the Chinese-born population (13.8%). There is also a notable Vietnamese population (6.1%).

SIA stakeholder engagement indicated the importance of the strong Aboriginal connection with the Eveleigh area, and how this needs to be considered in aspects of housing and social infrastructure design and delivery.

As per the *Designing with Country report* (Djinjama, 2023) the site is near a broader area once known as the Waterloo Swamps indicating a past water-oriented system that supported the economy and cultural practices. It is also near an area known as the Kangaroo Grounds. As such it is considered by Djinjama as an 'in-between' place, in terms of cultural resources as well as plant communities. It is also noted that there has already been gentrification resulting in the removal of First nations people in this part of Country.

In addition the *Design Report* (WMK, 2023) identifies a heritage conservation area along the southern boundary of the site, incorporating dispersed local heritage items.

4.6   Health and wellbeing

Current residents

SIA focus groups held with residents in December 2020 asked residents of Explorer Street to talk about what they value in their current housing and community. Residents reported that 'the Eveleigh area is a safe environment for families. There is no crime.'

SIA interviews held with stakeholders found that residents deal with a range of health needs from mental health, obesity, diabetes and other age-related illnesses. There are vulnerable groups at the site who are often less inclined to access health services, due to age, reduced physical abilities, mental health issues, language spoken.

Broader area

Health and care

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Mental health is the most common health condition in the Redfern Street Village and LGA (10.8% and 8.5% respectively). While the rate is similar in the SA1 (10.2%), it is the second top health condition in the SA1, after asthma (10.4%). The SA1 therefore has the highest proportion of people living with asthma in comparison to the Redfern Street Village and the City of Sydney. Both the village and SA1 have higher rates of people living with a mental health condition compared to the LGA.

The third health condition across all areas is arthritis.

Public safety

There are generally lower rates of crime in the Eveleigh area compared to the City of Sydney rates. This includes alcohol incidents and liquor offences, as well as rates of domestic violence. However it is noted that some of these can be under reported[3].

4.7 Surroundings

The Explorer Street site is located between the railway line corridor to the north and South Sydney Rotary Park to the south, and social/affordable and private market housing to the east in the form of apartment buildings and three-storey townhouses. Dwellings located along Henderson Road, facing the site, vary between one and two storeys. Apartment buildings located to the east of the site are typically four to five storeys in height.

- There are larger commercial buildings further to the east within South Eveleigh Technology Park.

- The *Design Report* (WMK, 2023) indicates that the site has significant solar access with unaffected solar access in winter over the rail corridor.

- As noted in the Landscape and Ecology report (Urbis, 2023), there are existing passive surveillance limitations due to the undulating topography of Rotary Park. There is limited visibility from Henderson Road and neighbouring dwellings into the site.

4.8 Livelihoods

Current residents

There is currently no data on employment or economic profiles of tenants. Being social housing tenants, it can be assumed that tenants are in relatively vulnerable socio-economic situations.

Broader area

In terms of economic profile and social disadvantage:

- There was a significant decrease in median weekly household income between 2016 and 2021 in the SA1

- Notwithstanding, housing affordability is also decreasing in the SA1, with increasing housing stress reflecting a broader trend in the LGA

- Unemployment has increased in the SA1, and decreased in the other areas

- Disengaged youth is significantly higher in the SA1 in comparison to the Village and the City of Sydney, however, the percentage has decreased from 2016 to 2021. There has been an increase for the Village and the City of Sydney between 2016 to 2021

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3   NSW Government Victim Services, NSW Sexual Assault Strategy 2018 – 2021

— The site and SA1 are areas of relatively higher incidence of economic disadvantage, compared to other areas south and north of the railway.

4.9 Decision-making systems

Current residents

Engagement with residents was conducted in 2020 by the SIA team in the form of group interviews, to discuss their experience of the estate and social housing, and thoughts about the proposal and overall process. SIA stakeholder interviews conducted in 2023 identified that tenants were notified of the ongoing rezoning process via a letter sent by LAHC in December 2022. This letter advised that there would be no relocation from the site before 2025. No feedback was received from tenants following this process. It is understood that no communication from the government occurred between 2020 and 2022.

Another letter was sent to advise of the noise monitoring process in April 2023.

Broader area

The 2020 community engagement process included a series of stakeholder and community briefings and webinars. A total of 51 people attending webinars, and there were a total of 84 interactions with the project team via phone calls, emails or submissions. Feedback received during this process is discussed in Section 3.

SIA engagement held in 2023 identified that some members of the community (e.g. community members, community groups and MP) contacted the government to receive project updates in 2022 and 2023.

4.10 Implications of the baseline

Key implications from the baseline are detailed below:

— Data on existing residents and current dwellings suggest that there may be an opportunity through the project to create a better match between resident/household needs and dwelling size and type.

— Residents value and enjoy the current living circumstances at Explorer Street. While residents mentioned during 2020 SIA engagement that their properties required maintenance, many of them were positive towards their current housing, valuing aspects such as private gardens, accessible parking and storage space.

— Another element of the existing context that may impact the integration of the Explorer Street redevelopment into the existing community is the relative concentration of social housing that exists currently in this area. Census data shows that almost 40% of households in the area (SA1) live in a social housing dwelling.

— Explorer Street is located within a precinct that is undergoing significant change. Like the broader Central to Eveleigh Precinct, the Explorer Street project will have to manage how the benefits and impacts of that change can be fairly and equitably distributed among new and existing population groups regardless of socio-economic status or housing tenure.

— Although it is an area that enjoys a reasonable provision of urban amenity, accessibility and infrastructure, access to that infrastructure and services is limited physically (with the presence of the railway line restricting access to the north) and economically. As per the analysis above, there is existing unmet demand for community facilities and active recreation in this part of Sydney.

— Residents are currently accustomed to a dwelling with spare bedrooms, its own private open space and direct access to parking. The proposed redevelopment and likely future dwelling type are likely to mean that existing residents will be moving from a low to medium to higher density living environment.

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- Currently residents make up 100% of tenants on the site, which will change through the development. When considering the communities who are likely to be most affected by the Explorer Street redevelopment, existing social housing residents are the key group. Characteristics of the existing community that warrant special consideration are age, length of tenure, cultural background, support needs and socio-economic and health status. There are higher rates of people living with a mental health condition in the SA1 indicating a need to access services.

- Existing residents are characterised by two groups who may have higher levels of vulnerability than others: older people and children and young people aged under 18 years. With a third of existing main tenants being aged between 60-69 years, careful consideration will need to be given to continued access to services and support networks as well as the accessibility and safety of relocated accommodation. Younger people (those aged under 18) may also be vulnerable to stress, uncertainty and network dislocation as a result of being required to move.

- The high proportion of older people will also require specific design and accessibility considerations to meet their needs. The age profile also has implications for the availability of services and facilities, including essential services, and those services aimed at reducing social isolation. Accessibility for carers and visitors should also be considered.

- Data suggests a relatively high level of youth disengagement in the area (indicated by the proportion of 15-24 year olds who are in neither education nor employment, ABS 2021 Census). This is an important element of the baseline picture. It suggests a broader need to consider meaningful education and employment opportunities as well as the community support, health, leisure and recreation provision. This is important for the renewal project and design, but also important to consider during relocation.

- Another key characteristic of existing Explorer Street residents is length of tenure. With 40% of main tenants living at the site for 20 years or more, the existing community is likely to be well entrenched in the locality with formal and informal social support and service networks. Long-term residents may be less resilient to change and have concerns about being relocated from a long-established community.

- The estate is within an area that is undergoing redevelopment, providing new employment opportunities and choice of housing, attracting new more affluent and employed residents. This will impact the general disadvantage ratings of the SA1 and broader area. However as a social housing estate the site is unlikely to have benefitted from such redevelopment in the same manner as surrounding areas.

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5   Future characteristics

This chapter forecasts the demand for open space and community facilities at the site, based on the population that the new development will generate as well as future population projections for the wider area.

To understand projected community demand for community infrastructure, the following sources were used for demographic analysis:

— Forecast.id 2021 for population projection data (last updated 2023)

— Dwelling yield estimates provided by DPE.

— Estimates of projected average household size were informed by:

— Social housing: current average household size of dwellings in the site, provided by LAHC

— Market and affordable housing: current average household size for high density residential in Redfern Street Village, sourced from ABS 2021 census data.

Table 5.1   Key redevelopment metrics

Dwelling Type	Existing	Proposed
Social housing dwellings (proportion of total)	46 (100%)	118 (30%)
Market and affordable housing dwellings	0 (0%)	276 (70%)
Total dwellings	46	394

Table 5.2   Pre and post development metrics

Element	Existing	Proposed
Number of dwellings	46	394
Number of residents	98	732
Number of social housing dwellings	46	118
Social housing as % of total	100%	30%
Amount of public open space (sqm)/percentage of site area	8,000/33%	
Maximum height in storeys	2 storeys	13 storeys

5.1   Projected demand

While precise dwelling yields and splits between social and market housing are still being determined, for the purposes of this study, the following is assumed for the purpose of this study:

— Approximately 394 dwellings are proposed for the development, in a mixture of:

— 118 units of social housing dwellings (30%)

— 276 units of market dwellings (70%).

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5.1.1   Projected population on site

It is estimated that the population of the proposed development could be 732 people based on an assumption of 2.13 persons/dwelling in social housing units (based on existing data provided by LAHC) and 1.89 persons/dwelling in affordable/market units[4]. It is noted that these sizes could change and vary with time.

The proposed development would result in a net increase of 634 people living at the site. Within the proposed development, the estimated average household size and indicative dwelling yields indicate that:

— 118 social housing units could house up to 251 social housing tenants

— 276 affordable/market units could be occupied by approximately 481 future residents.

— A summary of the current and proposed dwelling mix and population is provided in Table 5.3 below.

Table 5.3   Change in site dwelling mix

Dwelling mixture	Current site			Proposed development			Change	
	No. dwellings	No. residents	%	No. dwellings	No. residents	%	No. dwellings	No. residents
Social	46	98	100%	118	251	30%	+72	+153
Market/affordable	0	0	0%	276	481	70%	+276	+481
Total	46	98		394	732		+348	+634

Source: LAHC, ABS Census data

Using the existing tenant profile of the site, it is likely that the social housing units will continue to accommodate:

— A significant representation of older and/or ageing residents (over 50 years), and strong representation of children under 18 years of age

— Most households contain two people (approx. 50%) or a lone person (approx. 24%), so almost three quarters of all households are two people or less (73.9%)

— Some units are home to more than one household

— Six large households, as of March 2023 including three four-person households, one five-person household, and one seven-person household.

From the baseline investigation of the Redfern Street Village and City of Sydney LGA, it was found that:

— Generally, the median age is decreasing in areas of predominantly high density (i.e. the immediate surrounds) which could be due to higher density residential housing options attracting younger people, also providing smaller housing options, and/or to the close proximity to tertiary education options

— Young workers and families with children are strongly represented, including a significant representation of single parent families

— Aboriginal and/or Torres Strait Islander representation is increasing (however not in the SA1) while the community is diversifying more broadly, as Chinese and Vietnamese populations are growing.

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[4] This is based on City of Sydney average household size, noting that nearly 80% of dwellings are high density dwellings.

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Table 5.4   Redfern Street expected population and household growth

Year	Population			Households		
	Number	Increase	Average annual change	Number	Increase	Average household size
2021	25,936			13,174		1.85
2026	35,129	9,193	6.26%	16,789	3,615	1.92
2031	39,089	3,960	2.16%	18,641	1,852	1.93
2036	42,135	3,046	1.51%	20,157	1,516	1.94
2041	45,301	3,166	1.46%	21,689	1,532	1.95

Source: forecast.id, Redfern Street, population and household forecasts 2021-2041

Population forecasts for Redfern Street (from 2021 up to 2041) indicate that substantial increases across all household types are expected.

The greatest increase is projected in lone person households (an additional 2,656 households).-The second projected increase is couples without dependents (an additional 2,410 households, or an increase of 27.7%).

It is also predicted that Redfern Street Village will continue to accommodate an older and an ageing population.

Key growth areas

Waterloo Estate

In May 2020, LAHC submitted the Planning Proposal for the southern proportion of the Waterloo Estate to the City of Sydney, seeking the delivery of:

— Approximately 3,000 dwellings

— A park adjoining Waterloo metro station of more than 2 hectares and another smaller park in the south, as well as some retail and community spaces

— A mixture of building heights, including 9 tower buildings between 20 and 32 storeys, 3 buildings of 15 storeys and other buildings up to 8 storeys

— A composition of 30% social, 65% market and 5% affordable housing.

Waterloo South is the first stage of a larger planning process for the Waterloo Estate, which could accommodate up to 6,800 dwellings built over 20 years, with 17 towers of up to 40 storeys and a target of 30% social housing.

Pemulwuy Project, Redfern

The Pemulwuy Project is a mixed-use development in the location known as 'The Block' in Redfern.

The redevelopment, which commenced in 2020, will include 62 private properties, 36 town houses and 26 apartments. There is also a significant student accommodation component, up to 522 student rooms. The project is delivering affordable housing for 62 Aboriginal and Torres Strait Islander families, a gymnasium, commercial and retail space, a gallery and a childcare centre.

600-660 Elizabeth Street, Redfern

Update needed prior to lodgement as per Waterloo section.

In June 2020, the City of Sydney endorsed LAHC's proposal for a built-to-rent development at 600-660 Elizabeth Street Redfern, adjacent to Redfern Oval.

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The site is projected to deliver 351 rental dwellings, contributing to the City of Sydney's demand for an additional 14,000 affordable and social housing dwellings by 2036. Building heights across the proposed development range from four to 16 storeys.[5]

The PCYC will be rebuilt on site at an area of approximately 3,500m^2.

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[5]   https://theurbandeveloper.com/articles/redfern-build-to-rent-development-ramps-up

6　Future social infrastructure needs

Social infrastructure needs are determined through consideration of various sources of information about current and project communities. The quality and capacity of existing community facilities and spaces, the characteristics and likely needs of current and future populations, and rates of provision for various forms of social infrastructure are all considerations.

In social infrastructure planning, numerical standards are commonly used to provide an initial indication of the requirements for a given population. These are usually expressed as a number of facilities, or certain amount of floorspace, required for a population of a given size, typically per every 1,000 people.

As previously described, it is now recognised that planning for social infrastructure, including open space, requires a combination of such quantitative considerations and other qualitative considerations, to ensure that proposed social infrastructure is adequate, accessible and responds to existing and future needs.

This section examines both trends and relevant City of Sydney benchmarks used to inform community infrastructure planning. Both trends and benchmarks need to be applied contextually with an appreciation of both the type, scale and location of the proposed development and its context within the urban fabric of existing neighbourhoods.

While there are no nationally recognised benchmarks for community infrastructure and services, general standards of provision have been developed by the City of Sydney and through a range of other projects.

The following section applies to the estimated future site population number of approximately 732 people (a net increase of 634 people).

6.1　Trends

Recent trends in social infrastructure provision, as reflected in City of Sydney documents as well as other councils and best practice, have been towards co-location, multipurpose, flexible use, and the activation of places through community facilities and similar uses. These trends have led towards the creation of community hub type facilities or precincts where larger, multipurpose facilities are located in highly accessible locations like activity centres, main streets and village centres.

In an inner urban environment like Eveleigh, the traditional trends in social infrastructure provision need to be adapted to context. This context is captured in a number of Council's planning documents (refer Appendix B) that emphasise the importance of walkable catchments and the creation of great places. It is likely that a proportion of the future population in the proposed development is likely to be older and/or ageing, but also composed of younger active households due to the proximity to employment. Walkability is a major consideration for access to local spaces and services.

There is also an acknowledgement in urban environments that quality of provision must be considered in concert with quantity of provision. This recognises the logistical challenge of land availability, fragmentation and cost in already developed, denser, urban environments. This presents challenges for urban local governments by requiring a strong focus on the need to ensure a balance between smaller, potentially more fragmented community places and spaces and adequate levels of provision to properly meet community needs that are changing and evolving with new demographics.

6.2　Community facilities

With reference to community facilities planning (community centres, libraries, and childcare) the City of Sydney released its *Development Contributions Plan* in 2016. Table 6.1 on the following page summarises the key community facility types covered by the plan.

In addition to these benchmarks, WSP typically recommends (as a starting point) a rate of provision of 80sqm internal floor area for every 1,000 people for community centre space. This is based on an analysis of comparative rates of

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provision from a range of local government areas[6] and derived through the testing of provision rates on a number of projects.

Table 6.1   City of Sydney community facilities planning benchmarks

Facility Type	Description	Benchmark	Floor space	Visitor and worker demand
Integrated multipurpose facilities (district)	Act as a community focal point due to their scale, quality and diversity of services. Typically comprise multipurpose community meeting and activity space integrated or co-located with libraries, children's services and indoor recreation facilities	A minimum of 1 facility per village of 20,000 to 30,000 residents	At least 2,000 sqm of multipurpose floor space, aiming for at least 2,500 sqm where possible	Plan assumes no demand generated by visitors or workers
Local community facilities	Typically small or single-use facilities. Small facilities include multipurpose facilities that are smaller than Council's benchmark of 1,200 sqm. Single-use facilities include standalone neighbourhood service centres and single purpose youth and over 55s centres	3–4 facilities per village of 20,000 to 30,000 residents	A minimum floor space of 400 sqm per facility	Plan assumes no demand generated by visitors or workers
Libraries	Libraries may be standalone facilities or co-located within integrated multipurpose facility; often form the core component of such complexes.	A minimum of one substantial branch library in each village of 20,000 to 30,000 residents	A minimum of 1,400 sqm per branch library (can be part of integrated multipurpose facility) aiming for 1,500 sqm	Plan assumes no demand generated by visitors or workers

Source: City of Sydney Development Contributions Plan 2016

Feedback from SIA stakeholder engagement indicated the following:

— Council-managed facilities would provide greater accessibility to lower income households

— A community centre or community space provided for interviews and counselling would be positive for residents

— Any facility would benefit greatly by being staffed and having a regular programme of activities

— Community rooms that fit around 30 people and include facilities such as a toilet, sink and power points work well

— Good road frontage, sunny aspect and visibility is important in encouraging use and social interaction at a facility.

Future demands – community centre floorspace

Applying the benchmark of 80 sqm/1,000 people, an estimated future population of 732 people on the site generates demand for up to 59 sqm of community facility floor space. This is smaller than the 400 sqm identified in the table above as a minimum for a local level facility.

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[6] 80 sqm/1000 is used by a number of councils including Parramatta, Northern Beaches, Hornsby, Liverpool, Blacktown

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Although the estimated future population does not meet the population size requirements for district level facilities, including branch libraries (20,000-30,000 people), it is recognised that the site will cumulatively impact on any spaces or services currently undersupplied or near capacity.

Each development, however, should contribute to the future provision of community facilities in a way that is commensurate to the increased demand they create. For Explorer Street, there are two options to address this increased demand for community facility space:

— On-site provision

— Contribution to off-site provision.

On site provision

While a purely standards-based approach may suggest on-site provision is not warranted, it should not be discarded as a viable option. Community facility space provision within a development can play an important social interaction and integration role within a mixed tenure development. As social housing residents are likely to be older, and potentially less mobile, the provision of an easily accessible on-site space for residents to interact and participate in social activities could provide substantial community and quality of life benefits. The identified floor area is based on a total population figure (both social and market housing residents) and it is recommended that the space be inclusive and available to all residents of the proposed development.

As the future development will likely require the involvement of a Community Housing Provider (CHP) to manage social housing tenancies, it is possible that a CHP could play a management role in any on-site provision of community facility space. The Elger Street facility in Glebe provides a good example of a successful on-site community space managed by the housing provider.

To be feasible, the community space may need to be larger than the 58 sqm suggested by the standards. A minimum of approximately 100sqm may be more likely to enable activities and functions to occur. A space of this kind could also perform an important service delivery and support function by being a space where outreach services could be delivered from.

While it is not desirable nor feasible for each individual development to provide its own form of community infrastructure, a mixed tenure development with a reasonable proportion of social housing could be an appropriate exception.

Contribution to off-site provision

The Redfern Village has access to three local community facilities, each including multiuse spaces for youth, older age groups and community events. All three facilities are located within 800m of Explorer Street, with an additional facility approximately 1.8 kilometres away. None of the local community spaces meet the minimum floor space of 400 sqm per facility (as identified by the City of Sydney). There are no libraries located within an 800m radius from the site, although the new Green Square Library is 2 kilometres away from Explorer Street.

If on-site provision is considered unviable for any reason then a contribution to one of the local community facilities is another option to address increased demand from the redeveloped Explorer Street site. This contribution would need to be negotiated as part of an agreement with the City of Sydney and would be based on the equivalent of 58 sqm of floor space as the base for agreed contributions.

Although in reasonable proximity, given the required focus of this SIA on population groups most impacted (in this case social housing residents) it may be a preferable option to focus on some balance between on-site and off-site provision. This takes into consideration the likely demographic and possible more limited mobility of future social housing residents who may have difficulties accessing off-site community space.

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- The site is likely to generate demand for approximately 58 square metres of community centre/activity space

- A 100 sqm space could accommodate community meetings and outreach services sch as life skills classes, parent support groups and exercise/wellbeing classes such as yoga.

- Off-site provision or enhancement of existing community centres may also be an option.

- Given the likely demographic of the future social housing population, with its likely older age profile, some form

Future demands – library

Using the State Library of NSW People Places public library standard, the projected population of Explorer Street would create demand for approximately 200 square metres of library floor space. This is significantly below the minimum library size identified by the City of Sydney (1,400 square metres). This demand could be met by a combination of off-site contribution and may also be partly addressed by the provision of outreach library services that could utilise an on-site community space if one were to be provided.

6.3   Open space and recreation

The City of Sydney's *Development Contributions Plan* 2015 identifies that 4.9sqm of local open space per resident would be required to maintain 2015 local open space provision rates for the western district of the LGA.

It is also recognised that this level of provision is particularly difficult to achieve in denser urban areas particularly with smaller land parcels. However in the case of this site, the Rotary Park already responds to anticipated needs. Requirements for open space can also be guided by the Government Architect New South Wales *Draft Greener Places: Open Space and Recreation Guidelines* 2020. This document is still in draft form and is yet to be finalised by DPE. It is used here for guidance only but is helpful in understanding a performance-based approach to the provision of open space that is particularly relevant in urban areas.

For infill urban sites the desirable minimum size for a local park is 3,000 m^2 but can be as small as 1,500 m^2 in high density areas. People in high density areas should be within 200m walking distance to a local park.

Greener Places sets out a range of recommendations relating to access to regional, district and local open spaces. Regional spaces should be no more than 5-10km away or up to 30 minutes travel, district spaces should be located within 2km or a 25 minute walk and local spaces should be located within 400m. *Greener Places* highlights the need for an adequate quantity of open space to prevent overcrowding and overuse, but states that quality of open space is just as important. Criteria for quality include accessibility and connectivity, distribution, size and shape, and diversity.

The following guidelines in Table 6.2 highlight key considerations for open space planning in high density areas.

Table 6.2   Open space planning guidelines

Type	Requirement
Open space	All residents within 200m (2–3 minutes walk) to a local, district, or regional park
Play spaces	All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups)
	Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces
Outdoor recreation	All residents should also be within 1,500m of a large community outdoor recreation area

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Type	Requirement
Path-based recreation	Trail and path-based recreation to be provided within 400m
Active recreation	All residents should also be within 1,000m of an active recreation space
	At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minute cycling e.g. fields, courts, indoor sports, aquatic facilities.
	Fitness and exercise space should be provided within 300m

Source: *Government Architect Office Greener Places: Draft Open Space and Recreation Guidelines 2020*

Future demands

Applying the City of Sydney's standard of 4.9sqm of local open space/resident, this equates to approximately 3,587sqm of local open space generated by the estimated future population of the proposed development. This equates to 17% of the site area.

As the plans for Explorer Street are further refined, an open space solution will need to be developed in consultation with council and the community that may include a combination of on-site open space, enhancements to nearby local public spaces and contributions to district level space.

6.4   Education

Future demands

Forecast demographics for Redfern Village forecast that approximately 80-85% of households will be child-less from 2016 to 2046 (a combination of couples without children, lone person and groups households). However, this is expected to decrease slightly from 86% in 2016 to 82% in 2041. We also note that the current profile of tenants is also predominantly lone person and two-person households (approx. 66%).

Therefore, it is likely that there will be a smaller proportion of households with children in the future proposed development. As a preliminary estimate, approximately 14% of households in Redfern Street Village will contain children (single parents and couples with children) and the proportion of children (childcare, preschool, primary and secondary) averages 14%, from 2016 to 2044. Additional data is provided in Appendix C.

Childcare

The *City of Sydney Contributions Plan* (2016) identifies the provision of 1 childcare place per 2 children (aged 0–5 years) for residents, provided at the village level. This is slightly higher than ABS rates of current childcare attendance, which indicate 1 place per every 3 children (aged 0-5years). Commercially, centres tend to be most viable 60 + places (medium centre).

The future population of the site is predicted to continue to accommodate a high representation of families with children including single parent families. Therefore, childcare options are likely to be an important space and service for a substantial proportion of the estimate future population of the site.

Based on the prediction of 3% of total population in Redfern Street Village being between (0-4 years), the estimated future resident population could contain up to 22 young children and babies. Based on City of Sydney estimates (the highest level) this would generate up to 11 places in the existing childcare network. This level of demand should be met in existing centres and does not necessitate the provision of a new facility.

Primary and secondary school

It is commonly assumed (based on general demographic compositions), that approximately 8% of a population is primary school aged children and 6% is high school aged children. The population estimates for primary school aged children in Redfern Village is lower, roughly 2% of the total population being predicted to be primary school aged (estimate based

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on 5-12 age group). It is also slightly lower for high school aged students, approximately 2% (estimate based on 13-19 age group).

Utilising these estimates, the future proposed development could generate demand for up to 15 primary school places and up to 15 high school places. Generally, the split between government and non-government enrolments is 70% to 30% respectively. Therefore, of an estimated:

— 15 primary school students, approximately 10 children could be government school students and 5 non-government school students

— 15 high school students, approximately 5 children could be government school students and 10 non-government school students.

This level of demand does not generate need for a new school facility. Alexandria Park Community School is a K-12 public school that is approximately one kilometre from the site. Enrolments at this school have increased from 716 in 2017 to 1,087 in 2022 (www.myschool.edu.au). While a new school may not be required it is anticipated that there will be extra demand for school places from the proposed redevelopment. Ongoing discussions with the Department of Education will be required to identify how additional public school demand will be accommodated.

6.5   Health and wellbeing

A general benchmark for community health provision is one GP per 1,000 people. Applying the estimated future population, the proposed redevelopment does not reach this benchmark. Using the projected population of 732 people this means that there would likely be demand for general practitioner services equivalent to 0.7 of a GP position. However, given the likely profile of future residents, particularly regarding the possible age profile of social housing residents, it is possible that demand for a full GP position may be generated. This is further discussed in Section 7.5.

Wellbeing and support services

It is planned that up to 30% of the proposed redevelopment will accommodate social housing tenants. Due to age, level of disability, and socio-economic status, residents are likely to require greater access to wellbeing and support services. Based on the previous demographic investigations in Section 5, it is predicted that there will be:

— Households with single parents caring for dependent children, who will require access to family support as well as individual support services

— A large number of households with older persons, likely to be living on their own, who may experience chronic illnesses and financial vulnerability

— People living with a disability, who may require a combination of both general and targeted disability support services, as well as mobility assistance

— Aboriginal and Torres Strait Islander people, who may require access to culturally appropriate services and networks.

The wellbeing and support needs of future tenants and residents on the site will need to be met by existing nearby community support services, in conjunction with support provided by the Department of Communities and Justice, CHPs, or other service providers based on individual tenant need.

In addition, consideration should be given to opportunities to utilise any community meeting space that may be provided within the redevelopment to be utilised for outreach services including health care.

Hospitals

The Royal Prince Alfred Hospital is located just over 2.3km from the site. The facility offers wide-ranging hospital services to public and private patients.

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6.6 Future social infrastructure provision – opportunities and constraints

Stakeholder feedback

Interviews held with stakeholders found:

— There is a lack of affordable health services in the area, access to services and building connections could be considered in planning for housing renewal at Explorer Street

— Social housing residents often experience challenges accessing technology, community service provision could be a method for improving digital and technological literacy among the residents

— Community facilities could also provide an intermediary between elderly and disabled residents accessing services.

