



UrbanGrowth NSW

Central to Eveleigh Urban Transformation and Transport Program Community Infrastructure and Social Issues Review

September 2015

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Executive summary

Purpose

This report presents a Community Infrastructure and Social Issues Review (CISIR) for the Central to Eveleigh Urban Transformation and Transport Program which covers government land in and around the rail corridor from Central to Macdonaldtown and Erskineville stations. Along with other technical studies which consider issues associated with transport, economics and housing need, this assessment will inform an Urban Transformation Study for the Central to Eveleigh Study Area.

This CISIR seeks to understand the profile of existing and potential communities, including social characteristics, community infrastructure needs, and potential social risks and opportunities associated with the renewal. This is essential to inform the feasibility analysis for the overall Central to Eveleigh urban renewal process, and ensure that social impacts are minimised whilst benefits are maximised for community members.

This study is informed by leading practice frameworks for ensuring that social sustainability is a key consideration and outcome of urban renewal developments. This includes delivering places that are vibrant and connected, where the population is diverse and supported, and the environment contributes to healthy and safe lifestyles.

Existing social profile

In 2011, the resident population of the Study Area was approximately 52,000¹ which made up 30% of the population of the City of Sydney Local Government Area.

To the north of the Study Area is Central Station, with the suburbs of Ultimo, Haymarket, Chippendale to the north and west of the station, and Surry Hills to the east. Ultimo, Haymarket and Chippendale have high populations of students living in these suburbs, including international students due to nearby University of Technology Sydney (UTS), Notre Dame University and the University of Sydney. Residents living in Ultimo and Haymarket display higher levels of social disadvantage, which is seen in the lower scores for these suburbs on the Socio-Economic Indexes for Areas (SEIFA) Index of Relative Disadvantage compared to the LGA average. In contrast, Surry Hills is characterised by higher incomes and education levels. Overall, there are high numbers of students as well as young adults (between 25 to 34 years) in the northern local areas.

The southern parts of the Study Area include Redfern, Erskineville and Macdonaldtown Stations. Other key features include the Australian Technology Park at Eveleigh, which hosts diverse businesses including creative industries and technologies, and Carriageworks which is a significant cultural facility for Sydney. The University of Sydney plays an important role, with large numbers of students travelling through Redfern Station, and many living in the suburbs of Darlington, Redfern and Newtown. The southern part of the Study Area includes the suburbs of Redfern, Darlington and Eveleigh, and parts of Waterloo, Alexandria, Erskineville and Newtown. Residents living in the southern part of the Study Area have a diverse mix of demographic characteristics, from high numbers of social housing tenants in Redfern and Waterloo, to more young families and higher incomes in Macdonaldtown, Erskineville and Alexandria. Overall, there are high numbers of young adults (between 25 to 35 years) living in the southern part of the Study Area.

Across the Study Area, business uses include commercial towers around Central Station, Haymarket and Ultimo; educational, technology and creative businesses associated with the

¹ Based on Australian Bureau of Statistics Census data for 2011

universities and Carriageworks; health and medical clinical and research precincts; Australian Technology Park; light industrial uses to the south, and the many retail and hospitality businesses throughout the Study Area. Based on the City of Sydney Employment Survey for 2012, the top industries by employment demonstrate the diversity of employees who currently work in the Study Area, from professionals in the health, education, technology and business sectors, to creatives, people working in retail and hospitality, and factory and warehouse workers.

A large number of visitors travel through the Study Area each day, including international and Australian tourists, students, workers, and people visiting local attractions, shops and facilities. In 2011 there were 8,809 overnight visitors, including domestic and international visitors.

Stakeholder and community consultation

The views and understanding of social issues and concerns as identified through consultation with the community and key stakeholders is an important input to this assessment and is recognised in leading practice frameworks. UrbanGrowth NSW has recently undertaken a number of stakeholder and community consultation activities to inform the proposed renewal of the Central to Eveleigh Study Area. The outcomes of these and previous consultation activities, including interviews with service providers and feedback provided at the May 2015 Study Night, have been considered in the assessment of social impacts and opportunities, and the community infrastructure assessment. A number of meetings have also occurred with the City of Sydney to ensure the City's community infrastructure and social issue concerns were addressed through the CISIR.

Big picture assessment

Understanding the big picture factors that may influence the urban renewal of the Central to Eveleigh Study Area allows a more holistic assessment of the potential social risks and opportunities. The key trends and issues that may impact the project from a social sustainability perspective include: population growth and change in the city; housing affordability; ageing of the population; healthy cities; sustainable living and design; and technology and communication.

Indicative social profile

UrbanGrowth NSW has prepared a low, medium and high development scenario for the Central to Eveleigh Study Area for the purpose of investigating the necessary infrastructure required to service additional populations and consider potential implications associated with the growth. The scenarios indicate that by 2036 within the Study Area there will include:

- Low scenario – 29,627 additional residents and 14,350 additional workers
- Medium scenario – 42,748 additional residents and 19,604 additional workers
- High scenario – 56,430 additional residents and 25,155 additional workers

This compares to the Department of Planning and Environment's population projections for the Study Area which indicate that by 2036 there will be an additional 33,687 residents, and the Bureau of Transport Statistics employment projections which indicate there will be an additional 28,717 workers.

The age profiles for the Study Area anticipate that by 2036 there is likely to be a slight increase in primary school aged children (five to 11 years) and high school aged children (12 to 17 years), and a significant increase in those aged over 50 years (from 21% to 30%). Although there will be a decrease in those aged 18 to 24 years (15% to 11%) and 25 to 34 years (33% to 25%), working age adults (18 to 49 years) will continue to make up the majority of the population, with many of these likely to be families with children. Future residents are also likely

to include a significant proportion of: people from culturally and linguistically diverse backgrounds; well-educated people working in white collar industries and earning higher incomes; tertiary students; as well as affordable and social housing tenants.

Providing diverse housing choices will be important to enable population diversity within the Study Area in the future.

Social sustainability objectives and priorities

Based on the aforementioned studies and stakeholder feedback, the following social sustainability objectives have been identified for the Central to Eveleigh Study Area:

- **Housing** - *Deliver a range of appropriate, affordable and quality housing tenures to meet the needs of diverse households, community members and city workers.*
- **Economy and employment** – *Support economic growth and diversity for the city whilst providing access to new employment opportunities for community members that are close to home*
- **Community cohesion and identity** – *Create vibrant and unique places that encourage connections between all community members and improve access to appropriate and high quality community infrastructure.*
- **Health and wellbeing** – *Encourage active and healthy lifestyles through provision of walkable neighbourhoods that are green, connected and safe.*

A range of social sustainability priorities have been identified to deliver on these objectives and ensure that the Study Area develops as a vibrant, sustainable, connected and healthy place for residents, workers and visitors into the future.

These priorities should be further investigated and refined during the precinct planning phase for the Central to Eveleigh Urban Transformation and Transport Program.

Social sustainability priorities

Deliver a range of appropriate, affordable and quality housing types and tenures to meet the needs of diverse households, community members and city workers

- Provide a range of housing types and tenures, including affordable rental and purchase options and social housing, to meet housing needs of different income groups.
- Provide a range of dwelling sizes (studios, one, two and three bedroom) and types to meet housing needs of a range of households e.g. lone person, older people, families with/without children, city workers.
- Continue engagement with the community about housing needs and ways to deliver affordable and appropriate dwellings for a range of households.
- Provide affordable rental housing and affordable purchase options to meet the housing needs of low and moderate income earners e.g. key workers, young professionals and older people.
- Investigate appropriate contribution plan mechanisms to raise affordable housing funds; consider raising the affordable housing levy within the Redfern-Waterloo Authority Affordable Housing Contributions Plan and developing a strategy for the use of affordable housing funding to achieve housing diversity.
- Work with NSW Land & Housing Corporation (L&HC) to retain the existing number of social housing dwellings at the Redfern, Waterloo and South Eveleigh sites at a minimum, and investigate the potential to increase the number of social housing dwellings in the Study Area.

Social sustainability priorities

- Work with L&HC to ensure that new/renewed social housing dwellings are designed to look similar to private housing.
- Ensure the engagement strategy for the Central to Eveleigh program specifically addresses social housing residents' needs and ensures the timely provision of information about the renewal process.
- Work with L&HC to ensure the relocation strategy identifies needs of target groups and ensures appropriate and ongoing support is provided.
- Ensure future land use zoning permits the development of residential aged care within compatible areas within the Study Area.
- Liaise with affordable, community, student and Aboriginal housing providers to explore ways to increase supply of affordable and appropriate housing for Aboriginal residents, very low, low and moderate income residents, and students in the Study Area.

Support economic growth and diversity for the city whilst providing access to new employment opportunities for community members that are close to home

- Promote ways to link developers and businesses associated with the renewal with local training and skills development programs to provide traineeships and jobs for local disadvantaged groups (i.e. social housing tenants).
- Provide an enterprise hub which includes affordable office/work space for small businesses and start-ups – potentially located in one of the existing heritage buildings at North Eveleigh.
- Investigate ways to support existing local businesses, such as the provision of business advisory assistance to local businesses, to assist them to plan for the impact of the redevelopment.
- Explore employment opportunities in knowledge industries related to the established and developing health, research and education corridor framed by the RPA Hospital, The University of Sydney , University of Technology Sydney, The Australian Catholic University, Notre Dame and the Ultimo TAFE

Create vibrant and unique places that encourage connections between all community members and improve access to appropriate and high-quality community infrastructure

- Work with appropriate agencies to provide new and increase capacity of existing community infrastructure to meet identified community needs through the following recommendations:

Education

- Ongoing consultation with the Department of Education and service providers prior to precinct planning to ensure future demand generated by Central to Eveleigh will be met by existing and proposed schools in the inner city.

Health

- Work with the NSW Ministry of Health, The Sydney Local Health District (SLHD) to determine and ensure the establishment of community-based health services. This could include an Integrated Primary Care Centre.
- Ensure that the demand for beds and services at RPA Hospital related to urban development is planned and provided.
- Ensure the provision of flexible spaces in multi-purpose community centres suitable for primary health nurse and community health staff services and sessional clinics.
- Ensure commercial spaces suitable for General practice and private primary care providers is planned for each precinct.

Public open space and recreation

Social sustainability priorities

- Provide new local parks within the Study Area which meet the City of Sydney requirements for public open space including a minimum size of 3,000 – 5,000 m².
- Target the provision of new local open space within 400m walk of all residents.
- Increase the capacity of existing public parks within the Study Area through upgrades and embellishments to ensure residents, workers and visitors have access to higher quality public open space and recreation facilities.
- Investigate upgrading existing sports fields with improved amenities and synthetic turf to allow for multiple sports.
- Increase green spaces in public domain areas including provision of new green links across the Corridor which link to surrounding public open spaces within and beyond the Study Area.
- Provide high-quality open space within buildings/developments e.g. rooftop gardens.
- Work with stakeholders to increase affordable community access to existing private/government sports fields (e.g. University of Sydney, surrounding public and private schools, Australian Technology Park).
- Investigate provision of full/half sports courts within new parks and/or embellish existing parks to include sports courts.
- Explore provision of new indoor sports courts at recommended enterprise hub.

Child care

- Encourage early provision of new early child care centres in line with City of Sydney rates of provision including between five and nine child care centres within the Corridor: one for Redfern social housing site, one to three for Waterloo social housing site, and two to five for the remainder of the Study Area.
- Work with City of Sydney Council to ensure a minimum of one centre is provided by Council for the low scenario, two for the medium and three for the high scenario.
- Provide at least one centre in each Precinct to meet existing and future demand in the Study Area.
- Co-locate new child care centres with other community facilities where possible.
- Investigate opportunities to provide community-based preschool services in the Study Area.
- Explore locating 'Outside of School Hours' services in recommended multipurpose community facilities provided there is access to high-quality public open space.

Multipurpose community centres and spaces

- Explore early provision of new community facilities within the Precincts including a community arts centre and enterprise hub, potentially located in one of the heritage buildings at North Eveleigh. Each community facility should be a minimum of 500m² and include multipurpose spaces (e.g. meeting rooms and larger program spaces).
- Explore early provision of a new multipurpose community space and/or increasing capacity of and community access to existing community facilities in the northern areas.
- Work with City of Sydney and L&HC to provide facilities in Redfern and Waterloo to meet the specific needs of social housing tenants and the broader community.
- Work with City of Sydney to investigate options for a new multipurpose community facility/library in the King Street/Erskineville area.

Library and cultural facilities

- Provide a contribution to increase capacity of existing or proposed City of Sydney libraries in line with NSW State Library benchmark.
- Work with City of Sydney to investigate options for a new library in the Newtown / Erskineville area.
- Explore provision of a new community arts centre within an existing heritage building at North Eveleigh and which would enhance the Carriageworks cultural precinct.

Social sustainability priorities

Youth services

- Provide multipurpose space within recommended community facilities for youth programs and activities.

Services for older people

- Provide multipurpose space within recommended community facilities for older people's programs and activities.
- Provide opportunities for ageing in place.

Emergency services

- Further discussions to be held with NSW Fire and Rescue and NSW Ambulance to establish opportunities for new stations and emergency service hubs within the Central to Eveleigh Study Area.
- Work with NSW Police to ensure Safer by Design principles are implemented as the planning for Central to Eveleigh progresses.

Supermarkets and fresh food

- Investigate the provision of supermarkets to service new and existing residents and workers.

Public transport

- Work with the City of Sydney to identify opportunities to improve pedestrian and cyclist connections.
- Higher density development should be targeted for provision in the vicinity of major existing and future transport links.
- Investigate opportunities for community development and integration through community, cultural and heritage projects and events.
- Support the work of the NSW Government Service Delivery Reform and Redlink.
- Investigate appropriate 'development contribution plan mechanisms to assist with delivery of local community infrastructure such as new and upgraded community buildings, upgraded libraries and provision of new and upgraded local open space. Also consider amendments to the Redfern-Waterloo Authority Contributions Plan 2006.
- Investigate a special infrastructure contribution to assist with the provision of any required State infrastructure such as transport, education or health facilities.
- Ensure urban design for each precinct reflects existing character of surrounding neighbourhoods and develops a strong sense of place and identity.
- Explore ways the Aboriginal community can be involved in the design of precincts, particularly adjacent to Redfern Station, for example through cultural interpretation strategy and public art.

Encourage active and healthy lifestyles through provision of walkable neighbourhoods that are green, connected and safe

- Explore opportunities to provide new public open spaces which link to existing public open space in surrounding areas.
- Work with the City of Sydney to ensure a network of pedestrian and bicycle routes is provided which link to key destinations including train railway stations, shops and services, schools, community centres, childcare and open space/recreation facilities. These routes should have high amenity and be easily identified within the area through planting, signage and pedestrian/bicycle priority, considering the City of Sydney's Liveable Green Network Strategy.
- Prepare an urban design scheme which delivers precincts that reflect an overall character for the Study Area, integrate with and reflect the character and identity of neighbouring areas, and provide high-quality public domain spaces.

Social sustainability priorities

- The urban design scheme should incorporate best practice requirements for open space design along with Safer by Design and Crime Prevention Through Environmental Design (CPTED) principles.
- Develop a communication plan to provide community members with information about construction activities.

Table of contents

1.	Introduction.....	5
1.1	Defining the Central to Eveleigh Corridor and Central to Eveleigh Study Area	5
2.	Methodology.....	8
3.	Relationship of Central to Eveleigh with other renewal projects.....	10
3.1	Previous renewal plans in the Study Area	10
3.2	Integration with transport projects.....	10
3.3	Integration with other proposed renewal plans	11
4.	Social Policy Context	16
5.	Profile of existing communities	22
5.1	Determining the geographic area of influence	22
5.2	Social profile of local area residents	26
5.3	Existing Community Infrastructure within the Study Area.....	34
6.	Stakeholder and community consultation outcomes	47
6.1	Central to Eveleigh Consultation Outcomes.....	47
6.2	Stakeholder and community consultation on Redfern, Waterloo and South Eveleigh	58
7.	Big picture assessment.....	60
7.1	Population growth and change in the city	60
7.2	Housing affordability	60
7.3	Ageing of the population	64
7.4	Healthy cities.....	65
7.5	Sustainable living and design	65
7.6	Technology and communication	66
8.	Indicative social profile	68
8.1	Indicative resident population	68
8.2	Indicative worker population	72
8.3	Profile of visitors.....	74
9.	Assessment of community infrastructure needs	75
9.1	Principles for community infrastructure provision	77
9.2	Community infrastructure assessment	78
10.	Assessment of social risks and benefits	91
11.	Social sustainability priorities and recommendations	100
12.	Bibliography	108
	Minutes from meetings with community service providers	130

Table index

Table 1 Strategic policy documents relevant to the social sustainability of Central to Eveleigh	16
Table 2 Local areas within the Central to Eveleigh Study Area	23
Table 3 Top industry by employment for Villages located in Central to Eveleigh Study Area, 2012	32
Table 4 Overnight visitors within the Study Area, 2011	33
Table 5 Existing child care services within the Study Area	40
Table 6 Summary of Visioning Workshop outcomes	48
Table 7 Top 'quick wins' identified by participants at Visioning Workshop	50
Table 8 Details on stakeholder meetings held to inform this Study	52
Table 9 Outcomes of meetings with service providers	52
Table 10 Key outcomes from Central to Eveleigh Focus Groups	55
Table 11 Key outcomes from Central to Eveleigh Stakeholder and Community Workshops	57
Table 12 Outcomes of community and stakeholder engagement on the potential renewal of Redfern, Waterloo and South Eveleigh	58
Table 13 Indicative resident population for the overall Study Area for each development scenario by 2036.....	69
Table 14 Indicative age profile for the Study Area for each development scenario by 2036.....	69
Table 15 Indicative additional residential population for areas within the Study Area by 2036	71
Table 16 Indicative worker population for the overall Study Area for each development scenario by 2036.....	73
Table 17 Indicative additional worker population for areas within the Study Area by 2036.....	73
Table 18 Indicative population of overnight visitors in the Study Area for each scenario by 2036	74
Table 19 Potential resident, worker and apportioned workforce populations for the Study Area.....	76
Table 20 Community infrastructure principles.....	78
Table 21 Assessment of social risks and benefits	92
Table 22 Social sustainability priorities with indicative costs and funding sources for community infrastructure.....	101
Table 23 Community and stakeholder engagement activities for proposed Redfern Waterloo Urban Renewal	129
Table 24 Indicative age profile for Central to Eveleigh areas – low scenario	131
Table 25 Indicative age profile for Central to Eveleigh areas – medium scenario	132
Table 26 Indicative age profile for Central to Eveleigh areas – high scenario	133
Table 27 Community infrastructure requirements for Central to Eveleigh Precincts, Redfern and Waterloo Social Housing Sites, and the Study Area additional population	

based on leading practice rates of provision, and existing and proposed provision of facilities	134
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Figure index

Figure 1 Location of Central to Eveleigh Study Area	7
Figure 2 A map of 'Global Sydney' showing key areas in inner Sydney	11
Figure 3 Central Park	13
Figure 4 The Block, Redfern	14
Figure 5 University of Technology	15
Figure 6 Central to Eveleigh Urban Renewal Study Area	24
Figure 7 Erskineville Railway Station	25
Figure 8 City of Sydney Villages	26
Figure 9 National Innovation Centre at Australian Technology Park	33
Figure 10 Existing education facilities in or near the northern part of the Study Area	36
Figure 11 Existing education facilities in or near the southern part of the Study Area	36
Figure 12 Existing public open space and recreation facilities in or near the northern part of the Study Area	39
Figure 13 Existing public open space and recreation facilities in or near the southern part of the Study Area	39
Figure 14 Surry Hills Library, Community Centre and Child Care	41
Figure 15 View towards the CBD from Erskineville station	45
Figure 16 Existing community services and facilities in or near the northern part of the Study Area.....	46
Figure 17 Existing community services and facilities in or near the southern part of the Study Area.....	46
Figure 18 City West Platform Apartments at North Eveleigh	64
Figure 19 Green walls at One Central Park, Broadway	66
Figure 20 Study Area age profile 2011 to 2036	70
Figure 21 Principles for community infrastructure provision	77

Appendices

Appendix A Demographic summary

Appendix B Community infrastructure within the Study Area

Appendix C Consultation information and outcomes

Appendix D Age profiles

Appendix E Community infrastructure requirements

1. Introduction

The Central to Eveleigh Urban Transformation and Transport Program is a 20 to 30-year project that covers government land in and around the rail corridor from Central to Macdonaldtown and Erskineville stations. The Program represents an opportunity to connect communities across the rail corridor, and to unlock its enormous potential by creating new public spaces and facilities, and inner city housing and job opportunities to meet the future needs of Sydney residents and businesses.

This report presents a Community Infrastructure and Social Issues Review (CISIR) undertaken by GHD Pty Ltd for UrbanGrowth NSW to inform the potential renewal of the Central to Eveleigh Study Area. Along with other technical studies which consider issues associated with transport, economics and housing need, this assessment will inform an Urban Transformation Study for Central to Eveleigh.

If approved, the renewal of the Central to Eveleigh Study Area will result in steady growth of new residents, workers and visitors over a 20-year period. While bringing a range of opportunities, the renewal process will also have significant social impacts on existing communities within and surrounding the Study Area.

This CISIR seeks to understand the profile of existing and potential communities, including social characteristics, community infrastructure needs, and potential social risks and opportunities associated with the renewal. This is essential to inform the feasibility analysis for the Central to Eveleigh urban renewal process, and ensure that social impacts are minimised whilst community benefits are maximised.

The renewal of the Central to Eveleigh Study Area presents opportunities to deliver the following public benefits:

- New transport infrastructure.
- New connections over and along the Corridor, connecting neighbourhoods with transport and other attractions.
- New activated and safer public spaces.
- New dwellings and diverse housing types and tenures, including affordable and social housing.
- Increased job opportunities.
- New community facilities, local services and shops.
- Interpretation of local history and adaptive re-use of heritage buildings – expansion of the Corridor's cultural role.
- Design excellence.
- Significant public and private investment – attracting international investment and opportunities.

1.1 Defining the Central to Eveleigh Corridor and Central to Eveleigh Study Area

The Central to Eveleigh Corridor Urban Transformation and Transport Program is an initiative to investigate the redevelopment of the rail corridor between Central Station to Erskineville and Macdonaldtown Stations. UrbanGrowth NSW is working with key government agencies and the

City of Sydney to understand the potential opportunities for delivering world-class public transport facilities and new housing and jobs as part of the global Sydney economic corridor.

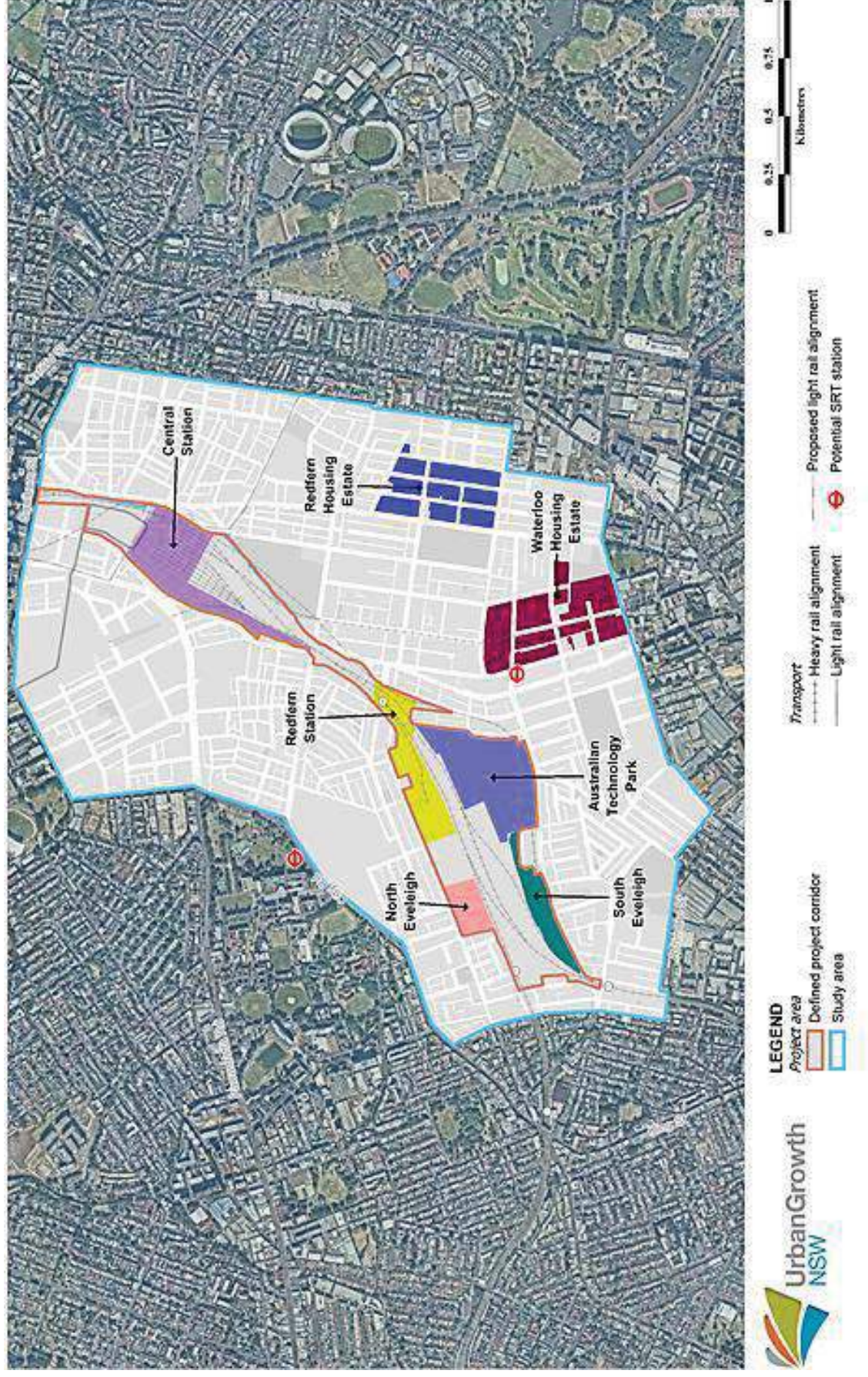
The Central to Eveleigh Corridor was identified as a key focus area within the city to support the economic and housing growth for the city in *A Plan for Growing Sydney*. Other key areas in the city identified for renewal to support housing and jobs growth include Green Square, the Bays Precinct and Parramatta Road (see Section 3.3).

The Corridor is approximately three kilometres long, and covers around 80ha, with a significant amount of underutilised land. It includes Central and Redfern railway stations, the Australian Technology Park, Eveleigh Rail Yards and the airspace above railway lines. The location of the Central to Eveleigh Corridor and Study Area for the Urban Transformation and Transport Program is shown in Figure 1 below.

UrbanGrowth NSW has identified five precincts within the Corridor (see Figure 1). Also included within the Study Area are the social housing sites at Redfern and Waterloo. The proposed renewal of these two concentrated social housing sites is included within the Central to Eveleigh project.

The Study Area for the Central to Eveleigh project comprises a number of inner city suburbs, including: Ultimo, Haymarket, Surry Hills, Darlingtown, Chippendale, Eveleigh, Redfern, Waterloo, Alexandria, Erskineville and Newtown. The Study Area reflects those areas that will be directly impacted by the project. Each of these suburbs is diverse in character and identity, from the residential, worker and visitor populations, to the built form and local environments. The renewal process will draw and build on the character of these suburbs to create places that are integrated and connected.

Figure 1 Location of Central to Eveleigh Study Area



2. Methodology

This CISIR identifies the potential social risks and opportunities of the proposed renewal of the Central to Eveleigh Study Area. It is informed by leading practice frameworks in ensuring that social sustainability is a key consideration and outcome of urban renewal and urban developments. Frameworks and guidelines which provide evidence-based requirements for social sustainability that have been used to inform this assessment include:

- The **Healthy Urban Development Checklist** developed by NSW Health and the Sydney South West Area Health Service.
(http://www0.health.nsw.gov.au/pubs/2010/hud_checklist.html).
- The **EcoDistrict Protocol** which is a tool that supports and rewards district-scale projects. It is currently being piloted across North American cities to drive district-scale community regeneration and create replicable models for next-generation urban revitalisation (<http://ecodistricts.org/>).
- Rating tools for new developments by the **Green Building Council of Australia - Green Star Communities** (<http://www.gbca.org.au/green-star/green-star-communities/>) and the **Urban Development Institute of Australia - EnviroDevelopment** (<http://www.envirodevelopment.com.au/>).
- Frameworks for social impact assessment including The **Planning Institute of Australia's Social Impact Assessment Practice Note**, *The New Social Impact Assessment Handbook* (Alison Ziller) and the **City of Sydney's Social Impact Assessment Guidelines**.
- **Creating Stronger Communities** provides a framework to measure the social sustainability of new housing and mixed use developments, which was developed in partnership with the Berkeley Group, a significant developer in the UK (<http://www.berkeleygroup.co.uk/sustainability/social-sustainability/>).

Based on these leading practice frameworks and guidelines, the following tasks have been undertaken to inform the assessment:

- Scoping of issues through review of previous studies and consultations, including consultations by UrbanGrowth NSW on the proposed Central to Eveleigh renewal, and consultations by GHD (see Section 6).
- Consideration of other urban renewal and major transport projects in Sydney.
- Review of policy context including NSW Government and City of Sydney strategies.
- Development of a community profile for existing communities within the Study Area. This has been based on analysis of Australian Bureau of Statistics (ABS) Census data for 2011. More information on the approach is provided in Section 5.
- An audit of existing and proposed community infrastructure, including maps to show their locations.
- Review of outcomes of community and stakeholder consultation undertaken to inform the Central to Eveleigh renewal, and previous renewal projects.
- Assessment of 'big picture' trends which may impact the renewal.

- Development of an indicative future profile for the Study Area, Central to Eveleigh Precincts and Redfern and Waterloo social housing sites based on Department of Planning and Environment 2014 population projections for the City of Sydney Local Government Area and provided to GHD by UrbanGrowth NSW in April 2015.
- Community infrastructure assessment to understand the capacity of existing and proposal services and facilities to meet the additional demand generated by new residents, workers and visitors, and gaps in provision.
- Assessment of social risks and opportunities that may result from the urban renewal of Central to Eveleigh, including the costs and benefits.
- Identification of social sustainability priorities and recommendations.



3. Relationship of Central to Eveleigh with other renewal projects

Central to Eveleigh builds on previous plans for the renewal of areas in the city, including plans affecting the Redfern Waterloo Growth Centre transport projects affecting the Study Area, and other renewal projects in the area. These are discussed below.

3.1 Previous renewal plans in the Study Area

The Redfern Waterloo area has been identified as a Growth Centre by the *Growth Centres (Development Corporations) Act (1974)*. The Precinct includes the suburbs of Redfern, Waterloo, Eveleigh and Darlington. A number of strategic planning documents have been established to guide the renewal of the area. These are outlined below.

The *Built Environment Plan BEP Stage 1 (BEP1) 2006* sets out a planning framework to encourage economic growth, including the creation of up to 18,000 jobs throughout Redfern and Waterloo. BEP1 intended to generate more than 444,000m² of new employment floor space; 2,000 new homes; a renewed Redfern Town Centre; improved pedestrian access to residential and business hubs; and better urban design. The BEP1 planning framework is now reflected in the Major Development State Environmental Planning Policy (SEPP) and has since resulted in the North Eveleigh Concept Plan and the development of 88 affordable housing units on the North Eveleigh site.

The *Draft Redfern Waterloo Built Environment Plan Stage 2 (Draft BEP2)* was exhibited in 2011, providing a proposed strategic urban design and planning framework to facilitate the transformation of the Redfern, Waterloo and South Eveleigh social housing sites over the next 25 years. The Draft BEP2 provided for an increase in housing to approximately 7,000 units, comprising 40% social housing (2,800 dwellings), 10% affordable housing (700 dwellings) and 50% private housing (3,500 dwellings). These sites are owned and managed by the NSW Land and Housing Corporation (L&HC).

Under the Draft BEP2 the proposed renewal of the three sites would result in a change from 100% social housing to a mix of social, affordable and private housing. This would result in a major shift in the number and type of dwellings in the area, leading to a significant change in the social profile of the precinct. There would be a mix of housing forms – some in high-rise, some in low-rise buildings - and a mix of dwelling sizes and configurations including provision for universal and adaptable housing.

The proposed renewal of the Redfern, Waterloo and South Eveleigh sites are being considered as part of the Central to Eveleigh Urban Transformation program. The outcomes of previous consultations undertaken for the Draft BEP2 and redevelopment of social housing have been considered as part of this study, particularly in relation to the potential social impacts and opportunities relating to urban renewal in the Study Area.

3.2 Integration with transport projects

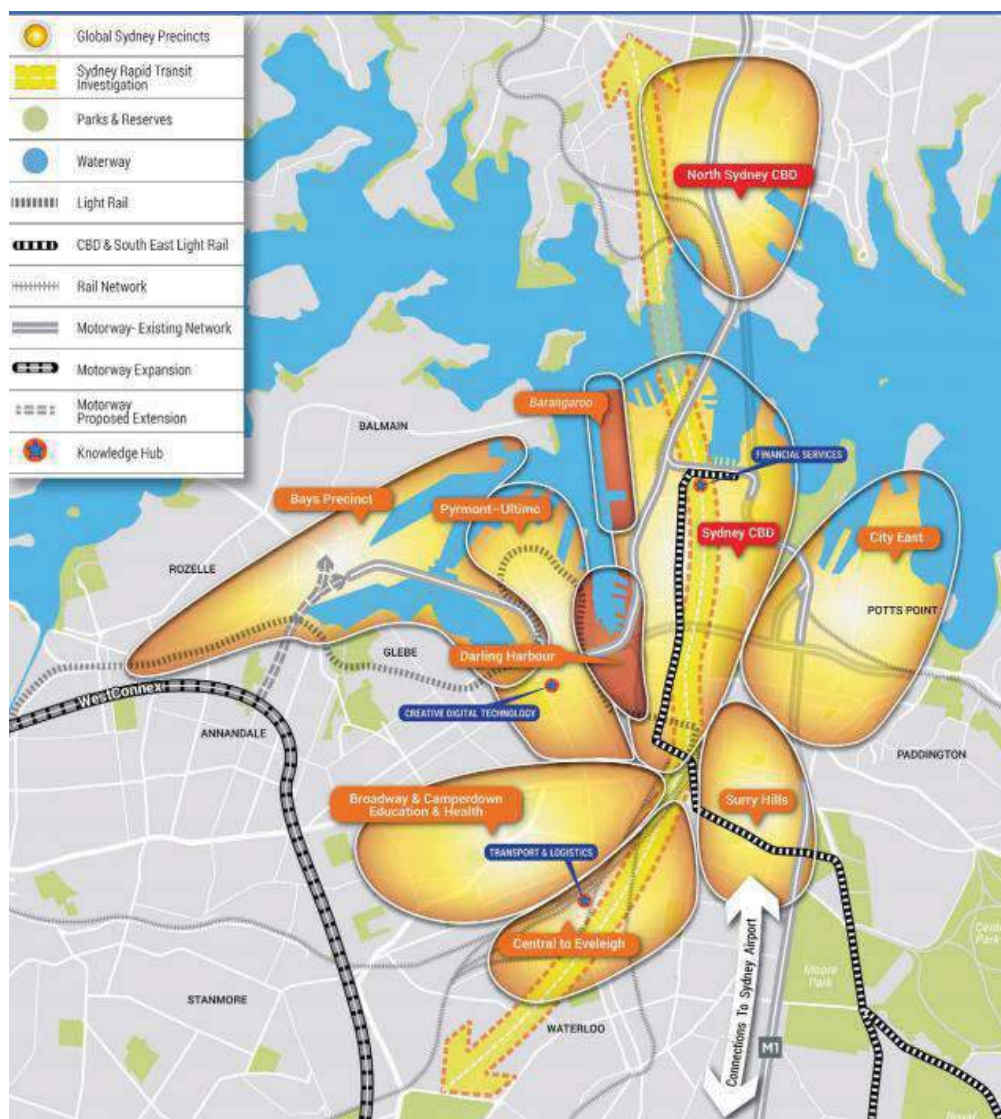
The transformation of the Central to Eveleigh project is focused on renewal around existing train stations, and enhancing their existing roles as transport and activity hubs within Sydney. The NSW Government is focused on a number of major transport initiatives to support the growth of Sydney, including development and expansion of the Light Rail, bus network, and Sydney Metro. Sydney Metro is the new rapid transit line planned to extend from the North West Rail Link at Chatswood, under the harbour, through the city and on to Bankstown. When complete, Sydney Metro will deliver fast automated rapid transit between Rouse Hill and Bankstown.

At least five new Sydney Metro stations are planned for Central, Pitt Street, Martin Place, Victoria Cross (North Sydney) and St Leonards/Crows Nest. A number of possible additional Sydney Metro stations are also being investigated including Waterloo, Sydney University and Barangaroo. New Sydney Metro stations at Waterloo and/or Sydney University would be additional catalysts for further residential and employment growth around the new stations including the Central to Eveleigh Study Area, and other urban renewal projects including Green Square, the Bays Precinct, and New Parramatta Road.

3.3 Integration with other proposed renewal plans

As highlighted in *A Plan for Growing Sydney*, the NSW Government is focusing on the renewal of established urban areas in inner Sydney to grow a more internationally competitive economy, build on the cultural identity of the city, provide more housing, and support the provision of new and improved public transport (see Section 4). Central to Eveleigh is one of many urban development projects in planning for the inner city. Other key urban renewal projects and developments that are located within and near the Study Area are outlined below.

Figure 2 A map of ‘Global Sydney’ showing key areas in inner Sydney



(Source: NSW Government, 2014, *A Plan for Growing Sydney*)

The Bays Precinct

The Bays Precinct Urban Transformation Program will transform 80 hectares of underutilised government-owned land and 94 hectares of harbour waterways in and around Blackwattle Bay including the Sydney Fish Market, Rozelle Bay, Rozelle Rail Yards and the heritage-listed White Bay Power Station to provide a vibrant new harbour frontage and foreshore access. The Precinct's great heritage values, proximity to the city and waterfront position present exciting new opportunities for entertainment and leisure facilities, as well as residential, retail and commercial development.

UrbanGrowth NSW is now preparing an Urban Transformation Strategy for the Precinct based on community and stakeholder feedback, including an online survey in October 2014 and The Bays Precinct International Summit in November 2014 to gather insight and ideas. A range of specialist studies are also being prepared, including a social impact and needs assessment (UrbanGrowth NSW, 2015).

