



600-660 ELIZABETH STREET REDFERN

COMMUNITY CONSULTATION REPORT

Prepared for NSW Land and Housing Corporation (LAHC)

February 2020

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EXECUTIVE SUMMARY

This report presents the findings from community consultation undertaken for the Redfern Communities Plus site located at 600-660 Elizabeth Street Redfern. Consultation was conducted by RPS on behalf of the NSW Land and Housing Corporation (LAHC) during October 2019.

Key themes emerged from the feedback and are structured in Section 3 of this report under the key subject areas. Feedback has been summarised to provide an overview of each theme.

Background

The Redfern redevelopment site was originally nominated by the NSW Department of Planning, Industry and Environment (DPIE) as a State Significant Precinct (SSP). The planning pathway for the site recently changed from an SSP to a Planning Proposal process led by the City of Sydney (CoS).

The 1.1-hectare site is located at 600-660 Elizabeth Street Redfern, directly opposite Redfern Oval and forms the south-west corner of the Redfern Estate. Residents of Redfern are a diverse mix of cultures, including a long-established Aboriginal and Torres Strait Islander population with strong cultural and historical significance.

The redevelopment is part of the Communities Plus 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. The Redfern project aligns with Future Directions, by providing innovative options for private sector investment in social housing under a long term lease.

Consultation summary

LAHC recognises the critical role of the community in this redevelopment and supports ongoing engagement with community groups, social housing tenants, NGO's, Government agencies, the general public and Aboriginal and Torres Strait Islander community members and organisations with the intention to build networks, connections, relationships and community cohesion. The community consultation was designed to hear the views and perspectives held by the local community regarding key elements of the redevelopment proposal. The consultation process involved face to face and online activities underpinned by early engagement with stakeholders including targeted briefings and information sessions.

Key subject areas and themes

The consultation was guided by four key subject areas:

- What the Redfern community like about their local area
- What facilities the local community regularly use
- Key features of the redevelopment proposal
- Key features of publicly accessible open spaces in the Redfern redevelopment proposal

Community members provided feedback on each of the subject areas to help inform the master planning process for the site. Themes were identified through the analysis of community surveys, written feedback and responses to the interactive activity. The consultation methodology is described in detail in Section 2 of this report.

A brief summary of the findings, by each subject area is provided below.

What the Redfern community like about their local area

There is a strong sense of community in the Redfern area. Community members expressed the value they place on proximity to transport, community services and the local parks and playgrounds.

Many community members felt that the diverse community and culture are what make Redfern special. It is a place where people know their neighbours and welcome opportunities for social interactions. Redfern is a place where some of the community feel safe and enjoy the diversity of cafes and retail areas available in walking distance from their homes.

Facilities the local community regularly use

Many of the services and facilities that are available in the Redfern area are important to respondents. Community services, including Counterpoint Community Services, Redfern Legal Centre and WEAVE Women and Children's Centre were seen as highly valued services by those who use them.

We heard that education and recreation facilities are important assets in the local area underpinning the sense of community. Redfern Park in particular is a well-used public open space which is appreciated by the local community. Redfern Park and Oval afford community members the opportunity to exercise, walk their dogs and socialise with friends.

The accessibility and convenience of local medical services was recognised by many. For some community members, longer hours of operation would increase accessibility and enable more people to use the services, particularly as the area's population increases.

Key features of the redevelopment proposal

There was general support for the redevelopment of the site; to house a new community comprising social, affordable and private housing tenants. There was interest in increasing the percentage of social and affordable housing in the redevelopment, with Aboriginal designated housing being a priority for some.

Features including the active retail plaza and a designated community space were well received by the community. Many were interested in seeing more activities that cater to all community members being provided in the future.

There was concern that an increase in population would place greater pressure on infrastructure and services.

People are keen to see diversity in the height of buildings. Most support over 90% of the site being nine storeys or less. A small number of community members questioned the height of the single tower on Kettle Street and potential impacts to existing views.

Feedback indicated general support for the relocation of the Redfern Police Citizens Youth Club (PCYC) to a new fit for purpose facility near the existing site.

We heard that people are interested in the design features of the buildings. They would like to see the provision of car parking, balconies and acoustic and visual privacy measures. Some people are keen to see a building design that minimises overshadowing on surrounding areas.

There is a desire for medical services to be provided on-site including a medical centre and chemist. Improving transport connection and accessibility to the site through improved signage and more bus routes was seen as important for a small number of people.

Key features of publicly accessible open space

People want an environment that is safe and free from vandalism and anti-social behaviour. The inclusion of urban design features was suggested to facilitate a feeling of safety including lighting, opportunities for passive surveillance and the creation of areas where activity is promoted.

People are keen to see areas where they can sit and linger and socialise with their neighbours, such as the proposed communal garden on Phillip Street. In general, increasing green spaces (gardens, landscaping and street trees) was viewed as an opportunity to positively improve the local environment. Many community members want to see the area's Aboriginal history and culture reflected in the landscape, public art and signage.

Feedback showed that people want improved local amenities including footpaths, bike and walking routes. Places for active recreation and exercise (for community members and their animals) are also future aspirations for the area.

1 INTRODUCTION

LAHC recognises the important role the local community plays in the long term future of the Redfern development site. To better understand community views and aspirations, engagement with the local community groups, social housing tenants, NGO's, Government agencies, Aboriginal and Torres Strait Islander individuals and organisations and the general public has been undertaken through a range of consultation approaches. This includes targeted briefings, drop-in information sessions and online surveys.

Redfern has always been a place with strong Aboriginal cultural and historical significance. Aboriginal community members and organisations are key stakeholders in this project and in addition to the broader consultation approaches, specific strategies to better understand the voice and perspectives of Aboriginal people have been employed through the engagement of an Aboriginal Liaison Officer to liaise with the Aboriginal community, as well as the engagement of PricewaterhouseCoopers Indigenous Consulting (PIC), a majority Indigenous owned, led and staffed company. PIC is working with the Aboriginal community to have conversations and listen to stories to better understand the needs and aspirations of the community to help inform future housing and cultural needs for Aboriginal people.

