



Counterpoint Community Services INC
67 Raglan Street Waterloo NSW 2017

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02-9698-9569

We thank the city and their planning team for their transparency in the process since assuming responsibility for the planning assessment. We also thank them for making the documents available and taking the time to explain the comprehensive report to community leaders before its public release.

Given the volume of the information within the LAHC proposal and City Assessment response, it will take us some time to digest what is being proposed, the differences in the city response, and compare and judge them against the community's previous feedback.

Given the limited time since the release we are only able to make an initial comment and provide more technical statements during the exhibition period.

Since the release of LAHC preferred plan and the city alternative, significant changes were made behind closed doors and without any formal or adequate community consultation and little communication by the proponents to the broader community. We trust this error will not be repeated as we move into the next phase.

Timeline

The community has been through several starts and stop planning processes over the last two decades and urge all parties to ensure this process is concluded expediently. The level of confusion, anxiety, and wasted energy has been physical and psychologically detrimental to residents. It is time for these matters to be completed once and for all.

The political, professional hyper-competitiveness and lack of transparency in this process over the decades where Waterloo residents have been stuck in the middle directly result from shameful leadership by all stakeholders involved. Decisions need to be driven by the wishes and made in the best interest of the community.

There are clearly differences in approach between LAHC and the City, and we encourage both parties to work through these issues as quickly as possible so that a proposal can be exhibited formally as soon as possible.

We also urge that the exhibition period must be adequate and appropriate for the demographic concerned.

We note that the proposal for only one printed copy of the proposal in Town Hall is not sufficient and local copies of materials will be required to ensure equitable access for all residents.

 The Factory Community Centre
67 Raglan St Waterloo NSW 2017

 Counterpoint Multicultural Centre
73 Garden St Alexandria NSW 2015

 Counterpoint Poet's Corner Pre-school
55 Morehead St Redfern NSW 2016

 02 9698 9569

 02 9319 4073

 02 9699 3175

Welcomed

We note the current Government policy context constrains LAHC team proposal. Counterpoint opposes the communities plus policy model. The policy of disposing of valuable public land to secure investment to replace existing housing stock and in some circumstances, marginally increase housing, is, in our view, economically short-sighted. It is not a sustainable housing policy for current and future tenants. The government for economic, sustainability and ethical reasons cannot afford not to invest directly in social housing.

'Social Mix' - Stock ratio

We strongly support and welcome the city's approach to strengthening the mix ratio of 30% Social housing and 20% affordable housing and dedicated Aboriginal housing.

Some will say this is an ambitious target and not economically achievable. We say it is not ambitious enough and it's uneconomical to believe otherwise.

Public land should be leverage to the maximum for the benefits of our citizen's not vested commercial interests.

When there is no public land to sell, how will future public housing stock be provided?

Our preferred ratio would be 50% social housing 25% affordable 25% private, and it is not very reassuring to see that council has walked away from its previous admirable targets in this regard.

We welcome the recommendations of more accessible pathways, more appropriate street design, increased tree canopy, excellent solar access, and maximised amenity. We congratulate the planners on the work to achieve this.

Essential

Both the LAHC plan and the city response must be judged against the previous and future feedback of the current residents.

Both parties appear to have missed many finer points of community concerns which seem to have been overlooked or dismissed because of the 'professional', 'technical' or political lens. It may be justified in some cases, but there are those issues were further debate and inquiry is required before any conclusions can be drawn or relied upon.

Some initial examples included

- Lack of overall masterplan means there is an inability community to see the current proposal in the fuller context
- Inadequate consultation to date on the nature, location, resourcing and management of community facilities, design of outdoor amenity, community gardens, parks, retail space and support services
- Technical studies that appear not to be impartial and rushed.
- Communities views on the diversity of building types/heights
- Location of bike paths

- Opening of currently closed roads
- Residents choice of management of housing stock by CHP's verses HNSW
- The mix of tenure within the building
- Opportunity to consider build to rent models

Support for the community to respond

Given the project's size and complexity and to ensure its success, it is essential that the community are independently supported, resourced to respond to the proposal from an informed perspective and supported through anxiety such process causes.

The state government's withdrawal of the previously well-established and respected resourcing should immediately be reinstated. This included Community development staff, capacity building staff, bilingual educators, and Social Support.

We would encourage The City and State government to work together to address this issue in advance of the exhibition process and through the project's lifetime.

Thank you for your considerations. We look forward to continuing and proactively working with all parties in our shared goal of working with and achieving the best outcome for the Waterloo community.

Yours Sincerely



Michael M Shreenan
Executive Officer