New Parramatta Road

Parramatta Road is a major road which connects the Sydney CBD to Parramatta CBD through ten LGA's. The WestConnex Motorway project was announced by the NSW Government in 2013 as a major infrastructure project to ease traffic congestion in Sydney, providing a catalyst for the renewal of Parramatta Road. In the long term the corridor has the potential to support the creation of 50,000 new dwellings and 50,000 jobs.

The Draft Parramatta Road Urban Renewal Strategy proposes eight strategic Precincts along the corridor to focus employment and housing growth. The Precincts are located at Granville, Auburn, Homebush, Burwood, Kings Bay (part of Five Dock), Taverners Hill, Leichhardt and Camperdown. During 2014 and 2015, UrbanGrowth NSW placed the Draft Parramatta Road Urban Renewal Strategy on public exhibition. The comments are now being considered and the final draft strategy will be exhibited later in 2015 (UrbanGrowth NSW, 2015).

Green Square

Located at the south of the City of Sydney LGA, the Green Square project will transform an area of 278 hectares of primarily industrial land into a new town centre, and residential, retail and cultural hub. The Green Square precinct includes the suburbs of Beaconsfield and Zetland, and parts of Rosebery, Alexandria and Waterloo. Over 10,000 new apartments will house around 19,000 new residents by 2019, and up to 53,000 by 2030 when the development is complete. Green Square will also deliver new community infrastructure including:

- A new library and public plaza. The library will be a City of Sydney branch library with a floor area of 2,500m² and will include a Neighbourhood Service Centre, a computer training room, music rehearsal space, function and meeting rooms and an amphitheatre. The library is due to be delivered by 2018.
- A community hub, due to be delivered by 2022, and will include a communities multipurpose hall, community kitchen, program space for older residents, theatre/theatrette, rehearsal spaces and associated uses.
- An aquatic and recreation centre with a 50m outdoor pool, 25m indoor pool and gym, and a multipurpose sports field including an outdoor synthetic playing field of approximately 6,500m², public amenities, playground and park of 20,000m². The aquatic centre will be delivered by 2019.
- Public open space including The Drying Green (5,500m²) and several other parks.
- The Green Square Creative Centre (900m²) which will include spaces for artists and community use, classrooms, space for hire, and an outdoor function space.

- A 65 place child care centre for children aged zero to five years, to be delivered by 2015.
- Affordable housing to be provided by City West Housing (City of Sydney, 2014).

Central Park

The Central Park development, by Frasers Property, is located on the site of the former Carlton and United Brewery in Chippendale. The concept plan was approved by the NSW Government in 2007 and will see the site develop as a primarily residential area with some offices, shops and cafes, as well as new community infrastructure, including Chippendale Green which is a 6,000m² public park. Frasers has also made a contribution to support the provision of affordable housing within the Study Area under the *Redfern Waterloo Affordable Housing Contributions Plan* (see Section 4) (City of Sydney, 2014). Student housing will also be provided through UniLodge, with 237 dwellings made up of studios, and four, five and six bedroom apartments providing accommodation for around 271 students (Frasers Property, 2013).

A number of the buildings have been constructed, including a number of apartment buildings, commercial and retail uses including the 'Central' shopping centre, and Chippendale Green is open to the public. When complete, Central Park will deliver around 1,700 apartments.

Figure 3 Central Park



The Ashmore Precinct

Located in Erskineville, this 17-hectare site will be a new residential neighbourhood to approximately 6,000 residents over the next 10 years. The development will also include local shops, cafes and a small supermarket, as well as a central park. A number of buildings have been constructed, including terraces, townhouses and apartments, which reflect the existing dwelling mix in Erskineville. The Development Control Plan for Ashmore was approved by Council in 2006, and ensures there are suitable sites for child care, a total of 15,000m² of open space, affordable housing opportunities and public art.

The City of Sydney has prepared an infrastructure plan for Ashmore to ensure the appropriate level of infrastructure to support existing and new communities is provided. This includes social infrastructure such as schools, child care, health services, libraries and hard infrastructure such as public transport, traffic management and stormwater management. The City uses the plan in continuing discussions with NSW Government agencies, including the Department of Education, to ensure infrastructure programming can be in place before the developments are completed and occupied (City of Sydney, 2014).

The Pemulwuy Project

The Aboriginal Housing Company Limited (AHC) is an Aboriginal Community Housing Provider located in Redfern that was established in 1973 in response to support Indigenous families in gaining access to affordable and appropriate housing. The AHC has submitted a Development Application to redevelop 'the Block', a site close to Redfern train station that has a significant history and connection to the Aboriginal community (Figure 7 below). The redevelopment, called the Pemulwuy Project, proposes to redevelop the site as a mixed use development that includes social and affordable housing for 62 families, student accommodation for 154 students, a 60 place child care service, a gallery, and commercial and retail space (Aboriginal Housing Company, 2015). The concept plan was approved in 2009, however at the time this report was prepared, work on the site had yet to commence.

If developed, the potential Pemulwuy development would contribute to meeting the housing needs of Aboriginal communities in the Study Area, whilst contributing to increased provision of affordable housing and student housing.

Figure 4 The Block, Redfern



The University of Sydney

The University of Sydney's primary campus is located across both Darlington (within the Study Area) and Camperdown (adjacent to the Study Area).

The university has established the *Campus Improvement Program* which establishes a concept plan for enhanced cultural, recreation, arts, sporting, educational and social spaces that will meet the needs of the future population of the campus, as well as those who live in the surrounding communities. As well as defining the location and purpose of new buildings and infrastructure across six campus precincts, the Campus Improvement Program provides plans for improved public spaces, pedestrian and cycle paths, retail amenities and services, improved community access to University facilities, and student housing (University of Sydney, 2014). The facilities provided by the University of community use are considered as part of the community infrastructure assessment for this Study (see Section 9) while the University's plans for increased student housing are discussed in Section 7.2.1.

University of Technology Sydney

The University of Technology Sydney (UTS) City Campus is located within the Study Area in Ultimo, within a 10 minute walk of Central railway station. The UTS City Campus Master Plan sets out a vision to deliver a vibrant and engaging education precinct. The Master Plan will create a series of new buildings, major upgrades and improved pedestrian connections. The Master Plan sets out to address the following key issues for the City campus:

- Fragmented nature of the existing campus;
- Lack of quality open and public spaces;
- Need for upgraded teaching, learning and research facilities;
- Improved sustainability; and,
- Expected growth in the number of students and staff in the decade ahead (UTS, 2015).

UTS is also investigating ways to partner with housing providers to increase provision of housing for its students, which is discussed in Section 7.2.1.


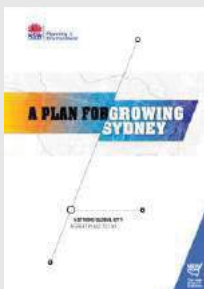
Figure 5 University of Technology




4. Social Policy Context

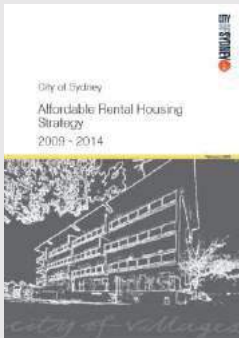
This section provides a summary of key government policies and strategies relating to the social sustainability of the Central to Eveleigh Urban Transformation and Transport Program; NSW Government documents that establish the general context and planning framework of the proposed development; and a range of City of Sydney policies and strategies.

Table 1 Strategic policy documents relevant to the social sustainability of Central to Eveleigh

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
NSW 2021 A Plan to Make NSW Number 1 	<p>This is the NSW Government's 10 year plan which sets 32 goals, with priorities for action, guiding the NSW Government resource allocation in conjunction with the NSW Budget. Government agencies are required to identify cost-effective initiatives to achieve the goals and targets within the plan.</p> <p>Goals relevant to this social sustainability study include:</p> <ul style="list-style-type: none"> • Making it easier for people to be involved in their communities. • Fostering opportunity and partnership with Aboriginal people. • Enhancing cultural, creative sporting and recreation opportunities. 	<p>Need for integration between new and existing communities, diverse groups etc.</p> <p>Importance of providing additional community infrastructure to meet the needs of incoming residents and workers.</p> <p>Recognition of culture and identity of existing communities including the strong Aboriginal association in Redfern and Waterloo.</p>
NSW Government A Plan for Growing Sydney 	<p>The Metropolitan Strategy is the NSW Government's plan to manage the growth of Sydney. The plan sets ambitious housing and employment targets for Sydney to 2031, including:</p> <ul style="list-style-type: none"> • Sydney will have 1.6 million more people. • There is a need for 664,000 additional homes. • Employment capacity will increase to 689,000 new jobs across metropolitan Sydney. <p>Relevant goals of the plan include:</p> <ul style="list-style-type: none"> • Goal 1: A competitive economy with world-class services and transport. <ul style="list-style-type: none"> – Direction 1.1. Grow a more internationally competitive Sydney CBD – Direction 1.6. Expand the Global Economic Corridor – Direction 1.7. Grow strategic centres – Direction 1.10. Plan for education and health services to meet Sydney's growing needs – Direction 1.11. Deliver infrastructure 	<p>Central to Eveleigh is identified as a key area to deliver on targets for housing and jobs to meet Sydney's rapid population growth.</p> <p>Central to Eveleigh will need to develop sustainably, with a focus on meeting community needs, including the existing communities within and surrounding the corridor.</p> <p>Provision of appropriate and innovative community infrastructure will be particularly important for Central to Eveleigh so that both new and existing communities have access to facilities, programs and services to support a healthy, diverse and resilient community into the</p>

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
	<ul style="list-style-type: none"> • Goal 2: A city of housing choice, with homes that meet our needs and lifestyle. <ul style="list-style-type: none"> – Direction 2.1. Accelerate housing supply across Sydney – Direction 2.2. Accelerate urban renewal across Sydney – providing homes closer to jobs – Direction 2.3. Improve housing choice to suit different needs and lifestyles • Goal 3: A great place to live with communities that are strong, healthy and well connected. <ul style="list-style-type: none"> – Direction 3.1. Revitalise existing suburbs – Direction 3.2. Create a network of interlinked, multipurpose open and green spaces across Sydney – Direction 3.3. Create healthy built environments – Direction 3.4 Promote Sydney's heritage, arts and culture • Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources. <p>Six subregional strategies sit under the draft strategy providing more detailed planning guidelines. The Central to Eveleigh Study Area is located within the Central Subregion. The subregional strategy identifies supporting the strategic renewal of Central to Eveleigh as a priority.</p>	future.
State Environmental Planning Policy (Affordable Rental Housing) 2009	<p>The Affordable Housing State Environmental Planning Policy (SEPP) seeks to increase the supply of new forms of affordable housing, protect existing supply, and facilitate the expansion of the role of not-for-profit providers.</p> <p>The SEPP sets out development standards and planning controls associated with the modification of existing and the creation of new low cost rental accommodation. It also seeks the provision of affordable housing closer to major employment areas.</p> <p>The SEPP encourages development of higher density housing by private developers, subject to a proportion of dwellings being provided for affordable housing.</p>	<p>Central to Eveleigh presents an opportunity to encourage affordable housing provision close to jobs, which is also a key priority for the City of Sydney.</p>

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
State Environmental Planning Policy (Urban Renewal) 2010	<p>The Urban Renewal SEPP outlines the necessary criteria and steps for identifying an existing urban precinct as a potential candidate for renewal and revitalisation. Redfern Waterloo was identified as one of three precincts within the SEPP. The key principle of the SEPP is to integrate land use planning with existing or planned infrastructure to create revitalised local communities, greater access to public transport and a broader range of housing and employment options.</p>	<p>Central to Eveleigh will need to consider the implications of the Urban Renewal SEPP for Redfern Waterloo.</p>
State Environmental Planning Policy (Major Development) 2005	<p>The Major Development SEPP defines certain developments that are major projects to be assessed under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. It also provides planning provisions for State significant sites.</p>	<p>As a major development Central to Eveleigh project will be subject to the planning provisions outlined in the SEPP.</p>
Sustainable Sydney 2030 	<p>Sustainable Sydney 2030 is the City of Sydney's community strategic plan. Developed through extensive community consultation, the plan outlines a vision for the City including: a number of targets for the future to create a <i>Green, Global and Connected</i> city.</p> <p>The targets for 2030 that are particularly relevant to this social sustainability study include:</p> <p>TARGET 3: There will be at least 138,000 dwellings, 48,000 additional dwellings in the City for increased diversity of household types, including a greater share of families.</p> <p>TARGET 4: 7.5 per cent of all City housing will be social housing, and 7.5 per cent will be affordable housing, delivered by not-for-profit or other providers.</p> <p>TARGET 5: The City will contain at least 465,000 jobs including 97,000 additional jobs, with an increased share in finance, advanced business services, education, creative industries and tourism sectors.</p> <p>TARGET 7: At least 10 per cent of city trips will be made by bicycle and 50 per cent by pedestrian movement.</p> <p>TARGET 8: Every resident will be within reasonable walking distance to most local services including fresh food, childcare, health services and leisure, social, learning and cultural infrastructure.</p> <p>TARGET 10: The level of community cohesion and social interaction will have increased based on at least 65 per cent of people believing most people can</p>	<p>Central to Eveleigh will need to address the following issues:</p> <p>Provision of affordable housing, particularly given the close proximity of the corridor to the CBD and opportunities to improve provision of housing for key workers in the city and reduce the shortfall within the City of Sydney.</p> <p>Contribution to the provision of jobs across a range of sectors, enhancing Sydney's role as a global city.</p> <p>Relationship of Central to Eveleigh with the renewal of Redfern Waterloo social housing sites.</p> <p>Improving connectivity, including provision of pedestrian/cycle links through the Study Area and to surrounding areas.</p> <p>Ensuring new neighbourhoods are walkable, with local services and facilities provided, and which integrate with surrounding areas.</p> <p>Integration of social sustainability into planning and design to ensure new residents and workers connect</p>

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
	be trusted.	with each other and integrate with existing communities.
City of Sydney Affordable Rental Housing Strategy 2009-2014 	<p>The aim of the City's Affordable Rental Housing Strategy is to protect existing affordable housing and facilitate new affordable housing in the City, particularly for households on very low to moderate incomes.</p> <p>The strategy adopts a target of 7.5% of all housing in the City to be affordable housing. This will require a substantial increase in the amount of affordable housing currently provided in the City. This would be achieved through the six objectives of the strategy:</p> <ul style="list-style-type: none"> • Increase the amount of affordable housing. • Protect the existing stock of low cost accommodation. • Encourage a diverse housing stock. • Collaborate with other councils. • Advocate for improved housing outcomes. • Implement, evaluate and monitor the affordable housing strategy. 	<p>The provision of affordable housing should be considered early in the planning phases of Central to Eveleigh to identify opportunities.</p> <p>As well as housing for low, very low and medium income households, student housing should also be explored given the proximity to Sydney University, University of Technology Sydney and University of Notre Dame.</p>
City of Sydney – relevant policies and strategies	<p>The City of Sydney has developed a range of strategic documents that should be considered during the planning and potential development of C2E. These include:</p> <p>Cultural Diversity Strategy 2008-2011 – sets the framework for how the City celebrates and supports cultural diversity.</p> <p>City of Sydney Economic Development Strategy 2013 - a 10 year strategy to strengthen the City's economy and support business, including supporting productivity through the provision of key community infrastructure including affordable housing and child care.</p> <p>City of Sydney Social Policy 2006 – outlines the City's commitment to social justice and equality. It is understood the City is currently preparing the <i>City of Sydney Draft Social Sustainability Strategy</i> which will provide an updated plan of actions to achieve a socially sustainable community.</p> <p>Creative City - Cultural Policy and Action Plan 2014 - 2024 - sets out principles and priority initiatives and investment to build the city's cultural capability. These include proposals to support artists and cultural workers to live and work in Sydney; ideas that better connect the public to the city's cultural life; and ideas that will assist everyone in the community</p>	<p>Balancing these priorities will help to deliver a mixed use precinct that is an attractive, vibrant, and productive place for diverse community members to live, work and visit.</p>

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
	<p>to explore their own creativity.</p> <p>Connecting Our City – Transport Strategy and Action Plan –sets out a framework for coordinating action with the State Government to improve transport and access in the City. Relevant action areas, including: encouraging active transport; managing streets, parking and vehicle fleets; and enhancing public transport.</p> <p>Cycle Strategy and Action Plan 2007 – 2017 - reflects the City's commitment to making cycling an equal first choice transport mode, along with walking and using public transport. The strategy focuses on ensuring a safer and more comfortable cycling environment, as well as social initiatives to encourage more people to cycle.</p> <p>Draft Walking Strategy and Action Plan 2014 - 2030 – brings together the City's actions and measurable targets to deliver a more walkable and liveable city and a more effective transport network. The actions focus on making walking quicker, easier and more comfortable.</p>	
NSW Government Transport Strategies	<p>As a key transport hub for Sydney, many of the NSW Government's long-term transport planning strategies are relevant to the renewal of the Central to Eveleigh Study Area. These include:</p> <p>NSW Long-Term Transport Master Plan – sets the direction for transport planning for the next 20 years and identifies a number of key strategies for the Study Area, including building light rail and a second Sydney Harbour tunnel rail link.</p> <p>City Centre Access Strategy – provides an integrated transport plan for Central Sydney, including new light rail and a strategic public transport interchange at Central Station.</p> <p>Sydney's Bus Future – sets out initiatives that will impact planning for Central to Eveleigh Study Area including changes to current bus services.</p> <p>Sydney's Rail Future – with key moves including the Second Harbour Crossing and Sydney Metro. As well as linking to Central Station, the NSW Government is considering additional Sydney Metro stations for Sydney University and/or Waterloo, which would further drive jobs, housing and infrastructure development for C2E and the Study Area.</p> <p>Sydney's Light Rail Future – identifies a new light rail route which passes near Central Station.</p>	<p>Increased and improved public transport services linking to Central Station will encourage travel by public transport by residents, workers and visitors at C2E.</p> <p>This is also likely to lead to increased active travel and improved health outcomes.</p> <p>The provision of increased and new public transport services, such as Sydney Metro and light rail, will support the renewal around existing stations, whilst driving growth and change throughout the Study Area.</p>
UrbanGrowth NSW Development Corporation - Redfern	<p>The former Redfern Waterloo Authority (RWA) and Sydney Metropolitan Development Authority (SMDA), now known as the UrbanGrowth NSW Development</p>	<p>Parts of the Central to Eveleigh Study Area, including North Eveleigh, South Eveleigh, Australian</p>

Strategy/Policy	Overview	Implications for Central to Eveleigh social sustainability
Waterloo Strategies	<p>Corporation (UGDC), developed several planning documents which guide the strategic development of the Redfern Waterloo precinct. Those relevant to the Central to Eveleigh renewal include:</p> <p>Built Environment Plan (Stage One) (BEP1) 2006 – sets out a planning framework to encourage employment and investment based revitalisation for sites including Australian Technology Park, North Eveleigh, South Eveleigh and other key sites throughout the precinct. The framework includes plans to generate more than 444,000sqm of new employment space; 2,000 new homes; a renewed Redfern Town Centre; improved pedestrian access to residential and business hubs; and better urban design. The planning framework is now reflected in the Major Development SEPP.</p> <p>Redfern Waterloo Employment and Enterprise Plan 2006 – seeks to create employment and enterprise opportunities for current and future community members in Redfern Waterloo. Since the Plan has been implemented there have been a number of significant achievements, including the establishment of key employment and training ventures.</p> <p>Redfern Waterloo Human Services Plan, 2005 (Phase 1) & 2008 (Phase 2) – sets out a framework for improving the coordination, quality and access to health, education, disability, transport, employment and other human services in Redfern and Waterloo. The Plan is based on the recommendations of an Inquiry into Human Services in Redfern Waterloo undertaken by Morgan Disney and Associates.</p> <p>Draft Redfern Waterloo Built Environment Plan Stage 2 (Draft BEP 2) 2011 – outlines a proposed strategic urban design and planning framework to facilitate the transformation of the social housing sites within Redfern Waterloo over the next 25 years.</p> <p>Redfern Waterloo Contributions Plan 2006 – enables the Minister for Environment and Planning, when granting consent to development, to impose a condition of consent requiring the payment of a development levy, for the provision of public facilities and amenities within the Precinct.</p> <p>Redfern Waterloo Authority Affordable Housing Contributions Plan 2006 – sets out the conditions for affordable housing development contributions within the Precinct. A contribution rate is also set out in the plan, which is revised annually.</p>	<p>Technology Park and Redfern Station, will be subject to the policies developed for the Redfern Waterloo precinct and implementation plans focusing on community and economic outcomes.</p> <p>The Redfern Waterloo Contributions Plan may need to be updated to include additional works and potentially to consider the broader Central to Eveleigh Study Area.</p> <p>The Redfern Waterloo Affordable Housing Contributions Plan 2006 may also need to be updated and a strategy developed for use of the funds.</p>

5. Profile of existing communities

Understanding the communities who live, work and visit in and around the Central to Eveleigh Study Area is key to understanding the potential social and community impacts that the renewal process may have, including who may be affected, how they may be affected, and whether the impacts will lead to social risks or benefits. This section provides an explanation of the geographic area of influence identified for this study, and an overview of the key characteristics for the communities within this area.

5.1 Determining the geographic area of influence

To understand who may be impacted by the Central to Eveleigh Urban Transformation and Transport Program, it is important to identify the various geographic areas that allow for collection and analysis of data, and which correspond to how communities interact and behave. For the purpose of this study, the geographic areas of influence referred to throughout this report include:

Study Area

The Study Area for the Central to Eveleigh Urban Transformation and Transport Program is shown as the blue line in Figure 1 generally following key roads and approximately 5.7km² in area. It includes the major government-owned social housing sites in Redfern, Waterloo and South Eveleigh.

In order to find out the number of residents currently living within the Study Area, UrbanGrowth NSW gathered data on the ABS Census units called Mesh Blocks, which are the smallest geographic region in the Australian Census. The Mesh Blocks count the total usual resident population and total dwelling count from the 2011 Census. According to this methodology, the existing residential population of the Study Area in 2011 was approximately 52,000 people. This figure has been used in Section 8 to determine the additional population in the Study Area in 2036 as a result of the Central to Eveleigh project.

However the ABS Mesh Blocks do not provide data on other demographic indicators. Therefore for the purpose of understanding the demographic characteristics of the existing communities within the Study Area, ABS Census data has been analysed according to the suburbs and Statistical Areas 1 (SA1's)² that broadly align with the Study Area (see Section 5.2). According to this methodology, the existing residential population of the Study Area in 2011 was approximately 59,000 people.

Local areas

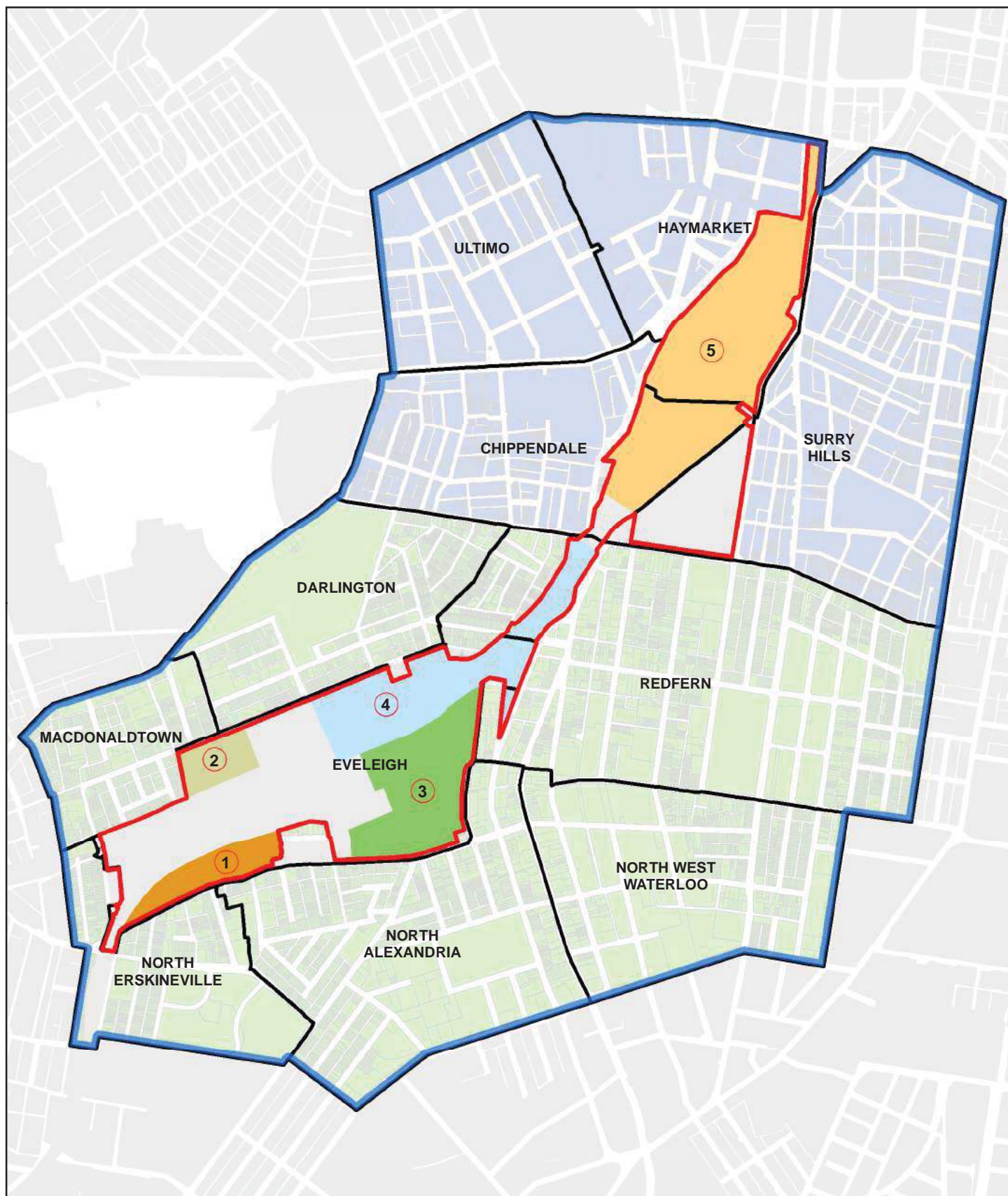
This is defined as the areas where people living in and adjacent to the Central to Eveleigh Precincts are likely to use local facilities and services including: public primary schools, child care, neighbourhood / local centres providing top up shopping for daily / weekly items; local parks and community facilities and services. People in a local area are likely to share a local community identity and may participate in local groups and programs. Local areas also generally have local facilities and services within a 400m walk of most residents.

The local areas for this CISIR are outlined in Table 2 below and displayed in Figure 6.

² SA1's are the smallest ABS Census collection district for which a full profile of key indicators can be analysed.

Table 2 Local areas within the Central to Eveleigh Study Area

Name	ABS Census category
Ultimo	Suburb
Haymarket	
Surry Hills	
Chippendale	
Darlington	
Eveleigh	
North West Waterloo	SA1's – 1133801, 1133804, 1133841, 1133802, 1133838, 1133840, 1133805, 1133806, 1133836, 1133837
North Erskineville	SA1's – 1133027, 1133003, 1133004, 1133005
Macdonaldtown	SA1's – 1133251, 1133250, 1133252, 1133247
North Alexandria	SA1's – 1133008, 1133006, 1133012, 1133011, 1133010, 1133023, 1133009



LEGEND



Study area



Northern District



Southern District



1. South Eveleigh Precinct



2. North Eveleigh Precinct



3. Australian Technology Park Precinct



4. Redfern Precinct



5. Central Station Precinct

Paper Size A4
0 62.5 125 250 375 500
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



UrbanGrowth NSW
Central to Eveleigh Urban Renewal and
Transport Program Social Sustainability
Due Diligence Assessment

Job Number 21-23928
Revision A
Date 11 Nov 2014

Surrounding suburbs

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Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydmail@ghd.com.au W www.ghd.com.au

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NSW LPMA DTDB 2012 Created by:afoddy

Central to Eveleigh Corridor

This is the area/site that is the focus of renewal, and includes land used for rail operations and adjoining land between Goulburn Street in Central Sydney and Erskineville Station (Figure 7 below). The Corridor is approximately 80 hectares and includes train stations (Central, Redfern, Erskineville and Macdonaldtown), Australian Technology Park, existing parks, railway tracks and supporting uses and heritage buildings. A small number residential dwellings are located in the Corridor, including the 46 social dwellings, 45 affordable dwellings and seven women's housing dwellings at South Eveleigh, and the 88 affordable dwellings that were recently completed at North Eveleigh.

Precincts

As discussed in Section 2.1, the Study Area includes five precincts, as well as the Redfern and Waterloo social housing sites.

Figure 7 Erskineville Railway Station



Relationship to City of Sydney Villages

The City of Sydney has established ten village catchment areas across the LGA to assist the City with planning and to recognise the diverse local needs and values across the city³. The Central to Eveleigh Study Area is located across six of the 10 villages including:

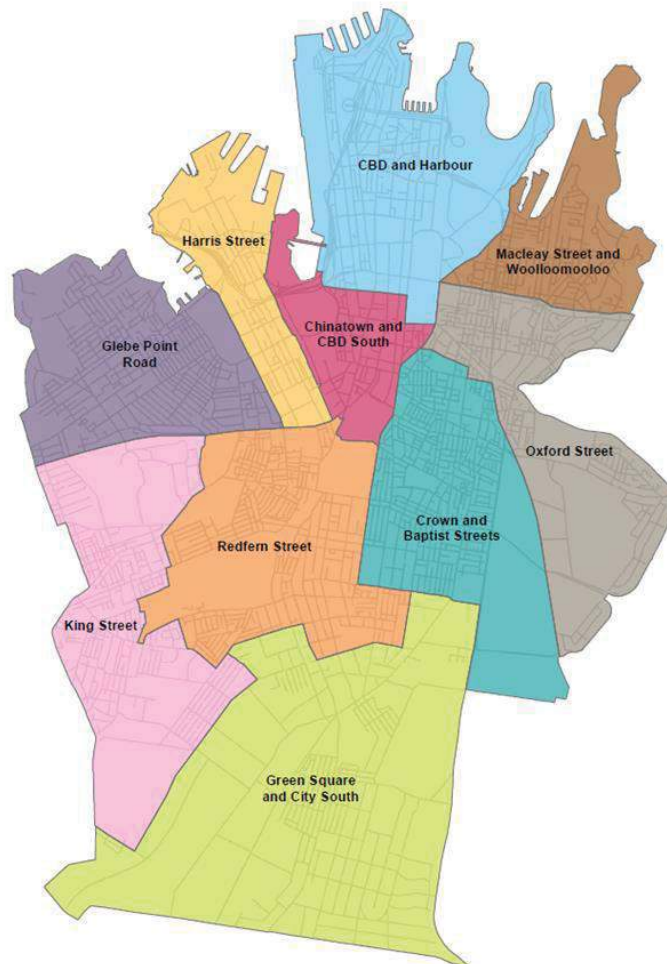
- Redfern Street
- Crown Street
- Chinatown and CBD South
- Harris Street
- Green Square and City South

³ City of Sydney Council, 2013, <http://www.cityofsydney.nsw.gov.au/learn/about-sydney/our-villages> , accessed 21 January 2014.

- King Street

The villages are shown in Figure 8. The City of Sydney undertakes its planning according to these villages, including population projections for the villages to 2036. Where relevant, the City's data has been applied to the relevant suburbs and small areas within the Study Area, including in Section 5.2 to gain an understanding of the existing worker populations within the Study Area.

Figure 8 City of Sydney Villages



Source: City of Sydney FES Survey, LGA Summary Report 2012

5.2 Social profile of local area residents

This section provides an overview of the key community characteristics for each local area within the Study Area. This is based on ABS Census 2011 data for each local area compared to the average for the City of Sydney Local Government Area (LGA). As mentioned in Section 5.1, the population counts and demographic indicators outlined in this section are based on the Study Area boundaries determined for the CISIR (i.e. relevant ABS suburbs and SA1's).

To the north of the Study Area is Central Station, with the suburbs of Ultimo, Haymarket, Chippendale to the north and west of the station, and Surry Hills to the east. Ultimo, Haymarket and Chippendale have high populations of students living in these suburbs, including international students due to nearby University of Technology Sydney (UTS), Notre Dame University and the University of Sydney. Residents living in Ultimo and Haymarket display

higher levels of social disadvantage, which is displayed in the lower scores for these suburbs on the Socio-Economic Indexes for Areas (SEIFA) Index of Relative Disadvantage compared to the LGA average⁴. In contrast, Surry Hills is characterised by higher incomes and education levels. Overall, there are high numbers of students, as well as young adults (between 25 to 34 years) in the northern local areas.

The southern parts of the Study Area include Redfern, Erskineville and Macdonaldtown Stations. Other key features include the Australian Technology Park at Eveleigh, which hosts diverse businesses including creative industries and technologies, and Carriageworks which is a significant cultural facility for Sydney. The University of Sydney plays an important role, with large numbers of students travelling through Redfern Station, and many living in the suburbs of Darlington, Redfern and Newtown. The southern area includes the suburbs of Redfern, Darlington and Eveleigh, and parts of Waterloo, Alexandria, Erskineville and Newtown. Residents living in the southern part of the Study Area have a diverse mix of demographic characteristics, from high numbers of social housing tenants in Redfern and Waterloo, to more young families and higher incomes in Macdonaldtown, Erskineville and Alexandria. Overall, there are high numbers of young adults (between 25 to 35 years) living in the southern part of the Study Area.

Local area	Key demographic characteristics
Ultimo	<ul style="list-style-type: none"> • With UTS located in Ultimo, and the University of Sydney and Notre Dame in nearby Chippendale, there were more students and young adults aged 18 to 24 years (31%) and 25 to 34 years (37%) compared to the LGA (15%). • A total population of 7,111 people. • Half of all residents were born in non-English speaking countries, with many of these likely to be international students. • A higher unemployment rate than the LGA average (10.8% compared to 5.8%), which is consistent with a lower SEIFA Index of Relative Disadvantage Score of 974 compared to 1,020 for the LGA overall. • The majority of dwellings were apartments/units (78%). • Compared to the LGA average, Ultimo has a lower proportion of public housing (8% compared to 15%).
Haymarket	<ul style="list-style-type: none"> • As the location of Sydney's Chinatown and Paddy's Markets, Haymarket is recognised as the City's hub of Asian cultures. • Haymarket has undergone significant change since the 1970s, with factories, warehouses and workers' houses replaced with office towers, hotels and public buildings. • With a total population of 5,376 people, Haymarket had the highest average household size in the Study Area at 2.6 persons per dwelling. This is despite the majority of dwellings being apartments/units (88%), and most of these only studios, one or two bedrooms (66%). However, 30% of all households are group households. This is likely due to high rates of room sharing in the area, which is common in inner city areas and near universities, with high rental prices unaffordable for many students and young people.

⁴ The index is derived from attributes that reflect disadvantage such as low income, low educational attainment, high unemployment, and jobs in relatively unskilled occupations. A lower score on the index means a *higher* level of disadvantage.

Local area	Key demographic characteristics
	<ul style="list-style-type: none"> • 70% of all residents were born in a non-English speaking country, which is over double that for the LGA and Greater Sydney averages. • Unemployment was double that for the LGA, with a SEIFA Index of Relative Disadvantage score of 903, which reflects recent City of Sydney research that Haymarket has high rates of young people disengaged from employment and education. • More students and young adults 18 to 24 years (31%) and 25 to 34 years (42%). • Haymarket has the lowest proportion of public housing in the City (0.3%).
Chippendale	<ul style="list-style-type: none"> • A history as an industrial area, including the Kent Brewery which has been redeveloped as Central Park, and other factories. Strickland House was built in 1914 as the first public housing project in Sydney and an example of low income or worker's housing. • Adjacent to both UTS and the University of Sydney, Chippendale has a significant population of students (23%) and young adults who may still be studying or working (40%). • A total population of 4,057 people. • More residents born in non-English speaking countries (38%) compared to the LGA (30%). • Chippendale is the location of the new development Central Park, which includes high density apartment buildings, student accommodation and a shopping centre. This development was occupied after the 2011 Census and may lead to a change in the population characteristics of Chippendale over time. • The SEIFA Index of Relative Disadvantage Score for Chippendale of 1,020 is consistent with the LGA. • Compared to the LGA average, Chippendale has a lower proportion of public housing (9% compared to 15%).
Surry Hills	<ul style="list-style-type: none"> • Surry Hills is a popular shopping and dining precinct in Sydney. Since the 1980s many young professionals have moved into Surry Hills, with many workers cottages now renovated, and factories and warehouses have been redeveloped for residential use. • A total population of 15,342 people, with over half aged between 25 to 49 years. • High education levels, with the highest tertiary education level of the Study Area. 76% of adults over 15 years had tertiary qualifications, which is slightly higher than the LGA average. • Of the Northern District, Surry Hills had the highest weekly household incomes (\$1,760 per household in 2011), and higher than the LGA average (\$1,639 per household). • With a higher proportion of public housing (17% compared to 15% for the LGA), there is a significant gap between high income and low income households in Surry Hills.

Local area	Key demographic characteristics
	<ul style="list-style-type: none"> The SEIFA Index of Relative Disadvantage Score for Surry Hills is 1,031 which is fairly consistent with the LGA average.
Redfern	<ul style="list-style-type: none"> Many Aboriginal people have lived in urban Redfern since the 1930s, with a history of activism around civil and land rights for Aboriginal and Torres Strait Islander people. Many services targeted towards the Indigenous community are still located in Redfern. Redfern is characterised by several large public housing estates, including a number of multi-storey buildings and walk-ups, with public housing making up 35% of all dwellings. This is more than double the LGA average (15%). Population of 12,039 people in 2011. A low SEIFA Index of Relative Disadvantage Score 973 which can be attributed to the social housing within the area. With the large proportion of social housing tenants in Redfern, the population of older people aged over 70 years (9%) was double that of the LGA (5%). Consistent with this there were more people who required assistance with daily activities (4.5%), than the LGA (2.5%). Redfern is currently undergoing significant gentrification, leading to an increasing gap between high and low income residents.
North West Waterloo	<ul style="list-style-type: none"> North West Waterloo is characterised by several large public housing estates, including a number of multi-storey buildings, with public housing making up 87% of all dwellings. The overall suburb had the lowest SEIFA Index of Relative Disadvantage Score in the Study Area at 889. Within the Study Area, North West Waterloo had the smallest average household size of 1.7 persons. This is due to a significant number of lone person households (60% compared to 40% for the LGA), which is common in public housing in the area, with many older public housing tenants living alone. Much higher proportion of single parent families (38%) compared to the LGA average (11%). A total population of 4,223 people, with an older age profile than the LGA, with more than half of the population aged 50 years and over, which was double the LGA average. The proportions of older seniors (over 70 years) and those needing assistance was also very high, at almost four times the LGA average for both groups. Significant population of people from culturally and linguistically diverse backgrounds, with a third of the population born in non-English speaking countries.
Darlington	<ul style="list-style-type: none"> The suburb is characterised by terrace houses and townhouses at 65% which is significantly higher than the LGA average at 19%. Parts of the University of Sydney Campus are located in Darlington, leading to a significant population of students aged 18 to 24 years at 30%, which was double the LGA average.