This report documents the findings from community consultation on the redevelopment of the Redfern Communities Plus site in October 2019.

The purpose of the community consultation was to engage with the local Redfern community and provide them with an overview of the redevelopment proposal for the site, with specific focus on the site design and buildings, landscape features and key elements of the project, and to seek feedback on this project. This report provides the project background and objectives, describes the consultation methodology and presents the overall findings from the consultation.

1.1 Project background

The NSW Government plans to pilot a Build-to-Rent project with social, affordable and private rental housing at 600-660 Elizabeth Street Redfern (see *Figure 1*). The redevelopment is part of the Communities Plus program and will be delivered by LAHC as a pilot Build-to-Rent model.

The project will deliver:

- New fit for purpose social and affordable housing (up to 35% of all homes), with the remainder market rental housing
- A new public retail plaza
- New shops, cafes and community space
- Communal garden

Figure 1 The redevelopment site



Communities Plus

Communities Plus is a key program under *Future Directions for Social Housing in NSW*. The program is developing high-quality integrated residential areas with “a strong sense of place close to transport, employment and community facilities”. The aim of the program is to deliver more social housing, provide people with better social housing experience and more opportunities and support for social housing tenants. Communities Plus will deliver:

- Up to 23,000 new and replacement social housing dwellings (over a 10-year program)
- 500 affordable housing dwellings
- Up to 40,000 private dwellings across NSW

Built-to-Rent

In 2018, the NSW Government announced that the site will be delivered as a pilot Build-to-Rent model; an innovative strategy to increase the supply of social, affordable and private housing.

The Build-to-Rent model provides opportunities 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. Once the lease expires the land and buildings are returned to the NSW Government.

Planning proposal

The planning pathway for the Redfern site recently changed from a SSP to a Planning Proposal process led by the City of Sydney. 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. The master planning for the site is being undertaken in accordance with 24 key study requirements that were associated with the original SSP process and this report has been prepared in response to study requirement item 24 *Consultation*.

The master planning process and requirements are subject to change as the project progresses, and consultation will be ongoing during all stages of the project.

1.2 Consultation purpose and objectives

LAHC is preparing the necessary studies as set out in the original SSP study requirements to support the Planning Proposal rezoning and development of the site. The study requirements were established to inform the planning process and consultation with the community is a critical part of the process.

The objectives of this consultation were to:

- Raise awareness within the community about the redevelopment of the site
- Provide an overview of the key elements of the redevelopment proposal
- Encourage feedback from the Redfern community on the proposed building footprints, key elements of the project and features of the proposed landscaping
- Seek feedback from the community on what they value about the local area
- Gain an understanding of the surrounding facilities valued and used by local community members

The feedback obtained through the community consultation has helped LAHC understand community priorities and aspirations and assist in shaping the project outcomes.

2 METHODOLOGY

The consultation approach adopted for the Redfern redevelopment site included targeted briefings with key stakeholder groups and NGOs as well as engagement with local social housing tenants and the general community. The process provided opportunities for members of the community and other stakeholders with an interest in the redevelopment to find out more and share their views through face to face or online activities.

2.1 Community drop-in information sessions

Two community drop-in information sessions were held in October 2019 (see *Table 1*) in the vicinity of the Redfern redevelopment site. Invitations to the drop-in sessions were distributed in the local area to residents, community groups and service providers to promote attendance and participation. The display boards, information on the redevelopment proposal and details of the drop-in sessions were also available on the LAHC Communities Plus webpage.

The sessions were designed to be engaging, interactive and informative, and key elements of the redevelopment were presented on display boards. The sessions were facilitated by members of the LAHC Communities Plus Redfern project team and relevant technical consultants with the support of RPS. Participants were encouraged to ask questions of the project team and provide their feedback.

Table 1: Summary of community drop-in information sessions

Summary of community drop-in information sessions		
Session	Location/date/time	Number of attendees*
Session 1	Poets Corner, Tuesday 15 October 2019, 1:00pm – 4:00pm	120
Session 2	Redfern Town Hall, Friday 18 October, 5:00pm – 8:00pm	16

*estimate number of attendees

Upon arrival, attendees were able to complete a registration form (see *Figures 2 and 3*) and provide their contact details so they could be added to the project mailing list in order to receive updates on the redevelopment.



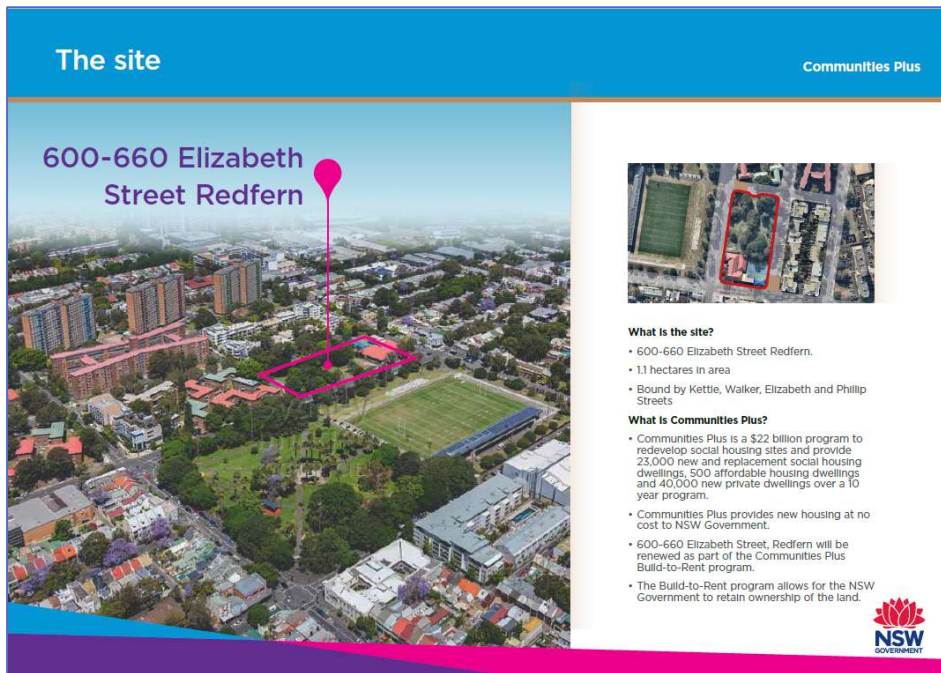
Figure 2 Registration Table – Poets Corner



Figure 3 Registration Table – Redfern Town Hall

2.2 Display boards

Display boards were used to provide the community with information on key elements of the redevelopment as shown in *Figures 4 to 7*.



