

SOCIAL PLAN OBJECTIVES and CRITERIA

Aboriginal Housing Company, Redfern Pemulwuy Redevelopment Project

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SOCIAL PLAN OBJECTIVES & CRITERIA

PRINCIPLE 1:		RECONCILIATION & SOCIAL HARMONY					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Foster interaction and social harmony between groups and individuals in the community.	<ul style="list-style-type: none"> ▪ Project design encourages positive neighbourhood links. ▪ Project design facilitates local social interaction. ▪ Project provides outdoor meeting place/communal space. ▪ Project design sensitive to existing mixed tribal community. ▪ Project encourages greater community integration. ▪ Project is flexible enough to accommodate all income and skill levels. ▪ Project promotes community facilities and services controlled and operated by the Aboriginal community. ▪ Project enhances lifestyle of the Aboriginal community and creates an environment that the community can be proud of. 		5	4	3	2	1

2. Provide opportunities for informal and spontaneous interaction between Aboriginal and non-Aboriginal people.	<ul style="list-style-type: none"> Project design incorporates open space for multicultural activities and events encouraging Aboriginal and non-Aboriginal groups to interact. Project encourages Aboriginal and non-Aboriginal community groups to make use of facilities and services. 						
PRINCIPLE 2:	CULTURALLY APPROPRIATE & AFFORDABLE HOUSING						
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Provide culturally appropriate and sustainable housing for Aboriginal people.	<ul style="list-style-type: none"> Project addresses key housing issues: safety, health, quality control, and sustainability. Housing design should be appropriate to the location and cultural and social requirements of the Aboriginal community. Project provides a range of housing types and sizes to meet the needs of Aboriginal families. Housing design should be in accordance with the way Aboriginal people use their houses. Housing design should illustrate Aboriginal themes. Project design encourages economic growth through commercial uses adjacent to residential uses. 	✓ Housing should enhance the lifestyle and living standards of the Aboriginal community.	5	4	3	2	1

	<ul style="list-style-type: none"> ▪ Project design discourages "tower block housing". 						
2. Provide affordable housing for Aboriginal people on low incomes.	<ul style="list-style-type: none"> ▪ Project reviews low-cost technology and appropriate design and construction and considers their applicability to the Aboriginal community. ▪ Project reviews home ownership. 	<ul style="list-style-type: none"> ✓ Durability in building materials is a priority as is low cost tech. ✓ Study to be undertaken to engage tenants in purchasing community title homes. 					
3. Provide other housing options for Aboriginal people on higher incomes.	<ul style="list-style-type: none"> ▪ Project considers alternative housing options and their applicability to Aboriginal people on higher incomes. ▪ Project should provide housing opportunities across entire income and economic range. ▪ Project encourages a range of housing types and sizes to meet the changing incomes of the Aboriginal community. 						
4. Ensure housing be capable of efficient maintenance by the AHC.	<ul style="list-style-type: none"> ▪ Housing designed and constructed for long-term function and ease and economy of maintenance. ▪ Long-term maintenance requirements and costs to be included in initial housing design and lifecycle budgets. 						
5. Ensure energy efficient & durable housing.	<ul style="list-style-type: none"> ▪ Review new building products, appropriate technology and emerging design and construction to ensure energy efficient & durable housing. 	<ul style="list-style-type: none"> ✓ Ensure building products are made of durable material, for 					

	<ul style="list-style-type: none"> Quality control measures to be adopted in the design and construction of houses, as well as established quality control system that is subject to continuous monitoring and evaluation. 	example, stainless steel kitchen & bathroom, use of marine timber (waterproof), etc.					
6. Consider other housing options.	<ul style="list-style-type: none"> Project considers housing options for Aboriginal students. Project considers housing for older people. 	<ul style="list-style-type: none"> ✓ Work with University of Sydney and DETYA for student accommodation. ✓ Adaptable housing for older people through other interested community organisations. 					
PRINCIPLE 3:		IDENTIFY APPROPRIATE SERVICE AND FACILITY NEEDS					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Respect the nature of the Aboriginal community in the provision of services and facilities.	<ul style="list-style-type: none"> Project encourages community facilities and services that target the existing Aboriginal community. Project encourages local recreational and cultural resources. Project minimises impacts on existing facilities and services. 		5	4	3	2	1
2. Avoid duplication of existing facilities in the area.	<ul style="list-style-type: none"> Project reviews existing or proposed facilities external to the development. 	<ul style="list-style-type: none"> ✓ For example, Wilson Brothers Site. 					