Local area	Key demographic characteristics
	<ul style="list-style-type: none"> • A total population of 2,243 people. • High education levels, with Darlington having the highest rate of year 12 completion within the Study Area at 78% of the adult population compared to 70% for the LGA. • Darlington has a lower proportion of public housing (8%), compared to the LGA average (15%). • A high SEIFA Index of Relative Disadvantage score 1,034 which is consistent with the LGA average.
Eveleigh	<ul style="list-style-type: none"> • The key features of Eveleigh include Australian Technology Park to the east of the railway tracks, and Carriageworks to the west, with both of these key cultural facilities in the City of Sydney. • Only a small number of apartments and units (195) are within Eveleigh, located to the east of the railway tracks. These include the 46 social housing dwellings and 45 affordable dwellings, and seven women's housing dwellings located within the Corridor. Approximately 106 tenants lived in the social housing townhouses in 2011⁵, and 90 tenants currently live in the affordable units⁶. As a result, Eveleigh has a significant proportion of public housing (47%), compared to the LGA average (15%). • A low SEIFA Index of Relative Disadvantage Score 932 which could be attributed to the public housing within the area. • Population of 473 people, with some of these public housing and affordable housing tenants. • Almost a third of households are one parent families (32%), compared to the LGA (11%).
Macdonaldtown	<ul style="list-style-type: none"> • This small area is bordered by King St, a major road in the City and a key dining and shopping area. The area is dominated by terrace houses and townhouses (44%), and apartments/units (43%). • A total population of 2,175 people, with a high proportion of couples with children (31% compared to 22% for the LGA), with most of these with preschool aged children. • High education levels compared to the LGA average. • Higher rate of labour force participation (72% compared to 65% in the LGA). • Macdonaldtown has a lower proportion of public housing (13%), compared to the LGA average (15%). • Macdonaldtown is located with the suburb of Newtown which has a relatively high SEIFA Index of Relative Disadvantage Score 1,067 compared to the LGA average.
North Erskineville	<ul style="list-style-type: none"> • This small area of the overall suburb is next to Erskineville and Macdonaldtown stations and bordered by the main shopping strip in the suburb, Erskineville

⁵ According to data provided to GHD by HNSW in 2011

⁶ Data provided by Bridge Housing to GHD in 2014

Local area	Key demographic characteristics
	<p>Road. The area is characterised by terrace and townhouses, making up almost two thirds of all dwellings (61%).</p> <ul style="list-style-type: none"> • A total population of 2,217 people. • More couple families with young children, with pre-schoolers and primary school aged children both double the LGA averages. • Higher weekly household income (\$2,053) compared to the LGA average in 2011 (\$1,639). • Higher levels of high school completion than the LGA average (74% compared to 70%). • North Erskineville has a significant proportion of public housing (26%), compared to the LGA average (15%). • The overall suburb had a high SEIFA Index of Relative Disadvantage Score 1,090 indicating a lower level of disadvantage compared to the LGA average.
North Alexandria	<ul style="list-style-type: none"> • This small area is located to the north of the suburb of Alexandria. North Alexandria is primarily residential, with ex workers cottages and terraces being redeveloped from industrial uses from the early 1990s. • Slightly larger proportion of Indigenous residents (2.7%), than the LGA (1.3%). • A total population of 3,848 people, with more couple families with children compared to the LGA. This includes more pre-schoolers (6%) and primary school-aged children (4%), than the LGA averages (4% and 3%). • Higher labour force participation rate (77%) compared to the LGA (63%). • Highest weekly household income of the Study Area in 2011 at \$2,112 per week compared to \$1,639/week for the LGA. • Higher level of car ownership with 81% of households owning at least one motor vehicle, higher than the LGA (60%). • Alexandria has a lower proportion of public housing (5%), compared to the LGA average (15%). • The overall suburb had a high SEIFA Index of Relative Disadvantage Score 1,098 indicating a lower level of disadvantage compared to the LGA average.

5.2.1 Workers

Across the Study Area, business uses include commercial towers around Central Station, Haymarket and Ultimo; educational, technology and creative businesses associated with the universities, Carriageworks and Australian Technology Park; the Royal Prince Alfred Hospital; light industrial uses to the south, and the many retail and hospitality businesses throughout the Study Area.

The City of Sydney undertakes a comprehensive Floor Space and Employment Survey (*FES*) every five years, collecting data on all businesses, floor space uses and employment numbers for every building or property within the LGA. The most recent survey was undertaken in 2012.

Table 3 below shows the top industries for each of the relevant villages for the Study Area⁷ by the highest number of employees.

Table 3 Top industry by employment for Villages located in Central to Eveleigh Study Area, 2012

Village	Top City-based industries	Percent
Redfern Street	Higher Education and Research	23%
	Creative Industries	15%
	Professional and Business Services	12%
	Transport and Logistics	10.5%
Crown Street	Creative Industries	23.6%
	Professional and Business Services	17.7%
	Food and Drink	10.1%
Harris Street	Creative Industries	21.7%
	Higher Education and Research	18.1%
	Tourist, Cultural and Leisure	15.6%
Green Square and City South	Transport and Logistics	21.9%
	Manufacturing	12.9%
	Retail and Personal Services	9.9%
	Creative Industries	9.7%
King Street	Higher Education and Research	38.3%
	Health	19.6%

The top industries by employment for each village reflect the key land uses and features across the Study Area, and demonstrate the diversity of employees who currently work in the Study Area, from professionals in the health, education, technology and business sectors, to creatives, people working in retail and hospitality, and factory and warehouse workers.

⁷ The survey report for Haymarket and Chinatown Village is not available online

Figure 9 National Innovation Centre at Australian Technology Park



5.2.2 Visitors

Visitors to the Study Area would include overnight and day visitors. The overnight visitors in the Study Area include those visiting from other parts of Australia, and International visitors. Table 4 below shows the number of visitors within the Study Area in 2011⁸. The table shows that a total of 8,809 overnight visitors were within the Study Area on Census night in 2011, with the highest proportion of these (44%) located in Haymarket.

Table 4 Overnight visitors within the Study Area, 2011

Local Area	Domestic Visitors	Overseas Visitors	Total visitors	Residents	% visitors compared to total resident and visitor population
Ultimo	317	643	960	6,857	12%
Surry Hills	936	450	1,386	14,623	9%
Redfern	410	211	621	11,479	5%
North Waterloo	183	6	189	4,306	4%
Haymarket	1,708	2,334	4,042	5,232	44%
Eveleigh	26	9	35	444	7%
Darlington	109	185	294	2,119	12%
Chippendale	619	315	934	3,885	19%
North Erskineville	59	22	81	2,096	4%
North Alexandria	120	34	154	3,622	4%
Macdonaldtown	84	29	113	2,063	5%
Total Study Area	4,571	4,238	8,809	56,726	13%

⁸ Based on the ABS Census Place of Enumeration profile 2011

5.3 Existing Community Infrastructure within the Study Area

This section provides an overview of the community infrastructure located within the Study Area. In some cases, district-level community infrastructure which is located adjacent to the Study Area is also included. Information on existing community infrastructure was gathered through desktop research, including browsing internet sources and reports, and confirming information with key stakeholders (e.g. City of Sydney's open space planners). Maps showing the location of community infrastructure are based on the northern area (north of Cleveland Street) and the southern area (south of Cleveland Street). The discussion below for each type of facility/service also references the northern and southern areas.

Community infrastructure incorporates the facilities and services that are used for the physical, social, cultural or intellectual development or welfare of the community. It includes physical infrastructure such as libraries, community centres and cultural facilities that facilitate the delivery of social services and activities, as well as open spaces, parks, recreation areas and sport fields that support sport, recreational and leisure uses. Importantly, community infrastructure also incorporates the services, activities and programs that operate within these built facilities.

5.3.1 Education

Educational facilities located in the Study Area include public and private primary and high schools, and tertiary education including universities, TAFE's and other training colleges. Not all public schools within the Study Area are within the Department of Education (DoE) catchment for the Central to Eveleigh precinct. Within the catchment, there are three public primary schools and one community school (K-12). These include: Darlington Public School; Erskineville Public School; Fort Street Public School (located in the Rocks); and Alexandria Park Community School. The primary schools are characterised by small sites and there are items of significant heritage on two school sites.

The education facilities located within or near the Study Area are outlined below. There are three schools located in the northern area including:

- Crown Street Public School, providing kindergarten to year 6, located in Surry Hills, with 270 enrolments in 2015.
- Cleveland Street Intensive English High School, located on the edge of Prince Alfred Park in Surry Hills, providing intensive English language, settlement, orientation and welfare programs to secondary-aged, newly arrived, permanent and temporary residents and international students, and with and to implementation plans focusing on community and economic outcomes..
- International Grammar School, an independent school providing kindergarten to year 12, located in Ultimo, with 1,089 enrolments in 2014.

Other schools located close to the north of the Study Area include:

- Ultimo Public School, providing kindergarten to year 6, with 311 enrolments in 2015.
- Glebe Public School, providing kindergarten to year 6, with 220 enrolments in 2014.
- Bourke Street Public School (Surry Hills), providing kindergarten to year 6, with 301 enrolments in 2014.
- Green Square Public School, providing a medium to long term specialist program for students with behavioural challenges, with 28 enrolments in 2015.

Schools in the southern area include:

- Alexandria Park Community School, providing kindergarten to year 12, with 611 enrolments in 2015.
- Darlington Public School, providing kindergarten to year 6, with 237 enrolments in 2015.
- Erskineville Public School, providing kindergarten to year 6, with 375 enrolments in 2015.
- St Mary's Catholic Primary School, providing kindergarten to year 6, with 212 enrolments in 2014.
- Our Lady of Mount Carmel Catholic Primary School, providing kindergarten to year 6, with 127 enrolments in 2014.
- Redfern Jarjum College, a Jesuit primary school for urban Aboriginal and Torres Strait Islander children, with 17 enrolments in 2014.

Other schools located close to the south of the Study Area include:

- Newtown North Public Primary School, providing kindergarten to year 6, with 267 enrolments in 2015.
- Newtown Public School, providing kindergarten to year 6, with 364 enrolments in 2015.
- Newtown High School of Performing Arts, providing specialist performing arts programs for years 7 to 12, with 1055 enrolments in 2015.
- Australia Street Infants School, providing kindergarten to year 2, with 137 enrolments in 2015.

With the changing demographics of inner city areas over recent years and more families choosing to live in the city, demand for inner city schools has increased and the majority of existing schools are close to capacity. The Department of Education (DoE) recently undertook public consultation on secondary education provision as part of an ongoing review of public education in the inner Sydney area. The outcomes of the review and public consultation includes a redeveloped Ultimo Public School and a new inner city high school at Cleveland Street, Surry Hills with capacity of up to 1,500 students.

Other educational facilities located in the north include:

- University of Technology Sydney, located in Ultimo.
- University of Notre Dame, located in Ultimo.
- TAFE NSW, located in Ultimo.

Others in the southern area include:

- Parts of the University of Sydney, with the majority of the campus located adjacent to the immediate Study Area.
- Yaama Dhiyaan Hospitality Training Centre, a hospitality training college with a focus on Indigenous culture and food, located at Carriageworks.
- Key College, an independent high school for youth off the streets, with 12 enrolments in 2014.

Figure 10 and Figure 11 below show the existing education facilities in the northern and southern areas.



- Schools**
- 1. Crown Street Public School
 - 2. Cleveland Street Intensive English School
 - 3. International Grammar School
 - 4. Bourke Street Public School
 - 5. Sydney Distance Education Primary School
- Tertiary**
- 6. TAFE NSW Sydney
 - 7. University of Notre Dame
 - 8. University of Sydney - UTS

LEGEND

- Site boundary
- Schools
- Tertiary

Scale

0 50 100 200 300 400 Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56

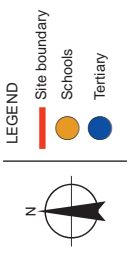
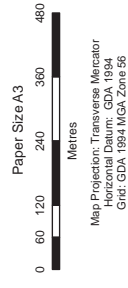
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Central to Eveleigh Urban Transportation and Transport
Community Infrastructure & Social Program Issues Review

Job Number	21-23928
Revision	A
Date	15 Jun 2015

Education facilities - North



- Schools**
- 1. Erskineville Public School
 - 2. St Marys Primary School
 - 3. Our Lady of Mount Carmel Catholic Primary School
 - 4. Alexandria Park Community School - Senior Campus
 - 5. Alexandria Park Community School - Primary Campus
 - 6. Newtown North Public School
 - 7. Bourke Public School
 - 8. Redfern Jarjum College
 - 9. Newtown Public School
 - 10. Newtown Performing Arts High School
 - 11. Darlingford Public School
- Tertiary**
- 12. University of Sydney
 - 13. Yaama Dhiyaan Hospitality Training Centre



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Central to Eveleigh Urban Transportation and Transport
Community Infrastructure & Social Program Issues Review



Job Number	21-23928
Revision	A
Date	17 Jun 2015

Education facilities - South

5.3.2 Health

The Study Area is located in the NSW Health Sydney Local Health District (SLHD), which extends from the City of Sydney in the east, to Canada Bay, Strathfield and Canterbury in the West.

The closest public hospitals to the Study Area include St Vincent's Hospital and the Royal Prince Alfred Hospital.

St Vincent's Hospital is provided by a Catholic not-for-profit provider and is located in Darlinghurst, to the north east of the Study Area. St Vincent's is a tertiary teaching hospital which provides acute care services to inpatients and outpatients from the local community, throughout the state and nationally. Specialty areas include but are not limited to: heart and lung transplantation; bone marrow transplantation; cardiology; cancer; HIV/AIDs care; respiratory medicine; mental health; and alcohol and drug services.

The Royal Prince Alfred Hospital located in Camperdown, on the western edge of the southern part of the Study Area, is a tertiary referral hospital and the principal teaching hospital for the University of Sydney, which is located adjacent to the hospital. . It is a 920 bed principal referral A1 hospital and is the most clinically complex hospital in NSW a budget of well over half a billion dollars and is an integral part of the local economy. As part of Sydney Health Partners, it has recently been honoured in being recognised by the NHMRC as an Advanced Health and Research Translation Centre. The RPA Hospital directly employs 4,523 staff, 51% of these are nurses, 13% medical, 8% allied health, 6% scientific staff, 4% hotel staff, 12% administration, 6% other. Also on site at RPA are 523 Sydney Local Health District staff, the staff of the Professor Marie Bashir Centre for Mental Health, the staff of 11 Medical Research Institutes and the staff of the Chris O'Brien Lifehouse, one of two nationally funded integrated cancer care centres. This site provides a major centre of employment for the area surrounding. In 2013/14, on average every day, over 200 people attend the RPA Emergency Department, 63 Ambulances come to RPA, about 750 people are in hospital at RPA, 15 new babies are born, 21 operations occur, and over 1,800 people attend an outpatient/ambulatory service. RPA has a comprehensive range of tertiary and quaternary services including liver and kidney transplantation, cardiovascular, neurosciences, gastroenterology and liver services, critical care, including trauma services, maternity and neonatal intensive care and aged care services.

The Sydney Dental Hospital is also located within the Study Area on Chalmers Street in Surry Hills. The 110 year old hospital is a major teaching facility with relationships with Sydney University and other universities and TAFEs, and provides specialist treatment to people referred state-wide for Paediatric Dentistry, Orthodontics, Periodontics, Oral Surgery and Diagnostic Imaging, and other services. The Special Care Dental Unit also provides care to those with chronic mental health conditions and the elderly (Sydney Local Health District, 2014).

The SLHD owns and operate a Community Health Centre (CHC) in Redfern St, Redfern which is located next door to the Aboriginal Medical Centre at Redfern. The CHC provides prevention, early intervention, assessment, treatment, health maintenance and continuing care services. Community based health services include: Sydney District Nursing, Child and Family Health, Health Promotion, Mental Health Services, community Mental Health GP clinic, Aged Care, Community HIV services, Chronic Care and Rehabilitation Services, Oral Health Services, Drug Health services. The SLHD also has an early childhood centre at Redfern. The Aboriginal Medical Service is a multidisciplinary health care facility that provides acute and primary health to the local Indigenous Australian communities, but is not restricted to the local community. Services include general medical, dental, drug and alcohol services, mental health, and public health including: aged care, sexual health, youth programs and counselling/support services.

The Shepherd Centre, located in Newtown near MacDonalddtown Station, is an early intervention program that provides children with hearing loss the tools they need to learn to listen and speak.

The centre helps to transition these children into mainstream schooling, with the majority gaining speech and language skills that are on par with their typically hearing classmates (The Shepherd Centre, 2012).

There are also many general practitioners (GPs), medical centres, allied health services and pharmacies throughout the Study Area.

5.3.3 Open space and recreation

There are approximately 54.8 hectares⁹ of existing Council-owned and managed public open space in the Study Area, made up of pocket, local and district parks and sports fields, providing both passive and active recreation opportunities. Key parks and sports fields located in the Study Area have been identified in the community infrastructure community infrastructure audit (Appendix B). This excludes public open space without facilities (e.g. seating) as although these open spaces have environmental and some amenity benefits, they provide limited community wellbeing benefits. The key parks and sports fields include:

- **Northern area** – 20 parks including some with playgrounds, dog off-leash areas, informal sports areas and recreation facilities; and no sports fields.
- **Southern area** – 42 parks including two sports fields, playgrounds, dog off-leash areas, sport and recreation facilities, and a community garden.

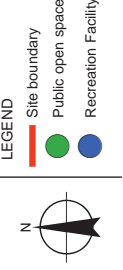
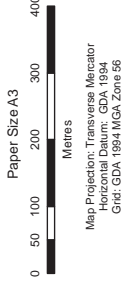
Recreation facilities located in the Study Area include a range of indoor and outdoor sports facilities and pools, provided by Council as well as other operators.

- **Northern area** - two swimming pools, one tennis centre, one skate park, one indoor/outdoor multipurpose sports facility.
- **Southern area** – two swimming pools, two multipurpose indoor/outdoor multipurpose sports facilities, two skate parks, one bowling club, five outdoor sports courts.

⁹ This include Victoria Park, which is a key district park located on the edge and just outside of the Study Area boundary, but would be accessed by residents within the Study Area, particularly the north. For this reason, Victoria Park has been included in the assessment.



- Public open space**
- 1. Belmore Park
 - 2. Prince Alfred Park
 - 3. Sharnon Reserve
 - 4. Harmony Park
 - 5. Ward Park
 - 6. Victoria Park
 - 7. Chippendale Green
- Recreation Facility**
- 8. Jensen's Tennis Centre
 - 9. Prince Alfred Park Pool



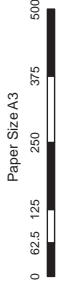
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Central to Eveleigh Urban Transportation and Transport
Community Infrastructure & Social Program Issues Review

Open Space and Recreation - North

Job Number	21-23928
Revision	A
Date	15 Jun 2015



- Public open space**
- 1. Redfern Park
 - 2. Alexandria
 - 3. Charles Kernan Reserve
 - 4. Harry Noble Reserve
 - 5. Erskineville Oval
 - 6. Vice Chancellors Oval
 - 7. Waterloo Park
- Recreation Facility**
- 8. Cook Community Garden
 - 9. Hollis Park
 - 10. Cadigal Green
 - 11. Waterloo Park Courts / Fenside Skatapark
 - 12. Harry Noble Reserve
 - 13. Australian Technology
- Public open space**
- 14. National Centre of Indigenous Excellence
 - 15. Alexandria Park Tennis
 - 16. Alexandria/Erskineville Bowls
 - 17. Sydney University Sports & Aquatic Centre
 - 18. Redfern Oval - Community Room
 - 19. Joseph Sargeant Centre



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 56



LEGEND

- Site boundary
- Public open space
- Recreation Facility



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Community Infrastructure & Social Program Issues Review

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Open Space and Recreation - South

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5.3.4 Child care

Child care includes long day care, preschools, occasional care, outside of school hours (OOSH) care and home based care. Within the Study Area, child care is provided by the private sector including work based corporate services, and not-for-profit operators.

Overall, there are 23 existing child care services within the Study Area which provide a total of 993 places. These are shown in Table 5 below.

Table 5 Existing child care services within the Study Area

Area	Child care type	Number of providers	Number of places
North	Work-based corporate care	5	229
	Community-based long day care	2	70
	Preschool	1	40
	Home based care	1	5
South	Community-based long day care	7	392
	Preschool	5	182
	Occasional care	1	36
	Private long day care	1	39
Total		24	993

In addition to these existing services, new services have been approved by the City, which are detailed in the *City of Sydney Child Care Needs Analysis 2013* (Cred Community Planning and Community Childcare Cooperative, 2013). These services include long day care, preschool, occasional care and home-based care places.

According to the study, 1,054 places were planned to be provided across the city through DAs with the City. Work had commenced on four approved DA's in the Green Square/City South (128 places) and Redfern Street (80 places). The Study also considered additional DAs that were approved where work was yet to commence, including: 144 places in Redfern Street Village; 24 places in Crown and Baptist Street; 62 places in King Street; 78 places in Harris Street; and 118 in Green Square/City South¹⁰. These centres will provide an additional 426 places in or around the Study Area. This brings the total number of places to be provided in/near the Study Area to approximately 1,459.

5.3.5 Community centres and spaces

There are a number of multipurpose spaces and community centres located throughout the Study Area which range from Council community centres with a range of programs and services, to community halls and spaces for hire, as well as community centres managed and owned by non-government organisations. The centres located in the northern part of the Study Area include:

¹⁰ The locations of these centres are not provided in the Study, it is assumed they are either within or adjacent to the Study Area

- L3 Central, Chippendale – privately owned meeting spaces, rehearsal space and multi-purpose venue located at Central Park shopping centre.
- Australian Chinese Community Association of NSW, Surry Hills - Multipurpose community facility owned and operated by non-profit community organisation.
- Ultimo Community Centre, Ultimo - City of Sydney community centre with OOSH service, Over 55s program, library and two indoor three outdoor multipurpose courts plus two seminar rooms for hire. A number of community organisations are also based here including Jessie St Women's library, Sydney Multicultural Services, and Vibewire Youth Services.
- Surry Hills Community Centre – the City of Sydney community centre is operated by the Surry Hills Neighbourhood Centre and located in the same building above the Surry Hills Library along with a childcare centre (see Figure 14 below).

Figure 14 Surry Hills Library, Community Centre and Child Care



(Source: Elekh, 2010, <http://commons.wikimedia.org>)

The multipurpose community facilities located in the southern part of the Study Area include:

- Erskineville Town Hall – Council owned centre with community space available for hire.
- Alexandria Town Hall – Council owned centre with community space available for hire.
- The Factory – community centre providing services targeted towards needs of social housing tenants in Redfern Waterloo.
- Newtown Mission - Multipurpose community service space run by the Catholic Church includes a drop-in centre, creative arts space, and various creative spaces for hire.
- Brown Street Community Hall, Newtown – a hall for hire located behind Newtown Library and owned by the City of Sydney.
- Redfern Community Centre, Redfern – City of Sydney multi-purpose community centre with youth service and OOSH program plus outdoor amphitheatre and professional recording studio and meeting room.

5.3.6 Library and cultural facilities

Public libraries are an important cultural facility for communities, providing affordable access to information and learning, while modern libraries also often combine exhibition spaces, and spaces for community/public programs. Other cultural facilities include performing arts spaces, and workshops for creative activities. The libraries and cultural facilities within the Study Area include:

- **Northern area** – Two public libraries (Surry Hill Library and Community Centre and Haymarket Library both provided by the City of Sydney), four libraries located at educational facilities (e.g. UTS), six private theatres, 11 private galleries and four performance spaces.
- **Southern area**– One public library (Newtown Library provided by the City of Sydney) five theatres, three private art galleries and two performance spaces.

Other City libraries located near the Study Area include the Ultimo Library, which is located on the northern edge of the Study Area, and the Green Square Library in Waterloo. A new library has also been proposed for Green Square, along with a new community centre.

5.3.7 Youth services

Youth services and families provide important places for children and young people to access support services, or participate in recreation and leisure program. They are particularly important for disadvantaged youth. The youth-targeted facilities and services in the northern part of the Study Area include:

- Creative Youth Initiatives, Mission Australia, Surry Hills - Multi-purpose youth facility offering training and creative programs and case management.
- Girls and Boys Brigade, Surry Hills - Multi-purpose youth facility providing various programs including education support and healthy activities.
- Oasis Youth Support Network, Surry Hills - Youth accommodation and support centre with education/training programs, counselling and drug/alcohol programs.

Those located in the southern part of the Study Area include:

- Erskineville Youth Housing, Erskineville - Emergency accommodation service for young people.
- Weave Youth and Community Services – provides a range of programs for children and families from four facilities in Waterloo and Maroubra. The central facility opened in 2012 and is located at Waterloo Oval, providing casework and counselling services, arts program, Aboriginal Information and Referral, and education programs.
- Weave Women and Children Centre – the second facility in Waterloo for Weave, programs are offered for women and children.
- PACT Youth Theatre, Erskineville - Youth community theatre including performance space.
- Joseph Sargeant Centre, Erskineville – City of Sydney youth drop-in centre for young people aged 12 to 24. Programs delivered include employment, sporting, recreational, educational activities, referral and advocacy support.
- In Abercrombie St, Chippendale, the SLHD has a comprehensive Youth Health Centre, Youth Block providing early intervention and care for vulnerable young people.
- PCYC South Sydney, Redfern - Sport and recreation programs particularly targeted towards at-risk youth.

- Redfern Youth Program – Provided at Redfern Community Centre, this drop-in centre is offered to young people aged 12 to 24. Programs delivered include employment, sporting, recreational, educational activities, referral and advocacy support.
- Fact Tree Youth Services, Waterloo - Counselling, court support, employment and training services, homework program, various events.

5.3.8 Services for older people

- Services for older people located in the Study Area range from aged care services to social and leisure programs. Much of the health-related care delivered to older people is delivered directly by the SLHD Aged Care and Rehabilitation (AC&R) service. The number of high level residential aged care places in the Sydney City (South and West SLAs) is well below the state average.

Services for older people include:

Northern area

- Ultimo Seniors Program – provided from Ultimo Community Centre for over 55's including centre meals, excursions, social groups and healthy ageing programs. Other programs include referral and advocacy support, Meals on Wheels and podiatry.
- Bannister in Home Care, Surry Hills- offers a range of in home care services that enable aged, frail and disabled people needing support to remain independent in their own home.

Southern area

- Carter Evans Day Centre, Newtown – Dementia and aged day care centre providing activities, assistance with personal hygiene and meals if required, social interaction for frail aged persons and people with dementia.
- Ron Williams Centre, Redfern – City of Sydney Over 55s Centre providing centre meals, excursions, social groups and healthy ageing programs. Other programs include referral and advocacy support, Meals on Wheels, and podiatry.
- Wyanga Aboriginal Aged Care Program, Redfern – Residential aged care facility for Aboriginal people.
- Catholic Community Services, Waterloo - Community based day centre.
- Annie Green Court, Redfern – Residential aged care facility.
- Central Sydney Home Nursing Service - Home-based care for older people.

5.3.9 Emergency services

While there are limited emergency services located within the Study Area, a number of facilities within the City would respond to issues within the Study Area. These include:

- NSW Fire and Rescue – Stations located at Redfern, the City (Castlereagh St), Darlinghurst, Glebe, Newtown and Alexandria.
- NSW Ambulance – Stations located at Eveleigh, Paddington and Camperdown.
- NSW Police – including the Central Local Area Command, Surry Hills Local Area Command, Redfern Local Area Command, and Newtown Local Area Command.

5.3.10 Supermarkets and fresh food access

There are numerous food stores throughout the Study Area, including many small convenience stores and markets. Major supermarkets within the Study Area include:

- **Northern area** - Coles in Surry Hills, Woolworths in Chippendale and the Eveleigh Farmers Market (at Carriageworks every Saturday morning).
- **Southern area** - Woolworths in Redfern, small Woolworths in Erskineville, and IGA in Waterloo.

A number of major supermarkets and shopping centres are also located on the edge of the Study Area, including in Ultimo (Broadway Shopping Centre), Haymarket (Paddy's Markets), Surry Hills (Woolworths), Waterloo (Coles and Aldi), and Newtown (Super IGA).

5.3.11 Public transport and active travel

With Central, Redfern, Erskineville and Macdonaldtown stations located within the Central to Eveleigh Corridor, the Study Area is well serviced by rail and bus services. A light rail service also runs from Central Station to the Inner West at Dulwich Hill, via Rozelle and Pyrmont.

Proposed public transport plans by the NSW Government would increase the accessibility of the Study Area. These include:

- Extension of the light rail from Circular Quay to Kingsford and Randwick through the Sydney CBD.
- Provision of Sydney Metro services, with stations proposed for Waterloo and/or Victoria Park (near Sydney University).

The NSW Government has also identified Central Station as one of six interchange precincts within the City Centre and will be designed to make transfers simpler and faster.

The rail corridor is a significant barrier to pedestrian and cycle movements. There are currently five pedestrian connections across the three kilometre long Corridor. Four of these are along a vehicle bridge or underpass, and the fifth is the Devonshire Street pedestrian tunnel. There are no crossings over the rail corridor between Lawson Street and Erskineville Street, which is a barrier of 1.5 kilometres between North and South Eveleigh.

There are a number of cycleways within the study area consisting bicycle-friendly roads and dedicated cycleways. There are currently more dedicated cycleways to the south of the Corridor, while to the north of the Corridor, cyclists are more likely to share roads with vehicles. Overall, there are more east-west links available for cyclists in the Study Area, and few north-south links for cyclists.

Figure 15 View towards the CBD from Erskineville station





- Cultural Facility**
1. Pine Street Creative Arts Centre
2. Salsa Republic
3. Seymour Centre - Sydney University
4. Studio 14 (Queen Street Studio)
5. Studio 44 (Queen Street Studio)
6. Harrington Street Gallery
7. Space 3
8. Studio 12 (Queen Street Studio)
9. Capitol Theatre
- Children's Services**
10. Australian Institute of Music
11. Albion Street Gallery
12. JMC Academy
13. Belvoir Street Theatre
14. Tom Mann Theatre
15. The Gaelic Theatre
16. Dance Central Sydney
17. Brett Whitely Studio
18. First Draft Gallery
19. China Heights
- Emergency Services**
20. 4A Centre for Contemporary Asian Art
21. Adairs College of Theatre and Television
22. SAE Institute
23. Powerhouse Museum
24. UTS Gallery
25. White Rabbit Gallery
26. Twinkle Twinkle (Home based care)
27. KU John J Carroll Preschool
28. St Vincent Hospital Child Care
- Youth services**
29. KU Wattle Lane
30. SHNC Long Day Care
31. Blackfriars Children's Centre (UTS)
32. Chippendale Child Care Centre
33. Inner City Child Care Centre
34. Ultimo TAFE Children's Centre
35. Surry Hills Police Station
36. Paddington Ambulance Station
37. Creative Youth Initiatives - Mission Australia
38. Girls and Boys Brigade - Surry Hills
39. Oasis Youth Support Network
40. L3 Central Rehearsal Space
41. Australian Chinese Community Association of NSW
42. Surry Hills Neighbourhood Centre
43. Ultimo Community Centre
- Multipurpose community centres and spaces**
44. Surry Hills Library
45. Paymarket Library
46. Bannister In Home Care
47. Sydney Dental Hospital
48. Woolworths Chippendale

6. Stakeholder and community consultation outcomes

The views and understanding of social issues and concerns as identified through consultation with the community and key stakeholders is an important input to this assessment and is recognised in leading practice frameworks.

UrbanGrowth NSW has recently undertaken a number of stakeholder and community consultation activities to inform the proposed renewal of the Central to Eveleigh Study Area. GHD has also held interviews with a number of service providers in the local area to inform this assessment. This section presents the outcomes of these consultations.

Also presented is an overview of the various consultations which have been undertaken to inform the proposed renewal of Redfern, Waterloo and South Eveleigh social housing sites. These consultations provide important insights into the communities living within and around the Central to Eveleigh Study Area, as well as relevant issues for the Central to Eveleigh Urban Transformation Program, and the potential social issues, risks and opportunities associated with urban renewal.

6.1 Central to Eveleigh Consultation Outcomes

6.1.1 Community infrastructure and Social Issues Study Night – May 2015

During May 2014, UrbanGrowth held a series of study nights to present the outcomes of this CISIR study, as well as the heritage and housing diversity studies. Community members were invited to hear the outcomes of each study, and discuss the key findings. The key issues raised at the CISIR night include:

- **Open space** – comments included the existing lack of public open space in the Study Area, the need to be clear about how open space is defined (i.e. private and public open space), the importance of accessibility and amount of open space, the need to look at existing public open spaces in the Study Area and how these have been provided, the need to link to regional public open spaces with cycleways and public transport, and support for alternative ways of increasing community access to open space (e.g. University of Sydney ovals).
- **Social housing tenants** – the specific needs of social housing tenants should be considered through the renewal process to ensure they can access community facilities and services.
- **Management models for community facilities** – this needs to be considered particularly in terms of affordability for not-for-profit services to provide their services from Council and other facilities.

6.1.2 Visioning Workshops – December 2014

In December 2014, UrbanGrowth NSW held a Thinking and Visioning Workshop to encourage discussion and feedback on:

- Shaping a vision for the corridor and its contribution to the greater Sydney area.
- Suggested themes and focus areas for holistic planning within the corridor.
- Further developing possible outcomes and strategies for key planning themes.
- Exploring the community's sense of place and identity.

- Identifying short term projects.

The workshop was attended by 105 community members and representatives from local community organisations and networks. Participants included:

- 60 local residents (randomly selected from 170 who registered their interest).
- Representatives of local community, neighbourhood and resident interest groups.
- 60 participants of the telephone survey (see Section 6.1.3 below) (based on those who registered their interest and selected according to demographic indicators).

The report provides details on the outcomes of the workshop, including changes to the draft vision statements, strategies and outcomes. The draft vision statements that were workshopped has been provided in Table 6 below, along with a summary of relevant points for this Study from the discussions about the strategies and outcomes for each vision statement.

Table 6 Summary of Visioning Workshop outcomes

Theme	Suggested vision statement	Relevant key issues
Community	Add to a place for everyone (rich and poor) in our changing city; our 21 st Century city.	<ul style="list-style-type: none"> • Preserve existing character and heritage of communities • Build on existing community infrastructure, provide adaptable facilities and spaces that are accessible to the public, consider innovative deliver models to services • Build trust and work with the community through the development process • Recognise the contribution new communities bring to existing communities • Ensure needs of disadvantaged groups are considered i.e. people with a disability, older people, social housing tenants • Importance of connectivity, walkability, safety in the public domain • Recognition of Indigenous culture and identity is important
Connectivity	To build on the culture of the nation's finest, most understandable and attractive integrated pedestrian-focused urban area – well serviced by public transport and connecting the wide diversity of local places and services.	<ul style="list-style-type: none"> • Prioritise walking and cycling through provision of high-quality infrastructure • Provide a high-quality public transport system with integrated connections to key locations and with active transport networks • Create walkable neighbourhoods • Connect neighbourhoods including through crossings over the corridor • Importance of safety, particularly for pedestrians and cyclists • Consider needs of people using mobility

Theme	Suggested vision statement	Relevant key issues
		aids, prams, and travellers
Living	Central to Eveleigh will extend the supply and broad choice of housing in the local area to support current and future social diversity.	<ul style="list-style-type: none"> • Importance of housing affordability and the need to provide improved housing choices for all ages and income groups • Need to balance density and the heights of buildings • Address the need for long-term affordable housing for renters in the inner city • Create developments that ensure social diversity and balance through mix of housing types i.e. social, private and affordable housing • Housing for disadvantaged groups including homeless • Importance of quality in new housing
Working	A progressive 21 st Century workplace that connects current and future businesses of different sizes and communities – positioned for the future of well balanced and diverse service, trade and non-skilled industries, digital, knowledge, service and creative industries.	<ul style="list-style-type: none"> • Create attractive, accessible, safe and active places for employers and employees • Support small businesses • Plan for the needs of employees including providing community infrastructure to support workers e.g. childcare, work-based crèche Support creative industries through strategies to enable them to remain in the area e.g. cheaper rent • Importance of affordable housing to ensure people live near jobs • Enable working from home through provision of technology • Support new economies through provision of public spaces that enable collaboration • Provide a diversity of jobs, including family friendly (e.g. flexible working hours)
Resilient	Central to Eveleigh will support a healthy and sustainable quality of life designed to withstand/adapt to a changing climate: Where opportunities are harnessed and the community thrives in a natural environment.	<ul style="list-style-type: none"> • Importance of learning from other projects to build on best practice • Sustainable initiatives to provide improved local environment e.g. solar energy, efficient water use, sustainable design • Build community resilience and spirit • Ensure infrastructure is accessible and can be upgraded over time to minimise disruption to communities

Theme	Suggested vision statement	Relevant key issues
		<ul style="list-style-type: none"> Importance of green spaces and public open space to connect people to nature and maximise health outcomes Consider sustainable design initiatives e.g. rooftop gardens, water harvesting, recycling and reuse Plan for family-friendly places and provide facilities for families and older people
Governance	Central to Eveleigh will be driven by an enduring partnership and governance arrangement that includes key state, local and community partners, in an act of stewardship on behalf of the people/everyone.	<ul style="list-style-type: none"> Robust and inclusive consultation process that is based on honesty Develop partnership models based on social equity and regeneration Ensure integrity of the vision is maintained throughout delivery of the strategy Make information publically available (e.g. technical studies) Involve community in the planning process Consider creation of a community reference group to advise government and ensure transparency and accountability Maximise public ownership of public assets and facilities to ensure access and affordability for community

Participants were also asked to identify 'quick wins' or relatively cheap and easy initiatives that could be implemented quickly to deliver immediate benefits. The top most relevant ideas related to this Study, with the number of votes for each, are outlined below.

