



bridge  
housing

RedWatch Community Meeting  
2 March 2023



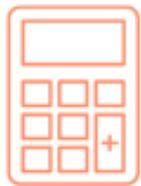
# Acknowledgement of Country



# Agenda.

1. Introduction to our Team
2. Our Plans for the site
3. Keeping updated on the project
4. Q&A

## SNAPSHOT OF BRIDGE HOUSING



**\$61.1M**

Operating revenue



**\$293M**

Net Asset Value



**5,600+**

Residents



**81%**

Tenant  
satisfaction



**91**

Staff in  
2 offices



**21**

LGAs

**3,579**

Properties



# Project Team.

Land & Property Owner



NSW Land and Housing Corporation

Project Director, Development  
Manager & Advisor



Developer, Investor, Tenancy  
& Property Manager



Builder



Consultants - Design & Vision



# Bridge Housing's Objectives

Maximise social  
and affordable  
housing

Demonstrate  
benefits of a  
CHP-led project

Move our head  
office back to  
Redfern and link  
to community  
space

Community  
outcomes - in  
design,  
employment  
and as residents

Excellent design  
that is tenure  
blind

# What's the plan? Noting we are yet to finalise planning!

100 Apartments owned by NSW Land and Housing Corporation  
(managed by a community housing provider)

10 Specialist Disability + 1 Carer Apartment  
(Owned by investor and managed by Bridge Housing)

40 Apartments owned by Bridge Housing  
(Managed under NSW Affordable Housing Guidelines)

80 Key Worker Apartments  
(Owned by investor, managed by Bridge Housing,  
20% discount to market rent, held minimum 10 years)

100 Apartments for Sale

Community facility + Bridge Housing office + community space

# Our Design Vision

*"Our vision for this unique site is to create a layered sense of community and belonging which is considered at every scale. Starting from each individual home and threading through to the entire neighbourhood we plan to create a place for community that is deeply ingrained into the rich culture and fabric of Redfern"*



## 1. My Country

*The lens through which we view everything on Gadigal Country*

## 2. My Neighbourhood

*Celebrating a Rich Urban Context*

## 3. My Block

*Enhancing Local Community*

## 4. My Building

*Creating a Sense of Belonging*

## 5. My Commons

*Sparking Meaningful Connections between Neighbours*

## 5. My Home

*Creating Diverse and Liveable Housing*

# “My Country”

Connecting with Country and the wider Aboriginal community

“Reference the living Gadigal culture and the importance of Redfern as a place of activism and home for many Indigenous Australians.”

## RESTORATION

Helping Country return to its pre-colonial state, and assisting it in continuing to thrive.



Rainwater Capture/Native Planting as part of the future Elizabeth St upgrades (by others) and on site where possible.

## AWARENESS

Remaining in tune with Country and teaching others to improve their capacity to appreciate and learn from Country



Areas for story-telling such as writeable walls or street libraries

## INNOVATION

Draw inspiration from Indigenous People's role as the first inventors



Areas for displaying and selling works of local Indigenous artists embedded in the facade

## NURTURE

Caring for and protecting the land on which the site sits.



Bee/ Insect Hotels scattered through the landscape which encourage pollination

## FOR AN INCLUSIVE COMMUNITY

### LEGACY

Re-invigorating and prolonging Indigenous knowledges and practices for future generations.



Potential renewal of Kettle Street reserve for a yarning circle, or other First Nations + Community Spaces

### RESILIENCE

Understanding through shared experience that we are connected.



Areas for informal gathering including furniture to lounge or dine

### RESPONSIBILITY

A sense of custodial obligation to each other and to Country.



Community Gardens which encourage residents of all ages to garden and socialise together

### RECIPROCITY

Everybody playing their part, exchanging goods and knowledges for the benefit of community and Country



Play Street encouraging informal play which includes graphics on the ground and playful elements



Social Enterprise Opportunities such as a coffee shop

## RESPECT

A sense of custodial responsibility to each other and to Country.



Place names and wayfinding created with future appointed local artists and aboriginal art curators, showcasing Indigenous culture

## KINSHIP

A sense of custodial responsibility to each other and to Country.



