

REDFERN PLACE

# Acknowledgement of Country

## Always was and always will be Aboriginal Land.

Bridge Housing understands the significance of **telling the First Story first**, from which all other stories of place are woven.

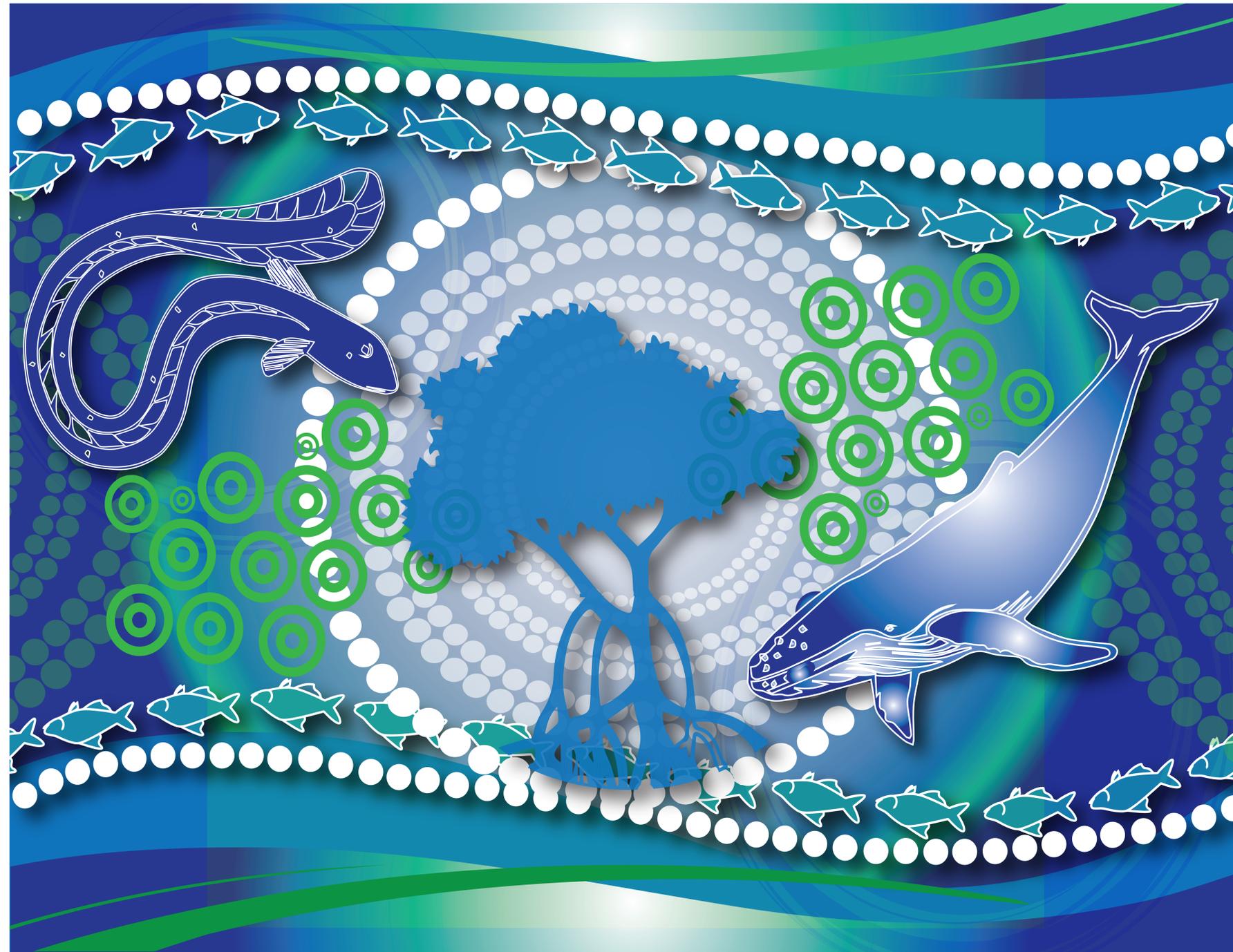
We acknowledge the **profound spiritual connection** between Aboriginal people, culture and country and the importance of celebrating the inspirational, proud, resilient richness of Aboriginal cultural identity.