— Establishing a community facility or space at the Explorer Street site potentially operated by a Community Housing Provider would likely provide good access to residents

— Small, neighbourhood-scale open spaces work well, particularly for women who may feel safer in this kind of space.

Constraints

— The site is adjacent to a major rail corridor which limits accessibility to facilities and services north and west of the site.

— Redfern is an established inner-city suburb, and the provision of new spaces for community use (open space and community infrastructure) is constrained by land costs as well as limitation of vacant or accessible land.

Opportunities

— Providing open and community spaces on-site could lessen demand from the development on the existing network of community facilities and open space

— The site incorporates a significant amount of open space that will respond to the future quantitative demands of the development. This should be embellished to provide quality spaces that respond to future needs. This is discussed further in Section 8.

— Community space on-site could be utilised for the sessional provision of outreach services including health and community support services

— On-site outreach space to be used for Department of Communities and Justice and other service providers present opportunities for place-based pop up clinics. Accessibility for these services (i.e. vans/equipment) would need to be considered in planning

— In addition, or alternatively, enhancement to existing or future community facilities in close proximity to the site could be considered, to accommodate demand generated by the future population such as Alexandria Town Hall, Cliff Noble Community Centre, Redfern Town Hall and specific Aboriginal community. Milkcrate Theatre operate out of Alexandria Town Hall and have carried out a number of projects with Waterloo residents. There will also be new facilities provided in Waterloo.

— A variety of support services exist and already provide a support network that existing residents may be part of such as PACT (community theatre) and the local scout hall.

— Creating networks with proposed services such as the Health One health facility at Waterloo could provide further access to health services for residents at Explorer Street

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- — Walkability – a walkable network already exists to major and local retail, open and community spaces as well as to public transport connections, though improved wayfinding, refuge points and activation of place may increase pedestrian usage
- — The PCYC South Sydney is a key hub to facilitate social cohesion and community-led outcomes in line with the City of Sydney, Area South existing programs and matched grants program.

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7 Social impact assessment

This section identifies and assesses the potential social impacts of the proposed redevelopment on the groups who might be directly or indirectly affected.

Scoping

A preliminary scoping of impacts identified likely impacts using the above categories. A summary of impacts identified through this process is provided in Appendix F.

Following the scoping process, findings from other research, engagement, study outcomes conducted by other technical specialists and the social baseline were used to refine the identification of impacts and understand their significance.

Assessment of significance

Following impact identification, each social impact was evaluated to understand its significance without mitigation or enhancement.

This considers both the likelihood of an impact occurring and its potential magnitude (characterised by the extent, duration, severity/scale, sensitivity and level of concern of each impact), as shown by the social impact assessment matrix in the below table.

Table 7.1   Social impact significance assessment tool

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

Source: DPE 2023, SIA Guideline and Technical Supplement

Mitigation and enhancement measures and monitoring

Following identification and assessment of impacts, mitigation and enhancement measures were developed for each impact to enhance positive impacts or reduce negative impacts. Monitoring measures were also identified.

Considering proposed enhancement and mitigation measures, each social impact was then reassessed to determine the 'residual' social risk, post-mitigation or enhancement.

It is important to note that DPE is responsible for preparing the rezoning package. However, following the completion of the rezoning process, other stakeholders (e.g. government agencies, housing providers) will be responsible for the development of the site, including construction, and will manage the relocation process. The proposed mitigation, enhancement, and monitoring measures include those that are relevant for planning/design stages, as well as those which are relevant for later phases. The SIA Guideline recognises that some mitigation or enhancement measures may require action by or collaboration with other separate entities. This SIA has therefore identified measures that DPE can implement, and others that will require collaboration with other stakeholders.

A detailed assessment of social impact ratings is provided in Appendix G. Measures are described in Section 7 and summarised in Section 8 along with residual ratings and monitoring measures.

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7.1 Way of life

How people live, how they get around, how they work, how they play, and how they interact each day

7.1.1 Pre-construction – construction

7.1.1.1 Some existing residents will experience temporary relocation prior to returning to the site creating significant change in their lives

Prior to construction, residents will all need to be relocated in order to vacate the site. Some will experience a temporary relocation should they wish to come back to the site, and therefore experience at least two relocation processes i.e. one temporary relocation to vacate the site, and one relocation to return to the site following completion of construction. At this stage of the planning process, there is no information about the duration of construction, staging or how long residents will be relocated for.

It was noted in Section 2 that there is a right of return as per DCJ's Relocation Policy. It is not possible at this stage to know how many of the residents will wish to return and will be subject to these two relocation processes. The prospect of returning to the property was a significant aspect discussed both consultation periods.

While it may be a benefit to return to a well known area, returning to a different form of dwelling (i.e. apartment) in a different area with different neighbours is creating anxieties, potentially associated with fear of change, of fear of the unknown (apartment-living for example). 'What will the design look like?', 'will I have a car space?', 'will I have a balcony?', are all legitimate questions that should be answered as early as possible. Apartment living seems to be a concern for many residents, for example in relation to the size of apartments, ventilation, sensitivity to height or wifi. This change might be all the more intense for people who have spent a long time at the estate, and those attached to their place, having spent effort in maintaining their property, as identified during engagement.

Each tenant has different needs and expectations that should be explored on a case by case basis. Relocation officers need to be aware of complexity and diversity of needs to ensure households can be matched with an appropriate property and location. Some stakeholders mentioned that genuine attempts to address needs will be recognised by tenants and appreciated.

It is therefore possible that some residents will prefer to return to the site and experience two relocation processes, with associated fears and anxieties. This relocation will create significant change in residents' lives, with associated uncertainties and anxieties.

It was also mentioned during engagement that some tenants look forward to relocating from their current dwelling, so this impact cannot be assumed to be negative for all tenants.

Some of the existing residents will therefore experience temporary relocation prior to returning to the site creating significant change in their lives, which may be a positive experience for some (resulting in a medium benefit), and a negative experience for some others (resulting in a high negative impact).

Recommended measures:

1   Collaborate with authority(ies) responsible for relocation to ensure that:

    a   A relocation advisory team is appointed with the aim to have the same officer support each tenant to create a relationship (i.e. designated officer) and a trusted, reliable source of information

    b   A robust case by case analysis of needs is conducted so residents are relocated to a property that matches their needs

    c   Residents should continue to be offered a right of return,

    d   For all residents, and particularly for those who wish to return, or for those that are not sure, inform of design details as they become available and timing of moves

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e   Tenants can be involved in the relocation process if requested (e.g. real estate searches)

f   Face to face communication is used where possible, including street meetings and home visits.

g   Tenants are assisted through installation e.g. as part of the moving process, with expenses, packing and on moving day/during installation; introductions to relevant services and networks in the new area.

2   Collaborate with authority(ies) responsible for relocation to ensure that:

a   Tenants continue to be supported after relocation, to ensure they are settling in.

7.1.1.2   Some existing residents may prefer not to return and benefit from permanent relocation

The University of Melbourne's evaluation[7] of the public housing renewal of the Kensington estate in Melbourne found that only 20% of previous public housing households that lived at the site had returned to the estate within one year of the completion of the redevelopment. Other research conducted in Minto[8] identified that approximately one third of people who had been relocated from Sarah Precinct had chosen to live in Minto, and 70% preferred to remain in the same LGA.

As also described during 2020 and 2023 engagement, relocation from the Eveleigh site may become, for some, a permanent relocation. Several stakeholders expressed the view that it would be unlikely that many residents will want to return once they have been settled in a new home for several years, and some residents did describe this as their preference, to avoid having to move again. It was mentioned that, typically, only a small number of tenants return to the redeveloped properties, and that most decide to stay in their relocation properties. As it is a long process, usually over many years, it was described that residents establish new connections and settle in the relocation property, and often prefer it. It is therefore difficult to assess the likelihood of existing residents returning to the property.

Some residents do not necessarily place a lot of weight on returning to their property, as it was indicated during engagement that people know that the future site is a long time away, and want to know about their immediate life and choices.

While many residents expressed that they would want to stay in the same area, it also should not be assumed that this is everyone's preference, and other tenants may have different expectations. For example, housing type may be a more important consideration for some instead of location.

It is therefore possible that some residents may prefer not to return and benefit from permanent relocation, resulting in a medium benefit.

Recommended measures:

3   In In addition to measure 1, collaborate with authority(ies) responsible for relocation to ensure that:

> The redevelopment of Pemulwuy includes affordable housing for 62 Aboriginal and Torres Strait Islander families. Relocation started in 2011 and the development was completed at the end of 2020. During this time, people have settled elsewhere, and not all want to come back. A case by case approach to relocation is essential.

a   Permanent relocation is considered if expressed as a preference, with opportunity to relocate within the existing area, so tenants can continue to access existing services, supports and networks

b   Robust case by case analysis of needs is conducted to maximise the likelihood of one successful relocation and transition.

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[7]   Kate Shaw et al., Evaluation of the Kensington redevelopment and place management models: Final Report, The University of Melbourne, January 2013

[8]   Minto Resident Action Group, Leaving Minto: a study of the social and economic impacts of the redevelopment of Minto public housing estate, 2005

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7.1.1.3 Some existing residents will experience temporary relocation and not return to the site

Some other tenants may experience at least two relocation processes, i.e. one temporary relocation to vacate the site, and one relocation to relocate to another site.

Some stakeholders noted that other estates that households could be moved to (such as Erskineville) could be redeveloped in the future, meaning residents would have to move again. For some residents, it also was identified that living at the Eveleigh site was in itself a temporary process, having recently been relocated from the Millers Point site. This is discussed in the cumulative impacts section (Section 8.3).

It is possible that relocation processes occur more than once, resulting in renewed anxieties each time for tenants and need to adapt to a new environment each time. This will result in a high negative impact.

Recommended measures:

4   In addition to measure 1, collaborate with authority(ies) responsible for relocation to ensure that:

    a   Relocating to a development that may be redeveloped in the future is avoided. These possibilities and their implications should be discussed transparently with each household.

7.1.1.4 The proposal may indirectly affect other social housing tenants on waiting lists by increasing wait times

Community organisations and tenants raised concerns about other social housing projects in the area such as Waterloo and associated impacts on people currently on waiting lists, as their waiting period increases with priorities given to tenants needing relocation. However the Waterloo site is in a different allocation zone and therefore there are no anticipated cumulative impacts. There are however other projects being conducted in the CS3 allocation zone where the site is located.

Social housing redevelopments are a priority for the government, which has an adverse indirect effect on existing people on the waiting list in the given area, whose 'turn' moves down the waiting list even though they may be in high housing need. These people may be homeless, involve children, or people experiencing abuse or domestic violence. The list has also continued to grow in the last few years. This is a significant impact that should be considered and addressed. It should be noted that the long-term and overall impact of social housing redevelopment is to provide more and better social housing which will help to alleviate the length of waiting lists. This is discussed further in 7.3.2.1.

In 2020, engagement with government agencies identified that the process seeks to encourage current tenants to be relocated to move to other suburbs, in order to accommodate those who currently are on waiting lists. While this supports people in need of social housing, which is positive, this may also result in tenants relocated too far from existing networks. In 2023 it was confirmed by government agencies that 'in theory', the development should not have an impact on waitlists. It was described that tenants would not be added 'at the top of the list', therefore not 'taking the place' of those on a priority list.

There will be impacts on people currently on waiting lists in the same allocation zone, who will likely have a longer wait, due to the priority given to existing residents needing relocation. This will result in a high negative and cumulative impact.

Recommended measures:

5   Work with other relevant government authorities to:

    a   Reduce the number of renewal projects that occur in one same geographical area/allocation zone in order to minimise effects on wait lists.

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7.1.2 Operations – when the development is built

7.1.2.1 It is uncertain if the future dwelling and bedroom mix will support right of return

As previously noted, there is a right of return as per DCJ policies. However, even when it is a preference to return, returning to the property may not be a possibility for some households, depending on the future dwelling type and bedroom mix. As described by some stakeholders, the existing dwellings (3-4 bedroom town houses with a carport) are very unusual in the inner city.

During engagement, a concern often raised by existing residents was the ability of future dwellings to respond to their needs. While it was recognised that new dwellings will likely be built to modern standards, it was noted that the number of bedrooms provided in dwellings will potentially be reduced. Out of the proposed 394 units, the following preliminary bedroom mix is proposed: 129 one-bedroom (33%), 192 two-bedroom (49%) and 72 three-bedroom (18%). It is unclear what the bedroom mix by tenure will be.

It is noted that one and two-bedroom units may respond to current and future private market population characteristics. However current and future residents' ability to access the social dwelling component of the proposed redevelopment is impacted not only by the number of dwellings, but how the design of these dwellings will suit their needs. While the provision of one and two-bedroom apartments may better suit the needs of the growing demand from lone person or couple households, it also has the potential to exclude families with children, regardless of tenure.

Governments and developers are looking to ensure that apartment developments cater for families and other large household groups.[9] For example, Auckland's *Design Manual* states that 'A mix of apartment types, sizes and tenures within a development provides greater housing choice for a more diverse range of households.'[10] At this stage a mix of one, two and three-bedroom units is proposed.

There is an existing degree of housing mismatch on the site, as described in the baseline and as reinforced during engagement. Engagement identified that some of the dwellings have too many or too few bedrooms. While the data made available by LAHC shows a level of underoccupancy, with small households/families living in large properties, the engagement also identified that some temporary/ transient populations could also represent some forms of overoccupancy not reported in official data.

This could mean the 'right to return' is not going to be available to all.

It was also mentioned in SIA engagement that many residents may choose, now or later, to not return to the site. There is a long waitlist in the local allocation zone of 1,203 households awaiting a dwelling, including 351[11] of these on a priority waitlist due to homelessness or domestic violence. The size of these households is unknown. Waiting times are shorter (5 to 10 years) for studio and one-bedroom properties, compared to larger dwellings (10+ years)[11]. There likely needs to be a range of dwelling types and sizes that can accommodate the needs of existing residents if they wish to return, and the needs of those on the waitlist.

Finally, as noted during SIA engagement there is demand for units for women escaping domestic violence, with additional provision of mental health and domestic violence specific supports. Needs are often for one or two-bedroom apartments rather than studios. This should be provided in the future dwelling mix. There may also be additional design or dwelling features that could support these situations that should be explored during interview processes for allocation of dwellings.

It is therefore uncertain whether the future dwelling and bedroom mix will support right of return for existing residents, resulting in a high negative impact. However it is also possible that it addresses the needs of households on existing waitlists., resulting in a high benefit.

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[9]   The Daily Telegraph, Families priced out of homes and into units push for bigger apartments, 6 May 2018
[10]   Auckland Design Manual, Apartment Mix and Designing for Families,
[11]   Department of Communities and Justice

There were concerns in engagement that large families, particularly large Aboriginal families, would not be adequately accommodated in the new development if dwellings do not provide sufficient numbers of bedrooms. Some tenants are very conscious and aware of the fact that they will not be able to return if future dwellings do not provide the right number of bedrooms. Specifically, depending on the future mix, it is possible that Indigenous households specifically will not be able to return to their property, resulting in a high negative impact.

DPE has advised that the indicative plans that support the rezoning have been informed by LAHC's tenant waiting lists. Should the tenure mix need to be updated, this can be considered at detailed design stages. It is also noted that the draft *Explorer Street Design Guide* (DPE, 2023) identifies a mix of dwellings with various ranges to apply for each dwelling size, which may support future diversity. However this should be finalised as part of the development application process.

Recommended measures:

6 Bedroom mix to be finalised as part of future development application with:

    a A diversified stock that responds to the requirements of existing households (to support right of return) and households on current social housing waitlists. This likely includes a mix of studio, one- and two-bedroom apartments but should also include some dwellings with three bedrooms or more for larger households.

    b Specific dwelling design suited to Indigenous residents with specific needs, for example additional bedrooms and larger or multiple living areas to house transient family visitors and large group households

    c Consideration of cases of domestic violence in current waitlists

    d Flexible design will enable the dwelling stock to remain highly useable in the future to adapt to new needs. This will support larger households when required. This can be applied to all types of tenures but will be particularly important for social housing tenants to remain well suited to needs of households on waiting lists.

    e Flexible tenures may be possible between social and affordable units.

7.1.2.2 Contemporary housing stock may better support residents' needs including tenants' specific needs

New dwellings built to contemporary standards will likely be a positive improvement for many future residents, as recognised by some during the engagement process. However, as noted in the baseline, residents are currently housed in townhouses, with spare bedrooms, their own private open space and direct access to car parking, and may find it challenging to adapt to smaller, albeit more modern, apartment living.

The current housing stock at Explorer Street is not meeting the accessibility needs of households with aged residents or residents with a disability. Issues noted during engagement include the presence of stairs. At present, home modifications are retrofitted and residents are often subject to waiting lists for these.

Based on the *Design Report* (WMK, 2023) and *Design Guide* (DPE, 2023), up to 15% of future units will be adaptable, meaning they will be able to accommodate those with mobility or disability needs. These future dwellings will likely support ageing in place for existing residents (should they return to the site) as well as future ones, noting that most existing tenants (main tenants) who live on the site are aged 50 or over, with a third aged 60-69. Therefore well-designed and accessible dwellings and buildings will be essential should they return to the site. The risk of poor asset match is of heightened relevance for social housing residents because their vulnerabilities constrain their ability to access better designed, constructed and managed properties in the way that market residents can. While designing universal access does have construction cost implications, it is a more effective and efficient solution than retrofitting existing properties to enable greater accessibility. This need not be a solution for social housing units only. It is noted that at this point, the proposed provision of adaptable units does not match the provision of social housing units (likely approximately 30%), and it is unknown which tenure types will benefit from these features.

It will be important to ensure that future dwellings, and more particularly (but not necessarily only) social housing dwellings, are designed in a flexible and adaptable manner, following universal design methods, particularly given social

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housing tenants are likely to include older people and people with disabilities or special needs[12]. This includes, as described during SIA engagement, adequate kitchen or bathroom designs, for example with accessible showers; windows that allow people in wheelchairs to access views; or designs that consider companion animals. This is also important to consider for the overall development site, including access points, hallways, lifts in every building, communal areas and all other elements of the development, that should be accessible to all future residents, as well as visitors and potential carers. DPE has advised that all development will be built to Australian Standards and will be subject to Design Excellence.

In addition, the reconfiguration of the area into residential buildings will impact on the levels of private open space which will likely considerably affect existing residents upon their return, should they return to the site. Current private open space will be replaced by balconies, foyers, communal open spaces. It is expected that the future development will address relevant guidelines in relation to private open spaces and balconies, and it is recommended that designs be generous in this regard. However it is unlikely that they will provide similar levels of private open space.

It was also noted during engagement that current garages and carports currently have different purposes, not only car parking e.g. storage. This additional useable space will not be available in the future development and adequate storage solutions should be considered.

Existing residents who return will need to adapt from a low to medium to higher density living environment, and from townhouse to apartment living. This may be difficult for some, and not for others.

Future dwellings will provide contemporary social housing stock that will meet best-practice building codes, in contrast to the existing terraces. Future dwellings will likely support accessibility for all abilities and ageing in place with more modern features. This will be a significant change for those who return. It is not known if this will be a significant change for other new residents. Overall this is likely to be a medium benefit.

Recommended measures:

7   Design apartments to be accessible for prams and wheelchairs

8   Ensure a high proportion of adaptable units are provided in the future development to support diverse needs of residents including social housing tenants.

9   Consider increasing the provision of adaptable units.

10   Include clauses in Design Guide to provide generously sized private balconies with screening for privacy, at least consistent with, but consider beyond, Apartment Design Guide standards.

11   As identified during engagement, design features across tenures to support liveability such as north facing for solar access, storage (within unit and/or storage cage), wide and safe hallway design, soundproofing, ventilation, technology access/wifi – in line with Apartment Design Guide.

7.1.2.3   Future residents will benefit from a range of communal open spaces potentially supporting social mix, social interaction and recreation

There are a range of positive social outcomes that can be associated with an increased quantity of communal outdoor spaces, of increased quality, as these are likely to encourage social interactions and informal gatherings, as well as play and exercise, all linked with health and wellbeing benefits.

As identified in recent AHURI research[13], there is much room for further innovation in both the design and management of high-density buildings to improve quality of life for residents, including designing more useful shared spaces and

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[12] Housing Strategy for NSW Discussion Paper

[13] Easthope, H., Crommelin, L., Troy, L., Davison, G., Nethercote, M., Foster, S., van den Nouwelant, R., Kleeman, A., Randolph, B., and Horne, R. (2020) Improving outcomes for apartment residents and neighbourhoods, AHURI Final Report 329, Australian Housing and Urban Research Institute Limited, Melbourne, http://www.ahuri.edu.au/research/finalreports/329, doi: 10.18408/ahuri-7120701

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clarifying shared responsibilities. While lower-income residents often live in buildings with few shared spaces, the shared facilities in higher-end buildings are often underutilised.

Engagement in 2020 had identified that social mix between social and private residents can occur where there are shared spaces. However, there can be a reluctance among social housing residents to use a space once if it appears that the dominant users are private residents.

Design and landscape plans show a series of proposed communal open spaces around future buildings. This will provide spaces for recreation and interaction for residents use only.

Future residents will benefit from a range of communal open spaces supporting social interaction and recreation, resulting in a high benefit. However, the proposed landscape plans (Urbis, 2023) identify communal areas with proposed private paths. It seems that paths do not connect all lots on the site i.e. people living in Block A will not be able to access communal spaces in Block B. The tenure mix allocation within buildings is unknown at this stage but it is therefore possible that this design does not support interaction between social and private residents in the future, affecting social mix and quality of life for social housing tenants, resulting in a medium negative impact.

Recommended measures:

12 Include clauses in design guide to:

   a   Ensure all communal areas are connected to maximise social mix inter-tenure

   b   Design communal areas in development application in a flexible manner that can accommodate changes when future residents have moved in. Co-design detailed use and design of communal areas with future residents e.g. landscape, furniture, art, amenities to maximise ownership and use

   c   Ensure the maintenance of communal spaces as well as the overall physical space, (including buildings, entrance points), are well managed with similar maintenance levels for all tenures

   d   Activate communal areas with programs and activities for all residents.

7.2 Community

Composition, cohesion, character, how the community functions, resilience, and people's sense of place

7.2.1 Pre-construction – construction

7.2.1.1 Existing intra-site social networks and attachment to place disappear through temporary or permanent relocation

As discussed in the baseline, some residents have been tenants on the site for many years, with the majority for at least 10 years and nearly 40% for more than 20 years, and are likely to have built social networks and a local lifestyle that will be impacted by relocation. This sense of community will be impacted, either on a short to medium term basis if tenants return, or on a long term basis if tenants do not return. This represents a potential loss of social capital for some, or opportunities to establish new networks for others (Crawford and Sainsbury, 2017), or leave an area where some might be unsatisfied, as reported during engagement.

The engagement process confirmed the existing sense of community within the Eveleigh site and among residents and trust between neighbours, with concerns that this will disappear if people are moved across different locations.

> `The neighbours in the area are kind – there is a strong sense of community. I am often assisted with English by my neighbours. One of my neighbours drove me to the engagement session today"

> "Trust in our neighbours and knowing everyone is something of real value that residents don't want to lose". - Existing resident

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Depending on the location of relocation, it is possible that existing intra-site social networks and attachment to place disappear through temporary or permanent relocation, resulting in a high negative impact.

Literature suggests that relocating groups of residents together may act to preserve community cohesion and increase resident satisfaction, when strong social networks are in place (Arthurson, 2002). It was confirmed by DJC that these social networks are also considered during the relocation process, but cannot always be achieved.

Recommended measures:

13 Collaborate with authority(ies) responsible for relocation to ensure that:

    a Existing social networks between residents are an important part of the relocation/needs assessment process to enable group relocation where preferred

    b Residents are advised of locations where friends are moved (if desired) so relationships can be maintained.

7.2.1.2 Existing external social networks may disappear through relocation

Beyond internal connections, external relationships with neighbours and people outside the site are also a crucial consideration, and would be temporarily or permanently affected. Interrelationships with areas surrounding the site cannot be relocated with a tenant. The engagement process identified a resident who is a carer for a friend living nearby, and relocation will likely affect this relationship, with impacts on both persons. Children who are going to school, tenants who access services, will also see these networks disappear either temporarily before returning, or permanently. This is dependent on the location of the relocation – there may be sites that enable people to continue to access the same school or services.

Previous focus group research[14] conducted with social housing tenants confirmed that renewal has damaging and disruptive impacts, including the impact on tenants of the loss of their familiar community and the friendship, social and support networks in the community.

Depending on the location of relocation, existing external social networks may therefore disappear temporarily for those residents who will return to the site, resulting in a high negative impact. They may disappear permanently for those who do not return to the site, or who do not require access to similar services upon their return.

Recommended measures:

14 Collaborate with authority(ies) responsible for relocation to ensure that:

    a Residents are not relocated outside the specific catchments or zones operated by the essential services they use

    b Residents are introduced to new networks and provided support services.

7.2.2 Operations – when the development is built

7.2.2.1 There may be stigma against social housing residents and a lack of interaction between future social and private residents

It is unclear at this point what the exact future tenure mix will be, although it has been indicated that a 30/20/60 model of social, affordable and private housing may be implemented. This mix of tenure has been accommodated in the reference design to inform the rezoning capacity. Future and final tenure mix will be subject to detailed design and LAHC's input into the tender stages of the development.

This current mix means that social housing residents, currently making up 100% of tenants, will be a minority (up to 30%) of tenants after the redevelopment. The change in dwelling type and living environment, as well as the change in tenure mix, have the potential to affect social housing residents' capacity to adapt to the redeveloped environment. These
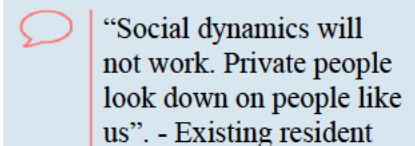
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[14] A Compact for Renewal: What Tenants want from Renewal, Shelter NSW, Tenants' Union of NSW and City Futures Research Centre UNSW, 2017.

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possibilities highlight the importance of community development and other tenant participation and support initiatives to encourage resident interaction and engagement. Some stakeholders noted the benefits of mixed tenure communities is that social housing is retained and the stigma may be improved. Some supported the proposal as a way to avoid an over concentration of disadvantage and to manage antisocial behaviour and crime.

Community housing stakeholders expressed the view that 'salt and peppering' social housing throughout different buildings does not work from an operational/management perspective. This is largely due to the high costs of strata fees as well as the lack of control community housing providers have to implement their policies as a minority member of a strata committee.

Some residents were concerned about persisting stigma and potential tensions between private and social housing residents living in the same building. Some were also concerned about potential issues and conflicts with private tenants.

> "Social dynamics will not work. Private people look down on people like us". - Existing resident

Some stakeholders thought there would be limited mixing unless there are shared facilities and outdoor spaces on-site, or other points of communalities such as children going to the same school. As previously mentioned, there is a risk that the design of communal spaces does not support social mix. Public open spaces, including the public play space will provide an opportunity for socially mixed interaction. Play spaces (as well as schools) have been shown to bring families together, regardless of tenure type.[15]

Others were more concerned about 'in building clustering' from a management perspective. Residents currently have a single contact for maintenance purposes in their dwelling or within the property, and it is unclear for somehow this system would be managed in a mixed tenure building.

Research from the Joseph Rowntree Foundation on social mix in the UK[16] found that well managed, mixed tenure communities have the potential to facilitate social interaction between residents. However, crucially there is no one size fits all approach that can be applied to social housing renewal. Overall there is little consensus around the effectiveness of mixed tenure housing within smaller scale housing estates. Positive outcomes for community cohesion are more likely to result from larger scale social mix within a neighbourhood and is more likely to occur in the long term.

In addition, people increasingly rely on external connections with family and friends from other settings for support. As such, focus should also be directed at ensuring easy access to transport connections and supporting visitation from other neighbourhoods.

A 2017 review of literature on multi-tenure development commissioned by Community Housing Industry Association NSW (CHIA NSW) identified the following features of best practice: Physical indistinguishability of the open market and affordable dwellings; excellence in design and construction that considers the needs of relevant target groups as well as lifetime costs of maintenance and management; mix of dwelling typologies and sizes to encourage a mix of income groups and family types for a more robust, stable and sustainable community; early and ongoing engagement of relevant target groups and stakeholders; and the importance of high quality, attractive shared open space and public domain that is well maintained including through clear agreements between bodies responsible for its maintenance.