Nature and Water Play including scattered tree logs, stepping stones, or cubby houses for children to play

## GROUND PLANE USES

Activated street edges for the commercial and community spaces while managing the floor plane level



Activated street edges for the commercial and community spaces while managing the floor plane level

## COMMUNITY

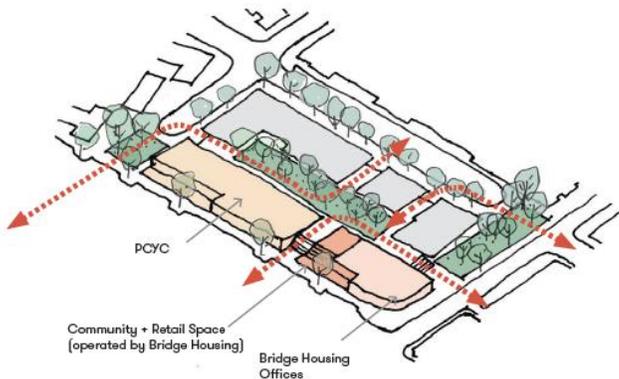
Ground level apartments to have street entries terraces for street activation and community



Ground level apartments to have street entries terraces for street activation and community

## COURTYARD

The open central courtyard that allows for a variety of uses for the residents

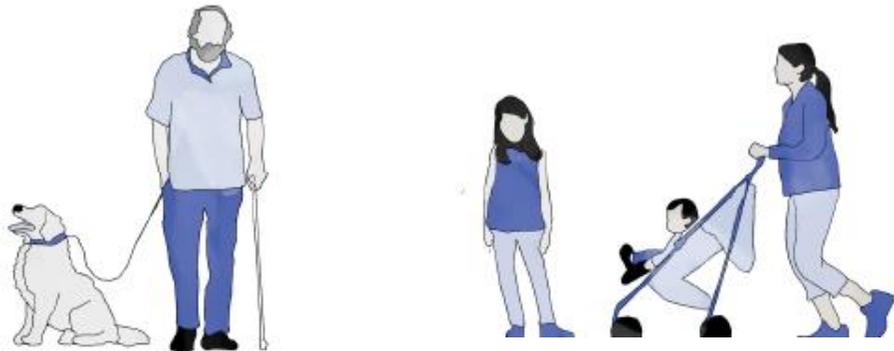


Ground Plane Uses

# “My Neighbourhood”

*Celebrating a rich urban context*

*“Creating a sense of joy and wonder; our proposal seeks to create a rich tapestry of experiences which you discover as you weave through the site and interconnect with Redfern.”*

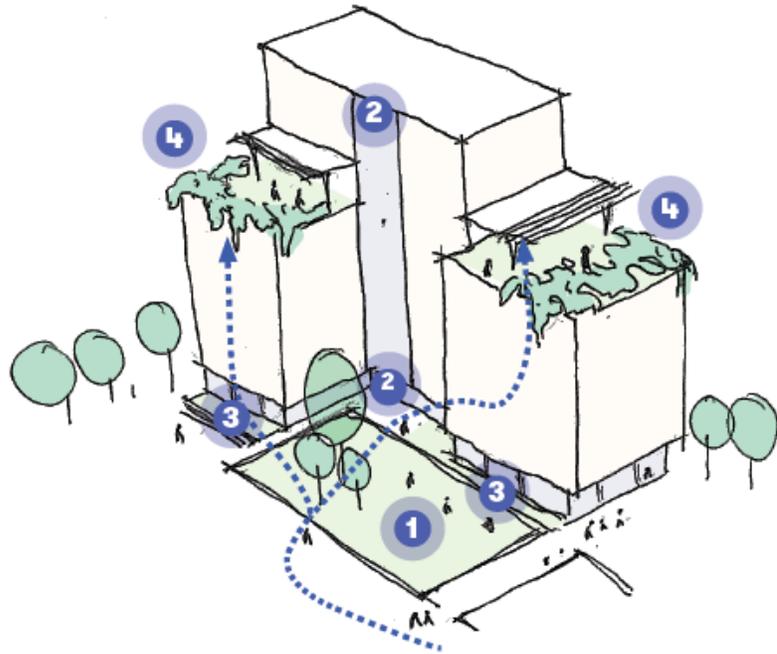


Parks, Cultural Walks, Foley Artworks, Memorials, Community Assets + Transport

# “My Commons”

*Sparking Meaningful Connections between Neighbours*

*“Community areas extend from the ground level and network vertically through the building; establishing a sense of community between neighbors and encouraging living to extend beyond the front door”*



