



# Community Infrastructure Study

Elizabeth Street, Redfern

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**Client:** NSW Family and Community Services, Land and Housing Corporation

**Date:** 27 February 2020

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<b>Date</b>	27 February 2020
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<b>Version</b>	Final (Revised) v 2.5
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# 1 Executive summary

This Community Infrastructure Study (the study) has been prepared on behalf of NSW Land and Housing Corporation (LaHC) to accompany a Planning Proposal to be lodged with the City of Sydney (CoS). The study documents the community services and local infrastructure requirements for the future redevelopment of 600-660 Elizabeth Street, Redfern (the site). The study also makes recommendations on opportunities for the site to achieve a healthy built environment for both future residents and the surrounding community.

## 1.1 Study purpose

This study has been prepared by Elton Consulting for the New South Wales Department of Planning, Industry and Environment (DPIE) Land and Housing Corporation (LaHC), formerly within Family and Community Services. The study responds to Section 12, Section 14 and Section 15.1 of the Study Requirements for Elizabeth St, Redfern issued by DPIE (formerly the Department of Planning and Environment) on 17 January 2018. This study forms part of a planning package of technical studies necessary to inform a rezoning proposal that seeks an amendment to the Sydney Local Environment Plan 2012 to facilitate redevelopment of the site.

## 1.2 Study findings

This study addresses several Study Requirements relating to health and community infrastructure as summarised below in Table 1. A full description of each Study Requirement and where they are considered in this study can be found at section 2.1.1.

**Table 1 Summary of study findings**

Number	Study Requirement area of consideration	Summary of study finding
<b>Health</b>		
12.1	What impacts will the proposal have on the health of the future residents and the neighbouring community?	The proposal is likely to have minimal adverse health impacts on the future resident population and the neighbouring community.
	How will the proposal achieve a healthy built environment and active health lifestyles for the future resident population and the neighbouring community?	Actions LaHC and other parties will take to support positive health outcomes are outlined in a social outcomes opportunities action plan (Chapter 9 of this study).
<b>Community services and local infrastructure</b>		
14.1	What is the community profile of the surrounding community?	The Redfern population is growing rapidly. Compared to the overall City of Sydney Local Government Area, there are lower proportions of young people (under 18 years) and the elderly (over 70 years). Most of Redfern's dwelling stock is apartments. Most people living in Redfern live in either lone person or couple without children households. Redfern has high proportions of labour force participation and high proportions of people studying at tertiary education institutions.

Number	Study Requirement area of consideration	Summary of study finding
14.2	<p>What services are currently provided by the PCYC?</p> <p>How will these be accommodated by the proposal?</p>	<p>The South Sydney PCYC provides a range of both recreation and social welfare services.</p> <p>It is proposed that PCYC services will be accommodated in a new indoor recreation facility to be located offsite within walking distance of its current location, notionally within 800m.</p>
14.3	<p>What proposed local infrastructure will the proposal provide to meet the characteristics and likely needs of the current and future population?</p>	<p>The Reference Scheme (see section 3.3) provides for onsite communal areas (courtyard, community room) that future residents can use for social and recreation purposes.</p> <p>The site will provide public access to onsite open space areas located on Kettle Street (700sqm) and Phillip Street (1,000sqm).</p>
14.4	<p>Are there opportunities for improvement or expansion of community and recreation facilities onsite?</p>	<p>There are significant onsite constraints that restrict provision of contemporary public community and recreation facilities. The site is not considered suitable for improving or expanding facilities for access by the general community.</p> <p>It is proposed that PCYC services will be accommodated in a new indoor recreation facility to be located offsite within walking distance of its current location, notionally within 800m.</p>
14.5	<p>Identify alternative facilities and/or staging of the development to ensure that existing services can be provided for community use without interruption</p>	<p>The Reference Scheme would be delivered in a single development stage.</p> <p>LaHC will facilitate exploration of options for a temporary community facility to operate that ensures key PCYC services can continue to be provided until a new permanent facility is available.</p>
14.6	<p>How will local infrastructure meet the needs of the future population?</p>	<p>Existing local community, health, education and recreation facilities are very well utilised. They are assessed as having sufficient capacity to absorb future population demand from the proposal.</p> <p>A Public Domain Framework has been compiled separately to this study addressing open space connections.</p>
14.7	<p>Provide recommendations for opportunities to maximise positive social outcomes for neighbouring and likely future communities through the project</p>	<p>A range of recommendations are outlined in a social outcomes opportunities action plan (Chapter 9 of this study). These recommendations align with themes and considerations as outlined in the Healthy Urban Development Checklist.</p>

Number	Study Requirement area of consideration	Summary of study finding
14.8	How will the proposal promote social and cultural inclusion?	<p>Community consultation on the Reference Scheme encouraged feedback from a range of social and cultural groups. Consultation outcomes are incorporated into the recommendations of this study.</p> <p>This study finds there are likely to be substantial potential social and cultural inclusion benefits arising from the mixed tenure aspects of the proposal.</p> <p>Findings from several technical reports compiled separately to this study also outline how the Reference Scheme will assist to meet this requirement, including a Preliminary Aboriginal Cultural Heritage Study and a Housing Diversity and Affordability Report.</p>
14.9	Will the proposal create ongoing responsibilities and maintenance of any proposed open space/connections, drainage reserves, and community facilities?	<p>It is unlikely that there will be a burden on the City of Sydney relating to ongoing maintenance responsibilities associated with community facilities or public open space.</p> <ul style="list-style-type: none"> <li>» No public community facilities are proposed onsite. Any onsite communal spaces would be provided for resident access only and would be maintained and managed by the future Build to Rent operator with any programming supported by a community housing provider.</li> <li>» Two onsite open space areas are proposed (700sqm on Kettle Street and 1,000sqm on Phillip Street) to be accessible to the public and would be maintained and managed by the future Build to Rent leaseholder.</li> </ul> <p>Maintenance of any offsite public open spaces adjacent to those proposed to be embellished as part of the project would be subject to discussions with the City of Sydney.</p>
14.10	Will the proposal need any arrangements with Council for public use of community facilities?	<p>There will be no community facilities onsite that would be available for access or hire by the general public.</p> <p>It is proposed that discussions would be held with relevant representatives from the City of Sydney regarding future embellishments of open space areas that would be accessible to the public and are adjacent to existing offsite Council open space on Kettle Street and Phillip Street.</p> <p>Council will be kept informed of arrangements relating to LaHC's role in facilitating the proposed construction of a new indoor recreation facility offsite.</p>



Number	Study Requirement area of consideration	Summary of study finding
<b>State and regional infrastructure</b>		
15.1	How will the proposal impact on State and regional infrastructure?	The study examined future population impacts on public schools, hospitals and emergency services. It found that it is likely the future population demand can be accommodated within existing and planned facilities in the surrounding area.

## 1.3 Proposed community infrastructure

To encourage a socially sustainable community, future residents of the site will require access to local community and recreation infrastructure. Most of this need can be met through effective connectivity to the wide range of existing and proposed infrastructure in the Redfern area.

A summary of the provision of community infrastructure recommended by this study is provided at Table 2.

**Table 2 Summary of proposed community infrastructure**

Infrastructure type	Assessed need	Study recommendation	Reference Scheme response
<b>Community and cultural centres</b>	The estimated future population generates a notional demand equivalent to around: <ul style="list-style-type: none"> <li>» 46 sqm community space</li> <li>» 27 sqm library space</li> <li>» cumulative demand on local cultural spaces.</li> </ul>	Onsite communal room for residents to hold social gatherings and functions. Offsite developer contributions to existing local community, library and cultural facilities.	Proposed building design can accommodate a communal room of up to 100sqm for residents to meet and participate in social gatherings.
<b>Education facilities</b>	The estimated future population is likely to generate demand equivalent to around: <ul style="list-style-type: none"> <li>» 9 childcare places</li> <li>» 11 primary and 9 high school enrolment places</li> <li>» 68 residents accessing tertiary education (includes online study)</li> </ul>	Onsite communal areas could include spaces for residents private or group study Childcare places to be met through existing centres in the area (market based provision) Additional school demand to be factored into planning by NSW Department of Education Tertiary education demand to be met through existing institutions in the area (market based provision)	Proposed building design can accommodate study areas within the communal room (see above). Future building design can accommodate quality internet connection as part of detailed stages of the planning process (see Utilities and Infrastructure Servicing Report compiled separately to this study). Social housing residents would be supported to access childcare services (if required) via assistance by the future community housing provider.

Infrastructure type	Assessed need	Study recommendation	Reference Scheme response
<b>Health and wellbeing facilities</b>	<p>The estimated future population is likely to generate demand equivalent to:</p> <ul style="list-style-type: none"> <li>» cumulative demand towards 0.6 of an additional local General Practitioner</li> <li>» equivalent of 2 new hospital beds.</li> <li>» cumulative population-based demand on emergency service response times.</li> </ul>	<p>GP and community health needs can be met by existing medical practices in the area (market based provision).</p> <p>Additional hospital and community health services demand to be factored into planning by NSW Department of Health</p> <p>Emergency service response time trends are closely monitored for resource planning in the medium to longer term</p>	<p>Building design will meet emergency services access and egress requirements as part of future detailed stages of the planning process.</p> <p>Social housing residents will be supported to access community health services via assistance by the future community housing provider.</p>
<b>Recreation and open space</b>	<p>The estimated future population generates a notional demand equivalent to around:</p> <ul style="list-style-type: none"> <li>» 30 sqm indoor recreation space</li> <li>» 455 sqm outdoor sports field space</li> <li>» 569 to 1,877 sqm passive park space</li> </ul>	<p>Onsite private communal open space to encourage future residents to spend time in outdoor areas. This could include play elements for very young children.</p> <p>Offsite developer contributions to existing and proposed public open space for sport and park usage</p>	<p>Onsite private communal courtyard will be around 1,200sqm for all residents to use. Play elements could be included in design as part of detailed stages of the planning process.</p> <p>Site also includes two open space areas on Kettle Street (700sqm) and Philip Street (1,000sqm) that would also be accessible to the general public.</p> <p>A Public Domain Framework has been compiled separately to this study addressing connections to existing open space at Redfern Park and Redfern Oval.</p>

## 1.4 Healthy urban development recommendations

This study provides recommended mitigation measures for how the proposal can maximise positive health impacts and minimise negative health impacts. These mitigation measures will promote a healthy built environment and positive social outcomes on the site.

**Table 3 Summary of healthy built environment themes and recommendations**

Theme	Assessed need	Reference Scheme response
<b>Physical activity</b>	<ul style="list-style-type: none"> <li>» Provide walkable access through the site to Redfern Park</li> <li>» Retain access to recreation services offered by the existing PCYC</li> </ul>	<ul style="list-style-type: none"> <li>» Walkability opportunities are preserved throughout the site</li> <li>» New, fit for purpose indoor recreation facility to be located within walking distance (notionally within 800m) of the existing PCYC facility,</li> </ul>

Theme	Assessed need	Reference Scheme response
<b>Housing Diversity</b>	<ul style="list-style-type: none"> <li>» Apartments buildings with a mix of dwelling options</li> <li>» Tenure mix should include social and affordable housing dwellings</li> <li>» Site context limits dwelling mix to 100% high density</li> <li>» Build to Rent limits tenure mix to 100% rental</li> </ul>	<ul style="list-style-type: none"> <li>» Bedroom mix will consist of a range of studio, one, two, three and four bedroom apartments</li> <li>» Tenure mix is up to 35% social and affordable rental, with remaining private rental dwellings to be distributed throughout the development</li> <li>» Liveable Housing standards to guide future apartment design</li> </ul>
<b>Transport and physical connectivity</b>	<ul style="list-style-type: none"> <li>» Walking and cycle networks to be prioritised over private vehicle access</li> <li>» Preservation of existing bus stop</li> </ul>	<ul style="list-style-type: none"> <li>» Public domain provides appropriate onsite walking and cycle network</li> <li>» No impacts to bus stop during construction</li> </ul>
<b>Public Open Space</b>	<ul style="list-style-type: none"> <li>» No new public open space required onsite</li> <li>» Provide walkable access through the site to Redfern Park</li> </ul>	<ul style="list-style-type: none"> <li>» Site provides two small onsite open space areas that will be accessible to the general public. These are positioned to extend existing public open space on street closures at Kettle Street and Walker Street.</li> <li>» Site provides good walking and cycle links to existing Redfern Oval and Redfern Park</li> </ul>
<b>Social infrastructure</b>	<ul style="list-style-type: none"> <li>» Support access to surrounding community, education and health facilities</li> </ul>	<ul style="list-style-type: none"> <li>» New indoor recreation facility to be facilitated offsite with interim arrangements to be planned with LaHC and PCYC South Sydney</li> <li>» Communal spaces to be provided onsite to encourage social cohesion among residents</li> </ul>
<b>Community safety and security</b>	<ul style="list-style-type: none"> <li>» Placement of buildings to encourage good wayfinding and fine grain to encourage passive surveillance opportunities</li> </ul>	<ul style="list-style-type: none"> <li>» Crime Prevention through Environmental Design will be included as part of any future Development Application</li> </ul>
<b>Social cohesion and social connectivity</b>	<ul style="list-style-type: none"> <li>» Community consultation to inform the Reference Scheme design</li> <li>» Future place-making activities to encourage connections between private residents and social and affordable housing residents</li> </ul>	<ul style="list-style-type: none"> <li>» Community consultation has occurred</li> <li>» Proposal will be subject to public exhibition</li> <li>» Place making objectives will be required to be met as part of future selection of the Development Partner</li> </ul>
<b>Environment and health</b>	<ul style="list-style-type: none"> <li>» Buildings to meet high environmental standards</li> <li>» High quality future apartment building design</li> </ul>	<ul style="list-style-type: none"> <li>» Buildings onsite will meet environmental sustainability objectives as part of future selection of the Development Partner</li> </ul>

Theme	Assessed need	Reference Scheme response
<b>Healthy Food</b>	» Supports to be provided to assist social and affordable housing residents to access to healthy food options	<ul style="list-style-type: none"> <li>» Communal outdoor spaces have potential to provide edible plantings as part of future detailed design</li> <li>» Social support objectives will be required to be met as part of future selection of the Development Partner</li> </ul>
<b>Quality Employment</b>	» Supports to be provided to assist social and affordable housing residents to access education, employment and training opportunities	» Employment support objectives will be required to be met as part of future selection of Development Partner

## 1.5 Conclusion

Overall, the study concludes that the community infrastructure and health needs generated by the proposal can be met through:

- » Provision of high quality onsite urban form and apartment design at more detailed stages of the planning process
- » Appropriate developer contributions being made towards delivery of new or enhanced community facilities and public open space
- » Clear requirements being outlined in tender documentation for selection of future Development Partner that ensure their capacity to meet recommended healthy built environment standards
- » A new indoor recreation facility to be located within walking distance (preferably a maximum of 800 metres) to replace services offered by the existing PCYC facility that would be lost through the site's redevelopment
- » LaHC continuing to work with PCYC South Sydney management to identify arrangements to be put in place relating to any onsite works that impact delivery of existing community and recreation programs.

## 2 Introduction

This Community Infrastructure Study (the study) has been prepared by Elton Consulting on behalf of the New South Wales Department of Planning, Industry and Environment (DPIE) Land and Housing Corporation (LaHC) to accompany a Planning Proposal to be lodged with the City of Sydney (CoS). The Planning Proposal relates to land at 600-660 Elizabeth Street, Redfern (the site). The Planning Proposal seeks to rezone the site to allow redevelopment for a mix of social, affordable and private housing in an integrated residential community.

### 2.1 Purpose of this study

In December 2019, the City of Sydney issued a Planning Proposal Lodgement Checklist that the Planning Proposal should meet in order for it to be considered and assessed. This Checklist includes a requirement to address relevant Study Requirements issued in January 2018 by the Department of Planning, Industry and Environment (DPIE) (formerly the Department of Planning and Environment). A number of these Study Requirements relate to health, community services and local infrastructure. The purpose of this study is to assess the implications of those Study Requirements associated with the Planning Proposal.

#### 2.1.1 Study requirements

This study has been structured to broadly divide relevant Study Requirements into two parts:

1. Community services, local, state and regional infrastructure needs assessment (section 14.1 to 14.10 and 15.1 of Study Requirements)
2. Health assessment (section 12 of Study Requirements).

The applicable Study Requirements are detailed in Table 4 below.

**Table 4 Guide to Study Requirements**

Number	Study Requirement	Addressed in this study
<b>Health</b>		
12.1	Assess the likely impacts of the proposal on the health of the future resident population and the neighbouring community. This assessment should <ul style="list-style-type: none"> <li>» Assess the distribution, severity and likelihood of identified positive and negative health impacts for both future residents and neighbours</li> <li>» Recommend mitigation measures to maximise positive health impacts and minimise negative health impacts: and</li> <li>» Document how the proposal will achieve a healthy built environment and active health lifestyles for residents including consideration of the relevant guidelines including <i>Healthy Urban Development Checklist</i> and <i>Building Better Health Guidelines</i></li> </ul>	Chapter 8 and Chapter 9
<b>Community services and local infrastructure</b>		
14.1	Outline the community profile in social and cultural groups, age groups and time series format of the surrounding community	Chapter 5 and Appendix B
14.2	Outline the services currently provided by the PCYC and how these will be accommodated	Chapter 7 and Appendix D.

Number	Study Requirement	Addressed in this study
14.3	Provide an infrastructure needs analysis that outlines the proposed local infrastructure (recreation, open space, community and educational facilities) required to meet the characteristics and likely needs of the current and future population	Chapter 6
14.4	Assess and investigate the improvement and expansion of community and recreation facilities onsite, including the PCYC, and recognise their role in the local area. This should include options for upgrade/expansion, ongoing management, and/or replacement of these facilities in the short to long term	Chapter 7 (section 7.2)
14.5	Identify alternative facilities and/or staging of development to ensure that existing services can be provided for community use without interruption	Chapter 7 (section 7.2)
14.6	Outline how the proposed local infrastructure including open space/connections, community and educational facilities will meet the needs of the future population including demonstrating how specific needs of different population groups and locational, functionality and design, servicing and accessibility requirements will be met	Chapter 6 and Appendix C.
14.7	Provide recommendations for opportunities to maximise positive social outcomes for neighbouring and likely future communities through the project. This should include measurable targets to demonstrate how the project will address the needs of neighbouring and future communities and include measures that are tangible, timely and effective, and within the ability of the applicant (alone or in partnership) to deliver	Chapter 9
14.8	Promote social and cultural inclusion by ensuring that the historical connections and importance of the precinct to our First Nations people are reflected in the design of the project, local services provided onsite, and employment opportunities (if any)	Chapter 9
14.9	Outline the proposed ongoing responsibilities and maintenance of any proposed open space/connections [excludes drainage reserves] and community facilities	Chapter 6 (section 6.7)
14.10	Outline details of any arrangements with Council for public use of community facilities	Chapter 6 (section 6.7)
<b>State and Regional Infrastructure</b>		
15.1	Outline the impact of the proposal on state and regional [social] infrastructure (hospitals and schools) and identify any additional infrastructure required to meet the characteristics and likely needs of the future population established in the community profile (section 5)	Chapter 6 (section 6.4 and 6.5)

## 2.1.2 Study scope

The community infrastructure needs assessment is based on forecasts of around 327 dwellings to be delivered over an estimated period of three years in a single development stage.

The community infrastructure considered in this study are defined as follows:

- » Community and cultural centres (halls and meeting rooms, libraries, art galleries, museums and performing arts)
- » Health and wellbeing facilities (emergency services, medical centres, hospitals and community based health centres)

- » Education facilities (early childhood centres, primary and secondary schools, tertiary education)
- » Recreation and open space (formal and casual sportsgrounds, courts, aquatic and indoor recreation centres, parks and playgrounds, plazas and civic spaces).

The health assessment is based on the Healthy Urban Development Checklist<sup>1</sup>. The purpose of the checklist is to provide guidance on how planning proposals can support healthy community outcomes. The recommended mitigation measures in this study are intended as an early feedback mechanism. They are designed to provide preliminary advice on how the proposal can capitalise on opportunities for a healthy built environment and encourage active and healthy lifestyles for future residents.

### Out of scope

The general Redfern geographical area around the site is experiencing rapid population growth arising from other existing and planned developments, including at the nearby Waterloo Estate<sup>2</sup>. The cumulative impact of this population growth on social infrastructure and open space is out-of-scope of the study.

The health assessment is general in nature and does not meet the formal or technical definition of a Health Impact Assessment as defined by International bodies such as the World Health Organisation<sup>3</sup>.

## 2.2 Study approach and methodology

Preparation of this study has involved:

- » A site visit with observational assessment of existing community infrastructure within a walkable distance
- » Regular discussions and meetings with LaHC project staff and urban design team
- » A document review of relevant government policy and legislation at a local and state level
- » Analysis of the social context of the site, including existing and forecast demographic characteristics using data from the Australian Bureau of Statistics 2016 Census
- » Stakeholder meetings or semi structured interviews with representatives from the following organisations:
  - > South Sydney PCYC
  - > City of Sydney Council
  - > School Infrastructure, NSW Department of Education
  - > South Sydney Police Area Command, NSW Police
  - > NSW Ambulance
  - > Fire NSW
  - > Sydney Local Health District, NSW Health.
- » Assessment of community infrastructure including mapping of existing facilities and benchmarking against industry standards
- » Participation in design of and attendance at project community consultation sessions held in October 2019
- » Review of community consultation outcomes feedback.

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<sup>1</sup> NSW Health (Centre for Population Health) published 11 February 2010 accessed from <https://www.health.nsw.gov.au/urbanhealth/Pages/healthy-urban-dev-check.aspx>

<sup>2</sup> Information on the Waterloo Estate redevelopment can be found on the NSW DPIE website at <https://www.planning.nsw.gov.au/Plans-for-your-area/State-Significant-Precincts/Waterloo/Waterloo-Estate>

<sup>3</sup> Information on World Health Organisation Health Impact Assessment can be found at <https://www.who.int/hia/en/>



## 3 Development context

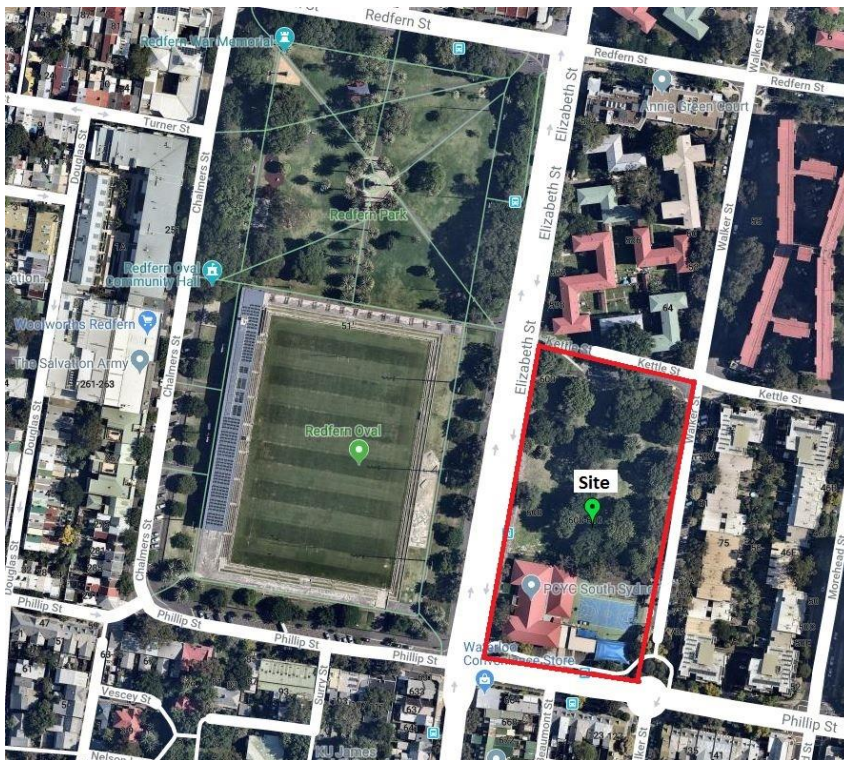
The site at 600-660 Elizabeth Street Redfern will be transformed into a market leading redevelopment featuring contemporary urban and architectural design and creating a high quality integrated community of social, affordable and private housing. The proposal is unique from a policy perspective because it has been identified as the pilot project for introducing the Communities Plus Build-to-Rent scheme in New South Wales.

The site was initially declared a State Significant Precinct (SSP) by the NSW Minister for Planning. In November 2019, the Minister announced the site would be considered via a Planning Proposal pathway led by the City of Sydney Council.

### 3.1 Site location

The site is a 1.1 hectare block opposite Redfern Oval and is bounded by Elizabeth, Phillip, Walker and Kettle streets (shown in **Figure 1**). It is owned by NSW Land and Housing Corporation (LaHC) and forms a small part of the Redfern social housing estate. The site currently includes the South Sydney Police Citizens' Youth Club (PCYC) facility and vacant land.

**Figure 1** Map of site in relation to local area



Source: [Nearmaps](#)

#### 3.1.1 Communities Plus Build to Rent

Communities Plus is a key program under NSW Government's *Future Directions for Social Housing in NSW*, delivering integrated social, affordable and private housing by partnering with the private and not for profit sectors including registered Tier 1 or Tier 2 Community Housing Providers (CHPs).

The development of the proposed site aligns with *Future Directions*, by providing innovative options for private sector investment in social housing under a long term lease (see also Appendix A-10). The project presents an opportunity to renew and increase social housing in a well-located integrated community with good access to



education, training, local employment, and close to community facilities such as shopping, health services and transport.

On 6 July 2018, the NSW Government announced the site as the pilot for Communities Plus build-to-rent. The proposal provides an opportunity for the private sector, in partnership with the not-for-profit sector, to fund, design, develop and manage the buildings as rental accommodation under a long-term lease.

Build-to-rent is a new residential housing delivery framework that is capable of providing access to broader housing choices. Established in overseas markets such as the UK and the USA, locally, build-to-rent has significant scope to provide increased rental housing supply and the opportunity for investment in residential housing in NSW.

## 3.2 Project vision

The key motivation to redevelop the site is to help achieve the NSW Government social housing policy vision as set out in *Future Directions*, specifically the action to increase redevelopment of LaHC properties to renew and grow supply.

The vision for the project is as follows:

Australia's first mixed tenure build-to-rent residential project will be a place that:

- » Responds to the historic and cultural values of the area, and the physical qualities that contribute to the local character of Redfern
- » Provides a welcoming and inclusive environment that supports the various needs of a diverse community
- » Strengthens the character of Redfern through well-designed buildings and spaces that are appealing and safe
- » Feels green, with plants and trees improving the environment for people walking past, stopping at and living near the site.

## 3.3 Planning Proposal

The aims of the Planning Proposal are to rezone the site to B4 Mixed Use to allow redevelopment for a mix of social, affordable and private housing in an integrated residential community.

An indicative reference scheme and urban design report has been prepared by Architectus, Silvester Fuller and Tyrell to support the Planning Proposal and demonstrate how the Site may be redeveloped. The indicative reference scheme (shown at Figure 2 overleaf) comprises:

- » Maximum floor space ratio (FSR) of 2.75:1.
- » Approximately 327 dwellings
- » Building heights ranging between 6 and 14 storeys;
- » A mixed-use development, with over 1,500m<sup>2</sup> of non-residential floor space for local shops, cafes, community space and other services; and
- » Three ground floor communal courtyard spaces, including publicly accessible spaces on Kettle Street and Phillip Street.

It is expected that once the site is rezoned it would be redeveloped over a period of around three years.

Figure 2 Reference Scheme



## 4 Policy and planning context

Planning for the site is influenced by an extensive number of policy and planning documents at both a local (City of Sydney) and state (NSW) level. Aspects of these documents that relate to community infrastructure and health were carefully reviewed for the purpose of identifying relevant policy goal information for the Planning Proposal.

Review of the documents also enabled this study to identify specific advice that could determine how the Reference Scheme might assist to meet policy goals. Where applicable, these recommendations have been incorporated into the community infrastructure assessment (Chapter 6) and social outcomes opportunities recommendations (Chapter 9).

Overall, the Planning Proposal and Reference Scheme were found to be broadly aligned with key relevant policy and planning goals. Examples of those goals that appeared repeatedly across the various documents included:

- » Community aspirations for the area are considered by means of community engagement and consultation
- » Reference Scheme provides for affordable and social housing close to public transport and business districts
- » Site is accessible to employment, social infrastructure and recreational opportunities.

Table 5 (overleaf) provides a summary of documents reviewed, their relationship to the site and identified opportunities for alignment with the Reference Scheme.

A detailed summary of each document reviewed is provided at Appendix A.

**Table 5 Summary of key policy and planning documents**

Key document	Implications for the site	Reference Scheme response
<b>State level strategy</b>		
Community Use of School Facilities (NSW Department of Education, 2017)	» Investigate opportunities for community use of nearby school infrastructure	» Site falls within the public school catchment area for Alexandria Park Community School and the Inner Sydney High School (opened February 2020)
Everyone Can Play (Department of Planning and Environment, 2019)	» Consider the principles of Universal Design when designing open space areas » Address the three fundamental questions underpinning the Evaluation Checklist: Can I get there? Can I Play? Can I stay?	» Future residents will have walkable access to existing children's play equipment facilities in Redfern Park » Site preserves the opportunity for play elements to be provided within open space areas on Kettle Street and Phillip Street
Future Directions for Social Housing (Family & Community Services, 2017)	» Provide social housing supply, choice and affordability with access to jobs, services and public transport » Increase supply and improve management of social housing through collaboration with non-Government and private sector » Redevelopment of large Land and Housing Corporation sites have a 70:30 ratio of private to social housing » Support social housing tenants by providing education, training and employment opportunities and whole-of-government collaboration » Challenge stigmas associated with social housing by ensuring dwellings are well maintained and the physical area is well looked after » Apply a place-making approach to building communities	» Site is close to a range of existing public transport, education, training and employment opportunities » The proposal: <ul style="list-style-type: none"> <li>&gt; adds to social housing supply</li> <li>&gt; meets recommended ratio of private to social housing</li> <li>&gt; social housing tenants will be linked with wrap around services (future Community Housing Provider)</li> </ul>
Future Transport 2056 (Transport for NSW, 2018)	» Contribute to delivering integrated land use and transport planning » Work towards delivering efficient public transport between where people work and live, creating a 30-minute city	» Site is close to new Sydney Metro City station providing service through Eastern Harbour City » Limiting onsite parking will reduce car dependency and encourage use of nearby public transport, particularly bus services

Key document	Implications for the site	Reference Scheme response
Greater Sydney Region Plan: A Metropolis of Three Cities, (Greater Sydney Commission, 2018)	<ul style="list-style-type: none"> <li>» Align with liveability priorities</li> <li>» Contribute to housing choice</li> </ul>	<ul style="list-style-type: none"> <li>» Proposal will provide affordable rental housing close to jobs and transport</li> <li>» A Housing Diversity and Affordability Report for the site has been developed in line with Study Requirement 19</li> </ul>
Open space for recreation guide, draft for discussion (Government Architect Office, 2018)	<ul style="list-style-type: none"> <li>» Consider the distance to facilities of varying hierarchies both via public transport, private transport and walking</li> <li>» Ensure residents have opportunities to participate in a diverse range of activities</li> <li>» Provide additional open space through the utilisation of 'leftover land' such as street closures, small parks and corridors</li> </ul>	<ul style="list-style-type: none"> <li>» The site is opposite Redfern Park and Oval which offers a diverse range of activities and facilities within very close proximity to the incoming population</li> <li>» A Public Domain Framework for the site has been developed in line with Study Requirement 3. This builds on the Liveable Green Network through the enhancement of pedestrian access along Kettle Street and Walker Streets, and the enhancement of open space in existing street closures</li> </ul>
Our Greater Sydney 2056: Eastern City District Plan (Greater Sydney Commission, 2018)	<ul style="list-style-type: none"> <li>» Consider the impact of the Central to Eveleigh Urban Transformation Strategy</li> <li>» Co-locate social services on public land (including social housing)</li> <li>» Integrate social housing into the urban fabric</li> <li>» Affordable rental housing target of 5% to 10%</li> </ul>	<ul style="list-style-type: none"> <li>» Scale of the proposal creates an urban infill community in close proximity to jobs and transport</li> <li>» Provides 30% new social housing dwellings</li> <li>» Provides 5% new affordable rental housing dwellings</li> </ul>
Sport 2030 (Australian Sport Commission, 2018)	<ul style="list-style-type: none"> <li>» Safeguard existing sporting opportunities and strengthen organisations who provide sporting activities</li> <li>» Investigate opportunities to improve health outcomes through organised sport and regular exercise</li> </ul>	<ul style="list-style-type: none"> <li>» Services provided by existing onsite indoor recreation facility will be accommodated offsite (addressed in this study at Chapter 7)</li> </ul>
Sydney Green Grid: Central District (Government Architects Office, 2017)	<ul style="list-style-type: none"> <li>» Increased urban tree canopy</li> <li>» Increased access to open space</li> <li>» Link open spaces together</li> </ul>	<ul style="list-style-type: none"> <li>» A Public Domain Framework for the site has been developed in line with Study Requirement 3</li> <li>» Site preserves appropriate pedestrian links to Redfern Park</li> </ul>