The board presented information on the redevelopment site including the size and location. Information on the Communities Plus program was provided, including the objectives and introduction to the Build-to-Rent model.

Figure 4 Display board – The site



The board featured a map of the Redfern area with local services and facilities including community, education, health, recreation and shopping.

Figure 5 Display board – Well connected with nearby facilities

The 'features of a new design – buildings' display board (see *Figure 6*) provided information on key elements of the redevelopment. This included a new mixed community with around 500 new homes; up to 35% social and affordable housing; over 90% of the site being nine storeys or less; improved and expanded public plaza on Kettle Street and new shops, cafes and community space.

Additional information depicted a community garden on Phillip Street, 6-9 storey buildings along Elizabeth Street; no shadowing on Redfern Park beyond 10am; a single tower on the corner of Kettle and Walker Streets; 5-6 storey buildings along Walker Street and optimised sun access to the Waterloo Conservation Area.

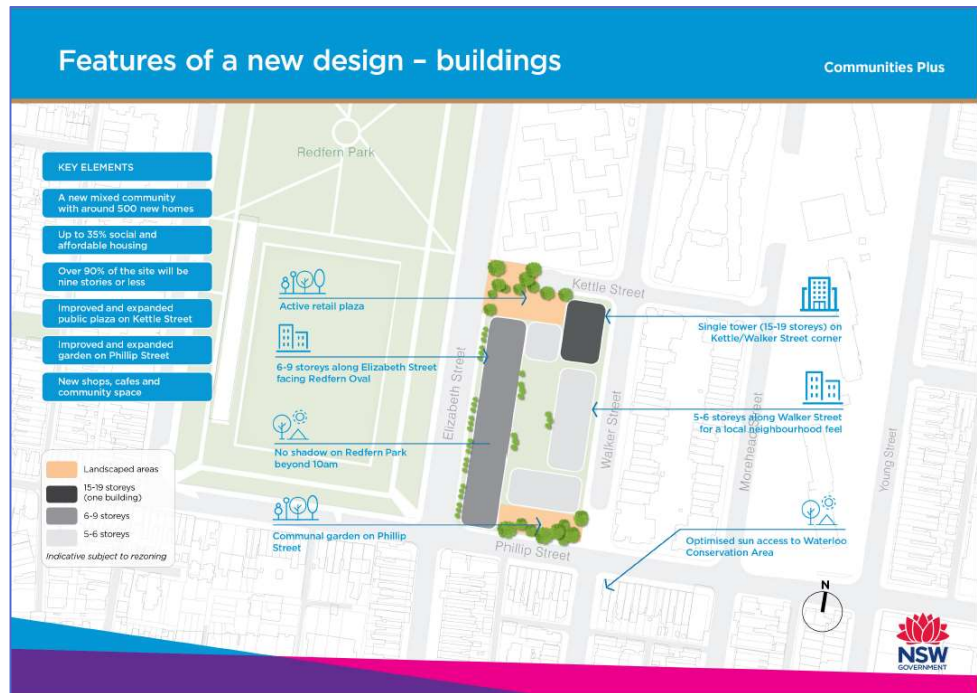


Figure 6 Display board – Features of a new design - buildings

The board presented key landscape and design elements including a new public retail plaza on Kettle Street connected to local bike and walking lanes; green roof tops and a central outdoor space for residents; public art reflecting local culture and history; more street trees and improved footpaths and a communal garden on Phillip Street to transition to the heritage area.

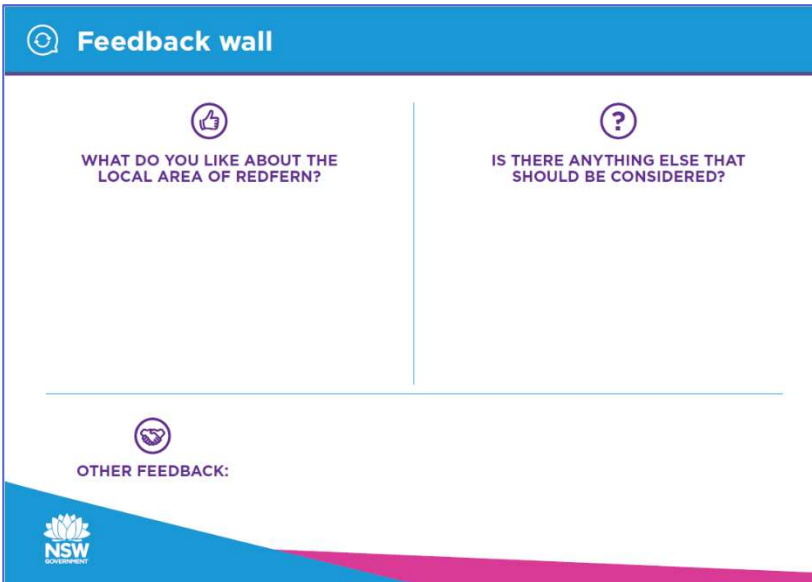


Figure 7 Display board – Features of a new design - landscape

2.3 Feedback mechanisms

Feedback walls

Feedback walls were placed below the display boards to prompt community members to provide feedback on what they like about the local area of Redfern and whether there is anything else that should be considered for the redevelopment. A space for general feedback regarding the project was also available.



Community members were encouraged to write their feedback on sticky notes and place them on the feedback wall (as shown in Figures 9 and 10 below).