At a broad site level, actual social mix does not just rely on which design option is used for tenure mix. Integrating the future communities within the broader area, and promoting integration on-site between the various future resident groups (different tenure groups and potentially cultural groups) goes beyond the design of the development and tenure mix (AHURI, 2008), and implementing the strategies detailed above should be explored. On-site place management was also found to make a positive contribution to mixed tenure development, especially where there is a large component of social housing or tenants otherwise considered vulnerable.

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[15] Judith Stubbs and Associates, Best Practice in Multi-Tenure Development: Summary Report, July 2017

[16] Nick Bailey and Tony Manzi, Developing and sustaining mixed tenure housing developments, Round-up: reviewing the evidence, Joseph Rowntree Foundation, September 2008

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It is therefore possible that there will continue to be stigma against social housing residents and a lack of interaction between future social and private residents, resulting in a medium negative impact.

Recommended measures:

15 Include clauses in Design Guide and design to maximise opportunities for social interactions:

   a Well-designed, welcoming and well-maintained shared open space areas, and shared community facilities

   b Providing for casual interaction at the 'street level' e.g. through the creation of shared entranceways, pathways and streets, parking, large foyers and halls with seating

   c Ensuring that there are no active physical barriers to social contact such as exclusive, walled areas (avoiding exclusionary' design or 'fortressing' elements, even if total integration is not desired or cannot be achieved)

   d Indistinguishable design: housing across tenures should all look the same

   e In hallways and near unit entrances provide seats in common areas near the door to encourage informal interaction.

   f Ensuring that social and private residents can cross paths, and interact, with shared entry points, car parking spaces, communal shared spaces including open spaces and children play areas

   g Creating an environment that supports walkability and cycleability, which further encourages informal and casual interaction.

   h Adequate CPTED treatments are required to prevent anti-social behaviours, within the development as well as public access points.

16 Include clause in Design Guide to ensure that:

   a There are similar levels of management and maintenance across all areas of the development including across tenures, and in all communal spaces and public spaces, to ensure a safe environment at all times.

17 Work with future developer/housing provider to ensure that:

   a Responsive systems of management are established early to maintain the vision of social mix and to resolve any tensions which may arise between different sections of the community

   b Engagement and participation forums are established such as Community Reference Groups or Residents' Association that includes representatives from a wide range of residents

   c Community cohesion activities and programs across tenures are provided on-site or close-by community space, including welcome / introductions events

   d Establish a walking group or shared cycle/drive group to the local school with children from all tenures.

7.3   Accessibility

How people access and use infrastructure, services and facilities, whether provided by a public, private, or not-for-profit organisation

7.3.1   Pre-construction – construction

7.3.1.1   Once relocated, existing tenants may need to modify which services they access

Engagements identified that, with many residents being aged 60 or over, a number of them will want to be relocated in the South Eveleigh area, to continue to use existing services particularly medical services. This was confirmed during the engagement process. Some residents are used to go to the Vietnamese doctors in Marrickville, and if there was a move it would be important that these kinds of services are accessible. It was identified by some stakeholders that services, and in particular medical services, have a catchment. This includes support services, for example a not for profit will send drivers to assist residents in a particular catchment to access a service.

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With relocation, it is possible that some residents will not be able to continue to access existing services. The social aspect of medical relationships is important to consider, with some residents describing their specialist as persons of trust, providing mental health support.

Others also mentioned the existing schools or universities that their children attend which may be affected by relocation.

It is possible that existing tenants will need to change the services they currently access, resulting in a medium to high negative impact.

Recommended measures:

18 Collaborate with authority(ies) responsible for relocation to ensure that:

    a   A human services plan for tenants is developed that considers existing and likely future health needs based on specialised assessments, needs for supports (e.g. immediately prior to relocation, required during relocation or after)

    b   Relocation is prioritised in areas that allows residents to continue to use the same services

    c   A health check of residents is conducted as part of the evaluation of needs (see measure 1.b) above) early in the relocation process, to allow a detailed assessment of needs for supports and services.

19 Support the cost of any new membership due to relocation to a new facility (e.g. school uniform, any joining fees)

    a   This matter will be considered by LAHC in future stages.

7.3.2 Operations – when the development is built

7.3.2.1 Increased quantity of housing and social housing stock addressing growing demand in the LGA and beyond

Housing affordability is a key priority and concern in New South Wales. The Australian Housing and Research Institute (2017) found that "it is an inescapable conclusion that a housing policy priority for Australia is to increase the supply of social housing for the most disadvantaged and affordable housing for low-income households''. The proposal will provide a total of 394 units. It is unknown at this stage how many of these will be social housing units.

As discussed in the social baseline, the City of Sydney is facing a shortage of social housing, in terms of quantity, with the existing social housing stock also being older, not fit for purpose nor built to contemporary standards. In addition to the evident benefit of increasing the number of social housing dwellings, another outcome associated with this is the likely impact of reducing homelessness (Prentice and Scutella, 2019), perhaps more particularly in the allocation zone.

Providing a total of approximately 103 social housing dwellings in Eveleigh will respond to increasing demands for social housing built to contemporary standard in the inner-city, in an area with good public transport access. It doubles the current provision of social housing on the site.

The inclusion of affordable housing will also enable direct options to transition out of social housing. This transition would provide 'pathways to independence' for residents. Elger Street, Glebe, is an existing example of a split between 50% market housing, 30% social and 20% affordable. In August 2023, the State Government also announced that the proportion of social and affordable housing in Waterloo South would increase to 50% as opposed to 34% originally.

During engagement, stakeholders expressed the view that increasing social housing was a positive outcome and that the location was suitable (close to transport and services). Some also questioned why the proportion of social housing was only 30%. Residents also thought it was important to preserve social housing stock. The original absence of affordable housing and Aboriginal-specific housing within the proposal was however raised as a missed opportunity. Recent AHURI research[17] also identified an undersupply of affordable housing in parallel with the current undersupply of social housing. While social mix is an important and complex issue, increasing the supply of both social and affordable housing

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[17] Australian Housing and Urban Research Institute, <u>Public housing renewal and social mix</u>, August 2020

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should continue to be a priority for all levels of government. Since the beginning of this rezoning process, affordable housing has now been included in the Design guide, with a minimum of 20% affordable housing to be provided on-site.

The availability of new housing stock in a central location will benefit the regional population as a whole, resulting in a medium benefit. New social and affordable housing stock will benefit those who are currently in need of social or affordable housing, including both those who may return to the development post construction, and those on current waitlists. This will result in a high benefit.

Recommended measures:

20 Consider increasing the provision of social and/or affordable housing to meet needs of current residents and those on existing waitlists.

7.3.2.2 Future residents will have access to social infrastructure but there may be pressures on health services

All future residents will require access to social infrastructure and retail facilities. Recent AHURI research[18] highlights the central importance of public infrastructure for lower-income residents—especially open space, libraries and community centres. Support for 'soft' infrastructure, like community engagement programs and community-led activities, was also important.

Engagement identified concerns regarding possible pressures on existing social infrastructure.

As described in the baseline (Section 4) and social infrastructure assessment (Section 6):

— There is sufficient provision of child care both in terms of quantity and quality, with a reasonable number of places currently within the development pipeline

— There are four community facilities (centres or halls) within 800 metres of the site

— There is a lack of affordable health services, and access to disability and aged care services

Overall SIA engagement in 2020 and 2023 identified that services are well used in the area but that generally existing social infrastructure meets the needs of the local community. There will also be new community facilities provided in the Waterloo area.

It is anticipated that child care and school demands will be able to be absorbed by existing facilities. The site is within the catchment of the K-12 Alexandria Park Community School.

The development will not create significant demand for new spaces and effects on the local community should not be significant. However analysis showed there is limited access to affordable retail (the new Food Hall IGA at ATP is acknowledged but affordability is unknown) and libraries, as well as medical services with a low provision of affordable and bulk billed health services locally.

In addition, beyond housing, social housing tenants will need a range of support services to assist them in the transition back to the new community but also, over the medium to longer term, support their wellbeing and pathway to independence.

Social housing tenancy is associated with poorer health outcomes, with delayed childhood development, inadequate nutrition and increased rates of injury, infectious diseases, chronic illness and mental health disorders; lower educational attainment and high unemployment, poverty and welfare dependence, as well as higher rates of crime, violence and antisocial behaviour (Crawford and Sainsbury, 2017). It is therefore important to ensure that adequate levels of support are provided in the local area. The *Compact for Renewal* research (Shelter NSW, Tenants' Union of NSW, and City Futures UNSW, 2017) identified a need for:

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[18] Ibid.

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- A comprehensive range of practical, emotional and professional support services to be available to assist tenants to manage change, community dislocation and the adverse impacts of renewal

- Resources for social and community services to meet increased demand

- Recognition of the value of trusted local and community organisations who provide community-based practical and emotional assistance.

The proposal will create a new community in a location that is close to social infrastructure, resulting in a high benefit, with some pressures on health services. There would be value in providing a space where health providers can conduct consultations.

The proposed design incorporates a space (size unknown) described as a retail space in the draft Design Guide, which has been described as able to support future neighbourhood uses (e.g. community space, health uses). There was mixed feedback received during 2020 and 2023 engagement regarding the benefit of an on-site community space. It was recommended by some to make the most of existing spaces in the community. Overall the provision of a space that is suitable for interviews and counselling for social housing tenants, and for the broader resident community, is likely a positive feature, if it is activated in the long term and does not result in an unused space. Some identified the need for a community space where health providers can offer services, particularly for vulnerable groups such as non-English speaking residents. Stakeholders emphasised the need for designated spaces where social housing tenants can feel comfortable.

The provision of a space that can support community uses and accommodate outreach services will result in a high benefit for future residents, with the following recommendations.

Recommended measures:

21 Consider the provision of a space of approximately 100 sqm to enable activities and functions to occur, and allow service providers e.g. health to consult, creche/child care, fitness, and/or office space. This needs to be in a visible, convenient location and ideally connect with an open space and/or retail/café space. This space should be accessible across tenures. A public use e.g. café would create further activation. It should be designed with appropriate amenities and noise insulation, in a flexible manner to revert this space to a dwelling if the space is not well used. This space needs to be well maintained on an ongoing basis to ensure it remains a welcoming and fit for purpose space. Provision of such a space would require commitment from a housing provider or other organisation for ongoing funding and maintenance.

22 If there is no provision of on-site space, there will be a need to make off-site contributions, noting the presence of existing community facilities within 800m of the site.

23 Contribute to off-site contribution for provision of library floorspace and other community facilities in accordance with City of Sydney Development Contributions Plan 2016.

24 In collaboration with authority(ies) responsible for relocation, identify needs for supports as soon as possible (before the formal relocation process starts) and provide solutions, possibly in partnership with external providers, to accompany residents before, during and after the relocation process.

25 Involve residents in the future design and delivery of community events and programs.

7.3.2.3   Future residents and local residents will continue to have access to embellished public open spaces

The baseline identified that the site is within proximity to passive and active open spaces, with gaps in courts and indoor recreation in the area, noting an opportunity to provide courts in the area. There is notably significant open space provided within the site that will be retained with the proposal.

While there will be additional demands for open space and recreation, the baseline identified that the usability of the South Rotary Park could be improved and this will be able to address future increase in demand. There are gaps in courts and indoor recreation in the area that could be addressed within the site, particularly courts, and via off-site contributions.

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The baseline also identified accessibility constraints across the park which will be addressed via DDA compliant paths as shown in the *Landscape Report* (Urbis, 2023).

It is noted that previous engagement conducted on design options identified community preferences for trees for shade, gardens and places to sit in the sun. Solar access was an essential and key factor identified in 2020 and there were concerns that the proposed built form would result in overshadowing of open spaces on the site. An expanded north-east pocket with solar access was appreciated by community members and social housing providers. Engagement with residents identified a sense of attachment to the park and a wish to see it as a safe and enjoyable space for children to play, with seating and bbq amenities. Other engagement in 2023 identified the need for shade, seating, bbqs, play space, wayfinding, and some areas for different purposes e.g. some spaces for quiet reflection, some spaces for active recreation.

It is noted that the Landscape and Ecology Report (Urbis, 2023) has incorporated some of the findings from previous consultation conducted in 2020-2021, with a diversity of spaces encouraging various uses. The size of the eastern open space pocket will not be expanded, though this was identified in previous consultation as a benefit.

Solar access was one of the key elements identified in previous consultation. As shown below, the *Urban Design Report* identifies that the South Rotary Park will achieve a minimum of four hours of direct sunlight to at least 55% of the useable areas of the park during winter solstice.
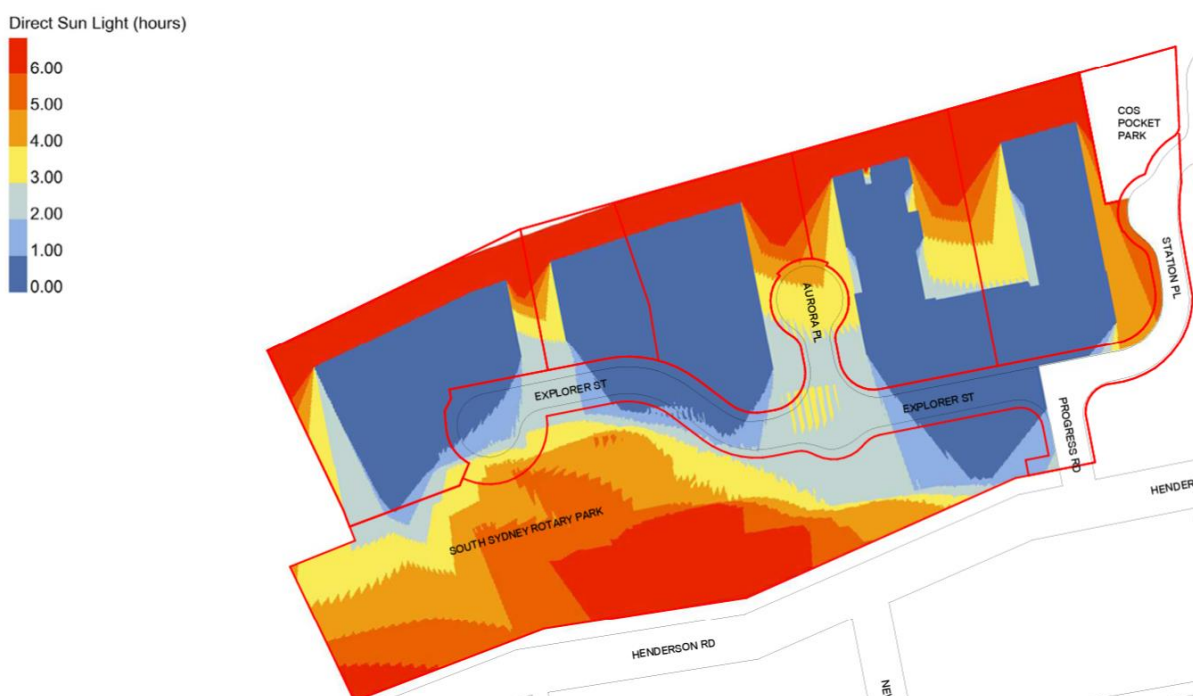
Source: Urban Design Report, WMK, 2023

Future residents and local residents will therefore continue to have access to embellished public open spaces. While there may be some overshadowing limitations at times potentially affecting uses, overall this will result in a high benefit.

While it is likely that the future open spaces will provide significant and close recreation and social interaction opportunities for the future community of the site, including future site residents and local residents, it is noted that it is unclear which authority will manage the South Rotary Park in the future. A future separate landscape design process will occur as part of future development application(s). The *Design Guide* (DPE, 2023) identifies that this will be co-designed with the community and stakeholders which is strongly supported by this SIA.

There were some concerns mentioned during engagement about potential future conflicts in relation to the use of open space:

— Potential noise and disputes

— Potential use of alcohol and drugs

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— Responsible party to manage incidents

— Safety for vulnerable community members and particularly women.

Recommended measures:

26 Include clauses in the Design Guide to design open spaces with:

    a The provision of publicly accessible multipurpose courts on the site

    b The provision of a community garden for private use and the local community, and rooftop gardens for private use

    c Retain existing art wall and incorporate new public art

    d Consider design measures to increase solar access to the park or additional open space solutions through the site.

    e Future design to incorporate future community engagement feedback to be received during public exhibition.

    f Night time lighting encourages use – many users including multicultural communities enjoy using open and play spaces after dark

27 Collaborate with relevant authorities to determine responsibilities for the financing, management and ongoing maintenance of open spaces. A future plan of management to be prepared for the use of open spaces to manage any risk of incident and user conflict, ascertain alcohol use, offleash dog opportunities, and clearly identify responsible authority(ies).

28 Establish public spaces that encourage social interaction, collaboration and use by everyone.

29 Achieve an adaptable public open space capable of accommodating a range of uses and events (including community events), experiences and activities.

7.3.2.4   The proposal will support active movements

The proposed design includes a total of 394 bicycle parking spaces and 42 visitor bicycle parking spaces. This means that each unit will benefit from a bicycle parking space. The new separate cycle lane on Henderson Road connects the site to the broader city cycling network, and will connect to future routes planned by City of Sydney, as identified in SCT's *Transport Assessment* (2023). Proximity to train stations will support walkability to public transport. The future metro will also be approximately 900m from the site. There will be footpaths along both sides of Rowley Street and Station Place and along the northern side of Explorer Street.

Through these features, the proposal will create a community in a location and with a design that supports active movements, resulting in a medium benefit.

Recommended measures:

30 Include clauses in design guide to:

    a Include the provision of shared cycles and scooters across tenures to support active movements

    b Design outdoor spaces to be accessible for prams, scooters, bikes and wheelchairs.

7.4   Culture

Both Aboriginal and non-Aboriginal, including shared beliefs, customs, practices, obligations, values and stories, and connections to Country, land, waterways, places and buildings

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7.4.1 Pre-construction – construction

7.4.1.1 The Indigenous and multicultural community on the site may be more sensitive to change and relocation, and may need additional support

The baseline and engagement recognised the presence of a strong Aboriginal community and individuals who speak English as a second language. It was recommended that cultural needs should be an important part of the relocation process. Literature has identified the potential for language barriers to exclude tenants from participation processes and the use of interpreters or bilingual staff has been shown to increase participation rates[19].

The Indigenous and multicultural community on the site may be more sensitive to change and relocation, resulting in a high negative impact.

Recommended measures:

31 Specific cultural needs should be understood by the project team as soon as possible so that adequate engagement methods can be incorporated in the project's communications process, prior to, during and after the public exhibition process.

32 Collaborate with authority(ies) responsible for relocation and development of the site to ensure that:

    a Specific needs associated with Aboriginal community members and people who speak English as a second language are understood during the relocation process. This should be investigated as soon as possible so that needs can be understood and the relocation process be adapted as appropriate. This will require additional following up after the relocation is completed

    b An Aboriginal specialist and other cultural advisors are commissioned to ensure effective and meaningful communication, and a suitable rehousing and support process, with Indigenous and multicultural tenants

    c All project updates are provided in translated languages and/or by bilingual staff as required by tenants (as above this needs to be confirmed with tenants as soon as possible).

7.4.2 Operations – when the development is built

7.4.2.1 Risk of first nations people continuing to be displaced from inner city areas

As previously described, there is a risk that First nations households may not be able to return or move to the future development if dwelling sizes and designs are not suitable. As noted in the Designing with Country report, there has already been gentrification of First nations people with this portion of the population having been designed out of space or displaced from an area with traditionally higher proportions of first nations people.

There is a possibility that this continues through the development if First nations households cannot return or move back in, resulting in a high negative impact.

Recommended measures

33 In order to maximise take up of future dwellings by First nations households, ensure needs of First nations people (including existing tenants and households on the waitlist that may be allocated a dwelling) are well understood and incorporated in detailed design.

7.4.2.2 There is an opportunity to celebrate Country through the proposal

The proposed design has been guided by the *Designing with Country report* prepared by Djinjama, Aboriginal-led consultancy firm.

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19 Stubbs J., Randolph B. and Judd B., The Bonnyrigg Living Communities Baseline Survey, 2005

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As identified in the *Designing with Country report* (Djinjama, 2023) and engagement, there are ample opportunities to recognise, integrate, respect and celebrate Country through the proposal. It is acknowledged that some of these opportunities will be further refined through the detailed design and development application processes.

It is noted that the *Landscape and Ecology report* (Urbis, 2023) incorporates some of the opportunities identified by Djinjama. As previously mentioned, the design of Rotary Park will be subject to another separate landscape design process and the site will be subject to other future development application processes. At this stage it is possible that the development will celebrate Country, resulting in a medium benefit.

Recommended measures:

34 Ensure there are first nations professionals and knowledge holders involved prior, during and after the public exhibition process to ensure a Country-lens and culturally safe engagement process.

35 Ensure that:

    a Detailed design and development application processes incorporate measures described in the Designing with Country report, in relation to design, connecting with country, future programs, and community.

7.5   Health and wellbeing

Physical and mental health especially for people vulnerable to social exclusion or substantial change, psychological stress resulting from financial or other pressures, access to open space and effects on public health.

7.5.1   Pre-construction – construction

7.5.1.1   Some social housing residents will be affected by stress, anxiety and disruption to daily life through the effects of project announcement and relocation

Relocating residents from a community where they have lived for many years and potentially disrupting their physical environment and existing social networks has the potential to create significant social and health impacts if not managed proactively and sensitively. Some of the reported impacts on social housing residents being told they have to relocate (Morris, 2016 p16-25) include:

— Feeling extremely anxious

— Trouble with appetite and sleeping

— Feelings of depression

— Feelings of disappointment and hurt

— Feeling isolated/lonely

— Loss of sense of community.

More recent research by UNSW[20] has identified the term 'psychological distress' associated with the announcement, communication, community engagement, and rehousing processes. This can more significantly affect people in lower socio-economic situations, such as social housing tenants, and those with mental health issues as identified in the baseline, who may have more difficulty coping. This can also more significantly affect those who have lived on the site for a long time. Conversely, it can also affect those who were only recently moved to the site, as this means that a new relocation process will occur. It is uncertain whether these households were made aware of the development.

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[20]   UNSW, Healthy Waterloo, A Study into the Maintenance and Improvement of Health and Wellbeing in Waterloo, 2019

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Engagement further described that the main concerns or anxieties that play into tenants' decision making in the relocation process are:

— Disruption in life, routine, networks, people and places they know

— Level of communications/information received with potential uncertainties

— Allocation of relocation officer and availability to engage and work with families and provide support

— The waiting period/period of uncertainty before a move is confirmed.

The stress associated with the move was identified during engagement with residents as the most significant impact of the redevelopment. The upheaval and uncertainty caused by relocation can have adverse effects on residents' overall well-being, emotional and psychological health.

These wellbeing and stress factors can commence as early as an announcement is made, as discussed during engagement. In this case, these impacts likely started as part of the previous announcement. These impacts are likely to increase if the timeframe between relocation and return is prolonged, and if the timeframe is subject to uncertainty or change. In the case of this proposal, there has been continuous uncertainty between 2020 and December 2022, and no engagement since December 2022. By contrast, a well managed relocation process that is accompanied by clear and accurate communications can contribute to positive health and wellbeing outcomes and community buy-in.

Significant uncertainty and associated anxiety may also be due of lack of information about where tenants will be relocated and in which type of dwelling.

Some social housing residents will be affected by stress, anxiety and disruption to daily life through the effects of project announcement and relocation, resulting in a high negative impact.

Recommended measures:

36 Collaborate with authority(ies) responsible for relocation and development to:

   a   Consider mental health needs in the design of the development and allocation of dwellings, particularly social housing units. Some residents may prefer certain types or locations of units within a larger building.

> "The first thing I thought was, there goes my life". - Eveleigh resident

37 Collaborate with authority(ies) responsible for relocation and development to:

   a   Provide tenants with access to a range of support services to assist tenants to cope with change, community dislocation, loss of friends and supports, and the adverse impacts of renewal including physical illness, anxiety, depression and grief. This should start as soon as announcement occurs, as it can take a long time for the formal relocation process to start

   b   Where possible, minimise delays relating to the development and stages of the relocation process so those tenants that will return maintain attachments to the local area

   c   In conjunction with measure 36, provide specialised mental health support or referrals for free support from external providers

   d   Provide activities or programs on-site between now and the start of the development to provide community supports.

7.5.1.2   There will be cumulative impacts for those who have already been relocated

A significant cumulative impact exists for residents who have already been relocated from another redevelopment site, with potentially additional or renewed stress. Cumulative impacts are also often associated with the existing area and locality and are therefore mostly considered on a site specific basis.

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It was mentioned during 2020 SIA engagement that some of the existing residents (two to three households) have already been relocated to the site from Millers Point a few years ago, and will need to be relocated again, likely causing additional and renewed anxiety. These cases will need to be managed carefully and sensitively. This will result in a high cumulative negative impact for these households.

Recommended measures:

38 Collaborate with authority(ies) responsible for relocation to identify as early as possible which households have already been relocated and understand specific needs associated with these.

7.5.2 Operations – when the development is built

7.5.2.1 Some residents, including social housing residents, will experience improved health and wellbeing through access to improved housing

New and improved social housing dwellings are likely to be associated with a range of health and wellbeing benefits, whereas poor quality or precarious housing may have adverse impacts on residents. For instance, overcrowding is associated with, poor physical and mental health, as well as anxiety (Foster et al., 2011). In addition, well maintained common living areas have been positively associated with active ageing and wellbeing including for older social housing tenants (Morris, 2005). Overall the current living conditions of all future residents is not known, therefore the relative improvement in housing quality is difficult to judge. It is possible that future modern dwellings will support improved health and wellbeing for some future residents, if not all, resulting in a high benefit.

It is noted in the *Urban Design Report* (WMK, 2023) that not all units will comply with compliant solar access, due to the proposed configuration.

Recommended measures:

39 Via design guide, ensure adequate solar access in green areas including communal areas

40 Ensure noise impacts from the railway line are addressed in future development applications via appropriate design measures and acoustic impact studies

41 Via design guide, ensure there is an appropriate provision of accessible spaces to support the proposed provision of adaptable units (i.e. one accessible car parking space for every adaptable unit), in addition to accessible visitor parking.

7.5.2.2 Some future residents may experience mental health challenges associated with multistorey apartment living

As identified in the Way of life section, existing residents who return to the site will need to adapt to a new apartment lifestyle. Engagement with tenants identified some fears about this transition. Engagement with stakeholders also identified that poor mental health outcomes can be a typical symptom in multi-storey buildings, and can be triggered due to physical safety concerns and changes in living spaces and outdoor spaces.

It was generally mentioned by existing residents that a result of the development will be a drastic change from a two-storey townhouse to an apartment, should they be relocated on the site. Adapting to a new dwelling type will likely be a significant adjustment for these households. There is a level of fear of what life in an apartment block will be like (fear of living in a small space, safety concerns in common areas, sensitivity to heights, preference for a ground floor apartment). These may be continued fears for any future resident currently residing in multistorey living, resulting in a medium negative impact. Many questions were asked in relation to future designs, and these should be acknowledged when next engaging with tenants, and answered, as early as possible in the design process.

Importantly, it is noted that residents with similar fears may also be relocated to another site, with similar multistorey living situations.

Recommended measures:

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42 Design apartments to be suitable for people with mental health issues (e.g. secure balconies, window openings)

43 Collaborate with authority(ies) responsible for relocation to:

    a Identify any fear of, or other aversion to, apartment-living and identify the cause(s) as part of the needs assessment

    b Provide a mental health assessment with a specialist at the start of the relocation process (at the latest)

    c Work with residents during the returning process to understand fears associated with multistorey apartment living, and provide a solution to manage these fears e.g. location of unit within development (e.g. ground floor, facing open space), whether this is for relocation on site or elsewhere

    d Continue to engage and offer support following relocation to the site to identify any ongoing issues.

7.6 Surroundings

Ecosystem services such as shade, pollution control, erosion control, public safety and security, access to and use of the natural and built environment, and aesthetic value and amenity

7.6.1 Pre-construction – construction

7.6.1.1 Amenity impacts during construction on local residents

There are no expected impacts on amenity for existing residents during construction who will have been relocated, unless demolition starts in stages, which is unknown at this stage.