Key document	Implications for the site	Reference Scheme response
Sydney Local Health District Strategic Plan 2018-2023 (Sydney Local Health District, 2018)	<ul style="list-style-type: none"> <li>» Support accessible local health services and regional health infrastructure such as hospitals</li> <li>» Develop new HealthOne facilities at Green Square/Waterloo</li> <li>» Continue to develop inclusive healthcare system in collaboration with Redfern Aboriginal Medical service</li> </ul>	<ul style="list-style-type: none"> <li>» Assessment of any need for new health facilities is considered in this study (section 6.5)</li> </ul>
<b>Local level strategy</b>		
City Art Public Art Strategy (City of Sydney, 2011)	<ul style="list-style-type: none"> <li>» Promote high quality public art in new developments</li> <li>» Reflect local history and aboriginal heritage through public art</li> </ul>	<ul style="list-style-type: none"> <li>» A Public Art Framework has been developed in line with Study Requirement 8</li> </ul>
Childcare Needs Analysis 2013 (City of Sydney, 2013)	<ul style="list-style-type: none"> <li>» Address childcare needs in the context of existing and growing shortage of places</li> <li>» Address barriers faced by disadvantaged members of the community arising from increased competition for places</li> </ul>	<ul style="list-style-type: none"> <li>» A projection of the number of children aged 0-5 is part of this study's assessment of capacity in nearby child care centres, (see section 6.4)</li> </ul>
Creative City Cultural Policy and Action Plan 2014-2024 (City of Sydney, 2014)	<ul style="list-style-type: none"> <li>» Consider the role of cultural and creative activities in creating a sense of place, preserving heritage and culture and shaping social and behavioural objectives</li> <li>» Incorporate spaces for temporary or unplanned cultural use in the public domain</li> <li>» Design buildings which contribute to cultural and creative activities</li> </ul>	<ul style="list-style-type: none"> <li>» A Public Art Framework has been developed in line with Study Requirement 8</li> <li>» Assessment of the need for new cultural facilities including spaces for creative enterprises/cultural venues is considered in this study (section 6.3)</li> </ul>
Development Contributions Plan 2015 (City of Sydney, 2016)	<ul style="list-style-type: none"> <li>» Provides population forecasts for different precinct areas</li> <li>» Describes how Council will utilise contributions to provide new infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>» Forecast demographics for this study (Chapter 5) includes consideration of anticipated population increases for the East Precinct</li> <li>» Assessment of community infrastructure (Chapter 296) references Council strategies for open space and community facilities where applicable</li> </ul>



Key document	Implications for the site	Reference Scheme response
Draft Community Safety Action Plan 2018–2023 (City of Sydney, 2018)	<ul style="list-style-type: none"> <li>» Utilise Crime Prevention Through Environmental Design (CPTED) principles to reduce opportunities for crime to occur</li> <li>» Work with social housing communities to address negative community perceptions of safety in the area</li> </ul>	<ul style="list-style-type: none"> <li>» The methodology for this study included consultation with a Crime Prevention Officer from the South Sydney Police Area Command, with feedback incorporated into the Healthy Urban Development Checklist (Chapter 8)</li> <li>» Preserves opportunity for implementation of CPTED principles at more detailed stages of the planning process</li> </ul>
Economic Development Strategy (City of Sydney, 2013)	<ul style="list-style-type: none"> <li>» Support relationships with local creative industry in Redfern and Waterloo</li> <li>» Support economic growth and employment opportunities through social infrastructure and education facilities</li> </ul>	<ul style="list-style-type: none"> <li>» Site is located in close proximity to a wide range of existing education, training and employment opportunities and facilities</li> </ul>
Eora Journey (City of Sydney, 2016)	<ul style="list-style-type: none"> <li>» Investigate opportunities for Indigenous employment in the local area</li> <li>» Provide support for Indigenous business owners</li> <li>» Provide support to ensure employment opportunities before and during job seeking</li> <li>» Align initiatives with housing and affordability policy</li> </ul>	<ul style="list-style-type: none"> <li>» Site is located in close proximity to a wide range of education, training and employment facilities including services targeted at supporting Indigenous employment opportunities</li> <li>» A Housing Diversity and Affordability Report for the site has been developed in line with Study Requirement 19</li> </ul>
Green Report: Environmental Sustainability Progress: January to June 2018 (City of Sydney, 2018)	<ul style="list-style-type: none"> <li>» Align with the City of Sydney’s five environmental target areas</li> </ul>	<ul style="list-style-type: none"> <li>» Ecologically Sustainable Development is addressed for the site in line with Study Requirement 10</li> </ul>
Inclusion (Disability) Action Plan 2017–2021 (City of Sydney, 2017)	<ul style="list-style-type: none"> <li>» Focus on direction 2 guidance on how to ensure accessibility of public domain infrastructure, such as footpaths, streetscapes, parks and open spaces</li> </ul>	<ul style="list-style-type: none"> <li>» A Public Domain Framework for the site has been developed in line with Study Requirement 3. This preserves opportunity for accessible infrastructure provision at more detailed stages of the planning process</li> </ul>

Key document	Implications for the site	Reference Scheme response
<p>Open Space, Sports and Recreation Needs Study (City of Sydney, 2016)</p>	<ul style="list-style-type: none"> <li>» Investigate opportunities to provide more open space and recreation facilities that are flexible and multipurpose</li> <li>» Preserve and encourage the provision of indoor and outdoor court facilities in line with current recreation trends</li> <li>» Ensure open space provision to support urban renewal and increasing density</li> <li>» Ensure direct linkages between public open space</li> <li>» Follow suggested criteria for open space for example around distribution, range and quality</li> </ul>	<ul style="list-style-type: none"> <li>» Assessment of need for new open space facilities is considered in this study (section 6.6). The site size is found to be a significant constraint to any onsite recreation provision.</li> <li>» Indoor recreation opportunities are discussed specifically at Chapter 7 of this study.</li> <li>» The site is opposite Redfern Park and Oval which offers a diverse range of activities and facilities</li> <li>» The site provides two onsite open space areas along Kettle Street and Phillip Street that will be publicly accessible</li> </ul>
<p>Resilient Sydney (City of Sydney, 2018)</p>	<ul style="list-style-type: none"> <li>» Apply a resilience lens to assessment of health needs</li> </ul>	<ul style="list-style-type: none"> <li>» Resilience is included in the Healthy Urban Development Checklist used in this study (Chapter 8)</li> </ul>
<p>Social Sustainability Policy and Action Plan (City of Sydney, 2018)</p>	<ul style="list-style-type: none"> <li>» Apply the ten social sustainability principles to achieve person centred planning for collective wellbeing</li> <li>» Identify opportunities to support the four strategic directions especially a liveable city: quality places and spaces</li> </ul>	<ul style="list-style-type: none"> <li>» Community consultation was undertaken as part of the planning process for the site</li> <li>» Recommendations for positive social outcomes are described in Chapter 9 of this study</li> </ul>
<p>Sustainable Sydney 2030: Community Strategic Plan 2017-2021 (City of Sydney, 2017)</p>	<ul style="list-style-type: none"> <li>» Align with the central themes of Green, Global and Connected</li> <li>» Contribute to social housing and green link targets</li> <li>» Use guidance in strategic direction 6 to support resilient and inclusive local communities</li> </ul>	<ul style="list-style-type: none"> <li>» The site is connected with logical walking and public transport connections through the site</li> <li>» The proposal contributes to social housing provision close to the CBD</li> <li>» Future dwellings will enable people to meet their basic needs such as access to housing, fresh food, health and social services etc.</li> </ul>



## 5 Demographic context

This chapter outlines a summary of the demographic profile of the community which surrounds the site. It has been prepared to ensure advice provided in this study is responsive to the proposals existing and future social context. Importantly, the site itself at present has no residents.

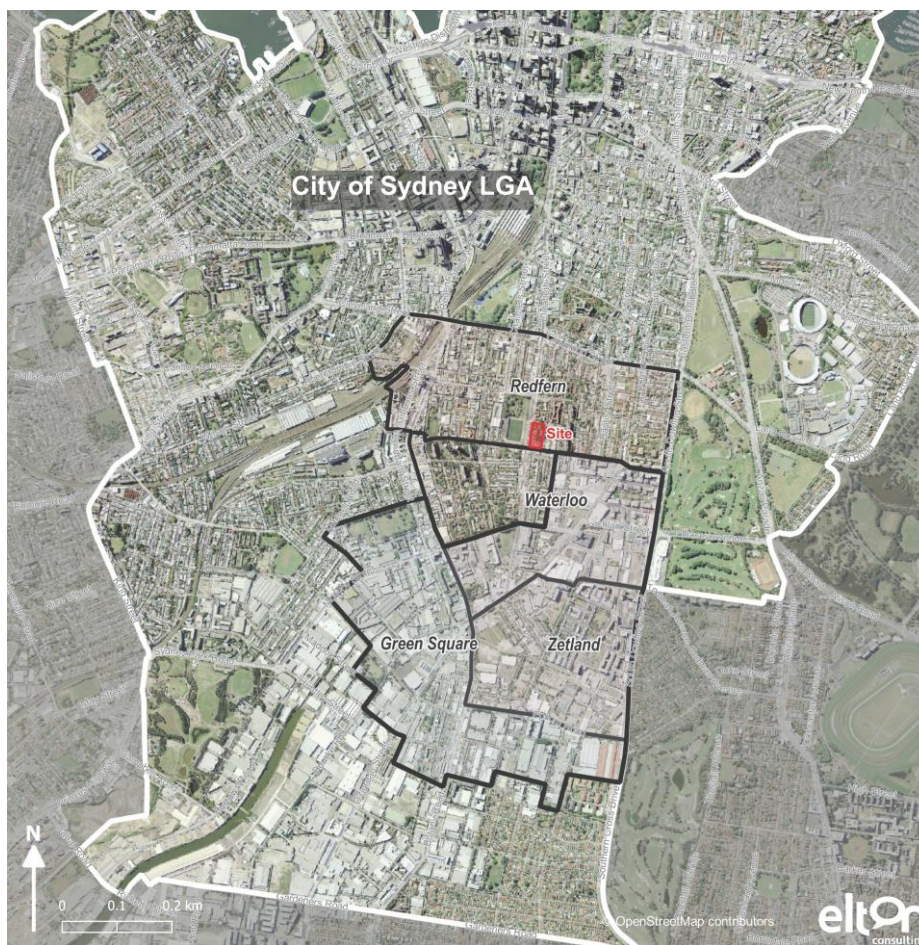
All supporting community profile data tables and data sources are provided in full at Appendix B.

### 5.1 Surrounding community

The site is located in the suburb of Redfern. Waterloo-Zetland and Green Square are the suburbs immediately adjacent to Redfern. All of these selected suburbs (shown in Figure 3) have increasing proportions of apartment dwellings and large numbers of people who rent their home. The profile of the City of Sydney Local Government Area has been used as the baseline for comparison.

It is expected that collectively, the existing suburb profiles of Redfern, Waterloo-Zetland and Green Square will closely reflect the likely profile of future residents of the site.

**Figure 3 Surrounding suburb areas in Sydney LGA context**



## 5.2 Surrounding community profile

Approximately 51,182 people lived in the combined suburb areas of Redfern, Waterloo-Zetland and Green Square at the 2016 Census. It is estimated that as of 2018, this population has grown to 76,213 people, reflecting the changing local land use from light industrial and lower density dwellings to higher density residential.

Between the 2011 and 2016 Census, the population growth rate in the City of Sydney LGA was very high (+22.9%). This is consistent with the broader dynamic growth in major cities across Australia. The suburb of Redfern showed a comparatively low rate of population growth (+9.7%).

It is projected that by the year 2041, the population of the Crown-Baptist street area (which includes the site in Redfern) will increase by a further 31.8% (+3,771 people)<sup>4</sup>.

### Age characteristics

The combined suburb areas are dominated by a working age population (18 to 49 year olds), with low proportions of children (0 to 18 years) and the elderly (aged over 70 years). This age profile is considered typical of inner-city areas role in provision of tertiary education and central business district employment.

Redfern has slightly higher proportions of residents aged 50 to 69 years (20.2%) compared to the LGA average (15.5%). This is likely to be linked to the supply of social housing in the area (discussed at section 5.3.1).

### Cultural diversity

The surrounding community is very culturally diverse.

The suburbs of Redfern and Waterloo-Zetland have slightly higher proportions of people who identify as Aboriginal and Torres Strait Islander (2.1% and 2.2% respectively compared to the LGA average of 1.2%).

Redfern has slightly lower proportions of people who were born overseas (40.4%) compared with the LGA average (44.7%), as well as:

- » lower levels of people born in China (-4.9%), Thailand (-2.3%) and Indonesia (-1.7%)
- » higher proportions of people born in the United Kingdom (+0.7%) and New Zealand (+0.7%).

### Dwelling, household and tenure characteristics

Dwelling stock in the area is dominated by high density apartments and units made up with mostly one and two bedroom homes. This is consistent with the high value of land in close proximity to the central business district of major cities.

The average household size in the surrounding areas is approximately 2 persons per dwelling. This is consistent with the dominant family types of couples without children and lone person households. In Redfern, lone person households make up 35.1% of all households, which is above the LGA average (32.5%). Between the 2011 and 2016 census, the overall proportions of couples without children in Redfern increased (+1.9%).

More than half the households in the surrounding communities rent their home. Redfern and Waterloo-Zetland have significantly higher proportions of people who rent a social housing dwelling (16.9% and 16.2% respectively) compared with the LGA average (8%).

### Socio-economic characteristics

The surrounding community is dominated by people who are in the highest equivalised income quartile, indicating the area has high levels of access to income resources.

More than a quarter of people in the surrounding suburbs do not have access to a motor vehicle at their residence, indicating a high local reliance on active transport.

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<sup>4</sup> Forecast.id for City of Sydney <https://forecast.id.com.au/sydney/residential-development>

Total labour force participation is lowest in Waterloo-Zetland (58.3%) and highest at Green Square (66.6%).

The surrounding community has high number of people who are attending university, being lowest in Redfern (9.5%) and highest in Green Square (18.3%). Most people in the surrounding area have achieved an education level of bachelor degree or higher.

Professional, scientific and technical trades is the top industry sector of employment in the surrounding community, followed by accommodation and food services.

## Health characteristics

The Sydney Local Health District (SLHD) which includes Redfern and its surrounding suburbs, is characterised by socio-economic diversity (described above), with pockets of both extreme advantage and extreme disadvantage. People living in the SLHD have generally good health with higher life expectancy than the NSW average. In 2016, 84.7% of SLHD residents over 16 considered themselves to have excellent, very good or good health, compared to 80.0% for NSW<sup>5</sup>.

Identified areas of concern for health and wellbeing for residents in the SLHD are:

- » the rate of overweight and obesity
- » smoking levels.
- » infectious disease notification rates, especially chlamydia, gonorrhoea and syphilis.

## Community safety

As a highly populated area, the City of Sydney LGA is subject to higher crime rates when compared to the remainder of NSW. Particularly as it incorporates a major railway station, Redfern falls within several crime hotspots for offences such as non-domestic assault, robbery and theft and malicious damage to property. Overall, crime rates for the surrounding area are recently stable or have dropped, with the exception of:

- » drug related offences (e.g. dealing and trafficking in cannabis, cocaine)
- » breaching Apprehended Violence Order or bail conditions

Both these upwards trends however are in line with broader NSW crime trends.

## 5.3 Future resident profile

Projecting the future community profile helps predict how changes to the surrounding community profile (described above at section 5.2) might impact on the provision and adequacy of community infrastructure in the area (assessed in Chapter 6).

### 5.3.1 Resident characteristics

The Reference Scheme will provide for around 327 dwellings, proposed to be delivered as 100% rental housing to future residents. The proposed dwelling mix is made up of up to 35% social and affordable housing and the remaining private housing.

#### Private housing residents

The projected community profile of private housing tenants assumes their characteristics will be broadly similar to those of the existing population profile of surrounding suburbs (outlined throughout section 5.2).

The implications of this are that future residents living in private housing dwellings will most likely be made up of:

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<sup>5</sup> Sydney Local Health District Strategic Plan page 14 health status indicators

- » people aged 18 to 49 years
- » lone person or couples without children households
- » people who were born overseas.

### Social and affordable housing residents

The projected profile of future social and affordable housing tenants assumes their characteristics will be similar those of the existing social housing tenant profile described at Appendix B-12.

The implications of this are that future residents living in social and affordable housing dwellings will most likely be made up of:

- » people aged over 50 years
- » lone person households
- » high proportions of people living with a disability
- » higher proportions of people who identify as Aboriginal or Torres Strait Islander.

For eligibility reasons, social housing dwellings would be targeted at people on very low incomes, and affordable housing dwellings would be targeted at people on low to moderate average incomes. Social and affordable housing residents can also then be expected to have very low access to income related resources compared with private housing residents.

### 5.3.2 Total site population size

To forecast the size of the future population, an estimated average persons per dwelling was applied to the dwelling yield scenario (assuming maximum occupancy of all dwellings i.e. no apartment vacancies).

- » For private housing dwellings, the occupancy rate is projected to be 2 persons per dwelling. This is based on the average high density occupancy rate for surrounding suburbs (provided at Appendix B-11)
- » For social and affordable housing residents, the occupancy rate is projected to be 1.25 persons per dwelling. This is based on internal social housing resident data provided by LaHC (provided at Appendix B-11)

As shown in Table 6 below, this method results in a projected overall estimated site population of 569 people.

**Table 6 Projected site population**

Dwelling tenure type	Number of dwellings	Average occupancy rate	Estimated population
Private (65%)	213	2	426
Social and affordable housing (35%)	114	1.25	143
<b>Total site</b>	<b>327</b>	<b>1.74</b>	<b>569</b>

### 5.3.3 Total site age profile

This section brings together the population profiles of private, social and affordable housing residents (described at section 5.3.1) to project an indicative age profile of future residents.

- » For private housing tenants, the median age profile of Redfern, Waterloo-Zetland and Green Square has been used
- » For social and affordable housing tenants, estimates from the existing age profile of social housing tenants in Redfern have been used (internal data provided by LaHC described at Appendix B-12).

These have then been weighted to derive a total for site residents, shown in Table 7 below.

**Table 7 Indicative site age profile**

Age group	Private housing tenants (65%)	Social and affordable housing tenants (35%)	Total site residents (100%)
	(%)	(%)	(%)
<b>0-4</b>	4	1	3
<b>5-11</b>	2.5	2	2
<b>12-17</b>	1.5	2	1.5
<b>18-34</b>	52	6	36
<b>35-49</b>	21	18	20.5
<b>50-69</b>	14	44	25
<b>70+</b>	5	27	12
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>

Note: Partial figures have been rounded

Table 7 shows that overall, it is likely the age profile of future site residents will have the largest proportion of people in the 18 to 34 year age bracket (36%), followed by people aged between 50 to 69 years (25%).

### Summary of projected future population size and age profile

The site is likely to have a future population of around 569 people. This is based on an average household occupancy of 2 persons per private housing apartment, and 1.25 persons per social and affordable housing apartment.

Private housing dwellings are likely to attract tenure by high proportions of people aged 18 to 34 years. Social and affordable housing dwellings are likely to attract tenure by high proportions of people aged over 50 years. Overall, the age profile of future residents will be weighted towards people aged 18 to 34 years.



# 6 Community infrastructure assessment

This chapter provides a community infrastructure needs analysis to identify the local, state and regional infrastructure that might be required to meet the characteristics of the surrounding community and future site population as established in the demographic profile outlined in Chapter 5.

## 6.1 Existing community infrastructure

A desktop analysis was undertaken to locate existing community infrastructure near the site (approximately 400m radius) and identify their current function and potential capacity.

Information on the capacity of existing infrastructure to meet community needs was also gathered during consultation with key government agency stakeholders.

The analysis found that the site is within walking distance of a wide range of existing infrastructure, including:

- » Redfern Park, Redfern Oval and Redfern Community hall
- » Poets Corner Medical Centre and Preschool.

A full list of the identified existing community infrastructure in the area around the site is listed at Appendix C and shown in the map overleaf (Figure 4).

## 6.2 Approach to assessment

For each type of community infrastructure, an assessment of future population impacts (gaps and needs) was made using an abridged understanding of the dimensions of need as follows:

- » Demographic need: what expert opinion, research and data analysis would identify as community need for facilities including consideration of any proposed new facilities known to be in the planning process.
- » Comparative need: what benchmarks, industry standards and current rates of facility usage across comparable areas suggest are needed.
- » Stakeholder identified need: how a review of planning documents and the outcomes of consultation develop an understanding of what members of the community say they need, as well as what can be inferred based on observable patterns of existing facility usage.
- »

**Figure 4 Existing community infrastructure within 400m of site**



## 400m Radius

■ Site

### Community Services

- 1 Aboriginal Legal Services NSW/ACT Ltd
- 2 Annie Green Court
- 3 Catholic Community Services NSW/ACT - Waterloo Office
- 4 Redfern and Inner City Home Support Service Inc (RICHSS)
- 5 The Fact Tree Youth Services
- 6 The Salvation Army Australia

### Fresh Food and Retail

- 7 Poet's Corner shops (total of 4 shops)
- 8 Waterloo Convenience Store
- 9 Woolworths Redfern

### Medical

- 10 General Practitioner: Tan K L
- 11 Poet's Corner Medical Centre

### Community Space

- 12 Neighborhood Advisory Board - Redfern & Waterloo
- 13 Redfern Oval Community Hall

### Creativity

- 14 SOHO Galleries Sydney

### Early Learning

- 15 KU James Cahill Preschool
- 16 Poet's Corner Kindergarten
- 17 SDN Redfern Children's Education and Care Centre

### Open Space

- 18 Cook Community Garden
- 19 Douglas St Playground 1
- 20 Douglas St Playground 2
- 21 Hanson Cab Place
- 22 James Henry Deacon Reserve
- 23 PCYC
- 24 Poet's Corner Community Garden
- 25 Redfern Park and Oval
- 26 Street closure - Kettle Street
- 28 Street Closure - Walker Street
- 29 The Bakery
- 30 Tobruk Reserve
- 31 Vescey Reserve

## 6.3 Community and cultural centres

The projected future site population of 569 people is not considered sufficient to generate demand for a new standalone community centre or library facility on the site.

As shown in the assessment below (Table 8) it is recommended that the population based demand for new community space generated by the future site be met through developer contributions being made towards existing community and cultural facilities in the surrounding area. These developer contributions would be used by the City of Sydney according to their strategic facilities planning. It is likely these contributions could include enhancement or expansion of the following nearby facilities:

- » Waterloo library
- » Redfern Oval Community Hall and Ron Williams Community Centre
- » Objectives of the Eora Journey project
- » Provision (or upgrade) of cultural space for local artists.

To ease cumulative population demand on existing facilities, the proposal could also voluntarily provide an onsite communal meeting room for use by residents. This could be a multipurpose room designed for residents to use for family gatherings or social groups such as craft, playgroup or strata meetings.

**Table 8 Community and cultural centre assessment**

Type of need	Assessment
<b>Existing provision</b>	<p>The Ron Williams Community Centre and National Centre of Indigenous Excellence are the two existing nearby community facilities with the highest potential to absorb potential additional future demand for meeting spaces generated by the proposal.</p> <p>The Waterloo Library currently provides nearby access to a variety of library services. The Green Square Library also provides contemporary library services, however for some residents this facility may be considered too far away for access by walking or cycling, increasing their reliance on public transport modes.</p> <p>Full details are provided at Appendix C-1.</p>
<b>Demographic demand</b>	<p>The projected future population of the site is likely to add modestly to demand for community, library and cultural centres across the Redfern area.</p>
<b>Comparative need</b>	<p>Demand for community centre space is generally projected to be around 80sqm per 1,000 people<sup>6</sup>.</p> <p>Demand for libraries is generally projected to be around 47sqm per 1,000 people<sup>7</sup>.</p> <p>There are no well accepted benchmarks for cultural spaces as these are typically assumed to be included within community and library facilities in the form of multi-purpose centres.</p> <p>Based on these benchmarks, the incoming population (569 people) would generate equivalent demand for 73sqm multipurpose facility space made up of:</p> <ul style="list-style-type: none"> <li>» 46sqm community meeting space</li> <li>» 27sqm library space.</li> </ul>

<sup>6</sup> Based on Elton Consulting long term monitoring and review of a range of standards for social infrastructure from across Australia

<sup>7</sup> Based on NSW State Library People Places 39sqm for populations 20,000 to 35,000 +20% circulation space



Type of need	Assessment
<b>Stakeholder identified demand</b>	<p>There is some capacity within the three nearest community centres to absorb additional hire of rooms, primarily during non-peak times.</p> <p>There is limited local community based arts space available in the area.</p> <p>City of Sydney have identified the following areas of community need:</p> <ul style="list-style-type: none"> <li>» Additional casual hire space for residents to hold functions like birthday celebrations</li> <li>» Additional casual hire space for small gatherings such as study spaces or 'hot desk' access to information technology, and places to meet to share an interest e.g. book club</li> <li>» More places where residents can learn a creative skill such as art or craft.</li> </ul> <p>Full details are provided at Appendix C-1</p>
<b>Community consultation findings</b>	<p>Consultation undertaken for the Planning Proposal found limited evidence of residents regularly hiring local community facilities. Instead, attendees tended to access and utilise community services offered by community development organisations such as Counterpoint Community Services, Redfern Legal Centre, WEAVE Women and Fact Tree Youth Services. This suggests that there is a need for ongoing funding support to non-profit organisations to maintain affordable office space in the area to ensure they can continue to offer their programs.</p> <p>Around a third (32%) of community members consulted indicated that they regularly use Waterloo Library, with limited mention of Green Square Library. This suggests there is an ongoing need for library services within a walkable distance from the site.</p> <p>There was limited mention of cultural facilities being accessed, with the exception of 107 Projects. This could indicate need for affordable spaces for creative professionals to hire.</p> <p>Nearly one fifth (18%) of survey respondents indicated that a community centre/space was the most supported feature proposed in the redevelopment.</p>
<b>Recommended provision</b>	<p>Offsite developer contributions made to the equivalent value of 73sqm publicly accessible community and library space.</p> <p>Option to provide additional onsite communal meeting room for use by future site residents.</p>
<b>Reference Scheme response</b>	<p>Development contributions will be made in accordance with City of Sydney Development Contributions Plan 2015.</p> <p>An onsite communal meeting room of up to 80sqm can be accommodated within the proposed floor area of the development.</p>

## 6.4 Education facilities

The projected future site population of 569 people is not considered sufficient to generate demand for any new childcare centres, schools or tertiary education facilities on the site.

As shown in the assessment below (Table 9), it is recommended that the population based demand for additional education enrolment places generated by the future site be met within existing nearby facilities. The need for new childcare and tertiary education places is likely to be met through the private sector based on market demand.

To meet the development needs of children, the proposal could also voluntarily provide for site design that accommodates child friendly features such as some onsite play elements for use by families with very young children, as well as communal storage for large items such as strollers, wheeled toys or bicycles.

To accommodate future residents who are enrolled to study at tertiary institutions, the proposal could also consider ensuring high quality onsite internet infrastructure is available. Onsite communal open space areas can also provide residents with comfortable spaces that could be suitable for individual or small group study.

**Table 9 Education facility assessment**

Type of need	Assessment
<b>Existing provision</b>	<p>There are two medium sized childcare centres located close to the site, KU James Cahill preschool and SDN Redfern Children’s Education and Care Centre. Poet’s Corner Preschool is also nearby, but has a limited number of places available.</p> <p>As at 2020, both the primary and high school catchment for the site is Alexandria Park Public school, a combined kindergarten to year 12 public school.</p> <p>By the time the site is redeveloped, enrolment boundaries for high school students at the site will have changed to include the Inner Sydney High School, which began accepting Year 7 enrolments from January 2020<sup>8</sup>.</p> <p>There are a wide range of tertiary institutions accessible from the site.</p> <p>Full details are provided at Appendix C-3</p>
<b>Demographic demand</b>	<p>The projected future population of the site is likely to slightly increase the existing issue of long waiting lists to access day care places for babies (aged 0 to 2), and limited access to family day care options in the Redfern area.</p> <p>Attendance at primary and secondary school in Australia is compulsory until the age of 17. The NSW Department of Education (DoE) are responsible for government school provision. DoE are responding to existing identified inner city school placement needs via a number of school redevelopment projects (described at Appendix C-3-2)</p> <p>Currently 12.2% of people attend TAFE or university in the Redfern area<sup>9</sup>, noting that this figure includes people who may be accessing education via an online course.</p>
<b>Comparative need</b>	<p>The City of Sydney calculate need for childcare at a rate of 1 place for every two children aged 0 to 5 years. This is slightly higher than the typical rate of provision which is around one place per three children aged between 0 to 5 years<sup>10</sup>. Based on 3% of future residents being aged 0 to 4, it is estimated there will be around 17 children living onsite requiring a total of between 6 to 9 long day care places.</p> <p>Based on 2% of the site population being aged 5 to 11 years (11 people) and 1.5% being aged between 12 to 17 years (9 people) the proposal is likely to generate demand for a total of 20 primary and high school places. At least a third of this demand will likely be met by the private school sector.</p> <p>Based on 12% of future residents accessing tertiary education, around 68 future residents could be students studying at various tertiary institutions.</p>

<sup>8</sup> NSW Public School Finder accessed 1 November 2019

[https://amswebapps.det.nsw.edu.au/amsWebApps/egis/proposed\\_catchments.php?newSchool=8913](https://amswebapps.det.nsw.edu.au/amsWebApps/egis/proposed_catchments.php?newSchool=8913)

<sup>9</sup> Profile .id Redfern: Educational Institution Attending (2016)

<sup>10</sup> Based on analysis of Australian Bureau of Statistics data on how many 0 to 4 year olds currently attend childcare (2014) <http://www.abs.gov.au/ausstats/abs@.nsf/mf/4402.0>

Type of need	Assessment
<b>Stakeholder identified demand</b>	<p>Recent vacancy data from the Department of Education and Training My Child<sup>11</sup> website (see Appendix C-3-3) indicates:</p> <ul style="list-style-type: none"> <li>» There are available enrolment spaces across all ages within SDN Redfern Childcare Centre</li> <li>» There is some identified capacity within KU James Cahill Childcare Centre for children aged 25 to 36+ months (except for Tuesday's).</li> </ul> <p>Consultation with the NSW Department of Education suggested that the needs for public school places generated by children living apartments within the inner city is very low. The enrolment trend at Alexandria Park Community School and Bourke Street Public School has been increasing consistently over the past four years (see Appendix C-3-2). DoE advised that they expect this trend to stabilise or decrease once local school infrastructure redevelopment projects are complete.</p> <p>The inner city is a highly desirable and popular location to access existing university and vocational education institutions. Current trends are for university and vocational education provides to locate technology rich campus' close to CBD locations, with a focus on providing students with 'real world' experiences.</p>
<b>Community consultation findings</b>	<p>Consultation undertaken for the Planning Proposal found reasonable evidence of residents accessing local education facilities. In order of use, facilities referenced by community members were Poets Corner Preschool (27%), Alexandria Park School (23%), Our Lady of Mt Carmel Catholic Primary School (17%) and KU James Cahill Childcare (15%).</p>
<b>Recommended provision</b>	<p>Notional demand of up to 9 long day childcare places is considered insufficient demand to warrant the provision of an onsite childcare centre. To meet the development needs of any very young children living onsite, play-friendly elements could be provided as part of any communal areas provided for resident use.</p> <p>The potential need for around 11 primary school places and 9 high school places is likely to be able to be accommodated within the Alexandria Park Community School, particularly once Stage 1 of its redevelopment is complete in 2022. The potential need for high school places could also be met as new capacity within the Inner Sydney High School gradually comes online after its 2020 completion.</p> <p>The need for tertiary education places is highly likely to be able to be addressed within existing institutions. To meet the study needs of residents, the site will require high quality internet infrastructure.</p>
<b>Reference Scheme response</b>	<p>Development contributions will be made towards childcare in accordance with City of Sydney Development Contributions Plan 2015.</p>

## 6.5 Health and emergency service facilities

The projected future site population of 569 people is not considered sufficient to generate demand for any new medical or health facilities on the site.

As shown in the assessment below (Table 10), the potential cumulative need for one additional General Practitioner in the area generated by the future site population is likely to be met through existing private sector medical practices based on market demand. Any additional demand generated for community health services is likely to be met through integration of projected site population numbers into existing planning for new health facilities in the Redfern and Waterloo area.

<sup>11</sup> Child Care Finder <https://www.childcarefinder.gov.au/>

To support health and wellbeing needs of residents, it is recommended the proposal could also voluntarily cater for future building design that meets age and disability friendly features, such as those recommended in the Livable Housing Design guidelines<sup>12</sup>. This opportunity is explored further in Chapter 9 (Table 14).

**Table 10 Health and emergency services facility assessment**

Type of need	Assessment
<b>Existing provision</b>	<p>The site has good existing access to GP's at Poets Corner Medical Service (400m)</p> <p>Hospital services are available at Royal Prince Alfred Hospital (3km). Police, fire and ambulance stations are also located nearby to the site.</p> <p>Two community health services are near the site, Redfern Aboriginal Medical service and Redfern Community health centre (400m)</p> <p>Full details are provided at Appendix C-4.</p>
<b>Demographic demand</b>	<p>Health NSW is planning to enhance facilities at Royal Prince Alfred Hospital, develop a new HealthOne facility nearby to the site, and explore opportunities for new health facilities at Waterloo to address outreach provision of community health services.</p> <p>Fire &amp; Rescue NSW are investigating potential upgrades of their existing facilities that service Redfern.</p> <p>Refurbishment of Redfern Police Station was completed in August 2019 to accommodate growth in officer numbers and provide contemporary operational areas.</p> <p>Review of trends in crime rates within the Redfern area are regularly monitored to ensure NSW Police are equipped to respond to incidents in a timely and effective way.</p>
<b>Comparative need</b>	<p>Based on a national benchmark of 1 general practitioner per 1,000 people, the site population (569 people) will contribute substantially towards the need one additional doctor in the local area.</p> <p>Currently, the Australian average for population demand for hospital beds is approximately four beds per 1,000 people. Based on a site population of 569 people this results in a notional demand for 2 new hospital beds which is likely to be met through existing hospitals being available in the surrounding area.</p> <p>There are no standards of provision for emergency services, as resource allocation is based primarily on call out response times.</p>
<b>Stakeholder identified demand</b>	<p>The likely higher health needs of future social housing residents (i.e. elderly and/or disability) may require additional outreach servicing by health practitioners in the local vicinity.</p> <p>Current response times to Police, Ambulance, Fire and Rescue incidents in the Redfern area are being met.</p> <p>NSW emergency services staff have noted there is increasing demographic diversity of residents of the Redfern area, requiring staff to remain skilled and adaptable in the ways they engage with different communities. The ability of emergency services to meet response times is highly impacted by road congestion and pedestrian traffic, particular during peak hours.</p> <p>South Sydney Police Area Command currently facilitate a well attended quarterly Community Safety Precinct Committee meeting designed to provide a grass roots response to local crime related problems.</p>
<b>Community consultation findings</b>	<p>Consultation undertaken for the Planning Proposal found good evidence of residents accessing local health facilities. Nearly half (46%) of community members indicated they use Poets Corner Medical Facility, closely followed by Poets Corner Chemist (40%) and Redfern Community Health Centre (36%).</p>

<sup>12</sup> Livable Housing Australia website <http://www.livablehousingaustralia.org.au/>

Type of need	Assessment
<b>Recommended provision</b>	<p>The site will contribute substantially towards the need for more outreach services and an additional GP in the Redfern area. This will likely be able to be addressed within existing medical practices and community health centres.</p> <p>General hospital needs are highly likely to be met within existing nearby facilities.</p> <p>The site will contribute to longer term cumulative population based demand for Ambulance NSW, Police NSW, Fire and Rescue NSW services in the Redfern area. This will contribute to the need for additional staff resourcing over the medium to longer term.</p>
<b>Reference Scheme response</b>	<p>Although no health facilities are required onsite, it is known that design of buildings can influence the health outcomes of future residents.</p> <p>The relationship between the Reference Scheme and community health is further explored at Chapter 8 of this study.</p>

## 6.6 Recreation and open space facilities

The provision of green open space areas and recreation facilities contribute significantly to people's physical and psychological health. Public open space includes parks, gardens, sporting fields, walking trails and public plazas. For this section, active (structured) open space is assessed separately to passive (unstructured) open space.