Bridge Housing is deeply committed to reconciliation. We understand Aboriginal people as the traditional custodians of this land, the significance of **Redfern as traditional Gadigal Country** and we extend our respect to Elders past and present.

Please scan the QR  
code to find this  
information translated  
in Simplified Chinese,  
Russian, and Spanish.



bridge  
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Artwork by Jordan Ardler, commissioned by Bridge Housing

REDFERN PLACE

# Who is Bridge Housing?

Bridge Housing has provided safe, secure and affordable homes to people on low to moderate incomes for over 35 years.

We manage 3,600 homes across metropolitan Sydney, with 500 homes located within the City of Sydney Local Government Area, including Redfern and Waterloo.

Redfern Place offers Bridge Housing a welcome return to Redfern, our former home for more than a decade. Relocating our head office to this iconic site places us at the centre of our neighbourhood so that we can work with and for the community.

## Our mission

**At Bridge Housing, our mission is to change people's lives through more homes and quality services for the community.**

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## Achieving our mission

To achieve our mission, Bridge Housing has developed four strategic objectives:



**Change lives:** Quality services that deliver impact and make a difference to the lives of our residents.



**Influence change in the system:** Leadership and advocacy that creates positive change in the housing system.



**Provide more homes:** More affordable homes through a growing property portfolio.



**Build a sustainable future:** A strong and inclusive organisation backed by engaged and skilled people.



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# The Redfern Place vision

## Our vision for Redfern Place:



To provide more affordable, secure and modern housing that meets diverse community needs.



To transform an underutilised site into a safe and accessible precinct for the local community.



Foster community connection and wellbeing through a new community space with recreational and sporting facilities, meeting rooms, education spaces and support services.



Enable Bridge Housing to deliver more social and affordable homes for our community.

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## Why is this proposal needed?

Across Sydney, there is a major housing shortage, particularly in social and affordable homes.

In NSW, there are more than 55,000 households on a waitlist for social housing.<sup>1</sup> Almost 30,000 of these households are in Greater Sydney.<sup>2</sup>

There is increasing demand for social and affordable housing in Redfern and the inner city.

Through Redfern Place Bridge Housing will provide more social and affordable rental housing that are close to jobs, services and transport networks. The proposal will address the housing shortage now and provide safe and secure housing to set communities up for success into the future.

Bridge Housing is proud to be working in partnership with the NSW Government to deliver this much needed diverse range of housing and build onto the vision for the precinct developed earlier by the NSW Land and Housing Corporation and the City of Sydney.



2013 site aerial



2023 site aerial



Completed Redfern Place - Section 2 (Silvester Fuller - Artist impression)

1. Department of Communities & Justice, Social housing applicant households on the NSW Housing Register, 30 June 2023.

2. Department of Communities & Justice, Social housing applicant households on the NSW Housing Register by Allocation Zone (as at 30 June 2023).

## REDFERN PLACE

# About Redfern Place

Bridge Housing, in partnership with NSW Land and Housing Corporation (LAHC), plans to deliver over 300 new homes and a vibrant community space at 600-660 Elizabeth Street, Redfern.

The proposal will transform this large and underutilised site to deliver **8 times more social and affordable housing** than was previously here.

Across four buildings within the precinct, the proposal includes:

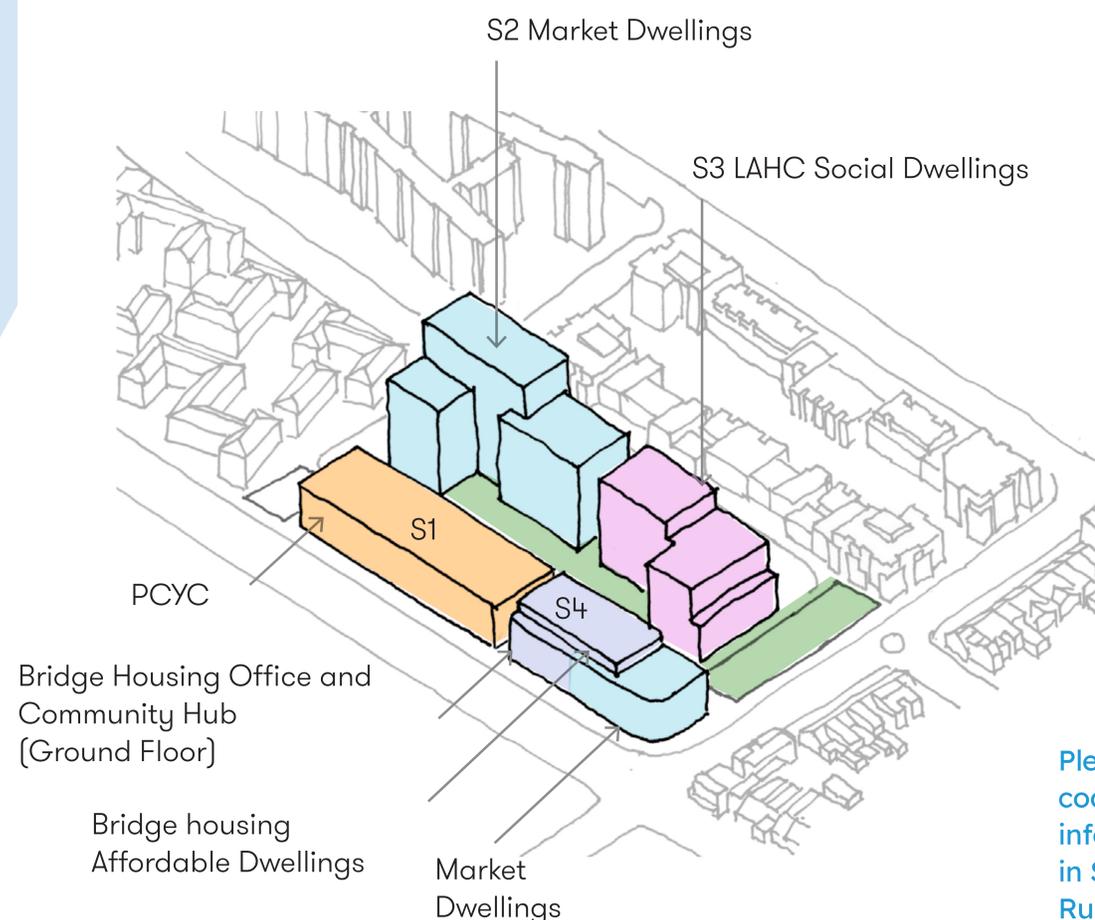
-  109 social housing apartments, to stay in NSW Government ownership
-  39 affordable apartments, to be owned by Bridge Housing
-  80 apartments for key workers
-  10 specialist disability accommodation apartments
-  Around 100 apartments for sale to individual purchasers and investors
-  A new community facility, providing a hub for local services including the opportunity for the South Sydney PCYC to remain on-site
-  Bridge Housing's head office and community hub.

## An innovative approach to delivering much needed social and affordable housing.

This is the first time a community housing provider has delivered a project of this scale. All profits of the development are reinvested back into the delivery of the social and affordable housing on the site.

Bridge Housing has a long-standing connection to Redfern and the Redfern Place project will continue to deliver positive social outcomes for this community.

That's why this proposal dedicates almost 70% of the housing supply to social, affordable, disability support and key worker housing with a small proportion of market homes that support the redevelopment.



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# A new and refreshed community facility

The proposal includes a community facility with recreation and community space to respond to the growing population and changing needs of the community.

Located on the corner of Elizabeth Street and Kettle Street, the facility will be almost three times larger than the current PCYC facility located on Phillip Street.

The community facility will provide a safe and accessible space to accommodate local support services and programs.

The publicly accessible space will be designed for the community and could include:

- Recreational and sporting facilities
- Meeting rooms and education spaces
- Spaces to host community events
- Working space for local community groups or service providers
- Spaces to meet the needs of the diverse community, including a youth hub.

## Working with South Sydney PCYC

Bridge Housing and PCYC have been working together to determine how the new community facility can accommodate a new PCYC and support the important services they provide for the community.

Should the Redfern Place proposal be approved, PCYC will need to relocate during construction. Bridge will ensure PCYC can remain on site for as long as possible before construction starts.

Bridge Housing will continue to work with PCYC throughout the planning process.

## What would you like to see in your community facility?

We want to ensure the facility meets the needs of the local community.

