



Social Impact Statement

1-5 Rainbow Rd Mittagong

Prepared for: TBG Constructions

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Social Impact Statement for *Rainbow Road Affordable Housing Project*

The Rainbow Road Affordable Housing Project, is dedicated to more than just constructing physical buildings. Our commitment extends to fostering a strong sense of community, promoting sustainability, and making a positive impact on the lives of our residents and the surrounding neighbourhood. Our social impact statement outlines our mission, values, and initiatives to create a socially responsible and inclusive apartment building development.

At the *Rainbow Road Affordable Housing Project* our mission is to provide an affordable place where individuals and their families can take pride in their living space. We aim to create an environment that instigates a sense of safety, warmth, and community among our residents, a place where new friendships can flourish, a place to truly belong, and a place to call home. From a design perspective, our objective is to construct an aesthetically pleasing building that harmoniously integrates with the existing streetscape and complements the surrounding landscape, particularly the adjacent land with its rich heritage significance.

The proposed residential development consists of 50 units across three stories, with a shared basement carpark. Access to the site is primarily from Rainbow Road, with four entrances: the main entrance, two side entrances, and the car park entrance.

Key Principles

Way of life

1. **Sustainability and Green Building Practices:** We are committed to reducing our environmental footprint. We integrate sustainable design and operations practices, promote energy efficiency, and reduce waste to protect our planet for future generations. Our sustainability initiatives include:
 - All electric development – specifying an energy source that can readily be 100% renewable
 - Compliant BASIX ratings of for dwelling energy efficiency standards
 - Split system space heating and cooling
 - Efficient electric heat pump storage hot water systems
 - Efficient electric induction cooktops
 - Ceiling fans in bedrooms and living areas
 - Minimum 10kW solar photovoltaic (PV) array connected to common areas to generate renewable energy for these spaces
 - Raingarden of 25m² to treat and remove pollutants from roof run-off water
 - Water efficient water saving fixtures and fittings
 - Lower embodied carbon materials
 - Slag and/or flyash geopolymer cement alternative mixes
 - Carpet tiles to corridors to allow for re-use and easy maintenance

- Operable windows to all habitable rooms to facilitate ventilation
 - Cross flow-ventilation to all dwellings according to SEPP 65
 - Low pollutant VOC (Volatile Organic Compound) paints, adhesives and sealants and low formaldehyde engineered wood products used throughout the development to improve occupant health
2. **Quality of Life:** We prioritize the well-being of our residents by offering amenities and services that enhance their quality of life, promote health and wellness, and support work-life balance.
 3. **Green Spaces and Amenities:** We are committed to providing communal areas and amenities to our residents, fostering community interaction and well-being. The central area between the buildings has been designed to bring the residents together with the allocation of BBQ's, outdoor seating/dining, outdoor gym, large grassed area landscaping and a kids' playground.

Culture

1. **Social Responsibility:** We actively engage with and support local charities, non-profit and organizations (Mittagong public school and Bowral FC), that address community needs, and we encourage our residents to do the same.
2. **Cultural Preservation:** We are committed to preserving and celebrating the cultural heritage of the area incorporating native planting (eucalyptus trees) to honour the neighbouring heritage site.

Community

3. **Community Building:** We believe in nurturing a sense of belonging and connection among our residents. We provide spaces and initiatives that encourage interaction, collaboration, and a sense of community.
4. **Affordable Housing:** We are dedicated to addressing the affordable housing crisis in our community. This project is privately funded and the property will be managed by a Registered Housing provider for a period of 10 years. A minimum of 80% of the dwellings will be rented as affordable housing. Renting prices will be approximately 25% below the average for this area, which makes it very affordable. Furthermore, the property's proximity to essential retail areas, support services, and schools offers the advantage of enabling a family to function with just one vehicle.
5. **Affordable Housing Provider:** We (Robsea Nominees atf TBG Affordable Rental Trust) are certified affordable housing providers, dedicated to preserving the spirit and culture envisioned for the development is continued for an extended duration. The organization operates as a Tier Three manager, which means that it does not own the property but rather oversees its management on behalf of the owner.
6. **Local Partnerships:** We engage in partnerships with nearby businesses, artists, and groups to foster the development of the local economy and contribute yearly to Bowral FC, a neighbourhood soccer club. Additionally, we have established collaborative arrangements with Social Housing providers to create opportunities for families wanting to move out of social housing towards private home ownership. Each year, the Trust administers a community sponsorship program, recently focusing

on active lifestyles for younger people by sponsoring the local football teams and providing opportunities for children from low-income families to participate in sport.

7. **Community Engagement:** We will actively engage with the local community throughout the development process seeking feedback and fostering inclusivity. There have been two levels of specific community engagement
 - one with local land owners where the initial concept had to be approved by 100% of the owners. This approval did not eventuate, So was followed up with extensive consultation with Councillors and Council planning staff.
 - The second level was whole of community engagement at the local RSL club where a traditional Town Hall meeting was had and the feedback was received. The current plans incorporate the important issues raised at this meeting and compromises were made to maintain the neighbourhood character.
8. **Local Developer:** TBG Construction, is a local company based in Southern Highlands who works with local contractors and has a strong track record in affordable housing development.
9. **Job Creation:** During construction and operation, we will prioritize hiring local residents, providing over 100 job opportunities for trades and apprentices.

Health and Wellbeing

1. **Education and Wellness:** We provide on-site outdoor fitness facilities and educational resources to promote healthy lifestyles and personal development. Annually, The TBG Affordable Rental Trust manages a community sponsorship initiative that has recently emphasized on promoting active lifestyles among the youth. This involves sponsoring local football teams and creating opportunities for underprivileged children to engage in sports.

Access

2. **Accessible design:** Our building is designed to be accessible to people with disabilities, with features such as ramps, elevators, and adaptable ground floor apartments.
3. **Safety and Security:** Our development will implement comprehensive safety and security measures to create a secure environment for residents and neighbours. Additionally, the development has undertaken a Crime Prevention Through Environmental Design (CPTED) and incorporated suggested initiatives.

Accountability and Reporting: We are committed to transparency and accountability by regularly measuring and reporting our social impact initiatives by completing an annual audit to check for the quality of life of residents. We actively seek feedback from residents and the community to continuously improve and adapt our strategies.

By adhering to this social impact statement, we aspire to create a thriving and harmonious environment that enriches the lives of all those who interact with our development. Together, we can build a more inclusive future.



Feel free to call me if you have any queries in relation to the above statement.

Yours sincerely

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