Table 7 Top 'quick wins' identified by participants at Visioning Workshop

Idea	Number of votes
Establish a pilot pedestrian corridor	16
Establish 2 – 4 foot bridges over the railway	12
Establish free 4G Wi-Fi network	10
Implement a community bike hire program	9
Quickly announce and build a new primary and high school	8
Plant trees	5
Pilot new partnership models with community housing providers	4
Establish a childcare centre in old hat factory on Wilson St	4

The outcomes from the workshop will be reviewed by UrbanGrowth NSW to develop a long-term vision for the project, broken down into the key themes.

6.1.3 Telephone surveys – November 2014

UrbanGrowth NSW commissioned Jetty Research in November 2014 to undertake a random telephone survey with 504 inner city residents to gauge people's interest and level of awareness of the project. Stakeholders were asked:

- What they currently appreciated about the area.
- Attitudes to development.
- Ideas and aspirations for the future of the corridor.
- Their preferences for communication and involvement.

The survey focused on residents living in suburbs immediately adjacent to the Corridor including Erskineville, Camperdown, Ultimo, Waterloo, Redfern, Surry Hills, Alexandria, Newtown, Haymarket and Chippendale.

The survey outcomes are detailed in the report *A survey to measure awareness of, and attitudes towards the Central to Eveleigh Rail Transport and Transformation Program* (Jetty Research, 2014). Major findings highlighted in the report include:

- **Traffic and parking** - most frequently mentioned issue about what people liked least about living in the Central to Eveleigh area. This was also the most frequent issue for Newtown residents.
- **Crime and anti-social behaviour** – most frequently mentioned issue by Surry Hills residents.
- **Improvements to roads/traffic flow, parking, green/open space and public transport** - were most frequently identified as what people would like to see change in the future.
- **Community spirit and open/green spaces** - were identified as what people most wanted to maintain in the future.
- While people feel the **current Central to Eveleigh region is delivering transport services and connections, retail and community facilities**, there is **potential to improve on job opportunities in the area, heritage and cultural opportunities, open/green space, and housing diversity and affordability**.
- When asked about a **new facility/service** that could be added to the area, the most frequently mentioned were **open spaces/parks**, followed by **schools/TAFEs, new sporting/leisure facilities**, and **more/better transport options**.

Overall, the survey found that awareness of the Central to Eveleigh Transformation Program is not yet widespread, but people are generally optimistic that it would deliver a positive outcome for their local area (70% indicated they were strongly or somewhat confident), if development is well planned and delivered.

The survey also asked how people felt towards increased density, with responses mixed, and those who rent were more comfortable with high-rise buildings compared to those who own their home.

6.1.4 Meetings with service providers in 2014 and 2015

Individual meetings were held with social service providers, including state government agencies, non-government organisations and affordable housing providers in the Study Area to

understand the potential social impacts of the renewal, as well as the impacts on service provision. The stakeholder agencies consulted with are outlined in Table 8 below.

Table 8 Details on stakeholder meetings held to inform this Study

Category	Agency	Responsibility
Local government	City of Sydney	Planning, provision and management of public community facilities including community centres, libraries, public open space, recreation facilities, child care, cultural facilities.
State government	Department of Education (DoE)	Public primary and secondary education
	NSW Family and Community Services	Public housing land ownership and tenant issues, and affordable housing
	Sydney Local Health District (SLHD)	Public health services including community health
	NSW Police – Redfern Local Area Command	Community safety, emergency response
	NSW Fire and Rescue	Community safety, emergency response
	NSW Ambulance	Community safety, emergency response
Affordable and student housing providers	City West Housing	Affordable housing provider
	Bridge Housing	Affordable and social housing provider
	University of Sydney	Affordable student housing provider
	University of Technology	Affordable student housing provider
Community service providers	The Factory	Services for residents, particularly social housing tenants, in Redfern and Waterloo precinct
	Weave Youth and Family Services	Services for youth and families in Redfern, Waterloo and Maroubra areas
	Inner Sydney Regional Council	Information, advocacy and support services for community organisations and residents in City of Sydney, Botany, Leichhardt, Randwick, Waverley and Woollahra LGA's

A summary of key issues and opportunities relevant to this Study is provided in Table 9 below, with detailed outcomes from discussions with community service providers included at Appendix C.

Table 9 Outcomes of meetings with service providers

Theme	Key outcomes
Existing community needs and issues	<ul style="list-style-type: none"> The needs of tenants of social housing estates throughout the Study Area should be considered and addressed through renewal process. Many social housing tenants have complex needs including mental health issues, drug and alcohol dependency which have led to increased crime and safety issues within the social housing estates. Robberies and stealing from cars are biggest community safety issues in the Study Area. There is a need for crime enforcement as well as harm reduction and integrated human service provision to address these complex needs in the long-term.

Theme	Key outcomes
	<ul style="list-style-type: none"> Ageing in place is a key issue particularly for social housing tenants living in housing that is not appropriate for their needs. Traffic and parking is an issue in the Study Area which is likely to increase with more residents and workers. Public transport improvements are needed e.g. buses often already full when reaching areas throughout the Study Area. Large numbers of students walking between Redfern Station and the University of Sydney – need for improved pedestrian connections. Food security is a big issue with a lack of affordable shopping options for very low income earners and social housing tenants.
Community infrastructure needs	<ul style="list-style-type: none"> High density housing – need for access to public open space e.g. Central Park is a good example of this. Training and employment – important for low income tenants. High need for more schools and childcare in the inner city, including preschool services which meet the needs of disadvantaged families. Community health and mental health services are at capacity. There is a lack of aged care in the Study Area including residential care, dementia day care and supported living. Funding for human services is currently being reviewed in NSW. Existing human services already struggle to provide services, and the review could exacerbate this. Funding should also allow human service workers to service private residents, not just target groups. There is a need for a new community centre in the Redfern Waterloo area. There is a need for affordable office and community spaces for community services to operate from. Cultural space is important and there is a need for this in the local area, particularly space for Aboriginal cultural activities. While some stakeholders report that the Study Area is well serviced by sport and recreation facilities, others say there is need for more. The Study Area is well serviced by youth services. There is a need for new arts facilities in the area, as the Pine St Arts Centre (Chippendale) is the only public arts space in the area. A new arts space requires collaboration with businesses, Council and the community. Workshop and exhibition space is needed. The Clothing Store in Eveleigh would be the perfect space for a new arts facility, and could be extended if required.
Affordable housing options	<ul style="list-style-type: none"> High numbers of households are in housing stress in the Sydney Metropolitan region – there is a long-term need for affordable housing in the City of Sydney LGA. Provision of affordable housing in the inner city is a priority to ensure lower paid workers in service industry roles can live near employment areas.

Theme	Key outcomes
	<ul style="list-style-type: none"> • There is very significant demand for student housing in the Study Area. Both the University of Sydney and UTS are looking at options to increase the provision of student housing. The University of Sydney is increasing provision on campus, while UTS is partnering with student housing providers to provide housing off campus. • Central to Eveleigh presents an opportunity to increase affordable housing supply and diversity e.g. Aboriginal housing, student housing, boarding houses etc. • There needs to be a commitment to providing affordable housing in Central to Eveleigh Study Area through mechanisms such as developer contributions, dedication of land, and developers providing a portion of the development as affordable product.
Key impacts and opportunities for the renewal	<ul style="list-style-type: none"> • Consider provision of employment opportunities for local residents both within and beyond construction phase, particularly for low income earners. However this should be integrated with other support services for people from disadvantaged backgrounds who require additional support. • Involve the community in the renewal process through transparent consultation processes. • Community development programs within private developments are a good way to connect new residents with existing residents, as well as short term residents (e.g. students, renters). The program at Green Square is a good example of this and has involved consultation on the plans for Green Square, community art projects and markets. • Future business mix in the Study Area needs to include affordable options for people on low incomes e.g. social housing tenants need access to large supermarkets (e.g. Aldi, Coles and Woolworths). • Increased density will lead to more people using existing facilities, services and spaces including community infrastructure. • The heritage buildings at North Eveleigh provide opportunities for community use e.g. community arts centre, enterprise centre. These uses would link with the cultural precinct at Carriageworks and the enterprise precinct at ATP. • New community facilities should include programs to meet existing community needs e.g. people with a disability, older people, people from culturally and linguistically diverse backgrounds and Indigenous people. • Providing CCTV in public spaces would assist with management of community safety issues, whilst also improving perceptions of safety, leading to improved wellbeing. • Potential to improve connectivity throughout the Central to Eveleigh Study Area, particularly across the railway corridor. • Parking, traffic and transport will need to be well-planned, including timing of construction to reduce impact on existing communities. • There may be opportunities to locate new Fire and Rescue and Ambulance stations in the Study Area.

Theme	Key outcomes
	<ul style="list-style-type: none"> The University of Sydney provides community access to its facilities (e.g. libraries, pools, shops) and there is opportunity to expand this (e.g. sports fields). Temporary street furniture is a good way to make areas undergoing construction / change more comfortable and attractive and create vibrancy in new areas e.g. temporary deck chairs and moveable plants. Providing community spaces in high rise buildings is important which should be on the ground floor to allow for community access. Rooftop community gardens and green solutions are also important to connect people in high density areas to nature and the environment. Retain and interpret heritage precincts particularly at ATP, Central Station and Eveleigh. Upgrade/improvements at Redfern Station funded by local development. Opportunity to develop a Public Art Strategy and provide public art through renewal process. Leverage Aboriginal community and culture in process – provide economic opportunities for the community, particularly social housing tenants – potential to provide business and creative incubators to assist local community.

6.1.5 Focus Groups – June 2014

A series of five focus groups were held in June 2014 by UrbanGrowth NSW to provide local input into the Central to Eveleigh Corridor Draft Concept Plan. Focus groups were held with local residents and a workshop with community and resident group representatives, from suburbs within and surrounding the Central to Eveleigh Study Area. The consultation also aimed to provide specific local input into key development issues that are important to shaping the planning principles for the concept plan.

The findings of the focus groups are outlined in the *Consultation Outcomes Central to Eveleigh Corridor Report* (UTS Centre for Local Government, 2014) with key outcomes relevant to this study highlighted below.

Table 10 Key outcomes from Central to Eveleigh Focus Groups

Theme	Key outcomes
Reasons residents choose to live in the area	Including: diversity of community; art/culture; proximity to CBD; access to public transport, employment, tertiary education and community facilities and services; relative affordability compared to other inner Sydney areas (e.g. Eastern Suburbs).
Key drivers of the area's vibrancy and character	Including: existing diversity of housing types and price points, convenient access to daily services and facilities, wide range of employment opportunities.
Potential benefits of the renewal	Including: increased provision of affordable housing, provision of housing that is in close proximity to major community facilities and

Theme	Key outcomes
	services, encouraging increased public transport use and sustainable urban form.
Some concerns about the potential renewal	Including: potential extent of high density development, preservation of future rail corridors, new platforms at train stations, community infrastructure, and provision of affordable and public housing.
Important considerations for long-term planning	Including: provision of diverse housing types including affordable and public housing and the need for statutory-based targets; provision of small, medium and large-scale employers; opportunities to leverage the creative/arts scene; retaining unique character of local areas; plan at the precinct scale.
Travel and connectivity	Including: providing more east-west public transport connections; provision of pedestrian and cyclist crossings, planning at the regional level.
Heritage values of the area	The contribution this makes to the local character of each precinct; need for respectful interpretation and communication of diverse heritage aspects.
Addressing community infrastructure needs	Including: addressing current gaps; meeting future needs; provision of new schools, child care centres, aged care facilities and activities for young people; provision of open space; importance of community infrastructure provision in the planning and design process.
North-south linear access corridor/park	This should connect from Erskineville through to Hyde Park and Circular Quay, and extending west to Darling Harbour.
Central Station precinct to have a grand vision	To overcome east-west movement barrier and include an iconic tourist attraction.
Importance of sustainability	Including: integrating sustainability into future planning; incorporating a range of initiatives into design.
Ongoing consultation	Including: the need for structures and mechanisms to ensure community participation; ensure planning process is informed by ongoing community participation; need for a community reference group.
Collaboration and transparency in planning	Including: collaboration agreements between key delivery authorities; strong statutory mechanisms in place.

6.1.6 Initial Stakeholder and Community Workshops – November 2013

During late 2013, UrbanGrowth NSW held a series of workshops as part of an initial stage of investigation into the renewal options for the renewal of Central to Eveleigh. The key aim of this early phase of engagement was to understand the themes that local communities, Sydney residents, key landowners and government agencies would like to drive the renewal of the Central to Eveleigh Precincts in the future.

Three workshops were held between 11 November and 19 November 2013 with stakeholder and community representatives including:

- Workshop 1 - State and local government agencies and major landholder representatives.
- Workshop 2 - Randomly selected community members from the inner suburban sub-region.
- Workshop 3 - Representatives from key community based organisations and resident groups from the local area.

The workshops were structured to promote discussion and thought around the Central to Eveleigh Study Area as it functions now, and how it could be in the future. Feedback was compiled and analysed, with the outcomes presented in the *Central to Eveleigh Initial Stakeholder and Community Engagement Report* (KJA, 2014). The common themes to emerge from the three workshops are outlined below.

Table 11 Key outcomes from Central to Eveleigh Stakeholder and Community Workshops

Theme	Recommended strategies/opportunities
Community participation	Embed community participation as a core value in planning and future investigations for the corridor.
Global Sydney precinct	The regeneration potential of the corridor means that the Central to Eveleigh corridor has a critical part to play in the planning and development of central Sydney including its potential as a tourism gateway to the greater Sydney region.
Better transport infrastructure	Preserve and renew Central and Redfern stations as world class facilities while accommodating long term operational transport needs. Improve connections across the corridor to universities and regeneration areas.
Employment, education and innovation	Leverage the area's special attributes associated with technology, education, the arts, creative industries and support services for the health sector.
Community infrastructure	Ensure that community infrastructure such as schools, health services, aged care and community facilities are addressed properly at the beginning and throughout the planning and regeneration process.
Remove barriers and revitalise public spaces	Create connections across the rail corridor to improve connectivity, permeability, walkability and accessibility. Revitalise and activate public spaces to create safe, vibrant places and new green space.
Respect, celebrate, promote and conserve a proud heritage	Enhance, protect and conserve heritage buildings to celebrate the area's rich history.
Sustainable living and design	Integrate land use with transport infrastructure, social and economic sustainability, green star and excellence in building and urban design. Promote walking, cycling and less car use together with an effective parking strategy.
Diversity and integration	Ensure diversity and integration not just in building form and urban design but also community. This includes having a diverse range of housing types and including terraces and apartments as well as housing suitable for different

Theme	Recommended strategies/opportunities
	incomes and groups such as affordable social aged and student housing.

6.2 Stakeholder and community consultation on Redfern, Waterloo and South Eveleigh

UrbanGrowth NSW and NSW Land & Housing Corporation have been consulting with the community and key stakeholders on the Urban Renewal Study regarding the potential redevelopment of social housing at Redfern, Waterloo and South Eveleigh during 2010 to 2012. This has included a range of community and stakeholder consultation activities to gain feedback about the proposed renewal of social housing sites. These activities are outlined Appendix C. A summary of the outcomes from these various consultations is provided in Table 12 below, with many of these relevant to the renewal of the Central to Eveleigh corridor and the Study Area.

Table 12 Outcomes of community and stakeholder engagement on the potential renewal of Redfern, Waterloo and South Eveleigh

Theme	Key outcomes
Safety	There were high levels of concern about residents' safety and the impacts of anti-social behaviour on resident amenity and community life.
Changes to local population	The change to the tenure and social mix of the area as a result of the redevelopment is likely to change the demographic profile of the local population significantly.
Community cohesion	The impact that changes in the social mix would have on community interactions and cohesion in the local area was raised.
Relocation process for public housing tenants and key target groups	Given that the majority of public housing tenants are long term residents, relocation will place significant stress those with strong connections to the area, and particularly: the elderly; those from Culturally and Linguistically Diverse backgrounds; and Aboriginal and Torres Strait Islander residents.
Gentrification and affordability	An increased proportion of private housing will lead to increased housing and land prices in the area, which in turn may make low income groups less able to remain living in the Precinct. General living costs may also increase if the area becomes more gentrified, particularly if small local businesses which provide services and products at a lower cost, may not be able to afford to stay in the area.
Open space and recreation	Increasing the local population may result in increased strain on local public open spaces. According to some focus group participants, some local open spaces are already at or close to capacity.
Accessibility, mobility and connectivity	The increased population may lead to difficulties for residents in accessing local infrastructure and services which are already under pressure, such as Redfern Train Station and Sydney Buses.
Impact on local businesses	As Redfern Waterloo is redeveloped it is expected that rental prices for shops and offices will increase in line with land and house prices. This may result in

Theme	Key outcomes
	local businesses no longer being able to afford to stay in the area. If this occurs this will be a significant issue for low income and disadvantaged groups as they may no longer be able to afford to shop locally.
Impact on mental health and wellbeing	The re-housing process will have significant impacts on the emotional and mental wellbeing of public housing tenants who are already a vulnerable group. Targeted services will be required which support public tenants, particularly older people, through the relocation process to reduce stress and isolation.

7. Big picture assessment

Understanding the big picture factors that may influence the urban renewal of the Central to Eveleigh Study Area provides allows a more holistic assessment of the potential social risks and opportunities. This section discusses some of the key trends and issues that may impact the project from a social sustainability perspective.

7.1 Population growth and change in the city

Sydney's population is growing rapidly, with the population of the City of Sydney LGA expected to increase significantly from 183,000 people in 2011 to approximately 281,000 by 2036.

The *City of Sydney Population Forecasts* website (City of Sydney, 2014) identifies that significant redevelopment across the City's former industrial and railway lands, warehouses and wharves into residential areas is driving the population increase, with more people seeking to live closer to the city. This is due to the attraction of inner suburbs providing high level access to tertiary education, employment and lifestyle opportunities.

Large numbers of young adults are attracted to live in the City of Sydney, including many overseas migrants who are students at the University of Sydney and University of Technology Sydney. Migrants to the city also include permanent overseas, interstate and regional NSW migrants, the majority of these are young adults.

The built form of future major developments in the city at Green Square, the CBD, and Redfern Waterloo, is likely to shape the future population, with the majority of new dwellings expected to be one and two bedroom apartments. The apartment market has been dominated by young singles, couples and students. However, the number of families with children choosing to live in inner city, higher density dwellings is increasing in Sydney¹¹. Many couples who are yet to have children may also start their families whilst living in inner city apartments, and may choose to raise their children in the same apartments as they age. However, with increased supply of smaller dwellings, older empty nesters and retirees may also be attracted to downsize to smaller dwellings to live closer to the city in areas with good access to transport, services and facilities and attractions.

It will be important for Central to Eveleigh to offer a range of housing types, sizes and tenures to ensure different household types can access appropriate housing, the population diversity of the city is maintained, and Central to Eveleigh develops as a socially sustainable, mixed development.

In addition, with the increase of residents, workers and visitors, and change in the social profile across the City, ensuring that appropriate, well-located, accessible community infrastructure is provided is integral to meet changing community needs.

7.2 Housing affordability

One of the key challenges for Australia currently is the decrease in housing affordability. The Australian Housing and Urban Research Institute (AHURI) has published a number of research papers on housing affordability, and describe housing affordability as a complex issue caused by local housing and labour markets as well as larger economic, environmental and social forces, with key characteristics of the problem including:

- House and rental price instability has significant consequences for the broader economy by affecting household spending patterns and generally reinforcing economic volatility.

¹¹ See case studies of high density developments in Sydney presented in the *City of Sydney Child Care Needs Analysis 2013*, Cred Community Planning and Community Childcare Cooperative

- People being pushed into more marginal forms of housing, such as boarding houses and caravan parks.
- Lack of affordability in particular areas affects business, and the ability to attract and retain essential workers and young professionals from inner city areas.
- Housing affordability stress as people struggle to meet the cost of housing. This is particularly acute for private renters, single-person households under 65 years and low-income home purchasers.
- Workers living long distances from their place of employment leading to long travel times and reduced family and community connections.

Sydney is Australia's most expensive housing market. In particular, housing in the City of Sydney is becoming increasingly unaffordable and is a key challenge for the future social, economic and environmental sustainability of Sydney's communities.

Housing affordability refers to 'reasonable' housing costs in relation to income. A common benchmark is that affordable housing is housing that does not absorb more than 30% of a very low, low or moderate income households gross income. Affordable housing is not social housing; it can be privately owned, but available at a price that is less than 30% of household income for both rental and purchase.

The NSW Government has introduced the *Affordable Housing State Environmental Planning Policy (SEPP 70)* and other planning mechanisms (*Improving Housing Design and Affordability SEPP 65*) to support the provision of affordable housing. Additionally the City of Sydney and UrbanGrowth NSW have affordable housing strategies which outline their commitment to increasing supply within the Study Area including:

- The lack of affordable housing choices is recognised as a key challenge for Sydney in *Sustainable Sydney 2030*, is also highlighted in the City's *Affordable Rental Housing Strategy*, and the subject of a recent Housing Affordability Summit - Fix Sydney's Housing Crisis (March 2015).
- UrbanGrowth NSW has an existing *Redfern Waterloo Authority Affordable Housing Contributions Plan 2006*. The first delivery milestone was met in March 2015, with 88 apartments in North Eveleigh delivered with City West Housing targeting very low to moderate income earners.

Despite a number of affordable housing initiatives being provided in and near the Central to Eveleigh Study Area, the proportion of affordable housing relative to population growth in the City is declining.

UrbanGrowth NSW and the City of Sydney recognise that more work is required to create a wider range of housing types and choices. A joint research project was commissioned to inform a *Housing Diversity Strategy* for the Study Area, ultimately forming part of the overall Central to Eveleigh Urban Transformation Study.

In addition, UrbanGrowth NSW and the Committee for Sydney sponsored the innovative engagement program 'SOUP Lab pilot - Younger Generation Housing Innovation' (18-35 years). Participants highlighted the core value of sharing living spaces that is popular in the upcoming generation. Young people are willing to compromise on individual space in return for a rich and diverse community lifestyle. They identified an opportunity in the Study Area to introduce a new form of affordable housing where excellent design and community programming could create interactive shared spaces that facilitate inner city living.

The *Housing Diversity Strategy* will be informed by a number of study initiatives including a combination of planning initiatives, capital partnerships, design innovation, and leveraging

existing contribution funds, many of which have been informed by international precedent, local research insights and collaboration with a cross section of stakeholders in the housing affordability sector.

In addition to the supply of increased affordable housing options, rental and purchase, the strategy and its companion documents will also address:

- Universal and adaptable design to support changing lifestyles and ageing in place.
- Student housing.
- Aboriginal affordable housing.

The strategy will also respond to *Action 2.3.3 Deliver More Opportunities for Affordable Housing in A Plan for Growing Sydney* which states that:

“The Government will:

- *develop a comprehensive approach to this issue that involves all stakeholders – the Government, local councils and the private and community sectors;*
- *provide affordable housing in Government-led urban renewal projects and on Government-owned sites to meet the shortfall in affordable housing; and*
- *require local councils to include affordable housing in their local housing strategies, to respond to local demand.*

The Government will use its affordable housing projects to demonstrate how well-designed housing can be delivered by working with community housing providers and the development industry.”

The *Housing Diversity Strategy* will not only relate to adequate supply, but also a suitable mix of affordable housing types, tenures, sizes and price points which collectively create diverse and balanced communities as well as quality lifestyles for a range of household types. These include: young singles, shared households and couples without children, young families, single parent families and older people looking to downsize.

7.2.1 Other housing needs

As highlighted above, housing that is specific to the needs of different target groups is a key consideration for the Central to Eveleigh renewal to ensure the social diversity of the Study Area into the future. The sections below present a summary of key issues that have been raised through consultation and research undertaken for this CISIR, and which will be discussed further in the *Housing Diversity Strategy* and its companion documents.

Universal and adaptable housing

With the ageing of the population an issue for all communities across Australia (as highlighted in Section 7.3) the renewal of Central to Eveleigh provides opportunities to deliver housing that is well-designed and appropriate for people of various age groups and lifestyles. This will facilitate ageing in place, as well as encourage independent living for people with a disability.

The *Housing for Seniors or People with a Disability SEPP 2004* will ensure that a minimum of 10% of dwellings within the Central to Eveleigh Corridor will be adaptable. Beyond this, housing that has been designed to be universal, or in line with the *Livable Housing Design Guidelines* can be modified at a later stage to be adaptable. This is more cost-effective than retrofitting a dwelling, and ensures the changing needs of occupants can be addressed across their lifetime, allowing them to move in and around their homes unassisted.

The *Livable Housing Design Guidelines* provide a national framework for the key features that make homes easier and safer to live in for people of all ages and abilities (Livable Housing

Australia, 2012). The guidelines aim to make dwellings easier to enter, safer to move around in, more capable of cost-effective adaptation, and designed to better anticipate the changing needs and abilities of occupants. Research shows that it is up to 22 times more efficient to design a dwelling to be universal rather than retrofit when an unplanned need arises (Livable Housing Australia, 2012).

The proposed new Apartment Design Code and revised SEPP 65 currently being prepared by the NSW Department of Planning and Environment are expected to require that all new apartments/units are universally designed and support ageing in place.

Student housing

Inner city housing has always been at a premium due to the proximity to employment opportunities and the many services and facilities located in the city. However other factors have also driven the cost of housing in the inner city up, including demand for housing by international students. This was highlighted as a significant issue in a recent news article, with the number of international students attending inner-city universities, including the University of Sydney and UTS, rising significantly over the last ten years.¹²

Consultation with both the University of Sydney and UTS indicates that both universities have identified a very significant demand for student housing in the inner city near their campuses, with students indicating that housing in the inner city and inner ring suburbs is not affordable for their needs. Private student accommodation providers including Urbanest and CRV are rapidly developing student housing in the area, however according to the University of Sydney these are not affordable options, with rents charged at or above market rates, further compounding the high property prices in inner city areas. Both universities have established plans to provide student accommodation that is affordable to meet the housing needs of their students, including both international and domestic students.

The University of Sydney has set a target to deliver 4,000 affordable student beds on campus by 2020, with approximately 1,000 beds under development, and two more projects waiting DA approval, which together will deliver another 700 beds. The University of Sydney is also looking at alternative ways to deliver student housing on campus, including integrating housing with teaching/learning spaces and retail, as well as various room layouts (e.g. single bed or multiple bed dorms). The affordable student housing provided by the University of Sydney is provided at 25% below market value.

UTS has identified a target of approximately 2,500 affordable student beds to be delivered by 2022, with a requirement that students should not cross more than one street between student accommodation and campus. To help deliver this, UTS has established partnerships with local developers and other stakeholders (e.g. Frasers Property at Central Park).

Providing affordable student accommodation options on campus or in partnership with neighbouring stakeholders is integral to ensuring the significant student population within the Study Area can live in appropriate and affordable housing that is located close to education and employment opportunities. This approach will also reduce the demand for student housing in neighbouring areas and may moderate rent prices in these areas.

Aboriginal affordable housing

Indigenous households are a key group that are more likely to be disproportionately affected by decreasing housing affordability in the City (City of Sydney, 2009). Providing affordable, quality and accessible housing that is both responsive to Indigenous tenant's needs and sensitive to their culture is a key requirement to ensure Indigenous people can remain living in the City.

¹² Mulligan, M. and Smith, A. . *Sydney Morning Herald*, 29 October 2014, "Student push driving up inner-city property"

The NSW Government established the Aboriginal Housing Office (AHO) under the *Aboriginal Housing Act 1998 (NSW)* to ensure that Indigenous people have access to affordable, quality housing. The AHO works to provide an increased range of housing choices for Indigenous people, especially for those most in need and financially unable to gain access to the private rental market, aiming to break the cycle of disadvantage for Aboriginal social housing tenants by delivering fit for purpose, client focused services in places where they are needed, when they are needed. AHO works in partnership with Aboriginal Community Housing Providers (ACHP) which are usually not-for-profit or volunteer organisations that exclusively service the Indigenous community. These ACHP's provide a range of services including: crisis accommodation; transitional housing; social housing; co-operative housing; affordable housing; and home-ownership programs (Aboriginal Housing Office, 2014).

As discussed in Section 3.3, the Aboriginal Housing Company is one of these ACHP's and through the proposed Pemulwuy Project, is seeking to provide social and affordable housing for Aboriginal families close to Redfern Station.

Social housing

The provision of adequate social housing is vital to ensure people on low incomes and with complex needs who cannot earn an income have access to housing. Throughout the Study Area there are a number of social housing properties which are owned and managed by NSW Land & Housing Corporation. These include the large social housing sites in Redfern and Waterloo, and the site at South Eveleigh which is located within Precinct 1.

It is essential to retain the existing number of social housing dwellings within the Study Area to ensure socio-economically disadvantaged people can remain living in the inner city. In addition, the renewal of Central to Eveleigh presents an opportunity to consider how the existing social housing in the Study Area can be improved.

Figure 18 City West Platform Apartments at North Eveleigh



7.3 Ageing of the population

All developed countries are ageing rapidly, with longer lifespans and lower fertility rates the major contributors. The Productivity Commission recently published a research paper *An Ageing Australia: Preparing for the Future* (2013) which highlights a number of challenges associated with an ageing population in Australia including:

- Falling labour participation rates, leading to reduced productivity.
- Increased strain on government support services including health care, aged care, public housing, and the Age Pension.
- Rising costs of health care as people age.

The number of people aged 65 and over in the City of Sydney is expected to double by 2031 (DP&E, 2014). This has important implications for the provision of health and support services, transport, appropriate forms of housing, employment opportunities, as well as the way communities function.

With independent living and ageing in place recognised as key strategies supported by the community while also reducing strain on health infrastructure, C2E will need to deliver housing that is appropriate for older people, including adaptable dwellings, universally designed dwellings and residential aged care facilities. This will enable people to remain living in the city as they age near family/friends and in appropriate housing with access to aged care services when required.

The Central to Eveleigh Precincts are surrounded by existing neighbourhoods with existing significant populations of older people, including disadvantaged older people (e.g. social housing tenants in Redfern and Waterloo), and this will continue to be significant as the population ages.

Providing accessible and affordable community facilities with programs targeted towards the needs of older people will be important, as will multi-generational facilities that encourage interaction across generations and groups in the community, contributing to social cohesion for Central to Eveleigh communities over time. The design of the built environment will also be important to maintain a healthy and connected population, for people of all ages.

7.4 Healthy cities

The influence of the built environment on the health and wellbeing of communities has become a key focus for cities across the world. The provision of infrastructure that encourages active and healthy lifestyles is therefore a key requirement for the Central to Eveleigh Urban Transformation Program.

The Central to Eveleigh Precincts should be designed to be 'human scale', with local places and destinations connected by a network of safe, direct and high quality pedestrian and cycle pathways. This will provide residents, workers and visitors with easy access to local services and facilities whilst encouraging decreased reliance on travel by car, which is particularly important for Central to Eveleigh given its location as a public transport corridor in the inner city.

The concept plan for the Central to Eveleigh Urban Transformation Program identifies new green links to the north and south and east and west across the corridor. These will be integral to delivering public open space throughout the Study Area, and if high quality pedestrian and cycle pathways are integrated, will also help to deliver improved health and wellbeing outcomes for residents, workers and visitors.

7.5 Sustainable living and design

Climate change, rapid population growth and modern living are creating a number of challenges for cities. For example, increased heatwaves and decreasing rainfall lead to a number of health impacts, new developments need to be designed to withstand significant storms, and higher energy prices will continue to lead to increased costs of living. The need for a major shift in current behaviours, technologies and systems is widely recognised as integral to increase

community resilience in the face of these challenges whilst ensuring the health of the environment is preserved for future generations.

Sustainable and energy efficient design aims to reduce the environmental impact of the construction and operation of buildings and developments. Organisations such as the Green Building Council of Australia, Infrastructure Sustainability Council of Australia and Urban Development Institute of Australia are leading change in Australia's building, development and infrastructure industries with sustainability rating tools and awards.

Green design elements are becoming increasingly popular in cities and urban areas to deliver energy efficiency whilst providing community members with a connection to the natural environment. This is particularly important in inner city areas that have limited access to public open space. Green design can include green roofs and walls on residential, commercial and community buildings.

The renewal of Central to Eveleigh will involve significant new development including commercial, residential and community buildings, which will not only provide opportunities to implement sustainable design, but also green design elements which will be particularly important given the proposed density and urban form. Green links and design will need to be a key focus for Central to Eveleigh Urban Transformation Program as providing adequate new public open space to meet resident and worker needs will be a challenge given the location of the Central to Eveleigh Precincts. Green links which provide high-quality public open space and pedestrian and cycle connections through the corridor and connecting to neighbouring areas will be an integral strategy to deliver a healthy and connected development.

Figure 19 Green walls at One Central Park, Broadway



7.6 Technology and communication

The role of technology in modern life is growing, with major advances in health, communication, energy, transport and many other fields made every day. With the rise of smartphones and personal tablet computers, the average Australian now has the ability to instantly access

information, or communicate with someone from the other side of the world, with the touch of a few buttons.

This has significant implications for the way society functions. For example, many employers are recognising the need to increase flexibility in the workplace to remain competitive, particularly for workers with families, and this is becoming more attainable with the support of communication technologies which enable people to work externally to their office, whether from their home, a café or enterprise hub. Government services are also increasingly becoming dependent on technology, with the Australian Government currently centralising various community services such as Medicare and tax assessments within the single online portal *MyGov*. At the local level, people are connecting through online/virtual communities including community groups, business networks and even children's playgroups (see www.greensquarehub.com).

While these advances in technology and communication have allowed increased access to information for the majority of the community, those who are already socially disadvantaged are at risk of further marginalisation. The costs associated with accessing the internet for example, are out of reach for many people. Equally, understanding how to operate these technologies, particularly with the speed they change, prevents many people from full participation.

There are also concerns that technology may limit face-to-face social interaction giving rise to an increased need for public programs, places and spaces where people can meet and interact. This is key requirement identified in many social sustainability frameworks (see Section 2).

Central to Eveleigh presents opportunities to incorporate the latest technology within new commercial and residential developments and to bring with it significant social benefits including increased access to information and services. However, it will be important to ensure that social interaction at a human level is encouraged and supported with a key consideration being that technologies are accessible to and benefit all community members. Community facilities such as multipurpose centres in particular provide opportunities to provide affordable access to technology for disadvantaged community members.

8. Indicative social profile

UrbanGrowth NSW has prepared low, medium and high development scenarios for the Central to Eveleigh Study Area for the purpose of investigating the necessary infrastructure required to service additional populations and consider potential implications associated with the growth. The next sections describe the potential future populations and their characteristics. This section is based on the existing population within the Study Area as calculated using ABS Census 2011 mesh blocks (see Section 5.1).

8.1 Indicative resident population

Table 13 below shows the overall potential population growth for the Study Area from 2011 to 2036 based on the predicted growth by the Department of Planning and Environment (DPE), and based on the low, medium and high development scenarios for the Central to Eveleigh project. The table shows that according to DPE, the Study Area would grow by 65% by 2036, while the Central to Eveleigh development scenarios would lead to an increase of 57% for the low scenario, 83% for the medium scenario, and 109% for the high scenario.

Age profiles for the Study Area have been prepared for each development scenario according to the 2014 DPE population projections for 2036. The indicative age profiles for each development scenario are shown in Table 14 below.

Table 13 Indicative resident population for the overall Study Area for each development scenario by 2036

2011 (ABS)	2036 (DPE)			2036 - Low scenario			2036 - Medium scenario			2036 - High scenario		
	Additional	Total	% change from 2011	Additional	Total	% change from 2011	Additional	Total	% change from 2011	Additional	Total	% change from 2011
51,757	33,687	85,444	65%	29,627	81,384	57%	42,748	94,505	83%	56,430	108,187	109%

Table 14 Indicative age profile for the Study Area for each development scenario by 2036

Age group	2011 %		2036 % (DPE)		Low scenario		Medium scenario	High scenario
Babies and pre-schoolers (0 to 4)	3.5%		3.6%		2,930		3,402	3,895
Primary schoolers (5 to 11)	2.5%		3.6%		2,930		3,402	3,895
Secondary schoolers (12 to 17)	2.2%		2.7%		2,197		2,552	2,921
Tertiary education and independence (18 to 24)	14.9%		11.2%		9,115		10,584	12,117
Young workforce (25 to 34)	33.1%		25.1%		20,428		23,720	27,156
Parents and homebuilders (35 to 49)	22.8%		24.0%		19,533		22,680	25,966
Older workers and pre-retirees (50 to 59)	9.4%		11.5%		9,360		10,868	12,442
Empty nesters and retirees (60 to 69)	6.5%		8.2%		6,674		7,749	8,872
Seniors (70 to 84)	4.3%		8.2%		6,674		7,749	8,872
Elderly aged (85 and over)	0.8%		1.9%		1,546		1,796	2,056
Total persons	100%		100%		81,384		94,505	108,187

Figure 20 below shows the change in age distribution for the Study Area between 2011 and 2036, based on the existing distribution for the Study Area (2011 ABS Census) and the projections for 2036 (DPE). The graph shows that there is likely to be a slight increase in primary school aged children (5 to 11 years) and high school aged children (12 to 17 years), and a significant increase in those aged over 50 years, from 21% to 30% by 2036. Although there will be a decrease in those aged 18 to 24 years (15% to 11%) and 25 to 34 years (33% to 25%), working age adults (18 to 49 years) will continue to make up the majority of the population, with many of these likely to be families with children.