Tell us what types of services and spaces would be most valuable to you and your community.

Share your feedback with the team or complete the survey using this QR code.



Precedent images

# REDFERN PLACE

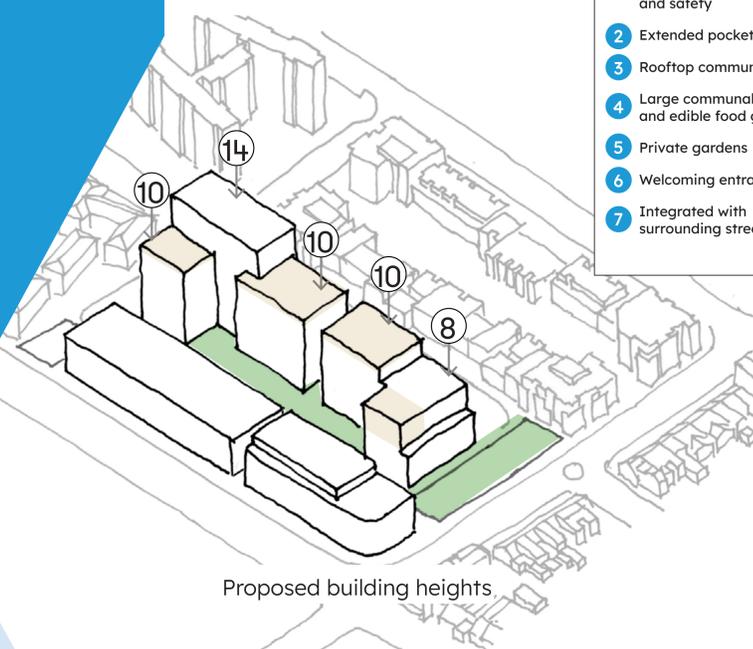
## Design approach

### Density done well

The site has been identified as highly suitable for increased housing density, but we are very conscious of our neighbours and surrounding parks. Our design will consider the following:

- Delivering **suitable density** for Redfern, with great transport links and connectivity
- **Balancing impact** – careful planning to retain solar access to the surrounding neighbours particularly on Walker Street, Phillip Street and Redfern Park
- **Excellent amenity for future residents** through careful apartment planning
- **Tenure blind** – every home will stand proud in the neighbourhood.

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Proposed building heights

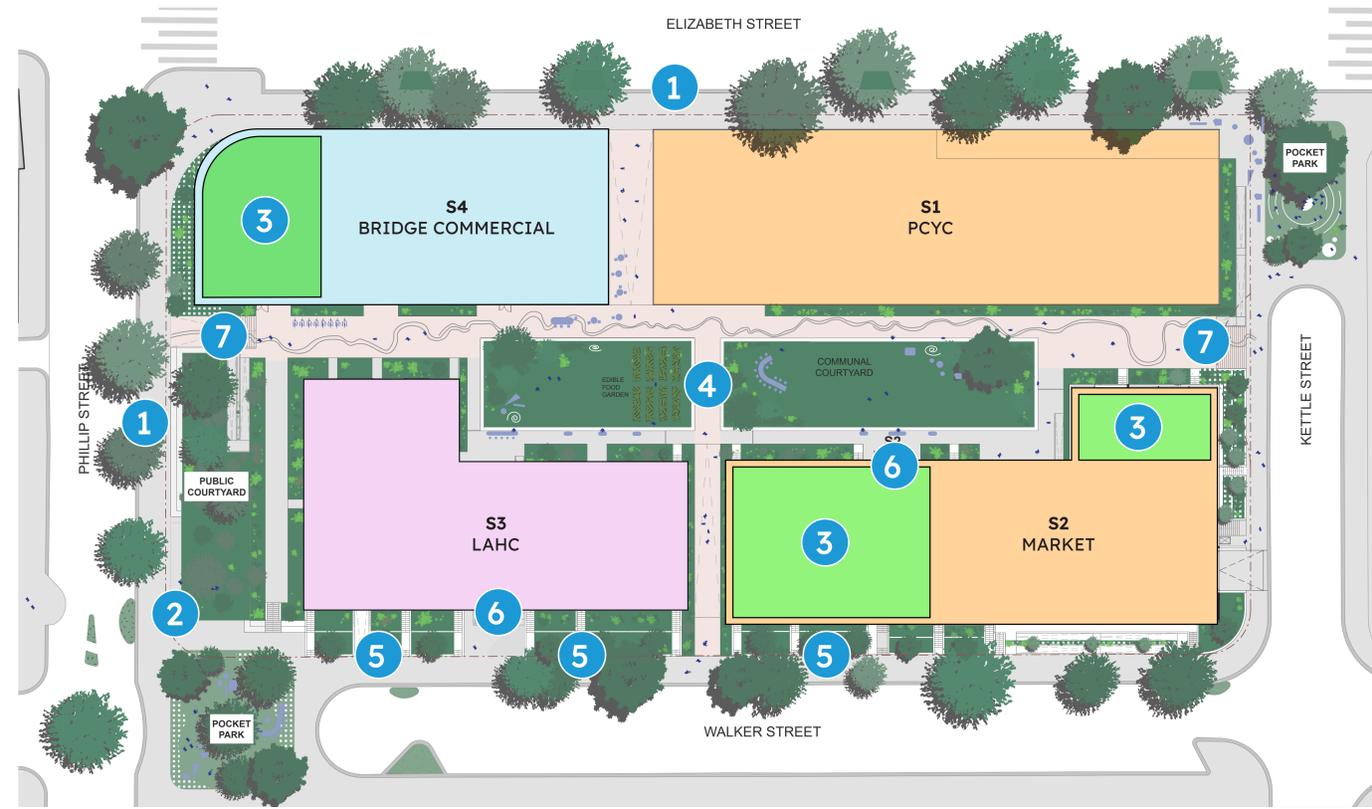
### Lush landscaping and an enhanced public domain