3. Project complements existing or proposed facilities external to the development.	<ul style="list-style-type: none"> Project takes into consideration existing facilities external to the development. Project reviews plans submitted for all external proposed development in the vicinity. 	✓ For example, new children's medical centre site.					
4. Facilitate the building of community confidence and capacity through the promotion of local services.	<ul style="list-style-type: none"> Project implements a Whole of Government One-Stop-Shop service accessing key government agencies, information, communication, case and place management, support, internet services, tea and coffee, shuttle bus to outreach services and volunteer networks Project promotes culturally appropriate community services and facilities. Project ensures community is served by certain public facilities/services (these may include waste and recycle collection services, sewer facilities, public water, etc.). 						
PRINCIPLE 4:		COMMUNITY SAFETY					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Create an environment that is consistent with principles of crime prevention through environmental design	<ul style="list-style-type: none"> Project ensures spaces/areas are safe from entrapment and creates safe movement corridors. Project ensures appropriate lighting 	✓ Use principles of crime prevention through environment	5	4	3	2	1

(CPTED).	<p>and landscaping to reduce opportunities for crime</p> <ul style="list-style-type: none"> ▪ Project buildings and open space are well maintained indicating that area is well cared for by staff and locals. ▪ Project discourages graffiti by providing "green screens" i.e. natural vines or trees against walls. ▪ Project identifies & mitigates safety risks, e.g., <ul style="list-style-type: none"> a) movement predictors (paths), b) activity generators, c) attractors of crime, d) generators of crime, e) edge effects. 	<p>design (CPTED). Refer to Community Safety, Urban Design Guidelines, by Sarkissian Assoc. Planners. Sarkissian & Stewart, 1998.</p> <ul style="list-style-type: none"> ✓ Use Safety by Design Section in the Development Control Plan, as a guide. ✓ Liaise with local Police Dept. in reviewing plans 					
2. Encourage natural surveillance and positive guardianship in all outdoor spaces.	<ul style="list-style-type: none"> ▪ Project maximises natural surveillance & sightlines from neighbouring dwellings, facilities and other activity areas. 	<ul style="list-style-type: none"> ✓ As a CPTED guide, use Community Safety, Urban Design Guidelines 					
3. Take account of neighbouring hotspots and ensure that the site does not attract crime from any of those locations.	<ul style="list-style-type: none"> ▪ Project design discourages lanes and alleyways. ▪ Project identifies and reduces impact of "hot spots (existing high-crime locations) and provides for public safety. 	<ul style="list-style-type: none"> ✓ As a CPTED guide, use Community Safety, Urban Design Guidelines. 					
4. Provide opportunities for activity during the day and night to increase levels of legitimate activity on the	<ul style="list-style-type: none"> ▪ Project provides attractive programs and facilities for community. ▪ Project encourages legitimate use of public open space by a wide range of 						

site and on the surrounding streets.	users.						
5. Focus on facilities open at night and on weekends.	<ul style="list-style-type: none"> Project provides opportunity for well-patronised facilities with continually active and regular programs. 	✓ As a CPTED guide, use Community Safety, Urban Design Guidelines.					
6. Contribute to the reduction of street crime and drug dealing.	<ul style="list-style-type: none"> Project design discourages lanes and alleyways. Project identifies and reduces impact of hot spots (high-crime locations) and provides for public safety. 	✓ As a CPTED guide, use Community Safety, Urban Design Guidelines.					
7. Project encourages use of security/safety devices.	<ul style="list-style-type: none"> Project provides security/safety devices such as alarms, smoke detectors, light sensors, clipsal safety electrical switches, durable locks, bars and heavy doors. 						

PRINCIPLE 5:		SUPPORTING FAMILIES, WOMEN & CHILDREN						
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives					
1. Promote facilities, services and activities that support positive parenting and family support.	<ul style="list-style-type: none">▪ Project encourages community facilities and services that support positive parenting and family support.▪ Project provides a supportive environment for parents, grandparents, care givers, etc.	<div>✓ Project supports activities and programs that address the needs of families, women, children and young people.</div> <div>✓ Project implements a Whole of Government One-Stop-Shop service.</div> <div>✓ Childcare programs are developed with Aboriginal perspectives.</div>	5	4	3	2	1	
2. Provide specific activities and spaces for the different ages of childhood.	<ul style="list-style-type: none">▪ Project designed with facilities and open/park space suitable for use of children of all different age groups.▪ Project design includes a playground facility.▪ Project provides a supportive and safe environment for children▪ Project site design incorporates space	<div>✓ Project supports activities and programs that address the needs of children.</div> <div>✓ Project provides safe, challenging and inviting play</div>						