Figure 20 Study Area age profile 2011 to 2036

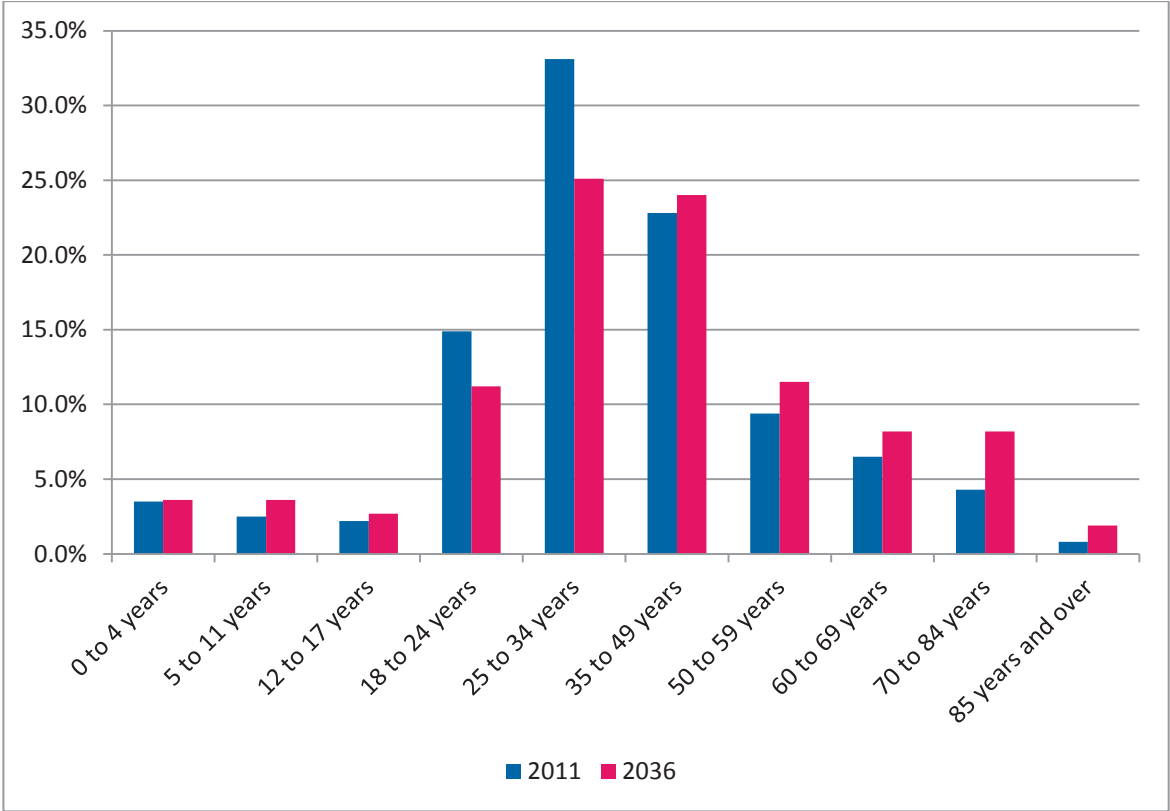


Table 15 below shows the proposed indicative population within the Study Area by 2036 according to the Central to Eveleigh Precincts, the Redfern and Waterloo social housing sites, and the remainder of the Study Area, based on the dwelling projections for each scenario.

Table 15 Indicative additional residential population for areas within the Study Area by 2036

	Development scenarios	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
Dwellings	Low scenario	2,310	533	1,138	3,813	7,794	1,500	2,600	3,700	15,593
	Medium scenario	3,080	710	1,625	5,110	10,525	1,800	3,800	6,372	22,499
	High scenario	4,005	888	2,276	6,388	13,557	2,100	5,000	9,044	29,700
Population	Low scenario	4,389	1,013	2,162	7,245	14,809	2,850	4,940	7,030	29,627
	Medium scenario	5,852	1,349	3,088	9,709	19,998	3,420	7,220	12,107	42,748
	High scenario	7,610	1,687	4,324	12,137	25,758	3,990	9,500	17,184	56,430

Based on the existing demographic characteristics of the Study Area, future residents throughout the Study Area and within the Central to Eveleigh Precincts are likely to include:

- A high proportion of people from culturally and linguistically diverse backgrounds.
- Highly educated residents.
- People with higher incomes working primarily in white collar industries e.g. professional, managerial and administration roles.
- Students studying at local universities and tertiary institutions.

The Study Area will also continue to include people living in existing and future affordable and social housing dwellings.

People living in affordable housing would include key workers such as low-income workers who provide essential city services such as nurses, bus drivers, office workers, construction workers, childcare workers, cleaners or shop assistants, and low-income young professionals.

Based on existing demographics of social housing tenants living in the Redfern Waterloo precinct, future social housing tenants would be socio-economically disadvantaged and would likely have low levels of education and income. They are also likely to include people from the following groups:

- Older tenants, particularly single persons.
- People with a disability.
- People from Culturally and Linguistically Diverse backgrounds.
- Aboriginal and Torres Strait Islander people.
- People with mental health issues.

Age profiles for each Precinct, the Redfern and Waterloo sites, and the Study Area are provided at Appendix D.

8.2 Indicative worker population

Table 16 below shows the overall potential growth of workers in the Study Area from 2011 to 2036 based on the predicted growth by the Bureau of Transport Statistics (BTS) 2014 projections, and based on the low, medium and high development scenarios for the Central to Eveleigh project. The table shows that according to BTS, workers in the Study Area would grow by 37% by 2036, while the Central to Eveleigh development scenarios would lead to an increase of 18% for the low scenario, 25% for the medium scenario, and 32% for the high scenario.

Table 17 below shows the proposed indicative worker population within the Study Area by 2036 according to the Central to Eveleigh Precincts, the Redfern and Waterloo social housing sites, and the remainder of the Study Area, based on potential commercial floors pace for each scenario.

Table 16 Indicative worker population for the overall Study Area for each development scenario by 2036

2011 (ABS)	2036 (BTS)			2036 - Low scenario			2036 - Medium scenario			2036 - High scenario		
	Additional	Total	% change from 2011	Additional	Total	% change from 2011	Additional	Total	% change from 2011	Additional	Total	% change from 2011
78,376	28,717	107,093	37%	14,350	89,856	18%	19,604	94,060	25%	25,155	98,501	32%

Table 17 Indicative additional worker population for areas within the Study Area by 2036

	Development scenarios	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
Possible GFA	Low scenario	5,130	1,725	33,750	216,825	257,430	9,400	8,320	11,840	286,991
	Medium scenario	6,840	2,300	50,000	289,100	348,240	11,280	12,160	20,390	392,071
	High scenario	7,005	2,875	73,750	361,375	445,005	13,160	16,000	28,941	503,105
Workers (based on 20m ² per person)	Low scenario	257	86	1,688	10,841	12,872	470	416	592	14,350
	Medium scenario	342	115	2,500	14,455	17,412	564	608	1,020	19,604
	High scenario	350	144	3,688	18,068	22,250	658	800	1,447	25,155

It is likely that the renewal of the Central to Eveleigh Study Area will result in most employment areas in the vicinity of Central Station being developed as a commercial and retail hub (see Section 3). Redfern Station is also likely to include a significant amount of workers. Future workers are likely to be a mix of white collar workers in professional roles in future offices, and key workers employed in retail, hospitality and community facilities, as well as service people (e.g. cleaners).

8.3 Profile of visitors

The overall growth of Sydney is likely to lead to increased numbers of visitors throughout the Study Area. The renewal of the Central to Eveleigh Study Area would lead to improved public domain areas and amenity, which may lead to opportunities for new and improved facilities, attracting more visitors to the area. Visitors are likely to continue to be high numbers of tourists, students, workers, and people visiting nearby attractions and facilities.

Based on the 2011 Census Place of Enumeration profile for the Study Area, the current proportion of overnight visitors of the total population (i.e. residents plus overnight visitors) is 13%. Based on this, the potential overnight populations in the Study Area for the low, medium and high scenarios may be between 4,400 to 8,400 people by 2036. It should be noted however that this is indicative only, and these figures do not take into account growth in accommodation options within the Study Area. These figures also do not provide an indication of day visitors to the Study Area.

Table 18 Indicative population of overnight visitors in the Study Area for each scenario by 2036

	2011%	Low scenario	Medium scenario	High scenario
Residents	87%	29,627	42,748	56,430
Visitors	13%	4,427	6,388	8,432
Total population	100%	34,054	49,136	64,862

9. Assessment of community infrastructure needs

The redevelopment of the Central to Eveleigh Study Area, which will bring new residents, workers and visitors to the area, will place additional strain on existing services, facilities and infrastructure in both the Study Area and surrounding areas. Additional community infrastructure will be required to meet the needs of the new population and to ensure that access to services and facilities for existing residents is not reduced.

This section provides an assessment of the community infrastructure needs that may be generated by the renewal of the Central to Eveleigh Study Area, based on the following indicators of need:

- **Normative need** - consideration of the socio-demographic profile of existing communities and the additional population and their resultant need for community infrastructure.
- **Identified need** - through consultation for this project with service providers and previous community and stakeholder consultations.
- **Comparative need** – which considers need based on service equity across the Study Area (including provision by other providers) and rate of provision compared to leading practice benchmarks (see Appendix E).
- **Leading practice need** - which considers service issues and new facility models.

The assessment considers need based on these four indicators, and makes recommendations for community infrastructure based on the development scenarios for the Precincts, social housing sites, and Study Area. These recommendations would be further refined during the Precinct Planning, which would also take into account the development staging for each Precinct to ensure community infrastructure is delivered early and when residents and workers begin to occupy each area. The community infrastructure needs of workers have been assessed based on 20% of the total workforce population, except where a specific benchmark for workers has been established. This is consistent with a broadly accepted standard for calculating workforce demand, in which the demand from five workers is considered to be equivalent to demand from one resident¹³. Therefore the total demand for community infrastructure is based on the total number of residents plus 20% of the workforce, which is referred to as the apportioned workforce.

Table 19 below displays the additional population figures used to inform the needs assessment.

¹³ This approach is used by the City of Sydney in its Development Contributions Plan

Table 19 Potential resident, worker and apportioned workforce populations for the Study Area

	Development scenario	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Precincts	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
Residents	Low scenario	4,389	1,013	2,162	7,245	14,809	2,850	4,940	7,030	29,627
	Medium scenario	5,852	1,349	3,088	9,709	19,998	3,420	7,220	12,107	42,748
	High scenario	7,610	1,687	4,324	12,137	25,758	3,990	9,500	17,184	56,430
Workers	Low scenario	257	86	1,688	10,841	12,872	470	416	592	14,350
	Medium scenario	342	115	2,500	14,455	17,412	564	608	1020	19,604
	High scenario	350	144	3,688	18,068	22,250	658	800	1,447	25,155
Apportioned workforce	Low scenario	51	17	338	2,168	2,574	94	83	118	2,870
	Medium scenario	68	23	500	2,891	3,482	113	122	204	3,921
	High scenario	70	29	738	3,614	4,450	132	160	289	5,031
Total residents and apportioned workers	Low scenario	4,440	1,030	2,500	9,413	17,383	2,944	5,023	7,148	32,497
	Medium scenario	5,920	1,372	3,588	12,600	23,480	3,533	7,342	12,311	46,669
	High scenario	7,680	1,716	5,062	15,751	30,208	4,122	9,660	17,473	61,461

9.1 Principles for community infrastructure provision

Recommendations for addressing the community infrastructure needs generated by the renewal of Central to Eveleigh have been identified throughout the needs assessment, which have been based on the indicators of need outlined above, together with the following principles for community infrastructure provision.

Figure 21 Principles for community infrastructure provision



Table 20 Community infrastructure principles

Principle	Requirements
Meet community needs	Community infrastructure provides spaces for the delivery of essential community services, programs and activities, as well as social interaction, contributing to the social cohesion of new communities. They should be designed to meet a range of diverse community needs, with the ability to be flexible to meet changing needs over time.
Accessible	Community infrastructure should be physically and financially accessible by all community members. Direct links to public transport as well as high quality pedestrian and cycle pathways ensure equity of access particularly for people with limited mobility.
Multipurpose	Designing community infrastructure for a range of activities maximises their use by the community and activates public spaces. They should also be designed to allow for adaptive re-use over time to respond to changing community needs.
Well-located	Community infrastructure should be located in highly visible locations that are safe, attractive and accessible. Ground floor with street frontage is preferred to ensure community members are aware the community facility is available for their use.
Co-located	Locating community infrastructure together and with shops and services creates hubs for community life whilst activating places, particularly in new developments. This also provides opportunities for informal social interaction whilst allowing community members to make one stop for their needs. Co-location and integrated facilities (e.g. within one building) can also reduce the land required, which is particularly important in inner city areas.
Sustainable	Community infrastructure should meet triple bottom line requirements for sustainability. This includes: environmentally sustainable design and encouraging active travel; appropriate management models to ensure they are delivered in a cost-effective manner, and maintenance and management policies to maintain and upgrade facilities to ensure their long-term viability; and management and programming to meet identified community needs.

9.2 Community infrastructure assessment

The next sections discuss the outcomes of the assessment by each type of community infrastructure according to each indicator of need, including community infrastructure requirements according to leading practice rates of provision and existing/future rates of provision in the Study Area, which are included in Appendix E.

9.2.1 Education

UrbanGrowth NSW has been working closely with the Department of Education (DoE) to consider the implications of future population growth and education facilities in the area.

With the changing demographics of inner city areas over recent years and more families choosing to live in the city, demand for inner city schools has increased, with the majority of existing schools at capacity. DoE recently undertook public consultations as part of an ongoing review of public primary and secondary education in the inner Sydney area. The outcomes of the review and public consultations include a redeveloped Ultimo Public School, and a new inner city high school at Cleveland Street, Surry Hills with capacity of up to 1,500 students.

There are three public primary schools and one community school (K-12) within the catchment for the Central to Eveleigh renewal precinct: Darlington Public School; Erskineville Public School; Fort Street Public School; and Alexandria Park Community School. The primary schools are characterised by small sites and there are items of significant heritage on two school sites.

DoE analysis of the demographic information provided by UrbanGrowth NSW shows that this proposed development will generate up to 1,300 additional government primary school enrolments and up to 750 additional government secondary school enrolments.

Under the low scenario, significant redevelopment of the schools would be required to provide additional permanent classrooms and larger core facilities by 2021 at Darlington Public School and Erskineville Public School. Alexandria Park Community School could accommodate growth until 2026, after which additional classrooms and expanded core facilities would be required. Growth within the Fort Street Public School catchment would be directed towards the redeveloped Ultimo Public School after 2026.

Under the medium and high scenarios, all schools would require significant redevelopment to provide additional permanent classrooms and larger core facilities by 2021. The growth within the Fort Street Public School catchment would be directed towards the redeveloped Ultimo Public School after 2021.

DoE has advised that to accommodate these scenarios, as outlined above, would require significant capital investment. Further increases in population growth in neighbouring areas would necessitate further review of this analysis.

It is recommended that UrbanGrowth NSW continue to consult with DoE and service providers to ensure that, prior to any precinct planning application, any development which could result in increased future demand for school placements are considered by DoE, and to identify any opportunities for additional education infrastructure. Future precinct planning and approvals must ensure that a strategy to satisfy future school demand from development is in place.

Equally, any changes in existing and future provision to schools should also be considered in future community infrastructure studies and social impact assessments at the precinct planning stage to ensure demand can be addressed.

Recommendations

Ongoing consultation with Department of Education and service providers prior to precinct planning to ensure future demand generated by Central to Eveleigh would be met by existing and proposed schools in the inner city.

9.2.2 Health

The Study Area is serviced by numerous general practitioners (GP's) and medical centres, with the Royal Prince Alfred (RPA) and St Vincent's the closest hospitals. Consultation with the Sydney Local Health District (SLHD) indicates there will be a need for additional community health services and additional emergency department and hospital services at RPA servicing the Study Area in the future.

Community based health services include general practice, primary care nursing, early childhood services, counselling services, allied health, nutrition services, aged care, mental health, drug health, oral health etc. GP's and primary health nurses are considered the cornerstone of primary health care provision. As the population of an area grows, more complex and specialist community-based health services will need to be provided to meet targeted community needs.

Health service planning is usually undertaken considering a wide range of factors and models, and is not generally determined by planning standards alone. However SLHD has recognised that for new urban developments, the simplest approach is to articulate selected planning standards for service provision. SLHD has provided these standards as an indicative guide to

future service provision in order to assist with planning for Central to Eveleigh, and SLHD will undertake its own comprehensive planning of its community and hospital services over time.

SLHD has indicated that one GP is required per 1,300 persons, and one primary health care nurse or early childhood nurse for every 2,500 person. One community health staff member is required for 3,000 people. Primary health nurses require regular access to a community room/space for clinics. Sessional community health staff also require access to community spaces. Private GP's and allied health services in established areas such as the inner west of Sydney will typically expand based on market forces to accommodate changing populations. However, there is a strong case for providing space in accessible, co-located facilities for selected GP services targeting particularly vulnerable populations.

SLHD has indicated that health care is increasingly moving to community-based and ambulatory models. SLHD notes that leading practice in community health service provision is the closer integration of community health services with primary care services provided through general practice – known as Integrated Primary and Community Care (IPCC). An Integrated Primary and Community Care Service is the model that was explored for Green Square by SLHD. According to SLHD, services that could be provided in an IPCC model may include one – two GP's, practice nurses, primary health nurses, allied health services, early childhood nursing and medical services, multicultural health, counselling services, aged care, drug health etc. At a fully-fledged Integrated Primary Care Centre, imaging, pathology, satellite dialysis, outpatient clinics and dental care could also be provided.

The benchmark for the provision of small IPCC's is between 15,000 – 20,000 people. That is, with this population a facility or significant access to community facilities would be required to accommodate staff and deliver community-based healthcare. This service could be provided as part of a larger cross-agency community service.

With the resident and equivalent worker population for the three scenarios for the Central to Eveleigh Precincts expected to range from around 17,000 to 30,000 people, all three scenarios would generate a need for a small IPCC, particularly given the overall growth of the Study Area (32,000 to 61,000 people). A small IPCC could accommodate space for one to two GP's, primary health nurses, counselling services, multidisciplinary clinics and selected sessional speciality services such as chronic and aged care, mental health, child/youth/family services and allied health. SLHD has advised that an option that should be explored through comprehensive planning studies, is locating a major community health centre in the Central to Eveleigh Study Area.

The Royal Prince Alfred Hospital would be the main hospital that services Central to Eveleigh. SLHD develops projections for hospital facilities using the Ministry of Health's Acute Inpatient Modelling (AIM) and Sub-Acute Inpatient Modelling tool (SIAM). Based on the Department of Planning and Environment population projections for 2014, RPA would require upgraded Emergency Department and trauma services and additional beds by 2025/26.

Recommendations

Work with the NSW Ministry of Health, The Sydney Local Health District (SLHD) to determine and ensure the establishment of community-based health services. This could include an Integrated Primary Care Centre.

Ensure that the demand for beds and services at RPA Hospital related to urban development is planned and provided.

Ensure the provision of flexible spaces in multi-purpose community centres suitable for primary health nurse and community health staff services and sessional clinics.

Ensure commercial spaces suitable for General Practice and private primary care providers is planned for each precinct.

9.2.3 Public open space and recreation

There are approximately 54.8 hectares of existing Council-owned and managed public open space in the Study Area, made up of pocket, local and district parks and sports fields. Existing public open space within the Corridor itself includes Prince Alfred Park, which is a district park and includes a pool, outdoor tennis courts (Jensen's Tennis Centre), basketball/netball court, and children's playground. This would be most accessible to those living and working in the Redfern and Central areas. Australian Technology Park, which is currently owned by UrbanGrowth NSW Development Corporation (UGDC)¹⁴, also provides active open space (including the Vice Chancellors Oval which is an informal sports field and tennis/basketball courts) and passive public open space and public domain areas. Given the central location of the Central to Eveleigh Corridor, there are also a number of other significant parks and recreation facilities within walking distance of various parts of the Corridor, with those located in the Study Area detailed in Section 5.3.3. Key public parks and facilities of note include:

- Sydney Park, Erskineville Oval and Alexandria Park.
- Redfern Park, Waterloo Park, sports field and recreation facilities at the National Centre of Indigenous Excellence.
- Chippendale Green at Central Park and Tumbalong Park in Ultimo.
- Proposed Green Square Aquatic Centre and multipurpose open space.
- Victoria Park in Camperdown.

Other open spaces within the Study Area which could be accessed by the public and contribute to the provision of open space include those owned by institutions and government agencies (e.g. University of Sydney playing fields, National Centre for Indigenous Excellence, schools). These facilities contribute to provision of open space if the community has access. There is opportunity to explore this for Central to Eveleigh, particularly as the University of Sydney has indicated that they encourage the use of their facilities by the community¹⁵, and the NSW DoE has a policy to encourage community use of school facilities¹⁶.

Existing sport and recreation facilities within the Study Area include Council facilities which can be hired by the community for sports (e.g. Ultimo community centre indoor and rooftop courts, Alexandria basketball centre, Prince Alfred Pool) and private facilities (e.g. Sydney University Sports & Aquatic Centre, National Centre of Indigenous Excellence, Australian Technology Park). A number of key district-level recreation facilities are also located near the Study Area (e.g. Victoria Park Pool), while a new aquatic centre and park is proposed for Green Square.

Consultation with the community and service providers for the Central to Eveleigh renewal and this study has identified that existing demand for public open space and recreation facilities in the city is high (Section 6). Increased resident, worker and visitor populations in the Study Area as a result of this and other developments is likely to amplify this demand.

The City of Sydney *Open Space & Recreation Needs Strategy 2006* highlights the challenges of providing open space and recreation facilities in the City of Sydney due to the existing density of the population, which will continue to grow. The existing provision in the northern area is

¹⁴ Expressions of interest are currently being sought by UGDC for its sale

¹⁵ This was expressed by the University of Sydney during consultation for this Study

¹⁶ See *Community Use of School Facilities Policy*, 2009, available at https://www.det.nsw.edu.au/policies/administrative/facilities/comm_use/PD20090400.shtml

equivalent to 9m² per person, and 7m² per person in the southern area. With high population growth across the City of Sydney LGA, it is unlikely that existing rates of provision can be maintained into the future. When compared to other densely populated areas the City of Sydney had a slightly higher rate of open space provision per resident compared to Leichhardt and Ashfield LGA's and New York City, a similar rate to North Sydney, and lower than Strathfield LGA, Melbourne City, and San Francisco (Stratcorp, 2006). The Strategy also highlights that there is no universally accepted population standard for open space provision, and that applying population standards only does not reflect community needs, or the diversity, quality and accessibility of open space.

The City of Sydney is updating the *Open Space & Recreation Needs Strategy 2006* and reviewing its *Section 94 Contributions Plan 2006*. The Council recently resolved that the *Open Space, Sports and Recreation Needs Study* will be prepared by the end of 2015 and will need to, where possible, consider:

- Give priority where possible to approaches and technologies that increase the use of existing open space and facilities, such as multi-purpose courts and synthetic surfaces.
- Pursue shared access facilities, such as joint use of underused facilities at schools and universities, including possible joint construction or maintenance agreements in exchange for community access out of hours.
- Work with neighbouring Councils on a regional approach in preparing our Central Sub-Regional Plan (required by *A Plan for Growing Sydney*), including joint funding for shared facilities that might be located outside the local government area.
- Work with Urban Growth NSW to ensure renewal of the Bays Precinct and Central to Eveleigh provide for recreation and sporting needs across the sub-region, not just within the renewal site.
- Review planning processes to encourage developers to include sports facilities, especially indoor courts, as part of new developments.

GHD has recently undertaken research into leading practice for the provision of open space in urban infill areas in NSW. Based on this, a reasonable rate of provision for local parks is a minimum of 1 local or multipurpose park for up to 5,000 people, which should be a minimum size of 3,000m². A reasonable rate of provision for district level parks is one district park for up to 20,000 to 50,000 people, which should be a minimum of two hectares.

The City of Sydney benchmark for sports fields is one per 4,500 residents and one per 45,000 workers. Provision of new sports fields in the Central to Eveleigh Study Area will also be a major challenge given the land required for sports fields.

If leading practice rates of provision for public open space cannot be achieved then existing public open spaces should be embellished to increase their capacity. For example, existing and new local parks could be enhanced with additional facilities that are typically installed in a District level park, such as public toilets, a large kick-around area, a varied range of play equipment and play themes for all ages, and half courts. This would enable the local park to be more multipurpose and cater to a larger population. If there are significant land constraints then civic spaces and plazas should also be considered as an alternative.

With large numbers of workers and the future resident profile including many young workers and some families, the provision of open space and recreation facilities that are open for extended hours will be a priority e.g. indoor sport courts, community facilities that hire out spaces for exercise programs, swimming pools and gyms. The leading practice benchmark for provision of new recreation facilities/indoor or outdoor sports courts is one per 3,000 - 4,000 persons¹⁷. It will

¹⁷ Parks and Leisure Australia, 2012, Draft Benchmarks for Community Infrastructure

be a challenge to meet this benchmark, therefore it is recommended that opportunities for encouraging community use of existing private/government facilities within the Study Area are explored, and full/half sport courts are considered for new public parks. New indoor courts could also be explored for co-location within the recommended enterprise hub (see Section 9.2.5).

The provision of new public open space and recreation facilities in the Central to Eveleigh Study Area will be a challenge due to the high cost and limited availability of suitable land, which is already constrained by the railway and high levels of existing development. Innovative approaches will need to be explored to meet resident, worker and visitor public open space and recreation needs. This could include:

- Increasing community access to government or privately owned open space and recreation facilities. For example, a Memorandum of Understanding (MOU) could be established between the owners (e.g. University of Sydney, National Centre for Indigenous Excellence, local schools) and the City to lease the facility, with the City responsible for upgrades and maintenance over the period of the lease.
- Upgrading existing sports fields could also with synthetic turf to allow for multiple sports to play on the fields, and increasing or improving amenities to increase capacity.
- Increasing green spaces in public domain areas, including through providing new green links from north to south and east to west across the Central to Eveleigh Study Area, which incorporate new pedestrian and cycle links. This would both increase the amenity of the corridor and surrounding areas, whilst providing public open space for community use, leading to significant health and wellbeing benefits.
- Exploring alternative ways to provide community members with access to green space, such as open green spaces in commercial/retail buildings and public buildings and providing rooftop gardens on new high rise buildings to ensure residents have access to open space.

Recommendations

Explore early provision of new local parks within the Study Area which meet the City of Sydney requirements for public open space including a minimum size of 3,000 – 5,000m².

Target the provision of new local open space within 400m walk of all residents.

Increase the capacity of existing public parks within the Study Area through upgrades and embellishments to ensure residents, workers and visitors have access to higher quality public open space and recreation facilities.

Investigate upgrading existing sports fields with improved amenities and synthetic turf to allow for multiple sports.

Increase green spaces in public domain areas including provision of new green links across the Corridor which link to surrounding public open spaces within and beyond the Study Area.

Provide high quality open space within buildings/developments e.g. rooftop gardens.

Work with stakeholders to increase affordable community access to existing private/government sports fields (e.g. University of Sydney, surrounding public and private schools, Australian Technology Park).

Investigate provision of full/half sports courts within new parks and/or embellish existing parks to include sports courts.

9.2.4 Child care

As outlined in Section 5.3.4 approximately 1,459 childcare places are expected to be provided in and around the Study Area by approximately 2016 which would partially meet existing and future demand. All three development scenarios are likely to result in a reasonable population of preschool aged children (between 1,200 and 2,429 across the total Study Area by 2036) and this is likely to increase over time as young couples who have bought apartments have children. In addition, with a significant amount of new commercial space to be developed in the Study Area, child care will be required to meet demand from additional workers. It will be important for new child care to include Council-run services as well as private services, as Council services can be more affordable, and often provide places for children from target groups (e.g. Culturally and Linguistically Diverse, Indigenous).

The City's Child Care Needs Analysis set a benchmark of one child care place for every two resident children aged between zero to five years, and one child care place for every 75 workers. Current trends in child care recommend that new centres should provide around 90 places to be financially viable. The benchmarks for child care includes long day care, preschool, occasional care and home based care services. However, while many child care services provide preschool programs, these are often provided by community-based providers and are often targeted towards lower income families. It is recommended that opportunities for the provision of preschool services are also explored for the Central to Eveleigh Study Area, particularly with the high representation of disadvantaged groups in the Study Area, particularly tenants of the social housing sites (e.g. Redfern, Waterloo and South Eveleigh). This would require consultation with City of Sydney Council, DoE and community preschool providers.

There is also expected to be demand for Outside of School Hours (OOSH) Care, with between 1,090 to 2,084 primary school aged children potentially living in the Study Area by 2036. Recent research undertaken for the City of Sydney by GHD into provision of OOSH services found that new or expanded services should be provided for relevant city villages for the Study Area including Green Square and City South, CBD and Harbour, and Harris Street. The research recommended locating these services on school sites in shared/purpose-built facilities or if required, in nearby Council community facilities.

As the renewal of Central to Eveleigh is not yet a formal planning proposal, the previous research into OOSH service provision did not consider the potential resident and worker population projections. The additional population of primary school aged children for all three scenarios would lead to additional strain on existing services, particularly for the medium and high scenarios. Locating OOSH services in the Central to Eveleigh Study Area should be explored to help meet expected demand within the Study Area. OOSH services could be located at the recommended multipurpose community spaces. OOSH services are required to provide indoor and outdoor space in line with the National Quality Framework requirements for early childhood education and care, however the GHD research found that inner city services are sometimes waived the requirements for outdoor space provided they have nearby access to high quality public open space to allow children to play. This should be considered for any potential OOSH services located in the Central to Eveleigh Study Area.

Recommendations

Encourage early provision of new early child care centres in line with City of Sydney rates of provision including between five and nine child care centres within the Corridor: one for Redfern social housing site, one to three for Waterloo social housing site, and two to five for

remainder of the Study Area.
Work with City of Sydney Council to ensure a minimum of one centre is provided by Council for the low scenario, two for the medium and three for the high scenario.
Provide at least one centre in each Precinct to meet existing and future demand in the Study Area.
Co-locate new child care centres with other community facilities where possible.
Investigate opportunities to provide community-based preschool services.
Explore locating OOSH services in recommended multipurpose community spaces provided there is access to high quality public open space.

9.2.5 Community centres and spaces

As outlined in Section 5.3.5 a range of multipurpose community centres and spaces are located throughout the Study Area, ranging from larger community hubs and centres (e.g. Ultimo Community Centre, Surry Hills Community Centre), to halls (e.g. Erskineville Town Hall, Alexandria Town Hall) and multipurpose spaces (e.g. L3 Central Park meeting rooms and rehearsal space). The City of Sydney also has plans to provide new community hubs at Green Square and Redfern, and has identified a need for a new multipurpose community facility including a library in the Newtown / Erskineville area¹⁸.

Research into leading practice for the provision of new community centres in urban renewal areas recommends that for populations under 20,000 people, existing community centres that are old and designed for single use should be developed or upgraded to be multipurpose and suitable for multiple user groups at the same time, therefore increasing their capacity.¹⁹ This approach also recognises the benefits of encouraging existing and new residents to meet and interact at existing facilities, ensuring efficiencies in operating costs, and reducing costs associated with land acquisition in urban renewal areas. Populations between 20,000 to 50,000 people may require a new district-level multipurpose community centre, however this would depend on a range of factors including the location of existing facilities and community needs. Increasing the capacity of existing district-level facilities also has similar benefits.

Each Precinct should have access to multipurpose community spaces that are high quality, physically accessible and affordable, particularly to meet the service needs of existing low income residents in the Study Area. Multipurpose spaces enable the delivery of programs which target the needs of the key target groups in the Study Area including older people, culturally and linguistically diverse people, Indigenous people, young people and socio-economically disadvantaged people. However, to work effectively, these facilities need to be staffed and managed and not just be a hall for hire.

Innovative models for the provision of community spaces and facilities should be explored for provision in the Study Area to meet the needs of new residents and workers, as well as existing community needs within the Study Area. A significant opportunity may exist to adaptively re-use one or more of the existing heritage buildings located at North Eveleigh (Precinct 1 and Precinct 4) as community facilities. This approach is consistent with the community consultation outcomes identified in Section 6 which highlights the importance of respectful interpretation of heritage features, and providing additional community infrastructure to meet community needs.

¹⁸ Based on discussions with UrbanGrowth NSW in 2015.

¹⁹ Based on research undertaken by GHD into leading practice in community infrastructure provision in NSW

These spaces are a suitable size for community facilities that could accommodate a range of community activities, events and programs and would be suitable for a community arts centre (see Section 9.2.6) and an enterprise hub. An enterprise or 'smart work' hub provides affordable office and work spaces for start-ups or small businesses, supporting economic development whilst activating community spaces. The hubs also deliver added benefits of co-location for members including sharing of knowledge and ideas through collaboration between users. The City of Sydney currently provides a number of creative enterprise hubs which provide affordable studio or workspaces for creative industries, whilst Impact Hub, a global co-working organisation, provides office/work space for members in Darlinghurst. An enterprise hub would provide a range of office spaces and workshop spaces for short or long term tenants. The City of Sydney has indicated that an enterprise hub and community arts centre at North Eveleigh would support the enterprise precinct at Australian Technology Park and the creative hub at Carriageworks. Further information about a potential community arts centre is provided in Section 9.2.6 below.

Both of these community facilities would be large enough (over 500m²) to provide multipurpose spaces for a range of programs and services to address the needs of target groups, particularly disadvantaged community members. Multipurpose spaces should include meeting rooms (around 60m²) and larger program spaces (around 100m²). The provision of these new community facilities, as well as proposed City of Sydney community hubs for Green Square and Redfern, would ensure that the southern areas would have access to new multipurpose community facilities, meeting additional need generated for both local and district level multipurpose community space generated by all three development scenarios.

The closest City of Sydney community hubs to the Central Station precinct include Ultimo Community Centre and Surry Hills Community Centre; however these are located more than 400m (five minutes' walk) from the majority of the Central Precinct. In particular, with the continuing growth of Ultimo/Pymont, the Ultimo Community Centre would be near capacity. It is recommended that opportunities for provision of new multipurpose community spaces in the northern part of the Study Area are explored, as well as increasing the capacity of existing community facilities with additional multipurpose space. Ongoing consultation with the City of Sydney is required to understand plans for future community facilities in the northern area. Other opportunities to increase community access to community facilities include working with the Department of Education and the City of Sydney to explore community access to schools in the northern part of the Study Area (e.g. Cleveland St Intensive English School on the edge of Prince Alfred Park).

The specific needs of social housing tenants within the Study Area should also be considered, as disadvantaged groups require specific programs and services. The proposed renewal of the Redfern and Waterloo social housing sites present an opportunity to provide multipurpose community spaces where existing local organisations could be based to provide their services to tenants, as well as to the broader community²⁰. For the Redfern site, 250m² is recommended size to provide office and meeting space for local service providers. This could be provided on-site as a shop-front or integrated into the proposed City of Sydney community hub in Redfern, which could also include a child care service. This would be appropriate for all three development scenarios to meet local needs.

A new multipurpose community centre is proposed for the Waterloo site to meet additional community needs generated on site, as well as broader needs within the Study Area. This centre could provide new space for the Factory (currently occupying around 700m²) which is reported to be out growing its current space, and could integrate a child care facility. This would

²⁰ GHD has previously undertaken assessments of community infrastructure needs for the renewal of the Redfern and Waterloo social housing sites for LH&C and UrbanGrowth NSW. These assessments have been considered within this report.

be appropriate for all three development scenarios to meet local and broader needs. Consultation with the City of Sydney and LH&C is required as planning progresses for the renewal of the Redfern and Waterloo social housing sites to establish specific size and site requirements for these proposed facilities.

Recommendations

Explore early provision of new community facilities within the Precincts including a community arts centre and enterprise hub, potentially located in one of the heritage buildings at North Eveleigh, with each including multipurpose community space. Each should be a minimum of 500m² and include meeting rooms and larger program spaces.

Explore provision of a new multipurpose community space and/or increasing capacity of and community access to existing community facilities in the northern area.

Work with City of Sydney and L&HC to provide facilities in Redfern and Waterloo to meet the specific needs of social housing tenants and the broader community.

Work with City of Sydney to investigate options for a new multipurpose facility in the Newtown / Erskineville area.

9.2.6 Library and cultural services

A range of cultural facilities are located throughout the Study Area, including four public City of Sydney libraries. The City has also committed to a new library and cultural centre at Green Square, which will partially service residents within the south eastern parts of the Study Area, and is exploring provision of a new library in Redfern, which would also meet the needs of the Study Area. In addition, the City has identified a need for a new library in the Newtown / Erskineville area (along with a multipurpose facility).

It is recommended that the additional need generated by the renewal of Central to Eveleigh be accommodated within the existing and proposed City of Sydney libraries in line with the State Library of NSW's *People Places* (2013) population standard for recommended floorspace based on both resident and worker growth. Ongoing consultation with the City of Sydney is recommended as planning progresses to ensure the City can plan its library services in line with the expected population growth. In addition, UrbanGrowth NSW will continue to consult with the City regarding opportunities to provide a new library in the Newtown / Erskineville area.

Consultation with service providers indicated there is a need for additional community arts facilities in the Study Area, particularly art workshop space and community exhibition space. The Pine St Creative Arts Centre in the Northern District (Chippendale) is the only community arts facility in the Study Area, offering a range of arts programs for adults, children, youth and marginalised groups in the community. The City of Sydney indicated that the existing building is too small, limiting the amount of programs that can be offered.

A new community arts centre could be explored for the Central to Eveleigh Study Area to either replace the Pine St Centre or in addition to the centre to meet the need for the broader Study Area. This would be in line with the leading practice benchmark for community arts/cultural centres at one per 50,000 - 150,000²¹, with the future resident population of the Study Area expected to be between 88,000 to 115,000 persons by 2036.

A new community arts centre could be located in one of the heritage buildings at North Eveleigh, which would support the existing cultural precinct of Carriageworks. The City indicated that 700m² would be suitable, with a minimum of 500m² acceptable for a community arts centre.

²¹ Parks and Leisure Australia (PLA) Western Australia, *Benchmarks for Community Infrastructure*, 2010

A ground floor presence would provide opportunities to display and demonstrate art works by the community. The City indicated that if kilns were located in the arts centre, they would be more suited to the ground floor due to their weight. The community arts centre could also provide additional multipurpose spaces which could be used by community members/groups for other programs and activities (e.g. youth and seniors), creating an activity hub for the community and meeting the need for a district-level community centre in the Study Area (see Section 9.2.5).

Recommendations

Provide contributions to increase capacity of existing or proposed City of Sydney libraries in line with NSW State Library benchmark.

Work with City of Sydney to investigate options for a new library in the Newtown / Erskineville area.

Explore early provision of a new community arts centre in Precinct 1 or Precinct 3 which would respond to the Carriageworks cultural precinct.

Existing heritage buildings at North Eveleigh could be explored for adaptive reuse as a community arts centre.