Redfern Place's landscaping will provide residents with a sense of retreat, and opportunities for gardening, recreation, social gathering and play through:

- Retaining and planting **more street trees**
- A **large central planted communal courtyard**
- **Private gardens and balconies** that provide privacy and connection with communal areas
- **Communal rooftop gardens** where residents can connect, relax and garden
- **Extending the pocket park** along Phillip Street for the local community to enjoy
- **Widening the footpaths along Elizabeth and Phillip Streets**, improving the walking environment and safety near the busy roads
- **Providing 15% of the site for deep soil and tree canopy** and retaining street trees.

#### Legend:

- 1 Widened footpaths for increased walking amenity and safety
- 2 Extended pocket park
- 3 Rooftop communal garden
- 4 Large communal courtyard and edible food garden
- 5 Private gardens
- 6 Welcoming entrances
- 7 Integrated with surrounding streets



### Building a sustainable precinct

Sustainability initiatives at Redfern Place will enrich the quality of life of residents and visitors, enhance the wellbeing of the community and work to protect broader environmental and climate health. Specific initiatives include:

- Commitment to **high sustainability performance benchmarking**
- Deliver an **exceptionally healthy building and long-term affordability**
- **Improved building and precinct resilience**
- **Targeting net zero carbon**
- **Reduced car reliance**
- **Connecting parkland** through areas of carefully designed vegetation.

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# Connecting and designing with Country

The design of Redfern Place aims to acknowledge and celebrate the living Gadigal culture and importance of Redfern as a place of activism and home for many Indigenous Australians.

To support this, Bridge Housing is collaborating with Yerrabingin, an Aboriginal-owned consultancy to lead the Connecting with Country process.

Yerrabingin will work directly with local Aboriginal Elders and knowledge holders to ensure Redfern Place reflects and supports cultural heritage, stories and values.

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## Connecting with Country Principles:

### Through shared experience:

- **Restoration:** Helping Country return to its pre-colonial state, and assisting it in continuing to thrive
- **Sustainability:** Designing with the health of Country in mind by maintaining natural resources and promoting the reuse of materials
- **Awareness:** Remaining in tune with Country and teaching others to improve their capacity to appreciate and learn from Country
- **Innovation:** Draw inspiration from Indigenous People's role as the first inventors
- **Nurture:** Caring for and protecting the land on which the site sits

### For an inclusive community:

- **Kinship:** A sense of custodial responsibility to each other and to Country
- **Resilience:** Understanding through shared experience that we are connected
- **Respect:** A sense of custodial responsibility to each other and to Country
- **Reciprocity:** Everybody playing their part, exchanging goods and knowledges for the benefit of community and Country
- **Responsibility:** A sense of custodial obligation to each other and to Country
- **Legacy:** Reinvigorating and prolonging Indigenous knowledges and practices for future generations.