	for a day care center operated on site.	areas for children of all ages so that no age group dominates a play area.					
3. Support the sport & recreation needs of young people.	<ul style="list-style-type: none"> ▪ Project promotes sport and recreation facilities, programs and activities. ▪ Highlight sporting opportunities as a way of a building self-esteem 	✓ Liaise with Wilson Brothers Site Project.					
4. Support the needs of women and single mothers.	<ul style="list-style-type: none"> ▪ Project provides a supportive environment for women ▪ Project encourages community facilities and services that support the needs of women and single mothers. 	<ul style="list-style-type: none"> ✓ Project supports activities and programs that address the needs of women and single mothers. ✓ Project implements a Whole of Government One-Stop-Shop service. ✓ Programs are developed with Aboriginal perspectives. 					

PRINCIPLE 6:		ABORIGINAL HEALTH					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Improve AHC housing stock.	<ul style="list-style-type: none">▪ Project provides new high standard and affordable family housing.▪ Project demolishes unsafe and unhealthy housing stock replacing it with durable and sustainable houses.▪ Project develops and implements a Repairs and Maintenance (R&M) action plan and prevention program.		5	4	3	2	1
2. Discourage drugs and drug dealers and create a clean environment.	<ul style="list-style-type: none">▪ Project design discourages drug and crime areas.▪ Project phases out the Needle Van.▪ Project implements a "zero tolerance to drugs" clause in the AHC Tenancy Agreements.▪ Project develops clean-up initiatives.	✓ Use principles of crime prevention through environment design (CPTED).					
3. Project encourages facilities and services dedicated to health.	<ul style="list-style-type: none">▪ Promotes the adoption of a healthy housing program and the use of Health Science field workers.▪ Project monitors community health and social impacts of the redevelopment.	<div>✓ Adaptation of the Health Habitat program.</div> <div>✓ Liaise with AMS to monitor health.</div>					

PRINCIPLE 7:		ABORIGINAL IDENTITY, CULTURE & SPIRITUALITY					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Acknowledge the significance of Redfern as a national and local centre for Aboriginal culture.	<ul style="list-style-type: none">▪ Project developers prepare site plan illustrating Aboriginal themes in general architectural designs, access and circulation patterns, and landscape architecture (i.e. project entry signage, Aboriginal flag, Aboriginal colors, plant palettes, mosaic paving, tiles and landscaping materials).▪ Project includes references to the Aboriginal significance of Redfern.▪ Project preserves and enhances Aboriginal history and culture.▪ Project changes street names with Aboriginal names/identity.	<ul style="list-style-type: none">✓ Project designed with significant involvement of local Aboriginal community.✓ Project promotes Aboriginal culture through contemporary and traditional mediums.✓ Project develops cultural environmental and heritage programs.✓ Traditional Aboriginal history and culture should be maintained and protected.	5	4	3	2	1
2. Provide facilities specifically for the needs of local Aboriginal people, their family, and friends.	<ul style="list-style-type: none">▪ Project provides facilities that target the needs of the local Aboriginal community.▪ Project encourages community involvement in the design and construction of community facilities,	<ul style="list-style-type: none">✓ Aboriginal community makes substantial use of facilities.✓ Promotes programs aimed at					

	including outdoor community spaces.	the expression of Aboriginal culture.					
3. Provide opportunities for non-local Aboriginal people to visit and come to understand Redfern's significance.	<ul style="list-style-type: none"> Project is designed to encourage non-local Aboriginal people to visit. For instance project promotes indigenous library and computer facilities (w/Aboriginal history & education), general information area, etc. Site plan highlights areas of historical significance. 						
4. Contribute to a positive local identity for Aboriginal people, for Redfern and for surrounding suburbs.	<ul style="list-style-type: none"> Project contributes to an attractive and high quality environment that the community can be proud of. Project enhances lifestyle and living standards of the community. 						
4. Provide an outlet & facilities for Aboriginal arts & crafts.	<ul style="list-style-type: none"> Design of community facilities provides space suitable for artist workshops, gallery and studios. Project involves Aboriginal artists to express Aboriginality through the site plan (i.e., artist involved in illustrating Aboriginal themes in landscaping materials, streetscaping, project entry signage, building facades, tiles). Project encourages inclusion of Aboriginal artwork. 						
5. Encourages accommodation for Aboriginal artists/crafts.	<ul style="list-style-type: none"> Supports community facilities space suitable for artist's studios. 						