The new community arts centre should be a minimum of 500m².

Multipurpose community spaces between 60 – 100m² should also be provided at the arts centre for community use.

9.2.7 Youth services

The Study Area is well serviced by youth services, particularly in the south of the Study Area, with many services targeted towards disadvantaged and at risk young people living in the social housing estates. However with a significant population of young adults and students between 18 to 25 years expected to live in the Central to Eveleigh Study Area in the future, the provision of accessible, affordable and high quality recreation and cultural facilities will be important, particularly those that can be accessed outside of business hours.

It is recommended that the additional need for youth services generated by growth in the Study Area be accommodated by existing facilities and through the provision of program space (60 – 100m²) in the recommended multipurpose community facilities for all three scenarios as outlined in Section 9.2.5 above.

Recommendations

Provide multipurpose space within recommended community facilities for youth programs and activities.

9.2.8 Services for older people

A significant proportion of future residents within the Central to Eveleigh Study Area are expected to be aged over 60 years, and with a long development timeframe of around 20 years, residents who move in from the early stages will also age, leading to increased need for supportive programs and housing to ensure they can age in place. Adaptable housing options would assist with independent living for residents while reduce demand on residential aged care services within the Study Area (see Section 7.2.1).

Demand for aged care services and programs is also likely to increase within the broader Study Area, which already has a significant existing population of older people, particularly disadvantaged older social housing tenants, and an existing lack of residential aged care services. This has been identified as a key issue from consultation with service providers and previous community consultations, particularly in relation to ageing in place for existing residents and issues of social isolation and health risks due to lack of appropriate housing and aged care services. The renewal of Central to Eveleigh presents an opportunity to explore locating new residential aged care facilities in the Study Area to address this.

The provision of programs and activities at community facilities is also important to encourage healthy and active lifestyles, and reduce social isolation for older people. Program space should be provided at the recommended community facilities for this purpose.

Recommendations

Ensure future land use zoning permits the development of residential aged care within compatible areas within the Study Area.

Provide multipurpose space within recommended community facilities for older people's programs and activities.

9.2.9 Emergency services

The Central to Eveleigh Study Area is serviced by a range of emergency services. Consultation with each service was undertaken to establish the demand that would be generated by the proposed Central to Eveleigh Corridor renewal.

NSW Fire and Rescue indicated that the existing stations and resources will be able to service the Central to Eveleigh Study Area residents and workers, provided they continue to be resourced in the future. However, there may be an opportunity to relocate the existing Redfern Station to a new site within the Study Area as the existing station is considered too small.

The NSW Ambulance service provided information about its approach to planning services and facilities. There are numerous determinants for the allocation of ambulance resources. In general, demand for ambulance services is, among other factors, heavily influenced by variables such as population growth and the proportion of older people especially those over 85 years. When selecting new sites the Ambulance Service aims to avoid congested areas such as town centres and hospitals (to spread services) and does not like to co-locate with other emergency services.

The NSW Ambulance is currently reforming its approach to planning and delivery of ambulance services and facilities. NSW Ambulance advised that under the previous model, an ambulance station was allocated to a response area. In the new model this will be replaced with a network of "hub" stations that will accommodate up to 40 ambulance vehicles. Vehicles will depart these hub stations to smaller satellite 'standby' facilities as well as traditional stations. A single hub station will be grouped with these smaller standby stations to make a "cluster". Each cluster (of a hub and standby points) will provide coverage to a particular response area. This model is unlike any infrastructure model that has been implemented within NSW. Modelling is currently being undertaken to determine the best location for the standby facilities and hubs based on the projected demand for Ambulance Services. Currently some of the land for the hub stations has been purchased and others are being investigated. NSW Ambulance is currently discussing opportunities with UrbanGrowth NSW for a potential site for a new station within the Study Area.

The Central to Eveleigh Study Area is serviced by the Redfern and Central Local Area Commands (LAC). The Redfern LAC advised that ongoing consultation would be required with Redfern LAC as the planning for Central to Eveleigh progresses to determine if additional Police

facilities and resources will be required to meet the additional demand resulting from the development. The Central LAC advised that the NSW Police Transport Command should be consulted. To date, a number of attempts have been made to contact the NSW Transport Command to provide input to this Study which have been unsuccessful.

Recommendations

Further discussions to be held with NSW Fire and Rescue and NSW Ambulance to establish opportunities for new stations and emergency service hubs within the Central to Eveleigh Study Area.

Work with NSW Police to ensure Safer By Design principles are implemented as the planning for Central to Eveleigh progresses.

9.2.10 Supermarkets and fresh food access

Supermarkets are important to provide affordable access to fresh food and ensure healthy outcomes for communities. The Study Area has access to a range of supermarkets, however consultation with service providers indicated that North Eveleigh did not have many convenient, walkable options to purchase fresh food. Additional supermarket or convenience facilities may be required to meet demand from future Central to Eveleigh residents and workers, and which would be considered through an economic study for Central to Eveleigh.

Recommendations

Investigate the provision of supermarkets to service new and existing residents and workers.

9.2.11 Public transport

The Central to Eveleigh Corridor is well serviced by public transport however there are opportunities to improve pedestrian and cyclist connections. At this stage, it is recommended that UrbanGrowth NSW work with key agencies, including the City of Sydney, to improve pedestrian and cyclist connections, in line with the City's *Cycle Strategy and Action Plan 2007-2017* and *Draft Walking Strategy and Action Plan 2014 – 2030*. In addition, encouraging transit-oriented development, or development around the train stations, would encourage future communities that are less reliant on cars, and more likely to use public and active transport options, contributing to improved health and wellbeing outcomes.

Recommendations

Work with the City of Sydney to identify opportunities to improve pedestrian and cyclist connections.

Higher-density development should be targeted for provision in the vicinity of major existing and future transport links.

10. Assessment of social risks and benefits

Based on the outcomes of the social research undertaken for this study, including the demographic analysis, stakeholder consultation, assessment of housing need and community infrastructure detailed in the previous sections of this report, the potential social benefits and risks that may result from the renewal of the Central to Eveleigh Study Area have been identified.

As required by the brief Table 21 below outlines:

- The potential social risk or issue that may result from the renewal process.
- The type of impact (positive or negative) that may result.
- The target group within the community who may be impacted.
- Potential social opportunities that could be implemented to avoid negative impacts or maximise positive impacts.
- Costs/benefits resulting from risk avoidance or opportunity inclusion.

The potential social risks and issues have been identified according to the following key themes which have been identified through consultation and research for this study:

- **Housing** - *Deliver a range of appropriate, affordable and quality housing tenures to meet the needs of diverse households, community members and city workers.*
- **Economy and employment** – *Support economic growth and diversity for the city whilst providing access to new employment opportunities for community members that are close to home.*
- **Community cohesion and identity** – *Create vibrant and unique places that encourage connections between all community members and improve access to appropriate and high quality community infrastructure.*
- **Health and wellbeing** – *Encourage active and healthy lifestyles through provision of walkable neighbourhoods that are green, connected and safe.*

Table 21 Assessment of social risks and benefits

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
Housing - Deliver a range of appropriate, affordable and quality housing tenures to meet the needs of diverse households, community members and city workers				
Significant increase in multi-storey housing in transport corridor (approximately 7,800 – 13,500 dwellings across the Corridor).	<p>Positive</p> <p>New dwellings will help to meet targets set by the NSW Government and City of Sydney Council to support population growth in Sydney. However to ensure benefit for a range of community members, yield targets will need to provide for a diversity of housing size, price points and tenures.</p>	<p>New residents to the area and across a range of incomes and household types.</p> <p>Existing residents in surrounding areas who are looking for new housing options.</p> <p>Essential workers and young professionals who are in need of housing options close to the city.</p>	<p>Provide a range of housing types and tenures, including affordable rental and purchase options and social housing, to meet housing needs of different income groups.</p> <p>Provide a range of dwelling sizes (studios, one, two and three bedroom) and types to meet housing needs of a range of households e.g. lone person, older people, families with/without children.</p> <p>Continue engagement with the community about housing needs and ways to deliver affordable and appropriate dwelling diversity for a range of households.</p>	<p>Additional private dwellings provided in the inner city which would accommodate a range of households.</p> <p>A range of household sizes are provided for diverse income groups, including affordable options for key workers, which assists in supporting the City's economic diversity.</p> <p>Population diversity and social cohesion in the inner city is supported.</p>
Renewal of vacant land leading to improvement in amenity of neighbouring areas and potential increase in land and house values.	<p>Negative</p> <p>While this may be positive for existing land owners, lower income earners may not be able to afford to remain in the area due to the potential for increased housing purchase and rental prices in the Study Area as a result of gentrification. This could lead to a loss of population</p>	<p>Existing very low, low and moderate income residents in surrounding areas.</p>	<p>Provide affordable rental housing and affordable purchase options to meet the housing needs of low and moderate income earners e.g. key workers.</p> <p>Investigate appropriate contribution plan mechanisms to raise affordable housing funds, including considering raising the affordable housing levy within the Redfern-Waterloo Authority Affordable Housing Contributions Plan and developing a</p>	<p>Access to affordable housing is provided for low and moderate income groups in inner city areas, supporting the economic diversity of the City.</p>

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
	diversity and decreased social cohesion in the inner city, and negative impacts on the City's economy.		strategy for the use of affordable housing funding to achieve housing diversity.	
Social housing dwellings in Redfern, Waterloo and South Eveleigh are retained as part of a mixed tenure development.	<p>Positive</p> <p>New social housing dwellings that meet the needs of existing and new social housing tenants and provide improved amenity.</p> <p>Social housing would be part of a mixed tenure development, assisting with reducing concentration of disadvantage on the Redfern, Waterloo and South Eveleigh sites, and therefore reducing stigma for social housing tenants.</p> <p>There is potential to increase the existing provision of social housing dwellings, contributing to increased provision of social housing in the inner city.</p>	<p>Existing and new social housing tenants.</p> <p>Existing residents in surrounding areas.</p> <p>New private residents.</p> <p>Essential workers and young professionals.</p>	<p>Improved mix of social, affordable and private housing which provides a diverse community.</p> <p>Work with Land & Housing Corporation to retain the existing number of social housing dwellings at the Redfern, Waterloo and South Eveleigh sites at a minimum, and investigate potential to increase the number of dwellings.</p> <p>Work with NSW Land & Housing Corporation to ensure that new/renewed social housing dwellings are designed to look similar to private housing to reduce stigma.</p>	<p>Social housing provision is increased at a well located site close to transport, community infrastructure and services.</p> <p>Essential and key workers are supported to live in the inner city.</p>
Relocation of social housing tenants during renewal process.	<p>Negative</p> <p>Temporary relocation of tenants can lead to stress associated with uncertainty as well as</p>	Existing social housing tenants.	Ensure the engagement strategy for the Central to Eveleigh program specifically addresses social housing residents' needs and ensures the timely provision of	Social wellbeing of existing social housing tenants is addressed.

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
	<p>disconnection from support networks and services/facilities if quality relocation program is not provided.</p> <p>Social housing tenants from target groups would be particularly at risk of this, with many tenants from these groups requiring additional support (e.g. Indigenous, culturally and linguistically diverse, and older tenants, tenants with a disability, and mental health issues).</p>		<p>information about the renewal process.</p> <p>Work with Land & Housing Corporation to ensure the relocation strategy identifies needs of target groups and ensures appropriate and ongoing support is provided.</p>	
<p>Lack of affordable and appropriate housing in the inner city for target groups including older people, very low, low and moderate income groups, Indigenous people, and students.</p>	<p>Positive</p> <p>The renewal provides opportunities to deliver new housing that is appropriate for older people and people with mobility issues or with a disability.</p> <p>Opportunities should also be explored to deliver residential aged care as part of the development.</p> <p>There are also opportunities to deliver affordable housing for students, Indigenous</p>	<p>Existing and new older residents, Indigenous residents, very low, low and moderate income residents, students.</p>	<p>New apartments/units will be built to meet affordable housing requirements (as outlined in the Affordable Housing SEPP) and to consider universal design requirements.</p> <p>Explore provision of residential aged care within the Study Area.</p> <p>Liaise with affordable, community, student and Aboriginal housing providers to explore ways to increase supply of affordable and appropriate housing for Indigenous residents, very low, low and moderate income residents, and students in the Study Area.</p>	<p>Housing is provided which facilitates independent living and ageing in place, contributing to positive health and wellbeing outcomes, as well as increased population diversity and social cohesion.</p>

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
	households, and low and moderate income households.			
Economy and employment – Support economic growth and diversity for the city whilst providing access to new employment opportunities for community members that are close to home				
Significant increase of approximately 14,350 – 25,155 workers within Study Area.	<p>Positive</p> <p>New jobs will help to meet targets set by the NSW Government and City of Sydney Council and support economic growth.</p> <p>However initiatives are required which ensure existing residents, including affordable and social housing tenants, benefit from employment opportunities, and the opportunities are provided in line with the increasing population.</p> <p>Initiatives are also required to encourage residents and workers to interact to ensure a cohesive mixed community.</p>	<p>New workers.</p> <p>New residents.</p> <p>Existing residents in surrounding areas.</p>	<p>Promote ways to link developers and businesses associated with the renewal with local training and skills development programs to provide traineeships and jobs for local disadvantaged groups (i.e. social housing tenants).</p> <p>Explore provision of an enterprise hub within which provides affordable office/work space for small businesses and start-ups. Programs which focus on business development skills could also be provided to support these and other small businesses.</p>	<p>Jobs/traineeships provided for local residents, particularly disadvantaged groups.</p> <p>Small and emerging businesses and the City's economic diversity are supported.</p> <p>If jobs are not provided in line with population growth, there is a risk of a underemployment and lack of local employment opportunities for existing and new community members</p>
Increased land and property prices resulting from renewal potentially leading to increased rental prices for businesses and	<p>Negative</p> <p>Existing small businesses that have strong connections to the local community may no longer</p>	Existing residents in surrounding areas particularly low socio-economic groups.	Investigate ways to support existing local businesses, such as the provision of business advisory assistance to local businesses, to assist them to plan for the	<p>Local businesses are supported.</p> <p>Low income and low socio-economic groups are supported and access to affordable food,</p>

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
services.	be able to afford to remain in the area, particularly shops/services traditionally used by social housing tenants and low income earners.		impact of the redevelopment.	goods and services is maintained.
Community cohesion and identity – Create vibrant and unique places that encourage connections between all community members and improve access to appropriate and high quality community infrastructure.				
Significant increase in residential population (approximately 29,000 to 56,000 people) and worker population (approximately 14,350 – 25,155 workers) within the Study Area may lead to increased strain on existing community infrastructure.	<p>Negative</p> <p>Consultation has identified existing demand for community infrastructure including child care, education, public open space, aged care, and cultural facilities. If additional / augmented community infrastructure is not provided in the Study Area early in the development and at appropriate stages, both new and existing residents and workers may experience reduced access to services and facilities.</p> <p>The renewal process may also lead to existing services that are targeted towards needs of target/disadvantaged groups tenants (particularly those in</p>	<p>Existing residents in surrounding areas.</p> <p>New residents.</p> <p>Existing workers in surrounding areas.</p> <p>New workers.</p> <p>Existing social housing tenants, very low and low income households, target groups.</p>	<p>Provide new or increase capacity of existing community infrastructure to meet identified community needs as recommended in Section 8. These new/upgraded facilities would provide opportunities for community connections, particularly between new and existing residents and workers; high and low income groups; and people from diverse target groups.</p> <p>Investigate appropriate development contribution plan mechanisms to assist with delivery of local infrastructure such as new and upgraded community buildings, upgraded libraries and provision of new and upgraded local open space, including considering amendments to the Redfern-Waterloo Authority Contributions Plan 2006.</p> <p>Investigate a special infrastructure</p>	<p>Increased access to adequate community infrastructure for local communities.</p> <p>Existing facilities are improved and their capacity to service demand is expanded.</p> <p>Provision of new community infrastructure in line with leading practice.</p> <p>Costs associated with providing new facilities. See Section 11 for more detail.</p> <p>If appropriate infrastructure is not provided early during the development, there is a cost of declining quality of life/service provision for existing and new community members.</p> <p>A review of Redfern Waterloo</p>

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
	Redfern Waterloo) unable to remain in the area due to increasing costs associated with facility operation (e.g. rent). This would have a direct impact on social housing tenants who require local services.		contribution to assist with the provision of any required State infrastructure such as transport, education or health facilities. Support the work of the NSW Government Service Delivery Reform and Redlink, which is a pilot integrated service delivery program in Redfern Waterloo aimed at improving wellbeing of social housing tenants with mental health issues.	services would lead to specific strategies to support these services to stay in the area and continue to service target groups in the community.
Potential for poor integration between existing and new residents and workers.	Negative Social isolation for new residents due to poor integration with and lack of connection to existing surrounding communities. Lack of social cohesion in development and surrounding areas, between residents and workers.	New residents. Existing residents in surrounding areas. New workers. Existing workers in surrounding areas.	Investigate opportunities for community development and integration through community, cultural and heritage projects and events. Ensure urban design strategy integrates the new development with neighbouring communities to build a sense of identity for new residents and workers that links with the existing communities. Provide new community facilities as per Section 8 which provides space for programs and activities to encourage interaction between community members. Ensure early provision of some facilities to ensure new residents have opportunities to create new social connections.	Strong sense of community identity in renewal areas. Integration between renewal areas and existing surrounding communities.
Renewal may lead to fragmentation of local community	Negative	Existing residents in	Ensure urban design for each precinct reflects existing character of surrounding	Design of renewal areas contributes to sense of identity

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
identity, culture, heritage and values, either directly (such as through development that is not in line with local character), or indirectly (such as through the incremental change in the mix of local businesses).	Loss of community character and identity may lead to lack of community cohesion.	surrounding areas. New residents.	neighbourhoods and develops a strong sense of place and identity. Explore ways the Aboriginal community can be involved in the design of precincts, particularly adjacent to Redfern Station, for example through cultural interpretation strategy and public art.	in renewal areas.
Health and wellbeing – Encourage active and healthy lifestyles through provision of walkable neighbourhoods that are green, connected and safe				
Provision of new green links and pedestrian/cycle links across the existing Corridor to the east-west and north-south.	Positive Increased provision of public open space and pedestrian/cycle network would lead to improved health and wellbeing outcomes for community members.	Existing residents in surrounding areas. New residents. Existing workers in surrounding area. New workers.	Explore opportunities to provide new public open spaces which link to existing public open space in surrounding areas. Work with the City of Sydney to ensure a network of pedestrian and bicycle routes is provided in line with the City's <i>Cycle Strategy and Action Plan 2007-2017</i> and <i>Draft Walking Strategy and Action Plan 2014 – 2030</i> . The routes should link to key destinations including railway stations, shops and services, schools, community centres, childcare and open space/recreation facilities. They should have high amenity and be easily identified within the area through planting, signage and pedestrian/bicycle priority.	Improved and increased access to public open space. Improved access to services and facilities. Improved connection to the CBD for areas at the southern end of the Corridor. Increased opportunity for active travel e.g. workers cycling to employment in the CBD. Costs associated with providing public open space. See Section 11 for more detail.
Activation of vacant land within the transport corridor leading to amenity and public domain	Positive Through the renewal process,	Existing residents in surrounding areas.	Prepare an urban design scheme which delivers precincts which both reflect an overall character for the Corridor, whilst	New public domain and public open space areas for community members to use and

Social risk / issue	Assessment of impact	Target group	Social opportunity	Cost / benefit
improvements within and surrounding the corridor.	land that is currently not used within the Corridor would be redesigned to deliver new mixed use precincts. These would link to existing neighbourhoods, providing opportunities for public domain and public open space improvements and improved visual amenity, as well as deliver community safety benefits.	New residents.	integrating with and reflecting the character and identity of neighbouring areas and provide high quality public domain spaces. The urban design scheme should incorporate best practice requirements for open space design along with Crime Prevention Through Environmental Design (CPTED).	enjoy. Improved safety within and surrounding the corridor.
Noise, dust and vibration impacts resulting from construction activities.	Negative Negative amenity and health impacts associated with construction would be heightened by the potential 20-year development timeframe.	Existing residents in surrounding areas. New residents. Existing workers in surrounding areas. New workers.	Develop a communication plan to provide community members with information about construction activities.	Reduced impact from construction activities on community members.

11. Social sustainability priorities and recommendations

The social sustainability priorities and recommendations for the Central to Eveleigh renewal have been identified through an assessment of the potential social opportunities and issues associated with the redevelopment.

Table 22 below provides indicative costs and funding sources for each recommended initiative or priority for consideration by UrbanGrowth NSW. Where possible, indicative costings for community infrastructure have been sourced from the Independent Pricing and Regulatory Tribunal (IPART) *Local Infrastructure Benchmark Costs Report* (April 2014) and will be subject to discussions with key stakeholders including developers, community infrastructure providers, landowners, and City of Sydney Council. These priorities should be further investigated and refined at the precinct planning stage.

Table 22 Social sustainability priorities with indicative costs and funding sources for community infrastructure

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Housing		
Provide a range of housing tenures, including affordable rental and purchase options and social housing, to meet housing needs of different income groups and city workers.	Part of overall project plan costing	Developers
Provide a range of dwelling sizes (studios, one, two and three bedroom) and types to meet housing needs of a range of households e.g. lone person, older people, families with/without children.	Part of overall project plan costing	Developers
Continue engagement with the community about housing needs and ways to deliver affordable and appropriate dwellings for a range of households.	Part of overall project plan costing	UrbanGrowth NSW
Provide affordable rental housing and affordable purchase options to meet the housing needs of low and moderate income earners e.g. key workers.	Part of overall project plan costing	Potentially through infrastructure contributions for affordable housing
Investigate appropriate contribution plan mechanisms to raise affordable housing funds, including considering raising the affordable housing levy within the Redfern-Waterloo Authority Affordable Housing Contributions Plan and developing a strategy for the use of affordable housing funding to achieve housing diversity.	Part of overall project plan costing	UrbanGrowth NSW
Work with L&HC to retain the existing number of social housing dwellings at the Redfern, Waterloo and South Eveleigh sites at a minimum, and investigate potential to increase the number of social housing dwellings in the Study Area.	Part of overall project plan costing	UrbanGrowth NSW and L&HC
Work with L&HC to ensure that new/renewed social housing dwellings are designed to look similar to private housing to reduce stigma associated with social housing.	LH&C	UrbanGrowth NSW and L&HC
Ensure the engagement strategy for the Central to Eveleigh program specifically addresses social housing residents' needs and ensures timely information is provided to residents about the renewal process.	Part of overall project plan costing	UrbanGrowth NSW and LH&C

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Work with L&HC to ensure the relocation strategy identifies needs of target groups and ensures appropriate and ongoing support is provided.	LH&C and UrbanGrowth NSW staff and resources	UrbanGrowth NSW and LH&C
Ensure future land use zoning permits the development of residential aged care within compatible areas within the Study Area.	Dependent on size and location of facility	Aged care provider
Liaise with affordable, community, student and Aboriginal housing providers to explore ways to increase supply of affordable and appropriate housing for Aboriginal residents, very low, low and moderate income residents, and students in the Study Area.	Part of overall project plan costing	UrbanGrowth NSW Housing providers
Economy and employment		
Promote ways to link developers and businesses associated with the renewal for local training and skills development programs to provide traineeships and jobs for local disadvantaged groups (i.e. social housing tenants).	Part of overall project plan costing	UrbanGrowth NSW Planning Agreement
Provide an enterprise hub within the Corridor which provides affordable office/work space for small businesses and start-ups – potentially located in one of the existing heritage buildings at North Eveleigh.	Dependent on costs associated with retrofitting heritage building	Planning Agreement
Investigate ways to support existing local businesses, such as the provision of business advisory assistance to local businesses, to assist them to plan for the impact of the redevelopment.	Part of overall project plan costing	UrbanGrowth NSW Planning Agreement
Community cohesion and identity		
Work with appropriate agencies to provide new and increase capacity of existing community infrastructure to meet identified community needs through the following recommendations:		
Education	UrbanGrowth NSW resources	UrbanGrowth NSW
Ongoing consultation with Department of Education and service providers prior to precinct planning to ensure future demand generated by Central to Eveleigh would be met by existing		

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
and proposed schools in the inner city.		
Health Work with the NSW Ministry of Health, The Sydney Local Health District (SLHD) to determine and ensure the establishment of community-based health services. This could include an Integrated Primary Care Centre.	Part of overall project plan costing	Planning Agreement
Ensure that the demand for beds and services at RPA Hospital related to urban development is planned and provided.	Part of overall project plan costing	Planning Agreement
Ensure the provision of flexible spaces in multi-purpose community centres suitable for primary health nurse and community health staff services and sessional clinics	To be determined with NSW Health \$3,270/m2 for multipurpose community facilities	Planning Agreement
Ensure commercial spaces suitable for General practice and private primary care providers is planned for each precinct.	In line with costs for commercial buildings	Planning Agreement
Public open space and recreation Explore early provision of new local parks within the Study Area which meet the City of Sydney requirements for public open space including a minimum size of 3,000 – 5,000m ² .	In line with IPART benchmark costs and dependent on size and location of public open space.	Planning Agreement
Target the provision of new local open space within 400m walk of all residents.	Part of overall project plan costing	Planning Agreement
Increase the capacity of existing public parks within the Study Area through upgrades and embellishments to ensure residents, workers and visitors have access to higher quality public open space and recreation facilities.	In line City of Sydney S94 Contributions Plan	Infrastructure contributions and City of Sydney Council
Investigate upgrading existing sports fields with improved amenities and synthetic turf to allow for multiple sports	In line City of Sydney S94 Contributions Plan	Infrastructure contributions and City of Sydney Council
Increase green spaces in public domain areas including provision of new green links across the	Part of overall project plan costing	Planning Agreement

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Corridor which link to surrounding public open spaces within and beyond the Study Area.		
Provide high quality open space within buildings/developments e.g. rooftop gardens	Part of costing for each building/development.	Planning Agreement
Work with stakeholders to increase affordable community access to existing private/government sports fields (e.g. University of Sydney, surrounding public and private schools, Australian Technology Park).	Dependent on outcomes of discussions with providers	Planning Agreement
Investigate provision of full/half sports courts within new parks and/or embellish existing parks to include sports courts	\$62,550 per netball/basketball court	Planning Agreement
Explore provision of new indoor sports courts at recommended enterprise hub.	Dependent on costs associated with retrofitting heritage building	Planning Agreement
Child care Encourage early provision of new early child care centres in line with City of Sydney rates of provision including between 5 – 9 child care centres within the Corridor: 1 for Redfern social housing site, 1 – 3 for Waterloo social housing site, and 2 – 5 for remainder of the Study Area Work with City of Sydney Council to ensure a minimum of one centre is provided by Council for the low scenario, two for the medium and three for the high scenario. Provide at least one centre in each Precinct to meet existing and future demand in the Study Area. Co-locate new child care centres with other community facilities where possible.	\$3,500/m ²	Planning Agreement and/or infrastructure contributions and City of Sydney Council and/or private child care operators
Investigate opportunities to provide community-based preschool services in the Study Area.	Part of overall project plan costing	UrbanGrowth NSW
Explore locating OOSH services in recommended multipurpose community facilities provided there is access to high quality public open space	Part of overall project plan costing	UrbanGrowth NSW

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Multipurpose community centres and spaces Explore early provision of new community facilities within the Precincts including a community arts centre and enterprise hub, potentially located in one of the heritage buildings at North Eveleigh, with each including multipurpose community space. Each should be a minimum of 500m ² and include multipurpose spaces (e.g. meeting rooms and larger program spaces).	Dependent on costs associated with retrofitting heritage building	Planning Agreement
Explore early provision of a new multipurpose community space and/or increasing capacity of and community access to existing community facilities in the northern areas.	\$3,270/m ² for multipurpose community facilities or in line City of Sydney S94 Contributions Plan	Planning Agreement
Work with City of Sydney and LH&C to provide facilities in Redfern and Waterloo to meet the specific needs of social housing tenants and the broader community	\$3,270/m ² for multipurpose community facilities	Planning Agreement
Work with City of Sydney to investigate options for a new multipurpose community facility/library in the King Street/Erskineville area.	Part of overall project plan costing	City of Sydney
Library and cultural facilities Provide contribution to increase capacity of existing or proposed City of Sydney libraries in line with NSW State Library benchmark	In line City of Sydney S94 Contributions Plan	Infrastructure contributions and City of Sydney Council
Work with City of Sydney to investigate options for a new library in the Newtown / Erskineville area.	Part of overall project plan costing	City of Sydney
Explore provision of a new community arts centre in North Eveleigh within an existing heritage building and which would respond to the Carriageworks cultural precinct	Dependent on costs associated with retrofitting heritage building	Planning Agreement
Youth services Provide multipurpose space within recommended community facilities for youth programs and activities	\$3,270/m ² for multipurpose community facilities or in line City of Sydney S94 Contributions Plan	Planning Agreement

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Older people Provide multipurpose space within recommended community facilities for older people's programs and activities	\$3,270/m2 for multipurpose community facilities	Planning Agreement
Emergency Services Further discussions to be held with NSW Fire and Rescue and NSW Ambulance to establish opportunities for new stations and emergency service hubs within the Central to Eveleigh Study Area.	Dependent on outcomes of discussions with NSW Fire and Rescue and NSW Ambulance.	Planning Agreement
Work with NSW Police to ensure Safer by Design principles are implemented as the planning for Central to Eveleigh progresses.	Part of overall project plan costing	UrbanGrowth NSW
Supermarkets and fresh food Investigate the provision of supermarkets to service new and existing residents and workers.	Part of overall project plan costing	UrbanGrowth NSW
Public transport Work with the City of Sydney to identify opportunities to improve pedestrian and cyclist connections.	Part of overall project plan costing	UrbanGrowth NSW
Higher density development should be targeted for provision in the vicinity of major existing and future transport links	Part of overall project plan costing	UrbanGrowth NSW
Investigate opportunities for community development and integration through community, cultural and heritage projects and events.	Part of overall project plan costing	UrbanGrowth NSW
Support the work of the NSW Government Service Delivery Reform and Redlink.	Part of overall project plan costing	UrbanGrowth NSW
Investigate appropriate development contribution plan mechanisms to assist with delivery of local community infrastructure such as new and upgraded community buildings, upgraded libraries and provision of new and upgraded local open space, including considering amendments to the Redfern-Waterloo Authority Contributions Plan 2006.	Part of overall project plan costing	UrbanGrowth NSW

Social sustainability priority	Indicative cost (excluding land)	Potential funding source
Investigate a special infrastructure contribution to assist with the provision of any required State infrastructure such as transport, education or health facilities.	Part of overall project plan costing	UrbanGrowth NSW
Ensure urban design for each precinct reflects existing character of surrounding neighbourhoods and develops a strong sense of place and identity.	Part of overall project plan costing	Developers and City of Sydney
Explore ways the Aboriginal community can be involved in the design of precincts, particularly adjacent to Redfern Station, for example through cultural interpretation strategy and public art.	Part of overall project plan costing	UrbanGrowth NSW, Developers and City of Sydney
Health and wellbeing		
Explore opportunities to provide new public open spaces which link to existing public open space in surrounding areas.	In line with IPART benchmark costs and dependent on size and location of public open space	Planning Agreement
Provide a network of pedestrian and bicycle routes which link to key destinations including railway stations, shops and services, schools, community centres, childcare and open space/recreation facilities. These routes should have high amenity and be easily identified within the area through planting, signage and pedestrian/bicycle priority.	Dependent on type and location of pathways	Planning Agreement
Prepare an urban design scheme which delivers precincts that reflect an overall character for the Study Area, integrate with and reflect the character and identity of neighbouring areas, and provide high-quality public domain spaces.	Part of overall project plan costing	UrbanGrowth NSW
The urban design scheme should incorporate best practice requirements for open space design along with Crime Prevention Through Environmental Design (CPTED).	Part of overall project plan costing	UrbanGrowth NSW
Develop a communication plan to provide community members with information about construction activities.	Part of overall project plan costing	Construction companies

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Appendices

Appendix A Demographic summary

ABS Census 2011 – Data for Suburbs and Small Area Level 1 (see Section 5)

Northern area

Northern area			Ultimo			Surry Hills			Haymarket			Chippendale		
		No	%	No	%	No	%	No	%	No	%	No	%	
Population														
Total Persons		7111	100.0%	15342	100.0%	5376	100.0%	4057	100.0%				100.0%	
Age groups														
0 to 4 years		186	2.6%	436	2.8%	112	2.1%		2.1%			94	2.3%	
5 to 11 years		160	2.3%	226	1.5%	92	1.7%		1.7%			62	1.5%	
12 to 17 years		154	2.2%	191	1.2%	74	1.4%		1.4%			38	0.9%	
18 to 24 years		2172	30.5%	1619	10.6%	1651	30.7%		30.7%			949	23.4%	
25 to 34 years		2612	36.7%	5663	36.9%	2234	41.6%		41.6%			1625	40.1%	
35 to 49 years		1068	15.0%	4026	26.2%	698	13.0%		13.0%			734	18.1%	
50 to 59 years		347	4.9%	1422	9.3%	251	4.7%		4.7%			301	7.4%	
60 to 69 years		203	2.9%	820	5.3%	162	3.0%		3.0%			169	4.2%	
70 to 84 years		182	2.6%	689	4.5%	85	1.6%		1.6%			74	1.8%	
85 and over years		27	0.4%	250	1.6%	17	0.3%		0.3%			10	0.2%	
Under 18 years		500	7.0%	853	5.6%	278	5.2%		5.2%			194	4.8%	
15 years and over		6695	94.1%	14577	95.0%	5138	95.6%		95.6%			3883	95.7%	
Median Age		27		33		27						29		
Cultural Diversity														
Indigenous persons		52	0.7%	148	1.0%	15	0.3%		0.3%			40	1.0%	
Persons from NESB background		3648	51.3%	4063	26.5%	3784	70.4%		70.4%			1526	37.6%	
Household Characteristics														
Family households		1,115	43.2%	2,920	42.0%	780	47.4%		47.4%			697	40.1%	
Lone person household		1,030	39.9%	2,970	42.7%	365	22.2%		22.2%			685	39.4%	
Group household		436	16.9%	1064	15.3%	499	30.4%		30.4%			358	20.6%	
Average household size		2.0		1.8		2.6						2.0		
Family Characteristics														
Total families		1,140		2,949		803						707		

Northern area			Ultimo			Surry Hills			Haymarket			Chippendale		
	No	%	No	%	No	No	%	No	No	%	No	%	No	%
Couple family with children	232	20.4%	494	16.8%	167	20.8%	97	13.7%						
Couple family without children	694	60.9%	2,102	71.3%	455	56.7%	496	70.2%						
One parent family	117	10.3%	223	7.6%	69	8.6%	57	8.1%						
Other family	97	8.5%	130	4.4%	112	13.9%	57	8.1%						
Other characteristics														
Need for assistance	100	1.4%	564	3.7%	64	1.2%	51	1.3%						
Dwellings														
Separate House	23	0.8%	97	1.2%	0	0.0%	44	2.3%						
Semi-detached, terrace house, townhouse	363	13.0%	1924	24.7%	0	0.0%	337	17.5%						
Flat, unit or apartment	2183	78.0%	4849	62.2%	1635	87.5%	1342	69.8%						
Other dwellings	3	0.1%	64	0.8%	6	0.3%	11	0.6%						
Not stated	11	0.4%	21	0.3%	3	0.2%	7	0.4%						
Unoccupied private dwellings	215	7.7%	845	10.8%	225	12.0%	182	9.5%						
Tenure Type														
Fully owned	281	11.2%	794	11.8%	233	15.0%	148	8.7%						
Being purchased	482	19.2%	1,633	24.2%	286	18.4%	357	21.1%						
Rented (Total):	1,745	69.6%	4,312	64.0%	1,039	66.7%	1,189	70.2%						
Real estate agent	1,094	62.7%	2,776	64.4%	747	71.9%	815	68.5%						
State Housing Authority	133	7.6%	736	17.1%	3	0.3%	106	8.9%						
Other Tenure Type	18	1.0%	52	1.2%	8	0.8%	7	0.6%						
Not stated	56	3.2%	163	3.8%	76	7.3%	41	3.4%						
Income														
Median Individual Income (\$/weekly)	487		986		358		730							
Median Household income (\$/weekly)	1,098		1,760		1,007		1,371							
Labour Force														
Labour force participation	3,565	53.2%	9,854	67.6%	2,735	53.2%	2,560	65.9%						
Unemployed persons	384	10.8%	471	4.8%	328	12.0%	207	8.1%						
Occupation														
Managers	370	11.6%	1,647	17.6%	205	8.5%	297	12.6%						
Professionals	1,074	33.8%	3,902	41.6%	453	18.8%	943	40.0%						
Technicians and trades	267	8.4%	675	7.2%	325	13.5%	183	7.8%						
Community and personal service	371	11.7%	822	8.8%	411	17.1%	203	8.6%						
Clerical and administrative	446	14.0%	1,108	11.8%	265	11.0%	336	14.3%						

Northern area			Ultimo			Surry Hills			Haymarket			Chippendale		
	No	%	No	%	No	No	%	No	No	%	No	%	No	%
Sales	315	9.9%	664	7.1%	271	11.2%	222	9.4%						
Machinery operators and drivers	54	1.7%	100	1.1%	52	2.2%	30	1.3%						
Labourers	205	6.5%	312	3.3%	344	14.3%	97	4.1%						
Not Stated	75	2.4%	153	1.6%	83	3.4%	44	1.9%						
Key Industry														
Agriculture, forestry & fishing	3	0.1%	6	0.1%	6	0.2%	4	0.2%						
Mining	3	0.1%	11	0.1%	0	0.0%	6	0.3%						
Manufacturing	118	3.7%	324	3.5%	86	3.6%	92	3.9%						
Electricity, gas, water & waste services	15	0.5%	37	0.4%	9	0.4%	14	0.6%						
Construction	92	2.9%	223	2.4%	56	2.3%	57	2.4%						
Wholesale trade	117	3.7%	346	3.7%	95	3.9%	72	3.1%						
Retail trade	309	9.7%	690	7.4%	262	10.9%	223	9.5%						
Accommodation & food services	504	15.9%	929	9.9%	771	32.0%	247	10.5%						
Transport, postal & warehousing	90	2.8%	263	2.8%	62	2.6%	47	2.0%						
Information media & telecommunications	173	5.4%	707	7.5%	66	2.7%	175	7.4%						
Financial & insurance services	314	9.9%	952	10.1%	151	6.3%	221	9.4%						
Rental, hiring & real estate services	58	1.8%	142	1.5%	28	1.2%	21	0.9%						
Professional, scientific & technical services	478	15.0%	1,786	19.0%	218	9.0%	383	16.3%						
Administrative & support services	134	4.2%	447	4.8%	148	6.1%	91	3.9%						
Public administration & safety	122	3.8%	442	4.7%	40	1.7%	145	6.2%						
Education & training	215	6.8%	572	6.1%	75	3.1%	215	9.1%						
Health care & social assistance	200	6.3%	722	7.7%	133	5.5%	148	6.3%						
Arts & recreation services	77	2.4%	296	3.2%	39	1.6%	81	3.4%						
Other services	69	2.2%	282	3.0%	58	2.4%	63	2.7%						
Not Stated	86	2.7%	206	2.2%	106	4.4%	50	2.1%						
Educational attainment														
Completion of Year 12 (or equivalent)	4,588	68.5%	10,075	69.1%	3,712	72.2%	2,889	74.4%						
Without post-school qualifications	1903	28.4%	3465	23.8%	1618	31.5%	1029	26.5%						