Any redevelopment project has the potential to affect the pre-existing urban fabric and character of an area. These are associated with the existing area and locality and are therefore treated on a site-specific basis. At this stage of the planning process, it is unknown how long the construction period would last for, and whether there would be stages.

Demolition and construction periods will likely cause disruption to existing residents in the local area, as well as people commuting (including pedestrians) through or near the redevelopment area:

— Amenity disruption such as noise disturbance, vibration, visual impact, dust and air pollution caused by site clearing, earthworks and other construction activities. There is no further information available at this stage.

— Increase in heavy vehicle traffic and general road congestion. Residents in the locality and people driving or walking through the area will likely be impacted by construction works, with likely impacts on traffic and road congestion, and general amenity:

    — As per the *Transport Assessment* (SCT, 2023), construction may affect pedestrians travelling along the footpath on the northern side Henderson Road Parking of construction vehicles will need to be considered in due course.

    — A detailed assessment of the impact of workers' traffic movements is not possible at this stage.

It is almost certain that construction will impact the amenity of local residents and commuters along local streets, however the magnitude of this is unknown at this stage.

Recommended measures:

44 Future development application(s) should include and consider:

    a Prepare construction management plans and construction traffic management plan to minimise nuisances in the local area. Incorporate recommendations from the Transport Assessment (SCT, 2023)

    b Safe access to/from and within the site for future residents and users of Rotary Park should be ensured

    c Ensure safety of cyclists along the off-road path and of pedestrians along Henderson Road and other streets adjacent the site, with adequate signage and traffic management

    d Inform the local community of progress and construction timeframes.

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7.6.1.2   Amenity impacts on users of the South Rotary Park

There is no information at this stage about the impacts of demolition and construction on users of the South Rotary Park. It is likely that construction activities will affect park users' levels of enjoyment and comfort. However the magnitude of this is unknown at this stage.

Recommended measures:

45 Future development application(s) and construction management plan(s) should consider:

    a   Impacts on users of the open spaces during construction as part of future construction management plan(s)

    b   How to minimise the time open spaces, particularly Rotary Park, is out of use e.g. stage development to minimise disruption to park access.

7.6.2   Operations – when the development is built

7.6.2.1   Amenity impact for local residents affecting local character, views and solar access

While previous consultation identified broad community support for the provision of more social housing, some questioned whether the total number of dwellings was not excessive for the local area, and not in keeping with the local character including heritage character. There were also concerns about heights and visual impact, noting perceptions of overdevelopment in the area. Residents worried about the effect of height on the local character. In previous feedback on design, the local community supported street frontage landscaping and noted that street-facing apartments provided passive surveillance and improved community safety. More street trees and vegetation were encouraged.

The proposed built form, as per the *Design Report* (WMK, 2023), identifies up to 13 levels with ranging heights from four to 13 levels, noting adjacent development is typically one to four storeys, as shown by Figure 7.1. A *Visual Impact Assessment* has been prepared (Urbis, 2023) which demonstrates the visual impacts that the proposed change in built form and height is expected to create. This considers the extent of visual change, the effects of those changes on the existing visual environment and the importance of those changes, being the final rating of visual impacts. Of the ten views analysed, all had low to medium-low visual impact ratings, with:

— Views to surrounding heritage items not blocked by the proposal from the assessed viewpoints.

— Building scale blocked by other buildings and vegetation, and typically not visible from other open space except open space within the site

— The site within an urban area with growing built form of comparable height and scale

— Views to surrounding heritage items are not blocked

— Spatial separation provided by the South Rotary Park, particularly from heritage conservation area to the south

— Built form typically blocking open sky and not scenic or highly valued features.

The visual change may be positive for some and negative for others. This can be further explored at development application(s) stage.

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Figure 7.1   Building sections
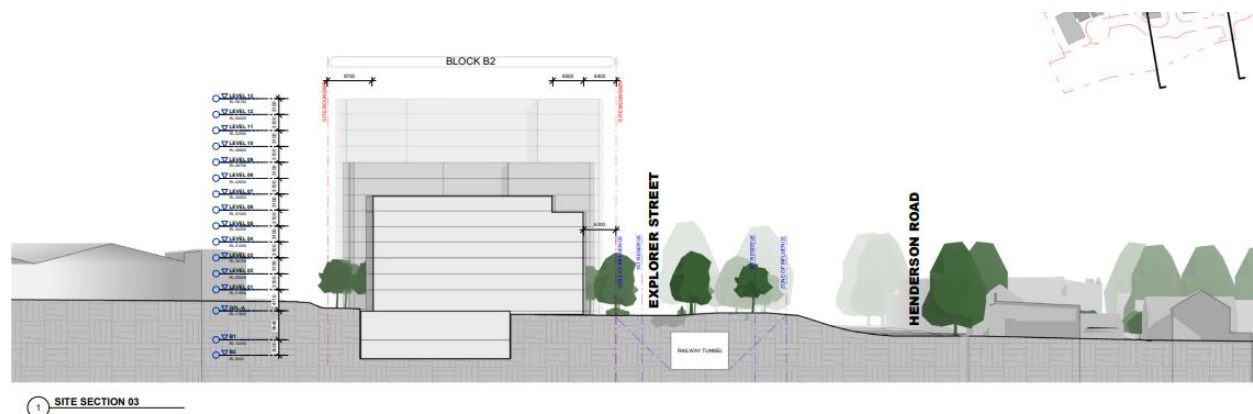
Source: WMK, *Design Report*, 2023

There were concerns during consultation about overshadowing of the park. Based on the Urban Design Report (WMK, 2023), some adjoining residents will see a significant difference in solar access up to 26% between 9am and 3pm (i.e. a difference of between 30 minutes and one hour). Approximately ten residences will see a difference of at least 10%.

Recommended measures:

46 Future development application(s) should include detailed visual impact analysis

47 Future development application(s) should ensure no adjacent property is adversely affected by overshadowing, as per Design Report (WMK, 2023)

48 As per *Heritage Impact Assessment* report (Urbis, 2023), ensure that future development applications/designs are consistent with local character and consider the adjacent heritage conservation area.

7.6.2.2   Minimal changes to traffic movements affecting local residents

An increase in population is also likely to represent an increase in traffic movements and a greater demand for car parking, which may or may not be fully addressed within the development itself.

Some residents noted they were concerned with future impacts on local roads, and traffic, noting that the cycleway had already impacted on traffic. Specific attention was drawn to the potential traffic impacts on Park Street in Erskineville, which serves as a primary access road for Explorer Street. The *Transport Impact Assessment* (Urbis, 2023) describes that:

— There will not be any changes to the existing road network for vehicles accessing the site

— There will be an increase in traffic generated by the site by 225 weekday trips This will result in a negligible impact on Henderson Road, Progress Road and Station Place, with insignificant traffic increase.

— There will be a large portion of trips that will not require cars, given the proximity of public transport and uptake of walking and cycling.

— A total of 245 parking spaces will be provided, using parking rates that can support sustainable travel behaviours and reduce traffic impacts. Urbis describes this as satisfactory given other options for transport in the area.

— However there could be an increase in demand for on-street parking due to the development.

   Some stakeholders were unconcerned about the loss of space for cars as there is good public transport infrastructure, however others were concerned about the reduction in car parking (as existing residents currently benefit from individual carports). Some suggested the investigation of measures to discourage car use.

   In relation to car parking, it was described during the SIA engagement process that many people working at the Australian Technology Park parked in the local area around the site, and that the area is already lacking in spaces.

It is unknown how many accessible parks will be provided. The requirement of 12 spaces indicated in the *Transport Assessment* (Urbis, 2023) does not seem to support the proposed provision of 15% of units being adaptable. Therefore, all adaptable units should be provided with accessible parking space in accordance with the provisions of the draft Design Guide.

The impact of additional traffic on the local network is expected to be minimal therefore impacts on the local area are anticipated to be minimal, however there could be additional demand for on-street parking used by future residents, resulting in a medium negative impact.

Recommended measures:

49 Incorporate measures identified in the *Transport Assessment* (Urbis, 2023) in relation to travel plans and shared vehicle parking, to minimise private car ownership and maximise uptake of active and public transport

As per measure 30

50 Include parking space for community bus (particularly for social housing tenants to access services).

7.7 Livelihoods

People's capacity to sustain themselves through employment or business

7.7.1 Pre-construction – construction

7.7.1.1 The proposal will create employment opportunities during planning, design and construction

While it is likely that construction will provide employment opportunities for a number of people, it is unknown at this stage how many jobs will be created pre and during construction.

Recommended measures:

51 Include the following clauses in design guide:

a As per the Designing with Country report, involve first nations designers in the design process and engagement process

b Establish and meet social procurement targets during design, construction, and operation meeting or exceeding targets established in NSW Government policy.

7.7.1.2 Relocation may affect some residents' employment

The employment status of current residents is currently unknown. However as discussed during engagement there are high levels of unemployment within the community. For those currently employed or undertaking training in the local area, it is possible that relocation will affect their employment, requiring new employment or new extended travel patterns, resulting in a medium negative impact.

Recommended measures:

52 Collaborate with authority(ies) responsible for relocation to consider relocation in areas that allow residents to easily access their place of employment /training or that can provide employment/training for those that are unemployed.

7.7.1.3 Expenses associated with relocation may create financial stress

It was identified that the relocation process may necessitate a range of expenses which are covered by the government. It is possible that these will create financial stress for existing tenants, resulting in a medium negative impact.

Recommended measures:

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53 Collaborate with authority(ies) responsible for relocation to:

    a Identify expenses before and during relocation and meet these directly rather than using reimbursements to avoid out of pocket expenses and financial stress for tenants.

7.7.2 Operations – when the development is built

7.7.2.1 The location of the proposal will support future employment

A key direction of the Future Directions for Social Housing policy recognises the importance of providing appropriate, sustainable and meaningful education, training and employment opportunities and skills development to social housing tenants.

The *Transport Impact Assessment* (SCT, 2023) identifies that future residents will be able to access the following areas within 30 minutes by public transport: CBD and North Sydney, areas along Parramatta Road up to Summer Hill, Strathfield, Edgecliff, Mascot, Wolli Creek, Sydney Airport.

It was mentioned during 2023 SIA engagement that the location of the proposal provides a range of employment opportunities, particularly with the adjacent Australian Technology Park. In addition, stakeholders mentioned that the future Botany Road corridor, located close to the site, will provide significant employment opportunities, which will be accessible to all residents. Proximity to major public transport will also support employment opportunities in other parts of the city.

Feedback from SIA stakeholder engagement also indicated that building good relationships with TAFE could be beneficial in developing partnerships for social housing residents to encourage education and employment after secondary school.

Depending on future residents' employment status and location if currently employed, it is possible that the location of the proposal will support employment opportunities, resulting in a medium benefit.

Recommended measures:

54 Collaborate with authority(ies) responsible for management of the future estate so that:

    a Future support is provided to accompany social housing residents and ensure employment opportunities are identified, pursued and obtained

    b Future tenants are supported for skills development and training.

7.8 Decision-making systems

Extent to which people can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms.

7.8.1 Pre-construction – construction

7.8.1.1 Some existing residents of the development will experience uncertainty and insecurity about housing tenure, location and dislocation from social networks

Any redevelopment process creates some concern and a level of uncertainty for both existing residents and those in the surrounding locality. Like other redevelopment projects, the more certainty can be provided to those most affected, through the provision of timely and accurate information, the more any concerns and questions can be addressed. What the proposed redevelopment means for existing tenants' housing futures is a common social impact in social housing renewal processes. Uncertainty and insecurity about housing tenure, location and dislocation from their community networks are frequently documented concerns. Previous consultation conducted in 2020 identified community concerns about the complexity of the planning process, and difficulties understanding this process.

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Research by UNSW identified three levels that can influence a sense of control: residents being able to have control over the relocation destination, participation in the planning and delivery of community activities, and ability to influence planning, design and project plans and entitlements. At this point, none of these stages have been commenced.

Previous research conducted for the Minto redevelopment identified that coordination between different officers or offices, at different stages of the relocation process, created issues for residents who did not know who to contact.

Strategies suggested by tenants that could help mitigate the effects of relocation identified in the *Compact for Renewal* research (Shelter NSW, Tenants' Union of NSW, and City Futures UNSW, 2017) included:

— Provide adequate notice of at least six months

— Select relocation officers who are able to empathise and communicate with tenants

— Minimise the need for double moves

— Explain clearly and early the opportunities and limitations involved in relocating locally

— Consider particular needs and circumstances.

It is likely that some of the existing residents will experience uncertainty and insecurity about one or more aspect of the proposal e.g. tenure, location, dislocation from social networks[21], resulting in a high negative impact.

Recommended measures:

As per measures 1, 2, 3, 36, 37, 38

55 Involve tenants in the planning process as soon as possible via meaningful, honest, transparent and regular engagement methods.

56 Through early engagement, identify interested residents who may wish to assist the engagement process, to help disseminate messages and information and assist other tenants

57 As part of detailed design and development application(s):

    a Involve tenants in the design process as soon as possible via meaningful, honest, transparent and regular engagement methods.

    b Clearly report on how feedback is incorporated in detailed design.

    c Provide ample notice of the formal relocation process.

7.8.1.2 An absence of engagement with tenants prior to public exhibition, following an already difficult communication process in 2020, may result in a lack of trust

Project notification is a key step in the process, and starting to engage with tenants at the 'right time' is critical. At this point there has been no real engagement with tenants since 2020. As identified in the baseline and engagement, some residents of the development may have lower levels of awareness, understanding and opportunities for participation (including vulnerable community members and those with lower levels of proficiency in English). There are several factors that put the existing Explorer Street residents at higher risk of suffering these information and communications impacts, including:

— High proportions (at least a third) of households from non-English speaking backgrounds who may have literacy difficulties

— High proportions of older people and people with a disability who may be more confined to their homes and reliant on service providers for information.

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[21] Minto Resident Action Group, Leaving Minto: a study of the social and economic impacts of the redevelopment of Minto public housing estate, 2005

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During SIA 2020 consultation, stakeholders confirmed that residents living at the site have vulnerabilities and high needs, including unemployment, mental health issues and disability and people with English as a second language.

> "To be told just before Christmas that we are no longer going to have secure housing is offensive".
> - Eveleigh resident - 2020

Importantly, in 2020, all residents were informed of the redevelopment project, via a letter drop, the same day it was publicly announced, significantly affecting the 'right time' described above. This potentially affected trust in dialogues that occurred during the engagement period. Announcing the project just before Christmas was also described by several stakeholders, during the 2020 engagement, as not ideal. Communication then stopped until December 2022 when another letter advised of the now ongoing rezoning process.

During the 2020 engagement period, it was also identified that some households did not have an internet connection, or could not attend physical information sessions, which may limit the opportunity for these residents to understand the project and interact with the project team.

Literature and 2020 engagement findings have identified that communicating with tenants prior to announcement would have been preferable. This also applies to the 2022 'second' announcement.

Literature has also shown that residents who are heavily involved and informed in redevelopment activities, and who report a positive relationship with housing officials, generally seem more satisfied with the relocation process than those who were less involved (Crawford and Sainsbury, 2017). Recent AHURI research[22] highlighted that meaningful consultation about proposed renewal plans with existing residents across the whole neighbourhood is essential to build a trusting and respectful relationship between all residents and developers. Previous focus group research[23] identified that tenants wish to see an acknowledgment that renewal has damaging and disruptive impacts, including the impact on tenants of the loss of their familiar community and the friendship, social and support networks in the community. Tenants want to be involved and influence and shape the renewal process and how to mitigate negative impacts. Real engagement would include quality information about the project and regular updates. Research conducted for the Minto redevelopment identified that "inconsistency ('different messages') and uncertainty ('living in limbo') has been a very damaging part of the Minto redevelopment for residents. It has led to significant mistrust and cynicism"[24].

An absence of engagement with tenants prior to public exhibition, following an already difficult communication process in 2020, may result in a lack of trust, resulting in a high negative impact.

Recommended measures:

As per measures 55, 56, 57

58 Provide clear information, rationale for the development, detailed next steps, as soon as possible and at regular intervals. Define preferred intervals in collaboration with tenants

59 Reach out in person as early as possible through door knocking, regular visits, and understand each household's communication preference as soon as possible (e.g. letter, email, video, phone, in-person visit off-site, home visit), noting that some households may have various difficulties

60 Investigate the need for translators or special assistance to support special needs

61 A detailed Social Impact Management Plan (SIMP) should be prepared as part of any future development application(s).

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[22] Australian Housing and Urban Research Institute, Public housing renewal and social mix, August 2020

[23] A Compact for Renewal: What Tenants want from Renewal, Shelter NSW, Tenants' Union of NSW and City Futures Research Centre UNSW, 2017.

[24] Minto Resident Action Group, Leaving Minto: a study of the social and economic impacts of the redevelopment of Minto public housing estate, 2005

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7.8.1.3 Residents will be involved in decision making and dwelling selection prior to relocation

It is understood from engagement with government agencies that the relocation process involves personal conversations in residents' homes, to understand residents' circumstances and how these might be evolving due to family sizes or medical needs. The process involves showing residents the proposed 'replacement' property, to assist as part of the decision-making process. It was mentioned that the 'ideal' replacement house, that is well suited to needs, is rare, with perhaps one or two suitable properties out of ten available in the surrounding area.

> "My best advice is to tap all the doors in the street and have a cup of tea. DCJ and Health need to be at the table. Maybe local GPs, community health nurses and the Aboriginal Medical Service." - Stakeholder interview

Following re-housing, officers often check in with tenants and some establish and maintain strong bonds for many years, sometimes providing a level of support. This indicates a personal connection between officers and residents and a trusting relationship. It was indicated in 2020 that tenants were not pressured into providing an answer early in the process, and that coordinators encourage final answers around the final construction stage, which may assist tenants in decision making. Engagement in 2023 identified that there is a new 'escalated offer process'. This requires tenants to respond quicker to an offer.

Importantly, while research in Bonnyrigg identified that early engagement was associated with a level of optimism from tenants, this was often contingent upon their feedback being incorporated into the proposal, and upon positive outcomes being created in response to their needs (i.e. house of similar standard, physical and social improvement to their lives, preservation of social networks)[25].

Residents will be involved in decision making and dwelling selection prior to relocation, resulting in a high benefit.

Recommended measures:

As per measure 1.a)

62 Collaborate with authority(ies) responsible for relocation and development to ensure that:

   a   The process is as transparent and information-rich as possible, ensuring that tenants are provided with all necessary details, early on and as the planning/construction unfolds, including project updates or changes, to assist with decision-making. This will also mitigate loss of trust through relocation process.

   b   Future stages clearly report on community engagement feedback and how this was incorporated, or not, in future design proposals

   c   Ensure the new 'escalated offer process' does not place additional pressure on tenants.

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[25] Stubbs J., Randolph B. and Judd B., The Bonnyrigg Living Communities Baseline Survey, 2005

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8   Proposed measures and residual impact

This section summarises the enhancement and mitigation measures identified in Section 7, and also includes monitoring measures. The significance of each social impact (i.e. residual impact) after mitigation/enhancement has been reassessed.

Impact	Rating pre-measure	Measures	Timing of measure	Residual rating	Monitoring
Way of life					
Some existing residents will experience temporary relocation prior to returning to the site creating significant change in their lives.	High C4 (negative) Medium C3 (positive)	1 Collaborate with authority(ies) responsible for relocation to ensure that: a A relocation advisory team is appointed with the aim to have the same officer support each tenant to create a relationship (i.e. designated officer) and a trusted, reliable source of information b A robust case by case analysis of needs is conducted so residents are relocated to a property that matches their needs c Residents should continue to be offered a right of return d For all residents, and particularly for those who wish to return, or for those that are not sure, inform of design details as they become available and timing of moves e Tenants can be involved in the relocation process if requested (e.g. real estate searches) f Face to face communication is used where possible, including street meetings and home visits. g Tenants are assisted through installation e.g. as part of the moving process, with expenses, packing and on moving day/during installation; introductions to relevant services and networks in the new area.	Pre-construction – relocation	Medium C3 (negative) High C4 (positive)	Number of residents relocated and returning to site

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		This is a tenant management matter for LAHC to consider moving forward.			
		2 Collaborate with authority(ies) responsible for relocation to ensure that: a Tenants continue to be supported after relocation, to ensure they are settling in.	Pre-construction – Throughout and post relocation		
Some existing residents may prefer not to return and benefit from permanent relocation	Medium C3	3 In addition to measure 1, collaborate with authority(ies) responsible for relocation to ensure that: a Permanent relocation is considered if expressed as a preference, with opportunity to relocate within the existing area, so tenants can continue to access existing services, supports and networks b Robust case by case analysis of needs is conducted to maximise the likelihood of one successful relocation and transition. This is a tenant management matter for LAHC to consider moving forward.	Pre-construction – relocation	High C4	Number of residents not returning via one single permanent relocation, and satisfaction levels
Some existing residents will experience temporary relocation and not return to the site	High C4	4 In addition to measure 1, collaborate with authority(ies) responsible for relocation to ensure that: a Relocating to a development that may be redeveloped in the future is avoided. These possibilities and their implications should be discussed transparently with each household.	Pre-construction – relocation	Medium C3	Number of residents not returning and experiencing multiple relocations Number of relocations to a site that will be redeveloped Effect on tenants via engagement
The proposal may indirectly affect other social housing tenants on waiting lists by increasing wait times	High B3	5 Work with other relevant government authorities to: a Reduce the number of renewal projects that occur in one same geographical area/allocation zone in order to minimise effects on wait lists	Pre-construction – relocation and ongoing	Medium C3	Wait times for allocation zone waitlist

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		This is a tenant management matter for LAHC to consider moving forward.			
It is uncertain if the future dwelling and bedroom mix will support right of return	High C4 (negative)	6 Bedroom mix to be finalised as part of future development application with: a A diversified stock that responds to the requirements of existing households (to support right of return) and households on current social housing waitlists. This likely includes a mix of studio, one- and two-bedroom apartments but should also include some dwellings with three bedrooms or more for larger households.	Pre-construction – development application	High C4 (positive)	Dwelling mix, bedroom mix Number of residents who return Reduction in allocation zone waitlist Indigenous households Large households
It is possible the future dwelling and bedroom mix will address the needs of households on existing waitlists.	High C4	b Specific dwelling design suited to Indigenous residents with specific needs, for example additional bedrooms and larger or multiple living areas to house transient family visitors and large group households		High B4	
Depending on the future mix, it is possible that larger Indigenous households specifically will not be able to return to their property.	High C4	c Consideration of cases of domestic violence in current waitlists d Flexible design will enable the dwelling stock to remain highly useable in the future to adapt to new needs. This will support larger households when required. This can be applied to all types of tenures but will be particularly important for social housing tenants to remain well suited to needs of households on waiting lists. e Flexible tenures may be possible between social and affordable units.		Medium D4	
Contemporary housing stock may support residents' needs including tenants' specific needs	Medium C3	7 Design apartments to be accessible for prams and wheelchairs 8 Ensure a high proportion of adaptable units are provided in the future development to support diverse needs of residents including social housing tenants. 9 Consider increasing the provision of adaptable units. 10 Include clauses in Design Guide to provide generously sized private balconies with screening for privacy, at least consistent with, but consider beyond, Apartment Design Guide standards.	Pre-construction – rezoning and design	High B3	Number of adaptable units Number of households/residents with specific needs and whether these are addressed adequately

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		11 As identified during engagement, design features across tenures to support liveability such as north facing for solar access, storage (within unit and/or storage cage), wide and safe hallway design, soundproofing, ventilation, technology access/wifi – in line with Apartment Design Guide.			Satisfaction of future residents
Future residents will benefit from a range of communal open spaces supporting social interaction and recreation	Medium C3	12 Include clauses in design guide to: a Ensure all communal areas are connected to maximise social mix inter-tenure b Design communal areas in development application in a flexible manner that can accommodate changes when future residents have moved in. Co-design detailed use and design of communal areas with future residents e.g. landscape, furniture, art, amenities to maximise ownership and use c Ensure the maintenance of communal spaces as well as the overall physical space, (including buildings, entrance points), are well managed with similar maintenance levels for all tenures d Activate communal areas with programs and activities for all residents.	Pre-construction – rezoning and design	High B3	Interaction levels between residents and inter-tenure Recreation levels of residents, frequency of use Satisfaction with spaces
It is possible that the design does not support interaction between social and private residents in the future, affecting social mix or quality of life for social housing tenants	Medium C3			High B3	Issues expressed by residents
Community					
Existing intra-site social networks and attachment to place disappear through temporary or permanent relocation	High C4 to High B4	13 Collaborate with authority(ies) responsible for relocation to ensure that: a Existing social networks between residents are an important part of the relocation/needs assessment process to enable group relocation where preferred b Residents are advised of locations where friends are moved (if desired) so relationships can be maintained. This matter will be considered by LAHC in future stages.	Pre-construction – relocation	High C4	Remaining networks through relocation – satisfaction with relocation process Connections lost and effect on tenants

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Existing external social networks may disappear through relocation	High C4 to High B4	**14** Collaborate with authority(ies) responsible for relocation to ensure that: a Residents are not relocated outside the specific catchments or zones operated by the essential services they use b Residents are introduced to new networks and provided support services This matter will be considered by LAHC in future stages.	Pre-construction – relocation	High C4	Remaining networks through relocation – satisfaction with relocation process Need for new services
There may be stigma against social housing residents and a lack of interaction between future social and private residents	Medium C3	**15** Include clauses in Design Guide and design to maximise opportunities for social interactions: a Well-designed, welcoming and well-maintained shared open space areas, and shared community facilities b Providing for casual interaction at the 'street level' e.g. through the creation of shared entranceways, pathways and streets, parking, large foyers and halls with seating c Ensuring that there are no active physical barriers to social contact such as exclusive, walled areas (avoiding exclusionary' design or 'fortressing' elements, even if total integration is not desired or cannot be achieved) d Indistinguishable design: housing across tenures should all look the same e In hallways and near unit entrances provide seats in common areas near the door to encourage informal interaction. f Ensuring that social and private residents can cross paths, and interact, with shared entry points, car parking spaces, communal shared spaces including open spaces and children play areas g Creating an environment that supports walkability and cycleability, which further encourages informal and casual interaction. h Adequate CPTED treatments are required to prevent anti-social behaviours, within the development as well as public access points.	Pre-construction – ongoing - rezoning and design	Medium C2	Interaction inter-tenure Issues expressed by residents Take-up of activities

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		This matter will be considered by LAHC in future stages in consideration of tenure mix.			
		16 Include clause in Design Guide to ensure that: a There are similar levels of management and maintenance across all areas of the development including across tenures, and in all communal spaces and public spaces, to ensure a safe environment at all times.	Pre-construction – rezoning and design		
		17 Work with future developer/housing provider to ensure that: a Responsive systems of management are established early to maintain the vision of social mix and to resolve any tensions which may arise between different sections of the community b Engagement and participation forums are established such as Community Reference Groups or Residents' Association that includes representatives from a wide range of residents c Community cohesion activities and programs across tenures are provided on-site or close-by community space, including welcome / introductions events d Establish a walking group or shared cycle/drive group to the local school with children from all tenures.	Operations – when the development is built		Creation of groups, take up of activities Reported satisfaction and social networks from residents across tenures
Accessibility					
Once relocated, existing tenants may need to modify which services they access	Medium C3 to High B4	18 Collaborate with authority(ies) responsible for relocation to ensure that: a A human services plan for tenants is developed that considers existing and likely future health needs based on specialised assessments, needs for supports (e.g. immediately prior to relocation, required during relocation or after) b Relocation is prioritised in areas that allows residents to continue to use the same services c A health check of residents is conducted as part of the evaluation of needs (see measure 1.b) above) early in the	Pre-construction – relocation	Medium C3 to High B3	Need for change in services, issues expressed by tenants