Figure 8 Feedback wall



Figure 9 Display board and feedback wall (Poets Corner)

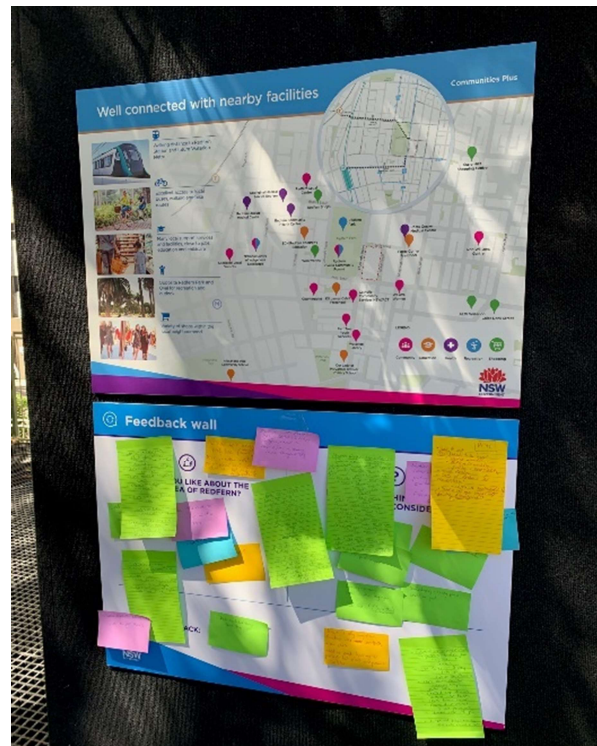


Figure 10 Display board, feedback wall and sticky notes for community comments to be captured (Poets Corner)

Community survey

A community survey was available in hard copy format and online (on iPads) at the drop-in information sessions. Attendees were encouraged to complete the survey on the spot, however community members preferred to talk through their responses with project team members. For attendees who wanted to complete the survey at a later time, reply paid envelopes were provided.

A Russian and a Chinese bilingual worker were present at both sessions to assist members of the community to understand the redevelopment information. Surveys were also available in Chinese and Russian.

The community survey was available for completion on the Redfern Communities Plus webpage for two weeks during the community consultation period. A summary of all surveys completed during the consultation period is provided in *Table 2*.

Table 2: Summary of completed community surveys

Redfern redevelopment community survey	
Survey format	Number of respondents
Hard copy	36
Online	11
Russian	14
Chinese	18
Postal, reply paid envelope	2
Total survey completions	81

Chocolate wheel

A chocolate wheel was placed on the registration table to help engage the community members. The community were encouraged to 'spin to win' a chocolate or muesli bar by answering targeted questions about the redevelopment. In total, 21 attendees participated in the activity. The questions included:

1. What do you like about the local area of Redfern?
2. What are the most important factors in this project for you?
3. Is there anything else that should be considered?

Session 1 – Poets Corner



Session 2 – Redfern Town Hall



2.4 Analysis of feedback

This section details community feedback across comparable themes, issues and suggestions. Although all feedback has been considered, this report does not present every individual comment received. Where individual comments support or offer an alternate view on a key theme, these have been presented.

Key subject areas and themes

Four key subject areas guided the consultation and directly relate to the display boards. These were:

1. What the Redfern community like about their local area
2. What facilities the local community regularly use
3. Key features of the redevelopment site
4. Key features of publicly accessible open space

Key themes emerged from the feedback and are structured in Section 3 of the report under the subject areas. Feedback has been paraphrased to capture the essence of the theme as noted by multiple community members.

3 COMMUNITY FEEDBACK

The following section details the key findings received during the consultation period.

3.1 What the Redfern community like about their local area.

Community members were asked “*What do you like about the local area of Redfern*”, both in the survey and at community drop-in information sessions. Survey results, as shown in *Figure 11*, highlight a sense of community and local parks and playgrounds as the two most common features selected by respondents.

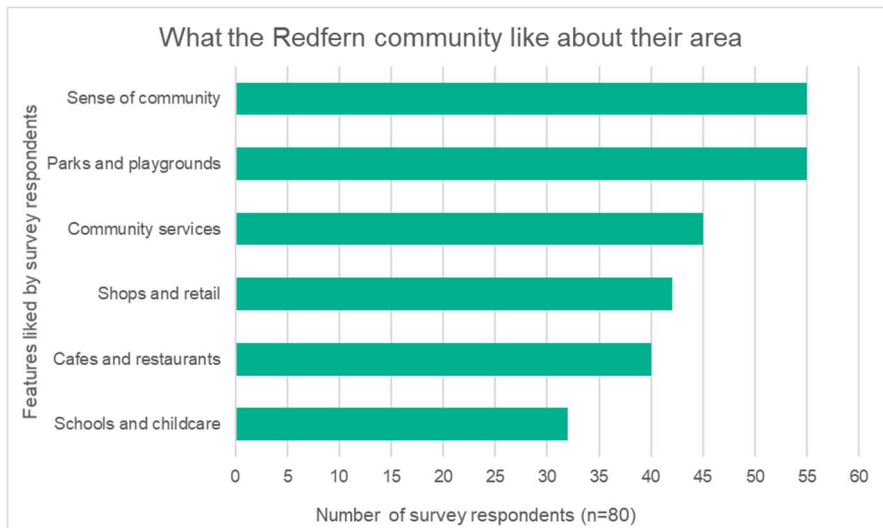


Figure 11 What the Redfern community like about their area

Sense of community



The majority (around 70%) of survey respondents indicated they felt a strong sense of community within Redfern. Some attribute this to local men’s and woman’s groups in the area. For others, the local Aboriginal community contributes to a strong sense of place. This was supported by some community members who recognise and enjoy the diversity and friendliness of the community as a place where neighbours know each other. For some people, a sense of community stems from their long-term connection to the area.

- **“The people are happy and friendly, and it is a safe place near public transport”**
Session attendee
- **“... Get along and we know each other, love and support each other”**
Session attendee

Parks and playgrounds



Most of the survey respondents (almost 70%) indicated that they liked the parks and playgrounds within the local area. Some community members 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 services



The convenience and accessibility to community services was highly regarded by more than half of survey respondents, (56%) which was 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.