Northern area			Ultimo			Surry Hills			Haymarket			Chippendale		
	No	%	No	%	No	%	No	%	No	%	No	%		
Mobility														
Lived at same address 5 years ago	1,483	20.9%	4,430	28.9%	1,163	21.6%	976	24.1%						
Transport														
Households without a motor vehicle	1,389	55.2%	3,266	48.4%	1,045	66.6%	880	51.9%						
One motor vehicle	950	37.8%	2,824	41.9%	460	29.3%	682	40.2%						
Two motor vehicles	153	6.1%	590	8.7%	58	3.7%	120	7.1%						
Three motor vehicles	16	0.6%	46	0.7%	5	0.3%	10	0.6%						
Four or more motor vehicles	7	0.3%	21	0.3%	0	0.0%	4	0.2%						
Journey to work														
Train	444	15.2%	1,506	17.2%	445	20.4%	400	18.4%						
Bus	528	18.1%	1,261	14.4%	465	21.3%	542	24.9%						
Ferry	8	0.3%	7	0.1%	6	0.3%	3	0.1%						
Tram (includes light rail)	25	0.9%	66	0.8%	29	1.3%	6	0.3%						
Taxi	29	1.0%	157	1.8%	9	0.4%	14	0.6%						
Car, as driver	507	17.4%	1,647	18.8%	199	9.1%	395	18.2%						
Car, as passenger	70	2.4%	173	2.0%	49	2.2%	54	2.5%						
Truck	0	0.0%	14	0.2%	0	0.0%	3	0.1%						
Motorbike/scooter	29	1.0%	107	1.2%	6	0.3%	22	1.0%						
Bicycle	60	2.1%	294	3.4%	17	0.8%	70	3.2%						
Other	31	1.1%	39	0.4%	29	1.3%	9	0.4%						
Walked only	1,110	38.0%	3,082	35.2%	893	40.9%	574	26.4%						
Worked at home	80	2.7%	405	4.6%	35	1.6%	82	3.8%						

Southern area

Southern area		Macdonaldtown		North Alexandria		North Erskineville		North West Waterloo		Redfern		Eveleigh		Darlington	
		No	%	No	%	No	%	No	%	No	%	No	%	No	%
Population															
Total Persons		2,175	100.0%	3,848	100.0%	2,217	100.0%	4,223	100.0%	12034	100.0%	473	100.0%	2243	100.0%
Age groups															
0 to 4 years		113	5.2%	233	6.1%	153	6.9%	128	3.0%	438	3.6%	26	5.5%	57	2.5%
5 to 11 years		62	2.9%	161	4.2%	99	4.5%	146	3.5%	309	2.6%	18	3.8%	75	3.3%

Southern area	Macdonaldtown			North Alexandria			North Erskineville			North West Waterloo			Redfern			Eveleigh			Darlington		
		No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%		
12 to 17 years		36	1.7%	100	2.6%	64	2.9%	139	3.3%	204	1.7%	32	6.8%	45	2.0%						
18 to 24 years		336	15.4%	300	7.8%	167	7.5%	310	7.3%	1294	10.8%	79	16.7%	669	29.8%						
25 to 34 years		641	29.5%	1,106	28.7%	515	23.2%	539	12.8%	3343	27.8%	133	28.1%	608	27.1%						
35 to 49 years		568	26.1%	1,212	31.5%	700	31.6%	766	18.1%	3085	25.6%	98	20.7%	434	19.3%						
50 to 59 years		196	9.0%	408	10.6%	269	12.1%	652	15.4%	1344	11.2%	43	9.1%	183	8.2%						
60 to 69 years		121	5.6%	221	5.7%	137	6.2%	661	15.7%	929	7.7%	34	7.2%	110	4.9%						
70 to 84 years		67	3.1%	81	2.1%	101	4.6%	762	18.0%	958	8.0%	6	1.3%	53	2.4%						
85 and over years		15	0.7%	21	0.5%	13	0.6%	126	3.0%	130	1.1%	3	0.6%	10	0.4%						
Under 18 years		211	9.7%	494	12.8%	316	14.3%	413	9.8%	951	7.9%	76	16.1%	177	7.9%						
15 years and over		1,969	90.5%	3,405	88.5%	1,926	86.9%	3,892	92.2%	11201	93.1%	417	88.2%	2090	93.2%						
Median Age		32.27		35.31		36.66		50.10		36		30		28							
Cultural Diversity																					
Indigenous persons		35	1.6%	102	2.7%	53	2.4%	321	7.6%	290	2.4%	25	5.3%	44	2.0%						
Persons from NESB background		434	20.0%	545	14.2%	313	14.1%	1,407	33.3%	3026	25.1%	133	28.1%	522	23.3%						
Household Characteristics																					
Family households		446	45.4%	924	54.8%	533	52.9%	746	34.6%	2,276	42.4%	110	55.8%	356	45.1%						
Lone person household		373	38.0%	569	33.7%	323	32.1%	1,295	60.1%	2,200	41.0%	52	26.4%	212	26.8%						
Group household		163	16.6%	193	11.4%	151	15.0%	112	5.2%	891	16.6%	35	17.8%	222	28.1%						
Average household size		2.0		2.1		2.1		1.7		1.9		2.4		2.3							
Family Characteristics																					
Total families		445		927		539		754		2,315		114		360							
Couple family with children		136	30.6%	289	31.2%	174	32.3%	113	15.0%	500	21.6%	33	28.9%	94	26.1%						
Couple family without children		238	53.5%	524	56.5%	261	48.4%	308	40.8%	1,393	60.2%	45	39.5%	202	56.1%						
One parent family		50	11.2%	96	10.4%	87	16.1%	288	38.2%	317	13.7%	36	31.6%	41	11.4%						
Other family		21	4.7%	18	1.9%	17	3.2%	45	6.0%	105	4.5%	0	0.0%	23	6.4%						

Southern area	Macdonaldtown			North Alexandria			North Erskineville			North West Waterloo			Redfern			Eveleigh			Darlington		
	No	%		No	%		No	%		No	%		No	%		No	%		No	%	
Other characteristics																					
Need for assistance	53	2.4%		71	1.8%		65	2.9%		499	11.8%		537	4.5%		22	4.7%		35	1.6%	
Dwellings																					
Separate House	30	2.8%		127	6.9%		58	5.2%		43	1.8%		402	6.9%		4	2.0%		51	6.0%	
Semi-detached, terrace house, townhouse	473	43.5%		855	46.4%		680	61.4%		493	21.2%		1394	23.9%		37	18.2%		555	65.4%	
Flat, unit or apartment	466	42.8%		688	37.4%		266	24.0%		1,313	56.4%		3535	60.6%		154	75.9%		180	21.2%	
Other dwellings	11	1.0%		9	0.5%		-	0.0%		6	0.3%		24	0.4%		0	0.0%		3	0.4%	
Not stated	16	1.5%		-	0.0%		-	0.0%		301	12.9%		12	0.2%		0	0.0%		3	0.4%	
Unoccupied private dwellings	92	8.5%		163	8.8%		103	9.3%		173	7.4%		467	8.0%		8	3.9%		56	6.6%	
Tenure Type																					
Fully owned	128	13.2%		263	16.0%		172	17.7%		62	3.1%		733	14.1%		5	2.6%		117	15.2%	
Being purchased	196	20.3%		641	38.9%		321	33.0%		142	7.2%		1,316	25.4%		59	30.7%		186	24.1%	
Rented (Total):	643	66.5%		742	45.1%		479	49.3%		1,778	89.7%		3,132	60.5%		128	66.7%		468	60.7%	
Real estate agent	411	63.9%		533	71.8%		254	53.0%		164	9.2%		1,502	48.0%		39	30.5%		293	62.6%	
State Housing Authority	81	12.6%		39	5.3%		126	26.3%		1,544	86.8%		1,110	35.4%		60	46.9%		39	8.3%	
Other Tenure Type	-	0.0%		11	1.5%		10	2.1%		38	2.1%		34	1.1%		0	0.0%		3	0.6%	
Not stated	25	3.9%		31	4.2%		26	5.4%		146	8.2%		152	4.9%		4	3.1%		17	3.6%	
Income																					
Median Individual Income (\$/weekly)	831			1,154			1,029			367			810			644			628		
Median Household income (\$/weekly)	1,471			2,112			2,053			490			1,447			1,312			1,738		
Labour Force																					
Labour force participation	1,407	71.5%		2,626	77.1%		1,452	75.4%		1,156	29.7%		6,995	62.4%		281	67.4%		1,400	67.0%	
Unemployed persons	68	4.8%		93	3.5%		48	3.3%		184	15.9%		400	5.7%		18	6.4%		117	8.4%	
Occupation																					
Managers	185	13.9%		454	18.0%		227	16.2%		107	10.8%		1,019	15.4%		31	11.8%		127	9.9%	

Southern area	Macdonaldtown			North Alexandria			North Erskineville			North West Waterloo			Redfern			Eveleigh			Darlington		
	No	%		No	%		No	%		No	%		No	%		No	%		No	%	
Professionals	607	45.7%		1,016	40.2%		585	41.8%		273	27.5%		2,543	38.5%		92	35.0%		517	40.3%	
Technicians and trades	76	5.7%		215	8.5%		103	7.4%		88	8.9%		552	8.4%		22	8.4%		105	8.2%	
Community and personal service	104	7.8%		200	7.9%		95	6.8%		100	10.1%		597	9.0%		27	10.3%		153	11.9%	
Clerical and administrative	207	15.6%		358	14.2%		182	13.0%		144	14.5%		897	13.6%		50	19.0%		187	14.6%	
Sales	101	7.6%		150	5.9%		102	7.3%		82	8.3%		471	7.1%		19	7.2%		118	9.2%	
Machinery operators and drivers	11	0.8%		56	2.2%		31	2.2%		77	7.8%		119	1.8%		3	1.1%		21	1.6%	
Labourers	34	2.6%		66	2.6%		55	3.9%		92	9.3%		296	4.5%		13	4.9%		39	3.0%	
Not Stated	4	0.3%		12	0.5%		18	1.3%		30	3.0%		106	1.6%		6	2.3%		17	1.3%	
Key Industry																					
Agriculture, forestry & fishing	-	0.0%		3	0.1%		-	0.0%		3	0.3%		10	0.2%		0	0.0%		0	0.0%	
Mining	4	0.3%		3	0.1%		3	0.2%		8	0.8%		12	0.2%		0	0.0%		6	0.5%	
Manufacturing	42	3.2%		101	4.0%		57	4.1%		42	4.2%		264	4.0%		7	2.7%		46	3.6%	
Electricity, gas, water & waste services	3	0.2%		18	0.7%		9	0.6%		3	0.3%		40	0.6%		3	1.1%		9	0.7%	
Construction	52	3.9%		93	3.7%		44	3.1%		31	3.1%		236	3.6%		11	4.2%		40	3.1%	
Wholesale trade	56	4.2%		114	4.5%		44	3.1%		37	3.7%		226	3.4%		6	2.3%		37	2.9%	
Retail trade	92	6.9%		186	7.4%		92	6.6%		86	8.7%		501	7.6%		11	4.2%		103	8.0%	
Accommodation & food services	90	6.8%		129	5.1%		74	5.3%		67	6.7%		585	8.9%		21	8.0%		105	8.2%	
Transport, postal & warehousing	31	2.3%		118	4.7%		56	4.0%		58	5.8%		266	4.0%		6	2.3%		21	1.6%	
Information media & telecommunications	99	7.4%		184	7.3%		101	7.2%		52	5.2%		469	7.1%		16	6.1%		102	7.9%	
Financial & insurance services	85	6.4%		230	9.1%		121	8.7%		52	5.2%		493	7.5%		28	10.6%		61	4.8%	
Rental, hiring & real estate services	17	1.3%		45	1.8%		18	1.3%		10	1.0%		113	1.7%		5	1.9%		16	1.2%	
Professional, scientific & technical services	221	16.6%		420	16.6%		210	15.0%		122	12.3%		1,027	15.6%		39	14.8%		198	15.4%	

Southern area		Macdonaldtown		North Alexandria		North Erskineville		North West Waterloo		Redfern		Eveleigh		Darlington						
		No	%	No	%	No	%	No	%	No	%	No	%	No	%					
Administrative & support services		69	5.2%	104	4.1%	66	4.7%	63	6.3%	299	4.5%	15	5.7%	50	3.9%					
Public administration & safety		75	5.6%	165	6.5%	91	6.5%	60	6.0%	368	5.6%	23	8.7%	81	6.3%					
Education & training		165	12.4%	218	8.6%	139	9.9%	80	8.1%	516	7.8%	20	7.6%	173	13.5%					
Health care & social assistance		113	8.5%	211	8.3%	130	9.3%	107	10.8%	579	8.8%	33	12.5%	96	7.5%					
Arts & recreation services		48	3.6%	82	3.2%	78	5.6%	39	3.9%	243	3.7%	3	1.1%	57	4.4%					
Other services		40	3.0%	51	2.0%	26	1.9%	50	5.0%	220	3.3%	6	2.3%	50	3.9%					
Not Stated		27	2.0%	52	2.1%	39	2.8%	23	2.3%	133	2.0%	10	3.8%	33	2.6%					
Educational attainment																				
Completion of Year 12 (or equivalent)		1,515	76.9%	2,457	72.2%	1,415	73.5%	1,463	37.6%	7,138	63.7%	271	65.0%	1,629	77.9%					
Without post-school qualifications		481	24.4%	885	26.0%	493	25.6%	1,635	42.0%	3234	28.9%	159	38.1%	701	33.5%					
Mobility																				
Lived at same address 5 years ago		698	32.1%	1,323	34.4%	922	41.6%	2,247	53.2%	4,310	35.8%	163	34.5%	599	26.7%					
Southern Precinct		Macdonaldtown			North Alexandria			North Erskineville			North West Waterloo			Redfern			Eveleigh		Darlington	
Transport																				
Households without a motor vehicle		380	39.3%	318	19.2%	276	28.3%	1,209	63.3%	2,068	40.5%	50	26.3%	267	34.5%					
One motor vehicle		458	47.4%	926	56.0%	490	50.3%	581	30.4%	2,263	44.3%	94	49.5%	372	48.1%					
Two motor vehicles		107	11.1%	348	21.1%	179	18.4%	76	4.0%	658	12.9%	37	19.5%	107	13.8%					
Three motor vehicles		14	1.4%	55	3.3%	19	2.0%	17	0.9%	98	1.9%	9	4.7%	24	3.1%					
Four or more motor vehicles		8	0.8%	6	0.4%	10	1.0%	26	1.4%	23	0.5%	0	0.0%	3	0.4%					
Journey to work																				
Train		307	25.5%	569	24.6%	496	38.5%	166	18.7%	1,348	22.4%	73	30.2%	358	32.0%					
Bus		203	16.8%	167	7.2%	37	2.9%	157	17.6%	859	14.2%	11	4.5%	65	5.8%					
Ferry		-	0.0%	-	0.0%	3	0.2%	-	0.0%	7	0.1%	0	0.0%	0	0.0%					
Tram (includes light rail)		3	0.2%	-	0.0%	3	0.2%	7	0.8%	14	0.2%	0	0.0%	0	0.0%					
Taxi		12	1.0%	12	0.5%	15	1.2%	11	1.2%	58	1.0%	3	1.2%	5	0.4%					

Southern area	Macdonaldtown			North Alexandria			North Erskineville			North West Waterloo			Redfern			Eveleigh			Darlington		
	No	%		No	%		No	%		No	%		No	%		No	%		No	%	
Car, as driver	299	24.8%		845	36.5%		386	30.0%		265	29.8%		1,548	25.7%		90	37.2%		233		20.8%
Car, as passenger	35	2.9%		92	4.0%		36	2.8%		41	4.6%		171	2.8%		8	3.3%		19		1.7%
Truck	6	0.5%		11	0.5%		6	0.5%		-	0.0%		23	0.4%		0	0.0%		4		0.4%
Motorbike/scooter	20	1.7%		49	2.1%		19	1.5%		6	0.7%		90	1.5%		7	2.9%		13		1.2%
Bicycle	64	5.3%		143	6.2%		89	6.9%		41	4.6%		365	6.1%		14	5.8%		81		7.2%
Other	7	0.6%		17	0.7%		13	1.0%		4	0.4%		25	0.4%		3	1.2%		10		0.9%
Walked only	198	16.4%		285	12.3%		124	9.6%		154	17.3%		1,267	21.0%		27	11.2%		287		25.7%
Worked at home	52	4.3%		123	5.3%		61	4.7%		38	4.3%		254	4.2%		6	2.5%		43		3.8%

Appendix B Community infrastructure within the Study Area

Information sourced through desktop research and consultation with service providers including City of Sydney Council

Education

Name	Suburb	Description	Enrolments (2014) ²²
Northern area			
Crown Street Public School	Surry Hills	Public primary school	264
Cleveland Street Intensive English High School	Surry Hills	Public high school	225
International Grammar School	Ultimo	Independent primary and high school	1,089
TAFE NSW Sydney	Ultimo	TAFE	
University of Notre Dame	Ultimo	University	
University of Technology Sydney	Ultimo	University	
Southern area			
Alexandria Park Community School	Alexandria	Public primary and high school	548
Darlington Public School	Darlington	Public primary school	367
Erskineville Public School	Erskineville	Public primary school	344
St Marys Catholic Primary School	Erskineville	Catholic primary school	212
Our Lady of Mount Carmel Catholic Primary School	Waterloo	Catholic Primary School	127
University of Sydney	Darlington	University	
Yaama Dhiyaan Hospitality Training Centre	Darlington	Hospitality training college with a focus on Indigenous culture and food.	
Key College	Redfern	Independent high school for youth off the streets	12
Redfern Jarjum College	Redfern	Jesuit primary school for urban Aboriginal and Torres Strait Islander children	17

Health

Name	Suburb	Description
Northern area		
Sydney Dental Hospital	Surry Hills	Specialist oral health and teaching facility
Southern area		
Aboriginal Medical Service	Redfern	Multidisciplinary health care facility that provides acute and primary health to the local Aboriginal and Torres Strait Islander communities

²² Enrolment data sourced from Australian Curriculum Assessment and Reporting Authority <www.myschool.edu.au>

Name	Suburb	Description
The Shepherd Centre	Newtown	Early intervention program for children with hearing loss to provide them with tools they need to learn to listen and speak.

Public open space

Name	Suburb	Description	Size m2
Northern area			
Victoria Park	Darlington	Iconic, aquatic	91,000
Prince Alfred Park	Surry Hills	Iconic, multipurpose sports	73,000
Tumbalong Park	Ultimo	Iconic, sports	56,000
Belmore Park	Haymarket	Iconic	21,000
Eddie Ward Park	Surry Hills	Neighbourhood, off-leash	9,600
Harmony Park	Surry Hills	Neighbourhood, off-leash	9,000
Chippendale Green	Chippendale	Neighbourhood	6,000
Mary Ann Street Park	Ultimo	Pocket, off-leash	5,250
Frog Hollow Reserve	Surry Hills	Pocket, off-leash	2,400
James Hilder Reserve	Surry Hills	Playground	1,600
Peace Park	Chippendale	Neighbourhood, playground	1,500
McKee Street Reserve	Ultimo	Playground	1,000
Reservoir Street Reserve	Surry Hills	Pocket	930
Ibero American Plaza	Surry Hills	Civic space	700
Tudor Street Reserve	Surry Hills	Pocket	675
Mountain St Reserve	Ultimo	Pocket	630
Balfour Street Park	Chippendale	Pocket	550
Cooper Street Reserve	Surry Hills	Pocket	450
Strickland Park	Chippendale	Playground	380
Macarthur Street Rest Area	Ultimo	Pocket	360
Southern area			
Alexandria Park	Alexandria	Neighbourhood multipurpose sports	24,300
Victoria Park	Darlington	Iconic	91,000
Redfern Park	Redfern	Iconic	35,500
Waterloo Park & Mount Carmel	Waterloo	Neighbourhood, off-leash	25,000
Erskineville Oval	Erskineville	Sports field	20,000
Harry Noble Reserve	Erskineville	Neighbourhood, offleash	11,000
Redfern Oval	Redfern	Sports field	11,000
South Sydney Rotary Park	Eveleigh	Playground	11,000

Name	Suburb	Description	Size m2
Solander Park	Waterloo	Pocket	4,750
Hollis Park	Newtown	Neighbourhood	4,700
Gibbons Street Reserve	Redfern	Pocket – off-leash park	4,400
Redfern Community Centre(Wilson Bros)	Redfern	Playground	2,700
Daniel Dawson Playground	Waterloo	Playground	1,850
Charles Kernan Reserve	Darlington	Neighbourhood	1,800
Hugo & Vine Reserve	Redfern	Pocket	1,200
Reconciliation Park	Redfern	Playground	1,200
Vescey Reserve	Waterloo	Pocket	1,200
Kensington Street Reserve	Beaconsfield	Pocket	1,000
The Bakery	Waterloo	Pocket	1,000
Dibbs Street Reserve	Alexandria	Playground	900
Marriott Street Reserve	Redfern	Pocket playground	840
Jack Shuttleworth Reserve	Alexandria	Pocket	750
Douglas Street Playground	Redfern	Playground	700
Swanson Street Reserve	Ersleville	Pocket	700
Tobruk Reserve	Waterloo	Pocket	700
Ersleville Square	Ersleville	Civic	600
Ellen Lawson Rest Area	Ersleville	Pocket	500
Jack Haynes Rest Area	Newtown	Pocket	500
Binning Street Reserve	Ersleville	Pocket	472
Ethel Street Playground	Ersleville	Playground	430
Renwick Street Playground	Alexandria	Playground	420
Burren St Playground	Ersleville	Playground	400
Burren St Reserve	Ersleville	Pocket	400
Hansom Cab Place	Redfern	Playground	400
Jack Floyd Reserve	Redfern	Pocket	400
Kirsova 2 Playground	Ersleville	Playground	400
Michael Kelly Rest Area	Newtown	Pocket	400
Pemulwuy Park	Redfern	Playground	400
Bowden Playground	Alexandria	Playground	250
Eveleigh Street Playground	Redfern	Playground	250
James Street Community Garden	Redfern	Community Garden	250
Vine Street Playground	Darlington	Playground	200

Recreation facilities

Name	Suburb	Description
Northern area		
Jensen's Tennis Centre (Prince Alfred Park)	Surry Hills	Tennis courts
Prince Alfred Park Pool (Council)	Surry Hills	Swimming centre
Ian Thorpe Aquatic Centre (council)	Ultimo	Swimming Centre
Ultimo Community Centre (Council)	Ultimo	Indoor and outdoor sports courts for badminton, basketball/netball, tennis, volleyball and futsal
Ward Park Skate Park	Surry Hills	Skate park
Southern area		
Alexandria Park (Council)	Alexandria	Tennis courts, netball and basketball courts
Australian Technology Park	Eveleigh	Basketball / netball courts
Alexandria/Erskineville Bowls Club	Erskineville	Bowling Club
National Centre of Indigenous Excellence	Redfern	Multi-purpose facility, gym and outdoor 25m swimming pool. Camp accommodation and corporate conferencing room hire with catering.
Sydney University Sports & Aquatic Centre	Darlington	Multi-purpose indoor swimming pool and gym facility, netball courts, indoor squash
Harry Noble Reserve (Council)	Erskineville	Outdoor netball court
Joseph Sargeant Centre (Council)	Erskineville	Outdoor netball court
Redfern Oval	Redfern	Skate park, outdoor basketball courts
Waterloo Park	Redfern	Skate park

Child care facilities

Name	Address	Suburb	Type	Places ²³
Northern area				
St Vincent Hospital Child Care	234-240 Devonshire St	Surry Hills	Work based corporate child care	42
KU Wattle Lane	30 Wattle Land	Ultimo	Work based corporate child care	46
Ultimo TAFE Children's Centre	Ground Floor, Building Z, Mary Ann St	Ultimo	Work based corporate child care	55
Blackfriars Children's Centre (UTS)	4-12 Buckland St	Chippendale	Work based corporate child care	50
Chippendale Child Care	60 Pine St	Chippendale	Work based corporate child care	36
SHNC Long Day Care	405 Crown St	Surry Hills	Community based long day care	26
Inner City Child Care Centre	700 Harris St	Ultimo	Community based long day care	44
KU – John J Carroll Pre-School	2 Phelps St	Surry Hills	Preschool	40
Twinkle Twinkle	132 Devonshire St	Surry Hills	Home based care	5

²³ City of Sydney Child Care Needs Analysis 2013, Cred Community Planning and Community Childcare Cooperative

Name	Address	Suburb	Type	Places ²³
Total Places				384
Southern area				
SDN – Erskineville Children's Education and Care Centre	88 Swanson St	Erskineville	Community Based Long Day Care	70
SDN – Linthorpe Street Child and Family Learning Centre	3 Linthorpe St	Newtown	Community Based Long Day Care	50
Alexandria Child Care Centre	41 Henderson Rd	Alexandria	Council operated Long Day Care	66
Boundary Lane Children's Centre	Boundary Lane	Chippendale	Community Based Long Day Care	56
KU Union Child Care Centre	72 Lander St	Darlington	Community Based Long Day Care	50
SDN – Redfern Child and Family Learning Centre	141-145 Pitt St	Redfern	Community Based Long Day Care	55
SDN – Lois Barker Child and Family Learning Centre	104 Wellington St	Waterloo	Community Based Long Day Care	45
Moore Park Gardens Preschool & Long Day Care Centre	4/780 Bourke St	Redfern	Private Long Day Care	39
Poets Corner Pre-School	55 Morehead St	Redfern	Preschool	25
Wunanbiri Pre-School	Belmont St	Alexandria	Preschool	39
KU – Sunbeam Pre-School	8 Lyne St	Alexandria	Preschool	40
Darlington Public School Preschool	Golden Grove St	Darlington	Preschool	30
KU – James Cahill Pre-School	7 Raglan St	Waterloo	Preschool	48
Redfern Occasional Care Centre	55 Pitt St	Redfern	Council operated Occasional Care	36
Total Places				649

Multipurpose community centres and spaces

Name	Suburb	Description
Northern area		
L3 Central Rehearsal Space	Chippendale	Meeting space and multi-purpose venue – run by BrandX creative non-profit organisation
Australian Chinese Community Association of NSW	Surry Hills	Multipurpose community facility
Ultimo Community Centre	Ultimo	Community Centre with OOSH service, Over 55s program, library and 2 indoor 3 outdoor multipurpose courts plus 2 seminar rooms for hire. Also colocated are Jessie St Women's library, Sydney Multicultural Services, Vibewire Youth Services .
Surry Hills Community Centre	Surry Hills	Multipurpose community centre run by Surry Hills Neighbourhood Centre
Southern area		
Erskineville Town Hall	Erskineville	Community venue for hire provided by City of Sydney
Alexandria Town Hall	Alexandria	Community venue for hire provided by City of Sydney

Name	Suburb	Description
Newtown Mission	Newtown	Multipurpose community service space and venue. Drop in centre, creative arts space, church, venue hire, theatre, rehearsal space
Brown Street Community Hall	Newtown	Hall for hire
Redfern Community Centre	Redfern	Multi-purpose community centre with youth service and OOSH program plus outdoor ampitheatre and professional recording studio and meeting room
Redfern Town Hall	Redfern	Community venue for hire provided by City of Sydney
Redfern Oval Community Room	Redfern	Room for hire
The Factory	Waterloo	Community centre providing services for social housing tenants in Redfern Waterloo

Libraries and Cultural Facilities

Name	Suburb	Description
Northern area		
Surry Hills Library	Surry Hills	City of Sydney library, neighbourhood centre and meeting rooms
Haymarket Library	Haymarket	City of Sydney library with the largest Chinese language book collection of any public library in Australia
Pine Street Creative Arts Centre	Chippendale	Arts and Cultural Centre operated by the City of Sydney, Creative arts workshops for all ages. Art gallery.
Salsa Republic	Chippendale	Dance classes/studio. Also provides classes for deaf and hearing impaired people
Seymour Centre - Sydney University	Chippendale	Theatre
Studio 14 (Queen Street Studio)	Chippendale	Rehearsal Studio for performing artists. For hire
Studio 44 (Queen Street Studio)	Chippendale	Rehearsal space (Temporary use until a permanent commercial tenant is found for the space)
Harrington Street Gallery	Chippendale	Co-operative art gallery
MOP	Chippendale	Artist run exhibition space
Space 3	Chippendale	Theatre
Studio 12 (Queen Street Studio)	Chippendale	Exhibition/installation space
Eora College Library - Sydney Institute of TAFE	Chippendale	Library
Capitol Theatre	Haymarket	Theatre
White Rabbit Gallery	Chippendale	Gallery
4A Centre for Contemporary Asian Art	Haymarket	Gallery
Albion Street Gallery	Surry Hills	Gallery
Tom Mann Theatre	Surry Hills	Theatre
First Draft Gallery	Surry Hills	Non-profit gallery
China Heights	Surry Hills	Gallery/exhibition space
Belvoir Street Theatre	Surry Hills	Theatre
The Gaelic Theatre	Surry Hills	Spilt level multi-purpose venue for Live music and private functions

Name	Suburb	Description
Dance Central Sydney	Surry Hills	Dance studios
Brett Whitely Studio	Surry Hills	Exhibition space. Display of memorabilia, studio and changing exhibitions of Whitley's work
UTS Gallery	Ultimo	Not-for-profit gallery
Ultimo College	Ultimo	Library - Sydney Institute of TAFE
UTS - City Campus Library	Ultimo	Library
Powerhouse Museum	Ultimo	Museum, library, exhibition spaces, talks
Southern area		
Newtown Library	Newtown	City of Sydney Library, community hall and meeting space, Women's Library leased under the Accommodation Grants Program
The Tin Sheds Gallery and Art Studios	Darlington	Gallery/exhibition space, art studio for Sydney University students
Tom Bass Sculpture School	Erskineville	Community arts space leased to Tom Bass Sculpture School under AGP
PACT Youth Theatre	Erskineville	Youth community theatre leased to PACT Youth Theatre under the Accommodation Grants Program. Performance space. Venue hire, grant auspice services, subsidised venue hire for emerging artists, school holiday workshops for children
CarriageWorks	Eveleigh	Multi-venue centre for theatre/events/exhibition/rehearsal
Art on King	Newtown	Art studio/ school
New Theatre	Newtown	Theatre
Newtown Theatre @ The Edge	Newtown	Theatre
Wilson Street Gallery	Newtown	Exhibition/installation space
The Actors Pulse	Redfern	Performing arts school
Aboriginal Dance Theatre Redfern	Redfern	Performing arts school/dance studios
Orchard Gallery	Waterloo	Commercial Gallery

Youth services

Name	Suburb	Description
Northern area		
Creative Youth Initiatives - Mission Australia	Surry Hills	Multi-purpose youth facility. Training Programs: Sounds of the Street, Artworks, Photography, Case Management and support for students of the program
Girls and Boys Brigade, Surry Hills	Surry Hills	Multi-purpose youth facility. Homework and Education Centre, Reading Programs Computer resources, workshops for Children and Youth Active (health) programs
Oasis Youth Support Network	Surry Hills	Youth accommodation and support centre. Education, training, jobs, counselling, and drug/alcohol programs
Southern area		
Weave Youth Family Community (formerly South Sydney Youth Services)	Erskineville	Multi-purpose youth facility. Recreation Programs including Fernside Skate Park, Mental Health Headspace program for young people, Housing Education Programs, Creative projects, Juvenile Justice support
PACT Youth Theatre	Erskineville	Youth community theatre leased to PACT Youth Theatre under the Accommodation Grants Program. Performance space. Venue hire, grant auspice services, subsidised venue hire for emerging artists, school holiday workshops for children

Name	Suburb	Description
Joseph Sargeant Centre	Erskineville	City-run youth drop-in centre for young people aged 12 to 24. Programs delivered include employment, sporting, recreational, educational activities, referral and advocacy support.
PCYC South Sydney	Redfern	PCYC Club. Basketball, afterschool activities, boxing, Irish dancing, photography, playgroup, traffic offenders intervention program
Redfern Youth Program at Redfern Community Centre	Redfern	City-run youth drop-in centre for young people aged 12 to 24. Programs delivered include employment, sporting, recreational, educational activities, referral and advocacy support.
Fact Tree Youth Services Inc	Waterloo	Youth support centre. Counselling, court support, employment and training services, assistance with school work as well as organising activities and outings.
Weave Women and Children Centre	Waterloo	Multi-purpose youth facility for girls

Services for older people

Name	Suburb	Description
Northern area		
Ultimo Seniors Program at Ultimo Community Centre	Ultimo	City-run Over 55s Centre providing centre meals, excursions, social groups and healthy ageing programmes. Referral and advocacy support as well as Meals on Wheels and podiatry program available.
Bannister In Home Care	Surry Hills	Aged care facility
Southern area		
Carter Evans Day Centre	Newtown	Leased to Area Health under AGP. Adult Day Care. Centre based day care 6 days per week. Activity program. Assistance with personal hygiene and meals if required. Social interaction for frail aged persons and people with dementia
Ron Williams Centre	Redfern	City-run Over 55s Centre providing centre meals, excursions, social groups and healthy ageing programmes. Referral and advocacy support as well as Meals on Wheels and podiatry program available.
Wyanga Aboriginal Aged Care Program	Redfern	Aboriginal aged care facility
Aged Care Support Services	Redfern	Residential aged care facility
Catholic Community Services	Waterloo	Community Based Day Centre

Supermarkets

Name	Address	Suburb
Northern area		
Coles Surry Hills	Cnr Cleveland & Baptist St	Surry Hills
Woolworths Chippendale	28 Broadway	Chippendale
Southern area		
Woolworths Redfern	261-265 Chalmers St	Redfern

Name	Address	Suburb
IGA Waterloo	13-21 Botany Rd	Waterloo
Woolworths Erskineville	21-23 Erskineville Rd	Erskineville
IGA Newtown	259 King Street	Newtown

Appendix C Consultation information and outcomes

Table 23 Community and stakeholder engagement activities for proposed Redfern Waterloo Urban Renewal

Timing	Purpose	Agency	Activities	Report on outcomes
2010/2011	Engagement on the Redfern Waterloo Preliminary Master Plan	Housing NSW	<ul style="list-style-type: none"> Bus trips to other Housing NSW redevelopments Stakeholder forums with experts Tours to private and affordable housing projects. Baseline Survey 	<i>Community Engagement Action Plan for the Redfern Waterloo Preliminary Master Plan June 2011-July 2012</i>
January – February 2011	Exhibition of Draft Built Environment Plan Stage 2 (BEP2)	Redfern Waterloo Authority (now UrbanGrowth NSW Development Corporation)	<ul style="list-style-type: none"> Information sessions with over 870 people attending, including many social housing tenants Nine meetings with key stakeholders 	<i>Redfern Waterloo Authority Stakeholder Engagement Report on Feedback Received from the Exhibition of the Draft Built Environment Plan Stage 2 (BEP2) July 2011</i>
November 2011	Community Design Workshops to inform Redfern Waterloo Preliminary Master Plan	NSW Land & Housing Corporation	Workshops with local residents, including social housing tenants, and key stakeholders to input into future planning for Redfern Waterloo.	<i>Redfern Waterloo Preliminary Master Plan Social Sustainability Study July 2013</i>
February/ March 2011	Consultation to inform the Preliminary Social Impact Scoping and Assessment for Redfern Waterloo	Sydney Metropolitan Development Authority (now UrbanGrowth NSW Development Corporation)	A series of focus groups held with: <ul style="list-style-type: none"> Culturally and linguistically diverse social housing tenants Government service providers Non-government service providers Affordable/community housing providers Private residents Social housing tenants Aboriginal and Torres Strait Islander women 	<i>Social Impact Scoping and Assessment Consultation Outcomes Report May 2012</i>

Minutes from meetings with community service providers



Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with Bridge Housing	Tel	02 9239 7142
Venue/Date/Time	Inner Sydney Regional Council / 7 October 2014 / 9.30 to 11.30am	Job No	21/23928
Copies to			
Attendees	John Nicolades (Bridge Housing) David Miller (Bridge Housing) Christopher Dib (Bridge Housing) Kerrie Symonds (UGNSW) Lauren Harding (GHD)	Apologies	

Minutes

Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations.
- The study will inform the an urban renewal study, with a detailed Social Impact Assessment to be undertaken in the next phase of planning.

About Bridge Housing

- Bridge Housing manages affordable and social housing properties across Sydney, from the City of Sydney to Parramatta, with approximately 40% in the 'Inner Sydney Region'.
- Bridge manages a property with 42 units at South Eveleigh – includes a mix of very low, low and moderate income earners
- Bridge has other properties within the study area – information on location and dwelling mix of these to be provided to GHD.
- Properties are primarily 1 and 2 bedroom apartments, with some 3 and 4 detached dwellings.
- Bridge partners with local service providers to provide assistance to tenants e.g. domestic violence, mental health services, and beginning to focus on employment/training assistance.

Housing affordability and issues

- Approximately 450,000 households in NSW are in housing stress, with 300,000 in the Sydney

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Metropolitan area.