## 1. Communal Courtyards

Play, social exchange, passive surveillance & activation



## 3. Private Gardens and Balconies

Green elevated spaces ensure privacy and surveillance



## 2. Welcoming Entries + Corridors

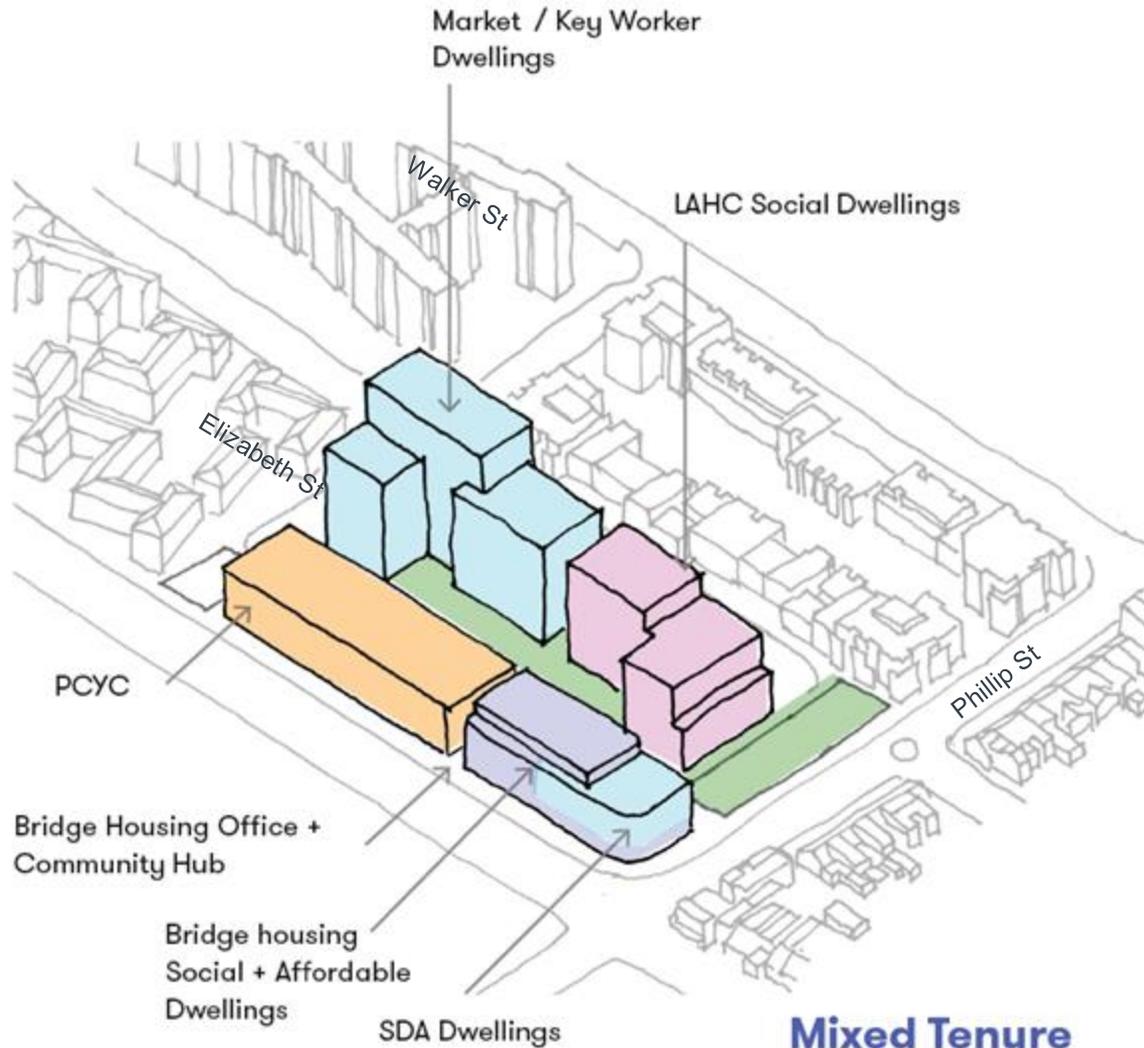
Protected outdoor entry foyer  
High amenity corridors



## 4. Communal Rooftop Gardens

Opportunities to gather in outdoor rooms, cook outdoors and garden

# Block Design & Principles



- Elizabeth Street buildings most prominent frontage
- Tenure blind
- Greened facades to Elizabeth Street
- Multiple design voices
- Varied - vertically proportioned facades
- Reflect the diverse nature of Redfern
- Responds to varied interfaces, context and Country
- More green space
- Balustrades to consider privacy
- Prefabrication where possible
- Modulated - textures and rebates
- Activation and passive surveillance
- High quality materials
- Maximum of 30% glazing
- Shading appropriate to orientation