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		relocation process, to allow a detailed assessment of needs for supports and services This matter will be considered by LAHC in future stages.			
		19 Support the cost of any new membership due to relocation to a new facility (e.g. school uniform, any joining fees) This matter will be considered by LAHC in future stages.	After temporary and permanent relocation		
The availability of new housing stock in a central location will benefit the regional population as a whole.	Medium A2	n/a		Medium A2	
Increased quantity of housing and social housing stock addressing growing demand in the LGA and beyond	High A3	20 Consider increasing the provision of social and/or affordable housing to meet needs of current residents and those on existing waitlists.	Pre-construction – construction – rezoning and design	Very high A4	Final quantity of social and affordable units
Future residents will have access to social infrastructure but there may be pressures on health services The provision of a space that can support community uses and accommodate outreach services will benefit the resident community	High B3 High B3	21 Consider the provision of a space of approximately 100 sqm to enable activities and functions to occur, and allow service providers e.g. health to consult, creche/child care, fitness, and/or office space. This needs to be in a visible, convenient location and ideally connect with an open space and/or retail/café space. This space should be accessible across tenures. A public use e.g. café would create further activation. Provision of such a space would require commitment from a housing provider or other organisation for ongoing funding and maintenance. 22 If there is no provision of on-site space, there will be a need to make off-site contributions, noting the presence of existing community facilities within 800m of the site. 23 Contribute to off-site contribution for provision of library floorspace and other community facilities in accordance with City of Sydney Development Contributions Plan 2016.	Pre-construction – construction – rezoning and design	High B4 High B4	Use of services, location of services most used Use of future community space and utilisation by residents

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		24 In collaboration with authority(ies) responsible for relocation, identify needs for supports as soon as possible (before the formal relocation process starts) and provide solutions, possibly in partnership with external providers, to accompany residents before, during and after the relocation process. For the consideration of service providers and LAHC.	Pre-construction – relocation		
		25 Involve residents in the future design and delivery of community events and programs For the consideration of housing/service providers and LAHC.	Operations – when the development is built		

Future residents and local residents will continue to have access to embellished public open spaces	High B3	26 Include clauses in the Design Guide to design open spaces with:
		
		  a The provision of publicly accessible multipurpose courts on the site
		
		  b The provision of a community garden for private use and the local community, and rooftop gardens for private use
		
		  c Retain existing art wall and incorporate new public art
		
		  d Consider design measures to increase solar access to the park or additional open space solutions through the site.
		
		  e Future design to incorporate future community engagement feedback to be received during public exhibition.
		
		  f Night time lighting encourages use – many users including multicultural communities enjoy using open and play spaces after dark
			Pre-construction – rezoning and design	High B4	Utilisation of open spaces
					
					Type of activities conducted in open spaces
					
					Effect of overshadowing – type of uses in spaces with less solar access
					
					Any conflict/management issues

		27 Collaborate with relevant authorities to determine responsibilities for the financing, management and ongoing maintenance of open spaces. A future plan of management should be prepared for the use of open spaces to manage any risk of incident and user conflict, ascertain alcohol use, offleash dog opportunities, and clearly identify responsible authority(ies) 28 Establish public spaces that encourage social interaction, collaboration and use by everyone.	Operations – when the development is built		

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		29	Achieve an adaptable public open space capable of accommodating a range of uses and events (including community events), experiences and activities.		
The proposal will support active movements	Medium C2	30	Include clauses in design guide to: a Include the provision of shared cycles and scooters across tenures to support active movements b Design outdoor spaces to be accessible for prams, scooters, bikes and wheelchairs	Pre-construction – rezoning and design	Medium B2	Take up in active movements Number of bikes, scooters Issues expressed by residents Journey to work/school /services
Culture						
The Indigenous and multicultural community on the site may be more sensitive to change and relocation, and may need additional support	High C4	31	Specific cultural needs should be understood by the project team as soon as possible so that adequate engagement methods can be incorporated in the project's communications process, prior to, during and after the public exhibition process	Rezoning/public exhibition	Medium D4	Specific needs expressed by Indigenous and multicultural communities Involvement of Aboriginal and multicultural advisors
		32	Collaborate with authority(ies) responsible for relocation and development of the site to ensure that: a Specific needs associated with Aboriginal community members and people who speak English as a second language are understood during the relocation process. This should be investigated as soon as possible so that needs can be understood and the relocation process be adapted as appropriate. This will require additional following up after the relocation is completed b An Aboriginal specialist and other cultural advisors are commissioned to ensure effective and meaningful communication, and a suitable rehousing and support process, with Indigenous and multicultural tenants c All project updates are provided in translated languages and/or by bilingual staff as required by tenants (as above this needs to be confirmed with tenants as soon as possible).	Pre-construction – relocation		

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		This matter will be considered by LAHC and community service providers.			
Risk of first nations people continuing to be displaced from inner city areas	High C4	33 In order to maximise take up of future dwellings by First nations households, ensure needs of First nations people (including existing tenants and households on the waitlist that may be allocated a dwelling) are well understood and incorporated in detailed design. This matter will be considered by LAHC	Pre-construction – design	Medium D4	Number of indigenous households displaced Number of indigenous households moving into the redevelopment
There is an opportunity to celebrate Country through the proposal	Medium C3	34 Ensure there are first nations professionals and knowledge holders involved prior, during and after the public exhibition process to ensure a Country-lens and culturally safe engagement process	Pre-construction – rezoning/ public exhibition	High B4	Involvement of first nations professionals Implementation of measures from Designing with Country
		35 Ensure that: a Detailed design and development application processes incorporate measures described in the Designing with Country report, in relation to design, connecting with country, future programs, and community	Pre-construction – rezoning / design		
Health and wellbeing					
Some social housing residents will be affected by stress, anxiety and disruption to daily life through the effects of project announcement and relocation	High B4	36 Collaborate with authority(ies) responsible for relocation and development to: a Consider mental health needs in the design of the development and allocation of dwellings, particularly social housing units. Some residents may prefer certain types or locations of units within a larger building This matter will be considered by LAHC	Pre-construction – design - relocation	High B3	Identified or self reported health issues Involvement of health specialists
		37 Collaborate with authority(ies) responsible for relocation and development to: a Provide tenants with access to a range of support services to assist tenants to cope with change, community dislocation, loss of friends and supports, and the adverse impacts of	Pre-construction – relocation		

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		renewal including physical illness, anxiety, depression and grief. This should start as soon as announcement occurs, as it can take a long time for the formal relocation process to start b Where possible, minimise delays relating to the development and stages of the relocation process so those tenants that will return maintain attachments to the local area c In conjunction with measure 36, provide specialised mental health support or referrals for free support from external providers d Provide activities or programs on-site between now and the start of the development to provide community supports This matter will be considered by LAHC			
There will be cumulative impacts for those who have already been relocated	High B4	**38** Collaborate with authority(ies) responsible for relocation to identify as early as possible which households have already been relocated and understand specific needs associated with these. This matter will be considered by LAHC	Pre-construction – relocation	Medium C3	Residents who have been relocated Identified or self-reported issues
Some residents, including social housing residents, will experience improved health and wellbeing through access to improved housing	High B3	**39** Via design guide, ensure adequate solar access in green areas including communal areas **40** Ensure noise impacts from the railway line are addressed in future development applications via appropriate design measures and acoustic impact studies **41** Via design guide, ensure there is an appropriate provision of accessible spaces to support the proposed provision of adaptable units (i.e. one accessible car parking space for every adaptable unit), in addition to accessible visitor parking.	Pre-construction – construction – rezoning/ design	High B4	Identified or self-reported health improvements Use of health services
Some future residents may experience mental health challenges associated with multistorey apartment living	Medium C3	**42** Design apartments to be suitable for people with mental health issues (e.g. secure balconies, window openings) **43** Collaborate with authority(ies) responsible for relocation to: a Identify any fear of, or other aversion to, apartment-living and identify the cause(s) as part of the needs assessment	Pre-construction – construction – relocation	Medium C2	Identified fears or challenges, reasons and solutions

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		b	Provide a mental health assessment with a specialist at the start of the relocation process (at the latest)		
		c	Work with residents during the returning process to understand fears associated with multistorey apartment living, and provide a solution to manage these fears e.g. location of unit within development (e.g. ground floor, facing open space), whether this is for relocation on site or elsewhere		
		d	Continue to engage and offer support following relocation to the site to identify any ongoing issues		
		This matter will be considered by LAHC			
Surroundings					
Amenity impacts during construction on local residents	Unknown	44	Future development application(s) should include and consider: a Prepare construction management plans and construction traffic management plan to minimise nuisances in the local area. Incorporate recommendations from the Transport Assessment (SCT, 2023) b Safe access to/from and within the site for future residents and users of Rotary Park should be ensured c Ensure safety of cyclists along the off-road path and of pedestrians along Henderson Road and other streets adjacent the site, with adequate signage and traffic management d Inform the local community of progress and construction timeframes This matter will be considered by LAHC	Pre-construction – development applications		Concerns, issues, complaints during construction Incidents/accidents Road /path closures
Amenity impacts on users of the South Rotary Park	Unknown	45	Future development application(s) and construction management plan(s) should consider: a Impacts on users of the open spaces during construction as part of future construction management plan(s)	Pre-construction – development applications		Concerns, issues, complaints during construction Duration/times for which the park cannot be used

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		b	How to minimise the time open spaces, particularly Rotary Park, is out of use e.g. stage development to minimise disruption to park access		
Amenity impact for local residents affecting local character, views and solar access	Medium C3 (negative) or Medium C2 (positive)	46 Future development application(s) should include detailed visual impact analysis 47 Future development application(s) should ensure no adjacent property is adversely affected by overshadowing, as per Design Report (WMK, 2023) 48 As per *Heritage Impact Assessment* report (Urbis, 2023), ensure that future development applications/designs are consistent with local character and consider the adjacent heritage conservation area	Pre-construction – development applications	Medium C2 (negative) or Medium C3 (positive)	Concerns, issues, complaints after construction
Minimal changes to traffic movements affecting local residents however there could be additional demand for on-street parking used by future residents	Medium C2	49 Incorporate measures identified in the *Transport Assessment* (Urbis, 2023) in relation to travel plans and shared vehicle parking, to minimise private car ownership and maximise uptake of active and public transport As per measure 30 50 Include parking space for community bus (particularly for social housing tenants to access services)	Pre-construction – construction – rezoning /design	Low D2	Concerns, issues, complaints after construction Increase in traffic Increase in parking including on street parking
Livelihoods					
The proposal will create employment opportunities during planning, design and construction	Unknown	51 Include the following clauses in design guide: a As per the Designing with Country report, involve first nations designers in the design process and engagement process b Establish and meet social procurement targets during design, construction, and operation meeting or exceeding targets established in NSW Government policy	Pre-construction – construction – rezoning / design		Number of jobs created Social procurement performance indicators vs targets Involvement of first nations designers
Relocation may affect some residents' employment	Medium C3	52 Collaborate with authority(ies) responsible for relocation to consider relocation in areas that allow residents to easily access	Pre-construction – relocation	Medium C2	Residents able to continue their employment

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			their place of employment /training or that can provide employment/training for those that are unemployed.		Residents requiring new activity or training
Expenses associated with relocation may create financial stress	Medium C3	53 Collaborate with authority(ies) responsible for relocation to: a Identify expenses before and during relocation and meet these directly rather than using reimbursements to avoid out of pocket expenses and financial stress for tenants	Pre-construction – relocation	Low D2	Financial support provided Financial support required directly from tenants – out of pocket
The location of the proposal will support future employment	Medium C3	54 Collaborate with authority(ies) responsible for management of the future estate so that: a Future support is provided to accompany social housing residents and ensure employment opportunities are identified, pursued and obtained b Future tenants are supported for skills development and training.	Operations – when the development is built	High C4	Employment levels, types, activities and location, of future residents
Decision-making systems					
Some existing residents of the development will experience uncertainty and insecurity about housing tenure, location and dislocation from social networks	High B4	As per measures 1, 2, 3, 36, 37, 38 55 Involve tenants in the planning process as soon as possible via meaningful, honest, transparent and regular engagement methods. 56 Through early engagement, identify interested residents who may wish to assist the engagement process, to help disseminate messages and information and assist other tenants 57 As part of detailed design and development application(s): a Involve tenants in the design process as soon as possible via meaningful, honest, transparent and regular engagement methods. b Clearly report on how feedback is incorporated in detailed design. c Provide ample notice of the formal relocation process This matter will be considered by LAHC	Pre-construction – rezoning / public exhibition and design	Medium C3	Feedback, concerns, complaints expressed by residents

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An absence of engagement with tenants prior to public exhibition, following an already difficult communication process in 2020, may result in a lack of trust	High B4	As per measures 55, 56, 57 58 Provide clear information, rationale for the development, detailed next steps, as soon as possible and at regular intervals. Define preferred intervals in collaboration with tenants 59 Reach out in person as early as possible through door knocking, regular visits, and understand each household's communication preference as soon as possible (e.g. letter, email, video, phone, in-person visit off-site, home visit), noting that some households may have various difficulties 60 Investigate the need for translators or special assistance to support special needs 61 A detailed Social Impact Management Plan (SIMP) should be prepared as part of any future development application(s) and address the findings of this SIA as well as recommended measures. These measures should be negotiated with relevant authorities when not the responsibility of the applicant. This matter will be considered by LAHC.	Pre-construction – rezoning / public exhibition / development applications	High B3	Feedback, concerns, complaints expressed by residents and local community Clear engagement strategy and outcomes
Residents will be involved in decision making and dwelling selection prior to relocation	High B3	As per measure 1.a) 62 Collaborate with authority(ies) responsible for relocation and development to ensure that: a The process is as transparent and information-rich as possible, ensuring that tenants are provided with all necessary details, early on and as the planning/construction unfolds, including project updates or changes, to assist with decision-making. This will also mitigate loss of trust through relocation process. b Future stages clearly report on community engagement feedback and how this was incorporated, or not, in future design proposals c Ensure the new 'escalated offer process' does not place additional pressure on tenants. This matter will be considered by LAHC	Pre-construction – rezoning / design and relocation	High B4	Feedback, concerns, complaints expressed by residents Reports on how community feedback has been incorporated in final design/development applications

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9 Conclusions

This social impact and social infrastructure assessment (SIA) has been prepared to inform a rezoning proposal prepared by DPE to support the renewal of the Explorer Street social housing estate in Eveleigh.

This report has been prepared in accordance with the NSW Social Impact Assessment (SIA) Guideline (2023) (SIA Guideline). It includes:

— A review of relevant background documents including local and regional plans and strategies

— A baseline chapter providing a description of the social locality and the profile of the existing community within this locality.

— A description of engagement conducted to date

— A community infrastructure and needs analysis – including future population projections and profile, identification of future social infrastructure and human services requirements

— A section where social impacts are identified and analysed, with their significance assessed and enhancement/ mitigation measures explained

— A summary of proposed measures and assessment of residual significance, as well as monitoring measures.

Most of the anticipated positive impacts are expected to be long term and affect future residents of the development as well as the local community.

Over half of the anticipated negative impacts are anticipated during the pre-construction period, and many of them are related to the relocation process for existing social housing tenants. It is acknowledged that this is beyond DPE's responsibility following potential rezoning, however several measures have been identified that can be conducted by relevant stakeholder agencies to mitigate these impacts. Most of the longer term negative impacts could also be mitigated by measures proposed to be addressed at later phases of the redevelopment process i.e. development applications and/or management by housing provider.

In terms of impact duration and intensity, it is important to note that the duration and intensity of many of the social impacts may differ depending on the person, because:

— Relocation may occur in a range of scenarios, and result in one relocation, or more, for certain households

— Some people may adapt differently to a new environment, and adjust quicker or slower (or not adjust) than others

— Some people may enjoy different types of spaces, and prefer current environments or future environments

— Some people may feel the effects of dislocated social networks more than others. Some may create new networks quicker than others

— Some have already been relocated recently

— Some people may have more needs for services, or social interaction, than others

— The employment status of residents may vary – and relocation may affect people in a different way if they have a job in a certain location. For some, a new location might bring them closer to their employment location.

— Many of these will also differ in intensity depending on the location of relocation i.e. these impacts will not be felt the same if the relocated person remains within a short distance of the site, or is further away.

The varying levels of duration and intensity of some impacts should not take away from their legitimacy. As has been discussed in the previous sections, ensuring a tailored, respectful, open and needs-based approach to relocation has the potential to mitigate many of these impacts. An early engagement process with tenants is also key to creating a positive relationship.

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As previously noted, DPE is currently leading the rezoning of the site, however other stakeholders will then be responsible for development application(s), construction and management of the site. A future Social Impact Management Plan should be prepared as part of future development application(s) in order to refine and ascertain the measures recommended in this SIA.

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Appendix A

Author declaration

A1　Author declaration

This report was prepared by lead author Sophie Le Mauff, Principal – Social Strategy and Outcomes at WSP Australia. Sophie holds the degrees of Bachelor of Arts in Geography and Planning, Masters Degree in International Architectural Regeneration and Development, a Masters Degree in Tourism Planning and Development and a Certificate in Engagement Essentials (IAP2). Sophie has extensive experience in urban development, social planning, and social impact assessment processes. She has prepared a number of SIAs to accompany planning proposals, State Significant Development Applications or other types of planning applications. She is a member of the Australian Evaluation Society.

Advice and review was provided by Jenny Vozoff and Steve Rossiter. Jenny Vozoff has significant SIA experience including at DPE providing social impact advice and policy advice which formed the basis of DPE's current SIA Guideline. Steve Rossiter is an expert in social impact, housing and SIA, with qualifications in community and regional planning.

This SIA was prepared between March and September 2023 and was finalised on 21 September 2023. It contains all relevant information that was available at the time of writing, and to my knowledge does not contain information that is false or misleading.

Sophie Le Mauff

Principal, Social Strategy & Outcomes, WSP

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Appendix B

Policy context

B1 Policy context

This section summarises relevant NSW Government and City of Sydney policies as well as previous studies relevant to this assessment to provide policy and planning context and background for the Explorer Street redevelopment area.

B1.1 State Policy Framework

Eastern City District Plan, Greater Sydney Commission, 2016

The *Eastern City District Pla*n provides a broad strategic planning framework for this project. Many of the key directions and priorities are specifically relevant to both infrastructure provision and the creation of liveable communities. One of the key directions of the District Plan refers to "aligning growth with infrastructure, including transport, social and green infrastructure" and also "aligning land use and infrastructure planning will maximise the use of existing infrastructure".

The District Plan also has a strong focus on the creation of liveable communities with a particular emphasis on vibrant, local communities that encourage walkability and proximity to infrastructure and services. The District Plan states "This focus on accessibility, inclusion and safety when designing and building neighbourhoods, public transport and transport interchanges, places and homes will encourage a greater cross-section of people to lead physically active and socially connected lives."

As part of its encouragement of liveable communities the District Plan promotes diversity. It specifically mentions 'social housing' as it states "creating communities where social housing is part of the same urban fabric as private and affordable housing; where people have good access to transport and employment, community facilities and open spaces which can therefore provide a better social housing experience."

Future Directions for Social Housing in NSW, Family and Community Services, 2016

The *Future Direction for Social Housing* outlines the New South Wales Government's vision for social housing from 2015 to 2025. The vision is underpinned by three strategic priorities:

— More social housing

— Includes expansion and redevelopment of existing social housing assets

— Fast track partnerships with the private sector and LAHC to fast track redevelopment of social housing in NSW

— Ensure large redevelopments have a 70:30 ratio of private to social housing target

More opportunities, support and incentives to avoid and/or leave social housing

— Implement wraparound services to assist social housing residents build capacity, upskill and engage in economic opportunities.

A better social experience

— Creating a social housing system which is flexible and responsive to individuals' needs

— Replacing old housing stock with new modern dwellings which adopt a contemporary approach to housing design

— Employ a place-making approach to building communities which focusing on improved education, health training and employment outcomes

— Build strong and positive community identity through community healing, social programs and the physical environment.

Future Directions believes the strategic priorities will deliver a five% transition from social housing and a proportional increase of 10% of young people successfully moved from specialist homelessness services to long term stable accommodation.

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The Policy also outlines the ambition of the NSW Government to allow private and non-government sector initiative and innovations to have a greater influence on the social housing system.

DCJ Housing Relocation Policy

DCJ Housing has a **Relocations for Portfolio Management Purposes Policy**, which applies to properties or groups of properties owned by DCJ Housing being sold, demolished or redeveloped. Tenants are informed "as soon as reasonably practical" and interviewed to assess their situation and needs, and suggest alternative housing.

When identifying alternative properties, DCJ Housing follows a **Matching and Offering a Property to a Client Policy** seeking to ensure that properties are adequate for tenants in terms of size and number of bedrooms, special needs requests (for older people, or people with a disability), access to support services, and location with the requested allocation zone (the property may be in any suburb within the allocation zone).

According to the policy, a **reasonable offer** is an offer that will meet the tenant's known housing and locational needs, and allows continued access to services, based on the merits of the information provided by the tenant during the relocation process.

For the tenant to be relocated in the newly developed property the tenant agrees to become a tenant of the community housing provider managing the new property. Needs of the tenant and their household need to match the characteristics of the property including:

— The number of bedrooms

— Specific features of the property, such as modifications or ground floor access that must be required by the household

— If relevant, the tenant or a member of their household belongs to the client group to be housed at the site

— There is no compelling operational or external reason why approval to return should not be granted.

The policy stipulates responsibilities towards existing tenants throughout the relocation process. A simplified breakdown of DCJ responsibilities and associated actions is provided in Table B.1 below.

Table B.1   DCJ relocation process

Responsibilities	Actions	
Inform	Inform the tenant about the relocation	
Investigate	Interview the tenant to find out their housing and relocation needs Give the tenant an individual relocation statement Confirm that DCJ Housing's information about the tenant's housing needs is up to date	
Offer	Offer alternative housing to the tenant Record the tenant's response to the offer *Offer accepted*: final arrangements for signing new tenancy agreement and relocation	
Deliberating (*Offer declined*)	First reasonable offer declined: — Tenant will receive more than one offer — Apply Vacant Bedroom Charge — Notice of intention to issue a notice of termination	Review and decision process: — Review by landlord, including time for review to be heard and finalised — Referral to Housing Appeal Committee, including time for review to be heard and finalised — Decision of landlord — Right to second review if a new offer is made — Notice of termination.

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A detailed overview of DCJ's responsibilities from its **Relocations for Portfolio Management Purposes Policy** is provided in the table below.

Under the policy, DCJ Housing has the authority to approve certain areas for relocation based on guiding standards, including high demand approval. A key consideration for high demand approval is the tenant's ability to establish a locational need for relocation to a nominated area. Other considerations for high demand approval are:

— DCJ Housing identifying a reasonable prospect of the tenant's housing and/or support needs being met in the location

— Minimal risk of antisocial behaviour occurring in the new location

— No compelling external reason why the tenant's choice of location should not be approved.

In instances where a relocation area may result in the tenant experiencing unsafe interactions, a lower or inappropriate standard of living or legal restrictions are in place, the policy also supports DCJ Housing in restricting relocations.

During the relocation process, including residents returning to dwellings in completed development, the individual's needs or requirements should be considered (investigated in DCJ Housing's preparation of the individual relocation statement), including costs which may be incurred such as:

— Moving expenses, utility reconnection fees, or establishment expenses in the new property

— Reimbursement for approved alterations made to the tenant's current property (if unable to be reinstalled or comparable modifications are not present)

— Moving approved alterations from the tenant's current property to their new property and reinstalling them, after approval from LAHC (include option for financial assistance from LAHC if considered reasonable).

Table B.2   Overview of DCJ responsibilities in relocation process

Responsibility	Key tasks	Associated policies, strategies or materials
Informing		
Informing the tenant about the relocation	Tenant informed about relocation in person and in writing (follow up information). In portfolio management relocation, this will happen as soon as reasonably practical after DCJ Housing makes a confirmed portfolio management decision.	Information provided to tenant will include contact details for the DCJ Housing officer who will be the tenant's first point of contact for any issues relating to the relocation process. **Relocating tenants for management purposes fact sheet**
Investigating		
Interviewing the tenant to find out their housing and relocation needs	Gather information about the tenant's situation so that DCJ Housing can: — Make an appropriate offer of alternative housing, and — Offer the tenant appropriate assistance during the relocation process, and Where appropriate, make arrangements to move approved alterations the tenant has made to the property. In the circumstances where it is not possible to relocate the approved alterations, the tenant can seek reimbursement.	If possible, interview conducted at tenant's home to identify eligible alterations. In instances where alterations cannot be relocated with the tenant, refer to the **Alterations to a Home Policy**. In instances of under-occupancy and the tenant's refusal to relocate, DCJ Housing apply a Vacant Bedroom Charge to their tenancy, in accordance with the **Charging Rent Policy**.

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Responsibility	Key tasks	Associated policies, strategies or materials
Giving the tenant an individual relocation statement	Sets out in writing tenant's housing and relocation entitlements (approved by DCJ Housing): — Types and sizes of properties offered — Tenant's subsidy entitlement and tenancy agreement conditions — Approved tenant allocation zones — Tenant's need for special housing requirements, such as ground floor, home modifications etc — Estimation of relocation timeframes — Tenant's interest in returning to the redevelopment site (if relevant) — Relocation/re-establishment expenses (that DCJ Housing is willing to meet) — Improvements/fixtures (noted by DCJ Housing as requiring possible relocation or reimbursement) — Number of offers the tenant will receive — Any additional agreements made with the tenant — Associated policies (see above) Steps a tenant can take for a review to terminate their tenancy, if suitable housing offers are rejected	The **Relocation Statement** is used as evidence in any review of the decision to terminate the tenancy, on the grounds that alternative social housed has been offered.
Confirming information about tenant's housing needs up to date	Contact the tenant periodically, and at the time of making an offer of alternative housing, to ensure the tenant's housing needs and circumstances are correct.	If the tenant does not respond in a timely manner, DCJ Housing proceed with needs identified in previously collected information.
Offering		
Offering alternative housing to the tenant	Identify alternative properties that meet the needs of the tenant and their household. When an appropriate property is identified, it is offered to the tenant.	Follow approach in the **Matching and Offering a Property to a Client Policy**.
Recording the tenant's response to the offer	Record the tenant's response to the offer or, if the tenant rejects the offer, decide whether or not the tenant's rejection of the offer was reasonable.	Follow approach in the **Matching and Offering a Property to a Client Policy**, minus the exception that the tenant rejects the offer, DCJ Housing give seven days if being relocated for portfolio management reasons (possible to extend). exception.

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Responsibility	Key tasks	Associated policies, strategies or materials
Offer accepted – making final arrangements for signing the new tenancy agreement and relocation	Liaise with the tenant about: — The date that their new tenancy will start — The arrangements for signing their new tenancy agreement — Arrangements for moving. Installation of alterations (if possible), or payment for alterations not transferable (previously agreed)	Follow the approach in the **Starting a Tenancy Policy** when signing the tenant to their new tenancy agreement.
Deliberating (declined offers)		
First reasonable **offer not accepted**:		
— Receive more than one offer	Where a tenant is to receive more than one offer, a second offer will be made.	
— Apply Vacant Bedroom Charge	If the Tenant refuses two reasonable offers, DCJ Housing will apply a Vacant Bedroom Charge to their tenancy by adjusting the tenant's rent subsidy.	Follow information in **Charging Rent Policy**.
— Notice of intention - Notice of termination	Advise the tenant of the decision to terminate existing agreement by notice in writing	**Section 149 of the *Residential Tenancies Act 2010*** specifies that the notice must be in writing
Review and decision process	— Review by landlord (time for review to be heard and finalised) — Referral to Housing Appeal Committee, (time for review to be heard and finalised) — Decision of landlord — Right to second review (new offer made) — Notice of termination.	

In addition to DCJ's relocation policy, LAHC has also recently published a Strategic Tenant Relocations document (2021). This document sets out LAHC's approach to the relocation of tenants living in LAHC-owned properties, and is to be considered in addition to DCJ's policy.

This document identifies the following relevant principles:

— People affected by tenant relocations are to be offered housing ahead of housing general waitlist applicants (noting tenant relocations are to be prioritised alongside priority waitlist applicants and would always be housed first)

— LAHC will provide appropriate communication, genuine consultation and transparency

— LAHC and relevant tenancy managers will communicate early, often and culturally appropriately with tenants about planned and actual relocations. This may mean meeting with affected tenants and Aboriginal community members and family before renewal programs are publicly announced or holding a yarning circle to complement letters about a change.

— For redevelopment projects, all tenants can express an interest to return to the redeveloped social housing property if they choose to, where LAHC-owned accommodation is suitable and available. Tenants relocating from a property which will be redeveloped for social housing can express their interest in returning to live at that site once redevelopment is complete, with preference given to Aboriginal tenants where they have connections to land and Country, if there will be suitable and available accommodation for them to return to.

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— When relocations are DCJ managed, tenants will have a dedicated relocation officer working with them to assess their housing requirements to find them a suitable and available home to move to.