### 6.6.1 Active (structured) recreation

Active open space consists of places designed to encourage people to exercise, usually in a formal and organised way. This section examines active open space facility needs such as outdoor courts and fields, as well as indoor sports facilities and aquatic centres.

The projected future site population of 569 people is not considered sufficient to generate demand for any new stand alone facilities for recreation use on the site. In addition, the small site size of 1.1ha is not considered a sufficient area to be suitable for most structured recreation provision such as sports fields or swimming pools.

As shown in the assessment below (Table 11), it is recommended that the population based demand for new active open space generated by the future site be met through developer contributions to improving or expanding existing offsite recreation facilities.

**Table 11 Active recreation and open space assessment**

Type of need	Assessment
<b>Existing provision</b>	<p>The area surrounding the site is well serviced by a number of sporting facilities, particularly via the existing onsite indoor recreation facility (PCYC) and the adjacent Redfern Oval.</p> <p>The Prince Alfred Park Aquatic Centre and the National Centre of Indigenous Excellence are also two existing nearby sports facilities with reasonable potential to absorb additional future demand for swimming and indoor recreation needs generated by the site.</p> <p>Full details are provided at Appendix C-5.</p>
<b>Demographic demand</b>	<p>Significant proportions of CBD workforce populations access recreation and open space facilities in the area (in addition to local residents).</p> <p>Lower availability of land for sports fields in higher density environments tend to increase people's reliance on indoor sports facilities for recreation.</p> <p>The City of Sydney currently projects a shortfall of 11 indoor sports courts by the year 2031.</p>

Type of need	Assessment
<b>Comparative need</b>	<p>Use of benchmarks for recreation and open space facilities in high density areas are highly controversial, with no clear consensus on ideal standards.</p> <p>Parks and Leisure Australia suggest an industry benchmark of 1 indoor sports facility (minimum 3 courts) per 50,000 people. Based on these benchmarks, the incoming population (569 people) of the site generates the need for 0.01 indoor sports centres. This equates to approximately 30sqm of new indoor sports centre space (based on an average 3 court centre size of 3,000sqm).</p> <p>The current rate of sports field provision in City of Sydney is around 800sqm per 1,000 people<sup>13</sup>. Based on this benchmark, the incoming population (569 people) generates a need for 455sqm of sports field space.</p>
<b>Stakeholder identified demand</b>	<p>The small size of the site significantly constrains its ability to provide open space for active recreation that would meet minimum requirements for sports codes of any field dimension. The only site opportunity considered viable would be to provide indoor recreation facility space.</p> <p>Planning for contemporary indoor recreation facilities finds that the most commercially viable model for sports focused facilities are multi-court, being at least two courts, and preferably four courts<sup>14</sup>. Facilities also typically include gym and other fitness areas because they provide a range of social sports and casual participation options along with more formal training and competition options for sports clubs.</p>
<b>Community consultation findings</b>	<p>Consultation undertaken for the Planning Proposal found good evidence of residents regularly accessing the Redfern Oval (60% of survey respondents) followed by the National Centre for Indigenous Excellence (NCIE) (35%) and PCYC (28%). Additional findings relating to current use of the PCYC are outlined at Appendix D-5.</p>
<b>Recommended provision</b>	<p>Offsite developer contributions made towards the provision of new and enhanced publicly accessible active recreation facilities in the nearby Redfern area.</p> <p>The redevelopment of the site requires the closure and relocation of the PCYC. This represents both the loss of a longstanding community asset and an opportunity to provide an improved facility that addresses the recreation and leisure needs of both the existing and future population. The assessment of options for the existing and future PCYC indoor recreation facility are explored separately in Chapter 7.</p>
<b>Reference Scheme response</b>	<p>Development contributions will be made in accordance with City of Sydney Development Contributions Plan 2015.</p>

## 6.6.2 Passive (unstructured) recreation

Passive (unstructured) open space consists of places that are designed to encourage relaxation and enjoyment of the outdoors, including opportunities to meet new people.

As a high density development, the proposal will require good provision of communal open space for residents. This will help compensate for their comparatively reduced access to private outdoor space which is typically available in townhouse or freestanding home developments in the form of verandas and backyards. The Reference Scheme proposes that rooftop spaces of buildings be utilised as private communal gardens for residents, as well as an internal communal lawn of 1,200sqm.

Due to the small size of the site, it is not considered financially viable for the proposal to provide new park spaces for access by the general public. The Study Requirements (3.3) acknowledge this by suggesting appropriate

<sup>13</sup> See Appendix A-15-4

<sup>14</sup> Based on Elton Consulting experience including ongoing review of a range of recent sport and recreation reports from across Australia including Otium Planning Group Pty Ltd



provision of public open space offsite which could be met through mechanisms such as developer contributions or works in kind.

It is recommended that only communal open space for the private use of future residents be provided on site.

The proposal will voluntarily contribute to the enhancement of nearby existing street closure open space areas along Kettle Street and Phillip Street by providing two new small park areas. A 700sqm plaza space adjacent to Kettle Street will encourage pedestrian connections to Redfern Park. On Phillip Street, a 1,000sqm garden and playground space will provide new spill out space adjacent to Walker Street. Design of these spaces is addressed in detail in the Public Domain Framework compiled separately to this study.

**Table 12 Passive recreation and open space assessment**

Type of need	Assessment
<b>Existing provision</b>	<p>The site has excellent and proximate access to high quality existing passive open space at Redfern Park.</p> <p>Two small areas of passive open space are available at the street closures of Kettle and Walker Streets.</p> <p>Full details are provided at Appendix C-5.</p>
<b>Demographic demand</b>	<p>In high-density areas, good provision of local passive parks is essential to help compensate for the comparative lack of private open space at people’s homes.</p> <p>Non-residential users (workforce population) can also contribute significantly to demand for park space particularly before and after work, or during lunch breaks.</p>
<b>Comparative need</b>	<p>There are no well accepted benchmarks for provision of parks in high density environments.</p> <p>The preferred best practice approach for calculating open space needs in high density areas is by utilising a percentage of the site area, which generally ranges between 25% to 50% of the total site area. Given the small size of the site, this approach is not recommended.</p> <p>Based on the current average of 9.7sqm open space per person across the Redfern St Village<sup>15</sup>, the site would be required to provide 5,519sqm open space (or 0.5ha) to ensure no net reduction in open space availability. This represents 50% of the total site area (1.1ha) which is not considered commercially feasible.</p> <p>NSW Government Architect Draft Open Space for Recreation Guidelines<sup>16</sup> suggest a high density preferred minimum park size of 1,500sqm up to 5,000sqm, with a population capacity threshold of 1,500 people. This equates notionally to between 1 to 3.3sqm per person. Based on this indicative standard, the incoming population (569 people) would generate the need for between 569sqm to 1,877sqm park space. This equates to between 5 to 17% of the total site area.</p>
<b>Stakeholder identified demand</b>	<p>Using either a site area percentage or square metres per person method to calculate open space needs is not considered practicable for the Elizabeth Street site due to its high density setting and small land area. To address demand for onsite passive open space, a Public Domain Framework for the site has been compiled separately to this study.</p> <p>In high density areas with a high volume of employment, additional supply should be considered to account for worker population demand.</p>

<sup>15</sup> City of Sydney Open Space, sports and recreation needs study, see Appendix A-15-3

<sup>16</sup> August 2018, not a public document

Type of need	Assessment
<b>Community consultation findings</b>	Consultation undertaken for the Planning Proposal found strong evidence of residents accessing Redfern Park, with a majority of survey respondent (73%) using it on a regular basis. This was supported by feedback received during face to face consultation, as several community members indicated that the park provides community members with the opportunity to walk their dogs, sit and relax and exercise.
<b>Recommended provision</b>	The Public Domain Framework outlines how good pedestrian connections through the site to existing and proposed passive open space areas can be achieved. In addition to providing communal open space courtyards for resident use onsite, it is recommended that offsite developer contributions should be made towards the provision of new and enhanced passive park facilities in the Redfern area.
<b>Reference Scheme response</b>	Development contributions will be made in accordance with City of Sydney Development Contributions Plan 2015. Two areas of proposed park space on the site are adjacent to existing areas of passive open space at the street closures of Kettle (+700sqm) and Walker Streets (+1,000sqm). This will substantially expand the total amount of open space that is able to be accessed by the general public, as well as by future residents.

## 6.7 Ongoing responsibilities for community infrastructure

In line with the assessment of community infrastructure throughout section 6.3 to section 6.6, the infrastructure required onsite to support the future site population will be limited to:

- » Communal indoor meeting room (up to 80sqm) and communal courtyard open space (up to 1,200sqm) for resident-only access for social gatherings and enjoyment of outdoor environments.
- » Two small open spaces adjacent to existing street closures along Kettle Street and Walker Street that would be publicly accessible, totalling 1,700sqm.

It is proposed that ongoing responsibilities for care and maintenance for this infrastructure would be the responsibility of the future build to rent leaseholder. This means that there would be no ongoing financial or other resource burdens placed on the City of Sydney Council.

In regards to the two onsite open space areas that would be adjacent to the public street closures that are currently owned and maintained by the City of Sydney Council, it is recommended that embellishment of these spaces be designed in consultation with relevant Council staff. These discussions would help ensure the potential for public use of these areas is maximised.

## 6.8 Summary of community infrastructure needs

The site is very well connected to a wide range of existing community infrastructure and open space within Redfern and its surrounding suburbs. Consistent with the high existing population density of Redfern, analysis of the function and capacity of these indicate that they are typically very well used. In particular, at peak times some of the existing services and facilities report being at full capacity.

To ensure the future site population can enjoy ongoing access to community and recreation services, it is recommended that:

- » Developer contributions are made towards the enhancement of existing offsite facilities or acquisition of new facilities in the nearby Redfern area



- » Site population projections be incorporated into strategic planning for services delivered by key agencies of NSW Education, Health and Emergency services (police, fire and ambulance).
- » Future residents are made aware of existing services available in the area, for example via a new resident's welcome package, including access to referral and booking options
- » The Reference Scheme preserve opportunities for pedestrian walkability through the site to maintain good connectivity to existing services and facilities in the area. This includes consultation with City of Sydney Council staff on the design of park spaces adjacent to street closures.

A key community infrastructure issue related to the redevelopment of the site is the existing PCYC and its future. This is addressed in detail in the next section of the report.

## 7 PCYC facility and services

This chapter provides an outline of services provided by the PCYC which is currently located onsite, acknowledges the role of the South Sydney PCYC (the PCYC) in the local area and considers options for its future accommodation.

Further detailed information on the PCYC is provided at Appendix D.

### 7.1 Description of PCYC

The Police Citizens Youth Club (PCYC) is an organisation established in 1937 in partnership with Rotary to provide community-based activities for young people. PCYC now operates in 64 sport and recreational locations across NSW and is one of Australia's leading youth-focused organisations.

PCYC South Sydney is a part of the PCYC Metro Zone which includes 13 other PCYCs.

#### 7.1.1 PCYC South Sydney

Historically, the PCYC commenced operating in 1944 utilising the old fish markets in Little Redfern Street, Redfern. After many committee meetings and discussions at Redfern Town Hall a decision was reached in 1951 to proceed with building a new facility on the current Elizabeth Street site. The facility was officially opened in 1952 by the Commissioner of Police CJ Delaney Esq and Frederick Green Esq MLA.

The PCYC attracts usage by people of all ages, particularly young people, from both within the suburb of Redfern and its surrounding suburbs. The location of the PCYC within Redfern has also led to community recognition of the club as a culturally safe place for people from Aboriginal and Torres Strait Islander backgrounds.

Although the PCYC is best described by its primary use as an indoor sports and recreation facility, it is important to note it also functions as a local community hub. The PCYC view the interrelationship between the social and recreation uses of its facility as interdependent.

#### 7.1.2 Current service offerings

The existing PCYC advertised opening hours are 10am to 9pm Monday to Friday. The PCYC is currently closed on weekends.

The PCYC primarily offers indoor active recreation activities such as:

- » Boxing
- » Fitness gymnasium
- » Gymbaroo for pre-schoolers
- » Basketball
- » Martial arts.

The PCYC also offers programming for targeted service groups such as:

- » Rise Up and Job Ready programs
- » Nations of origins program
- » School holiday programs
- » Leadership programs
- » Cultural exchange programs.

The PCYC also make their facilities available for other organisations to utilise by arrangement.

## 7.2 Assessment of future PCYC provision

This section investigates the options for possible improvement or expansion of the PCYC in response to its role in the Redfern area.

The PCYC South Sydney facility is a single storey building of masonry construction typical of the 1950's era. It has a gross floor area (GFA) of approximately 1,275sqm on a land area of approximately 3,770sqm. This building footprint size is comparable with the average for most suburban community and recreation centres which typically have a GFA between 1,000 and 1,500sqm.

There are five activity rooms within the existing PCYC facility along with supporting areas such as storage and offices.

As part of the proposal, the option of upgrading or expanding the existing facility was not considered commercially viable by the PCYC management. Consultation with PCYC management confirmed that the PCYC has over the last 5 years spent nearly \$300,000 in repairs and functional improvements at the South Sydney club. Typical examples of these works include CCTV and shade canopy installation, landscaping, new fencing and repairs to the roof, floors and walls. Despite this investment, as a very old building, the facility is considered no longer fit for purpose, in part due to its poor functional layout.

PCYC's current facility management strategy for this property is to continue to improve the existing functional areas and to ensure compliance with ownership requirements including fire safety, child protection and the like. More substantial improvements to the facility have been on hold pending development decisions for the site.

To assess alternate options for how the facility could be accommodated by the proposal, two options were investigated, of which the preferred option is to replace the PCYC facility offsite.

### 7.2.1 Option one: replace facility onsite

To replace the PCYC facility onsite, an assessment was made on the potential GFA that would be required for contemporary provision of 'like for like' activities currently offered by the PCYC. This included consideration of modern accessibility requirements for amenities (e.g. toilets and parenting rooms) and retention of supporting spaces such as storage and office space.

The assessment (shown in Table 13) found that for many aspects, such as sports court provision, a new purpose built modern facility could be designed to provide a more efficient and functional layout than the existing PCYC facility. In total, providing an indoor multipurpose court, three activity rooms and supporting facilities was estimated to require a minimum GFA of 1,365sqm.

**Table 13 Comparison of existing PCYC facility with contemporary GFA**

Existing PCYC provision	'Like for like' replacement	Size (sqm)
Outdoor court	Indoor multipurpose court	950
Outdoor shaded children's playground	Indoor children's play equipment	50
Boxing ring room with small gym	Large multipurpose activity room	120
Martial arts and gymbaroo room		
Kitchen		
Dance and fitness room	Medium multipurpose activity room	65
Meeting and training room	Small meeting room/ IT classroom (i.e. youth space/training room)	40

Existing PCYC provision		'Like for like' replacement	Size (sqm)
Small 'youth hang out' room		Reception/welcome area	10
Office space		Office space	30
Amenities		Male and female amenities (including accessible unisex and parenting room)	65
Storage areas		Storage	35
<b>Current GFA</b>	<b>1,275</b>	<b>Potential GFA</b>	<b>1,365</b>
<b>Current site area</b>	<b>3,700</b>	<b>Potential site area</b>	<b>n/a</b>

Several constraints are likely with the option of replacing the facility onsite as part of the Reference Scheme, including:

- » Requires higher than normal (12m) ceiling heights
- » Maximising public access makes ground floor provision the most viable option
- » One indoor court is not a sustainable commercial model compared with multiple indoor court provision (see section 6.6.1).

## 7.2.2 Option two: relocate facility offsite

A new purpose build indoor recreation facility provided on an alternate site would offer the benefits of contemporary GFA provision along with the opportunity to potentially expand activity offerings.

Draft NSW Government Architect Draft Open Space for Recreation guidelines (2018) advise that the minimum space required to accommodate an indoor sports centre should be 3,000sqm.

While the PCYC is a not for profit organisation, they seek to operate their clubs with a sustainable commercial operating model (or 'soft commercial' approach)<sup>17</sup>. Based on both Elton Consulting's experience and review of recent feasibility studies for other comparable for-profit indoor recreation facilities, the development of indoor facilities with at least two, preferably four indoor sports courts are considered a more sustainable commercial model than single court facilities. This could potentially require an indicative facility size of up to 5,000sqm, which is well above the indicative replacement GFA of 1,365sqm as assessed at section 7.2.1.

It is understood that in agreement with LaHC, PCYC management have indicated a preference for a new, expanded PCYC facility at a location that is nearby to its existing site, ideally within walking distance (notionally within 800m). LaHC has been liaising with PCYC about this proposed new facility and will continue to advance these discussions in parallel to the Planning Proposal process.

## 7.2.3 Interim arrangements

In the event a new recreation facility is not yet available at the commencement of any future redevelopment at the site, it is necessary to ensure there is continued ability for the PCYC to provide services to the community. Based on the preferred option of replacing the PCYC facility with a new, expanded facility at an offsite location, interim arrangements would be needed.

LaHC has indicated there is an agreement with PCYC management that provides assurance a suitable temporary facility would be made available at a location that is nearby to the site to ensure the majority of PCYC service offerings can continue to be made available to the public.

<sup>17</sup> PCYC Annual Reports 2016 and 2017 (pcycnsw.org.au)

# 8 Healthy Urban Development Checklist

This chapter addresses the likely health impacts of the Planning Proposal as it relates to ensuring the creation of a healthy built environment and active health lifestyles for future residents.

The chapter is structured around the themes from the Healthy Urban Development Checklist compiled by NSW Health (February 2010).

Recommended mitigation measures to maximise positive health impacts and minimise negative health impacts have been incorporated into the social outcomes opportunities in Chapter 9.

## 8.1 Physical activity

The objective of this theme is to plan for neighbourhoods which make physical activity a normal part of everyday life. Redfern is a highly walkable suburb that currently provides a lively neighbourhood filled with local focal points for people to walk or cycle to.

At present, the primary destinations for physical activity near the site are Redfern Park (for outdoor activities) and the existing onsite recreation facility (PCYC). Based on the PCYC relocating offsite to a new, improved facility (see section 7.2) it is important that walkability to any future PCYC site remains a key focus of both the proposal and wider planning for the area.

The Reference Scheme shows that all onsite buildings will be across the road from Redfern Park and Redfern Oval. The park will continue to provide opportunities for future residents to participate in physical activity at different periods of the day and night.

Social outcomes opportunities relating to this theme include:

- » Supporting mixed use, walkable neighbourhoods that encourage incidental physical activity
- » Supporting pedestrian access to local open space and recreational facilities, including children's play spaces
- » Providing opportunities to walk, cycle and use other forms of active transport.

## 8.2 Housing diversity

The objective of this theme is to provide dwelling choices through varying products and occupancy types to meet the dwelling needs of a diverse community that contributes to active and vibrant places.

The suburb of Redfern continues to transition to a higher density urban environment. Between the 2011 and 2016 census, the suburb of Redfern experienced a 4.9% increase in high and medium density dwellings and 6.6% decrease in low density dwellings. Overall, high density dwellings make up 66% of housing stock in Redfern. This is typical of inner-city suburbs, and means that dwelling mix is becoming less diverse over time. The primary diversity opportunity for the proposal will therefore relate to bedroom mix and tenure mix.

Future apartment buildings would be made up of a mix of studio, one, two and three bedroom apartments. As a Build to Rent project, 100% of tenure will be rental.

A detailed Housing Diversity and Affordability report for the site has been compiled by HillPDA separately to this study to examine mixed tenure options for the site. It finds that the provision of up to 35% of dwellings as social and affordable housing will provide meaningful housing options for people on low and very low incomes (p34, August 2019)

Social outcomes opportunities relating to this theme include:

- » Attracting a broad demographic of residents and creating a resilient neighbourhood that caters to the range of household structures, ages and tenures
- » Designing dwellings to respond positively to their surroundings (supporting human and environmental health)
- » Ensuring future dwellings can be made adaptable and accessible.

## 8.3 Transport and physical connectivity

The objective of this theme is to create an accessible, connected movement network that integrates walking, cycling and public transport routes. It also relates to facilitating safe and convenient travel within neighbourhoods.

The suburb of Redfern is highly walkable (see Appendix C-1) with a variety of local focal points for people to walk or cycle to.

The site has access to a signalised pedestrian crossing across Elizabeth street at the corner of Phillip street, where an entry to Redfern Oval is provided. A fence currently prevents pedestrian access to Redfern Oval for 155m along Elizabeth street until it opens at Redfern Park, where another signalised crossing point to Kettle Street is available.

The site has excellent access to public bus transport. A public bus stop for travelling south is available directly adjacent to the site (Stop ID: 201626) and for northern travel at Redfern Park (Stop ID: 201624) located 220m from the centre of the site.

The site will be 800m from the new Sydney Metro stop at Waterloo, with a further 25m below ground level walk to the Waterloo Station located between Botany Road and Cope Street, Raglan Street and Wellington Street<sup>18</sup>.

Redfern Station is approximately a 1km walk from the site. For the majority of people, this represents a comfortable 15 minute walk. For some groups, such as the elderly, young children, or people with disability, it may not be considered a reasonable walkable distance.

A detailed Public Domain Framework for the site has been compiled separately to this study to examine in detail the potential for accessible pedestrian pathways through the site.

Social outcomes opportunities relating to this theme include:

- » Providing safe connections to public transport services
- » Making travel infrastructure options visible and functional
- » Reducing car dependency and encouraging use of active transport.

## 8.4 Public open space

The objective of this theme is to provide a range of public open spaces that contribute to the recreational, physical and social needs of all members of the community.

The site has direct access to Redfern Park and Redfern Oval which provide both active and passive recreation opportunities.

The provision of open space needs onsite is discussed in detail at section 6.6 of this report.

Although we tend to think of public open space in terms of parks and civic plazas, in any public realm it can also consist of smaller opportunities for social interaction. For this site, two small pocket park areas are proposed to adjoin the existing street closures at Kettle Street and Walker Street to expand on these public open space areas.

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<sup>18</sup> Sydney Metro website: Construction- stations and sites <https://www.sydneymetro.info/station/waterloo-station>



These two small open space areas will be able to be used by all members of the community as spaces that have the potential to provide:

- » Safe and inviting pedestrian connections separate from traffic
- » Amenities including trees, benches and public art.

A detailed Public Domain Framework for the site has been compiled separately to this study to examine in further detail the design opportunities of these spaces.

Social outcomes opportunities relating to this theme include:

- » Providing access to existing open space
- » Open space includes a range of functions
- » Designing open space to respond to their surroundings.

## 8.5 Social infrastructure

The objective of this theme is to provide a wide range of services and facilities that meet community needs for education, health, social support, recreation and cultural expression. It is increasingly seen as best practice to provide co-located social infrastructure facilities to help maximise the efficiency of travel networks, enhance service provision and promote passive surveillance.

The site currently has good access to a wide range of community facilities, education and health services which are discussed in detail at section 6.3 to section 6.6 of this study. At present, the existing PCYC facility is a standalone social infrastructure facility located on the site. The PCYC facility has a co-located layout with rooms that meet both community and indoor recreation uses. The building is also opposite to Redfern Oval which includes a small community hall.

There are constraints in the current design of the PCYC arising from its age that restrict its flexibility, discussed in detail at section 7.2. As part of the proposal, the preferred option is to relocate the PCYC to a new indoor recreation facility offsite which can be purpose built to provide a range of community and recreation activities.

Social outcome opportunities relating to this theme include:

- » Supporting access to the range of existing facilities in the nearby area
- » Responding to identified gaps and needs in facilities and services
- » Maximising efficiencies in social infrastructure planning and provision.
- » Positioning a future PCYC facility to be co-located with similar uses
- » Ensuring an alternate facility is available for PCYC services to be delivered for any interim period while a new facility is being established (discussed at section 7.2.3).

## 8.6 Community safety and security

The objective of this theme is to create a sense of safety and security felt by communities within an urban environment.

The site is located in the suburb of Redfern which does experience higher rates of crime in comparison with other suburbs of Sydney (see Appendix B-10). This is consistent with the environment surrounding the site including specific areas that are associated with increased levels of crime including train stations and bus stops, alcohol and drinking establishments. During community consultation undertaken for the proposal, it was evident some community members do currently experience a fear of crime and violence in the local area, particularly at night.

The practice of Crime Prevention Through Environmental Design (CPTED) is a well accepted planning strategy to 'design out' crime in new urban developments. These strategies are designed to increase people's sense of

ownership and pride in their environment, provide passive surveillance and promote the maintenance and management of spaces to discourage vandalism.

Social outcomes opportunities relating to this theme relate to:

- » Considering crime prevention and sense of security as part of building design

It is important to note that many of the accepted design methods of discouraging crime within public places have the potential to be in tension with those designed to encourage social cohesion and social connectivity (discussed below at section 8.7 ). The detailed design of buildings will in particular need to clearly indicate to future residents and the general public which spaces are public, and which are private or communal.

## 8.7 Social cohesion and social connectivity

The objective of this theme is to meet the social needs of the community and preserve places of interest that highlight local stories and history. All of these things contribute to developing and enhancing a sense of place and encourages social engagement within both communal areas and public spaces. In particular, this theme encourages social interactions that avoid any experience of segregation or division.

The proponent for the Planning Proposal, LaHC, is guided by the policy document *Future Directions for Social Housing* (2016). This policy includes a commitment to applying a “place-making” approach to building communities.

The site falls within the area of Central Sydney where the Eora people are acknowledged as traditional owners of the land. The land throughout Redfern is known as a place of continued symbolic significance for Aboriginal people as a meeting place and has strong associations with human rights activism.

Social outcomes opportunities relating to this theme relate to:

- » Providing environments that support social contact and interaction among neighbours
- » Promoting a sense of community and attachment to place
- » Understanding the built and cultural heritage of places that can provide insights for designs
- » Encouraging current and future communities to participate in design and development decisions
- » Minimising social disadvantage and promoting equitable access to resources.

## 8.8 Environment and health

The objective of this theme is to design new buildings in a way that promotes health. The focus of the theme is on issues that fall within the broad banner of environmental conditions being air quality, safe drinking water, noise, odour and natural light. The theme also relates to enhancing social and emotional wellbeing.

At this stage of the planning process, environmental health matters have been dealt with by way of technical reports compiled separately to this study. It is noted that the Reference Scheme is intended to show an indicative building layout and heights to demonstrate the site can accommodate development as proposed. Detailed planning for buildings would be undertaken at future development application stages of the Planning Proposal.

Social outcomes opportunities relating to this theme relate to:

- » Contribution to enhancing environmental conditions
- » Minimising disturbance and health effects of noise, odour and light pollution.

## 8.9 Healthy food

The objective of this theme is to create neighbourhoods that encourage consumption of healthy food choices and promote availability and accessibility to healthy food.

The site is in close proximity to several major supermarkets, fruit and vegetable shops and farmers markets that provide fresh and healthy food options. Of particular note, there is:

- » A small Redfern Fruit Market on Regent Street (1km from site, 10 to 15 minutes walking distance)
- » Carriageworks Farmers markets held on Saturday mornings (1.7km from site, 20+ minutes walking distance).

The ability of future residents of social and affordable housing to access to fresh, nutritious and affordable food is likely to be influenced by economic barriers relating to their lower income levels.

Future residents with a physical disability may also encounter accessibility barriers, including a reduction in ability to transport purchases home.

Social outcomes opportunities relating to this theme relate to:

- » Governance processes and policies that help overcome barriers to fresh food access
- » Onsite communal areas or public spaces that could be used for food production (such as verandas, rooftops, edible landscaping).

## 8.10 Quality employment

The objective of this theme is to support quality work opportunities and working environments.

The site is in close proximity to Sydney's central business district. This significantly decreases the likelihood future residents will need to travel long journeys to work. The site location meets broader strategic objectives for housing to be within a 30 minute commute to a range of employment opportunities. In addition, the site is close to a range of tertiary education and employment opportunities.

The ability of future residents of social and affordable housing to access employment is likely to be influenced by factors including their older average age and whether or not they have a disability. Beyond the financial benefits of work, supporting social and affordable housing residents to access employment has the potential to improve their psychological wellbeing.

Social outcomes opportunities relating to this theme relate to:

- » Improving quality employment and job training opportunities.










## 9 Social outcomes opportunities








This chapter investigates and recommends opportunities for the proposal to maximise positive social outcomes for future residents as well as neighbouring communities.

It provides a table of suggested actions with measurable targets that are considered tangible, timely, effective and within the ability of the applicant, LaHC (alone or in partnership) to influence or provide.

These recommendations include mitigations that maximise the positive health impacts and minimise negative health impacts that are discussed throughout Chapter 8.