## 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."*



# REDFERN PLACE

## The planning process

Bridge Housing, in partnership with the NSW Land and Housing Corporation (LAHC), is seeking approval for Redfern Place from the NSW Department of Planning and Environment (DPE) through the State Significant Development Application (SSDA) process.

- February 2020** ○ LAHC lodged a planning proposal with the City of Sydney to amend the Sydney Local Environment Plan 2012 to facilitate the delivery of new social, affordable and private housing.
- May/July 2021** ○ The planning proposal was exhibited by the City of Sydney and the community was invited to provide feedback.
- November 2021** ○ Council approved the planning proposal.
- February 2022** ○ Land rezoned by DPE.
- November 2022** ○ LAHC lodged a request with DPE for the Secretary's Environmental Assessment Requirements (SEARs). The SEARs ensure government agencies and relevant service providers are informed and provided with the opportunity to request certain information be addressed within the SSDA.
- December 2022** ○ LAHC received the SEARs from DPE.
- December 2022** ○ LAHC appointed Bridge Housing as the key project delivery partner for the site.
- October 2023** ○ After a design competition and expression of interest process, the design team includes:

  - Hayball to act as Executive Architect across the precinct, and design the social housing building; the affordable housing, disability support housing, Bridge Housing head office and community hub building; and design the precinct wide project elements
  - Aspect Studios to design the landscape and public domain
  - Silvester Fuller to design the market and key worker housing building
  - Architecture AND to design the new community facility.
- We are here** ○ Bridge Housing is engaging with the local community to seek input to the design. Feedback from the community will be collated in a Consultation Outcomes Report and included in the submission to DPE to inform future planning.
- Early 2024** ○ Bridge Housing is preparing an Environmental Impact Statement (EIS) which will assess any potential impacts from the construction and operation of Redfern Place and suggest mitigation measures.
- Mid-2024** ○ Bridge Housing aims to lodge the SSDA in mid-2024. Following the SSDA lodgement, DPE will publicly exhibit the proposal. At this point, the community can make formal submissions to DPE.

## Managing potential impacts

With various specialist teams, Bridge Housing is undertaking assessments to identify potential impacts of construction and operation of Redfern Place and ways to manage these. These studies include (amongst others):

- |  |   |  |   |
|--|---|--|---|
|  | Social Impact Assessment                    |  | Ecologically Sustainable Development          |
|  | Design                                      |  | Noise and Vibration Impact Assessment         |
|  | Arboricultural Impact Assessment            |  | Flood Risk Assessment                         |
|  | Landscaping Plans                           |  | Aboriginal Cultural Heritage                  |
|  | Traffic and Accessibility Impact Assessment |  | Heritage Impact and Archaeological Assessment |

## Construction

Plans are at an early stage, and the construction program and timing will be finalised if the proposal is approved. The community will be notified well in advance of construction starting.

When construction proceeds, best practice measures will be taken to restrict and minimise impacts including careful scheduling of noisy work, dust control, and traffic management.

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# Share your thoughts

Bridge Housing is committed to genuine consultation with the local community – including potential future tenants – to ensure Redfern Place reflects the community’s vision for the site and maximises benefits to the community.

Bridge Housing has commissioned Urbis to collect your feedback and provide further information about the Redfern Place project.



1800 244 863



engagement@urbis.com.au



<https://www.bridgehousing.org.au/properties/housing-development/redfern-place>



Community survey



Bridge Housing’s Facebook

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## Translation and interpretation

All project information is available in the following languages:  
**Simplified Chinese, Russian, Spanish**

To see this information in your language or to speak to an interpreter, please speak to the project team.

请与项目团队联系，获取使用你的语言编写的信息资料或口译服务。

Чтобы получить данную информацию на родном языке или воспользоваться услугами переводчика, пожалуйста, обратитесь к рабочей группе проекта.

Para ver esta información en español o hablar con un intérprete, comuníquese con el equipo del proyecto.