— Tenants who live in larger homes and are single/couple person households and/or require modifications to older and/or less suitable properties should be relocated to properties which already meet their needs.

— Where relocations involve Aboriginal families, joint engagement between LAHC and AHO will occur with DCJ.

— In partnership with tenancy managers, planning relocations with clear timeframes and developing culturally appropriate tenant engagement strategies will increase certainty for tenants to reduce anxiety about relocations and housing security.

Specifically for redevelopment projects:

— LAHC will increasingly seek to supply suitable and available temporary homes (which is distinct from motel-based 'temporary accommodation') near the redevelopment site if tenants wish to remain living in the area.

— LAHC will work with relocations teams and delivery partners to assess staging of larger redevelopment projects. This can help to facilitate progressive tenant relocations from housing to be demolished into new or additional social housing on or nearby the site.

— Where relocations are required in an allocation zone with little turnover of suitable and available properties, tenants will be provided with practical assistance to support their move to an allocation zone where there is suitable and available accommodation if there is the opportunity to do so.

Housing 2041 – NSW Housing Strategy

The NSW Government's Housing Strategy for New South Wales signals the government's housing policy directions for New South Wales over the next 20 years. The paper sets a long-term strategy for better housing outcomes across NSW, it identifies housing in the right locations, housing that suits diverse needs, and housing that feels like home.

The strategy is structured around four NSW housing system pillars of housing needs; supply, diversity, affordability and resilience. Several parts of the strategy are of relevance to social housing renewal in inner city areas. For example, the strategy notes:

— Almost $900 million investment in the social housing sector to build and accelerate thousands of new or newly renovated homes (page 19)

— Implementing planning and design standards that support adaptability, including universal design standards (page 26)

— Limiting rent increases to once every 12 months for periodic leases (page 30)

— Pilot programs to test the potential for designing and delivering a home without energy or gas bills (page 36)

— Aligning key policy elements and investment into one housing framework (page 40)

— Ensuring appropriately sized and affordable housing for Aboriginal people, families and supporting Aboriginal communities' legal rights and interest of land and water's (page 46)

— People with disability are more likely to live in social housing (page 48)

Eligibility and demand for social housing

Eligibility for social housing is first based on income, with specific income eligibility limits detailed on the NSW Department of Communities and Justice (DCJ) website. An assessment on individual circumstances may be undertaken to determine if the household should be placed on the priority waitlist.

Some people may not be eligible for social housing, but are in need of short-term crisis housing. Emergency temporary accommodation in public housing can be provided for a period of up to three months.

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Information on the demand for social housing in NSW is available on the DCJ Housing Pathways website. The project area and surrounding suburbs are within the Leichhardt/Marrickville (CS3) allocation zone. For a one bedroom, three-or four-bedroom home, there is currently a **10+ year wait time**. For two-bedroom homes, the wait is between 5 and 10 years. The total number of applicants in NSW currently on the waiting list for social housing is around **55,880 households** (as of June 2023). The waiting list in the CS3 allocation zone is recorded as 1,457 people as of June 2023, including 289 on the priority list.

Central to Eveleigh Strategy

The Central to Eveleigh Transformation Program is a 30-year project that aims to gradually transform 80 hectares of largely under-used government owned land in and around the rail corridor from Central to Macdonaldtown and Erskineville stations, as shown by Figure B.1.

Of relevance to this study, the Urban Transformation Strategy (dated 2016) sought to increase housing diversity, create a green network, strengthen arts and culture, and improve connectivity with surrounding places including by foot and by bike. It identifies South Eveleigh as an area that "could be renewed with a mix of social, affordable and market price housing with community facilities and neighbourhood shops".
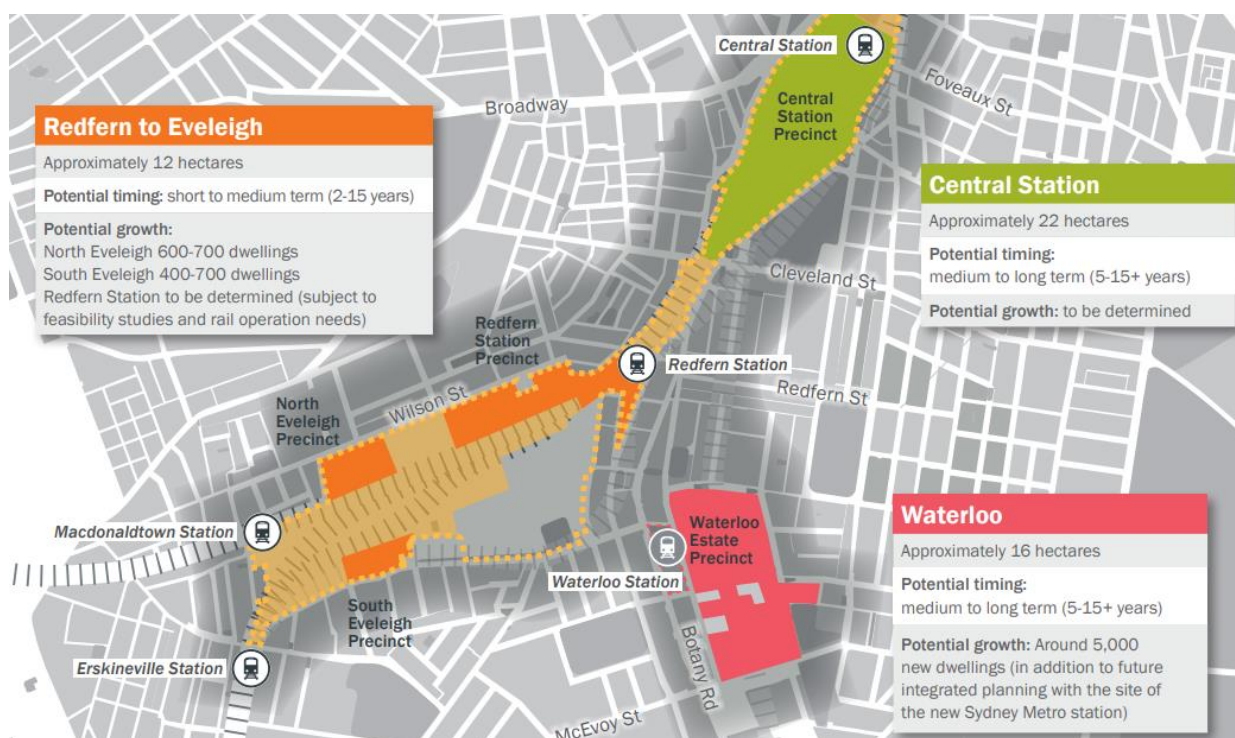
Figure B.1   Central to Eveleigh Transformation Strategy

Growth scenarios identify up to 56,000 new residents (in addition to 52,000 existing residents at the time) and 25,000 new jobs (in addition to 70,000 existing).

Engagement as part of the Central to Eveleigh renewal program identified the following as key aspects for the community:

— Diversity of housing choice

— Green living, green infrastructure

— Keeping the local authentic character

— Safety and vibrant places, and green spaces

— Transport infrastructure that meets community needs

— Enhancement and protection of culture, arts and heritage

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— Walking and cycling connections.

Open space planning in NSW

The Government Architect Office's (GAO) *Greener Places* (2020) provides a framework for the planning, design and delivery of open space and green infrastructure for various levels of government in NSW. Underpinning the *Guide* is six performance criteria for open space with associated performance indicators. These include:

— **Accessibility and connectivity** – For high density areas (more than 60-100 dwellings per ha) residents should be within a 2-3 minute walk to local, district or regional open space. Passive surveillance and adjacency to other public areas helps increase a sense of safety and perceptions of access, further promoting use and activating spaces.

— **Distribution** – Places where people live, work and study should all be within close proximity to open space. The distribution of different sized open spaces should be fair and equal with all residents being able to access a range of spaces. All homes should have access to a range of different sized spaces as follows:

— **Regional** (greater than 5 hectares) to be located with 5-10 kilometres or up to 30 minutes travel time

— **District** (2-5 ha) to be located within 2 kilometres or a 25 minute walk

— **Local** (0.1 – 0.5 ha) to be located within 400 metres.

— **Size and shape** – Open space should meet shape and size requirements to ensure the space can function at maximum capacity with the size and shape reflecting the intended use. In high density areas size is important in ensuring there is sufficient space to meet demand. The desirable minimum size for a local park is 3,000 m^2 but can be smaller in a high density area, as small as 1,500 m^2.

— **Quantity** – Ensuring there is enough open space for the local community is important in preventing overcrowding and overuse. Quantity is directly linked to open space provision rates.

— **Quality** – Quality of open space is strongly linked to attracting use and activation. Factors which impact quality include visual and physical access, landscape setting, condition of facilities, maintenance, number of activations within the space, size/shape/topography, adjacent land uses, amount of vegetation, and biodiversity outcomes. Quality is described as **more important than quantity** in the Guide.

— **Diversity** – The range of open space types within an area determines the opportunities for passive and active recreation in the community. This includes categorise such as local play for children, different type of recreational activities and on-leash dog exercise.

Together these performance criteria identify key considerations for successful and equitable access to open space. In addition, in high density areas:

— All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups)

— Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces

— All residents should also be within 1,000m of an active recreation space

— All residents should also be within 1,500m of a large community outdoor recreation area

— Fitness and exercise space should be provided within 300m

— Trail and path-based recreation to be provided within 400m

— At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minutes cycling e.g. fields, courts, indoor sports, aquatic facilities.

Compact for Renewal

Shelter NSW, The Tenants' Union of NSW and City Futures Research Centre developed *A Compact for Renewal: What Tenants want from Renewal* (2017). The Compact was intended to represent an agreement about how urban renewal was

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to be conducted in social housing areas and how social housing tenants were to be treated and engaged. Research found that tenants in renewal areas are seeking the provision of:

— Accurate and timely information throughout the process including reasonable timeframes and appropriate support to process and consider information

— Project information including stages and timeframes and written in plain English and available in community languages

— Face-to-face communication wherever possible through agency staff, the project office, street meetings, events, home visits and their relocation coordinator.

B1.2   City of Sydney policy framework

Community Strategic Plan: Delivering Sustainable Sydney 2030-2050

The purpose of the City of Sydney's *Sustainable Sydney 2030*-2050 is to balance social, economic and environmental needs and goals. It proposes an approach which considers the City's economy, ecology, society and culture. The plan addresses 4 key questions for each of the 10 strategic directions:

— **Where are we now?** – for each direction identified: the current situation in the city, issues affecting communities, why action needs to happen, and feedback from communities

— **Where do we want to be in the future?**– Each direction includes a section of 2050 outcomes that identify future communities

— **How will we get there?** – identifying the supporting strategies that will be used for each direction that will set out detailed actions to achieve said goals

— **How will we know we've achieved our goals?**– 10 targets will measure the transformation of the city, progress will be reported every 4 years.

The Community Strategic Plan includes 10 strategic directions for a Sustainable Sydney. Strategic directions of specific relevance include:

Direction 7: Resilient and diverse communities

— The strategic direction identifies that being connected to the community is essential for wellbeing and is the foundation for a resilient city. Outputs from community engagement has shown that people hope for a future community that embraces sharing of spaces, resources and knowledge.

Direction 10: Housing for all

— The quality and performance of housing in the city must be addressed, housing stress and affordability must also be addressed.

City Plan 2036, Local Strategic Planning Statement

Council's Local Strategic Planning Statement (LSPS) identifies the following planning priorities that have relevance to this Study.

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Table B.3   LSPS priorities

Planning priority	Objective	Comments and implications for this study
I1 Movement for walkable neighbourhoods and a connected city	To plan local neighbourhoods so people have access to daily needs within a 5–10 minute walk, advocate for mass transit and transport services, ensure land uses match mobility investment and managing roads to reduce impacts and create great places.	Eveleigh is identified in the East-West Transit Corridor, from The Bays to Randwick, which could support future interchanges at Eveleigh to connect rail and light rail lines. Additional connections across the railway are being investigated, as identified in Council's open space, sport and recreation study.
I3 Supporting community wellbeing with social infrastructure	To plan, collaborate and partner with others to deliver local infrastructure, such as open space and community and cultural facilities, and state infrastructure, such as health, education and emergency services for the wellbeing of our changing community.	**Open Space** With reference to Council's Open Space Study, Council is working to improve the quality, accessibility and functionality of existing open spaces. New and expanded open space will be prioritised where demand is greatest. Proximity of open space is also important, with the target for all residents to be within 400 metres of a local park. The subject site is adjacent an area identified for dedication/acquisition. The subject site is adjacent the South Sydney Rotary Park, and within 400m of Solander Park (recently upgraded as part of the City of Sydney Small Parks Projects) and Harry Noble Reserve, to the south. Henderson Road is also identified as a key open space link within the Central to Eveleigh corridor. **Social infrastructure** There is an increase in demand for affordable creative space, especially by smaller and not-for-profit enterprises Council will focus more on centrally locating multipurpose facilities that are adaptable for a range of programs. The subject site is located just outside a 400m buffer of a combined school (Alexandria Park Community School).
L1 A creative and socially connected city	To take a people-focused approach to planning and place making, create inclusive and accessible places and improve planning to support cultural activity and spaces	Community members will have ready access to a range of facilities and services to support their daily lives in vibrant neighbourhoods, including libraries, parks, community centres, theatres, schools and pools. Improving the accessibility of the public domain for people of all ages and abilities – with a focus on children and young people, older people, and people with a disability – including through the delivery and improvement of inclusive and accessible public spaces, amenities and facilities, is a key priority action. Including cultural infrastructure and creative workspaces into NSW government projects is encouraged, as well as communal rooms for cultural or play activities, or entertainment for all.

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Planning priority	Objective	Comments and implications for this study
L2 Creating great places	To plan for accessible local centres and high streets to be the heart of local communities, protect the character of our distinctive heritage neighbourhoods and iconic places, and deliver design excellence and high amenity in the built environment.	In general, the LSPS supports walkable neighbourhoods and the idea of a 10 minute walkable neighbourhood, represented by Figure B.2 below. The aim is for the community to be within an easy 5 to 10 minute walk of daily needs, including fresh food, parks, public transport (providing connections to other opportunities and services), local community services and primary health services. The subject site is not within close walking distance of libraries or fresh food.
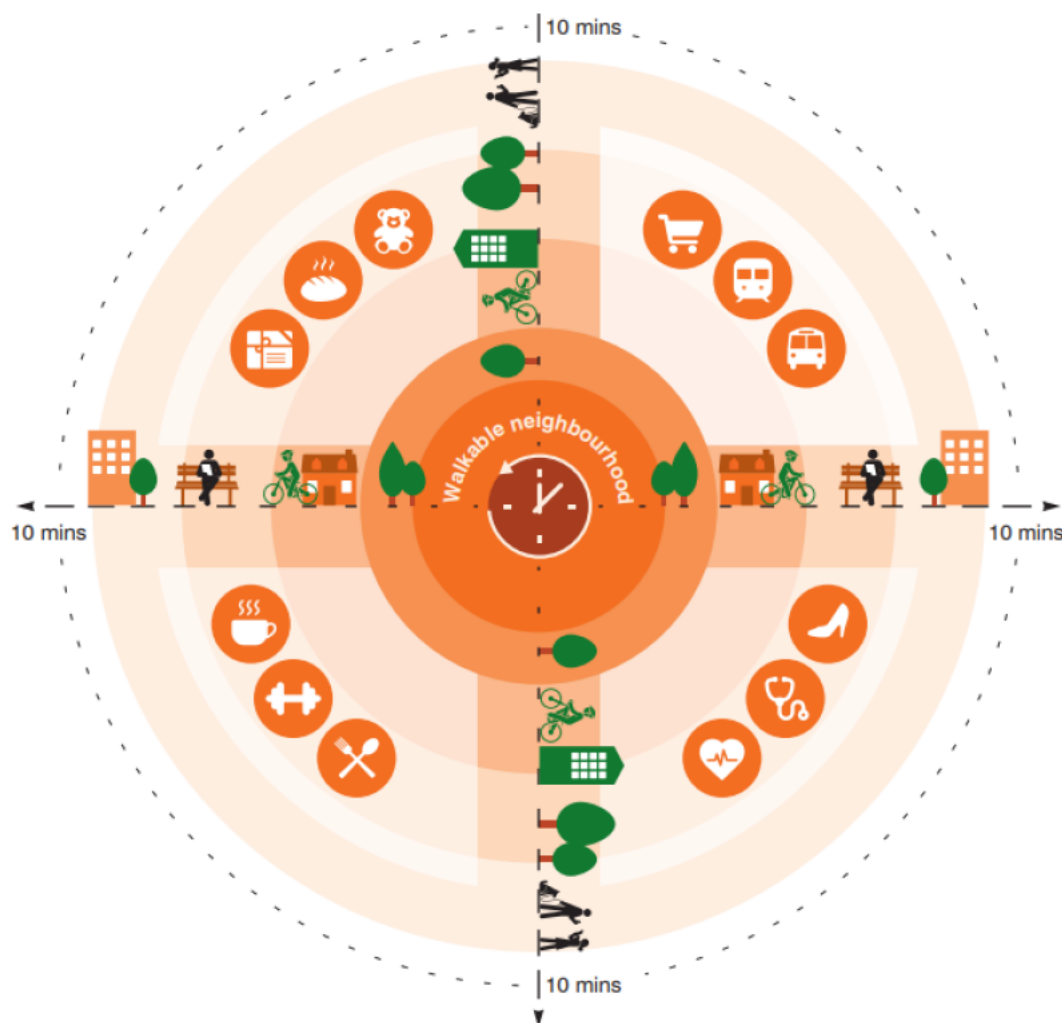
Figure B.2   Walkable neighbourhoods

A City for All: Social Sustainability Policy and Action Plan 2018-2028, 2018

Through its four following strategic directions, the *A City for All* Policy seeks to encourage community sustainability and wellbeing.

The Plan seeks to increase the positive social impact of urban development and renewal through the delivery of social infrastructure, ensuring the community's needs and aspirations are met over time.

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The Policy encourages connected and socially cohesive communities and seeks to support "social connectedness in social housing precincts" and "social networks in urban renewal areas", as well as community participation during projects. The following points discussed by the City of Sydney in the Plan are important for this SIA:

— Improving social housing residents' wellbeing and access to opportunity. This includes food security, access to facilities and services, and technology

— Provide social housing requirements which meet the needs of the City (i.e. provision of social housing)

— Improve social housing safety and amenity, including reducing crime and fear of crime, improving property management and maintenance, and activation of shared spaces

— Support increased social connection in and between diverse communities (including social housing communities) and encourage intergenerational relationships to reduce risk of social isolation

— Form partnerships with government departments, non-government organisations, community organisations and local business to achieve positive social and health outcomes

— Foster a sense of belonging in new urban renewal projects and existing communities through strengthening social connections and the public domain.

Housing for All: City of Sydney Local Housing Strategy (2020)

The City of Sydney's Housing for all Strategy provides a framework for the community and government to identify challenges and address factors that influence housing supply and demand. The focus areas are:

— Population growth

— Housing to 2036

— Housing priorities, objectives and actions

— Implementation

— Monitoring

The infographic to the right demonstrates how the city has evolved and how the demand for housing is constantly increasing due to population growth. Key points of interest for this study regarding social housing include:

— Since the target for social housing in 2008, the proportion of social housing has decreased from almost 11.7% of private dwelling stock to about 8.2% in 2019, there has only been a small net increase of social housing in the city since 2008

— Social housing stock in the City of Sydney is decreasing

— Council has limited ability to influence how much private housing is provided as social housing

— A lack of housing affordability leaves behind low-income households in the city's social housing

— Of all private housing in the city to 2036 7.5% of housing will be social housing, this fails to meet demand

— The current social housing stock only meets 44% of the need in NSW.

City of Sydney Wellbeing Survey (2015-2018)

Council's wellbeing survey is a broad-ranging health check of social, cultural and environmental factors that affect quality of life. Council undertakes the survey every three years, the last survey being conducted in 2018.

Between the 2015 and 2018 wellbeing surveys, Redfern Village respondents expressed:

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— A **slight increase** in satisfaction with access to parks and open spaces

— A **decrease** in people feeling part of the local community

— A **decrease** in people believing there are enough opportunities in their local area to participate in arts and cultural activities and increase in barriers to participation in local and community and cultural activities

— **A slight decrease** in satisfaction with access to learning and education opportunities.

Features of the local area that people believe are **most important** to their decision to live there include:

— Close to transport

— Close to parks, gardens and trees

— Close to work/study.

Childcare Needs Analysis (2019)

The childcare needs analysis undertaken for the City of Sydney identified that overall, supply is now meeting demand, with this trend set to continue to 2036, and that existing facilities are of good quality that meets standards. Demand from workers does have a significant impact on demand that should be monitored.

Affordability remains a key concern. As a direct service provider, and with properties leased through the Accommodation Grants Program, Council has a range of mechanisms to influence affordability and operations of its child care services.

The study found that children living in Erskineville/Eveleigh have become less developmentally vulnerable[26] over time, with 25.4% of children in the area vulnerable in one or more domains of the Australian Early Developmental Census (AEDC) in 2012 dropping to 15.4% in 2018. This is lower than the rate across the Sydney community, where 18.1% of children are vulnerable in one or more domains of the AEDC.

However rates of children with a level of development vulnerability remains higher in Eveleigh compared to the NSW average or Sydney averages, and to a number of the LGA's suburbs.

Supply and demand considerations in relation to child care are further addressed in the following sections of this report.

Open Space, Sports and Recreational Needs Study 2016

The City of Sydney's Open Space, Sports and Recreational Needs Study 2016 (the Needs Study) outlines a series of directions and recommendations to guide future planning, provision, development and management of public open space and recreational facilities within the LGA. The issue of delivering quality open space will continue to grow for the City of Sydney as urban renewal projects continue.

The City of Sydney is well serviced by a network of small green open spaces scattered across the LGA, however the provision of district and regional size open space is relatively low. Restrictions to the delivery of larger sized open space in areas with greater population density include:

Land value with significantly higher land prices in urban and inner-city locations

Infill development with increasing population densities increasing demand where land availability is limited.

To address these challenges, the Needs Study outlines strategic directions aimed to deliver adequate open space and recreational opportunities for a growing population. The directions with relevance to public open space include:

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[26] "Developmentally vulnerable" refers to a range of criteria, including physical health and wellbeing, social competence, emotional maturity, language and cognitive skills, communication skills and general knowledge, and vulnerability in relation to Australian Early Development Census domains

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1 **More open space for a growing population** – through a combination of suitable land acquisitions and developing partnerships/agreements with other agencies (such as Government departments, trusts and universities) to create new publicly accessible open space in the City of Sydney)

2 **Better parks, sport and recreational facilities** – with limited opportunity to increase the quantum of open space, the focus is on improvements which increase the capacity, quality, diversity, useability and accessibility of open spaces to ensure they function and deliver the greatest benefits possible

3 **Linking the network** – continue to increase active transport links between open spaces and recreational facilities. This will include building on the Sydney Green Grid and improving linkages through activation

4 **Involving the community** – continue the City of Sydney's community engagement practices regarding existing and new spaces as well as promoting existing and new open spaces. This includes encouraging community run events in open spaces

5 **Looking after our parks, sport and recreation facilities** – maintain a high quality of open space in the City of Sydney through planning and delivery of ongoing maintenance and asset management both now and into the future

6 **Beyond the boundary** – look beyond the administrative boundary of the City of Sydney for opportunities to meet open space and recreation needs. This will include partnerships with other councils and aligning strategic goals with the Greater Sydney Commission and the Sydney Green Grid to deliver coordinated outcomes.

The Needs Study recognises the challenge of delivering new large open spaces and consequently has proposed a range of directions which aim on improving existing spaces and seeking new partnership opportunities both within and outside the LGA. In this context, all open space in the LGA is highly valuable, in high demand and needs to function at its full capacity to support a network which is over capacity.

The study identifies the Central to Eveleigh renewal program as a key consideration in relation to open space delivery. General principles around the delivery of open space in this area are as follows:

— Development should provide a minimum of 15% of the site as public open space. (applies to developable land only)

— All residents should be within 400 metres of local open space.

— Open spaces should be connected by green streets with pedestrian and cycle priority.

— Spaces should be large enough to be flexibly programmed, allowing for overlapping activities and responding to changes in demand over the life of the development.

— Public open spaces should be designed to provide a diversity of, settings, activities and experiences.

— Public open space must be located and designed to be clearly recognised as public, with streets on all sides, and a high level of solar access to encourage plant growth and promote use.

In specific relation to the site, the study identifies that "Renewal at South Eveleigh provides the opportunity to expand on the existing open space of Vice Chancellors Oval [now Eveleigh Green, within the Australian Technology Park], South Sydney Rotary Park, and the tennis courts to create an active sports precinct with court spaces, half-size playing fields, and pathway loops with outdoor gym equipment".

The study also identifies a number of potential cycle and pedestrian links over the rail corridor. Council's Liveable Green network identifies a rail crossing at Codrington Street (identified as 'b' in Figure B.3 below) as an important pedestrian and regional cycling connection.

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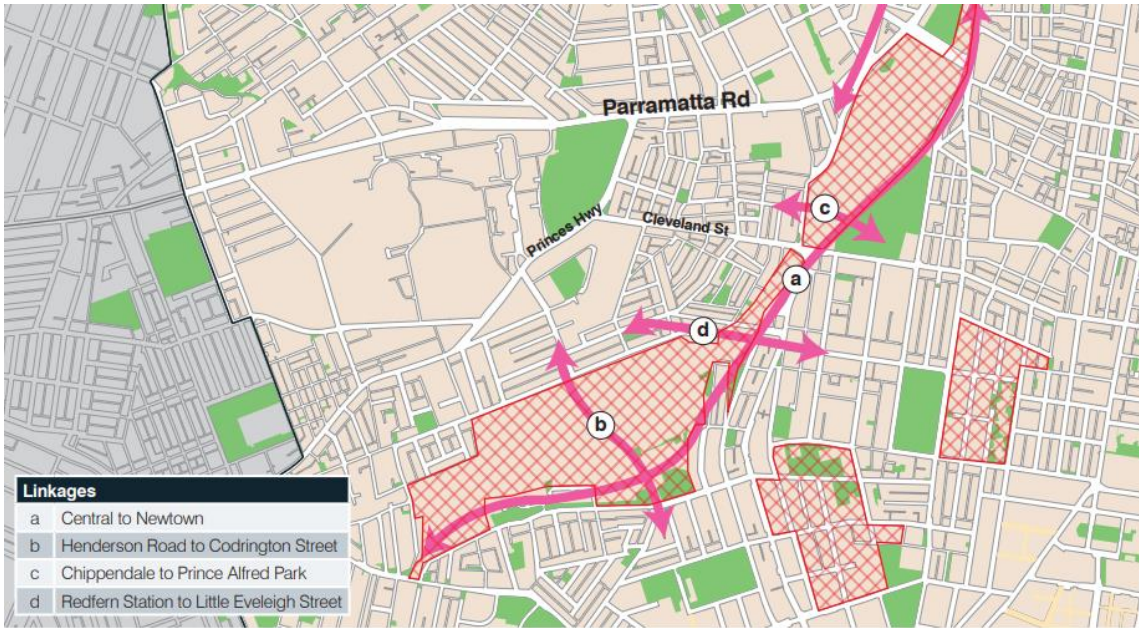
Figure B.3   Potential links across the rail corridor

In the Redfern Street Village, opportunities to supplement the concentration of double outdoor sports courts should be investigated.

The study also recognises that the Central to Eveleigh precinct will require new open space and active transport links to serve the new residential and worker populations that will be accommodated in these areas.

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Appendix C

Social baseline

C1　Social baseline

Population size and growth

The City of Sydney is home to approximately 215,399 residents.12% of residents live in Redfern Street Village. The resident population in SA1 11703164203 represents less than 1% of the LGA population and less than 2% of the Village population. Since 2016, the City of Sydney has experienced a population increase of 4.6%.

Table C.1　　Population change

	SA1 11703164203	Redfern Street Village	City of Sydney
2016 Population	498	27,554	225,733
2021 Population	446	25,148	215,399
Population change	-10.5%	-8.8%	4.6%

Source:　.id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.

Between 2016 and 2021, and as shown by Table C.1, the SA1 experienced a population decrease (10.5%), Redfern Street Village experienced a population decrease of 8.8%, as did the LGA with a population decrease of 4.6%..