# “My Building”

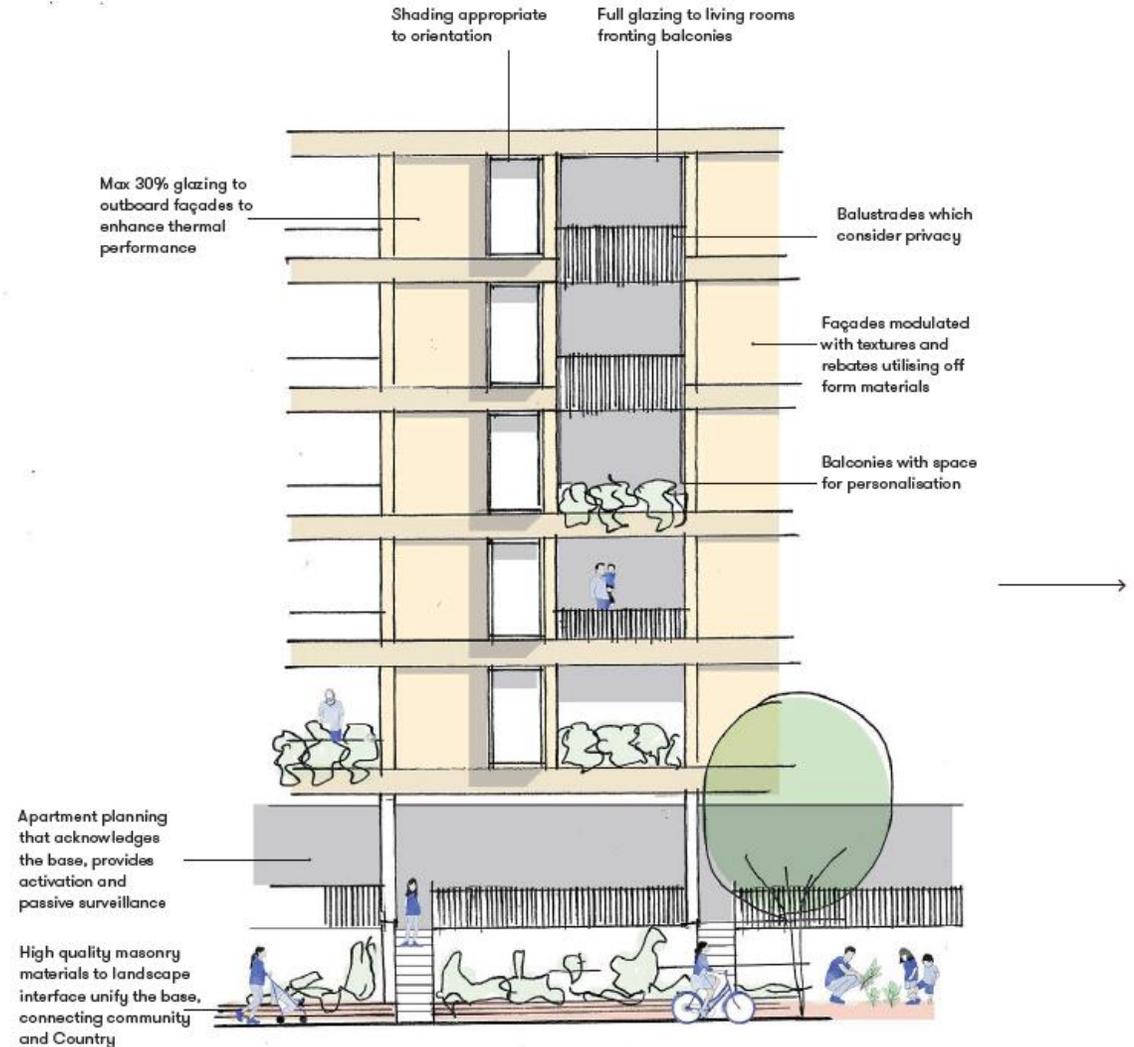
## Creating a Sense of Belonging

“The project aims to design with Country at every scale, from the selection of native planting on ground to the climate-sensitive facade design - all with the intent of cultivating custodianship and a connection to Redfern and its surrounds”



Indicative Facade Test

## My Building - Facade Testing





**Want to find  
out more?**

**Join our mailing list**

**Web - [www.bridgehousing.org.au](http://www.bridgehousing.org.au)**

**Socials – linkedin, facebook & twitter**

**Participation in community meetings**

**Concept design workshops**



**Thank you**