PRINCIPLE 8		TRAINING, SKILLS DEVELOPMENT & EMPLOYMENT					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Provide opportunities for programs that contribute to training and skills development, especially for Aboriginal people.	<ul style="list-style-type: none">▪ Project designed with community facilities providing space suitable for workshops, training and education.▪ Encourage project builders/contractors to hire and train local Aboriginal people.		5	4	3	2	1
2. Involve Aboriginal people in training programs as teachers to maximise the benefits of mentoring.	<ul style="list-style-type: none">▪ Project designed with community facilities providing space suitable for workshops, training and education.	✓ Training and skills programs are specifically designed to educate Aboriginal people as teachers.					
3. Ensure gender balance in the provision of training and skills development programs.	<ul style="list-style-type: none">▪ Project provides an attractive, supportive and safe environment catering to all people regardless of race, gender, sexuality, etc.	✓ Training and skills programs that encourage and maintain gender balance.					
4. Provide opportunities for disadvantaged people and people with disabilities to participate in skills development programs.	<ul style="list-style-type: none">▪ Project designed with community facilities providing space suitable for workshops, training and education.▪ Project designed with community facilities providing space and facilities suitable for the disabled.						

PRINCIPLE 9		OWNERSHIP & MANAGEMENT					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Foster a sense of ownership by the local Aboriginal people.	<ul style="list-style-type: none">▪ Project designed with significant involvement of local Aboriginal community.▪ Project preserves and enhances Aboriginal history and culture.▪ Project promotes Aboriginal culture by illustrating Aboriginal themes in architectural designs, landscape architecture, streetscape, etc.▪ Project is a model development with a positive and supportive environment	✓ Aboriginal community makes substantial legitimate use of space and facilities.	5	4	3	2	1
2. Provide opportunities for Aboriginal management & maintenance of the site, its buildings and spaces.	<ul style="list-style-type: none">▪ Project provides community facilities and services controlled and operated by the Aboriginal community.▪ Project designed to encourage people to manage and maintain the site.						
3. Provide employment & training opportunities for Aboriginal people in the management and maintenance of the site.	<ul style="list-style-type: none">▪ Project designed with community facilities providing space suitable for workshops, training and education.	✓ Training programs designed specifically for the management and maintenance of site, buildings and spaces.					

PRINCIPLE 10		ABORIGINAL ENTERPRISE						
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives					
1. Support Aboriginal enterprises.	<ul style="list-style-type: none">Project provides business opportunities to support Aboriginal enterprises.Project designed to draw/attract commercial developments that minimise impacts on existing services.		5	4	3	2	1	
2. Provide opportunities for start-up small Aboriginal enterprises.	<ul style="list-style-type: none">Project promotes Aboriginal business initiatives.							
3. Generate local employment opportunities for Aboriginal people.	<ul style="list-style-type: none">Project ensures commercial uses are developed with consideration of the local Aboriginal population.Project encourages employment of local Aboriginal people.	✓ Encourage project building contractors to hire and train local Aborigines.						
4. Develop management structures that enhance the eligibility of Aboriginal people through enterprise funding through government and other sources.	<ul style="list-style-type: none">Project is a model development with strong management structures in place creating a positive and thriving business environment.							

PRINCIPLE 11:		ECOLOGICAL & ENVIRONMENTAL SUSTAINABILITY						
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives					
1. Adhere to principles of ecological sustainability in all aspects of design of the site, its buildings and spaces.	<ul style="list-style-type: none">Project design incorporates principles of ecological and environmental sustainability.		5	4	3	2	1	
2. Take into account local microclimate conditions in selecting materials and vegetation, as well as in the design of buildings and spaces.	<ul style="list-style-type: none">Project is appropriately landscaped to take into account the local microclimate.Building and spaces are appropriately designed to take into account the local microclimate, including the selection of materials and vegetation.							
3. Ensure the development makes a positive contribution to environmental conditions in So. Sydney by a way of the following: a) on-site water management b) provision of vegetation c) reduction of sealed surfaces and heat islands d) contributions to shade and shelter.	<ul style="list-style-type: none">Project design incorporates on-site water management.Project provides vegetation compatible with local microclimate conditions.Project minimises sealed surfaces and heat islands.Project landscape design maximises shade and shelter.							
4. Promote bicycle, pedestrian and alternative types of transportation.	<ul style="list-style-type: none">Promote bicycle, pedestrian and alternative types of transportation.							