- ***“Close and convenient – can visit mental health, doctor, easy to get to places”***
Session attendee
- ***“There is plenty of services of all types”***
Survey respondent

Shops and cafes



Feedback revealed that local shops, cafes and restaurants are what people like about the Redfern area. The availability and accessibility of supermarkets including Coles and Woolworths, and local pubs and cafes were noted as important to many people, as they present the opportunity to socialise with friends.

- ***“I like the fact that it’s got lots of eateries and shops”***
Session attendee

Schools and childcare



The provision of schools and childcare services was regarded by 40% of survey respondents as a positive aspect of the local area.

Proximity and transport options



A quarter of all community members that were consulted indicated that the proximity of Redfern to transport (buses and trains), community services, shops and the Sydney CBD and Inner West was highly valued. The proximity of Redfern to the city enables them to walk and/or ride their bike.

Feeling safe



Some commented on feeling safe in their neighbourhood, with acknowledgement that safety and security has improved in the Redfern area.

- ***“The people are happy and friendly, and it is a safe place near public transport”***
Session attendee

3.2 Facilities the local community regularly use

Community members were asked “**Which local facilities they regularly use**”. The following section combines community drop-in information session feedback and survey results relating to services and facilities.

Community services



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 surveyed indicated that they regularly use Waterloo Library. Other people used Redfern Legal Centre and WEAVE Women and Children’s Centre equally, with a quarter of people (25%) consulted mentioning these services. Other local services used by community members include Catholic Community Services, Fact Tree Youth Services, 107 Projects and the Aboriginal Legal Centre.

Individual suggestions for improvements to local services were made including the need for more services for women and more support offered in languages other than English.

Education facilities



Poets Corner Preschool is regularly used by around a quarter (27%) of those surveyed. This was closely followed by Alexandra Park School (23%). 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%) and KU James Cahill Childcare (15%).

Recreation facilities



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. They indicated that the park provides community members with the opportunity to walk their dogs, sit, 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.

- **“I do Tai chi in Redfern Park...sit and reflect”**

Survey respondent

The National Centre for Indigenous Excellence (NCIE) was used by 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.

- **“...Use NCIE as my gym...PCYC for urban recreation”**

Survey respondent

Medical services



Community members regularly use the various medical services available in the Redfern area. As previously mentioned, more than half (56%) of survey respondents indicated that the convenience and accessibility of medical services was important to them. For many community members surveyed (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.

Shops



The Redfern area contains several supermarkets for the local community to choose from. Almost half (49%) of survey respondents use the Aldi in Waterloo, with the Redfern Woolworths identified as the second most popular option with 46% of people using this store for their grocery needs. This was supported by some community members who stated they use the local Woolworths, conveniently located on the other side of Redfern Park.

Other local stores mentioned included Surry Hills Shopping Centre, the local Redfern shops, Coles Dank Street (with a third of survey respondents using this store regularly).

A quarter (25%) of survey respondents use the Poets Corner Supermarket, with the closeness and convenience being cited as reasons for regular use of this store.

Meeting rooms



Meetings rooms were the least used facility 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.

3.3 Site design and landscape features

During the consultation, the below images *Figure 12 and 13*, were provided depicting key design elements, and landscape features of the redevelopment proposal. Survey respondents were asked to consider, **“What are the most important factors for you in the design of the site and why?”** and were provided with space for open text responses. Many survey respondents ticked, circled or crossed out the key elements or the annotations to indicate their support or lack of support for each feature.

The following section presents the key themes identified in the feedback and survey data.

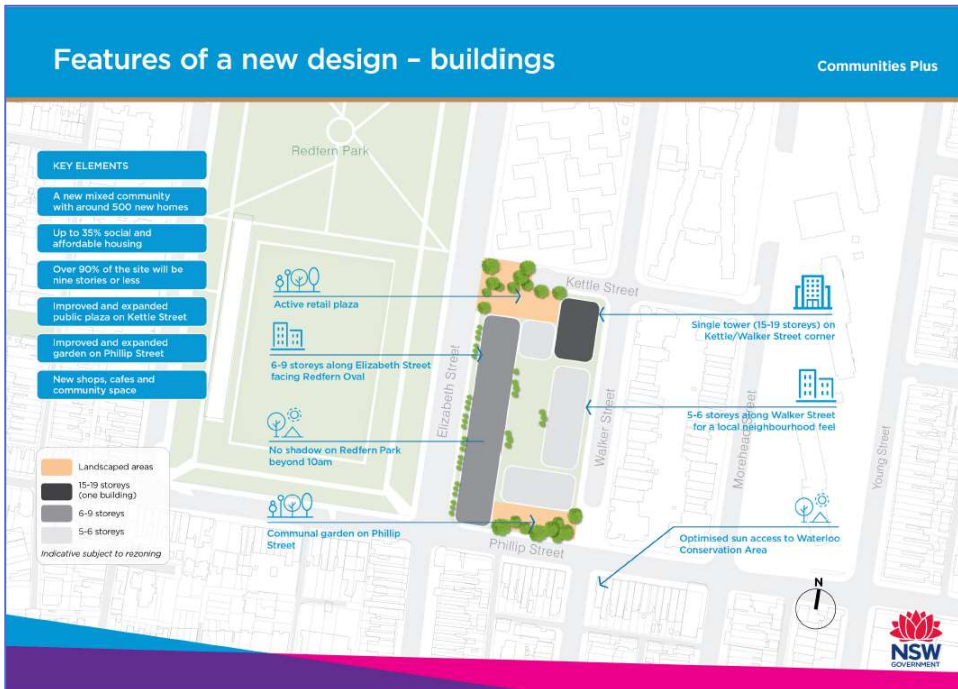


Figure 12 Features of a new design - buildings



Figure 13 Features of a new design - landscape

Active retail plaza



Around half (49%) of survey respondents showed their support for an active retail plaza on Kettle Street. This sentiment was shared by some local community members at the community drop-in sessions who expressed their desire to see retail stores, cafes and restaurants in the plaza. Suggestions for retail stores included an Australian-owned supermarket, grocery store, a shoe shop, sandwich shop, newsagency, chemist, op-shop and pop-up store.