The population decrease in SA1, Redfern Street Village and the LGA has been heavily influenced by the pandemic.

Age profile

As shown by Table C.2 below, Redfern Street Village has the lowest median age of the three comparison areas (32), with SA1 11703164203 reflecting a slightly older median age of 30 and the City of Sydney 34. The median age in the Village has also increased since 2016, as has SA1 (33), indicating a slight ageing of the population.

Table C.2　　Median age

	SA1 11703164203	Redfern Street Village	City of Sydney
2016	31	30	32
2021	33	32	34

Source:　.id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.

Considering current (2021) age profiles for each of the comparison areas:

The SA1/immediate surrounds show:

— A relatively high proportion of primary schoolers and secondary schoolers in the SA1 when compared to Redfern Street Village and the City of Sydney.

— The SA1 has the lowest proportion of tertiary students and independents and highest proportion of older workers and pre-retirees.

Between 2016 and 2021, and as shown by Figure C.1, the proportion of residents under 18 and young workers in the SA1 has increased.

— **Redfern Street Village** shows:

— In the Redfern Street Village 17.1% are a tertiary student and independent.

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— This is the highest proportion of residents aged 18 to 24 compared to other areas, and also slightly between 2016 and 2021.

The City of Sydney shows:

— A high proportion of tertiary students and independents, young workers and parents and homebuilders (it is likely there are more 'homebuilder' than 'parents' in the 35 to 49 age range due to the low proportion of primary and secondary school aged children across the LGA.)

— Lowest proportion of older workers and pre-retirees, empty nesters and retirees, seniors and elderly residents.

— While the City of Sydney and Redfern Village have a similar median age, the City of Sydney is defined by its younger worker population and less so by tertiary students and independents.

— Since 2016, the City of Sydney has experienced relatively little change in its age profile (compared to comparison areas).

Figure C.1   Age profiles, 2021

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2021. .id, Social Atlas: SA1 11703164203; 2021.

Household size and composition

The SA1 has the highest average household size of 2.26 people per household compared to other areas, as shown in Table C.3. This decreased from 2.47 between 2016 and 2021, while there was a slight decrease in the Village and LGA.

Table C.3   Average household size

	SA1 11703164203	Redfern Street Village	City of Sydney
2021	2.26	1.85	1.89
2016	2.47	1.94	1.97

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.

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In the SA1:

— Lone person households are the most common household type (25.8%%), the single parent household (16.5%) represent a considerably larger proportion than in the Village or LGA

— The SA1 also has the highest proportion of couples with children of all areas

— The proportion of lone person in SA1 households is considerably smaller than the Village or LGA

As shown in Figure C.2 and Figure C.3, between 2016 and 2021, household composition has shifted, couples without children and lone person households are increasing, the proportion of couples with children, group households and single parent households are decreasing.

The Redfern Street Village and City of Sydney have relatively similar household compositions, with lone person households the most common household type. However:

— Redfern Street Village has a slightly larger proportion of lone person and group households than the LGA

— The LGA has a slightly larger proportion of couples with and without children, and slightly lower proportion of single parent families

Between 2016 and 2021, household composition remained relatively unchanged in both the Redfern street Village and the City of Sydney.

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Figure C.2   Household type, 2021

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 20121. .id, Social Atlas: SA1 1 11703164203; 2021.
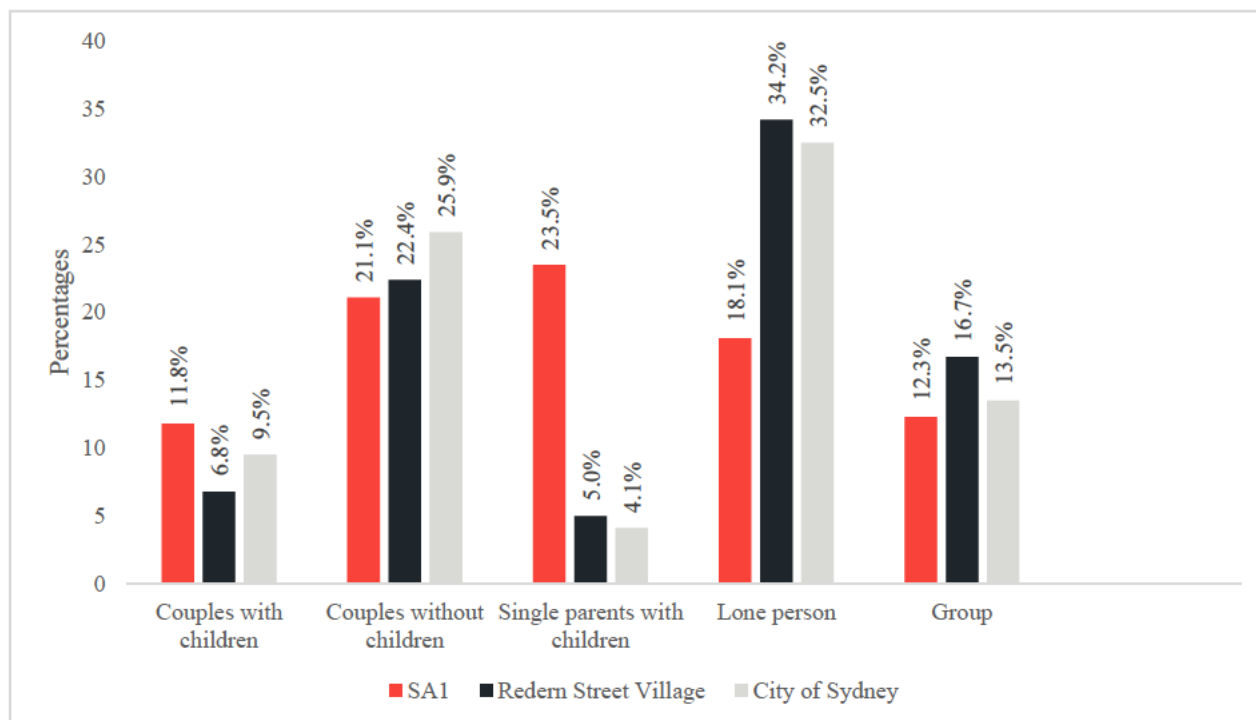
Figure C.3   Household type, 2016

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2016. .id, Social Atlas: SA1 11703164203; 2016.

Dwelling types

As represented in Figure C.4 and Table C.4, in the immediate surrounds:

— Nearly 80% dwellings in are high density dwellings (defined by ABS as three storeys or higher).

— There is 0% of separate houses, with the rest of the supply defined as medium density (e.g. terraces and units)

— 37.6% of households live in social housing, which slightly decreased between 2016 and 2021.

Between 2016 and 2021, dwelling types in the SA1 did not significantly changed, however medium and high density slightly increased.

The Redfern Street Village has:

— The smallest proportion of high density dwellings and the largest proportion of medium density dwellings compared to other areas

— A very limited supply of separate houses

— 18.2% of social housing households.

The City of Sydney has:

— A relatively similar dwelling type profile compared to the SA1, with a slightly lower proportion of high density dwellings

— 6.8% of social housing households.

Between 2016 and 2021, the Redfern Street Village and LGA have both experienced an increase in the proportion of high density dwellings and a decrease in medium density, separate house dwellings have remained stagnant.

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Figure C.4   Dwelling type, 2021

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2021. .id, Social Atlas: SA1 1170311420; 2021.

Table C.4   Social housing households

	SA1 11703164203	**Redfern Street Village**	**City of Sydney**
2021	37.6%	18.2%	6.8%
2016	38.7%	19.2%	7.9%

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.

Social and cultural capital

Components of community cohesion and social capital which help define social landscapes are factors such as trust, networks and volunteering, cultural and linguistic diversity, and long term residency. Dramatic changes in these 'dynamics' can cause disruption to the social landscape. Typically, these indicators suggest personal or collective investment in a local community and relationships.

Resident mobility

As shown in Table C.5, in terms of resident mobility, 40% of residents in the SA1 changed address between 2016 and 2021, compared to significantly larger proportions in the Village and LGA. This is reflective of transient communities in inner cities with a location close to universities and other tertiary institutions.

This indicates a reasonably well-established local community, with more than half the residents having lived in the same address for more than five years.

Table C.5   Resident mobility (changed address in the last 5 years)

	SA1 11703164203	**Redfern Street Village**	**City of Sydney**
2021	40.0%	59.2%	62.6.3%

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2021. .id, Social Atlas: SA1 11703164203; 2021.

Volunteering rates

The SA1 has moderate rates of volunteerism shown below in Table C.6, comparable to those of the other areas. Volunteering rates decreased between 2016 and 2021, this is most likely due to volunteers being affected by the pandemic.

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Table C.6   Rates of volunteerism, 2021

	SA1 11703164203	Redfern Street Village	City of Sydney
2021	12.8%	13.7%	12.2%
2016	16.2%	17.1%	15.9%

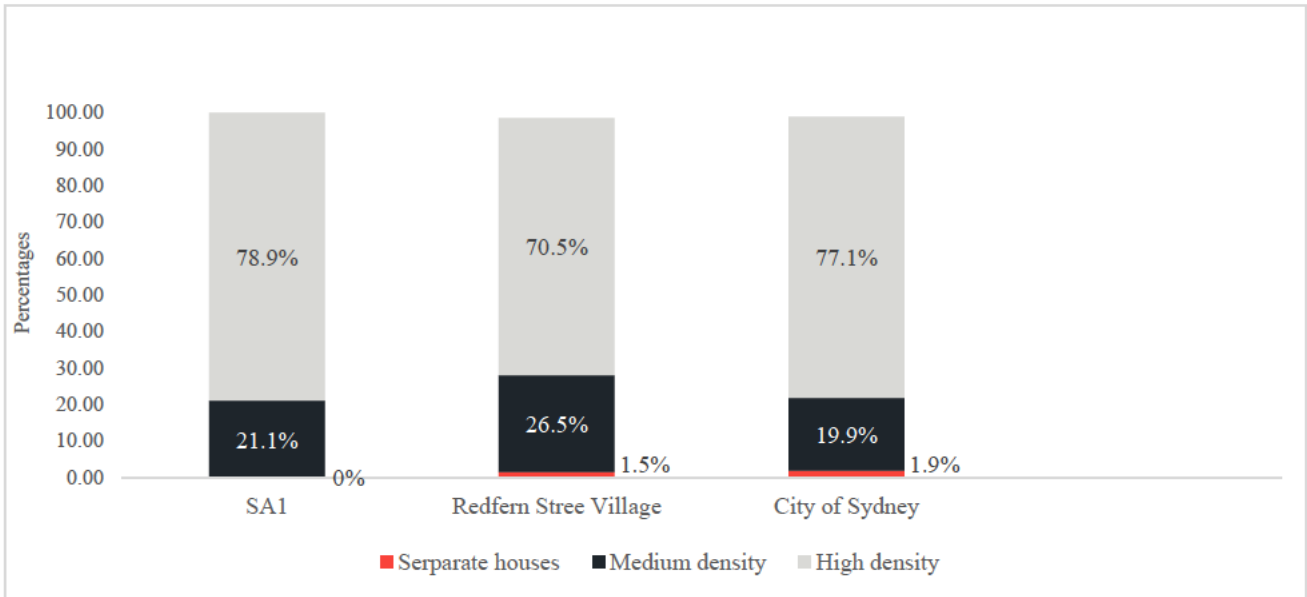*Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2021. .id, Social Atlas: SA1 11703164203; 2021.*

Cultural diversity

As shown in Table C.7, it is noted that the SA1:

— Has the highest proportion of Aboriginal and/or Torres Strait Islander residents, this decreased between 2016 and 2021

— Has a high proportion of Mandarin speakers, the second most common language spoken at home in 2021, Mandarin speakers have had highest increase in comparison to other languages between 2016 and 2021

— also has the lowest proportion of overseas-born residents compared to other areas, and this decreased between 2016 and 2021.

In the Redfern Street Village:

— The proportion of Aboriginal and/or Torres Strait Islander residents is larger than in the LGA and increased between 2016 and 2021

— There is a large proportion of overseas born residents, relatively similar to that of the LGA. However, this decreased between 2016 and 2021 and was the only area that experienced a slight decrease.,

In the LGA:

— The proportion of Aboriginal and/or Torres Strait Islander residents is smaller and remained relatively stable between 2016 and 2021

— There is a similar increase in the proportion of Chinese-born residents.

Table C.7   Cultural diversity

	SA1 11703164203		Redfern Street Village		City of Sydney	
Aboriginal and/or Torres Strait Islander residents						
2021	6.7%		3.3%		1.4%	
2016	7.2%		2.5%		1.2%	
Overseas born residents						
2021	37.0		46.3%		486%	
2016	34.3%		48.7%		47.7%	
Country of birth						
	2016	**2021**	**2016**	**2021**	**2016**	**2021**
1	Vietnam (6.1%)	Vietnam (5.3%)	China (13.8%)	China (9.4%)	China (9.7%)	China (7.8%)
2	New Zealand (4.8%)	New Zealand (2.9%)	United Kingdom (4.2%)	United Kingdom (4.1%)	United Kingdom (5.3%)	United Kingdom (5.7%)
3	China (2.8%)	China (4.0%)	New Zealand (2.6%)	New Zealand (2.9%)	Thailand (3.2%)	Thailand (3.0%)
Language spoken at home						

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	SA1 11703164203		Redfern Street Village		City of Sydney	
	2016	**2021**	**2016**	**2021**	**2016**	**2021**
1	Vietnamese (7.4%)	Vietnamese (8.9%)	Mandarin (13.4%)	Mandarin (10.3%)	Mandarin (9.9%)	Mandarin (8.6%)
2	Tongan (3.6%)	Tongan (2.2%)	Cantonese (3.2%)	Cantonese (3.1%)	Thai (3.2%)	Thai (2.8%)
3	Mandarin (2.8%)	Mandarin (4.7%)	Russian (1.8%)	Russian (0.9%)	Cantonese (2.9%)	Cantonese (2.8%)

Source: *.id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.*

Economic profile

Employment data is presented in Table C.8. Employment data shows that:

— In the SA1, unemployment has increased, this is most likely due to the pandemic. Labour participation has decreased in SA1 and has the highest decrease in comparison to the other areas

— In the Village and LGA, the unemployment rate has decreased

In terms of household income:

The SA1 has:

— A decrease in income between 2016 to 2021, SA1 is the only area in comparison to the others that has encountered a reduction in income at -12.9%. The employment hubs in the area may have been more influenced by the pandemic. There are in three main income groups:

— Households earning between $300 and $649 per week

— Households earning between $1,000 and $1,749 per week

— Households earning more than $2,500 per week.

In terms of housing affordability:

— The proportion of households experiencing rental stress increased by almost 10% from 2016 to 2021

The Redfern Street Village has:

— The lowest median weekly household income compared to other areas, however the area has the highest percentage of income growth compared to 2016

— Between 2016 and 2021 households in mortgage stress has nearly tripled.

In the City of Sydney:

— The median weekly household income is $2,310, being the highest median income in comparison to SA1 and the Village. Similar to the Village, the City of Sydney also experienced a slight decrease in unemployment.

— Households in mortgage stress and rental stress has drastically increased from 2016 to 2021. This is heavily influenced by an increase of housing demand in the last decade.

Table C.8   Economic characteristics

	SA1 11703164203	Redfern Street Village	City of Sydney
Unemployment			
2021	6.1%	7.4%	5.6%
2016	4.7%	8.2%	6.0%
Not in the labour force			

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	SA1 11703164203	Redfern Street Village	City of Sydney
2021	38.2%	28.2%	23.9%
2016	36.8%	30.8%	23.1%
Median weekly household income			
2021	$1,867	$1,803	$2,310
2016	$2,144	$1,376	$1,926
Change	-12.9%	+23.7%	+19.9%

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.
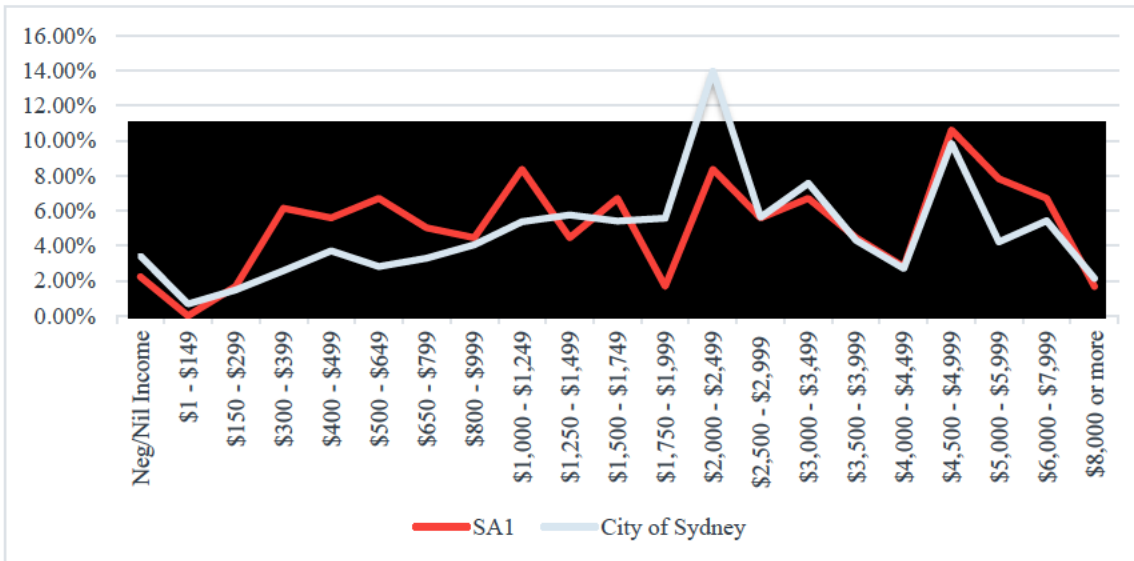
Figure C.5   Weekly household income, 2021

Source: Australian Bureau of Statistics, TableBuilder Pro, Weekly Household Income, SA1 11703164203, Sydney (C), 2021.

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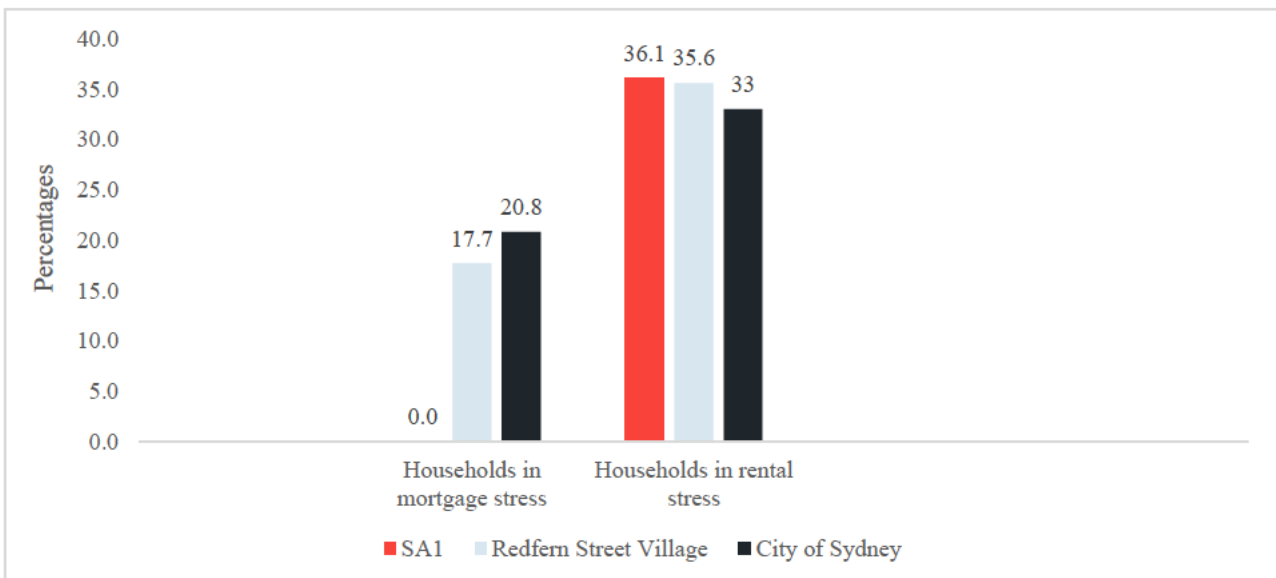
Figure C.6   Housing affordability, 2021

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2021. .id, Social Atlas: SA1 11703164203; 2021.

Table C.9   Assistance and care, 2016 2021

	SA1 11703164203	Redfern Street Village	City of Sydney
Disengaged youth (aged 15-24 not employed or in education)			
2021	18.2%	5.9%	5.6%
2016	21.1%	3.6%	4.0%
Need assistance due to disability			
2021	5.8%	3.9%	2.7%
2016	4.8%	3.4%	2.4%
Provided unpaid assistance to a person with a disability			
2021	10.8%	6.4%	6.5%
2016	10.2%	6.0%	6.1%

Source: .id, Community Profile: City of Sydney and Redfern Street Village, 2016, 2021. .id, Social Atlas: SA1 11703164203; 2016, 2021.

Social disadvantage

Socio-Economic Indexes for Areas are measures of socio-economic conditions. It uses census data relating to income, employment status, literacy, English language proficiency, living conditions and many other measures to calculate the figure. A score of around 1,000 is usually the average for Australia.

The Index of Relative Socio-Economic Disadvantage (IRSD) summarises variables that indicate relative disadvantage. This index ranks areas on a continuum from most disadvantaged to least disadvantaged. A low score on this index indicates a high proportion of relatively disadvantaged people in an area. It cannot be concluded that an area with a very high score has a large proportion of relatively advantaged people, as there are no variables in the index to indicate this. But it can be said that such an area has a relatively low incidence of disadvantage. IRSD for the site and surrounds is represented in Figure C.7. Ranking at 922, the SA1 where the site is located could be considered as having a relatively higher incidence of disadvantage, with the site itself representsing an area of relative disadvantage.

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Figure C.7   Index of Relative Socio-economic Disadvantage, 2021
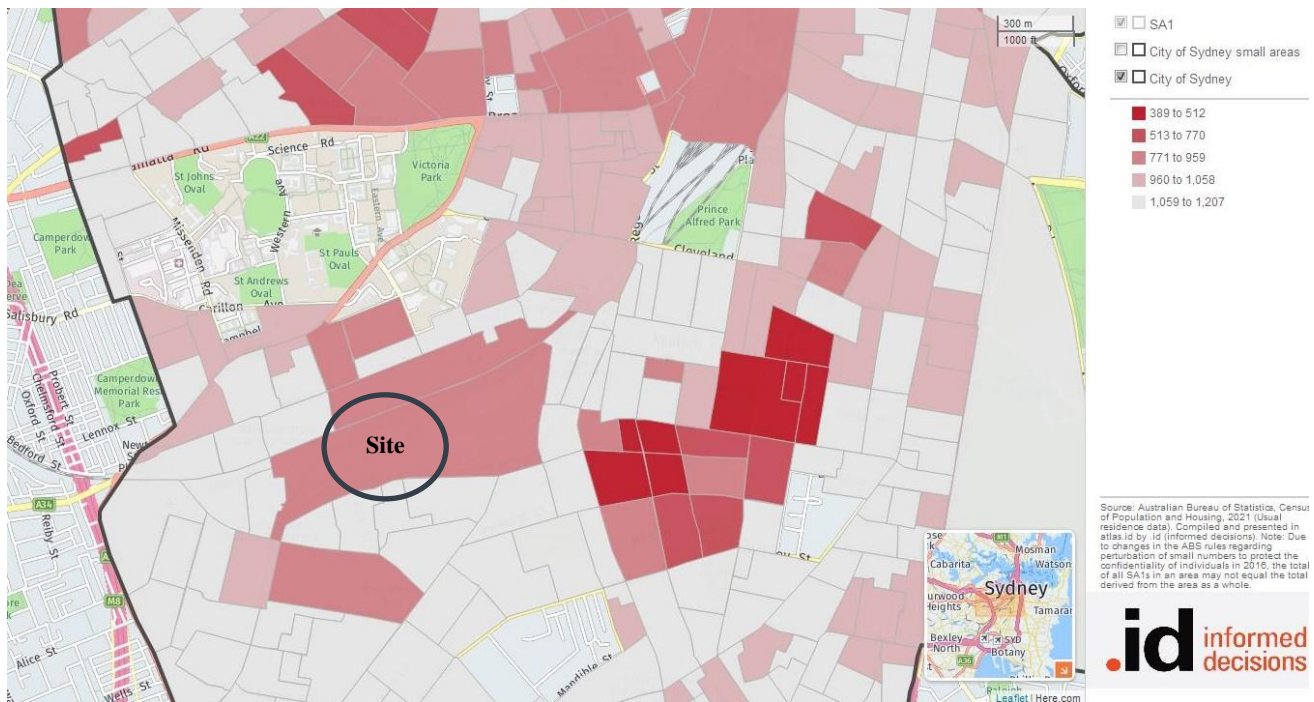
The Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) summarises variables that indicate either relative advantage or disadvantage. This index ranks areas on a continuum from most disadvantaged to most advantaged. An area with a high score on this index has a relatively high incidence of advantage and a relatively lower incidence of disadvantage. IRSAD for the site and surrounds is represented in Figure C.8. Ranking at 1,015, the SA1 where the site is located has a relatively higher incidence of disadvantage.

Figure C.8   Index of Relative Socio-economic Advantage and Disadvantage, 2016
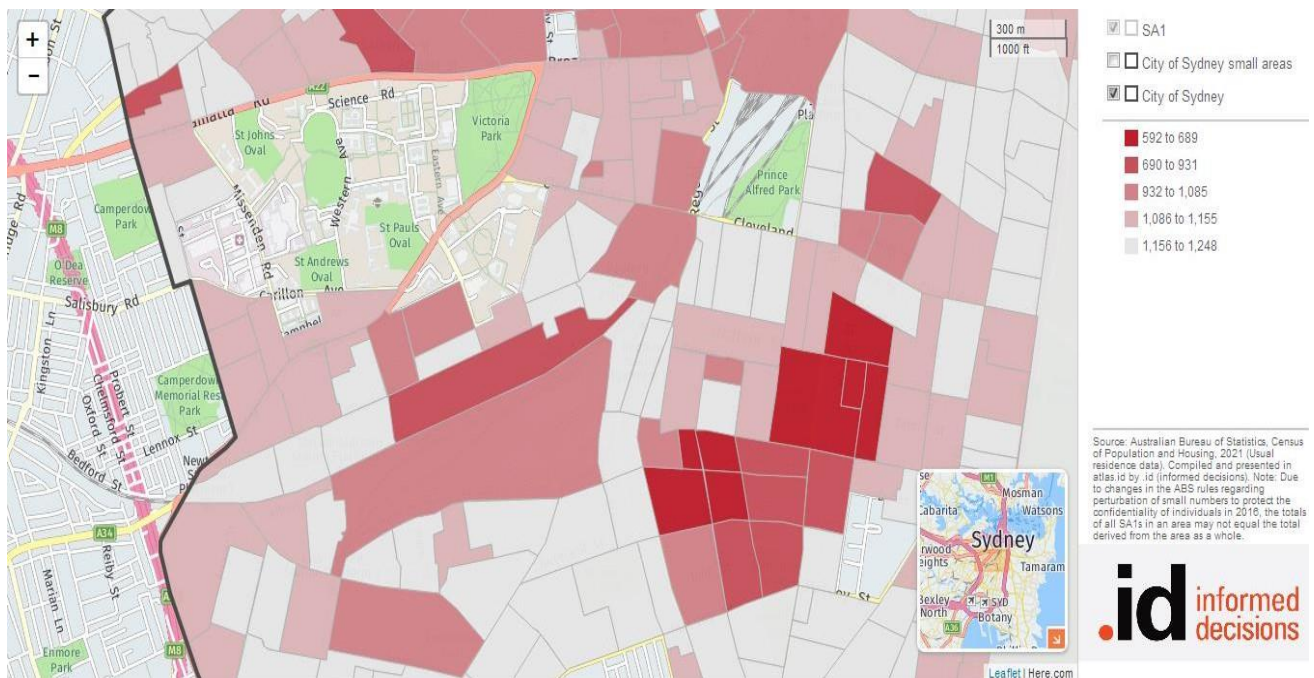
Crime and safety

Crime data reported by the NSW Bureau of Crime Statistics and Research (BOCSAR) is available at the suburb, postcode, and local government area level. Eveleigh's population is too low for BOCSAR to report a rate, therefore the

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postcode of Eveleigh (2015) has been used to capture the data. Consequently, the geographical areas used for this analysis include:

— Eveleigh, Alexandria, and Beaconsfield (postcode 2015)

— City of Sydney (LGA)

The City of Sydney LGA area has been included for comparison. It is important to acknowledge this data reflects reported crimes and does not reflect incidents which were not reported. For crimes such as domestic violence and sexual assault which are traditionally under reported[27] these figures may not truly represent the crime-scape of local areas but rather are intended to provide an indication of safety and common incidents.