PRINCIPLE 12		CONTACT WITH NATURE					
OBJECTIVES	CRITERIA	COMMENTS & REFERENCES	PERFORMANCE SCORING 5=Meets Objectives 1=Doesn't Meet Objectives				
1. Provide safe places where people can enjoy the outdoors individually and in groups	<ul style="list-style-type: none">▪ Project provides open space.▪ Project provides landscape which can successfully reach maturity and able to be easily maintained.▪ Project provides tree species selected to provide shade and encourage bird life.▪ Project provides trees of an appropriate scale to contribute significantly to the greening of the site.		5	4	3	2	1
2. Ensure that public open spaces do not inadvertently become the territory of illicit users & dealers.	<ul style="list-style-type: none">▪ Project is guided by principles of CPTED.	✓ Refer to Community Safety, Urban Design Guidelines.					

APPENDIX B - ABORIGINAL SERVICES & FACILITIES IN REDFERN

1. Aboriginal Children's Service

18 George St, Strawberry Hills

2. Aboriginal Dance Theatre Redfern, Ltd.

88 Renwick St., Redfern

At Same Location:

- Black Theatre Performing Arts & Cultural Centre
- National Aboriginal Dance Council.

3. Aboriginal Health & Medical Research Council

102 George St., Redfern

At Same Location:

- NSW Aboriginal Health Resource Committee

4. Aboriginal Housing Company, Ltd.

104 Lawson, St. Redfern

5. Aboriginal Medical Service (AMS)

26 Turner St., Redfern

6. Aboriginal Legal Service,

619 Elizabeth St. Redfern

7. ACLO (Aboriginal Community Liaison Officer),
Redfern Police Station, Turner St.

8. (ACYC) Aboriginal Christian Youth Centre

9. Support Services for Men,
Holden Street, Redfern

10. Baribunma Designs

Shop 4/129-133 Redfern St., Redfern

11. Disability Services Aboriginal Corporation

22-36 Mountain St. Ultimo

12. Eora Centre Aboriginal Studies (TAFE)

333 Abercrombie St., Chippendale

13. Gadigal Information Services Aboriginal Corporation

135 Cleveland St., Chippendale

14. Gullama Aboriginal Services

55 Renwick St., Redfern (services for children at risk - division of the DoCS)

Home Care Service, Alleena Multi-Purpose Centre

120 Lawson Street, Redfern

15. Mac Silva Centre (Hostel)

49B Wellington St., Waterloo

16. Metropolitan Local Aboriginal Land Council

1150-152 Elizabeth St., Strawberry Hills

17. Mudgin-Gal Aboriginal Corporation (women's centre)

231 Abercrombie St., Chippendale

18. Murawina Limited Redfern (pre-school)

75-87 Eveleigh St., Redfern

19. NAAMRO Skillshare Centre (employment centre)

Redfern St., Redfern

20. Redfern Aboriginal Corporation (RAC)

(incorporates the Community Development Employment Program (CDEP).

38 George St., Redfern

At Same Location:

- Redfern Aboriginal Corporation Construction Company Ltd. subsidiary of RAC.
- RAC Aboriginal Culture Tours (Operates Ferry on Harbour called Eora Star)

21. South Sydney Aboriginal Corporation Resource Centre

180 George St., Redfern

22. South Sydney Community Aid

(multi-cultural neighbourhood centre)

180 George St., Redfern

23. The Tony Mundine Gym - 'Eloura Gym'

36-42 Eveleigh St., Redfern

24. The Settlement Neighbourhood Centre

(recreation and out of school care for kids),

Edward St., Chippendale

25. Tribal Warrior,

106 Lawson St. (Aboriginal boat, dancing troupe and humanitarian centre).

26. Wilson's Brothers Site

Caroline St., Redfern (proposed park & community facilities).

27. Wunanbiri Pre-School Inc.

Belmont St., Alexandria

At Same Location:

- Aboriginal Early Childhood Services Support Unit
- Cleveland High School

28. Wyanga Aboriginal Age Care

130 Redfern St., Redfern

Other facilities close to the project site and accessed by the Aboriginal community include:

29. The Redfern Railway Station

30. Redfern Shops

31. Centrelink, Redfern

32. The University of Sydney, Darlington

33. City Care Drug and Alcohol Centre -D.A.R.E. Central

149 Pitt St., Redfern

(Counseling and outpatient services)

34. Repidu Pitt Street Centre

151 Pitt St., Redfern

(Needle distribution, hepatitis clinic and vaccinations)

35. Rachel Forster Hospital

150 Pitt St., Redfern

(This is a proposed site for drug detoxification and alcohol services strategically located directly across the street from the City Care Drug and Alcohol Centre and the Repidu (needle distribution) Centre. The closest drug detoxification centre is further afield in Surry Hills: The Langton Centre (drug detox, methadone clinic & needle distribution), 195 So. Dowling St, Surry Hills.