One community member expressed their desire for the retail plaza to include affordable options to cater for all of the community.

Additional suggestions made by community members included the provision of a bank or ATM, small commercial spaces and artist studios.

- ***“An active retail plaza would make the ‘oldies’ feel safe”***
Survey respondent
- ***“The improved plaza would be great”***
Survey respondent

The provision of social and affordable housing



Close to half (45%) of all survey respondents indicated their support for up to 35% social and affordable housing to be provided as part of the redevelopment. This was also supported by several local community members at the community drop-in sessions who recognised the need to increase the amount of social housing in the area. Reasons cited by community members for an increase in the provision of social and affordable housing included the need for long-term, secure housing and housing stress experienced by many in the inner Sydney suburbs. A few people suggested that there should be a greater number of social housing dwellings in the redevelopment as it is government owned land.

- ***“I think it’s great. We need social housing provided by the State”***
Session attendee
- ***“I think these are excellent proposals and would love to see them go forwards smoothly. Good to see local development taking place in my local area. Thank you Housing Dept”***
Survey respondent

Some community members stated that an important consideration is the provision of Aboriginal and Torres Strait Islander specific housing. There was interest from a community member in relation to the percentage of dwellings that would be designated for Aboriginal housing. Another person suggested that 5% of dwellings should be allocated to Aboriginal persons.

- ***“...very important and vital that Aboriginal designated housing be provided”***
Survey respondent

Some community members suggested that all apartments should be the same regardless whether they house private, social or affordable housing tenants and that all buildings house a mix of tenant groups.

Building heights



Almost one third (32%) of survey respondents commented on the height of buildings in the redevelopment. 19% of all respondents during the drop-in information sessions indicated their support for over 90% of the site being nine (9) storeys or less. A small number of community members questioned the height of the single tower on the corner of Kettle and Walker Streets,

with some welcoming the variety of building heights and others suggesting that the building height should be minimised as it “gives a feeling of pressure”. A small number of community members questioned what impact the building heights would have on their existing views.

Redfern Police Citizens Youth Club (PCYC)



The proposed site design does not include the Redfern PCYC and some concerns were expressed about it not remaining on the existing site, with a few community members showing interest in where the new centre would be located. Community members were advised that LAHC and the PCYC are in discussions regarding a new fit for purpose facility for the centre within walking distance of the existing site.

There is overwhelming support for a new and modern facility, with a few suggesting that a larger, well designed facility is built that can cater to the needs of both Redfern and Waterloo residents of all age groups.

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.

Future community members



A fifth (20%) of survey respondents indicated their support for the redevelopment as it would bring a ‘new mixed community’ to the area, comprised of social, affordable and private tenants. It was suggested that a new mix of people in the area would positively change the area’s image, and that the redevelopment presents an opportunity for a diverse community to “come together”.

It was noted that existing elderly residents need to be considered, as an increase in the number of people in the area and associated activity and noise could impact them.

For a small number of community members, there was concern that an increase in population could result in more social issues in the area and pressure being placed on local services and infrastructure.

A new community space



Nearly one fifth (18%) of survey respondents indicated their support for a community space. A small number of suggestions were made for the community space to contain meeting rooms in addition to being able to hold events and services such as recreational activities, computer classes and childcare services. It was noted that the community space would need to be large enough to cater to the needs of the growing community.

- **“A local community centre and venue for activity and recreational facilities”**
Session attendee
- **“I would like to see community venue for organising elderly activities”**
Survey respondent

Design and construction



There was interest in the future design of the buildings, with several ideas shared by community members. Suggestions included the provision of balconies, good ventilation in bathrooms, efficient lifts and wide doors to enable ease of access, particularly for wheelchairs. Rubbish chutes should not be included as the odour impacts on surrounding tenants.

- ***“I would love this development to happen faster”***
Survey respondent

Acoustic and visual privacy was of interest to a small proportion of community members and was mentioned in relation to building design and lived experiences in existing social housing dwellings.

Feedback from a small proportion of community members commented on the desire to see a mix of bedroom configurations, from one to three-bedroom apartments. Others indicated that it is important that the design of dwellings should be the same regardless of whether they are private, affordable or social housing apartments.

A small number of community members emphasised the importance of high-quality design and recommended that the functionality and safety of the buildings should not be compromised for the sake of design aesthetics.

- ***“Design is really important...function over aesthetic but [it] still needs to look good”*** -
Session attendee

Overshadowing and solar access to surrounding areas



A small number of survey respondents indicated their support for the redevelopment minimising overshadowing impacts on Redfern Park after 10am, however a few expressed their view that overshadowing should not occur at any time. Sunlight reception to the open space in the centre of the redevelopment was the focus for some community members, with questions raised regarding the potential for this area to be overshadowed by the surrounding buildings.

A small proportion of community members provided feedback on the redevelopment ensuring that there is 'optimised sun access to Waterloo Conservation Area, indicating their support for this consideration.

On-site medical services



Suggestions were received from several community members for the redevelopment to include on-site medical services, such as 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 highly desirable, particularly by Russian community members. It was noted that by relocating the existing Poets Corner Medical Centre to the new site, it would be easier to access and be more visible to the local community.

Parking



A small proportion of community members questioned whether the redevelopment would include car parking for tenants, as it was noted that parking is an issue in the local area due to the lack of on-street parking.

Transport



Suggestions were received from a small number of community members for improvements to transport services in the area. The aspiration was for more information signage, bus routes and services (to Alexandra Park School and Redfern Station), the integration of Metro stops and the Light Rail and improved promotion of the community bus provided by the City of Sydney Council.

Landscape features

Community members provided feedback about “*What is important to them regarding publicly accessible open spaces and why?*”. Figure 14 below presents the survey findings, and the community feedback is expanded on below.