**Table 14 Social outcomes recommendations**









Recommendation	Responsibility	Primary group affected	Measure or target			
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
<b>8.1 Physical Activity</b>						
Site is within a comfortable walking distance of frequent destinations including shops, parks and transport stops	LaHC	Future residents	All buildings are within 400m of a wide range of social and recreational facilities			
Proposal will facilitate arrangements for a new indoor recreation facility to replace the existing PCYC	LaHC PCYC	Current and future users of the PCYC	New PCYC facility to be located nearby (notionally within 800m walking distance) to site			
Buildings can provide: » logical pedestrian pathways that minimise steep slopes and provide alternatives to steps » secure bicycle parking facilities	LaHC City of Sydney	Future residents General public	Pedestrian areas are universally accessible Number of bicycle parking spaces provided			
Onsite communal and/or publicly accessible open space areas can provide: » inclusive play spaces for children	LaHC Development partner	Future residents	All onsite pocket parks can accommodate play spaces for design that meets 'Everyone Can Play' guidelines			
<b>8.2 Housing Diversity</b>						
Site is compact (infill) residential development that will integrate with and complement existing development trends in the area	DPIE City of Sydney	General public	Diversity of built form			







Recommendation	Responsibility	Primary group affected	Measure or target			
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
Provide a dwelling (bedroom mix) choice that is suited to the Redfern high density context	LaHC City of Sydney	Future residents General public	100% high density to respond to intensification of sites close to CBD			
			% mix of studio, one, two and three bedroom units			
Provide a mix of rental tenures that enables residents to remain in their local community across different stages of their life	LaHC	Future social housing residents People on low and very low incomes	Up to 35% social and affordable housing			
Apartment design is in line with Liveable housing design guidelines <sup>19</sup> for age, disability and family friendly features	Development partner	Future residents who are elderly or have a disability	100% of social and affordable housing apartments meet Livable Housing Design Guidelines % of social and affordable apartments certified at platinum, gold or silver standards			
Social and affordable housing be distributed throughout the development with design and management that makes it	LaHC Development partner	People on low and very low incomes	Social and affordable housing dwellings distributed throughout buildings on the site			






<sup>19</sup> Livable housing Australia website <http://www.livablehousingaustralia.org.au/>







Recommendation	Responsibility	Primary group affected	Measure or target		Timing	
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
indistinguishable from private housing dwellings			% residents who report satisfaction that social and affordable housing is indistinguishable from private housing			
<b>8.3 Transport and physical connectivity</b>						
Site is within 400m of existing bus stop and 800m to future Sydney Metro Stop	DPIE City of Sydney	General public Future residents	Pathways to existing public transport are provided			
			% residents who regularly use public transport			
Building design discourages car dependency and identifies access and links to public transport as a priority	LaHC Development partner City of Sydney	General public Future residents	Measures are proposed to encourage walking and cycling/ car share programs			
			Utilisation levels of share programs implemented			
Buildings will provide pedestrian and cycle links through the site that are well lit, provide shade and shelter, directions and signposts.	LaHC Development partner	General public Future residents	Buildings provide a well connected pedestrian network that prevents potential safety hazards			
No impacts on existing public bus stop during construction	Transport NSW	Neighbouring community	Monitoring of any complaints made about service interruptions			






Recommendation	Responsibility	Primary group affected	Measure or target		Timing	
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
<b>8.4 Public open space</b>						
Site is within 400m walking distance to existing Redfern Oval and Redfern Park	DPIE City of Sydney	General public Future residents	Logical pathways and safe crossing points across Elizabeth Street to park are provided			
High quality design of onsite pocket parks adjacent to existing Kettle Street and Walker Street closures	LaHC City of Sydney	General public Future residents	Liaison with City of Sydney staff on park design and proposed embellishment prior to DA submission			
Park spaces are embellished to a high quality with timely ongoing maintenance to keep spaces presentable and well functioning	LaHC City of Sydney	General public Future residents	Monitoring and reporting of any complaints about vandalism or faults with timely rectification works			
<b>8.5 Social infrastructure</b>						
Site is within walking distance to a wide range of existing community, cultural, education, health and recreation facilities.	DPIE City of Sydney	General public Future residents	New residents are provided with 'welcome' packs that include information on existing services			
Reference scheme provides communal meeting room and communal outdoor space that provide a focal point for community activity and places for residents to meet and connect	LaHC Development partner	Future residents	Communal meeting room provided with contemporary features that are likely to encourage utilisation			
			Resident satisfaction with maintenance and management of communal areas			

Recommendation	Responsibility	Primary group affected	Measure or target		Timing	
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
Selection of site for new fit for purpose PCYC is within 800m existing site, with temporary location for interim service delivery arrangements agreed prior to any demolition works	LaHC PCYC	Current and future users of PCYC	PCYC management reported satisfaction with interim arrangements New PCYC facility provided			
<b>8.6 Community safety and security</b>						
Reference scheme provides adequate pedestrian access through the site	LaHC City of Sydney	Onsite future residents	Logical pathways and safe crossing points are provided			
Buildings to be designed according to Crime Prevention Through Environmental Design principles	LaHC Development partner	Onsite future residents	CEPTED principles to be incorporated into future Development Application reporting			
Consult with NSW Police via Redfern Community Safety Precinct Committee on specific building design matters such as intercoms, stairwells and secure access	LaHC NSW Police Development partner	General public	Attend at least one Quarterly meeting to gather feedback on building design			
Future build to rent operator to implement targeted programs that reduce crime and fear of crime via activation of communal spaces and improving property management and maintenance in line with any tender response commitments	Build to rent operator Community Housing Provider	General public Onsite future residents	Good Neighbour policy to be developed			
			Monitoring of any public or resident complaints and record of response			






Recommendation	Responsibility	Primary group affected	Measure or target		Timing	
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
<b>8.7 Social cohesion and social connectivity</b>						
Public exhibition of planning documents to be accompanied by community consultation and management plan	LaHC City of Sydney	Neighbouring community	Number of community submissions received			
			Monitoring of satisfactory design response to feedback			
Legacy project to be developed that appropriately acknowledges community attachment to existing PCYC and recognises its local meaning and values	LaHC PCYC	Current and future users of PCYC	Funding allocated to development of Legacy project			
			Legacy project to be completed prior to demolition of PCYC			
Future build to rent operator to design buildings that meet 'tenure blind' objectives in line with any tender response commitments	LaHC Development partner	Onsite future social and affordable housing residents	Social and affordable housing dwellings distributed throughout buildings on the site			
	Community Housing Provider		% residents who report satisfaction that social and affordable housing is indistinguishable from private housing			
			% social and affordable housing residents report feelings of inclusion and integration with their neighbours			




Recommendation	Responsibility	Primary group affected	Measure or target			
			Tangible, timely and effective	Reference Scheme proposal	Timing	Future management
Future built to rent operator to design and program attractive communal areas where residents can meet, gather and socialise informally	LaHC Development partner	Onsite future residents	Communal areas provided in accessible location in buildings			
	Community Housing Provider		Levels of resident satisfaction with maintenance and management of onsite communal areas			
Public domain infrastructure to consider people with disability, such as: <ul style="list-style-type: none"> <li>» Designated quiet spaces for people with sensory processing disorders</li> <li>» Provision of charging points for mobility scooters, and mobility parking spaces</li> </ul>	LaHC Development partner	Onsite future residents with disability	Communal areas provided include infrastructure that assists people to independently navigate and access public domain spaces			
Future build to rent operator to implement place making programs in line with any tender response commitments, including: <ul style="list-style-type: none"> <li>» Public art programs, including potential links to the "Redfern Banner Program"</li> <li>» Cultural development initiatives, including potential links to "Eora Journey"</li> <li>» Collaboration with local creative industries</li> </ul>	Build to rent operator	Onsite future residents	Allocation of resources are made to provide community development activities			

**8.8 Environment and health**

Recommendation	Responsibility	Primary group affected	Measure or target			
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
Reference scheme to show buildings located to be: <ul style="list-style-type: none"> <li>» Buffered from major roads</li> <li>» Maximises natural light and ventilation.</li> </ul>	LaHC City of Sydney	Onsite future residents	Site suitability is met			
Future build to rent operator to design buildings that meet environmental sustainability objectives in line with any tender response commitments	LaHC Development partner	Onsite future residents	Energy efficiency of social and affordable housing dwellings			
Apartment design and management that provides comfort for occupants, including in particular: <ul style="list-style-type: none"> <li>» Sound proofing (noise)</li> <li>» Windows (natural light)</li> <li>» Garbage chutes (odour).</li> </ul>	LaHC Build to rent operator	Onsite future residents	Monitoring of any resident noise, odour or light complaints and record of response			
Provision of building parking spaces sufficient to allow for: <ul style="list-style-type: none"> <li>» Designated area for emergency service vehicle access</li> <li>» Designated parking for visiting health service provider such as community nurse</li> </ul>	LaHC Development partner	Onsite future residents	Number of visitor parking spaces available for visiting health practitioners			



Recommendation	Responsibility	Primary group affected	Measure or target		Timing	
			Tangible, timely and effective	Reference Scheme proposal	Detailed design	Future management
<b>8.9 Healthy food</b>						
Consideration of opportunities to provide onsite gardens that produce fresh food	LaHC Development partner	Onsite future residents	% communal outdoor space that is dedicated to edible plantings Resident satisfaction with maintenance of gardens			
Appropriately sized and reliable building elevators (supporting getting healthy food home) » Elevators to be sufficiently sized to allow for mobility scooter access as well as meeting emergency service requirements (stretcher)	LaHC Development partner Build to rent operator	Onsite future residents who are elderly or have a disability	Elevator design indicates appropriate sizing Number of days that elevators are not operational Repairs completed within 24hours			
Future build to rent operator (via Community Housing Provider) to assist vulnerable residents to access food share/rescue programs and community transport.	Build to rent operator Community Housing Provider	Onsite future social and affordable housing residents	Number of social and affordable housing residents who are accessing health food options			

Recommendation	Responsibility	Primary group affected	Measure or target			
			Tangible, timely and effective	Reference Scheme proposal	Timing Detailed design	Future management
<b>8.10 Quality employment</b>						
Site is within 30 minute commute of major centres of employment and education opportunities	LaHC City of Sydney	Onsite future residents	Onsite buildings provide new housing with good access to major employment centre			
Future build to rent operator to implement programs that support employment opportunities in construction in line with any tender response commitments	LaHC Development partner	Construction workforce	Targets for employment of social housing cohorts are met in accordance with relevant LaHC and State Government policy			
Future build to rent operator (via Community Housing Provider) to implement programs that support job and employment access	Build to rent operator Community Housing Provider	Onsite future social and affordable housing residents in the labour force	Targets for identified groups are met			

# Appendices

- A Literature review
- B Surrounding community profile
- C Existing community infrastructure
- D PCYC South Sydney recreation facility

# A Literature review

**Table 15 Alphabetical bibliography**

Document title	Author	Year published	Link to source	Section
Childcare Needs Analysis 2013	Cred Community Planning for City of Sydney	November 2013	<a href="https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0007/189835/CCNA-7-Nov-2013.PDF">https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0007/189835/CCNA-7-Nov-2013.PDF</a>	<b>A-1</b>
City Art Public Art Strategy	City Design for City of Sydney	2011	<a href="https://www.cityartsydney.com.au/about/public-art-strategy-policy/">https://www.cityartsydney.com.au/about/public-art-strategy-policy/</a>	<b>A-2</b>
Community Use of School Facilities	Department of Education NSW	November 2019	<a href="https://education.nsw.gov.au/policy-library/policies/community-use-of-school-facilities">https://education.nsw.gov.au/policy-library/policies/community-use-of-school-facilities</a>	<b>A-3</b>
Creative City Cultural Policy and action plan 2014-2024	City of Sydney	August 2014	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/culture-and-creativity">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/culture-and-creativity</a>	<b>A-4</b>
Development Contributions Plan 2015	City of Sydney	July 2016	<a href="https://www.cityofsydney.nsw.gov.au/development/planning-controls/development-contributions">https://www.cityofsydney.nsw.gov.au/development/planning-controls/development-contributions</a>	<b>A-5</b>
Draft Community Safety Action Plan 2018-2023	City of Sydney	2018	<a href="https://www.cityofsydney.nsw.gov.au/council/your-say/archive/community-safety-action-plan">https://www.cityofsydney.nsw.gov.au/council/your-say/archive/community-safety-action-plan</a>	<b>A-6</b>
Economic Development Strategy	City of Sydney	December 2013	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/business-and-economy">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/business-and-economy</a>	<b>A-7</b>
Eora Journey economic development plan	City of Sydney	November 2016	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/business-and-economy">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/business-and-economy</a>	<b>A-8</b>
Everyone Can Play	Department of Planning and Environment	February 2019	<a href="https://everyonecanplay.nsw.gov.au/">https://everyonecanplay.nsw.gov.au/</a>	<b>A-9</b>
Future Directions for Social Housing	Department of Communities & Justice (Family & Community Services)	January 2016	<a href="https://www.facs.nsw.gov.au/about/reforms/future-directions">https://www.facs.nsw.gov.au/about/reforms/future-directions</a>	<b>A-10</b>
Future Transport 2056	Transport for NSW	March 2018	<a href="https://future.transport.nsw.gov.au/plans/future-transport-strategy">https://future.transport.nsw.gov.au/plans/future-transport-strategy</a>	<b>A-11</b>

Document title	Author	Year published	Link to source	Section
Greater Sydney Regional Plan: A Metropolitan of Three Cities	Greater Sydney Commission	March 2018	<a href="https://www.greater.sydney/metro-polis-of-three-cities/introduction">https://www.greater.sydney/metro-polis-of-three-cities/introduction</a>	<b>A-12</b>
Green Report: Environmental Sustainability Progress: January to June 2019	City of Sydney	2019	<a href="https://www.cityofsydney.nsw.gov.au/council/publications-updates/environmental-plans-reports">https://www.cityofsydney.nsw.gov.au/council/publications-updates/environmental-plans-reports</a>	<b>A-13</b>
Inclusion (Disability) Action Plan 2017–2021	City of Sydney	2017	<a href="https://www.cityofsydney.nsw.gov.au/community/community-support/people-with-disability">https://www.cityofsydney.nsw.gov.au/community/community-support/people-with-disability</a>	<b>A-14</b>
Open space for Recreation Guide	Government Architect NSW	2018	<a href="https://www.governmentarchitect.nsw.gov.au/resources">https://www.governmentarchitect.nsw.gov.au/resources</a>	<b>A-15</b>
Open Space, Sports and Recreation Needs Study	City of Sydney	November 2016	<a href="https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0003/138720/Adopted-Open-Space-Sport-Rec-Needs-Study-2016-Vol-1_Part1.pdf">https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0003/138720/Adopted-Open-Space-Sport-Rec-Needs-Study-2016-Vol-1_Part1.pdf</a>	<b>A-16</b>
Our Greater Sydney 2056: Eastern City District Plan, 2018	Greater Sydney Commission	March 2018	<a href="https://www.greater.sydney/eastern-city-district-plan/introduction">https://www.greater.sydney/eastern-city-district-plan/introduction</a>	<b>A-12-1</b>
Redfern Park Plan of Management	City of Sydney	2006	<a href="https://www.cityofsydney.nsw.gov.au/explore/facilities/parks/plans-of-management">https://www.cityofsydney.nsw.gov.au/explore/facilities/parks/plans-of-management</a>	<b>A-17</b>
Resilient Sydney	City of Sydney	2018	<a href="http://www.cityofsydney.nsw.gov.au/vision/towards-2030/resilient-sydney">http://www.cityofsydney.nsw.gov.au/vision/towards-2030/resilient-sydney</a>	<b>A-18</b>
Social Sustainability Policy	City of Sydney	2016	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/social-sustainability/socially-just-and-resilient-sydney">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/social-sustainability/socially-just-and-resilient-sydney</a>	<b>A-19</b>
Social Sustainability Policy and Action Plan 2018-2028	City of Sydney	2018	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/social-sustainability/socially-just-and-resilient-sydney">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/communities-and-culture/social-sustainability/socially-just-and-resilient-sydney</a>	<b>A-19-1</b>

Document title	Author	Year published	Link to source	Section
Sustainable Sydney 2030: Community Strategic Plan 2017-2021	City of Sydney	2017	<a href="https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/sydney-2030-resources/community-strategic-plan">https://www.cityofsydney.nsw.gov.au/vision/sustainable-sydney-2030/sydney-2030-resources/community-strategic-plan</a>	A-20
Sport 2030	Australian Sports Commission	2018	<a href="https://www.sportaus.gov.au/national-sport-plan/home">https://www.sportaus.gov.au/national-sport-plan/home</a>	A-21
Sydney Green Grid: Central District	Government Architect NSW	2017	<a href="http://www.governmentarchitect.nsw.gov.au/projects/sydney-green-grid">http://www.governmentarchitect.nsw.gov.au/projects/sydney-green-grid</a>	A-22
Sydney Local Health District Strategic Plan 2018-2023	Sydney Local Health District	2018	<a href="https://www.slhd.nsw.gov.au/planning/">https://www.slhd.nsw.gov.au/planning/</a>	A-23

## A-1 Childcare Needs Analysis, City of Sydney (2013)

This study outlines the current and future need for Early Childhood Education and Care (ECEC) for children aged 0 to 5 years in the City of Sydney LGA. The study emphasises the critical importance of providing an adequate supply of quality child care in the context of a growing gap between demand and supply for childcare places. The study considered demand generated from both residents and workforce populations. It notes increasing numbers of families and children living in high density dwellings and forecasts continued growth. The study also notes there are additional barriers faced by disadvantaged members of the community arising from this increasing competition for child care places.

The study provides an estimated demand 'gap' of 3,104 places. This gap is projected to increase to 5,979 places by 2031. The 'Village' in which the site falls (Crowne and Baptist Street) is ranked second out of ten in order of priority for the delivery of new ECEC centres. Adjacent to the site, the 'Village' of Redfern is ranked eighth.

The study uses a benchmark of one place for every two children aged 0 to 5 years, using an evidence-based assumption that 80% of all young children in the City of Sydney LGA need access to centre based care, for an average three days per week. It also estimates a need for one childcare place per 75 workers.

## A-2 City Art Public Art Strategy, City of Sydney (2011)

This strategy outlines eight guiding principles for public art across the City of Sydney LGA. Guiding principle five is to "Promote high quality public art in new development". Included in principle five are four measures of success:

- » Increase the number and quality of public artworks in new developments
- » Better integration of new developments and public art



- » Better integration of sustainable art practices in new development
- » Increased recognition of former industrial and other uses through appropriate reuse of spaces and materials through interpretation and public art.

A number of priority projects are described including "A new dreaming – Eora Journey" which will recognise the City's Aboriginal heritage through a significant Aboriginal and Torres Strait Islander cultural walk, from Sydney Harbour to Redfern (reviewed at section A-8).

To achieve this project, Council are undertaking cultural mapping and research into best practice to present to the Aboriginal Advisory Panel in order to workshop a range of public art project options.

Most proximate to the site is the Redfern Banner Program, a program for young Aboriginal people working with Aboriginal artists who provide mentoring, teaching and support to produce a series of banner artworks for the public domain.

### **A-3 Community Use of School Facilities, Department of Education NSW (2019)**

The Department have a policy of encouraging schools to make their facilities available for use by the Community. Implementation Procedures are provided to guide communities and principals who are engaging in general community use of school facilities. The procedures document outlines that while school facilities are primarily for educating children and young people, there are times when these facilities are not in use providing an opportunity for shared use. The Department of Education NSW highlights the following as benefits of sharing resources between schools and local communities:

- » Access to services to support families and communities
- » Enhance co-operation and goodwill between schools and communalities
- » Provision of additional extracurricular learning opportunities for children and learning opportunities for adults
- » Better access for communities and schools to state-of-the-art facilities
- » Effective utilisation of school facilities
- » Increased passive surveillance

Together these benefits increase social cohesion, improve community access to facilities and/or spaces which may be lacking in the area, and integrate schools and school infrastructure into the social and urban fabric of communities.

### **A-4 Creative City Cultural Policy and Action Plan 2014-2024, City of Sydney (2014)**

This document outlines the strategic priorities for cultural policy in the City of Sydney LGA. It provides 10 foundation principles followed by a 10 year action plan which proposes a series of initiatives and investment across six priority areas.

Relevant to the site is foundation principle 4.7 (p17):

"Cultural and creative activity contribute to many community concerns and priorities including economic, social, behavioural and environmental objectives through catalysing civic participation, promoting stewardship of place, preserving cultural heritage, exploring the challenges of climate change and supporting economic development".

The policy vision is for creativity in Sydney that balances the number and quality of cultural infrastructure with creative expression in aspects such as street life, activities and experiences within the public domain. The role of innovation is positioned as central to creativity, with Aboriginal history, culture and contemporary expression also highly valued.

In the document, 'culture' and 'cultural life' are defined as the production, distribution and participation in creativity by the City's community of residents, workers and visitors, and the reflection and expression of its customs, traditions, heritage and social character. This includes visual and performing arts, music, museums and galleries, the representation and animation of our history and heritage, libraries, craft, design, food, publishing, film, literature, digital and new media, television and interactive software. It also includes creativity in the public realm, such as the design of the built environment including public spaces, imaginative use of lighting and expressions of community identity through special events and place based celebrations.

Cultural infrastructure is defined across five areas:

1. Cultural infrastructure for 'active' participation for the public (such as spaces with resources and facilities for active making, doing, skill-sharing)
2. Cultural infrastructure for professional creative practice and artform development (such as rehearsal rooms, artist studios)
3. Spaces for creative enterprise including retail
4. Cultural 'venues' and infrastructure for audiences or spectatorship (such as a lyric theatre, cinemateque, Indigenous cultural centre, artist-run gallery or exhibition space)
5. Spaces for temporary, unplanned or 'special event' cultural use in the public domain (including parks, roads, built form).

Public consultation undertaken for the document included a suggestion that accessible studios and workshop space be developed in areas with higher rates of social isolation or disability such as Redfern and Waterloo, and in new developments like Green Square (p49) as well as a proposal that the City of Sydney provide a dedicated space and arts program for young adults aged 10 to 18 years in Surry Hills, East Redfern and Moore Park Village area where there is a perceived lack of affordable creative services and options for early teens and young adults (p50).

The document also references consistent international evidence that social capital is developed through encouraging creative participation in the community, and that creative microbusinesses using online channels are starting to realise their economic potential (p50). This is particularly relevant to this study in that there is an action to develop and implement an Aboriginal and Torres Strait Islander Economic Development Plan (an Eora Journey Project) which is in the site area.

## **A-5 Development Contributions Plan, City of Sydney (2016)**

This plan describes how to calculate and pay contributions for new development. These contributions are used to provide for local infrastructure including community facilities and open space. According to the plan, the Elizabeth Street site falls within the East Precinct. The Plan does not apply to nearby land that falls under the Redfern-Waterloo Authority Contributions Plan 2006.

The plan contains important information on forecast changes to population in each Precinct, including forecast age profile. It then describes how this new population's demand for open space and community facilities will be addressed by Council.

## A-6 Draft Community Safety Action Plan 2018-2023, City of Sydney (2018)

This plan sets out areas of commitment to making Sydney a safe and resilient place to live, visit, work and study. The key priority areas identified include:

- » Safe streets and spaces (lighting, CCTV park management, graffiti and waste management)
- » Crime prevention and response (addressing domestic and family violence, preventing sexual assault)
- » A safe global destination (helping visitors and international students feel safe)
- » Ready and resilient (responsive to emergencies, reducing substance abuse).

The *Redfern Safety Audit 2017* was undertaken as part of the City of Sydney's crime prevention priority. The audit focused on the Redfern social housing estate and focused on community perceptions of safety while applying Crime Prevention Through Environmental Design principles.

The plan outlines a focus for working in social housing communities to build social cohesion:

"Managing the physical environment on which social housing is built requires a close partnership between the City, NSW Family and Community Services, community housing providers and residents to ensure the best outcomes for social housing tenants" (p27).

Continuing to support the Redfern Legal Centre and RedLink were also identified as important actions in supporting residents in the Redfern social housing estate (p28).

## A-7 Economic Development Strategy, City of Sydney (2013)

The strategy outlines a ten year plan to strengthen the city economy and support business.

The strategy identifies four significant and strategic industry clusters either linked by supply chains or by competitive complementarities. Relevant to this study is the Creative industries hub in Surry Hills, Chippendale and Moore Park, and Digital industries hub that extends from Ultimo-Pyrmont through Eveleigh (Australian Technology Park) and Green Square. Approximately 20 per cent of the workforce in Redfern and Chippendale are employed in the creative industry (p17). Priority three of the strategy is to promote opportunity through:

- » Encouraging Collaboration
- » Capacity building
- » Education, training and skills
- » Social infrastructure

Together these four components promote employment opportunities for residents of Sydney and encourage businesses of various sizes to be locally and internationally competitive.

## **A-8 Eora Journey Economic Development Plan, City of Sydney (2016)**

This plan sets an agenda for the City to engage with Aboriginal and Torres Strait Islander communities and businesses over the next 10 years to achieve prosperity by delivering a range of initiatives to create and maintain conditions to thrive as students, employees or business owners.

The plan is based on four key themes:

- » Create an economic hub to support Aboriginal and Torres Strait Islander business owners and prospective entrepreneurs
- » Maximise employment outcomes through ensuring accessing opportunities in the local economy, including pre-employment support, job seeking, job-readiness and support for stronger carer pathways
- » Enhance tertiary opportunities
- » Grow key sectors of the economy

Consultation undertaken for the plan included outlining the importance of aligning with housing and affordability policy, and issues keenly felt by Aboriginal and Torres Strait Islander communities in important areas such as Redfern (p19). Redfern Community Centre is noted as an important venue providing services, spaces and resources for Aboriginal and Torres Strait Islander communities (p44).

## **A-9 Everyone Can Play, Department of Planning and Environment (2019)**

This document provides best practice guidance on creating inclusive playspaces which are accessible for all members of the community. The document differentiates between accessibility (physical barriers to access and use) and inclusivity (acknowledgement of other barriers beyond the physical). Considerations such as physical and mental ability, age and cultural background are central to inclusive play, considering social access as well as physical access.

Three questions underpin the documents conceptualisation of playspaces:

- » Can I get there? Includes issue such as location, layout, proximity to residents and transport, signage and wayfinding and accessibility to, in and around the play space.
- » Can I play? Have a variety of equipment aimed at varying ages and abilities to ensure everyone has the opportunity to engage in play in a way which suits them and appropriate surfacing.
- » Can I stay? Addresses issues regarding safety, amenities and the wider environment and landscape which may limit the amount of time spent in a playspace.

An Evaluation Checklist based on Universal Design principles provide a thorough approach to creating playspaces which are socially inclusive and physically accessible.

## **A-10 Future Directions for Social Housing, Family and Community Services (2017)**

The NSW Government is transforming the current social housing system to break the cycle of disadvantage. The system was developed in the 1940s for working families with low incomes. Today

the system supports a different demographic – the most vulnerable people in our community who need a safety net.

'*Future Directions for Social Housing in NSW*' (2016) ('Future Directions') sets out the NSW Government's vision for social housing, with a 10 year plan to drive better outcomes for residents. The plan is underpinned by three strategic priorities:

- » More social housing
- » More opportunities, support and incentives to avoid and/or leave social housing
- » A better social housing experience.

Over the next 10 years the Department Communities and Justice, in conjunction with LaHC, will:

- » Work with the non-government and private sector to deliver 23,000 new and replacement homes
- » Transfer management of government owned homes to the non-government sector, moving from around 18% to 35% of all social housing in NSW being managed by the sector
- » Continue to introduce measures to make sure social housing meets the changing needs of tenants.

The first action under the plan (1.1) is to 'increase redevelopment of Land and Housing Corporation (LaHC) properties to renew and grow supply'. Large redevelopments will target a 70:30 ratio of private to social housing to enable more integrated communities (generally with an increased number of social housing where practicable).

Redeveloping current sites will offer tenants better quality social housing in mixed communities, with a combination of social housing, affordable housing and private rental tenants living in the same area. Redeveloped properties will ensure new and improved housing that is better designed to suit tenants' needs and will be close to amenities, transport, education and employment.

*Future directions* is a strategy which considers the whole continuum of housing from homelessness to the private market. The strategy focuses on the NSW Government's vision for social housing over the next 10 years and achieve the following outcomes:

- » Increase successful transitions out of social housing by 5 per cent
- » Increase the proportion of young people who successfully move from specialist homelessness services to long term stable accommodation by 10 per cent

These outcomes will be achieved through:

- » More social housing
  - > Redevelopment of Land and Housing Corporation sites in partnership with the non-government and private sector under the Communities Plus program.
  - > For larger developments have a 70:30 ratio of private housing to social housing
  - > Ensure appropriate rezoning is possible
  - > Transfer management of Government owned dwellings to community housing providers which will increase the capacity of community housing providers
  - > Utilise properties by building smaller, fit for purpose dwellings and assign tenants to properties which reflect their needs
- » More opportunities, support and incentives to build housing independence
  - > Review eligibility systems to prevent work disincentives
  - > Trail new system of allocation which locates tenants near education institutions

- > Introduce personal support plans
- > Invest \$2 million toward establishing new early childcare centres in social housing areas
- > Provide affordable housing as a 'stepping stone' for people in social housing.
- > Support social housing tenants through whole-of-government collaboration
- » A better social housing experience
  - > Improve FACS customer service
- » Apply a "place-making" approach to building communities by supporting; better education outcomes, individual and community resilience, Aboriginal community healing and sense of pride, and improved physical environment in social housing areas.

The Communities Plus program will facilitate the redevelopment of Land and Housing Corporation sites through non-government and private sector partnerships. These communities will be supported by amenities, access to public transport, employment and educational opportunities. The program will promote independence through linking the provision of social housing with support services, training and local employment opportunities.

## **A-11 Future Transport 2056, Transport for NSW (2018)**

This strategy sets out goals and priorities for public transport in NSW. It is expected that NSW will have over 12 million residents by 2056. The strategy has been developed cooperatively with the Greater Sydney Commission, Infrastructure NSW, Department of Premier and Cabinet and the Department of Planning and the Environment in order to align strategic land uses.

The strategy outlines three important outcomes for transport planning:

- » A productive economy: focus on transport links, operation costs and economic opportunities
- » Liveable communities: connect communities and areas to affordable transport, increases accessibility to health and education services, and increase individual mobility
- » A sustainable society: reduce energy consumption, reduce greenhouse gas emissions and reduce environmental impacts of transport.

The strategy is high level and does not focus on specific areas but rather talks about future directions and a focus on connecting regional areas to strategic centres. The construction of the Sydney Metro City project is discussed as a "game-changing" project (p7).

## **A-12 Greater Sydney Regional Plan: A Metropolis of Three Cities, Greater Sydney commission (2018)**

The concept of a 'Metropolis of Three Cities' is the Greater Sydney Commission's overarching vision and strategic plan for managing and facilitating the growth of Greater Sydney over the next 40 years. Greater Sydney will have three cities – The Western Parkland City, The River City and the Harbour City – each supported by strategic centres and clusters. Central to the success of Greater Sydney is the concept of the 30-minute city. The 30-minute city aims to ensure most residents live within 30-minutes of strategic employment centres, education facilities, health services, and support systems.

Underpinning the 30-minute city is strong public transport links, road infrastructure and strategically located services and facilities.

## A-12-1 Our Greater Sydney 2056: Eastern City District Plan, Greater Sydney Commission (2018)

This plan is the Greater Sydney Commission's vision for the Eastern Harbour City. The plan is strongly linked to the *A Metropolis of Three Cities*, reviewed at section A-12.

As Sydney continues to grow over the next 20 years it is expected the Eastern City District will require an additional 157,500 dwellings. These dwellings will most likely be a product of urban renewal or infill development. Nearby to the site, the Redfern to Eveleigh urban renewal area is expected to play an important role in providing new dwellings for the district. The Central to Eveleigh Urban Transformation Strategy is also identified as a key priority.

The key priorities for Greater Sydney are supported by 10 directions for the Eastern City District, shown in Table 16 below:

**Table 16 Directions for metropolis of three cities and the Eastern City District**

Key priority	Direction	Potential indicators
Infrastructure and collaboration	A city supported by infrastructure	Increased 30-minute access to a metropolitan centre/cluster
	A collaborative city	Increased use of public resources such as open space and community facilities
Liveability	A city for people	Increased walkable access to local centres
	Housing the city	Increased housing completions (by type)
	A city of great places	Number of councils that implement Affordable Rental Housing Target Schemes Increased access to open space
Productivity	A well-connected city	Percentage of dwellings located within 30 minutes by public transport of a metropolitan centre/cluster
	Jobs and skills for the city	Percentage of dwellings located within 30 minutes by public transport of a strategic centre
		Increased jobs in metropolitan and strategic centres
Sustainability	A city in its landscape	Increased urban tree canopy
	An efficient city	Expanded Greater Sydney Green Grid
	A resilient city	Reduced transport related greenhouse gas emissions Reduced energy use per capita

The plan notes the important of creating areas which are walkable, have access to services and social infrastructure, affordable, have housing supply and choice, and celebrate and respect local culture and heritage. The use of publicly owned land, including social housing sites, to co-locate social services and mixed uses is highlighted as an opportunity to improve individual's quality of life and address people's changing needs.



Housing the city is identified as one of the strategic priorities with the plan focusing on housing supply, diversity and affordability. The plan identifies two approaches to providing housing choice: increased housing completion rates and increasing the number of councils which implement Affordable Rental Housing Target Schemes.

Increasing housing diversity around transit nodes is considered an important part of housing the city and improving liveability. While co-locating affordable and social housing with public transport and job opportunities will help create diverse and thriving communities. The 'Communities Plus' initiative is identified as an important opportunity regarding this (p39).

The importance of creating communities in which social housing is part of the urban fabric is considered a priority in supporting culturally and socially diverse communities. For areas such as Redfern and Waterloo this means having social, affordable and private housing side-by-side.

The plan also outlines key principles for housing strategies. For the site, relevant principles include:

- » Affordable rental housing – through housing diversity for those on moderate incomes and affordable housing for low and very low-income households
- » Social housing – more and better access to support and/or subsidised housing.

The plan discusses an Affordable Rental Housing Target of five to ten percent for the district.

Strengthening Redfern's role as an education and health precinct is considered as an important aspect of creating a Harbour CBD which is stronger and more competitive. Nearby to the site, the Redfern to Eveleigh Urban Renewal Corridor is identified as an opportunity to achieve this.

## **A-13 Green Report: Environmental Sustainability Progress: January to June 2019, City of Sydney (2019)**

This report outlines Councils progress on environmental targets set out in *Sustainable Sydney 2030* (reviewed at A-20). These five targets are:

- » Low-carbon
- » Water sensitive
- » Zero waste
- » Active and connect
- » Green and cool

The report focuses on trends regarding greenhouse gas emissions, water usage, waste and environmental for both Council operations and the local area.

Improvements have been made to park irrigation systems at Redfern Park, Redfern Oval, Prince Alfred Park and many others in the inner west (p26). Community education 'pop up events were held at social housing estates, including Redfern (p40). Major planting works were undertaken at Phillip Street (p50). Other relevant works from 2018 include installation of signage in Redfern, Surry Hills and Green Square to encourage people to commute and travel by walking/riding. The completion of a new community Garden at Reconciliation Park (1.5km from the site) was also considered an achievement in reducing household green waste, knowledge sharing and community bonding.

## A-14 Inclusion (Disability) Action Plan 2017–2021, City of Sydney (2017)

The plan focuses on four key directions:

- » The development of positive community attitudes and behaviours towards people with disability
- » The creation of more liveable communities for people with disability
- » The achievement of a higher rate of meaningful employment participation by people with disability through inclusive employment practices
- » More equitable access to mainstream services for people with disability through better systems and processes.

Direction 2 is particularly applicable to the site, providing guidance on how to ensure public domain infrastructure, such as footpaths, streetscapes, parks and open spaces, are accessible.

The plan suggests that new development should consider:

- » Opportunities to provide designated quiet spaces for people with sensory processing disorders
- » Provision of charging points for personal devices such as phones, electric bikes and mobility scooters in the public domain and community facilities where appropriate.
- » Inclusive play spaces
- » Provision of mobility parking spaces
- » Provision of hearing augmentation systems in community facilities and venues
- » Explore the use of emerging technologies to empower all people, including people with disability, to independently navigate and access public spaces
- » Delivery of housing that is universally accessible and meets the gold standard of the Liveable Housing Design Guidelines.
- » Delivery of inclusive sport and recreation activities e.g. Auslan Yoga at Redfern Community Centre).