Data has been analysed from April 2022 to March 2023. At the time of the report, this is the most up-to-date information. Crime data for the postcode of Eveleigh and City of Sydney are shown in Table C.10 and Table C.11.

The top 5 common crimes in the 2015 postcode include:

— Assault (683.7 incidents per 1,000 people). This is roughly almost half of the rate for the City of Sydney area (1985.1 incidents per 1,000 people)

— Malicious damage to property (536.6 incidents per 1,000 people). This is less than the rate for the City of Sydney area (971.8 incidents per 1,000 people)

— Steal from retail story (605.8 incidents per 1,000 people). This is more than half the rate for the City of Sydney area (1152.4 incidents per 1,000 people)

— Fraud (977.9 incidents per 1,000 people). This is below the rate for the City of Sydney area (1217.1 incidents per 1,000 people)

— Other theft (683.7 incidents per 1,000 people). This is more than half of the rate for the City of Sydney area (1148.7 incidents per 1,000 people).

Overall the nature of the crime is non-violent. Together this indicates that:

— Many of the most common incidents across the postcode of Eveleigh have lower crime rates compared to the City of Sydney. This indicates that while they are local issues, in the contact of the City of Sydney these incident rates are comparatively low reflecting localised safety,

— The nature of the most common crimes in the postcode of Eveleigh indicates social disobedience rather than violent and aggressive behaviours, with the exception of assault offences. However, the rate for this is significantly lower than for the City of Sydney.

When considering violent, drug and/or alcohol related offences, there are some are notable differences between the postcode of Eveleigh and the City of Sydney These include:

— The rate of drug offences in the postcode of Eveleigh is significantly lower than the City of Sydney.

— Rates of domestic violence related assault and intimidation, stalking and harassment are lower across the postcode of Eveleigh compared to the City of Sydney. However, this does not take into account incidents of under reporting.

— Rates of liquor offences are significantly lower in the postcode of Eveleigh compared to the City of Sydney.

— The rate of breach apprehended violence order is significantly lower in the Eveleigh area than the City of Sydney.

Overall this indicates that crimes relating to violence, drugs and alcohol are generally lower, occurring at a lower rate compared to the City of Sydney.

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[27] NSW Government Victim Services, NSW Sexual Assault Strategy 2018 – 2021

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Table C.10 Top 5 common crimes

	total	rate per 100,000	total	rate per 100,000
Assault	79	683.7	4,265	1985.1
Malicious damage to property	62	536.6	2,088	971.8
Steal from retail store	70	605.8	2,476	1152.4
Fraud	113	977.9	2,615	1217.1
Other theft	79	683.7	2,468	1148.7

Table C.11   Drug, domestic violence and alcohol related offences

	POSTCODE 2015		CITY OF SYDNEY	
	total	rate per 100,000	total	rate per 100,000
Domestic violence related assault	30	259.6	1,196	556.7
Intimidation, stalking and harassment	42	363.5	1634	760.5
Betting and gaming offences	0	0.0	931	433.3
Drug offences	110	952.0	5,382	2505.0
Liquor offences	5	43.3	2,169	1009.5
Breach Apprehended Violence Order	11	95.2	747	347.7

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Appendix D

Existing social infrastructure

Table D.1   Existing social infrastructure within walking distance of the site

Social infrastructure category	Existing provision within 800m of Explorer Street	Features and commentary
Community facilities – community centres and libraries	Cliff Noble Community Centre	156 sqm, capacity 120 people. Classes include exercise, computer troubleshooting, art, Zumba, yoga and creative writing, computers available for use, recycling station for electronics, free Wi-Fi, piano, and tables and chairs for 45 people. Includes kitchen facilities
	National Centre of Indigenous Excellence	The centre provides accommodation for visitors, meeting spaces as well as community support programs. It also provides a fitness centre including indoor/outdoor training areas, group fitness facilities, undercover heated pool, indoor sports stadium, and outdoor sports field
	Alexandria Town Hall	196 sqm, capacity 120 people in hall, 40 in small hall
	Erskineville Town Hall	114 sqm, capacity 80 people in hall (84 sqm), 20 in committee room (30 sqm). Includes kitchen facilities
	Joseph Sargeant Centre	72 sqm, capacity 50-60 people. Features include a courtyard, children's soft-fall playground and half-court for basketball or tennis. Includes kitchen facilities
	South Sydney Community Aid Multicultural Neighbourhood Centre (Counterpoint Multicultural Centre)	Provides community services to people with culturally and linguistically diverse backgrounds. Services include support and advocacy; community development; community events; meeting spaces; free computers; internet access; office facilities; social, educational and cultural programs; aged care, legal advice, health counselling, harm reduction; and spaces for other third party services.
Childcare	Alexandria Child Care Centre	Located near the Australian Technology Park precinct
	Honey Bird Child Care Centre	Long day care with capacity for 90 children
	Camp Australia - Alexandria Park Community School OSHC	After school and vacation care with capacity for 121 children
	Wunanburi Preschool Incorporated	Aboriginal preschool catering to Indigenous and low income families, capacity for 35 children
	Gowrie NSW Erskineville Early Education & Care	Long day care with capacity for 98 children
	Eveleigh Early Learning and Preschool	Long day care with capacity for 66 children
	KU Sunbeam Preschool	Long day care with capacity for 37 children
Education – Schools, Tertiary education	Alexandria Park Community School	A K-12 government school, catering 1,087 students.
	Erskineville Public School	A K-6 government primary school catering around 357 children. The school's OSHC is run by Lady Gowrie Child Centre.
	St Mary's Catholic Primary School	A K-6 Catholic school of around 199 students.
	Newtown High School of Performing Arts	A 7-12 government high school catering to roughly 1,128 children.

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Social infrastructure category	Existing provision within 800m of Explorer Street	Features and commentary
	Central Sydney Intensive English High School	A 7-12 government high school catering to around 120 children. The school has a focus on English language learning which it teaches in parallel with the standard NSW curriculum.
	TAFE NSW Eora Campus	The Eora Campus is a community focussed education centre focusing on ATSI education and training. However, it does cater to students from other backgrounds.
Healthcare	Waterloo Medical Centre	Bulk billing General Practice. Services include general medical consultations, accident and emergency care, immunisations, women's health, podiatrist, skin checks and counselling. Offers eight languages other than English
	Myhealth South Eveleigh	Private and bulk billing General Practice including immunisations
	Healthcare Family Medical Centre	Bulk billing General Practice. Also provides after hours HOME GP service
Arts and cultural spaces	Tom Bass Sculpture Studio	Sculpture space, sculpture classes
	PACT centre for emerging and experimental art	Performance, residencies, venue hire, gallery space
	FBI Radio	Independent youth community radio broadcaster
Open space and recreation facilities	Yerrabingin House	Social enterprise with a native rooftop farm
	National Centre of Indigenous Excellence Fitness Centre	Indoor/outdoor training areas, group fitness facilities, undercover heated pool, indoor sports stadium, and outdoor sports field
	Erskineville Oval	Grandstand (5,000 spectators); AFL; Rugby League
	South Sydney Rotary Park	Dogs permitted on-leash; children's playground; exercise equipment Playground identified in poor condition (City of Sydney open space, sport and recreation study)
	Solander Park	Dogs permitted off-leash; sculpture
	Harry Noble Reserve	Large green open space with walking tracks beside Erskineville Oval
	Alexandria Erskineville Bowling Club	Lawn bowls club beside Erskineville Oval
	Eveleigh Green and South Eveleigh Playground	Includes South Eveleigh playground and lawn area for ball sports 2 tennis courts and 1 netball/basketball court
	ATP Wellness Precinct	Includes South Eveleigh Skatepark and Alexandria Park tennis courts
	The Jack Shuttleworth Reserve	Small green space beside Cliff Noble Community Centre

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Appendix E

Tenant engagement outcomes

E1 Tenant engagement outcomes

All resident engagement sessions were held at Alexandria Town hall, 73 Garden Street Alexandria. Details of the resident engagement sessions are shown in Table E.1.

Table E.1   Resident engagement logistics

Date	Time	Participants	Additional information
Tuesday 8 December	4:30pm	5	Attendees were split into two groups. One group comprised three Vietnamese speaking residents who were assisted by a translator.
Tuesday 8 December	5:15pm	1	Held as a one on one discussion/interview
Tuesday 8 December	6:00pm	3	Attendees were split into two groups.
Thursday 10 December	9:30pm	1	Held as a one on one discussion/interview
Thursday 10 December	10:15pm	1	Held as a one on one discussion/interview
Total		11 residents	

Resident feedback

Context

— Residents were told they were on lifetime tenancies. Told 'you won't need to move again, this is your lift time home'. As such a lot of residents have maintained the properties as private properties

— All residents have small parking areas and courtyards that mean a lot to them

— Everyone in the neighbourhood knows each other, their parents, their grand parents

— Even though her family is all over the world. This is her chosen family. Everyone supports each other in difficult times. Lost children, parents, everyone comes together, attends funeral and are heavily involved generally.

— The upheaval they are causing, losing something that is so special to so many people on the proviso that they will provide something better is a very challenging concept

— Webinar was very difficult, felt as though they were very dismissive. They were very cut and dry, almost saying it was a blight on society to have so many areas that have social housing. 'How dare you say that' felt as though he perceived that we were a blight on society. Felt that some people see social housing residents as having no value to society

— The current availability of car parking space is a positive element of the estate

Before construction

— One resident and her husband don't want to be relocated for medical reasons – all of their community and services are nearby

— Afraid a move to a new place would mean residents are unable to access this informal assistance and friendship

— The new modern building will certainly be better but the moving process is the challenge

— Don't want to buy new things (furniture, home items) – feels like things are on pause while residents wait

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- I work in the area at child care facility – and go to my doctor and psychologist in the area, everything I need is here. Moving away is big concern. For my second child too, she'll be in year 12 in 2022, it is not acceptable to uproot her.

- Visual impact is a concern – shading, taking over sky space with height

- Trust in our neighbours and knowing everyone is something of real value that residents don't want to lose

- The Eveleigh area is a safe environment for families. There's no crime

- Some people have moved from millers point, and must move again

- You only get two options – if you say no then you don't have a choice, residents might be downgraded. What happens if the two options are not suitable?

- 6 months prior not long enough – 6-12 months would be better

- Car parking – everyone from ATP already parks here, it'll get worse. Some people have 2, 3, 4 cars where will this go?

- All residents have been at Explorer Street for a long time. Some 30 years since the units were built, others 20 years

- Social housing residents are friendly with some of the surrounding private housing residents and get on, all are concerned.

- Used to be able to buy housing from LAHC years ago but you can't any more.

- There are too many people in places like mascot, nowhere to play. Residents (public and private) don't want the Eveleigh area to turn into Mascot.

- Everyone is happy as they are now.

- After 2011 when they first discussed redeveloping the site, residents have had lots of issues with the house and have had to fix a lot of it themselves. It appears that LAHC wouldn't maintain these houses knowing that they would be demolished soon. Has been abysmally cold, concrete around, black mold, bad conditions. And yet this resident doesn't want to move

- Having space to lock up possessions in the garden or the driveway space is a benefit to most residents

During construction

- One resident is a carer for a friend who lives nearby – it would be hard to look after this person in a new place

- the stress of the move is the largest impact of the redevelopment.

- Some residents used to go to the Vietnamese doctors in Marrickville, if there was a move it would be important that these kinds of services are accessible

- Residents want to know where other neighbours are going so they can move together

- Biggest concern with a move to a new area is the lifestyle. Not sure it will be as peaceful as the current location – this may impact on mental health

- Biggest concerns are for health impacts on family

- Being housed in the Marrickville area would be positive as residents would be close to health services and it is still relatively close to Waterloo where friends live

- Resident has already moved from Millers Point and lost lots of furniture which had to be replaced in the new housing. It is stressful that this resident may have to go through this process again

- Being moved from the rocks to this area – the government paid for moving. There may be challenges with old furniture not fitting in the new house, it would be important that if furniture didn't fit that the government helped with new furniture.

- If residents have to move they would like to ask the removalists to move furniture on the truck and into the new place. It is hard for elderly residents to move heavy things

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- Want the new place to be easy to settle in – close to health services, enough room

- If a resident decided to move into a new area they would want to move into a town house or a house. Some residents are elderly and don't want to have to deal with stairs often the case in a unit. Location and housing type are big considerations in the relocation process.

- I want the same living conditions that I have now, house with 3 bedrooms in local area. Might want to move permanently too

- All the neighbours really get on, they are very friendly, and all are worried that they will lose this sense of community if they are all moved all over the place

- Animals are a concern, one resident wants to have her mother come to live with her and is not sure this will be possible. Her cats won't be able to handle the move. Dogs will be able to handle it but not sure how neighbours/landlords will feel about pets.

- Being forced to move and losing the security that came from being in one place

- Resident has been seeing a cardiologist for several years, but also provide mental health support. To establish new links and support people is difficult. Takes a lot to trust people.

- So against the redevelopment, not even looking around. Resident doesn't think there will be anything suitable in the area that she needs

- No chance of having something residents can return to that will be similar to what it used to be and skeptical that there would be anything suitable to return to anyway.

- Ideally we'd all be moving as a neighbourhood

- Resident had five children at home, all but one moved out so resident put her name down to move away as she had five beds and 2 people. Had 14 years to move her somewhere and yet they say that in six months they will be able to find somewhere for her to live.

After construction / operational

- There would be more space in the housing for more tenants

- Some residents that get relocated to a new area may like it, and would want to remain in that area

- Don't want to move back to high rise – or ground floor if it has to be that way

- If I was coming back it would be a big adjustment to apartment living. What will they look like? Balconies etc.?

- There will be a huge impact on local roads, and traffic – cycleway has already impacted on traffic

- How can we guarantee that there will be 120 social housing units, and that the developer won't just pay and provide less?

- There's a stigma from private residents, they don't want to buy into these developments so maybe developers will prefer to do have fewer social housing units.

- House to a flat won't work. We will live in a box. Where will we put all our stuff?

- What will safety be like? How easy will it be for anyone to get into the building?

- Who will design the building? Chinese company again? We can't build there why are they building everywhere

- Will there be air conditioning? Curtains? I've built my own curtains

- Repairs? For now we call Housing, who do we call in future?

- Tenant issues, wat happens if there are problems with private tenant?

- Strata cleaning, who deals with common areas – will it be dirty?

- The feeling is that if residents get moved out they are never going to come back

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— It doesn't work to have private and social housing in the same building. There will be lots of tension between the residents

— One or two bedroom units will not accommodate families. Can house one person or a couple but eventually they will have to move out

— Concerned about how many people it will bring in. There won't be any parking for people. It will change Alexandria a lot. Probably not for the good.

— There was a lovely space at the Rotary Park but it was destroyed by kids playing with it and vandalizing it, Council removed seats and BBQs and these have been missed. If they would fix it up, kids would play in the park more.

— Don't know where I'm going to live after all this time. The proposal to say that private developers are going to develop 70% private – there will always be stigma for social tenants

— Looking at different models of social housing in other countries – if government offers to sell to residents, government gets money, doesn't have to worry about maintenance. Also improves the culture of the area. Onus is on the property owners to upkeep their housing which makes the whole area nicer

— Use the car a lot, has always been in the city and able to walk. Don't want to lose this. Concerned about the lack of car spaces. Models that show that fewer people are driving have no relevance to residents at explorer street who are used to being able to park at their homes and who all have cars

Quotes

— 'The neighbours in the area are kind – there is a strong sense of community. I am often assisted with English by my neighbours. One of my neighbours drove me to the engagement session today.'

— There won't be 3 bedroom places so I won't be relocated here, simple. I can't mix my two kids in one bedroom.'

— 'I have a house, a courtyard and a dog- we're lucky'

— 'This house is my dream place, I made it that that way. What will happen to all my efforts, and who will reimburse my savings'

— 'They are destroying the people'

— They resent us, the government, the private tenants/developers, are punishing us for something. They will have police everywhere to watch us, will create "community chaos"

— 'Social dynamics will not work, private people look down on people like us. My kids worry about inviting their 'private' friends over, about what people will think'

— 'Very cruel, for old people who've been there so long, for the young as well, my son has autism, will be very upset. Depression'

— 'What about the impact on Aboriginal people? They are happy there. People say they're not (happy?) and that their children are neglected but they're not'

— 'the first thing I thought was, there goes my life'

— 'I've lived in Erskineville/Eveleigh all my life. No one wanted to live in Alexandria 30 years ago, and now that it is nicer they are removing the social housing'

— 'I'm always thinking of it now, looking at the animals thinking what are we going to do?'

— One resident had to move around a lot, and when they moved to this place, they felt like it would be forever. 'I know I don't own the house, but family comes over, neighbours know each other. They have all seen kids grow up there. You don't get kids playing in the street in many places. That's the Australian way'. Not worried about kids playing in the street, you'll lose this. Might have families walking around the park but it won't be the same'

— About ten years ago they said they would redevelop in 25-30 years.

— 'To say it is a positive redevelopment is a fallacy. To be told just before Christmas that we are no longer going to have secure housing is offensive'

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- This resident would like the new building to be exclusively public housing so there is no judgement. 'If I spent $1m I would be very mindful of the people who had not spent any money on their place.' It would be so obvious the people who live in privately owned vs publicly owned, particularly because LAHC has such a bad record of upkeeping their properties

'We feel quite helpless'. Timing of information was terrible, 2020 has been hard enough.

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Appendix F

Preliminary scoping of potential social impact issues

F1 Preliminary scoping

Table F.1 summarises potential impacts that have been identified for this project. Some of these can be positive, negative, a combination of both depending on the stakeholder group, or could result in one or the other depending on future design or management of the project.

Table F.1   Scoping of potential impacts

Potential impact	Impact matter (DPE)	Project lifecycle phase	Stakeholders affected
Relocation and displacement	Decision making systems	Notification/ planning	Existing residents People on existing waiting lists
General increase in housing supply in inner city across all tenures	Community	Post-construction/ operational	LGA
Increased quantity of social housing stock contributing to growing demand	Accessibility	Post-construction/ operational	LGA
Increased quality of social housing stock	Accessibility Community Health and wellbeing	Post-construction/ operational	Future residents
Provision of improved housing, facilities and services	Accessibility	Post-construction/ operational	Future residents
Cumulative – other projects/developments nearby	Community Surroundings	All	Existing and future residents of site and surrounding area, potentially suburb
Visual amenity, construction amenity, noise, road disruption, increase in traffic	Health and wellbeing Surroundings	Development/ construction	Neighbouring residents Surrounding communities Commuters/local area regular users
Population increases and demographic changes	Community	Post-construction/ operational	Suburb
Access and usability of community infrastructure and services	Accessibility	All	Future residents of site and surrounding area, potentially suburb

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Potential impact	Impact matter (DPE)	Project lifecycle phase	Stakeholders affected
Increase in provision of communal open space	Accessibility Community Way of life	Post-construction/ operational	Future residents
Sense of belonging, social ties and networks, shared identity, community cohesion, attachment to place and character	Community Way of life	All	Existing and future residents of site and surrounding area, potentially suburb
Visual impact, amenity, character	Surroundings Health and wellbeing	Development/ construction Post-construction/ operational	Neighbouring residents
Physical integration in broader area	Surroundings	Post-construction/ operational	Future residents of site and surrounding area
Increased social mix	Community Health and wellbeing	Post-construction/ operational	Future residents of site and surrounding area
Pressure on existing social infrastructure	Accessibility	Post-construction/ operational	Future residents of site
Loss of housing diversity (townhouses)	Community	Post-construction/ operational	LGA

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Appendix G

Assessment of significance

G1   Assessment of significance

Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Way of life	Some of the existing residents will experience temporary relocation prior to returning to the site creating significant changes in their lives	Pre-construction – construction	Negative	Possible	Existing residents	Minor - major	Major	Major	Major	High C4
Way of life	Some of the existing residents will experience temporary relocation prior to returning to the site creating significant changes in their lives	Pre-construction – construction	Positive	Possible	Existing residents	Major	Major	Minor	Moderate	Medium C3
Way of life	Some existing residents may prefer not to return and benefit from permanent relocation	Pre-construction – construction	Positive	Possible	Existing residents	Major	Moderate	Moderate	Moderate	Medium C3
Way of life	Some existing residents will experience temporary relocation and not return to the site, resulting in renewed anxieties each time and a need to adapt to a new environment each time.	Pre-construction – construction	Negative	Possible	Existing residents	Major	Major	Major	Major	High C4
Way of life	The proposal may indirectly affect other social housing tenants on waiting lists by increasing wait times	Pre-construction – construction	Negative	Likely	Allocation zone waitlist	Minor	Major	Moderate	Moderate	High B3
Way of life	It is uncertain if the future dwelling and bedroom mix will support right of return	Operations	Negative	Possible	Existing residents	Major	Major	Major	Major	High C4 (negative)

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Way of life	It is possible the future dwelling and bedroom mix will address the needs of households on existing waitlists.	Operations	Positive	Possible	Allocation zone waitlist	Major	Major	Minor	Major	High C4
Way of life	Depending on the future mix, it is possible that larger Indigenous households specifically will not be able to return to their property.	Operations	Negative	Possible	Existing indigenous residents	Major	Major	Major	Major	High C4
Way of life	Contemporary housing stock may better support residents' needs including tenants' specific needs	Operations	Positive	Possible	Future residents including social housing tenants	Moderate	Major	Minor	Moderate	Medium C3
Way of life	Future residents will benefit from a range of communal open spaces supporting social interaction and recreation	Operations	Positive	Possible	Future residents	Moderate	Moderate	Minor	Moderate	Medium C3
Way of life	It is possible that this design does not support interaction between social and private residents in the future, affecting social mix.	Operations	Negative	Possible	Future residents	Moderate	Moderate	Moderate	Moderate	Medium C3
Community	Depending on the location of relocation, it is possible that existing intra-site social networks and attachment to place disappear through temporary or permanent relocation	Pre-construction – construction	Negative	Possible to likely	Existing residents	Moderate	Major	Major	Major	High C4 to High B4

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Community	Depending on the location of relocation, existing external social networks may disappear through temporary or permanent relocation	Operations – temporary for some, permanent for others.	Negative	Possible to likely	Existing residents	Moderate	Major	Major	Major	High C4 to High B4
Community	There may be stigma against social housing residents and a lack of interaction between future social and private residents	Operations	Negative	Possible	Existing and future residents	Moderate	Major	Moderate	Moderate	Medium C3
Accessibility	Once relocated, temporarily or permanently, existing tenants may need to modify which services they access	Pre-construction – construction	Negative	Possible to likely	Existing residents	Moderate to major	Major	Moderate to major	Moderate to major	Medium C3 to High B4
Accessibility	The availability of new housing stock in a central location will benefit the regional population as a whole.	Operations	Positive	Almost certain	Regional population	Minor	Major	Minor	Minor	Medium A2
Accessibility	New social and affordable housing stock will benefit those who are currently in need of social or affordable housing, including those who may return to the development post construction, as well as those on current waitlists.	Operations	Positive	Almost certain	Existing residents, allocation zone waitlist	Minor	Major	Moderate	Moderate	High A3
Accessibility	Future residents will be close to social infrastructure but there may be pressure on health services	Operations	Positive	Likely	Future residents	Minor	Moderate	Moderate	Moderate	High B3

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Accessibility	The provision of a space that can support community uses and accommodate outreach services will benefit the resident community	Operations	Positive	Likely	Future residents	Minor	Moderate	Moderate	Moderate	High B3
Accessibility	Future residents and local residents will continue to have access to embellished public open spaces	Operations	Positive	Likely	Future residents, local area	Moderate	Moderate	Moderate	Moderate	High B3
Accessibility	The proposal will support active movements	Operations	Positive	Possible	Future residents, local area	Minor	Minor	Minor	Minor	Medium C2
Culture	The Indigenous and multicultural community on the site may be more sensitive to change and relocation	Pre-construction – construction	Negative	Possible	Existing indigenous and multicultural residents	Major	Major	Moderate	Major	High C4
Culture	Risk of first nations people continuing to be displaced from inner city areas	Operations	Negative	Possible	Indigenous residents – existing residents and those on waitlist	Major	Major	Moderate	Major	High C4
Culture	There is an opportunity to celebrate Country through the proposal	Operations	Positive	Possible	Future residents, local area, Indigenous community locally and beyond	Moderate	Moderate	Moderate	Moderate	Medium C3

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Health and wellbeing	Some social housing residents will be affected by stress, anxiety and disruption to daily life through the effects of project announcement and relocation	Pre-construction – construction	Negative	Likely	Existing residents	Major	Major	Major	Major	High B4
Health and wellbeing	There will be cumulative impacts for those who have already been relocated	Pre-construction – construction	Negative Cumulative	Likely	Existing residents who have been relocated previously	Major	Major	Moderate	Major	High B4
Health and wellbeing	Some residents, including social housing residents, will experience improved health and wellbeing through access to improved housing	Operations	Positive	Likely	Future residents – some or all	Minor to major	Minor to major	Minor	Moderate	High B3
Health and wellbeing	Some future residents may experience mental health challenges associated with multistorey apartment living	Operations	Negative	Possible	Future residents – existing residents relocated elsewhere	Minor to major	Minor to major	Moderate	Moderate	Medium C3
Surroundings	Construction will impact the amenity of local residents and commuters along local streets	Pre-construction – construction	Negative	Almost certain	Local area	Unknown due to lack of information		Minor	Unknown	
Surroundings	Construction activities will affect park users' levels of enjoyment and comfort	Pre-construction – construction	Negative	Likely	Local area	Unknown due to lack of information		Minor	Unknown	
Surroundings	Amenity impact for local residents affecting local character, views and solar access	Operations	Negative	Possible	Local area	Minor to major	Moderate	Minor	Moderate	Medium C3

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Surroundings	Amenity impact for local residents affecting local character, views	Operations	Positive	Possible	Local area	Minor to moderate	Moderate	Minimal	Minor	Medium C2
Surroundings	Minimal changes to traffic movements affecting local residents however there could be additional demand for on-street parking used by future residents	Operations	Negative	Possible	Local area	Minor	Minor	Moderate	Minor	Medium C2
Livelihoods	The proposal will create employment opportunities during planning, design and construction	Pre-construction – construction	Positive	Likely	Local -regional area	Unknown			Unknown	
Livelihoods	For those currently employed in the local area, it is possible that relocation will affect their employment, requiring new employment or new extended travel patterns.	Pre-construction – construction	Negative	Possible	Existing residents employed in the local area	Minor – major	Major	Minor	Moderate	Medium C3
Livelihoods	Expenses associated with relocation may create financial stress	Pre-construction – construction	Negative	Possible	Existing residents	Moderate	Major	Minor	Moderate	Medium C3
Livelihoods	The location of the proposal will support future employment for all residents	Operations	Positive	Possible	Future residents	Minor – major	Moderate	Minor	Moderate	Medium C3
Decision-making systems	Some existing residents of the development will experience uncertainty and insecurity about housing tenure, location and dislocation from social networks	Pre-construction – construction	Negative	Likely	Existing residents	Major	Major	Major	Major	High B4

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Category	Impact	Duration	Nature	Likelihood	Extent	Intensity	Sensitivity	Level of concern	Magnitude	Social rating
Decision-making systems	An absence of engagement with tenants prior to public exhibition, following an already difficult communication process in 2020, may result in a lack of trust from some	Pre-construction – construction	Negative	Likely	Existing residents, service providers	Moderate to major	Major	Major	Major	High B4
Decision-making systems	Residents will be involved in decision making and dwelling selection prior to relocation	Pre-construction – construction	Positive	Likely	Existing residents	Moderate to major	Moderate	Major	Moderate	High B3

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