- Within Sydney, approximately 3% of rental housing is affordable for people on very low incomes, 12% for low incomes, and 45-50% for people on moderate incomes.
 - Lack of affordable housing supply leads to a number of challenges including difficulty in getting lower paid workers in service industry roles into employment areas.
 - Central to Eveleigh Corridor is located in the 'Global Arc' which is nominated by the NSW Government as a key area of employment growth.
 - Employment areas usually in the inner city, where housing is more expensive. And employment areas with many high paid workers lead to demand for services whose workers are paid low wages (e.g. shops, hospitality).
 - Issues with equity – only highly paid people can live in the city, low income earners pushed out to the outer suburbs.
 - Redevelopment of Central to Eveleigh and Redfern Waterloo – there needs to be a commitment to provision of affordable rental housing.
 - Mechanisms to do this – developer contributions, dedication of land, developers delivering affordable housing as a component of the development
 - John indicated that given the cost of land in the city, the NSW Government needs to be bold in ensuring affordable housing is provided as part of the redevelopment.
-

Affordable housing providers

- Community Housing Providers (CHPs) can play a key role in providing affordable rental housing
 - The industry has developed over the last 10 years and CHP's have become competitive, can operate in a commercial environment to get funding, manage development risks, deliver and manage affordable housing developments
 - CHP's can leverage off land dedications and developer contributions
 - CHP's go through competitive tender processes to win the right to deliver new developments.
-

Services and facilities

- Affordable housing tenants require access to the same community facilities and services that anyone does, however they need to be affordable/free e.g. council-run facilities (libraries, community centres), open space, affordable fresh food, public transport, medical services, schools.
 - Some of Bridge Housing's developments provide community rooms for tenants to use
 - Each development has different needs – depends on the demographic. E.g. Cowper St has older tenants and provides a community room for use by aged care services
 - Central to Eveleigh Corridor – will be high density housing, future affordable housing tenants will require access to public open space. Central Park is a good example of providing public open
-

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space for high density development in the City.

- Low income tenants often need help with training and employment – connections with local service providers important
-

Opportunities and issues

- Employment opportunities through the renewal process – beyond the construction phase, how can the redevelopment provide employment opportunities to affordable housing tenants e.g. many services and facilities that will come to operate in the area in the future.
 - Population of the area will double due to the renewal process – this will impact on local community and existing facilities and services, particularly open space.
-

Lauren Harding

Social Planner



Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with Inner Sydney Regional Council for Social Development	Tel	02 9239 7142
Venue/Date/Time	Inner Sydney Regional Council / 7 October 2014 / 9.30 to 11.30am	Job No	21/23928
Copies to			
Attendees	Charmaine Jones (ISRC) Geoffrey Turnbull (ISRC) Kerrie Symonds (UGNSW) Lauren Harding (GHD)	Apologies	

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Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations, including from the Redfern Waterloo Preliminary Social Impact Scoping and Assessment project (undertaken by GHD), and other UGNSW consultations for C2E (i.e. focus groups held earlier in 2014).

Local community characteristics and social infrastructure

Key vulnerable groups/issues for areas surrounding the C2E Corridor were discussed including:

Central Precinct

- Large numbers of street drinkers at Belmore Park and rough sleepers in/around Central Station and surrounding areas.
- Important to understand the homeless community and the potential impacts that works at Central Station may have on these groups.
- City of Sydney undertake a Census on homeless people although this may not be accurate due to limitations in data collection.
- Human services near Central Station including ACON, Sisters of Mercy, OASIS, Users Foundation
- Prince Alfred Park has significant amount of drug activity
- Cleveland St is a border for many services i.e. health, police, housing districts

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Erskinerville

- Significant public housing estate in Erskineville approx. 30 years old – has not been redeveloped although there was a move to redevelop the estate 15 years ago which the local community protested against.

Alexandria

- Alexandria Residents Action Group (ARAG) is the voice for the Alexandria community
- They are concerned with parking and traffic - particularly in relation to Australian Technology Park (ATP).
- Older residents are concerned with ageing in place – what are the local options for housing that is suitable to their needs

Green Square

- Existing traffic conditions are already congested – future development may lead to increased congestion
- Large businesses/attractors in the area contribute to this e.g. Bunnings, Dan Murphy's
- Buses are already full by the time they reach Green Square/Alexandria – difficult for residents to commute by bus

Redfern

- Redfern Station needs an upgrade – high numbers of users, not accessible with no lifts on any platforms
- How will the potential renewal of the C2E Corridor impact on upgrade of Redfern Station in terms of timing and funding for the upgrade – development of areas around the station will need to pay for the upgrade
- High volumes of students walking between Redfern Station and Sydney University – need for improvements to pedestrian routes – Lawson Street is a bottleneck
- There will be a need for a bus/rail interchange at Redfern Station in the future – how would this affect Marian Park?
- The Factory is located in a building owned by LH&C – cannot afford to pay lease there or in another building.

North Eveleigh

- The concept plan for this area provides for a park (approx.. 3,300m²) – the configuration of this may change slightly due to change in requirement for access road on western boundary.
- Review of Environmental Factors (REF) for North Eveleigh was recently on public exhibition
- There is a student housing co-operative that provides affordable options for students

Sydney University

- Currently planning to increase floorspace by 68% leading to an increase in the campus population
-

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of approx. 28% by 2020 – this will lead to increased pressure on Redfern Station.

Overall study area

- There is a long-term need for affordable housing in the City of Sydney for key workers and students
- Issues with transitioning for social housing tenants who get jobs – only tenants who were on a lease prior to 2005 can stay if they get a job. There should be mechanisms to support social housing tenants to transition to affordable housing options.
- City West's model allows tenants 2 years to stay after securing a job and reaching the top income tier – this model should be provided by other housing providers
- Boarding houses are an important accommodation option in the area – should look at new ways to provide these
- Transitional nature of student accommodation – this can lead to a lack of community cohesiveness.
- Overcrowding / hot-bedding another issue with student housing in the City of Sydney as a response to lack of affordable housing options.
- Major need for schools and childcare in the City – many people have had children and choose to bring up their families in the inner city
- Challenges with travel/connectivity across the City – travel by public transport can often take a long time when the distance is not great
- Community health and mental health services are already at capacity
- There is a need for outreach services, and for spaces for these services to operate from
- Many services are located in buildings owned by other agencies e.g. Land & Housing Corporation (LH&C) – currently selling off many assets or requiring leases to be paid – impact of this on service provision

Chippendale

Not well-serviced by community facilities – the new Frasers development has provided a new park, however there is conflict between new residents and existing community and use of the park

Darlington

- Darlington is reasonably serviced by community services/facilities – including the Settlement Community Centre which works with Aboriginal community, housing issues etc, and the City of Sydney Centre at Pine St which is focused mostly on the arts
- There is a significant social housing estate at Meagher St
- Accessibility to public open space is an issue – need for better links to Victoria Park and Prince Alfred Park to address this

Surry Hills

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- Significant social housing estates in Surry Hills – Northcott Estate
 - Big gap between low socio-economic groups and high income residents – very diverse communities living in a small area
 - Surry Hills Neighbourhood Centre located in the Surry Hills Library and Community Centre on second floor – difficult to service social housing community as not close to the estate, and centre space is not obviously a neighbourhood centre or very useable.
 - Surry Hills fairly well serviced by meeting spaces – community centre, room at the Northcott estate, Girls and Boys Brigade
 - Light rail – major construction impacts but overall benefit to the community
 - LH&C is building a 'Community Shed' at the Northcott Estate
 - Current issues with drugs and alcohol-fuelled violence
-

Impacts and opportunities

- Increased population will lead to strain on services and facilities, many of which are already at capacity, including health services, GP's, education, childcare, public open space
 - Uncertainty and anxiety in the community about potential renewal – result of lack of accurate information. There is a need for accurate and timely information to the community.
 - Potential to increase supply and diversity of affordable housing as part of renewal process – including boarding houses, student housing and other affordable options
 - Potential to provide housing for 700 social housing tenants who will need to be rehoused outside of Redfern Waterloo if renewal of social housing estates goes ahead
 - Potential to improve connectivity across and around C2E Corridor – potentially at ATP
 - Retain and interpret heritage precincts particularly at ATP, Central Station, Eveleigh – ex-workers at railyards interested in a repository at ATP for artefacts
 - Upgrade/improvements at Redfern Station funded by local development
 - Opportunity to develop a Public Art Strategy and provide public art through renewal process
 - Leverage Aboriginal community and culture in process – provide economic opportunities for the community, particularly social housing tenants – potential to provide business and creative incubators to assist local community
-

Lauren Harding

Social Planner



Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with The Factory	Tel	02 9239 7142
Venue/Date/Time	The Factory, 67 Raglan St, Waterloo / 23 October 2014 / 12.45pm to 1.45pm	Job No	21/23928
Copies to			
Attendees	Michael Shreenan (The Factory) Kerrie Symonds (UGNSW) Vanessa Gordon (UGNSW) Lauren Harding (GHD)	Apologies	

Minutes

Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations, including from the Redfern Waterloo Preliminary Social Impact Scoping and Assessment project (undertaken by GHD), and other UGNSW consultations for C2E (i.e. focus groups held earlier in 2014).

Local community characteristics and issues

Key vulnerable groups/issues for areas surrounding the C2E Corridor were discussed including:

- Social issues in Redfern Waterloo remain same since last consultations for the Redfern Waterloo Preliminary Social Impact Scoping and Assessment
- Ageing in place is a significant issue – many social housing tenants are older and their needs are increasing e.g. more tenants becoming housebound, with high care needs. Outreach services e.g. visits by care staff are not enough to meet their needs. This leads to other safety issues e.g. older tenants unable to walk down fire escape stairs in an emergency. Early onset of Alzheimer's is also an increasing issue.
- As older tenants die they are replaced by new tenants who tend to have more complex needs e.g. mental health issues, drug and alcohol dependence. This has led to increased crime and safety issues within the social housing estates.
- Crime rates ebb and flow. The use of the drug ice (crystal meth) has increased leading to increased violence. Domestic violence seems to have increased while street drinking seems to have decreased. Drug use and associated issues is higher in Waterloo, but due to recent events

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reported in the media, Redfern is receiving more attention by services.

- Michael recognises the need to pursue an enforcement approach to address crime and anti-social behaviour however evidence from around the world shows that this should be balanced with harm reduction and well-coordinated and integrated human services to succeed in the long-term whilst reducing costs to government. The RWA previously played a coordination role for human services and undertook place management, and Michael feels that the loss of this role has had a significant negative impact on coordinated service delivery. Michael reports that trying to resolve this issue with government agencies without a coordinating body like RWA has been extremely problematic.
- Fear of crime and violence is a big issue for older tenants.
- Culturally and Linguistically Diverse (CALD) tenants often do not report issues with their dwellings as they fear they may be forced to leave – this is particularly an issue in Asian communities.
- The concierge program within the high rise buildings has made a positive difference however it was poorly communicated to tenants and there was a significant amount of disapproval within the community about the program.
- Food security is a major issue in the area – lack of affordable shopping options. The closest food bank is the Food Distribution Network.
- Access to technology – people who don't have computers can't access the internet and information. The computers in The Factory are always busy.
- Older tenants have lived here a long time and have significant connections to the area and their homes, despite many dwellings being in very bad states.
- Current human services funding is currently under review, with FACS looking at potential funding cuts and changing priorities. There is concern about this, as a previous review was undertaken recently. Current funding does not cover staff salaries, and is due to expire in 2016, and currently the Factory provides services to large numbers of people which existing funding does not cover.
- LH&C have supported the Factory and other local services for 37 years by providing buildings at peppercorn rent, however they are currently considering charging commercial rent, which would be unaffordable for most services located in LH&C properties.
- There is concern amongst the local social housing tenants following a recent press article regarding a station at Waterloo. One way to address these concerns is to release newsletters to provide information about local issues and projects – this was something the Redfern Waterloo Authority used to do.
- Overall, Michael stated that the Factory welcomes the Central to Eveleigh proposal however ensuring resident involvement throughout the renewal process in a transparent manner would ensure local support. Historically, issues such as not releasing of reports, broken promises and raised expectations with no end results are the barriers that government will have to overcome.

Social infrastructure needs

- The Factory services Waterloo social housing tenants and is currently ideally located for this, but
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the building is not fit for purpose.

- There is a need for an additional community centre in the Redfern Waterloo area. This could be located at Poet's Corner in the Redfern estate.
 - Any new community centre located at Green Square should be managed by an NGO rather than Council.
 - There is also a need for community workers that are not limited by prescriptive funding which targets vulnerable communities, but also those that service residents within the private housing market. This will aid in integration between existing communities and future residents. In addition given the diversity of the CALD community in both private housing and social housing, there is a need for more bi-lingual workers to be funded in the area. (Particularly for those from Asian and Russian speaking background)
 - The Factory manages the Poet's Corner Preschool which is located at the bottom of one of the Redfern social housing high rise buildings. The preschool has recently expanded from 25 to 29 children. 18 of the children are Aboriginal and the remaining have special needs.
 - There is a need for additional preschool services in the area. Private childcare is a different issue – preschool is an affordable educational service offered part time. Poet's Corner preschool charges \$20/day (long day care is at least \$70/day).
 - The Study Area is well serviced by sport and recreation facilities.
 - There is a need for more community facilities e.g. aged care services including dementia day care, hospital care, supported living.
 - There are five youth agencies/services in the Redfern Waterloo area which is enough to service current needs of local young people.
 - Funding for social services targets children and families – there is very little support for people between 30 and 70 years, particularly single men.
 - There is a need for more schools across the city.
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Impacts and opportunities

- Public consultation is a key priority during planning and development as a way to keep community informed whilst providing a mechanism for people to voice their concerns.
 - Consultation on Central to Eveleigh should include piggy-backing on existing consultation methods used in the local community e.g. the NAB structure, local elected officials, housing forums.
 - Consultation with the community should also leverage relationships that community service providers already have with the local community, as well as bringing in outside expertise.
 - Urban renewal and increased development can lead to a dilution of poverty i.e. more people with higher incomes moving into an area, increasing population statistics, while low socio-economic
-

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groups are still there but this is not demonstrated in the statistics. This can be seen currently in Redfern.

- Traffic around the C2E Corridor is already an issue and more growth in the area is likely to make this worse.
 - Parking is needed near train stations to stop people from parking in residential streets before they catch public transport into the City.
 - There are opportunities to provide pedestrian connections across the Corridor as well as to the surrounding areas.
 - There are opportunities to involve local residents, businesses and organisations in the renewal process and place management.
 - Employment and training programs can be an opportunity but other support services are required e.g. a young person from a disadvantaged background finishes a training program and has no assistance with finding work, or with dealing with other complex issues in their life. The programs also require good management to work well.
 - Community development programs within private developments are a good way to connect new residents with existing residents, as well as short term residents (e.g. students, renters). The program at Green Square is a good example of this and has involved consultation on the plans for Green Square, community art projects and markets.
 - Business mix needs to include affordable options for people on low incomes. Tenants currently shop at Aldi and the Coles at Surry Hills, and some at the Waterloo IGA.
 - The Beyond Walls pilot project was a successful approach to working with people who were attributed blame for anti-social behaviour in the area and managing local problems within public spaces and creating links by the most disengaged with service providers. However long-term funding could not be secured despite the fact that it was effective.
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Lauren Harding

Social Planner



Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with WEAVE	Tel	02 9239 7142
Venue/Date/Time	The Factory, 67 Raglan St, Waterloo / 23 October 2014 / 2.15pm to 3pm	Job No	21/23928
Copies to			
Attendees	Shane Brown (The Factory) Kerrie Symonds (UGNSW) Lauren Harding (GHD)	Apologies	Vanessa Gordon (UGNSW)

Minutes

Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations, including from the Redfern Waterloo Preliminary Social Impact Scoping and Assessment project (undertaken by GHD), and other UGNSW consultations for C2E (i.e. focus groups held earlier in 2014).

Issues and social infrastructure needs

- Low income / affordable housing in the area is essential, as very little affordable housing is left in the area.
- Aboriginal housing is also important
- There is a need for arts facilities in the area. The Pine St centre in Chippendale is the only public art space where people can create art. The City of Sydney has been planning to build a new arts centre for many years but this still has not yet happened. The new community centres planned for Zetland and Redfern will not meet the need unless they include workshop space specifically for arts. 107 Redfern St currently partially meets demand with space for temporary art installations, but not workshop space.
- A new arts space requires collaboration with businesses, Council and the community. Workshop and exhibition space is needed.
- The Clothing Store in Eveleigh would be the perfect space for a new arts facility, and could be extended if required. The Scientific Services building is not a nice building and would not be appropriate for community use. People are worried that it is contaminated and does not look/feel nice.

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- There is a need for more recreation space and facilities in the area A new park would be ideal but this is likely to be difficult to provide.
 - Childcare is in high demand, including space for children's activities. Outside of School Hours care services (before/after school and occasional care) have specific requirements for indoor and outdoor space and there are few places in the area that can meet these. There is not enough outdoor space for 0 to 7 year olds.
 - Businesses in the area are struggling to survive – too much competition. Particularly in the food/beverage industry.
 - There is a need for affordable office and community spaces for community services to operate from. Community services currently rely on free or low cost rent for buildings to provide services e.g. Land & Housing Corporation buildings. LH&C is introducing a policy to stop providing assets for low rent. Community services cannot afford to pay full rent.
 - WEAVE's new building is not big enough for 25 staff – also operates from a building on Morehead St (owned by LH&C) and in Maroubra. WEAVE used to run an arts program from the Clothing Store in Eveleigh. The program is still running but there is little space for it in the current building – larger space is required. The Clothing Store was a great space for this.
 - WEAVE provides services to children, young people and families – 70% of their clients are Aboriginal.
 - Cultural space is important and there is a need for this in the local area, particularly space for Aboriginal cultural activities.
-

Impacts and opportunities

- Temporary street furniture is a good way to make areas undergoing construction / change more comfortable and attractive and create vibrancy in new areas e.g. temporary deck chairs, moveable plants
 - Community spaces in high rise buildings is important – these along with shops should be on the ground floor.
 - Rooftop community gardens and green solutions area also important.
-

Lauren Harding

Social Planner

Lauren Harding

From: Lauren Harding
Sent: Thursday, 9 October 2014 5:15 PM
To: Kerrie Symonds (ksymonds@urbangrowth.nsw.gov.au)
Subject: Phone interview with Fire and Rescue - outcomes

CompleteRepository: 2123928
Description: C2E Social Sustainability Assessment
JobNo: 23928
OperatingCentre: 21
RepoEmail: 2123928@ghd.com
RepoType: Job

Hi Kerrie

Just had a chat with Shane Kempnich from NSW Fire and Rescue. Outline of our discussion below:

- Shane has reviewed the concept plans and considered the potential future numbers of 32,000 additional residents in the C2E Corridor, and believes that current stations and resources can accommodate this.
- The closest stations are located in the City (Castlereagh St), Redfern, Glebe, Darlinghurst and Newtown.
- However this will depend on current facilities and resources being maintained – should decisions be made in the future regarding loss of a station (as an example) then the ability of facilities addressing demand would need to be reviewed.
- Ability to meet increased demand due to increased commercial space also considered manageable – this is due to current design of office buildings with fire management systems
- Although resources should accommodate additional population growth in the future, Redfern station is currently too small and has ageing and non-functioning infrastructure
- There may be opportunities to relocate Redfern station in the development area at C2E to provide for a larger station to meet demand.

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Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with University of Sydney	Tel	02 9239 7142
Venue/Date/Time	GHD / 20 October 2014 / 2 to 3 pm	Job No	21/23928
Copies to			
Attendees	Stephane Kerr (University of Sydney) Barbara Beier (University of Sydney) Julie Parsons (University of Sydney) Kerrie Symonds (UGNSW) Vanessa Gordon (UGNSW) Lauren Harding (GHD)	Apologies	

Minutes

Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations.
- The study will inform an urban renewal study, with a detailed Social Impact Assessment to be undertaken in the next phase of planning.

Sydney University Campus Improvement Program

- The Campus Improvement Program (CIP) sets out the growth of the university of the next seven years.
- The CIP is an overall framework for 6 multi-faculty precincts across the campus, that will accommodate teaching and learning and research spaces and student housing.
- The CIP has been submitted to the Department of Planning and Environment as a State Significant Development Application.
- As each precinct and building is developed, they will go through their own development application processes.
- With a lack of available land for expansion, the CIP proposes a significant amount of increased density and building heights.

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Student housing

- The CIP targets an additional 4,000 affordable student beds on campus by 2020.
- Sydney University has undertaken demand analysis - there is **very significant** demand for student housing in the area.
- The university provides its affordable student housing at 25% below market value.
- Sydney University does not have NRAS funding, all student housing is funded by the university.
- Currently there are two student housing projects under development which will deliver approximately 1,000 beds – these are the Abercrombie St precinct (200 beds) and the Queen Mary Building (800 beds).
- Two more projects are currently awaiting DA approval – the Darlington terraces (200 beds) and Regiments Building (500 beds).
- Feedback from students is that housing in the Inner City and inner ring suburbs is not affordable
- Private providers including Urbanest and CRV are rapidly developing student housing. Their product is not affordable (high rents) but they fill up very quickly demonstrating high demand for housing.
- There is no land left to build additional student housing on campus – creativity is needed to look at different models e.g. residential on top of learning/research spaces.
- This approach will help to create 'student villages' and a 24/7 environment, activating the campus over weekends and at night.
- Current model of delivery is single bed dorm rooms with shared bathroom/kitchen facilities and common rooms – this is to maximise the number of beds being delivered.
- Future projects may look at other models such as more beds per dorm, which is the current approach by private providers (5 to 6 beds per dorm). They provide 70% apartments and 30% 1 or 2 beds.
- QMB currently models 25 different room layouts to test new trends – studios are being tested as well.
- Sydney University is the owner and manager of its student housing – they have strict requirements for pastoral care and need to maintain control.
- City of Sydney has a new 'Student Accommodation' DCP

Services and facilities for students

- The CIP focuses on encouraging community use of university facilities e.g. libraries, recreation facilities, open space.
 - The community currently accesses the university's pools, libraries, medical services and retail – as an open campus, this is easy to do.
 - Darlington community values good pedestrian pathways and public transport access
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- Transport Access Strategy to relocate parking off campus and increase pedestrian and cyclist access through the campus.
 - Bicycle parking is provided in all new buildings on campus including student accommodation.
 - Sydney University has had conversations with City of Sydney to extend bicycle network through campus
 - University has looked at retail needs but not human services or health services – retail study focuses on improving access to fresh food on campus, and avoiding duplication of surrounding retail hubs (King St, Glebe Point Rd, Broadway).
 - Intention to provide essential services on campus for students
 - Childcare is important – the university is currently undertaking a child care needs assessment to understand demand.
 - Campus has good access to open space – 3 ovals at colleges, and 2 general ovals
 - Connections with the CBD and the Royal Prince Alfred Hospital are important – part of the identity of the university, particularly with the RPA as a major health precinct Sydney
 - Wingara Mura is the university's Aboriginal and Torres Strait Islander Strategy, ranges from increasing participation of Indigenous students at the University, to implementing Indigenous design in new building projects, and partnerships with the Aboriginal community e.g. Redfern
-

Opportunities and issues

- Sydney University is focused on bridging links with surrounding communities – the renewal process provides opportunities for the university to be involved
 - Deliver world class public transport, and new commercial, education and health precincts/facilities
 - Growth of Sydney University depends on the growth of infrastructure around it.
 - Sydney University is one of the only landowners in the area that can provide genuine affordable housing in the precinct – this is an opportunity for the renewal.
 - Community is already concerned about development in the area, including the university's plans to expand – this renewal may increase this concern
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-

Lauren Harding

Social Planner



Minutes

07 October 2014

Project	Central to Eveleigh Urban Renewal	From	Lauren Harding
Subject	Social Sustainability Due Diligence Assessment – Meeting with Sydney South West Area Health Service	Tel	02 9239 7142
Venue/Date/Time	Population Health Unit, Level 9, KGV Building, Missenden Road / 27 October 2014 / 10.30 to 11.45am	Job No	21/23928
Copies to			
Attendees	Pam Garrett (SSWAHS) Leena Gupta (SSWAHS) Graham Burgess (SSWAHS) Stephanie (SSWAHS) Kerrie Symonds (UGNSW) Lauren Harding (GHD)	Apologies	

Minutes

Introduction to the project

- Lauren and Kerrie provided an overview of the purpose of and approach to the Social Sustainability Due Diligence Assessment for the potential urban renewal of the Central to Eveleigh Corridor (C2E).
- The Social Sustainability Due Diligence Assessment will include consultation with service providers and government agencies, and will incorporate the outcomes from previous community and stakeholder consultations.
- The study will inform an urban renewal study, with a detailed Social Impact Assessment to be undertaken in the next phase of planning.

Issues and social infrastructure needs

- The renewal of the Central to Eveleigh Corridor will result in an increased strain on existing health services, and there will be a need for more community health and primary health services.
- Royal Prince Alfred (RPA) Hospital is the closest hospital to the Corridor.
- Central to Eveleigh renewal will lead to an increased resident and worker population in the area, which will impact on the RPA and there will be a need for additional services e.g. babies and children.
- The demographics of the areas surrounding the Corridor are already changing e.g. increase in aged population and the need for aged care, nursing homes etc.
- As a rail corridor, the land is likely to be contaminated. Redevelopment may also impact on air

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- quality through construction activities and increased traffic.
 - Should the Redfern Waterloo renewal result in a loss of social housing, there may be an increase in homelessness.
 - The amount of development happening across Sydney is a challenge for health services to plan and respond appropriate.
 - SSWAHS is supporting of more affordable housing in the local area to support key workers (e.g. nurses, allied health professionals etc) and this would support RPA and other local health services in recruiting staff.
 - There were plans for a new community health centre at Green Square however these have not progressed.
 - The population benchmark for new community health centres is 50,000 people.
 - The population benchmark for medical centres is 30,000 people.
 - The Primary Health Network (previously Medicare Locals)
 - Community health centres range in size and the services provided – depends on the local needs. However they generally combine GP's, primary health nurses, allied health. Other services can include Aboriginal health, social workers, children's health, aged care, multicultural, drug and alcohol, and youth health services.
 - Community health centres can be co-located with other community centres (e.g. provided by Council) and educational services.
 - There is a small community health centre at Redfern in an old courthouse. The building is not big enough and many Aboriginal communities do not want to use the centre due to its history as a courthouse.
 - Other local community health centres are Marrickville, Croydon and Canterbury.
 - Community health services can be considered in stages as populations grow – the foundation services are GP's and primary health nurses (2,000 to 3,000 people as a benchmark) then other services should be provided depending on local needs.
 - The demand for multicultural health services (e.g. language services) has grown significantly in the region and there is a lack of these available in the region.
 - According to the last Department of Environment and Planning (DP&E) population projections, there will be a need for 130 additional beds at RPA by 2031. The current projections do not include the C2E projections of approximately 30,000 people.
 - The region is well serviced by GP's.
 - Community health services are often self-funded by NSW through selling off land however this is no longer an option.
 - Community health services can operate from a community centre – at a minimum they would require a procedure room, a room for a family to meet, and a reception area. This could service
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between 2,000 to 5,000 people. Depending on local needs, services could include child health checks, aged care etc.

- There is a focus on providing more health services outside of hospitals to reduce strain on hospitals.
 - Environmental health issues associated with the project include remediation, sewerage etc. There are opportunities for innovation in design to address these e.g. Central Park which has a water treatment facility, generates its own energy.
 - Safety by design is important for new developments and buildings to create safe places people will use.
 - GP's generally need two treatment rooms and a reception.
 - GP's either go to market or NSW Health rents out rooms in their buildings.
-

Lauren Harding

Social Planner

Lauren Harding

From: Lauren Harding
Sent: Friday, 17 October 2014 4:31 PM
To: Kerrie Symonds (ksymonds@urbangrowth.nsw.gov.au)
Subject: Outcomes of discussion with UTS

CompleteRepository: 2123928
Description: C2E Social Sustainability Assessment
JobNo: 23928
OperatingCentre: 21
RepoEmail: 2123928@ghd.com
RepoType: Job

Hi Kerrie

I've just had a telecon with UTS reps including

- Patrick Woods, Deputy Vice Chancellor Resources
- Brett Smout, Director Student Services
- Amit Mitra, Manager Housing Services

Outcomes of our discussion include:

- UTS have undertaken their own demand studies for student housing in the area – commissioned a survey a few years ago to project growth of the university and demand for housing by both local and international students
- UTS is planning to increase provision of beds by 2,400 – 2,500 by 2022
- UTS has partnerships with local developers/providers to help deliver this e.g. Frasers
- UTS does not want student accommodation to be further from the university than one street i.e. students should only have to cross one street to get to campus – do not see C2E as providing opportunities to deliver UTS student accomm
- Private providers include Urbanest and Iglu – they charge very high rents, much higher than UTS accomm
- Most universities in the area have identified where they will put future student housing
- Childcare important for students – onsite childcare has over 600 families on their waitlist. Frasers will provide an additional 160 places but this won't meet demand.
- Internship/work placement opportunities important – future businesses that will come to the corridor can offer this – opportunity for future partnerships with UTS
- The area is a creative hub – would be good to provide affordable spaces for students to exhibit work – other universities and education would be interested e.g. Institute of Music, Notre Dame
- Approach of UTS as a 'Sticky Campus' – everything students need should be on site or close by e.g. entertainment, childcare – UTS considers Frasers, Chinatown, Darling Harbour and Goods Line to be part of their precinct
- Lack of sporting facilities an issue – Japan examples of sports fields/courts with high nets/fences as a way to provide this in dense areas
- Other facilities that should be provided include outdoor gyms, medical facilities, wireless internet
- Safety issues associated with providing social housing
- Eclectic mix of cultures as an opportunity – potential to diversify Chinatown
- Provide 'grunge spaces' for arts e.g. as part of the Goods Line
- Phased development is a good approach – provide small wins, but as part of an overall long term strategy

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Appendix D Age profiles

Age profiles have been based on DPE 2014 projections for 2036

Table 24 Indicative age profile for Central to Eveleigh areas – low scenario

Age Group	Percent	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Precincts	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
0 to 4 years	3.6%	158	36	78	261	533	103	178	253	1,067
5 to 11 years	3.6%	158	36	78	261	533	103	178	253	1,067
12 to 17 years	2.7%	119	27	58	196	400	77	133	190	800
18 to 24 years	11.2%	492	113	242	811	1,659	319	553	787	3,318
25 to 34 years	25.1%	1,102	254	543	1,818	3,717	715	1,240	1,765	7,436
25 to 49 years	24.0%	1,053	243	519	1,739	3,554	684	1,186	1,687	7,110
50 to 59 years	11.5%	505	116	249	833	1,703	328	568	808	3,407
60 to 69 years	8.2%	360	83	177	594	1,214	234	405	576	2,429
70 to 84 years	8.2%	360	83	177	594	1,214	234	405	576	2,429
85 years and over	1.9%	83	19	41	138	281	54	94	134	563
Total persons	100%	4,389	1,013	2,162	7,245	14,809	2,850	4,940	7,030	29,627

Table 25 Indicative age profile for Central to Eveleigh areas – medium scenario

Age Group	Percent	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
0 to 4 years	3.6%	211	49	111	350	720	123	260	436	1539
5 to 11 years	3.6%	211	49	111	350	720	123	260	436	1539
12 to 17 years	2.7%	158	36	83	262	540	92	195	327	1154
18 to 24 years	11.2%	655	151	346	1087	2240	383	809	1356	4788
25 to 34 years	25.1%	1469	339	775	2437	5019	858	1812	3039	10730
25 to 49 years	24.0%	1404	324	741	2330	4799	821	1733	2906	10260
50 to 59 years	11.5%	673	155	355	1117	2300	393	830	1392	4916
60 to 69 years	8.2%	480	111	253	796	1640	280	592	993	3505
70 to 84 years	8.2%	480	111	253	796	1640	280	592	993	3505
85 years and over	1.9%	111	26	59	184	380	65	137	230	812
Total persons	100%	5,852	1,349	3,088	9,709	19,998	3,420	7,220	12,107	42,748

Table 26 Indicative age profile for Central to Eveleigh areas – high scenario

Age Group	Percent	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
0 to 4 years	3.6%	274	61	156	437	927	144	342	619	2031
5 to 11 years	3.6%	274	61	156	437	927	144	342	619	2031
12 to 17 years	2.7%	205	46	117	328	695	108	257	464	1524
18 to 24 years	11.2%	852	189	484	1359	2885	447	1064	1925	6320
25 to 34 years	25.1%	1910	423	1085	3046	6465	1001	2385	4313	14164
25 to 49 years	24.0%	1826	405	1038	2913	6182	958	2280	4124	13543
50 to 59 years	11.5%	875	194	497	1396	2962	459	1093	1976	6489
60 to 69 years	8.2%	624	138	355	995	2112	327	779	1409	4627
70 to 84 years	8.2%	624	138	355	995	2112	327	779	1409	4627
85 years and over	1.9%	145	32	82	231	489	76	181	326	1072
Total persons	100%	7,610	1,687	4,324	12,137	25,758	3,990	9,500	17,184	56,430

Appendix E Community infrastructure requirements

Table 27 Community infrastructure requirements for Central to Eveleigh Precincts, Redfern and Waterloo Social Housing Sites, and the Study Area additional population based on leading practice rates of provision, and existing and proposed provision of facilities

Facility category	Facility type	Benchmark	Scenario	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
Health	GP's	1 per 1,300 persons (SLHD)	Low	3	1	2	7	13	2	4	5	24
			Medium	5	1	3	9	18	3	6	9	36
			High	6	1	4	11	22	3	7	13	45
	Primary health care or early childhood nurse	1 per 2,500 persons (SLHD)	Low	2	-	1	3	6	1	2	3	12
			Medium	2	1	1	5	9	1	3	5	18
			High	3	1	2	6	11	2	4	7	24
	Community health staff	1 per 3,000 persons (SLHD)	Low	1	-	1	3	5	1	2	2	10
			Medium	2	-	1	4	7	1	2	4	14
			High	3	1	2	5	11	1	3	6	21
	Small Primary Care Clinic	1 per 15,000 – 20,000 persons (SLHD)	Low	-	-	-	-	1 x IPCC	-	-	-	1 x IPCC Additional need to be met by existing and new facilities
			Medium	-	-	-	-		-	-	-	
			High	-	-	-	-		-	-	Additional need to be met by	

Facility category	Facility type	Benchmark	Scenario	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
Education											existing and new facilities	
	Primary	Assessment undertaken by DoE – see Section 9.2.1										
	High	Assessment undertaken by DoE – see Section 9.2.1										
Public open space and recreation	Local public open space	1 local park per 5,000 residents and / or embellish existing local parks to increase capacity (GHD research)	Low	1 x park and/or embellish existing		-	1 x local park and/or embellish existing	2 x local park and/or embellish existing	-	1 x local park and/or embellish existing	1 x local park and/or embellish existing	4 x local parks and/or embellish existing
			Medium					3 x local parks and/or embellish existing				
			High					5 x local parks and/or embellish existing				
		1 district park per 20,000 residents and / or embellish existing parks to increase capacity (GHD research)	Low	-		-	-		-	-	-	1 x district park or embellish existing
			Medium					1 x district park or embellish existing				
	District public open space	1 district park per 20,000 residents and / or embellish existing parks to increase capacity (GHD research)	High	-		-	-	1 x district park or embellish existing	-	-	-	3 x district parks or embellish existing
			Low									
			Medium					1 x sports field or embellish existing				
	Sports fields	1 per 4,500 residents 1 per 45,000	Low	1 x sports field or embellish	-	-	-	1 x sports field or embellish	2 x district parks or embellish existing	1 x sports field or embellish existing	1 x sports field or embellish	4 x sports field or embellish existing
								1 x sports field or embellish				

Facility category	Facility type	Benchmark	Scenario	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
		workers (CoS)		existing				existing			existing	
			Medium	1 x sports field or embellish existing	-	-	-	2 x district parks or embellish existing	3 x district parks or embellish existing	1 x district park or embellish existing	2 x district parks or embellish existing	6 x district parks or embellish existing
			High	1 x sports field or embellish existing	-	-	-	2 x district parks or embellish existing	3 x district parks or embellish existing	2 x district parks or embellish existing	3 x district parks or embellish existing	8 x district parks or embellish existing
	Sports courts	1 per 3,000 to 4,000	Low	1	-	-	2	3		1	1	5
			Medium	1	-		2	3		1	3	7
			High	1	-	1	3	5	1	2	4	12
Child care	Early childhood education and care	1 place per 2 children 0 – 5 years 1 place per 75 workers CoS	Low	113 places	26 places	67 places	266 places	472 places 5 x 90 place centres	76 places 1 x 90 place centre	128 places 1 x 90 place centre	182 places 2 x 90 place centres	857 places 9 x 90 place centres
			Medium	150 places	35 places	97 places	150 places	638 places 7 x 90 place centres	91 places 1 x 90 place centre	187 places 2 x 90 place centre	313 places 3 x 90 place centres	1229 places 13 x 90 place centres
			High	195 places	44 places	137 places	195 places	820 places 9 x 90 place centres	106 places 1 x 90 place centre	246 places 3 x 90 place centres	445 places 5 x 90 place centres	1616 places 18 x 90 place centres
Multipurpose	Local facilities	Local facilities	Low	Need for local level facilities			1 x local facility	1 x district	Need for local	Need for facility to	Demand to be met	Need for local and district level

Facility category	Facility type	Benchmark	Scenario	South Eveleigh	North Eveleigh West	Redfern Station	Central Station	Total Corridor	Redfern social housing site	Waterloo social housing site	Remainder of Study Area	Total Study Area
community space		provided for populations under 20,000 - number and location determined by local needs 1 district facility per 20,000 plus persons	Medium				required due to future need for additional district level facilities in northern area	level facility for southern areas to meet both local and district needs 1 x local facility for Central Station	facility to meet needs of social housing tenants (250m ²).	meet needs of social housing tenants and broader community and replace existing facility (700m ²)	by existing and proposed facilities	facilities
			High									
Library and cultural facilities	Library services	NSW State Library	Low	Within overall Precinct				1,038m ²	215m ²	357 m ²	508 m ²	1,590 m ²
			Medium					1,403m ²	258 m ²	522 m ²	876 m ²	2,267 m ²
			High					1,617m ²	301 m ²	687 m ²	1,243 m ²	2,635m ²
	Community arts centre	1 per 50,000 – 150,000 (PLA WA)	Low	-	-	-	-	-	-	-	-	-
			Medium	-	-	-	-	-	-	-	-	-
			High	-	-	-	-	-	-	-	-	-

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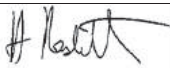
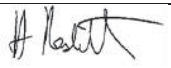








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