## A-15 Open Space for Recreation Guide (draft for discussion), Government Architect Office (2018)

This guide provides a framework for assessing open space needs using six performance criteria and indicators. These criteria and indicators are shown in Table 17:

**Table 17 Performance criteria for open space**

Performance criteria	Objective	Performance indicator
Accessibility and connectivity	An integrated network of open spaces with high universal physical access and visual access	Proximity of open space to residential dwellings No barriers such as road corridors, railways, waterways

Performance criteria	Objective	Performance indicator
		<p>No locations that are unsafe (e.g. good road frontage, casual surveillance, compatible adjacent uses)</p> <p>No structural barriers that exclude people with mobility challenges (e.g. stairs)</p> <p>Green space linkages that connect open spaces (e.g. Sydney Green Grid)</p>
Distribution	Geographic spread of open spaces	<p>Proximity of open space of varying sizes (local, district and regional) to homes, workplaces and schools</p> <p>High quality walkways</p>
Size and shape	Capacity of open space to accommodate a range of recreation activities	<p>Minimum sizes for open space types, visibility and road frontages</p> <p>Dimensions that are fit for purpose and ensure functionality</p> <p>Suitable topography, road frontage and visibility</p>
Quantity	Open spaces contribution to liveable neighbourhood's	<p>Quantity of land available based on its role e.g. residential density of area, sporting requirements</p> <p>Meets minimum size and shape standards</p> <p>Is sufficient to accommodate demand (i.e. not over capacity/overcrowded).</p>
Quality	Embellishments that balance attracting use to activate open space with ongoing management and maintenance requirements	<p>Characteristics such as visual and physical access</p> <p>Good condition of facilities and equipment</p> <p>Includes a variety of high quality activations</p> <p>Is well shaded, well maintained and visually appealing</p>
Diversity	A range of open space settings providing recreation choices	<p>Provides opportunities for a diversity of recreation categories such as play for particular age ranges, community gathering, fitness and exercise, organised sport or off leash dog exercise areas.</p>

Source: Open space for recreation guide, executive summary p10 and section 2.3

The guide acknowledges the challenge of limited land supply requires innovation in the way open space for recreation is delivered to achieve positive public open space outcomes. It is intended that the performance indicators will ensure minimum mandatory outcomes while providing some flexibility in open space functionality, for example to respond to different geographic scales and different urban densities.

The guide defines open space as 'not built upon' land that accommodates recreation or provides relief from the built environment (p17). Recreation includes a broad range of activities that contribute to physical and emotional health including both structured and informal sport for fitness, unstructured leisure or fun such as walking or picnicking, and appreciation of nature.

The guide outlines numerous social, environmental and economic benefits of providing open space for recreation as well as a number of challenges which includes tension between an increasing population, urban development pressure and declining access to public open space (p24). The guide warns against planning that relies on spatial standards including rates per 1,000 people or

percentages of land area, while reinforcing that public parks are a critical part of overall open space networks and should provide the bulk of recreation opportunities (p28).

Details are provided for 11 types of recreation outlining suggested suitable areas, examples of recreation solutions, and performance criteria (section 3.2). Guidance is also outlined based on different urban settings (section 3.3) including general capacity measures for existing open space based on population densities (p55). Site quality criteria set out (p57) include that open space land for community use must be free of hazards and constraints, in general have a minimum of 50% road frontage, and that constructed drains, overland flow paths/ detention and retention basins are essentially not suitable for parks or sport uses.

Included in the guide is a case study based on work Gallagher Studio and CRED undertook for City of Sydney (Appendix A-9 of document). The study area was in South Sydney. Key recommendations from their work included redesigning leftover streets/lanes/corridors as additional open space, designing flexible park spaces to accommodate the age and cultural diversity of the area.

## A-16 Open Space, Sports and Recreation Needs Study, City of Sydney (2016)

This study provides a series of directions and recommendations for the future planning, provision, development and management of public open space and recreation facilities located within the City of Sydney.

The key finding of the study is that more open space and recreation facilities will be required, with the challenge being how to achieve this increase in the context of finite land supply with competing use demands, particularly in high density urban environments such apply to this site. Most parks in City of Sydney are less than 0.3ha, placing heavy use pressures on existing fields and larger parks to cater for active recreation and sport. The limited amount of large space available means that open space has to be flexible and multi-purpose to cater for a wide range of needs.

The study consists of five parts, each described below.

### A-16-1 Volume one: The strategy

The strategy notes:

- » An increase in the popularity of small team, half-size field sports such as 6-a-side soccer, touch football and Oztag
- » Future demand by the year 2031 for an additional up to 20 sports fields, 17-18 multi-purpose outdoor and 11 indoor multi-purpose indoor

The implications of the strategic directions are summarised in Table 18

**Table 18 Implications for the site**

Strategic Direction	Implications for the site
More Open Space for a Growing Population	The site is likely to be too small to meet land acquisition criteria
Better Parks, Sport and Recreation Facilities	The proposed development may be able to contribute to qualitative improvements in parks in the area

Strategic Direction	Implications for the site
Improve the Provision and Diversity of Sport and Recreation Facilities	The proposed development may be able to contribute to new recreation facilities
Access to Recreation in the City will be Inclusive and Accessible for All	The proposed development should focus on physical access through the site
Linking the Network	The proposed development should investigate walking and cycling access to the existing open space network by providing connections and crossing points
Involving the Community	The community engagement program for the proposed development should involve consultation open space, sport and recreation needs
Recreation will be Environmentally Sustainable	The proposed development should consider efficiency measures for any new recreation infrastructure
Looking After Our Parks, Sport and Recreation Facilities	The proposed development should consider management implications of any public open space or recreation facilities
Beyond the Boundary	The role of the PCYC as a provider of sport and recreation opportunities is a key partner for the proposed development as a stakeholder for providing facilities that meet community needs

Mapping of the strategy shows the site identified as part of urban renewal for Waterloo with the following actions:

- » Ensure open space provision to support urban renewal and increasing density
- » Ensure direct linkages between Redfern Park and Moore Park in any future urban renewal in the Walker Street precinct.

## A-16-2 Volume two: Delivery plan

The delivery plan outlines the approach to open space assessment should be a needs based assessment that considers population numbers, density, demographic profile, and recreation preferences.

Criteria should include:

- » In high density areas good provision of open space is essential to compensate the lack of private open space, support active living, and to contribute to a more liveable neighbourhood. Quantity must be considered in context of size, accessibility and quality criteria.
- » The geographic distribution of public open space is a key access and equity issue for the community.
- » Accessibility and Connectivity are critical to the community to enjoy and use public open space
- » The range of open space setting types within a local government area will determine the diversity of recreation opportunity for a community.
- » The number, size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate a range of recreation activities and needs.

- » The quality of park embellishment and ongoing maintenance and management is key to attracting use and activation of the open space network.

As the Redfern Estate precinct is noted as having no details on proposed urban renewal at the time of writing and so public open space for this precinct should follow the general principles for open space provision identified above (p23).

### **A-16-3 Volume three: Research and analysis**

Redfern Park/Oval is classified as district level open space (containing a local level playground), and the small open space at the end of Kettle Street is classified as a 'street closure'.

The average open space per person across the City of Sydney is 18.3sqm which is forecast to decrease to 14.4sqm by the year 2036. The Crown Street Village (in which the site sits) is assessed as having a higher than average proportion of 37.3 sqm open space per person, noting this includes Moore Park Golf Course. This is forecast to decrease to 34.5sqm. Adjacent to the site, the Redfern St Village has a lower proportion of 9.7sqm per person forecast to decrease to 7.12sqm.

Relevant to the PCYC, indoor courts and recreation are identified as having the advantage of being operated over a long span of hours and not subject to variable weather conditions

The following trends are noted:

- » Private sector provision of gyms and health clubs has grown significantly over the past 7 years and fulfils the increasing demand for such facilities
- » Indoor sports courts are highly used at peak times (lunchtime, late afternoon, evening)
- » Anticipated demand for indoor sports courts will increase over time due to the younger age profile in the City, as sports such as futsal grow in popularity and as more modified rules / social competitions develop.
- » Indoor court spaces popular people with disabilities in being able to cater for a wide variety of wheelchair sports
- » Among young people aged 5-14 years, rates in participation at the national level in gymnastics and martial arts have risen substantially.
- » Increasingly successful models of provision involve indoor sports, gym and fitness facilities offering a range of social sports and casual participation options, along with resident sports or clubs operating training and competition.

### **A-16-4 Volume four: Sports Facilities Demand Study 2016**

The area of City of Sydney-owned sporting fields (approximately 15.95 hectares) shows that the rate of provision is around 0.08 hectares /1,000 people. This is significantly below what is suggested by the former Department of Planning's guidelines and the notional industry benchmark of 0.8-1 hectares/1,000 people

Strategies to respond to the demand for sporting fields need to consider a range of responses, including:

- » Enhancing existing sporting fields
- » Increasing use of synthetic surfaces on existing fields
- » Using suitable spaces for half- and three-quarter sized training fields
- » Entering into partnerships with other sports fields providers

- » Making better use of underutilised resources such as sporting fields and spaces on school grounds
- » Ensuring that Urban Growth provides for sporting fields at the average rate of 1 field per 6,200 residents and workers in its urban development programs.

## A-16-5 Volume five: Appendices

While this document was not reviewed in detail, the appendices contains audit information used in this study for mapping of the existing open space network<sup>20</sup>.

## A-17 Redfern Park Plan of Management, City of Sydney (2006)

Redfern Park is one of many urban parks managed by Council within the City of Sydney LGA<sup>21</sup>. A Masterplan for the site has been largely completed, shown in Figure 5.

**Figure 5 Image of Redfern Park Masterplan**



Source: [http://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0006/138795/RedfernParkMasterplan.pdf](http://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0006/138795/RedfernParkMasterplan.pdf)

Impacts associated with the Redfern sportsground are listed along with amelioration measures

- » Excessive hours of use: Sports ground use to occur between the hours of 7am - 11pm.
- » Loud amplified music / loudspeakers: Use conditions to meet current EP&A regulations.
- » Illegal parking in surrounding streets during event occasions: City ranger enforcement during events.
- » Lack of notification of upcoming events: Event organisers to provide at least one week notice of event to residents directly adjacent to Park.
- » Disturbance from light tower glare: Light towers to be elite training standard and to have anti-glare devices to minimise light spill to surrounding area. Use restricted to 11pm.
- » Limited community access to Oval for passive recreation: City to control booking/allocation of the oval/sport facilities. Oval area to be available for public use when not in use for training, sporting fixtures or events.

<sup>20</sup> [http://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0005/278591/Adopted-Open-Space-Sport-Rec-Needs-Study-2016-Vol-5.pdf](http://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0005/278591/Adopted-Open-Space-Sport-Rec-Needs-Study-2016-Vol-5.pdf)

<sup>21</sup> <http://www.cityofsydney.nsw.gov.au/explore/facilities/parks/playgrounds>



## A-18 Resilient Sydney, City of Sydney (2018)

In 2015 Sydney won a place in the 100 Resilient Cities initiative pioneered by the Rockefeller Foundation to help cities become more resilient to the physical, social and economic challenges of the 21st century. 100 Resilient Cities describes urban resilience as the capacity of individuals, communities, institutions, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience.

*Resilient Sydney* identifies Sydney's highest Chronic Stresses (long term systemic disruptions) as Increasing health services demand, followed by 2. Diminishing social cohesion and 3. Loss of housing affordability.

The Healthy Urban Development Checklist component of this Community Infrastructure Study (Chapter 8) relates strongly to a resilience lens, approaching the proposed development in an integrated and holistic way to identify cumulative impacts, and considers resilience behaviours and characteristics when proposing the solutions in the social outcomes opportunities plan (Chapter 9).

## A-19 Social Sustainability Policy, City of Sydney (2016)

This policy outlines the City of Sydney's vision for a just and inclusive city. It adopts a social sustainability framework that puts people at the heart of cities and recognises that our personal wellbeing impacts on, and is impacted by, collective wellbeing.

The aspirations for a socially sustainable Sydney- a city for all- are supported by ten principles:

- » Sydney is on Gadigal Country: we recognise First Nations people first. The Gadigal of the Eora Nation are the traditional custodians of this place we now call Sydney.
- » Sydney is a just city that respects human rights and dignity. Sydney is a socially just and respectful city that enables everyone to thrive.
- » Sydney's community's strengths are valued and supported. People are recognised as experts in their own lives and their unique strengths, interests, and aspirations inform city programs, services, and facilities.
- » Sydney is a welcoming, socially connected city that embraces diversity. Sydney is an open and tolerant city where everyone feels part of the community.
- » Sydney is a vibrant city where creative and cultural expression is valued and celebrated.
- » Sydney is a safe and accessible city for people of all ages and abilities.
- » Sydney's environment supports health and wellbeing.
- » Sydney is a democratic city where people can participate and influence local decisions.
- » Sydney's governance is effective, balanced and accountable. Sydney's growth and development is supported by good governance.
- » Sydney is a collaborative city where responsibility for community wellbeing is shared.

### A-19-1 Social Sustainability Policy and Action Plan 2018-2028, City of Sydney (2018)

This action plan was exhibited in May 2018. The Plan sets out four strategic directions:

- » An inclusive city: social justice and opportunity
- » A connected city: diverse, cohesive communities
- » A liveable city: quality places and spaces
- » An engaged city: good governance and active participation.

Actions under these directions that are considered relevant for the site are shown in Table 19:

**Table 19 Implications of objectives for the site**

Objective	Implications for the site
1.6 Improve social housing residents' wellbeing and access to opportunities	Support social housing resident improved wellbeing through the objectives of the Communities Plus program. Social housing residents should be targeted for involvement in the Elizabeth Street renewal project through a community engagement program.
1.7 Increase supply of subsidised social, affordable rental and supported housing	Create new social and affordable rental dwellings
1.8 Increase supply of housing that is universally designed for people of all ages and abilities	A proportion of apartments should consider meeting gold or silver level universal design standards under Australian Liveable Housing Design Guidelines
1.9 Improve housing choices for renters	The build to rent model should offer a new housing choice including long term rental tenancy options.
1.10 Provide affordable access to City community facilities, programs and services for people on all incomes	Ensure that the low cost programs and services offered by the PCYC facility can continue to be delivered
2.2 Strengthen social networks in urban renewal areas	New residents who live at the proposed development should have access to initiatives that strengthen social connectedness
2.3 Strengthen social connectedness in social housing precincts	Social and affordable housing at the proposed development should be managed by a Community Housing Provider who will work to deliver services that strengthen social connectedness among residents
3.1 Enhance personal amenity in the public domain for people of all ages and abilities	Consider the inclusion of street planting; public seating and water fountains; areas for quiet respite in libraries, community facilities and public parks; designated 'green' pedestrianised walking routes throughout the local area; public noticeboards in local neighbourhoods, and personal amenity provisions such as free public Wi-Fi hotspots, mobile phone and mobility scooter charging points.
3.2 Increase the positive social impact of urban development and renewal	Address participatory placemaking approaches to urban development and renewal projects that integrates physical and social development. This includes the approach to social infrastructure and open space assessment and health impact assessment to improve community wellbeing outcomes.

Objective	Implications for the site
3.3 Renew social infrastructure to meet changing community needs and aspirations	Ensure any new community facilities provided are designed to be contemporary.
3.4 Improve the provision of shared spaces through new development and the public domain	Enhance the amount and quality of shared spaces through provision of shared or communal indoor and outdoor spaces
3.10 Improve local environmental conditions to support health and wellbeing	The development could consider green roofs and walls, verge gardens and increasing green pedestrian networks
3.11 Enhance walking and cycling infrastructure to support active lifestyles	Encourage active transport modes that support wellbeing and social connectedness.
3.13 Improve community safety in the public domain	Apply Safer by Design principles to open space planning
3.14 Improve the safety and amenity of social housing precincts	Consider targeted initiatives to reduce crime and fear of crime; activating shared spaces, and improving property management and maintenance.
4.4 Proactively engage with under-represented sectors of the community	The community engagement program for the proposed development should enable increased participation among diverse sectors of the community who are under-represented, through proactively reducing barriers to their participation and undertaking outreach engagement activities.
4.6 Empower communities to have a say on issues that affect them	The community engagement program for the proposed development should proactively enable and support community members to have a say.

## A-20 Sustainable Sydney 2030: Community Strategic Plan 2017-2021, City of Sydney (2017)

Adopted in 2008 and updated every four years, this plan is the highest-level overarching strategic document that outlines Councils environmental, economic, social and cultural goals. It has three central themes of Green, Global and Connected which apply to the site in the following ways:

**Table 20 Implication of themes**

Theme	Implications for the site
Green	<ul style="list-style-type: none"> <li>» Limiting the environmental impact from the loss of existing open space by providing a new urban ecology of trees, gardens and linked open spaces</li> <li>» New compact housing opportunities close to jobs and transport for a more contained city</li> <li>» Meeting energy, water and waste water demands efficiently through high environmental performance of buildings</li> </ul>
Global	<ul style="list-style-type: none"> <li>» Inclusion of premium spaces for business activities and high quality jobs, and supporting child care, social, cultural and recreational facilities and services</li> <li>» Supporting innovation</li> <li>» Celebrating multicultural communities</li> </ul>
Connected	<ul style="list-style-type: none"> <li>» High quality and logical walking, cycling and public transport connections through the site</li> <li>» High quality telecommunications and online network opportunities</li> <li>» Sense of belonging and social wellbeing facilitated by participation in artistic expression, education and learning, performance etc.</li> <li>» Improved relative equality through increasing the share of affordable housing and equitable access to affordable community facilities, programs and services across the city</li> </ul>

There are several targets set in the plan which the proposed development may be able to contribute to meeting, with those most relevant being:

- » 7.5 per cent of all city housing will be social housing, and 7.5 per cent will be affordable housing, delivered by not-for-profit or other providers.
- » Every resident will be within reasonable walking distance to most local services, including fresh food, childcare, health services and leisure, social, learning and cultural infrastructure.
- » Every resident will be within a 3-minute walk (250 m) of continuous green links that connect to [major green space including Moore and Centennial parks].

Social sustainability is addressed in the plan at strategic direction 6 in the plan, "Resilient and inclusive local communities". This direction acknowledges that at its most basic level, community wellbeing depends the ability for people to meet their needs for housing, fresh food, access to health and other social services, education and employment opportunities, and a healthy environment.

To support social cohesion, the site should consider opportunities to:

- » Encourage interactions between neighbours
- » Improve access to public places and spaces
- » Encourage collaboration between community organisations, business, government agencies and the community and harness resources to achieve shared outcomes
- » Provide the community information about programs and services in accessible formats and multiple languages where required.

Other strategic directions relevant to the site include:

Strategic direction 7: A cultural and creative city

- » Plan for public art, cultural infrastructure and precincts as part of urban planning processes.

#### Strategic direction 8: Housing for a diverse community

- » Advocate for the delivery of diversity of housing type and tenures, suitable for a range of income groups, in state government controlled urban renewal areas
- » Support the planning of urban renewal schemes which provide affordable and social housing renewal and diverse new communities.

#### Strategic direction 9: Sustainable development, renewal and design

- » Advocate to other levels of government on behalf of the community for the provision of infrastructure, such as transport, schools, hospitals and civil infrastructure.
- » Partner with the state government and utility providers to plan and implement best practice urban renewal on urban renewal sites.
- » Work with the private sector to ensure development results in an improved public domain and contributes to the social, environmental, cultural and economic sustainability of the city.

## A-21 **Sport 2030, Australian Sports Commission (2018)**

This document highlights the Australian Governments challenges, goals and opportunities leading into the future. The document brings together sporting culture, individual and community wellbeing, interests of elite athletes, and the sporting industry to provide a snap shot of 'sport' in Australian in 2018. There are four priorities identifies within the report:

- » Build a more active Australia
- » Achieve sporting excellence
- » Safeguarding the integrity of sport
- » Strengthening Australia's sport industry.

Within these four priorities are five target outcomes. Four of the target outcomes are community focus and have implications for health and community wellbeing:

- » Improve the physical health of Australians: 81 per cent of Australian children are not active enough while 70 per cent of adults have low levels of physical activity. Two-thirds of adults and one-quarter of children are overweight or obese.
- » Improve the mental health of Australians: opportunity to reduce social isolation, generate a sense of belonging or identity, and balance physical and mental health.
- » Grow personal development: provide opportunities for individuals to learn new skills or skills for life such as swimming, team work, honesty and resilience. School aged children who participate in sport tend to stay at school longer and continue active lifestyles in adulthood.
- » Strengthen our communities: utilise the ability of sport to bring people together, develop community pride, and provide opportunities for residents to meet other people in their area.

These four targets draw together social dynamics and health outcomes in order to improve individual's quality of life. Targeting school age children is seemingly a priority point of intervention due to the benefits linked to personal development and lifestyle habits while engaging adults provides opportunity for engagement in the local community and positive health outcomes.

## A-22 **Sydney Green Grid: Central District, Government Architect Office (2017)**

This document aims to create quality open spaces that are connected to transport, community infrastructure and other open and green spaces. The project aspires to achieve a high quality of living, a feature which makes Sydney a desired city, in the context of a projected 80 per cent increase in population by 2054. The vision involves utilising and connecting the regions iconic natural features with the built environment in order to provide hydrological, ecological and recreation services.

Guiding principles for land use in the recreational grid are:

- » Increase access to open space
- » Encourage sustainable transport connections
- » Promote active living
- » Create a high quality and active public realm.

Each District report directly addresses the guiding principles mentioned above in a methodical and systemic manner which considers local geography and use of green and blue spaces.

Moore Park and Sydney Park will continue to support communities in the Redfern-Waterloo, Green Square and Alexandria areas. The light rail connection to Moore Park is identified as an important piece of infrastructure which make the surrounding areas more accessible. Opportunities for enhance will benefit area such as Redfern, Green Square and Randwick. The increasing population of these areas is also identified as challenge in regards to demand.

## A-23 **Sydney Local Health District Strategic Plan 2018-2023, Sydney Local Health District (2018)**

This plan outlines 12 key priorities:

- » Work with the patients and families to design and delivered personalised and integrated care
- » Support and improve healthy working environment for staff
- » Continue to develop an inclusive healthcare system that is responsive to local Aboriginal communities in collaboration with Redfern Aboriginal Medical service, the Sydney Metropolitan Local Health Program and others
- » Upgrade and plan for a growing population with a focus on an aging population, this includes:
  - > Redevelopment of Prince Alfred Hospital
  - > Upgrading Sydney dental Hospital
  - > Develop new HealthOne facilities at Green Square and Waterloo
- » Continue to support predictive care which utilises local and community-based facilities
- » Influencing the social determinants of health through health literacy, self-management and service navigation
- » Utilise technology and smart technologies to engage and monitor with patients
- » Expand health and medical research with a stronger focus on patient data collection

- » Enhance the focus on models of care
- » Advance specialist care in the district through tertiary and quaternary engagement
- » Develop partnerships with local council, universities, health networks, government agencies, non-government organisations and carers
- » Ensure value for money and highest possible performance.

Together these directions aim to address current needs and project needs based on services, location, communication, programs and organisational improvement.





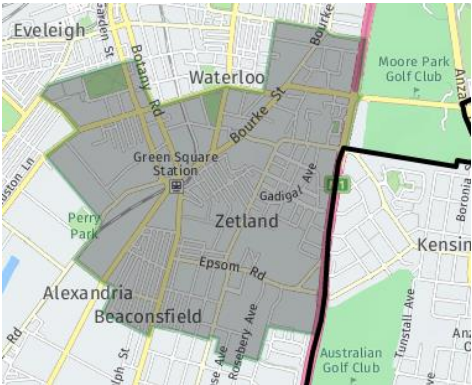

## B Surrounding community profile

To examine the characteristics of the communities surrounding the site (which itself has no residential population), the following areas were selected (shown in Table 21):

- » Suburb of Redfern (ABS code SSC1339). This area contains the site and is most likely to reflect the characteristics of the existing population.
- » The site borders on the suburb of Waterloo. For this study, the suburb of Waterloo is also considered in conjunction with the suburb of Zetland. These suburbs are undergoing significant urban renewal, and are likely to reflect a mix of existing and future population profiles.
- » The site is close to the Urban Renewal area of Green Square. This area has recently been redeveloped and is considered likely to reflect the characteristic of the future population of the site.

For comparison purposes, the profile of the City of Sydney Local Government Area is also provided.

**Table 21 Community profile statistical study areas**

Statistical study areas surrounding the site	
SSC 13339- Suburb of Redfern	SSC 14183- Suburbs of Waterloo+Zetland
 <p>A map showing the suburb of Redfern, Australia, outlined in blue. It is bounded by Chippendale to the north, Darlington to the west, Waterloo to the south, and Surry Hills to the east. Key streets include Regent St, Elizabeth St, Bourke St, and Cleveland St. Redfern Station is marked.</p>	 <p>A map showing the suburbs of Waterloo and Zetland, Australia, outlined in red. Waterloo is to the north and Zetland is to the south. Key streets include Bourke St, Gadigal Ave, and Epsom Rd. Green Square Station is marked.</p>
Green Square Urban renewal area	LGA 17200- Sydney
 <p>A map showing the Green Square Urban renewal area, outlined in black. It covers parts of Waterloo and Zetland. Key streets include Bourke St, Gadigal Ave, and Epsom Rd. Green Square Station is marked.</p>	 <p>A map of the City of Sydney Local Government Area (LGA 17200), outlined in blue. It covers a large area including suburbs like Birchgrove, Rozelle, Lilyfield, Glebe, Darlinghurst, Paddington, Woollah, Centennial Park, Enmore, Alexandria, Beaconsfield, Kensington, Kingsford, and Tempe.</p>

Source: ABS 2016 Census QuickStats and Profile .id (for Waterloo-Zetland and Green Square)

## B-1 Population characteristics

All the areas studied have experienced recent population growth, shown in Table 22.

- » Between 2011 and 2016, the population growth rate in the City of Sydney was very high (+22.9%).
- » Green Square shows the highest rate of population growth (+120.4%).
- » The rate of growth is also very high in Waterloo-Zetland (47.7% above LGA average).
- » Redfern shows a much lower growth rate of +9.7% (13.2% below the LGA average).

**Table 22 A growing population 2011 to 2016**

Census population	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
2011	12,039	14,475	24,947	169,501
2016	13,209	24,696	13,277	208,374
Growth	+1,170	+10,221	+11,670	+38,873
<b>Change (%)</b>	<b>9.7</b>	<b>70.6</b>	<b>120.4</b>	<b>22.9</b>
2018 population estimate	15,337	29,757	31,119	240,229

Source: Population .id usual resident population

The fact that all surrounding suburb areas are experiencing population growth suggests there is likely to be localised demand increases for housing, employment, recreation, education and health services. Communities may be experiencing increasing pressure on core infrastructure due to this growing population based demand.

## B-2 Age characteristics

All the areas studied display a predominately working age population profile, shown in Table 23.

- » In the City of Sydney LGA, the 25 to 49 year age bracket makes up just over half (54.7%) of the population. The next largest age brackets are 18 to 24 year olds (16.7%) and 50 to 59 year olds (9%).
- » Redfern shows a similar proportion of people aged 25 to 49 years (54%)
- » At Green Square, the proportion of people aged 25 to 49 is very high (59.2%), which is 4.5% higher than the City of Sydney average.

In terms of significant variance with the City of Sydney LGA age profile, key differences are:

- » Green Square shows slightly higher proportions of 0-4 year olds (+1.4%) and much higher proportions of 18-24 year olds (+5.1%)
- » Waterloo-Zetland has the highest proportions of 18 to 24 year olds (21.8%) and the lowest proportion of older people aged over 50 years (-10.2%)
- » Redfern has lower proportions of people aged 18 to 24 (-6.4%) and higher proportions of people aged over 50 years (+7.7%).

**Table 23 Service age groups 2016**

Service age group (years)	Redfern		Waterloo-Zetland		Green Square		City of Sydney LGA	
	No	%	No	%	No	%	No	%
0 – 4	458	3.5	1,027	4.2	1,172	4.7	6,977	3.3
5 – 11	311	2.3	613	2.5	589	2.4	5,238	2.5
12-17	216	1.6	401	1.6	339	1.4	3,927	1.9
18-24	1,358	10.3	5,138	20.8	5,442	21.8	34,866	16.7
25-34	4,071	30.8	8,566	34.7	9,828	39.4	68,867	33.0
35-49	3,074	23.2	4,534	18.4	4,947	19.8	45,295	21.7
50-59	1,542	11.7	1,743	7.1	1,421	5.7	18,838	9.0
60-69	1,119	8.5	1,389	5.6	786	3.2	13,551	6.5
70-84	930	7.0	1,107	4.5	370	1.5	9,035	4.3
85 +	156	1.2	135	0.5	26	0.1	1,790	0.9
<b>Total</b>		<b>13,235</b>		<b>24,653</b>		<b>24,925</b>		<b>208,384</b>

Source: Profile .id Sydney- How old are we? Service age groups

All the areas studied show that the age profile is remaining stable, shown in Table 24.

The largest change in the City of Sydney LGA was a 1.9% increase in the 18 to 24-year old bracket and 1.4% decrease in the 35 to 49-year old bracket.

Changes in age profile of all the suburbs studied is broadly consistent with the City of Sydney LGA, with the following exceptions:

- » Green Square had a slightly larger increase in people aged 18 to 24 years (+1.2%) and 25 to 34 years (+1.5%)
- » Waterloo-Zetland had a slightly larger decrease in children aged 5 to 11 (+0.2%) and a larger increase in people aged 18 to 24 (+2%)
- » In contrast with the City of Sydney LGA, Redfern showed an increase in people aged 50 to 69 years (+1.2%) and a decrease in people aged 18 to 24 years (-0.3%).

**Table 24 Changes in age structure 2011 - 2016**

Service age group (years)	Redfern		Waterloo-Zetland		Green Square		City of Sydney LGA	
	No.	%	No.	%	No.	%	No.	%
0 – 4	-6	-0.4	+431	+0.0	+560	+0.1	+909	-0.2
5 – 11	+8	-0.2	+202	-0.4	+248	-0.2	+865	-0.1
12-17	+9	-0.1	+73	-0.6	+95	-0.5	+476	-0.2

Service age group (years)	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA				
18-24	+83	-0.3	+2682	+3.9	+2957	+3.1	+9,744	+1.9
25-34	+690	+2.7	+4213	+4.7	+4843	+1.9	+13,606	+0.4
35-49	-30	-2.6	+1563	-2.1	+1913	-3.0	+6,112	-1.4
50-59	+225	+0.7	+465	-1.8	+541	-0.9	+2,684	-0.5
60-69	+166	+0.5	+391	-1.3	+345	-0.2	+2,469	-0.0
70-84	+37	-0.4	+179	-1.9	+147	-0.2	+1,669	-0.0
85 +	+14	+0.0	-21	-0.5	-1	-0.1	+349	+0.0

Source: Profile .id. Sydney How old are we? Service age groups

## B-3 Cultural characteristics

All the areas studied display high cultural diversity, shown in Table 25.

Nearly half of the population of the City of Sydney LGA is overseas born (45%).

- » Green Square and Waterloo-Zetland have higher proportions of overseas born residents (+11.8% and +11.2% respectively), and higher proportions of these are recent arrivals (+5.9% and +2.6% respectively)
- » Redfern has lower proportions of overseas born residents (-4.3%) with lower proportions of these recent arrivals (-13.4%).

Around 1.2% of the population of City of Sydney LGA identify as Aboriginal and Torres Strait Islander

- » Green Square has the lowest proportions of people who identify (-0.4%)
- » Waterloo-Zetland and Redfern have higher proportions of people who identify (+1%).

Waterloo-Zetland has the highest proportion of residents of people who speak another language and English not well or not at all (+2.4%).

Across all areas studied, around half the population reported a religious belief. The top three religions (by size) were Catholic, Anglican and Buddhism suggesting a need for nearby places of worship to accommodate practice of these faiths.

**Table 25 Cultural diversity**

	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Indigenous	2.2	2.1	0.8	1.2
Overseas born	40.4	55.9	56.5	44.7
» Year of arrival 2011- 9 August 2016 (%)	31.3	47.3	50.6	44.7

	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Proficiency in English: Speaks another language, and English not well or not at all (%)	5.8	8.6	6.6	6.2
No Religion	46.2	45.6	48.0	43.8
Top 3 religions (by size) (ABS)	Catholic (15.4%)	Catholic (16.0)	Catholic (16.1%)	Catholic (15.3%)
	Anglican (6.1%)	Anglican (4.9%)	Buddhism (4.8%)	Buddhism (7.0%)
	Buddhism (3.6%)	Buddhism (4.8%)	Anglican (4.3%)	Anglican (5.8%)

Source: Profile .id social atlas 'who are we?', overseas arrivals

All the areas studied have China and United Kingdom as dominant countries of birth, shown in Table 26.

- » Waterloo-Zetland and Green Square had much higher proportions of people who were born in China (+11.1 % and +11.6% respectively)
- » Redfern has the lowest proportion of people born in China (-4.9%)
- » Green Square, Waterloo-Zetland and Redfern all had lower than average proportions of people born in Thailand compared to the City of Sydney LGA
- » Redfern had the highest proportion of people born in New Zealand (+0.7%)

**Table 26 Countries of birth**

Top 10 City of Sydney	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Country of Birth	%	%	%	%
China	4.8	20.8	21.3	9.7
United Kingdom	6.0	4.7	5.2	5.3
Thailand	0.9	0.6	0.6	3.2
New Zealand	3.3	2.3	2.3	2.6
Indonesia	0.8	1.7	2.2	2.5
South Korea	0.7	1.7	1.8	1.7
India	0.9	0.8	0.9	1.3
United States of America	1.5	1.3	1.3	1.3
Hong Kong	0.8	1.3	1.4	1.1
Malaysia	0.9	1.0	1.1	1.1

Top 10 City of Sydney	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Other countries:				
» Ireland	1.1	1.6	1.9	
» Russian Federation		1.0		
» Brazil			1.0	
» Vietnam				1.0

Source: Profile .id Birthplace

## B-4 Dwelling characteristics

All the areas studied are dominated by high density apartments and units, with comparatively few freestanding homes, shown in Table 27.

- » Green Square and Waterloo have the highest density (+15.3% and +14.1% high density dwellings respectively)
- » Redfern has the lowest density (-8.1% high density dwellings).

Across all areas studied, the percentage of high density dwelling types increased between the 2011 and 2016 Census.

- » The largest increase in high density dwellings was in Waterloo-Zetland (+7.5%)
- » The lowest increase was in Redfern (-0.7%).

In line with the high density nature of the suburb areas studied, dwellings are made up of predominately studio, one and two bedroom dwellings. Only Redfern shows higher than average proportions of three bedroom (+3.7%) and four bedroom (+2.7%) dwellings that are considered more suited to larger family households with children.