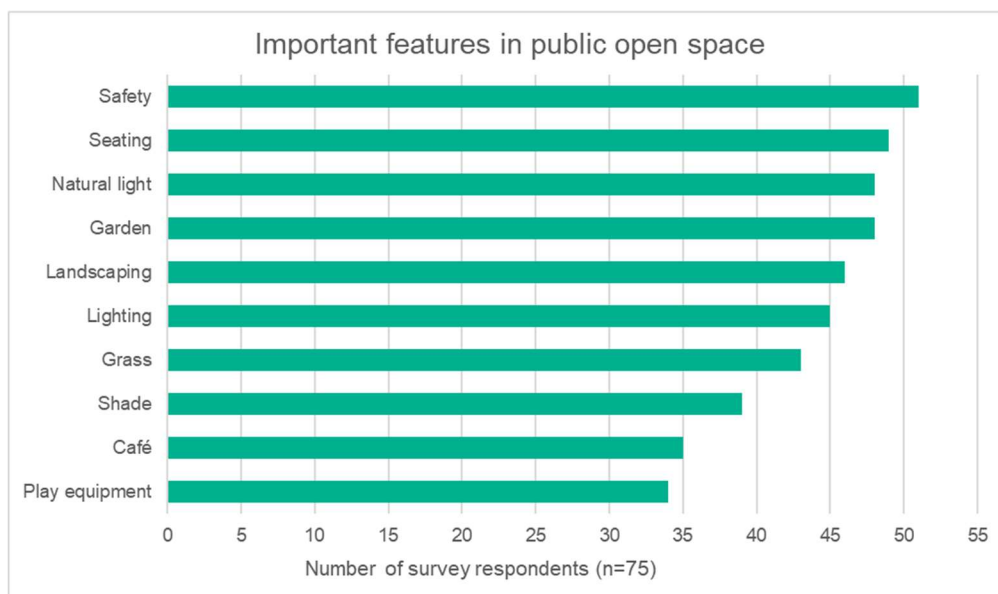


Figure 14 Important features of publicly accessible open spaces (survey results)

Safety



The subject of safety was discussed in both the survey and community drop-in sessions, with a large proportion (63%) of survey respondents agreeing that safety is the most important feature to consider in the design of publicly accessible open spaces. Several session attendees noted that safety is an important consideration, with lighting, passive surveillance, the presence of security guards and activity contributing to an increased sense of safety, particularly for elder community members.

A few session attendees noted that the retail plaza and central open space needs to feel safe. A small number of community members raised concerns about vandalism and anti-social behaviour while others expressed concern that the open space at the centre of the redevelopment could be a potential location for antisocial behaviour.

Seating



The opportunity to sit and linger within a public open space was recognised as an important design consideration. For more than half (60%) of survey respondents, seating was the second most important feature in public open space. Seating provides the opportunity for people to sit and relax and socialise with others; a sentiment expressed by a few community members.

- ***“I wish to see more public areas...in open area for sunlight and seating, socialising with neighbours”***
Survey respondent

Communal garden on Phillip Street



More than half (59%) of survey respondents view gardens as a key element in the design of open space, with a third (33%) specifically indicating their support for a communal garden on Phillip Street. One community member requested that the garden is communal and not individualised plots and another suggested that facilities cater for all.

- ***“I would love to see more exercise facilities in the Phillip Street garden as many parks and gardens with facilities are mainly for younger people”***
Session attendee

Green roof tops and outdoor open spaces



Community members in general welcomed the idea of an increase in public open space in the area. A small proportion (11%) of the community indicated their support for green rooftops and a central outdoor space for residents. More than half of the survey respondents indicated gardens (59%) and grass (53%) as key features they'd like to see in the design of open space. Landscaping was identified as important (46%), with the site presenting the opportunity to reflect Indigenous culture in the design of landscapes and gardens.

More street trees and improved footpaths



Many community members emphasised the importance of trees and the general desire to see an increase in the tree coverage and canopy in the area. Several people indicated their support specifically for more street trees (particularly along Elizabeth Street) and improved footpaths. Trees provide shade for pedestrians, with almost half (46%) of survey respondents identifying shade as an important urban design consideration.

- ***“Overall tree coverage and canopy should increase”***
Survey respondent

Local bike and walking routes



Some community members supported the provision of local bike and walking routes. A couple of survey respondents recognised that improved walking routes would provide better amenities for dog walking and others indicated the future connectivity to the new retail plaza would be a welcomed feature.

Public art reflecting local culture and history



The inclusion of public art in the redevelopment site was seen as a positive aspect by several community members. It was noted that new public art could present the opportunity for Aboriginal history and culture to be celebrated and suggested that local Aboriginal people and groups could be involved in the process. Another community member suggested that the area should contain Aboriginal signage and place names.

Exercise areas and equipment



The inclusion of outdoor exercise equipment in the redevelopment was favoured by a small number of community members particularly in the Phillip Street garden. It was noted that equipment should cater to all ages (elderly and youth). A couple of community members suggested that the existing basketball courts are maintained for local youth and that they would like a swimming pool in the area.

Dog facilities



A small number of community members indicated that they own a dog and wish to see the implementation of dog zones in the area (dog fountain, play area and off-leash areas).

3.4 Additional themes

The following section presents additional themes that appeared in the feedback, that are not directly related to the four key subject areas.

Employment



A small number of community members asked questions about employment opportunities for local people in the construction of the new buildings. Suggestions were made by a few community members that the redevelopment presents an opportunity to employ local people currently experiencing unemployment, particularly local Aboriginal people.

Geographical discrimination



Geographical discrimination was discussed by a small number of session attendees. It was suggested that local food services will not deliver to the Redfern Estate and that some people experience discrimination in local retail stores. One community member suggested the redevelopment site should present an image that doesn't emphasise 'public housing' as this would result in a stigma being associated with the proposed new development.

Appendix A Community demographics

Demographic information was collected in the community survey and includes age, gender and connection to the area. Demographic information of survey respondents is presented in *Figures 15 to 17*.