**Table 27 Dwelling characteristics**

Dwelling type	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Separate house	0.7	0.2	0.9	1.9
Medium density	30.6	10.7	8.4	21.8
High density	66.5	88.7	89.9	74.6
Largest change between 2011-2016	High density +3.7 Separate house -6.6%	High density +11.9% Medium density -5.7%	High density +8.7% Medium density -5.9%	High density +4.4 Medium density -2.7%
Unoccupied private dwellings (vacant dwelling)	8.7	8.3	8.6	10.4
0 or 1 bedrooms	24.3	26.0	27.1	32.9
2 bedrooms	37.6	48.0	49.2	35.8

Dwelling type	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
3 bedrooms	17.2	11.4	11.3	13.5
4 or more bedrooms	7.1	1.3	1.5	4.4
Change in number of bedrooms per dwelling 2011-2016	0 or 1 bedroom +2.4% 2 bedroom -2.9%	0 or 1 bedroom +3.2% 3 bedrooms -1.0%	0 or 1 bedrooms +2.9% 3 bedrooms -1.6%	0 or 1 bedroom +0.9% 3 bedrooms -0.5%

Source: Profile .id Dwellings

## B-5 Family characteristics

All the areas studied are dominated by couples without children or lone person households, shown in Table 28.

- » The City of Sydney LGA has an average of 1.97 persons per dwelling.
- » Redfern's average household size is slightly lower (-0.05 persons per dwelling).
- » Green Square had higher proportions of both couples with children (+2.1%) and couples without children (+5.8%)
- » Both Green Square and Waterloo-Zetland had lower proportions of lone person households (-9.7% and -4% respectively)
- » Redfern had higher proportions of lone person households (+2.6%).

The change in family characteristics across all areas between the 2011 and 2016 Census reflected an overall increase in couples without children. In the growing Waterloo-Zetland and Green Square areas there was also an increase in group households. These are likely to be share houses of university aged students (based on high proportions of residents attending university in 2016 being 17.2% and 18.3% respectively compared to the LGA average of 14%).

These household characteristics suggest that small dwelling types and high cost of housing can make it difficult for families with children to afford to live in these areas.

**Table 28 Household characteristics**

Household composition	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Couples with children	8.8	9.1	11.6	9.5
Couples without children	23.9	26.8	31.7	25.9
One parent family	4.0	5.3	3.5	4.1
Lone persons	35.1	28.5	22.8	32.5
Group household	15.0	16.4	18.1	13.5
Other families	1.6	2.2	2.1	1.7



Household composition	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Largest change in household type 2011-2016	Couples without children +1.9% One parent family -1.2%	Couples without children +5.2% Group households +3.5% Lone person -6.0%	Couples without children +3.5% Group households +1.7% Lone person -3.3%	Couples without children +1.6% Lone person -1.8%
Average household size	1.92	2.02	2.12	1.97

Source: Profile .id 'How do we live?'

## B-6 Tenure characteristics

All the areas studied are dominated by people who rent their homes, shown in Table 29.

- » More than half of people in the City of Sydney LGA rent their either privately or as social housing homes (55.3%).
- » Green Square has the highest number of people who are renting privately (+6.9%) and Redfern the lowest (-9.3%)
- » Waterloo-Zetland has the lowest number of people who fully own their home (-5.9%)
- » Redfern and Waterloo-Zetland have significantly higher proportions of people who rent a social housing dwelling (+8.2% and +8.9% respectively)

Across the City of Sydney LGA, the housing tenure trend between 2011 and 2016 is that number of people with a mortgage decreased (-2.7%) and private renting increased (+3.4%). Of the suburb areas studied:

- » Waterloo-Zetland experienced the largest decrease in social housing dwellings and the largest increase in private housing dwellings
- » Waterloo-Zetland has a higher proportion of people experiencing rental stress (+2.7%) while Redfern has lower proportions of people experiencing rental stress (-1.9%).

**Table 29 Tenure characteristics**

Tenure	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Fully own	12.0	6.6	8.2	12.5
Mortgage	18.1	18.8	24.1	17.5
Renting (privately)	38.0	44.0	54.2	47.3
Renting (social housing)	16.9	16.2	1.7	8.0

Tenure	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Largest change between 2011-2016				
» Mortgage	-3.7		-5.3	-2.7
» Renting (private)	+5.3	+9.5	+6.1	+3.4
» Renting (social)		-8.1		
Households in mortgage stress (%)	1.7	14.8	12.9	7.9
Households in rental stress	19.2	23.8	19.5	21.1

Source: Profile .id 'How do we live?' tenure overview

## B-7 Household income

All the areas studied are dominated by people who are in the highest equivalised income quartile, shown in Table 30. Across the City of Sydney LGA, this income quartile makes up nearly half (46.8%) of the population. This indicates the area has good access to income resources. Of the suburb areas studied:

- » Waterloo-Zetland and Redfern had higher proportions of people in the lowest income quartile (+10.6% and +5.8% respectively)
- » Green Square had higher proportions of people in the highest income quartile (+3.1%)

Between the 2011 and 2016 Census, the greatest change in household incomes was a 1.8% decrease in high incomes and 1.3% increase in low income households.

- » Green Square was consistent with the City of Sydney LGA trend
- » Waterloo-Zetland and Redfern bucked the City of Sydney LGA trend, with increases in high income households and decreases in low income households.

Compared with the City of Sydney, Redfern and Waterloo-Zetland had higher numbers of households without an internet connection (+5.4% and +3.1% respectively)

Compared with the City of Sydney, Green Square and Waterloo-Zetland had fewer households with no access to a motor vehicle at their residence (+12% and +5.6% respectively).

**Table 30 Socio-economic indicators**

Equivalised household income	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Low group	26.4	31.2	18.9	20.6
Medium lowest	12.2	12.4	11.7	13.5
Medium highest	16.3	16.4	19.5	19.1
Highest group	45.1	40.0	49.9	46.8

Equivalent household income	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Largest change between 2011-2016	Highest group +3% Medium highest -1.9%	Highest group and Medium highest +1.4% each Lowest group -2.7%	Highest group -5.6% Lowest group +4.9%	Highest group -1.8% Lowest group +1.3%
No internet connection	27.5	25.2	15.8	22.1
No motor vehicles	35.2	29.8	23.4	35.4

Source: Profile .id 'What do we do?', income.

## B-8 Employment and Education

All the areas studied are dominated by people who work full time, shown in Table 31. The City of Sydney LGA has an overall labour force participation rate of 64.2%, with unemployment around 6%. Of the suburb areas studied:

- » Redfern, Waterloo-Zetland and Green Square show slightly lower proportions of people working part time
- » Green Square had a higher proportion of people working full time (+6.3%)
- » Waterloo Zetland had a higher level of unemployment (+1.6%) while Redfern had a lower level of unemployment (-0.7%)
- » Waterloo Zetland had the lowest level of labour force participation (-5.9%).

**Table 31 Employment indicators**

Employment	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
	%	%	%	%
Full time	69.3	68.4	71.6	65.3
Part time	23.9	22.6	21.0	27.1
Unemployed	5.3	7.6	6.0	6.0
Not in the labour force	24.4	30.4	23.6	23.1
Looking for full time work	2.8	3.4	2.5	2.8
Looking for part time work	2.5	4.3	3.5	3.2
Largest change between 2011-2016	Employed +0.8% Looking for full time work -1.6%	Employed +1.3% Unemployed -1.3%	Employed full time -0.5% Employed part time +0.7%	Employed full time -2.8% Employed part time +2.3%

Total labour force (participation rate)	64.4	58.3	66.6	64.2
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Source: Profile .id 'What do we do?' Employment

All the areas studies show higher proportions of people attending a tertiary education institution, shown in Table 32. Across the City of Sydney LGA, and average of 14% of people are attending university (compared with the Greater Sydney average of 6.1%) and 2.8% are attending TAFE (compared with the Greater Sydney average of 1.9%).

- » Higher numbers of people attend a tertiary institution in Waterloo Zetland and Green Square (+3.2% and +4.3% respectively)
- » Lower numbers of people attend a tertiary institution in Redfern (-4.5%).

Most people living in the City of Sydney LGA have a bachelor degree or higher (44%). This is very similar to Redfern (-0.5%) and Green Square (+0.9%) however much lower in Waterloo-Zetland (-4.4%).

The largest change in highest qualification held between the 2011 and 2016 Census was in a bachelor degree or higher (+3.8%). All the suburbs studied are in line with this trend, which is most pronounced in Waterloo-Zetland (+4.5%).

Redfern also had the lowest (70.5%) of residents who achieved Year 12 or equivalent (this measure also includes those with higher qualifications), compared with 73.6% for the LGA and 19.1% for Green Square.

**Table 32 Education indicators**

Education	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
<b>Studying in 2016</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Attending University	9.5	17.2	18.3	14.0
Attending TAFE	2.7	2.9	2.8	2.8
<b>Highest qualification</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Bachelor or Higher degree	43.5	39.6	44.9	44.0
Advanced Diploma or Diploma	8.1	8.1	8.4	8.1
Vocational	8.7	8.2	8.1	8.2
Biggest change 2011 - 2016	bachelor or higher degree (+7.1%)	bachelor or higher degree (+8.3%)	bachelor or higher degree (+5.7%)	bachelor or higher degree (+3.8%)
Achieved Year 12 or equivalent	70.5	73.1	79.1	73.6

Source: Profile .id Who are we? Education institution attending

A comparison of the 2016 top 10 industry sectors of employment for the City of Sydney LGA with the areas of Redfern, Waterloo-Zetland and Green Square are shown in Table 33. It indicates that types of industry sector employment are similar between areas studies.

- » Professional, Scientific and Technical Trades was the City of Sydney's number one industry (16.6%), and is also highest in Redfern (19.2%).
- » The second-highest ranked industry for Redfern was health Care and Social Assistance (9.2%) which compares to 8.2% for the City of Sydney.
- » Construction was a top 10 industry sector of employment for Waterloo-Zetland and Green Square, and ranked at number 11 for Redfern and the LGA, while Transport, Postal and Warehousing is in the top 10 for Waterloo-Zetland and is number 12 for the LGA.

**Table 33 Industries of employment**

Top 10 City of Sydney	Redfern	Waterloo-Zetland	Green Square	City of Sydney LGA
Industry sector of employment	%	%	%	%
Professional, Scientific and Technical Trades	19.2	15.7	15.9	16.6
Accommodation and Food Services	8.2	9.4	9.1	12.1
Financial and Insurance Services	7.0	9.1	9.5	8.8
Health Care and Social Assistance	9.2	8.1	7.5	8.2
Education and Training	8.1	6.5	6.4	7.4
Retail Trade	6.6	8.6	8.3	7.2
Public Administration and Safety	6.4	5.6	6.0	5.8
Information Media and Telecommunications	6.2	4.5	4.6	5.0
Inadequately described/not stated	4.2	4.7	4.5	4.6
Administrative and Support Services	4.3	4.1	4.3	4.3
Other top-10 industries:		Construction 5.2 Transport, Postal and Warehousing 4.2	Construction 5.5	

Source: Profile .id What do we do? Industries

## B-9 Health and wellbeing

Recent health trend data is shown in Table 34. It shows that for the City of Sydney LGA, alcohol attributable hospitalisations are a key health concern.

**Table 34 Health statistics**

Health and Disability	Long term rate trend	City of Sydney LGA	NSW
		<b>Spatially Adjusted Rate per 100,000 population</b>	
Alcohol attributable hospitalisations	Higher	764.2	555.6
Alcohol attributable deaths	Higher but gap closing	20.8	18.1
Asthma hospitalisations	Lower	111.5	140.8
Potentially preventable hospitalisations	Lower and dropping	1767.6	2213.0
Stroke hospitalisations	Lower	126.4	142.1
Hospitalisations for all causes	Higher	30732.0	26517.9
Overweight and obesity in adults	Stable, lower than NSW average	46.2 %	53.5%
Fall-related hospitalisations	Slightly higher, trending upwards in line with State trend	905.1	863.7
Physical activity in adults (insufficient)	Stable, lower than NSW average	32.4%	41.6%
Intentional self-harm: hospitalisations	Female trend lower, male trend slightly higher	85.7	100.0

Source: NSW Government HealthStats NSW for the City of Sydney LGA. <http://www.healthstats.nsw.gov.au/>

## B-10 Community safety

Recent health trend data is shown in Table 35. It shows that for the City of Sydney LGA, the following recorded crimes are a key community safety concern:

- » Sexual assault
- » Drug offences.

**Table 35 NSW recorded crime statistics to March 2019**

	<b>Apr 2018 - Mar 2019</b>	<b>Rate per 100,000 population Apr 2018 - Mar 2019</b>	<b>2 year trend and annual percent change</b>	<b>5 year trend and average annual percent change</b>
Domestic violence related assault	1,430	410.1	Stable	Up 2.0%
Non-domestic violence related assault	3,648	1046.2	Stable	Stable
Assault Police	342	98.1	Stable	Stable
Sexual assault	339	97.2	Stable	Up 11.5%
Robbery without a weapon	265	76	Stable	Stable
Robbery with a weapon not a firearm	91	26.1	Stable	Down 6.9%
Intimidation, stalking and harassment	1,452	416.4	Up 4.2%	Up 5.0%
Other offences against the person	69	19.8	Up 245.0%	Stable
Break and enter dwelling	1,002	287.4	Stable	Down 4.4%
Break and enter non-dwelling	587	168.3	Stable	Stable
Receiving or handling stolen goods	1,277	366.2	Stable	Down 2.8%
Motor vehicle theft	595	170.6	Stable	Stable
Steal from motor vehicle	1,844	528.8	Up 6.5%	Down 9.1%
Steal from retail store	3,219	923.2	Down 8.0%	Up 4.1%
Steal from dwelling	1,358	389.5	Stable	Down 4.2%
Steal from person	1,210	347	Stable	Down 12.2%
Fraud	5,451	1563.3	Stable	Down 9.5%



	<b>Apr 2018 - Mar 2019</b>	<b>Rate per 100,000 population Apr 2018 - Mar 2019</b>	<b>2 year trend and annual percent change</b>	<b>5 year trend and average annual percent change</b>
Other theft	4,089	1172.7	Stable	Down 6.3%
Arson	81	23.2	Stable	Stable
Malicious damage to property	3,689	1057.9	Stable	Down 1.2%
Possession and/or use of cocaine	793	227.4	Stable	Up 26.4%
Possession and/or use of narcotics	254	72.8	Stable	Stable
Possession and/or use of cannabis	1,936	555.2	Stable	Down 1.1%
Possession and/or use of amphetamines	820	235.2	Stable	Down 3.4%
Possession and/or use of ecstasy	722	207.1	Stable	Stable
Possession and/or use of other drugs	856	245.5	Stable	Up 11.0%
Dealing, trafficking in cocaine	293	84	Stable	Up 36.3%
Dealing, trafficking in narcotics	144	41.3	Stable	Stable
Dealing, trafficking in cannabis	86	24.7	Up 132.4%	Stable
Dealing, trafficking in amphetamines	378	108.4	Stable	Stable
Dealing, trafficking in ecstasy	182	52.2	Stable	Stable
Dealing, trafficking in other drugs	113	32.4	Stable	Up 22.0%
Other drug offences	1,276	365.9	Up 32.4%	Up 13.5%
Prohibited and regulated weapons offences	983	281.9	Stable	Up 6.3%
Trespass	771	221.1	Stable	Up 6.0%

	<b>Apr 2018 - Mar 2019</b>	<b>Rate per 100,000 population Apr 2018 - Mar 2019</b>	<b>2 year trend and annual percent change</b>	<b>5 year trend and average annual percent change</b>
Offensive conduct	1,014	290.8	Stable	Down 5.1%
Offensive language	259	74.3	Stable	Down 9.5%
Criminal intent	243	69.7	Stable	Stable
Betting and gaming offences	19	5.4	nc	nc
Liquor offences	3,102	889.6	Up 10.6%	Stable
Pornography offences	35	10	Stable	Stable
Breach Apprehended Violence Order	651	186.7	Up 17.7%	Stable
Breach bail conditions	3,914	1122.5	Up 8.8%	Stable
Fail to appear	66	18.9	Stable	Down 15.1%
Resist or hinder officer	809	232	Stable	Stable
Other offences against justice procedures	80	22.9	Stable	Stable
Transport regulatory offences	11,100	3183.3	Down 17.7%	Stable
Other offences	1,430	410.1	Stable	Stable

Source: NSW Government Bureau of Crime Statistics and Research for the City and inner south, which includes Redfern and its surrounding suburbs. <https://www.bocsar.nsw.gov.au/>

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## B-11 Average occupancy rates

Table 36 examines occupancy rates for suburb areas studied. For private and affordable dwellings, the average occupancy rate is projected to be 2 persons per dwelling. This is:

- » Slightly higher than the existing occupancy rate in Redfern (1.8)
- » Similar to Waterloo (1.96)
- » Lower than Zetland (2.18) and Green Square (2.1).

**Table 36 Average dwelling occupancy rates**

Area	High density average occupancy rate
Redfern	1.81
Waterloo	1.96
Zetland	2.18
Green Square	2.10
City of Sydney LGA	1.96
<b>Average</b>	<b>2.00</b>

Source: ABS Census 2016 Community Profiles table G02 selected medians and averages

Table 37 examines relevant occupancy averages for LaHC owned social housing dwellings.

For social housing dwellings, the average occupancy rate is projected to be 1.25 persons per dwelling. This is:

- » Slightly higher than the existing occupancy rate in Redfern (1.17)
- » Slightly lower than the existing occupancy rate in Waterloo (1.35).

**Table 37 Average social housing occupancy rates**

Area	Social housing average occupancy rate
Redfern	1.17
Waterloo	1.35

Source: Data provided by LaHC September 2019

## B-12 Social housing tenant profile

According to the Australian Institute of Health and Welfare (2017)<sup>22</sup>, social housing tenants in Australia are:

- » Mostly older persons aged over 55 years, and children aged under 15 years (usually as part of single parent families).

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<sup>22</sup> Housing Assistance in Australia 2017, accessed from <https://www.aihw.gov.au/reports/housing-assistance/housing-assistance-in-australia-2017/contents/social-housing-tenants>

- 
- » More likely to be women (61%)
  - » More likely to be lone person adult households (55%).
  - » More likely to report having a disability (43%), with around 29% of social housing tenants having disability support pension as their main source of income.
  - » Almost half of people in social housing remain in tenure for long periods of time, with 42.2% in tenure for more than 10 years. Fewer than one in five (17.8%) tenancies are for less than one year.

Internal data provided by LaHC (September 2019) for the Redfern Estate (containing the site) shows a profile of tenants that is highly consistent with the characteristics described above:

- » The Redfern Estate consists of primarily units (+96%) the majority of which are two bedroom (62%) or one bedroom (33%) homes
- » The age profile of tenants is predominately in the 50 to 69 year age group (44%) with 27% of tenants aged over the age of 70 years
- » More than two thirds of households are lone person adult households (82%)
- » Around 10% of households identify as being Indigenous
- » Around 34% of households have the disability support pension as their main source of income, and an additional 31% of households have the age pension as their main source of income
- » Around one third of residents have a tenancy of less than 5 years (41%), and around one third have sustained a tenancy of more than 10 years (37%).

People who want to access the social housing system apply via a single application process with common eligibility criteria, a standard assessment process, and a single waiting list known as the NSW Housing Register. Applicants are asked to choose a preferred location known as an allocation zone made up of a group of areas or towns where social housing is available.

Redfern falls within the CS01 Inner City Zone. Expected waiting times for all property types in this zone as at 30 June 2019 was between 5 to 10 years<sup>23</sup> for all property types.

- » A total of 1,113 people are on the NSW housing register for the Inner City Zone, of which 28% (321 people) are identified as priority applicants.

The following information was identified for the Sydney District <sup>24</sup>area:

- » 4,093 social housing applicants were on the NSW Housing Register as at 30 June 2018. This figure has been relatively steady since 2014.
- » Of these;
  - > 28% are families with dependent children
  - > Around 6% identify as Aboriginal and/or Torres Strait Islander
  - > 41% are aged over 55 years
  - > 54% identify as having a Cultural and Linguistically Diverse background.

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<sup>23</sup> <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>

<sup>24</sup> Social housing dashboard: Dashboard 3 'Breaking disadvantage with social housing assistance' as at end of financial year 30 June 2018 <https://www.facs.nsw.gov.au/resources/statistics/statistical-report/social-housing/metadata/chapters/obtaining-for-applicants>

In the Sydney District, the breakdown of social housing dwellings by bedroom type at 30 June 2018 was<sup>25</sup> 35% studio or one bedroom, 44% two bedroom, 17% three bedroom and 4% four bedrooms.

## B-13 Site age profile

This section projects an overall age profile for all social, private and affordable housing residents. Projecting a future community age profile helps predict how changes to the size, structure and capacity of the existing community population might alter the provision and adequacy of community facilities and services in the area.

For private and affordable housing tenants, medians of the age profiles of Redfern, Waterloo-Zetland and Green Square have been used (Appendix B-2, Table 23).

For social housing tenants, the existing age profile of social housing tenants in Redfern have been used (confidential internal data provided by LaHC September 2019). These have then been weighted to derive the percentage of total site residents in each of the age groups, shown in Table 38.

**Table 38 Indicative site population age profile**

Age group	Private housing tenants (65%)	Social and affordable housing tenants (35%)	Total site residents (100%)
	(%)	(%)	(%)
<b>0-4</b>	4	1	3
<b>5-11</b>	2.5	2	2
<b>12-17</b>	1.5	2	1.5
<b>18-34</b>	52	6	36
<b>35-49</b>	21	18	20.5
<b>50-69</b>	14	44	25
<b>70+</b>	5	27	12
<b>Total*</b>	<b>100</b>	<b>100</b>	<b>100</b>

\*Note: Partial figures have been rounded

Table 38 shows that overall, the site is projected to have a more evenly distributed age profile compared with either the surrounding community profile or with the social housing tenant profile. The largest age proportion of people is anticipated to be aged between 18 and 34 years (36%), followed by people aged 50 to 69 years (25%).

<sup>25</sup> Social housing dashboard: Dashboard 7 using total of 12,169 dwellings.

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# C Existing community infrastructure

A desktop analysis of existing community and recreation infrastructure near the site has been compiled in this Appendix under the following categories:

- » Community, library and cultural facilities
- » Education facilities
- » Health facilities (including emergency services)
- » Recreation facilities.

## C-1 Maps of existing community infrastructure

All identified existing community infrastructure is mapped overleaf.

- » Figure 6 shows facilities within a 400m short walking distance,
- » Figure 7 through to Figure 10 shows facilities outside a 400m distance but within 1,000m for:
  - > Community and cultural facilities (Figure 7)
  - > Education facilities (Figure 8)
  - > Health and wellbeing facilities (Figure 9)
  - > Recreation facilities (Figure 10)
- » Figure 11 shows all facilities outside 1,000m.



**Figure 6 Community infrastructure within 400m**



## 400m Radius

■ Site

### Community Services

- 1 Aboriginal Legal Services NSW/ACT Ltd
- 2 Annie Green Court
- 3 Catholic Community Services NSW/ACT - Waterloo Office
- 4 Redfern and Inner City Home Support Service Inc (RICHSS)
- 5 The Fact Tree Youth Services
- 6 The Salvation Army Australia

### Fresh Food and Retail

- 7 Poet's Corner shops (total of 4 shops)
- 8 Waterloo Convenience Store
- 9 Woolworths Redfern

### Medical

- 10 General Practitioner: Tan K L
- 11 Poet's Corner Medical Centre

### Community Space

- 12 Neighborhood Advisory Board - Redfern & Waterloo
- 13 Redfern Oval Community Hall

### Creativity

- 14 SOHO Galleries Sydney

### Early Learning

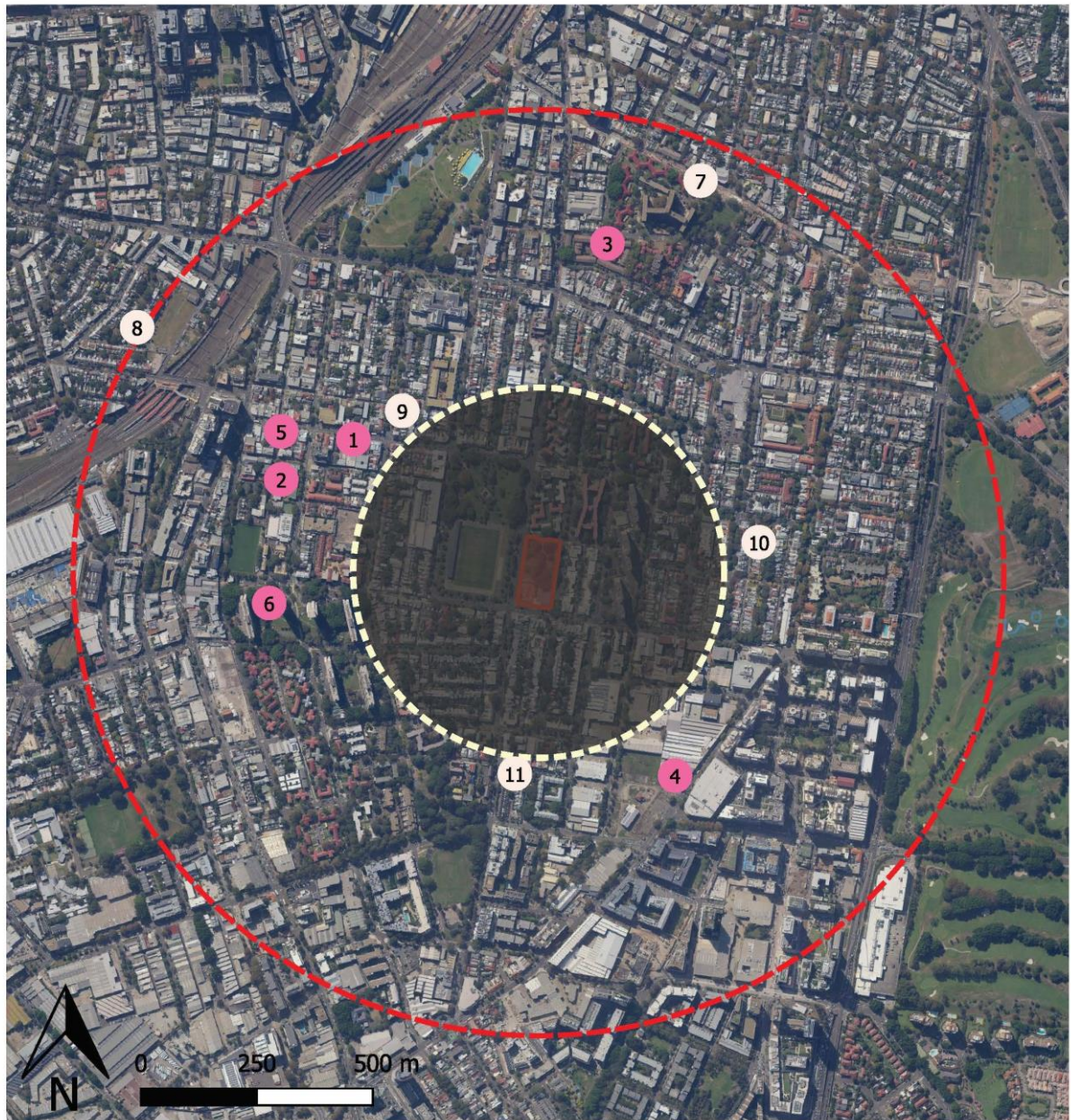
- 15 KU James Cahill Preschool
- 16 Poet's Corner Kindergarten
- 17 SDN Redfern Children's Education and Care Centre

### Open Space

- 18 Cook Community Garden
- 19 Douglas St Playground 1
- 20 Douglas St Playground 2
- 21 Hanson Cab Place
- 22 James Henry Deacon Reserve
- 23 PCYC
- 24 Poet's Corner Community Garden
- 25 Redfern Park and Oval
- 26 Street closure - Kettle Street
- 28 Street Closure - Walker Street
- 29 The Bakery
- 30 Tobruk Reserve
- 31 Vescey Reserve



Figure 7 Community and cultural infrastructure within 1000m



## Community and Creativity





**Figure 8 Education facilities within 1000m**



## Education




 Site

Buffers




 1000 m

 400 m



Early Learning

-  1 Moore Park Children's Early Learning Centre
-  2 Moore Park Children's Early Learning Centre No 2
-  3 Moore Park Gardens Preschool & Long Day Care Centre

Primary School

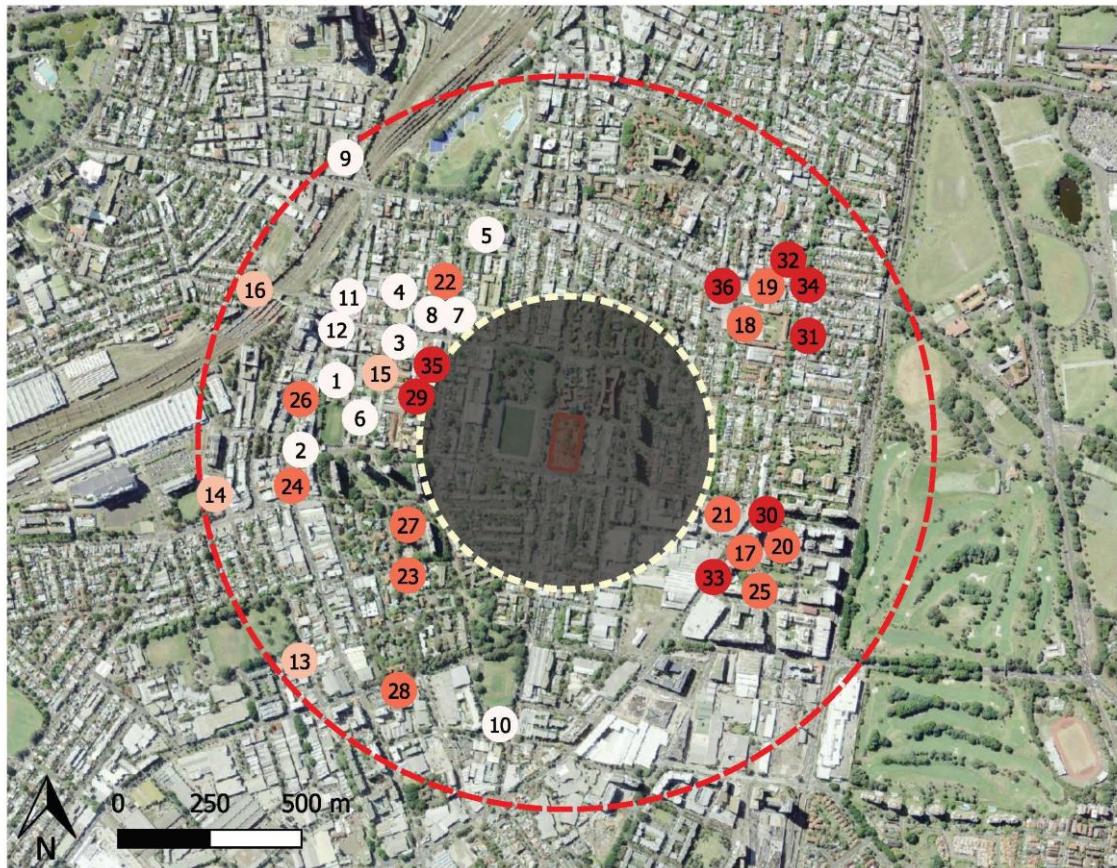
-  4 Bourke Street Public School
-  5 Our Lady of Mount Carmel Catholic Primary
-  6 Redfern Jarjum College

Secondary School

-  8 SEDA College
-  7 Inner Sydney High School



**Figure 9 Health and wellbeing facilities within 1000m**



## Health and Wellbeing

Site

Buffers

1000 m

400 m

### Community Services

- 1 Aboriginal Employment Strategy Ltd Sydney
- 2 Campbell Page Employment Services
- 3 Centrelink - Redfern
- 4 Department of Human Services
- 5 FACS (Family and Community Services)
- 6 National Aboriginal Sports Chance Australia (NASCA)
- 7 Redfern Legal Centre
- 8 Resource and Education Program for Injecting Drug Users (REPIDU)
- 9 The Haymarket Foundation
- 10 Weave Youth & community services
- 11 Women's & Girls' Emergency Centre Inc
- 12 Wyanga Aboriginal Aged Care Program

### Emergency Services

- 13 Alexandria Fire Station
- 14 NSW Ambulance Eveleigh
- 15 Redfern Fire Station
- 16 Redfern Police Station

### Fresh Food and Retail

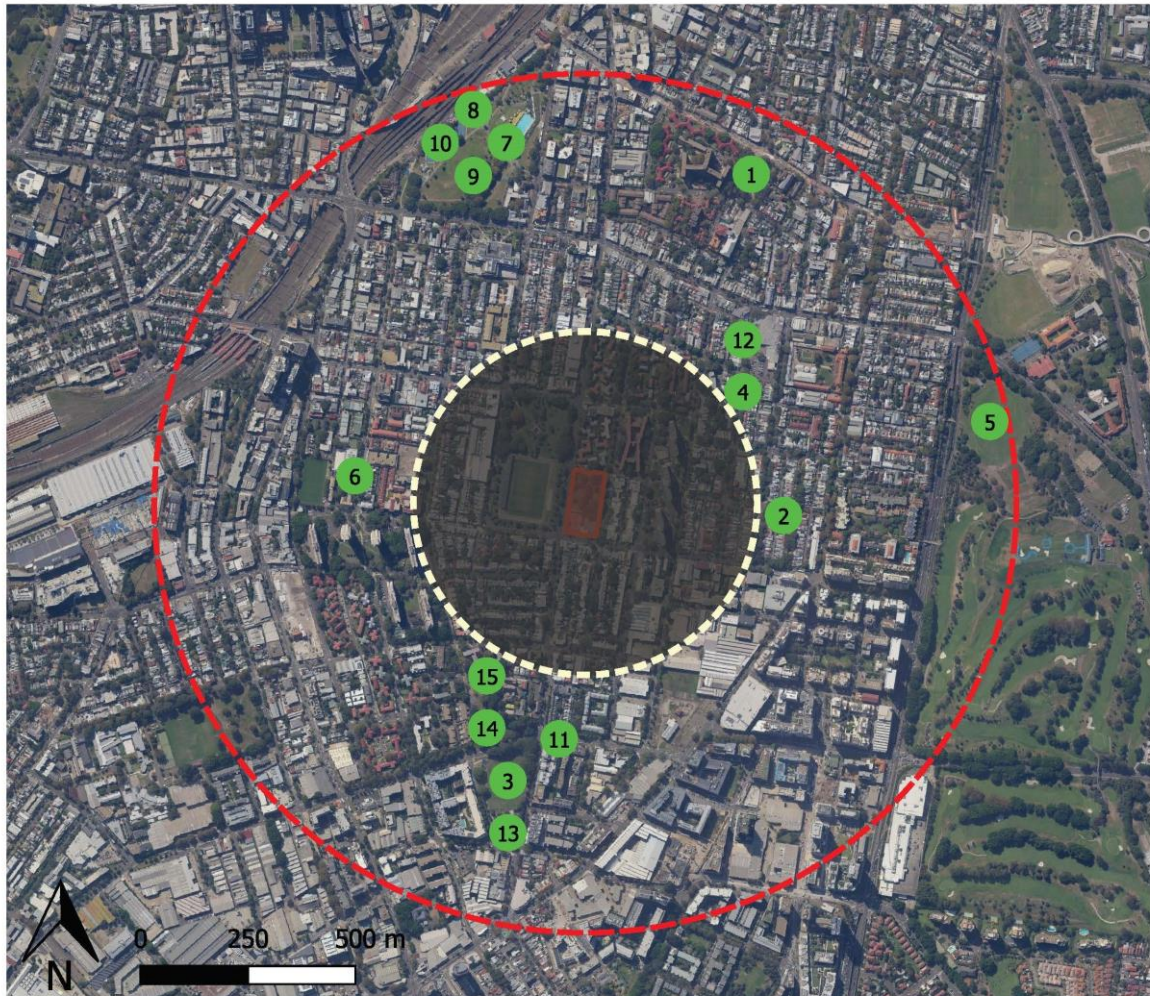
- 17 Aldi Waterloo
- 18 Chemist Warehouse Surry Hills
- 19 Coles Surry Hills
- 20 Coles Waterloo
- 21 Danks Street Discount Pharmacy
- 22 Gold Cross Pharmacy
- 23 IGA X-press
- 24 Kirby's Pharmacy
- 25 Orange Supermarket Waterloo
- 26 Redfern Fruit Market
- 27 Stern's Pharmacy
- 28 Waterloo Discount Chemist

### Medical

- 29 Aboriginal Medical Service Redfern
- 30 Bourke St Medical Centre Waterloo
- 31 Dentist On Bourke
- 32 General Practitioner: Dr. Krishnan Surgery
- 33 General Practitioner: Dr. Mary Wong
- 34 General Practitioner: Dr. Muttu Kumaradeva
- 35 Redfern Community Health Centre
- 36 Surry Hills Village Medical Centre



Figure 10 Recreation facilities within 1000m



## Open Space

Site

Buffers

1000 m

400 m

### Open Space Facilities

- 1 Eddie Ward Park
- 2 Elizabeth McCrea Playground
- 3 Fernside Skatepark
- 4 Marriot Street Reserve
- 5 Moore Park Bat and Ball Oval
- 6 National Centre of Indigenous Excellence
- 7 Prince Alfred Park
- 8 Prince Alfred Park Basketball court
- 9 Prince Alfred Park Pool
- 10 Prince Alfred Park Tennis
- 11 Solarder Community Garden
- 12 Street Closure - Mariott Street
- 13 Waterloo Oval
- 14 Waterloo Park & Mount Carmel
- 15 Waterloo Park Playgorund



Figure 11 All facilities 1000m to 2000m



## 2000m Radius

- Site
- 1000 m
- 2000 m

- Community Services**
  - 1 Community Legal Centres NSW
  - 2 Department of Education and Community Services
- Emergency Services**
  - 4 Paddington Ambulance Station
  - 5 Surry Hills Police Station
- Fresh Food and Retail**
  - 6 Carriageworks Farmers Market
- Medical**
  - 7 Royal Prince Alfred Hospital
  - 8 St Vincents Hospital
  - 9 St Vincent's Private Sydney
- Community Space and Services**
  - 10 Booleer Community Centre
  - 11 Green Square Library
  - 12 Ultimo Community Centre

- Creativity**
  - 13 Seymour Centre
- Early Learning**
  - 14 SDN Erskineville Children's Education and Care Centre
  - 15 SDN Surry Hills Child And Family Learning Centre
- Primary School**
  - 16 Crown Street Public School
- Secondary School**
  - 17 Aim Senior Secondary Music College
  - 18 Central Sydney Intensive English High School
  - 19 Sydney Boys High School
- Combined School**
  - 21 Alexandria Park Community School
- Tertiary**
  - 22 TAFE NSW Eora
  - 23 TAFE NSW Ultimo
  - 24 University of Sydney - Main campus (Camperdown)
  - 25 University of Sydney - Surry Hills campus
  - 26 University of Technology, Sydney - Main campus (Ultimo)

## Open Space

- 25 Alan Davidson Oval
- 26 Alexandria Park
- 27 Belmore Park (west of Railway)
- 28 Centennial Park
- 29 Centennial Parklands Sports Centre
- 30 City of Sydney Basketball Association
- 31 Erskineville Park and Oval
- 32 ES Marks Athletic Field
- 33 Moore Park
- 34 Moore Park
- 35 Moore Park
- 36 Moore Park
- 37 Moore Park
- 38 Moore Park Golf Course
- 39 Moore Park Golf Course
- 40 Perry Park
- 41 Victoria Park
- 42 Victoria Park Pool

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## C-2 Community, library and cultural facilities

Close to the site are three Council owned community centres:

- » Redfern Oval Community Hall (500m) is located on a small site which constrains future opportunities for expansion. It is primarily used by sporting groups and is considered too small to host large community gatherings
- » Ron Williams Community Centre (700m) offers small meeting rooms for hire. Ron Williams community centre had more than 200 bookings in 2016/17, indicating a reasonable level of usage. Compared to other community centres in the area, the centre had a low level of bookings for cultural usage purposes.
- » Redfern Community Centre (1.2km) is a district level community facility which includes a performance space. As a district level facility with services and programs that service a wide area, its availability for general community hire for activities such as family celebrations and functions is limited.

Also nearby is the National Centre of Indigenous Excellence (700m), a non-profit social enterprise subsidiary of the Indigenous Land Corporation (ILC). This facility offers a variety of recreation facilities as well as community meeting spaces including a conference room, dining hall and small group meeting and activity rooms available for hire.

For library services (including community spaces), the Waterloo Library is located nearby (400m). This library is located within a historic building, operating there since 1972. The size of the facility is considered very small for a public library facility. There are existing community concerns about losing access to this facility if its services are relocated to Green Square (Botany Road, 1.4km from site), a contemporary library facility which opened in September 2018.

Cultural mapping information from the City of Sydney<sup>26</sup> suggests although a number of district and regional galleries and theatres are located close to the site, these are primarily targeted for use by professional artists and their audiences rather than for general local community art projects. The mapping found that in the Redfern area:

- » Performance and exhibition space accounts for the smallest percentage of cultural venues
- » For community and participation space, 14 religious organisations (mostly churches) account for around a third of total venues
- » 107 Projects (Redfern Street, 550m from site) and Cubby Space (114 George street, 650m from site) provide popular co-working space and offices for government agencies, industry and artist organisations.

Hire data from the City of Sydney Council for the local community centres (provided September 2018) indicates high levels of usage, about a quarter of which are for cultural purpose related bookings. For the Ron Williams Community Centre, a high proportion of hire is for Out of Hours School Care activities.

Data provided by the City of Sydney suggests the Waterloo Library is relatively well utilised however its spatial limitations limit its ability to service a broad population. As the Green Square Library is very new (opening in October 2018), there is no existing data available on current usage although Annual Report data (2018-2019) attributes the opening of the facility to an increase in active library memberships and library attendance (p48)<sup>27</sup>.

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<sup>26</sup> [https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0004/280993/Mapping-Culture-Venues-and-Infrastructure-in-the-City-of-Sydney.PDF](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/280993/Mapping-Culture-Venues-and-Infrastructure-in-the-City-of-Sydney.PDF)

<sup>27</sup> <https://www.cityofsydney.nsw.gov.au/council/publications-updates/annual-report>

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A report by Western Sydney University titled *Planning Cultural Creation and Production in Sydney: A venue and infrastructure needs analysis*<sup>28</sup> (April 2018) provided a focus on cultural venues in the Redfern area. The report identified the availability of affordable creative space in the City of Sydney as a key issue being impacted on by encroachments of commercialisation, privatisation and gentrification. Two key findings of expressed needs (p79-80) were the need to:

- » Promote better use and visibility of available existing cultural space in City of Sydney, enhancing awareness that there are some available spaces, and that more effective promotion of these opportunities is required.
- » Increasing the volume or amount of diverse creative space available, such as through encouraging property developers to engage with the Voluntary Planning Agreement would help to contribute to expanding the cultural and creative amenities, services and infrastructure for community use across the City of Sydney.

The following consultation outcomes are taken from the *Community Consultation Report*.

- » The convenience and accessibility to community services was highly regarded by around half of survey respondents, (56%) and reflected in the face to face consultation. Many community members in both face to face consultation and the survey (43%) indicated that they are regular users of Counterpoint Community Services.
- » A third (32%) of community members consulted indicated that they regularly use Waterloo Library. Redfern Legal Centre and WEAVE Women were noted as having equal use, with a quarter of people consulted mentioning these services. Other local services used by community members includes Catholic Community Services, Fact Tree Youth Services, 107 Projects and the Aboriginal Legal Centre.
- » Meetings rooms were the least used facilities in the local area, however, those that are used by some community members included Redfern Oval Community Room, the Ron William Centre, Our Place at Poets Corner and Redfern Town Hall. It was suggested that more community rooms and spaces are needed to service the local community.
- » Nearly one fifth (18%) of survey respondents indicated that a community centre/space was the most supported feature proposed in the redevelopment. A small number of suggestions were made for the community centre or venue to contain meeting rooms in addition to being able to hold events and services such as computer classes. It was noted that the community space would need to be large enough to cater to the needs of the growing community

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<sup>28</sup> [https://www.cityofsydney.nsw.gov.au/\\_data/assets/pdf\\_file/0004/302692/FINAL-REPORT\\_LR\\_29May18\\_accessible\\_wsu.pdf](https://www.cityofsydney.nsw.gov.au/_data/assets/pdf_file/0004/302692/FINAL-REPORT_LR_29May18_accessible_wsu.pdf)



**Table 39 Existing community, library and cultural facilities**

Map reference	Facility name	Location	Distance from site	Provision notes
<b>Community centres</b>				
All facilities within 400m <b>(13)</b>	Redfern Oval Community Hall	275/277 Chalmers Street 51 Redfern St	0.5 km	Unstaffed venue, suitable for private functions, community meetings, recreation classes, rehearsals, seminars and training sessions. The function room offers polished floors and overlooks Redfern Park and Oval. 110sqm main hall (capacity 50 people). Standard weekday hire fee is \$45/hr.
All facilities within 400m <b>(23)</b>	PCYC	638 Elizabeth Street	Onsite	See Appendix D for full details
Community facilities within 1,000m <b>(10)</b>	Ron Williams Community Centre	5-11 Kepos Street	0.8 km	Hosts several community activities during business hours such as gentle exercise and conversational English. A community worker onsite provides support and referrals to services, including housing, counselling and home care. Facilities available at the centre include computers and Wi-Fi, table tennis and pool tables, washing machine/dryer and showers. The centre also has a room available for hire on weeknights and weekends that is ideal for hosting community events and gatherings. 240sqm meeting room is suitable for meetings, training programs and forums (capacity 60 to 100 people). Standard weekday hire fee is \$45/hr.
Community facilities within 1,000m <b>(8)</b>	Redfern Community Centre	29-53 Hugo Street, Redfern, 2016	1.4 km	Available for hire by application. Includes a digital sound recording studio, performance space, meeting/conference room, outdoor market area, commercial kitchen, multipurpose rooms and an Elder's lounge.

Map reference	Facility name	Location	Distance from site	Provision notes
Open space within 1,000m <b>(6)</b>	National Centre of Indigenous Excellence	166-180 George St	0.7 km	<p>Run as an indigenous social enterprise. Provides a fitness centre, catering, conference and accommodation facilities.</p> <p>NCIE Fitness Centre facilities are available for hire as follows:</p> <ul style="list-style-type: none"> <li>» Indoor stadium that can be configured as either a full court or two half courts</li> <li>» Outdoor training areas</li> <li>» Sports Field</li> <li>» 25m heated undercover pool</li> <li>» Small and large group activity rooms</li> </ul> <p>NCIE is a wholly-owned but independent subsidiary of the Indigenous Land Corporation (ILC), an independent Commonwealth statutory corporation established to assist Aboriginal and Torres Strait Islander peoples to acquire and manage land to achieve economic, environmental, social and cultural benefits. The NCIE Board of Directors, is appointed by the ILC Board.</p> <p>NCIE has links with AIM, Tribal Warrior, National Aboriginal Sporting Chance and SEDA College</p>
Community facilities within 1,000m <b>(7)</b>	Northcott Community Centre	48a Belvoir St Surry Hills	1.3 km	Situated in the Northcott Public Housing Estate, offering a variety of programs to local residents.
Community facilities within 1,000m <b>(9)</b>	Redfern Town Hall	73 Pitt Street, Redfern	0.5 km	<p>Heritage listed building with two main halls and adjoining rooms.</p> <p>The Redfern Legal Centre currently operates out of one of the bottom rooms while other spaces are hireable through the City of Sydney. The site is commonly used for events and talks open to the general public and/or ticketed, particularly focused on grass roots activism (such as Stop Adani), speaking tours, meditation and self help workshops, and public workshops/seminars.</p>

Map reference	Facility name	Location	Distance from site	Provision notes
<b>Libraries</b>				
Community facilities within 1,000m <b>(10)</b>	Waterloo Library <sup>29</sup>	770 Elizabeth Street	0.4 km	Included features: public access computer, free Wi-Fi, scanning and printing, colour and black and white photo coping.
All facilities outside 1,000m <b>(11)</b>	Green Square Library	Botany Road	1.4 km	The main library level includes large open spaces, study desks, public use computers, dedicated children's area and <b>meeting rooms for hire</b> . In the tower you'll find a light filled and quiet reading room space. A range of rooms are available for programs and <b>to hire</b> including a music room with a baby grand piano and computer lab. The library shares the same location with the Green Square Customer Service Centre <sup>30</sup> .
<b>Cultural facilities</b>				
All facilities within 400m <b>(14)</b>	SOHO Galleries Sydney	Suite 105/197 Young Street	0.3 km	Gallery is open weekdays 9-5pm and weekends 10-3pm.
Community facilities within 1,000m <b>(3)</b>	Belvoir St Theatre	25 Belvoir Street	1.0 km	Capacity 380 across 2 theatres (300 and 80). All spaces can be hired.
All facilities outside 1,000m <b>(13)</b>	Seymour Centre	Corner of City Road and Cleveland Street	1.9 km	Includes venues, rehearsal studios and function and event spaces. Can seat 1,500 people across four theatres.

<sup>29</sup> <https://www.cityofsydney.nsw.gov.au/explore/libraries/locations/waterloo>

<sup>30</sup> <https://www.cityofsydney.nsw.gov.au/explore/libraries/locations/green-square>

Map reference	Facility name	Location	Distance from site	Provision notes
Community facilities within 1,000m <b>(1)</b>	107 projects	107 Redfern Street	0.5 km	Provide creative spaces in a multipurpose creative hub. The hub runs a range of events including art shows, creative 'hangout events', art and dance workshops, music events and comedy.
Community facilities within 1,000m <b>(5)</b>	Cubby House	114 George street Redfern	0.8 km	Cubby Space <sup>31</sup> window front pop up shop is the perfect place as that next step in building your new or established brand or just a street level place to work from. Suitable for creatives and business across multiple sectors and disciplines. Rent the spaces for a few days, weeks or months.
Community facilities within 1,000m <b>(2)</b>	Aboriginal Dance Theatre Redfern	82-88 Renwick Street	0.7 km	Offers accredited courses in Aboriginal dance and theatre skills, and provides a dance outreach program for children and youth from metropolitan Sydney, regional NSW and around Australia
Community facilities within 1,000m <b>(4)</b>	COMMUNE Waterloo	901 Bourke Street	1.0 km	Communal workspace providing day-to-day hireable space with access to hot desking, client meetings, wireless internet and printing services. COMMUNE includes spaces for shooting and creative filming as well as operating an affordable yoga studio which runs on a donation system.

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<sup>31</sup> [https://www.popupshopup.com.au/spaces/new\\_south\\_wales/redfern/330-cubby\\_space\\_doors\\_open\\_wide\\_to\\_street\\_with\\_great\\_foot\\_traffic](https://www.popupshopup.com.au/spaces/new_south_wales/redfern/330-cubby_space_doors_open_wide_to_street_with_great_foot_traffic)

## C-3 Education facilities

Education facilities in this section are arranged by the following sectors:

- » Tertiary facilities (universities and TAFE)
- » Secondary and primary school facilities
- » Early childhood (childcare) facilities.

### C-3-1 Tertiary education facilities

The closest tertiary facility is the Eora TAFE (1.7km) and there are also several major university campuses in the area nearby to the site. Due to their significant size, these tertiary education facilities are considered highly likely to have capacity to absorb future population demand.

**Table 40 Existing tertiary education facilities**

Map reference	Facility name	Location	Distance from site (km)	Provision notes
<b>Universities</b>				
All facilities outside 1,000m <b>(23)</b>	University of Sydney	Surry Hills	1.6 km	Houses the main offices of the Faculty of Dentistry, the Dentistry Library, teaching, seminar and recreational facilities and the extensive clinical facilities of the Sydney Dental Hospital.
All facilities outside 1,000m <b>(24)</b>	University of Technology, Sydney	Ultimo	2.1 km	Main university campus. A total of 64 buildings.
All facilities outside 1,000m <b>(22)</b>	University of Sydney	Camperdown	1.8 km	Main university campus. 72 ha including 6 libraries, art galleries and historical museums
<b>TAFE and other vocational training</b>				
All facilities outside 1,000m <b>(20)</b>	TAFE NSW Eora	333 Abercrombie Street	1.7 km	Art gallery, 100-seat theatre, Audio-recording facilities, Video production studio, Art production facilities, 'Careers Connect' job search assistance centre, Yulang Aboriginal education and training unit
All facilities outside 1,000m <b>(21)</b>	TAFE NSW Ultimo	827 George Street	2.2 km	Includes Conference rooms, 'The Apprentice' – an operational training restaurant, open to the public, 'Limelite' – beauty and spa training salon, open to the public.

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## C-3-2 Primary and secondary schools

The nearest schools to the site are SEDA college, a sports college for senior high school students (600m) and Our Lady of Mount Carmel Catholic Primary School (600m).

The nearest government school to the site will be the new Inner City High School (800m), followed by Alexandria Park Community School (1.4km) and the Central Sydney Intensive English (CSIE) high school (1.4km). These schools are in the process of being redeveloped as follows:

- » As of January 2019, the CSIE high school relocated to its Mitchell Road Campus in Alexandria
- » The previous CSIE high school location (Cleveland Street) is the site for a new vertical 14 storey Sydney Central high school, due to open for Year 7 Enrolments in 2020 with a projected future total student capacity of 1,200 places<sup>32</sup>.
- » The Alexandria Park Community School is currently using pop-up teaching spaces (Buckland Road) while staged construction of permanent teaching spaces is completed. The overall masterplan will allow for increased student capacity to 1,000 primary places and 1,200 secondary places. Stage 1 of the redevelopment is underway and will deliver facilities for 1,000 primary students and 850 secondary students. It is expected this stage will be completed in early 2022<sup>33</sup>.

The nearby government run Sydney Boys and Sydney Girls high schools (Moore Park) are selective schools which limits their ability to meet general enrolment demand in the area

As a result of low land availability in central Sydney, there is a comparatively higher local reliance on government schools in the area, with limited enrolment capacity in local non-government schools. As noted above, government schools in the area are undergoing a significant time of transition, limiting their capacity in the short term due to cumulative impacts of redevelopment projects on teaching spaces (relocation) and health (construction impacts). When complete, new school projects are likely to ensure reasonable capacity is available in the medium to long term. Over the next four years the NSW Government has invested \$4.2 billion to build and upgrade more than 120 schools. This is the biggest investment in the State's history. The development and delivery of the School Assets Strategic Plan will also provide strategic guidance on addressing regional demand<sup>34</sup>.

The following consultation outcomes for the site are taken from the *Community Consultation Report*.

- » The provision of schools was regarded by 40% of survey respondents as a positive aspect of the local area. It is worth noting that schools are assets that could likely only be valued by community members who use such facilities. Half of the survey respondents indicated they were over 65 years of age and may account for the lower representation of the importance of schools and childcare in the area.
- » Alexandria Park School is regularly used by around a quarter (23%) of community members consulted. It was noted that more transport services between Redfern and the school would be welcomed. Other education facilities cited during consultation included Our Lady of Mt Carmel Catholic Primary School (17%).

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<sup>32</sup> School Infrastructure website accessed 14 January 2020

<https://www.schoolinfrastructure.nsw.gov.au/projects/i/inner-sydney-high-school.html>

<sup>33</sup> School Infrastructure website accessed 14 January 2020

<https://www.schoolinfrastructure.nsw.gov.au/projects/a/alexandria-park-community-school.html>

<sup>34</sup> Building schools and skills <https://www.nsw.gov.au/improving-nsw/projects-and-initiatives/nsw-state-infrastructure-strategy/building-schools-and-skills/>

**Table 41 Existing secondary and primary schools**

Facility Name	Location	Sector Year Range	LBOE (Language Background Other than English)	Enrolment Data				Trend	Distance from site (km)
			Indigenous	2015	2016	2017	2018		
			ICSA (2017) (Average is 1,000)						
<b>Secondary School</b>									
Central Sydney Intensive English High School	Mitchell Road	Government Secondary (Special)	100% LBOE 0% Indigenous 1033	272	223	195	n.a.	Declining (-77)	1.4 km
Sydney Girls High School	Corner of Anzac Parade and Cleveland Street	Government 7-12	0% Indigenous 88% LBOE 1192	949	937	935	935	Steady	1.8 km
Sydney Boys High School	Corner of Anzac Parade and Cleveland Street	Government 7-12	0% Indigenous 90% LBOE 1180	1198	1201	1208	1208	Steady	1.6 km
SEDA College	1/166-180 George Street	Non- Govt. 11-12	0% Indigenous 8% LBOE	-	23	74	n.a.	Increasing (+51)	0.6 km
Key College (Youth off the streets)	112 Little Eveleigh St	Non-Gov (Ind.) 9-12 (Special)	28% Indigenous 8% LBOE	-	-	68	n.a.	N/A	
<b>Combined K-12</b>									
Alexandria Park Community School	7 Park Road	Government K-12	16% Indigenous 61% LBOE 1020	610	666	718	785	Increasing (+175)	1.4 km
<b>Primary School</b>									
Our Lady of Mount Carmel Catholic Primary	4 Kellick Street	Non-Govt (Catholic) K-6	66% Indigenous 71% LBOE 852	119	114	98	n.a.	Decreasing (-21)	0.6 km



Bourke Street Public School	590 Bourke Street	Government K-6	2% Indigenous 41% LBOE 1110	301	356	430	450	Increasing (+149)	1.3 km
Redfern Jarjum College	117 Redfern Street	Non Gov K-6 (Special)	100% Indigenous	-	-	19	n.a.	N/A	0.6 km
<b>Planned schools- School infrastructure- New, redevelopments and upgrades</b>									
Alexandria Park Community School Redevelopment	Pop up schools being used temporarily- Buckland Road	Capacity will increase to 1,000 Primary students and 1,200 Secondary students.							Stage 1 completion expected 2022
Central Sydney Intensive English	55-77 Mitchell Road	Permanent location is now being utilised.							Completed January 2019
New vertical Sydney Central high school	Cleveland Street	Built on old Intensive English School site. 14 Storey school being built with capacity of 1,200 students							Opening for Year 7 students in 2020

Source: NSW public school February census enrolment data – Enrolment number [myschool.edu.au](https://myschool.edu.au)

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### C-3-3 Early childhood centres and Out of school hours centres

There are two early childcare centres close to the site.

- » KU James Cahill Preschool (240m from site, vacancy data not available)
- » SDN Redfern Children's Education and Care Centre (550m from site, very low vacancy rates).

Local child care centres in the area have relatively low vacancy rates and limited ability to absorb additional demand.

The following consultation outcomes are taken from the *Community Consultation Report*.

- » The provision of childcare services was regarded by 40% of survey respondents as a positive aspect of the local area. It is worth noting that childcare services are assets that could likely only be valued by community members who use such facilities. Half of the survey respondents indicated they were over 65 years of age and may account for the lower representation of the importance of schools and childcare in the area.
- » Poets Corner Preschool is regularly used by around a quarter (27%) of community members consulted. Other education facilities cited during consultation included KU James Cahill Childcare (15%)
- » Nearly one fifth (18%) of survey respondents indicated that a community centre/space was the most supported feature proposed in the redevelopment. A small number of suggestions were made for the community centre or venue to be able to hold events and services such as childcare services.

**Table 42 Existing early childhood education facilities**

Facility name	Location/ map reference	Service type Hours of operation	Permanent vacancies			Max. number of places
			0-24 months	25-35 months	36 + months	
<b>Childcare centres</b>						
Poet's Corner Kindergarten/ Preschool	55 Morehead Street All facilities within 400m <b>(16)</b>	Monday to Friday 9:00 am-3:00pm	-	-	All weekdays except Wednesday	20
KU James Cahill preschool	7 Raglan Street All facilities within 400m <b>(15)</b>	Monday to Friday 8:00am-5:00pm	No Vacancies	All weekdays except Tuesday	All weekdays except Tuesday	48
SDN Redfern Children's Education and Care Centre	141-145 Pitt Street, Redfern All facilities within 400m <b>(17)</b>	Monday to Friday 7:30am – 6:00pm	All weekdays except Tuesday	All weekdays except Thursday	All weekdays except Tuesday	64
Moore Park Gardens Preschool & Long Day Care Centre	4/780 Bourke Street Education facilities within 1,000m <b>(1)</b>	Only 0-12 Months	-	-	-	39
SDN Lois Baker Child and Family Learning Centre	104 Wellington Street	7:30am-6:00pm	All weekdays	Monday, Friday	All weekdays	44
<b>After school hours and vacation care</b>						
Redfern Children's Program	25-53 Hugo Street, Redfern, 2016	After school: 3pm-6pm Vacation care: 10am-6pm				45

Source: My child <https://mychild.gov.au/> and ASEQUA <http://www.acecqa.gov.au/national-registers> vacancies have be taken from <https://www.careforkids.com.au>

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## C-4 Health facilities

Redfern falls within the catchment of the Sydney Local Health District (SLHD). The closest community health services to the site are provided at the Redfern Community Health Centre (700m) and Aboriginal Medical Centre (700m).

There is also a bulk billing General Practitioners within walking distance of the site at Poets Corner Medical Centre (400m).

There are two major public hospitals within 3km of the site, St Vincent's and Royal Prince Alfred (RPA). These hospitals are large and busy public hospitals with emergency departments. There are no identified issues with access to GP's or hospitals within the area, although waiting times could be lengthened in periods of high population demand. Access to GPs has been an issue reported to SLHD in some areas of Redfern, notably within the social housing estate.

There are numerous welfare and community organisations offering services in the area, the closest to the site being The Fact Tree Youth Services (400m). Access to the wide variety of welfare and community organisations is dependent on client eligibility criteria for each organisation, likely to be closely related to socio-economic factors.

For access to fresh food and daily grocery needs there is a Woolworths Redfern close to the site (240m via Redfern Park).

Consultation with SLHD confirmed that with plans to redevelop the RPA announced in 2019, it is planned that this facility will continue to meet increasing inpatient demand in the Redfern Area and across the district catchment. The recently completed Professor Marie Bashir Mental Health Unit has some expanded capacity to meet mental health service needs<sup>35</sup>. On the RPA site there are also community outreach mental health and drug services available. The *Royal Prince Alfred Hospital Strategic Plan 2019-2024* outlines additional detail on the development of a major technology and innovation precinct, at Sydney Innovation and Technology Precinct (linked to the Camperdown-Ultimo Collaboration Area defined in the Greater Sydney Commission *Camperdown-Ultimo Place Strategy* February 2019)<sup>36</sup>. In addition to hospital infrastructure redevelopments and improved capacity for outpatient and community health services, NSW Health continues to focus on building capacity for virtual hospital services. As described in the *NSW Health Telehealth Framework and Implementation Strategy 2016-2021*, "tools ranging from web-based videoconferencing to wearable technologies, complements face-to-face consultation and offers significant benefits for patients, their carers, health care workers and the health system as a whole" (p3)<sup>37</sup>. In February 2020, SLHD launched *rpavirtual* which will provide a significant change in the way health care is delivered, with online and virtual services being closely integrated with face to face care. In addition, NSW Health continues to focus on shifting provision of care where possible to community based, outreach care. SLHD has no plans for any changes to the provision of services from Redfern Community Health Centre, which it notes is a relatively small facility with limited ability to expand its facility footprint. The facility can accommodate client visits, but primarily functions as a base for outreach staff to operate from. It was noted that Sydney Dental Hospital (1.4km from the site) provides high quality health care, including for young children.

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<sup>35</sup> Health infrastructure website accessed 14 January 2020

<https://www.hinfra.health.nsw.gov.au/our-projects/project-search/royal-prince-alfred-hospital-the-professor-marie-b>

<sup>36</sup> Greater Sydney Commission website accessed 14 January 2020 <https://gsc-public-1.s3.amazonaws.com/s3fs-public/gsc-collaboration-area-ca2018-camperdown-ultimo-place-strategy-2802.pdf>

<sup>37</sup> NSW Health website accessed 14 January 2020

<https://www.health.nsw.gov.au/telehealth/Publications/NSW-telehealth-framework.pdf>

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Consultation with SLHD confirmed that planning for a HealthOne facility AT Green Square and in the future at Waterloo continues to progress. Health Infrastructure have identified an appropriate site to enable planning and construction of the facility to advance. This facility will provide new space for health staff to increase their outreach capacity, as well as providing onsite services. It was also noted that this facility would support the need for health services to have a continuing presence within social housing areas of Waterloo. Other information gathered from consultation with SHLD included:

- » In long established partnership with the Aboriginal Medical Service (AMS), a whole range of specialist outpatient clinical services targeting Aboriginal patients are available at the AMS. This has been achieved predominately by clinicians from the Royal Prince Alfred Hospital and includes cardiology, endocrinology, aged care, paediatric clinics.
- » There are several initiatives to improve targeting of health services, including to people who don't speak English as their first language<sup>38</sup>. This includes health promotion programs, youth health and community health programs.

In terms of the Planning Proposal, consultation with SHLD affirmed the importance of applying the Healthy Urban Development Checklist to the Reference Scheme. It was requested the proposal pay attention to aspects such as creation of joyful environments. This could include spaces between buildings, ensuring access to natural light, and addressing social isolation through community programs and groups. Other aspects suggested were providing designated parking spaces for visiting community nurse staff and elevators large enough to accommodate a stretcher. The idea of an onsite communal room for residents was supported, especially if it could provide an appropriate area for a community nurse to run programs. Suitability would include features such as a sink area, and space with sufficient room for a patient to lie down for a private consultation.

The following consultation outcomes are taken from the *Community Consultation Report*.

- » The convenience and accessibility to community services was highly regarded by around half of survey respondents, (56%) and reflected in the face to face consultation. Community members indicated they liked the medical services and general practitioners, chemists, mental health centre and that these were important to them.
- » Various medical services available in the Redfern area were noted as regularly used by community members in both the survey and face to face consultation. For many community members (46%), Poets Corner Medical Centre was cited as being the most regularly used local medical service. This was closely followed by Poets Corner Chemist (40%) and Redfern Community Health Centre, with over one third (36%) of survey respondents indicating use of this service.
- » Other local medical services used regularly by the local community include the Aboriginal Medical Service (27% of survey respondents), Surry Hills Medical Centre, Redfern Station Medical Centre and Botany Road Medical Centre. Local chemists and optometrists were also cited in the feedback received. It was suggested that a medical centre with longer opening hours is required in the area.
- » Suggestions were received from several community members for the redevelopment to include on-site medical services, for example, a hospital, a medical centre and a 24-hour chemist. Extended operating hours of medical services and medical professionals that speak languages other than English was considered as highly desirable, particularly by Russian community members who provided feedback. It was noted that by relocating the existing

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<sup>38</sup> See the NSW Plan for Health Culturally and Linguistically Diverse Communities 2019-2023 [https://www1.health.nsw.gov.au/pds/ActivePDSDocuments/PD2019\\_018.pdf](https://www1.health.nsw.gov.au/pds/ActivePDSDocuments/PD2019_018.pdf)

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Poets Corner Medical Centre onto the new site, it would be easier to access and be more visible to the local community.