Demographic information was not collected during the community drop-in information sessions however, it was observed by LAHC and RPS that the majority of people were local social housing residents with a fairly balanced representation of males and females. No children attended the drop-in sessions or provided feedback.

Age

Persons aged in the 65 to 79 year age bracket had the highest representation of all survey respondents, with 42% selecting this option (see *Figure 15*). Persons aged 55-64 was the second most dominant age group with 14%.

This was closely followed by the 45-54 year age bracket, with 11%. Less represented age groups include:

- 25-34 years (9%)
- 80+ years (9%)
- 35-44 years (6%)
- 18-24 years (2%)
- Under 18 years of age (1%)

Five people did not provide an age.

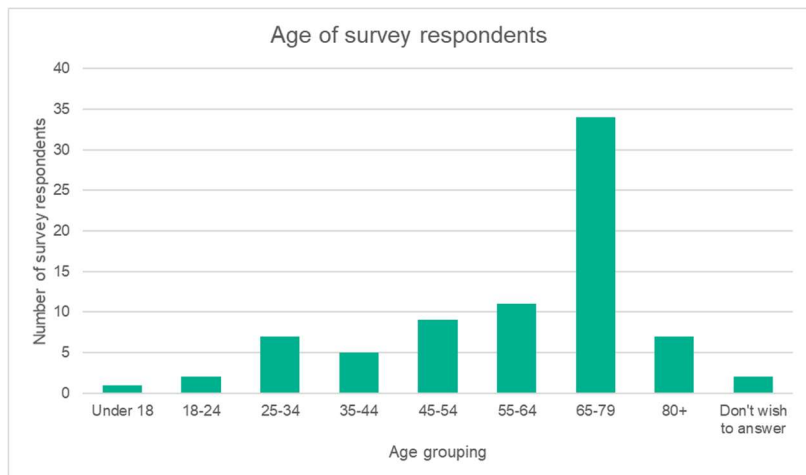


Figure 15 Age of survey respondents

Gender

As shown in *Figure 16*, there was a greater representation from females that completed the community survey (57%) than males (42%).

One person elected to not answer and four people skipped the question.

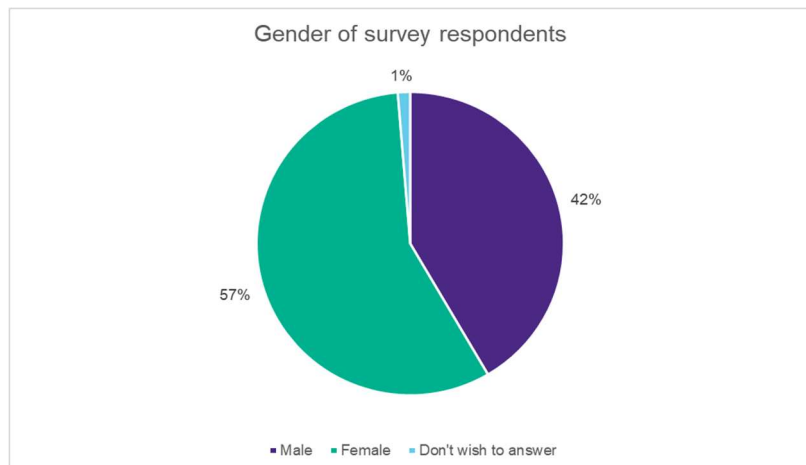


Figure 16 Gender of survey respondents

ATSI

5% of survey respondents identified as Aboriginal or Torres Strait Islander.

Connection to the Redfern area

Survey respondents were asked to indicate their connection to the Redfern local area. The vast majority of respondents were social housing residents with over half (53%) from Redfern, and 20% from Waterloo. 14% indicated they were private residents living locally and 11% worked locally.

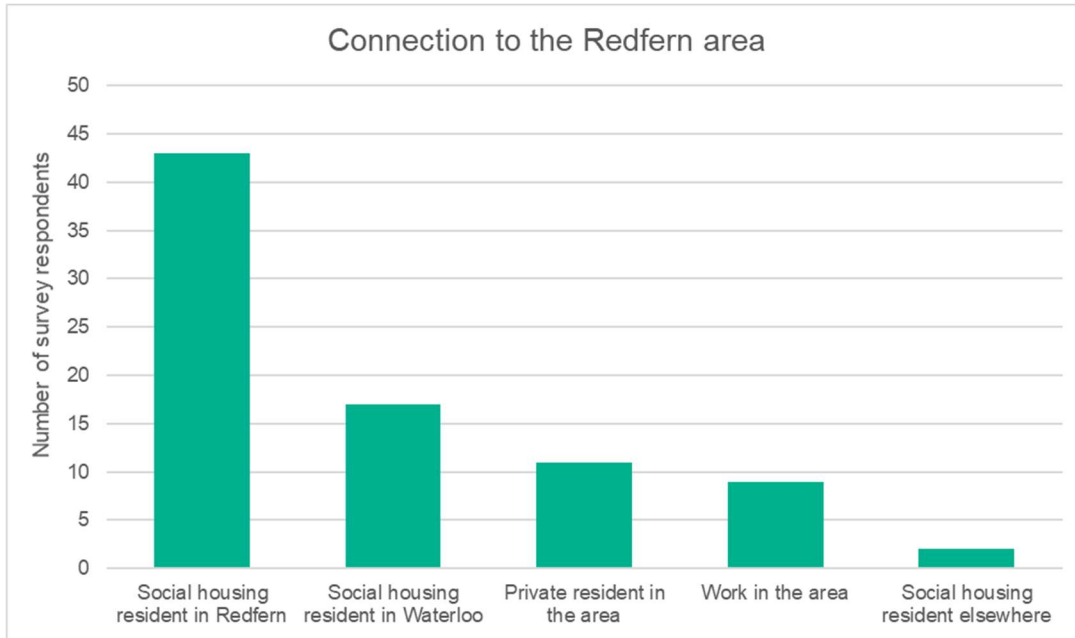


Figure 17 Connection to the Redfern area