**Table 43 Health and wellbeing facilities**

Map reference	Facility name	Location	Distance from site (km)	Provision notes
<b>Medical services</b>				
All facilities outside 1,000m <b>(8)</b>	St Vincent's Hospital	390 Victoria Street	2.8 km	Public hospital with 200 to 500 beds. This hospital has an emergency department.
All facilities outside 1,000m <b>(9)</b>	St Vincent's Hospital Private	406 Victoria Street	2.7 km	Private hospital with 200 to 500 beds. Has an intensive care unit.
All facilities outside 1,000m <b>(7)</b>	Royal Prince Alfred Hospital	50 Missenden Road	2.8 km	Public Hospital with almost 1,000 beds. This hospital has a major emergency department and trauma centre, a large intensive care, is a major medical and surgical centre. There is a major mental health inpatient service and a large outpatient service.
Health facilities within 1,000m <b>(35)</b>	Redfern Community Health Centre	Turner Street	0.7 km	The Redfern Community Health Centre is part of the Sydney Local Health District.
Health facilities within 1,000m <b>(29)</b>	Aboriginal Medical Service Redfern	36 Turner Street	0.7 km	Multidisciplinary health service focusing on Aboriginal and Torres Strait Islander.
All facilities within 400m <b>(11)</b>	Poet's Corner Medical Centre	5/45 Morehead Street	0.4 km	Bulk billing. Has three GPs and 3 allied health staff.
All facilities within 400m <b>(10)</b>	General Practitioner: Tan K L	672 Elizabeth Street	0.1 km	



Map reference	Facility name	Location	Distance from site (km)	Provision notes
Health facilities within 1,000m <b>(32)</b>	General Practitioner: Dr. Krishnan Surgery	429 Cleveland Street	1.0 km	
Health facilities within 1,000m <b>(33)</b>	General Practitioner: Dr. Mary Wong	162-822 Bourke Street	2.8 km	
Health facilities within 1,000m <b>(34)</b>	General Practitioner: Dr. Muttu Kumaradeva	662 Bourke Street	1.0 km	
Health facilities within 1,000m <b>(31)</b>	Dentist on Bourke	676 Bourke Street	1.0 km	
Health facilities within 1,000m <b>(36)</b>	Surry Hills Village Medical Centre	19 Baptist Street	0.9 km	Multidisciplinary health service with bulkbilling available.
Not mapped	Calvary Community Care	4/72-80 Cooper Street, Surry Hills	1.4 km	Provide a range of home care services aging, disability and hospital to home support.
<b>Welfare services</b>				
Health facilities within 1,000m <b>(3)</b>	Centrelink	140 Redfern Street, Redfern, 2016	0.9 km	

Map reference	Facility name	Location	Distance from site (km)	Provision notes
Health facilities within 1,000m <b>(5)</b>	FACS (Family and Community Services)	219-241- Cleveland Street, Redfern, 2016	0.8 km	
Health facilities within 1,000m <b>(4)</b>	Department of Human Services	140 Redfern Street	0.7 km	
All facilities outside 1,000m <b>(2)</b>	Department of Education and Community Services	16 Central Ave	1.6 km	
<b>Community Services</b>				
All facilities within 400m <b>(5)</b>	The Fact Tree Youth Services	703 Elizabeth Street	0.4 km	The Fact Tree Youth Service is a multi-functional youth service located in Waterloo. We work with young people between the ages of 11 and 25 and offer a range of services including counselling, accommodation assistance, court support, employment and vocational training and a Drop-In Centre, as well as offering additional activities including living skills, cooking, sports and art classes. <a href="https://www.facttree.org.au/">https://www.facttree.org.au/</a>
All facilities within 400m <b>(6)</b>	The Salvation Army Australia	261-265 Chalmers Street	0.4 km	Headquarters (staff officed).
Health facilities within 1,000m <b>(11)</b>	Women and girl's emergency centre	147 Redfern Street, Redfern, 2016	0.8 km	Women's & Girls' Emergency Centre (WAGEC) is a specialised homeless service. Our areas of service cover City of Sydney and Sydney's inner west. WAGEC also partners with the Newtown Neighbourhood Centre to provide outreach case management support for occupants of boarding houses. <a href="https://www.wagec.org.au/services">https://www.wagec.org.au/services</a>

Map reference	Facility name	Location	Distance from site (km)	Provision notes
Health facilities within 1,000m <b>(9)</b>	The Haymarket Foundation	137-139 Regent Street, Chippendale, 2008	1.2 km	<a href="https://www.haymarket.org.au">https://www.haymarket.org.au</a>
All facilities outside 1,000m <b>(3)</b>	Twenty10	1/45 Chippendale Street	1.4 km	Work with people across Sydney and New South Wales who are LGBTIQA+. Provide a broad range of specialised services for young people 12-25 including housing, mental health, counselling and social support. <a href="https://www.twenty10.org.au/">https://www.twenty10.org.au/</a>
Health facilities within 1,000m <b>(10)</b>	Weave Youth & community services	1B Elizabeth Street	0.8 km	Weave provides a range of services that include practical support, housing referral support, counselling, mental health services, drug and alcohol support, access to education and employment opportunities and assistance with connecting you to other services. <a href="https://www.weave.org.au/help-for-you/">https://www.weave.org.au/help-for-you/</a>
Health facilities within 1,000m <b>(7)</b>	Redfern Legal Service	73 Pitt Street	0.5 km	Redfern Legal services provide free legal advice and casework, deliver community legal education and engage law reform. <a href="https://rlc.org.au/about-us">https://rlc.org.au/about-us</a>
All facilities within 400m <b>(1)</b>	Aboriginal Legal Services NSW/ACT Ltd	199 regent Street	1.1 km	ALS assist Aboriginal and Torres Strait Islander people through representation in court, advice and information, and referral to further support services. ALS does legal work in Criminal Law, children's Care and Protection Law and Family Law. <a href="https://www.alsnswact.org.au/about-als/">https://www.alsnswact.org.au/about-als/</a>
Health facilities within 1,000m <b>(8)</b>	Resource and Education Program for Injecting Drug Users (REPIDU)	103-105 Redfern Street	0.5 km	REPIDU provides a harm reduction program for drug users which minimises the transmission of diseases into the broader community. <a href="https://gendercentre.org.au/resources/support-resources/helpful-links/item/resource-and-education-program-for-injecting-drug-users-repidu-2">https://gendercentre.org.au/resources/support-resources/helpful-links/item/resource-and-education-program-for-injecting-drug-users-repidu-2</a>

Map reference	Facility name	Location	Distance from site (km)	Provision notes
All facilities within 400m <b>(4)</b>	Redfern and Inner City Home Support Service Inc (RICHSS)	9 Ogden Lane	0.5 km	A small community service dedicated to helping older people, people with disabilities and their carers who wish to remain independent in their own homes. Services include small shopping (bread, milk etc), banking, bill paying, assistance with escort to medical appointments, home visit and social support service, reading and writing
Health facilities within 1,000m <b>(2)</b>	Campbell Page Employment Services	5/11 Regent Place	1.0 km	Employment and disability employment services
Health facilities within 1,000m <b>(6)</b>	National Aboriginal Sports Corporation Australia (NASCA)	160/180 George Street	3.0 km	Works closely with communities to support young aboriginal and Torres Strait Islander peoples including promotion of healthy lifestyles.
	Ostara Australia	159-161 Redfern Street	0.9 km	Employment and disability employment service.
Health facilities within 1,000m <b>(1)</b>	Aboriginal Employment Strategy PTY Sydney	17 Cope Street	0.8 km	Aboriginal Employment Strategy is a national recruitment company which works exclusively with Indigenous peoples. They provide employment services and group training.
All facilities within 400m <b>(12)</b>	Neighbourhood Advisory Board – Redfern & Waterloo	Our Place Community Room, Poets Corner, Morehead Street, Redfern	0.3 km	The Neighbourhood Advisory Boards (NAB) are made up of elected tenant representatives, and both Government and Non-Government agencies, who work together to discuss and address issues and concerns important to tenants on the Public Housing Estates. The NABs were set up so that tenants could be involved in making decisions and discussing issues and concerns that affect those who live on the estates. Agencies, who provide services in the area, are also involved in working with the community.
Community facilities	Cycle Re-cycle Bike Workshop	1 Phillip Street, Waterloo	0.6 km	Community based group which aims to recycle old /used/broken into 'new' bikes with the aim to assist disadvantaged people in the local and broader

Map reference	Facility name	Location	Distance from site (km)	Provision notes
within 1,000m <b>(6)</b>				community to own their own bike. The group also empathises the importance of knowledge sharing and bike maintenance.
<b>Aged care</b>				
All facilities within 400m <b>(2)</b>	Annie Green Court	47 Redfern Street, Redfern, 2016	0.3 km	Annie Green Court (AGC) is a fully accredited aged care facility located in Redfern NSW. It provides personalised, safe, secure accommodation and care for both men and women who are vulnerable and homeless allowing them a high quality and independent lifestyle. It is 100% concessional therefore does not have bond payments.
Health facilities within 1,000m <b>(12)</b>	Wyanga Aboriginal Aged Care Program	35 Cope Street	1.0 km	Wyanga provides a range of services to Aboriginal Clients and their Carers in the home and community.

Map reference	Facility name	Location	Distance from site
<b>Fresh food/ retail</b>			
All facilities within 400m <b>(7)</b>	Poet's Corner shops (4 shops)	42 Morehead Street	0.4 km
All facilities within 400m <b>(7)</b>	Poets Corner Pharmacy	4/45 Morehead Street	0.4km
All facilities within 400m <b>(8)</b>	Waterloo Convenience Store	664 Elizabeth Street	0.1 km
All facilities within 400m <b>(9)</b>	Woolworths Redfern	261-265 Chalmers Street	0.4 km
Wellbeing facilities within 1,000m <b>(17)</b>	Aldi Waterloo	20A Dank Street	0.7 km
Wellbeing facilities within 1,000m <b>(19)</b>	Coles Surry Hills	Cleveland Street	0.8 km
Wellbeing facilities within 1,000m <b>(20)</b>	Coles Waterloo	1 Crystal Street	0.7 km

Map reference	Facility name	Location	Distance from site
Wellbeing facilities within 1,000m <b>(26)</b>	Redfern Fruit Market	193 Regent Street	1.0 km
All facilities outside 1,000m <b>(6)</b>	Carriage works Markets	245 Wilson Street	1.8 km
Wellbeing facilities within 1,000m <b>(23)</b>	IGA X-press	1/95 Wellington Street	0.8 km
Wellbeing facilities within 1,000m <b>(25)</b>	Orange Supermarket Waterloo	28 Crystal Street	0.9 km
Wellbeing facilities within 1,000m <b>(22)</b>	Gold Cross Pharmacy	118 Redfern Street	0.6 km
Wellbeing facilities within 1,000m <b>(18)</b>	Chemist Warehouse Surry Hills	401-407 Cleveland Street	0.9 km
Wellbeing facilities within 1,000m <b>(27)</b>	Stern's Pharmacy	3/95 Wellington Street	0.8 km
Wellbeing facilities within 1,000m <b>(28)</b>	Waterloo Discount Chemist	Shop 1A/52-54 McEvoy Street	1.0 km
Wellbeing facilities within 1,000m <b>(24)</b>	Kirby's Pharmacy	43 Botany Road	1.0 km
Wellbeing facilities within 1,000m <b>(21)</b>	Danks Street Discount Pharmacy.	7/1 Crystal Street	0.8 km
<b>Religious organisations/place of worship</b>			
All facilities within 400m <b>(3)</b>	Catholic Community Services NSW/ACT – Waterloo Office	663 Elizabeth Street	0.2 km
Not mapped	Hillsong Church Waterloo Campus	188 Young Street	0.4 km
Not mapped	One1Seven Church	117 Young Street	0.5 km
Not mapped	Saint Maroun's Maronite Cathedral	627 Elizabeth Street	0.4 km
Not mapped	South Sydney Uniting Church	56A Raglan Street	0.3 km



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## C-4-1 Emergency services

### NSW Ambulance

The following information was gathered via consultation with the Finance, Performance and Assets division of NSW Ambulance.

Ambulance planning is the responsibility NSW Ambulance as part of the NSW Ministry of Health. For Sydney Metro, the preferred model of service provision is to have superstations located in strategic centres, with standby points (known as Paramedic Response Points) in other centres forming a network of response capacity. Planning for ambulance services also requires consideration of the location and capacity of nearby hospital emergency departments (discussed above at section C-4).

The site is currently serviced by the Eveleigh Ambulance station on Garden Street, approximately 2km from the site. This station is a modern facility built in 1999. The station has approximately 50 staff and services approximately a 5km radius. Ambulance NSW are currently investigating options to provide an Ambulance superstation to service the CBD and surrounding area (including the site). It is anticipated that in the longer term, this proposed city superstation facility would provide core ambulance parking, administration and storage areas, with a network of surrounding Paramedic Response Points to respond to patients throughout their allocated shifts.

The Eveleigh ambulance station services a highly varied client base that reflects the CBD role as a major employment and entertainment area. In addition to servicing residential populations, there are also transient daytime worker populations and night time reveller populations. For example, paramedics often have to respond to incidents with commuters that occur on public transport such as buses, trains and ferries. On night shift, paramedics often have to respond to assaults and substance abuse cases. Special events, such as New Year's Eve, Mardi Gras and major sporting events also pose resourcing challenges which are met by rostering on additional ambulance crews. The varied mix of work for ambulance staff often includes addressing service groups with social health issues, for example people affected by homelessness, mental health and substance abuse (drug affected or intoxicated people).

Overall, population increases occurring in the Redfern area is likely to contribute to the need for additional staffing and vehicle resourcing over the medium to long term. Particular target groups likely to contribute to ambulance utilisation demand are increases in people from low-socio economic backgrounds and elderly populations.

The ability of the ambulance services to meet response times in the Redfern area is highly impacted by road congestion and pedestrian traffic, particularly during peak hours. The station has a Motorcycle Response Unit which helps overcome this barrier.

The high density nature of the area can pose some accessibility issues for frontline staff. Ramp access to buildings is preferred rather than stairs. Elevators in apartment buildings should be large enough to accommodate a stretcher and preferably not require swipe card access.

NSW Ambulance employs Health Relationship Managers who liaise with other health services in the area to help coordinate and monitor clinical services, such as improving referral pathways and clinical practice changes.

The Eveleigh Ambulance Station is considered an extremely busy station serviced by highly trained paramedic staff with skills to respond to a wide range of incident types. The station is currently meeting response time requirements. When caseloads are high, responses to incidents are often shared with the nearby station at Paddington (Oatley street, 3 km from site). Many paramedic staff are undertaking higher duties or additional training to maintain or extend their paramedic skills. There is also continuous improvement of rostering being undertaken to effectively align staff shifts with levels of demand.

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## Fire and Rescue NSW

The existing fire station at Redfern is a small facility with a site that has limited ability to accommodate further expansion. Functional upgrades are also unlikely to be able to significantly increase capacity. Acquiring a new site to provide a modern station facility in the inner city is considered prohibitively expensive due to high land values. Fire and Rescue NSW are actively investigating options to service the Redfern area in the longer term.

Over time, the urban renewal context of the Redfern area has broadly shifted away from manufacturing and industry-based buildings towards new residential, retail and commercial buildings. This has led to a changing fire risk profile in the local area that has helped to mitigate fire risk in the area. For example, modern fire safety standards in these types of buildings tends to result in safer built environments, resulting in proportionately more alarm related calls and less fire incidents.

Fire and Rescue NSW staff are actively engaged in local population health initiatives that provide fire safety education to target groups including social housing residents and people who identify as Aboriginal and Torres Strait Islander. Staff are available to conduct home fire safety checks and provide information on safe living in high rise buildings. Strict building codes contribute to ensuring new developments meet needs for fire prevention and incident servicing.

The Redfern area is dynamic and busy service provision environment but resources were reported to be coping well with current demand levels. Response times to incidents are being met, with the availability of a supportive fire station network via other nearby Fire and Rescue NSW stations (such as at Alexandria and City of Sydney) providing reliable back up.

## NSW Police

The site is currently serviced by the South Sydney Police Area Command, with the recently refurbished Redfern Police Station located at 1 Lawson Street.

South Sydney Police Area Command note that there are a number of major infrastructure projects occurring in the Redfern area that over the medium to long term may cumulatively impact their ability to respond to crime and safety incidents and are likely to require additional police resourcing.

Police officers are highly aware of the increasing demographic diversity of the area, such as increasing proportions of people from non-English-speaking backgrounds. These trends require Police staff to remain skilled and adaptable in the ways they engage with different communities.

Police officers are also aware of the widening gaps between socio-economic groups in the local area. They observe this can often lead to community tensions between groups such as private and social housing residents, for example some people are fearful of behaviours exhibited by people suffering from mental health issues.

Reviews of trends in crime within the Redfern area are regularly monitored to ensure NSW Police are equipped to respond to incidents in a timely and effective way. Police officers facilitate quarterly Community Safety Precinct Committees designed to provide a grass roots response to local crime related problems. These meetings are very well attended by a wide variety of community organisations, including local legal centres, tenant action groups, youth services and drug and alcohol services. Local projects and programs are developed to help provide locally appropriate solutions, including effective referral between organisations. This collective approach via interagency networking is viewed as a well-functioning method of addressing what are often complex, multifaceted problems.

The South Sydney Police Area Command is a busy police service however is currently meeting all response time requirements. When required, back up support is provided by surrounding commands such as Eastern Beaches, Inner West and Surry Hills Police Area Commands.

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**Table 44 Emergency Services**

Map reference	Facility name	Location	Distance from site
<b>Emergency services</b>			
Health facilities within 1,000m <b>(16)</b>	Redfern Police Station	1 Lawson Street	1.0 km
Health facilities within 1,000m <b>(15)</b>	Redfern Fire Station	113 George Street	0.8 km
Health facilities within 1,000m <b>(14)</b>	NSW Ambulance Eveleigh	27 garden Street	1.1 km

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## C-5 Recreation facilities

The existing PCYC South Sydney is an indoor recreation facility located on the site. It offers gym fitness, martial arts and boxing activities. A full description of the services offered by the PCYC is provided at Appendix D.

The site is located opposite Redfern Park and oval, a substantial area of district open space in the area (approximate total 4.5ha). Both the park and oval are of high quality and are very well utilised. The oval is used for professional football training but at other times is open to the general public for casual sport activities. There are limited opportunities for these open space areas to absorb potential additional future demand for sport and play generated by the future population, which is considered an inevitable capacity issue in high density areas.

Other than Redfern Park, there are a range of neighbourhood parks and playgrounds within 1km of the site. There is a high reliance on these small pocket parks to meet open space needs with few larger consolidated parks available. Nearby to the site is Fernside Skate Park (700m) and Waterloo Oval (700m). Major sports and park facilities servicing a regional population are located at Moore Park (varying 1km to 2km from the site)

The nearest aquatic centre is Prince Alfred Park Pool (1km). Prince Alfred Park will be subject to a joint use arrangement with the Sydney Central High School (when complete in 2020) with likely future impact being to place further pressure on capacity for general public usage.

Sports facilities are also nearby at the National Centre of Indigenous Excellence (NCIE) (700m) that could service the recreation needs of the existing and future population. However, NCIE is privately run and charges membership fees which range from \$38 – \$46 per fortnight, which could limit the ability of low income people to access the facility. As an Indigenous social enterprise, special rates are offered to Aboriginal and Torres Strait islander people.

The Prince Alfred Park Aquatic Centre and the National Centre of Indigenous Excellence are both assessed as having reasonable potential to absorb additional future demand for swimming needs generated by the future development.

The following consultation outcomes are taken from the *Community Consultation Report*.

- » The majority (73%) of survey respondents indicated that they use Redfern Park on a regular basis. This was supported by feedback received during face to face consultation, as several community members mentioned Redfern Park playing a role in their daily lives. The Park provides community members with the opportunity to walk their dogs, sit and relax and exercise. Connected to Redfern Park is Redfern Oval; another frequently used local recreational space, with more than half (60%) of survey respondents indicating regular use of the Oval.
- » The National Centre for Indigenous Excellence (NCIE) was noted by more over a third (35%) of survey respondents, with the gym facilities cited by some as the reason for use. The Redfern Police Citizens Youth Club (PCYC) was also recognised as a local recreational facility used by almost a third (28%) of survey respondents.
- » Close to a third (28%) of survey respondents advised that they use the PCYC for the gym, recreation and driver training. A couple of community members commented that the centre is valued and used by local young people.
- » The majority of survey respondents (almost 70%) indicated that they liked the parks and playgrounds within the local area. Community members attending the drop-in sessions recognised the area as a place where they could walk their dogs, complementing the landscaping improvements to Redfern Park, and enjoying the communal area and gardens at Poets Corner.
- » Community members in general welcomed the idea of an increase in public open space in the area. A small proportion (11%) of survey respondents and several session attendees indicated their support specifically for green rooftops and a central outdoor space for residents. Other design elements considered as key features in the design of open space by more than half of survey respondents was gardens (59%) and grass (53%). Landscaping was seen considered as a key consideration (46%), with the site presenting the opportunity to reflect Indigenous culture in the design of landscapes and gardens. Concern was expressed that, given the

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central open space would be enclosed by buildings, it may be viewed a private rather than public open space.

- » A third of survey respondents (33%) specifically indicated their support for a communal garden on Phillip Street. Support was also reflected in the views of a few session attendees, with one requesting that the garden is communal, and not individualised plots and another suggesting that facilities cater for all.

**Table 45 Existing recreation facilities**

Map reference	Facility name	Location	Distance from site	Provision notes
<b>Sport and recreation</b>				
Open space within 1,000m <b>(6)</b>	National Centre of Indigenous Excellence	166 George street	0.7 km	<a href="https://ncie.org.au/venue-hire/">https://ncie.org.au/venue-hire/</a>
All facilities outside 1,000m <b>(25)</b>	Alan Davidson Oval	400 Sydney Park Road	2.6 km	1 full size cricket/AFL field
All facilities outside 1,000m <b>(26)</b>	Alexandria Park Oval	10 Buckland Street	1.2 km	1 full size playing pitch, 2 tennis courts, 1 hardcourt
All facilities outside 1,000m <b>(31)</b>	Erskineville Oval	Erskineville	1.9 km	1 full size cricket pitch/AFL field
All facilities outside 1,000m <b>(30)</b>	City of Sydney Basketball Association	53 Maddox Street	2.4 km	2 indoor courts with seating
All facilities within 400m <b>(25)</b>	Redfern Oval	602 Elizabeth Street	0.1 km	Regional standard field – training facility for South Sydney Rabbitohs NRL, oval and grandstand upgraded in 2007.
Open space within 1,000m <b>(14)</b>	Waterloo Oval	Elizabeth Street and McEvoy Street	0.7 km	1 full size field
Open space within 1,000m <b>(3)</b>	Fernside Skatepark	Elizabeth Street and McEvoy Street	0.7 km	Co-located with Weave Youth & Community Services
All facilities outside 1,000m <b>(34)</b>	Moore Park Bat and Ball Oval	Corner Eastern Distributor and Cleveland Street	1.2 km	1 full size cricket/AFL field
All facilities outside 1,000m <b>(33)</b>	Moore Park West	Anzac Parade and Moore Park	2.0 km	3 full sized fields with 1 full size field other side Anzac Parade
All facilities outside 1,000m <b>(29)</b>	Centennial Parklands Sports Centre	Corner of Anzac Parade and Lang Road	2.1 km	One Sydney largest outdoor tennis centres x 11 courts. Netball courts x 10. 1 x synthetic playing field which doubles as 8 small fields



Map reference	Facility name	Location	Distance from site	Provision notes
All facilities outside 1,000m <b>(37)</b>	Moore Park Tennis	Cleveland Street	1.7 km	5 x courts
Open space within 1,000m <b>(8)</b>	Prince Alfred Park and Basketball court	105 Chalmers Street	1.0 km	2 x basketball courts outdoors and 5 tennis courts
Open space within 1,000m <b>(9)</b>	Prince Alfred Park Pool	105 Chalmers Street	1.0 km	Heated outdoor pool with accessibility ramps. Change rooms, splash pool. 50 metre pool 9 lanes Entry fee: 6.60 adult and 5 concession Note all pools in City of Sydney 50 m
<b>Parks and playgrounds</b>				
All facilities within 400m <b>(19/20)</b>	Douglas St Peoples Playground	36/38 Douglas Street	0.4 km	Identified as a neighbourhood park. Swings, climber slide
Open space within 1,000m <b>(16)</b>	Waterloo Park Playground	Elizabeth Street and McEvoy Street	0.7 km	Identified as a regional playground. Has swings, climbers, track-ride, ball hoop, skate park
Open space within 1,000m <b>(4)</b>	Marriot Street Reserve	Marriot Street	0.8 km	Pocket park. Has adventure play, slide and spinner
Open space within 1,000m <b>(2)</b>	Elizabeth McCrae Playground	39/45 Kepos Street	0.8 km	Climber, slide, swings, rocker, ball hoop. A fenced local playground with natural shade.
Open space within 1,000m <b>(1)</b>	Eddie Ward Park	9/57 Malborough Street	1.1 km	Toddlers area - slides, climbers, adventure play, climbers, spinners, swings, ball hoop, skate bowl. Contains 2 playgrounds. One is suitable for toddlers and the other features a skate bowl and climbing structures. Regional
Open space within 1,000m <b>(7)</b>	Prince Alfred Park	Chalmers Street	1.0 km	A new playground with an extensive range of equipment suitable for children of all ages is under construction at Prince Alfred Park. Regional

Map reference	Facility name	Location	Distance from site	Provision notes
All facilities within 400m <b>(25)</b>	Redfern Park	Redfern and Elizabeth street	0.3km	<p>In 2014 Redfern park was internationally recognised as one of the top parks in the world after receiving a prestigious Green Flag Award for recreation and relaxation.</p> <p>The 4.8 hectare park was designed and constructed in the 1880s as a typical Victorian 'pleasure ground' and by the early 20th century sports facilities became a permanent fixture within the grounds.</p> <p>Redfern Park was the site of former Prime Minister Paul Keating's 'Redfern Speech' , regarded as a defining moment in the reconciliation process with Aboriginal and Torres Strait Islander peoples.</p> <p>Upgrades in 2007/8 included a new children's playground, upgrading of all the paths, kerbs, lights and furniture, and the restoration of the park's historic features.</p> <p>The park is a popular venue for Aboriginal peoples' political and cultural events.</p>
All facilities within 400m <b>(24)</b>	Poet's Corner Community Garden			
All facilities within 400m <b>(18)</b>	Cook Community Garden			
Open space within 1,000m <b>(12)</b>	Solander Community Garden			

## D PCYC South Sydney recreation facility

Information for this section was completed as a desktop exercise, a meeting held with PCYC staff (October 2018) and data provided by PCYC Chief Executive Officer (December 2018).

The Police Citizens Youth Club (PCYC) is an organisation established in 1937 in partnership with Rotary to provide community-based activities for young people. PCYC now operates in 64 sport and recreational locations across NSW and is one of Australia's leading youth-focused organisations.

The stated mission of the PCYC is as follows:

*We get young people active in life.*

*We work with young people to develop their skills, character and leadership.*

*We reduce and prevent crime by and against young people.*

PCYC South Sydney is a part of the PCYC Metro Zone which includes 13 other PCYCs.

### D-1 Background

Historically, PCYC South Sydney commenced operating in 1944 utilising the old fish markets in Little Redfern St Redfern. After many committee meetings and discussions at Redfern Town Hall a decision was reached in 1951 to proceed with building a new facility on the current Elizabeth Street site. The facility was officially opened in 1952 by the Commissioner of Police CJ Delaney Esq and Frederick Green Esq MLA

The location of the South Sydney PCYC within the suburb of Redfern has led to community recognition of the club as a culturally safe place for people from Aboriginal and Torres Strait Islander backgrounds. Staff at the PCYC report that the facility also attracts visitation of young people from locations outside of Redfern.

### D-2 Current service offerings

On a day to day basis the South Sydney PCYC is administered by a full time Manager, assisted by three activities officers and nine volunteers. This manager reports to a Regional Manager. There is also a permanent Youth Command Police Officer who runs programs onsite.

The current opening hours at the club are 10am to 9pm Monday to Thursday and 10am to 6:30pm Fridays. The PCYC is closed on weekends.

The PCYC primarily offers indoor active recreation. Table 46 outlines the general activities currently offered by the PCYC, noting that some of these activities are facilitated by partner organisations.

**Table 46 General activities offered by PCYC South Sydney**

Activity	Number of days offered	Hours operated	Cost	Other
Boxing	1 (Juniors)	1.25 (juniors)	\$6/class or	
	3 (seniors)	2.5 (seniors)	\$30/month \$10/class or \$50/month	

Activity	Number of days offered	Hours operated	Cost	Other
<b>Fitness- Gym</b>	5	10 (M-Th) 8.5 (Fr)	As above	
<b>Gymbaroo for pre-schoolers*</b>	3	5.5	N/A	Babies to 5 years
<b>Whelan Irish dancing*</b>	2	3	N/A	
<b>Weight lifting</b>	4	4	\$15/class, \$50/month	16yrs+
<b>Basketball</b>	5	3	\$3	
<b>Martial Arts:</b>	4	-	\$20/class	
Ju Jitsu		2 (Wed)		12yrs+
Sydney University Judo*		NA		All ages
Kei Shin Kan Karate*		1 (Tues)		senior

Source: Activities Schedule PCYC South Sydney July 2018. \* indicates programs run by partner organisations

The PCYC also offers programming for targeted service groups. Table 47 outlines the specialist programs currently offered by the PCYC.

**Table 47 Targeted programs offered by PCYC South Sydney**

Program	Description
Rise Up	The "Fit Together" Program, run weekly, designed to support the family unit. This program will also include the Job Ready program as part of Fit For Work. Fit For Life commenced in 2019, as an early morning boxing and breakfast program designed to create healthy, attentive and attending young people for school retention. Participation is reported as 60 local young people and their families
Nations of Origins program	Redfern Oval is used as part of PCYC's Nations of Origins program. This program is an Annual Rugby League Tournament where players represent their Aboriginal Nation and the local PCYC. South Sydney PCYC supported by City of Sydney Council with PCYC South Sydney fielding; » 1 x Female U 16s Team (who made it to the finals in 2018) » 1 x U16 Male Team.
Out of school hours care and Vacation care services	During the January 2020 school holiday period, half day (9am to 12pm) activities for 5 to 12 year olds were offered at a rate of \$15 per child as follows: » Multi sport day (x2) » Street art creative workshop » Dance camp.
Boxing program	The Police run a boxing program for Indigenous kids at the National Centre for Excellence at Redfern.
Blue star Citizen and Leadership camps	PCYC sponsor young people to attend

Program	Description
Cultural exchange program	Run in partnership with other PCYCs in regional areas

Source: PCYC South Sydney as at December 2018

The PCYC also make their facilities available for other organisations to utilise. This includes;

- » South Sydney Aboriginal Resource Corporation (providing financial support to Indigenous youth and woman wishing to participate in sporting activities)
- » Urban Rec (Basketball, Netball and Multi Sport social competitions)
- » Hillsong Youth Services (HYS)– supporting the club in running afternoon programs
- » Weave, Charity Bounce, Oasis, Tribal Warriors and HYS in conjunction with South Sydney PCYC run a free 3 on 3 basketball competition for the community on the last Friday of every school holidays

### D-3 Existing facility description

The PCYC South Sydney facility is a single story building of masonry construction typical of the 1950's era. It has a gross floor area of approximately 1,275sqm on a land area of approximately 3,770sqm. The size facility is considered comparable with the average size for most suburban community and recreation centres which are typically between 1,000 and 1,500sqm.

There are 5 main room areas within the facility:

- » Large room used for boxing ring and small fitness gym
- » Medium room used for martial arts and gymbaroo
- » Small meeting room used for traffic offenders and safer driver programs and case management
- » Small former storage room used for weight lifting
- » Activity room/dance studio

Supporting areas of the facility include an entry or foyer area, kitchen, staff offices, WC amenities, storage rooms, an external sports/basketball court, an external small children's playground and approximately 8 onsite parking for Police and the PCYC manager (no patron parking).

### D-4 Identified facility issues

PCYC has over the last 5 years spent nearly \$300,000 in repairs and functional improvements at the South Sydney club. Typical examples of these works include CCTV and shade canopy installation, landscaping, new fencing and repairs to the roof, floors and walls.

Despite this investment, as a very old building, the facility is considered no longer fit for purpose, in part due to its poor functional layout. This includes:

- » Structural issues due to subsidence resulting from being built on reclaimed swamp land.
- » Limited capacity for large numbers. For example, the entry area, activity rooms and amenities are small spaces with limited capacity. The club cannot cater for a coach-load of school students for school sport.
- » Patron safety risk associated with the boxing gym, fitness equipment and cardio-machines being located in the same room.
- » Safety associated with clear visibility of child and adult utilisation. The functional design is inadequate for clear visibility of patron movements.

- 
- » Insufficient indoor space. For example, the requirement to provide alternative activities during inclement weather when we cannot utilise the outdoor court.
  - » Inadequate functional areas. For example, there is no space for parents to wait while their children are undertaking activities, nor viewing areas and the like.
  - » No parking on-site for patrons. Additionally, parking in the surrounding streets is limited.
  - » Inadequate amenities for today's standards. For example, lack of shower facilities, poor changing facilities, insufficient female facilities.
  - » Improved functional spaces needed for the 'Fit Together' program, for example modern training, meeting, conference rooms and the like are needed to support the educational component of this program.

PCYC's facility management strategy for this property is to continue to improve the existing functional areas and to ensure compliance with ownership requirements including fire safety, child protection and the like. More substantial improvements to the facility have been on hold pending development decisions for the site.

## D-5 Identified community needs

PCYC indicated a community survey was planned for January 2019 however access to the results has not been provided for this study. Expected outcomes from the survey were anticipated to provide an understanding of the needs and requirements of the community and key stakeholders including State and Local Government.

Community consultation undertaken for the proposal indicated some concern that the site design does not include a new facility for the PCYC. The following is taken from the *Community Consultation Outcomes Report*:

- » A few community members showed interest in where the new centre would be located. Community members were advised that the Land and Housing Corporation (LaHC) and PCYC are in discussions regarding a new fit for purpose facility for the centre within walking distance of the existing site.
- » Close to a third (28%) of survey respondents advised that they use the PCYC for the gym, recreation and driver training. A couple of community members commented that the centre is valued and used by local young people.
- » Many supported a new and modern facility, with a few suggestions from a small number of people to build a larger well designed facility that can cater to the needs of both Redfern and Waterloo residents of all age groups, and provides a continuum of service provision as the change takes place.



