

NSW Land and Housing Corporation

Waterloo State Significant Precinct

Summary of Baseline
Investigations

August 2018



Communities Plus

Introduction – see separate slide pack

Robert Sullivan

Director, Stakeholder Engagement & Relations
NSW Land and Housing Corporation



Run sheet

HOUSING DIVERSITY / SOCIAL SUSTAINABILITY		
TIME	ACTIVITY	LEAD
1.00pm	Introductions and context	Rob Sullivan
1.10pm	Housing Diversity presentation	Ron Meyer
1.40pm	Roundtable discussions	Rob Sullivan Ron Meyer
2.25pm	Summary of discussions	Table representative
2.35pm	Housing Diversity session concludes (BREAK)	
2.45pm	Social Sustainability presentation	Ron Meyer
3.15pm	Roundtable discussion- Two facilitated tables	Rob Sullivan, Ron Meyer
4.00pm	Summary of discussions	Table representative
4.10pm	Session concludes	
4.10pm	Wrap up/final remarks	Rob Sullivan

Baseline studies introduction – see separate slide pack

Ron Meyer

Project Director

Waterloo Estate Redevelopment

NSW Land and Housing Corporation



Housing Diversity and Affordability

Baseline Study conducted by Hill PDA



Housing Diversity & Affordability

Study Requirements

- Housing needs analysis identifying appropriate mix of dwelling types, tenures, sizes and price-points.
- Guiding principles and options for replacement of social housing.
- Affordable housing proposal.

Housing Diversity & Affordability

Brief

- Consider existing housing diversity and affordability within the Precinct and identify future housing needs.
- Consider the appropriate mix of dwelling types, ownership, size and price-points necessary to support a diverse, inclusive, healthy, socially connected, livable and sustainable community.
- Consider the needs of social housing residents, renters, investors, owner occupiers.
- Consider the aims of *Future Directions for Social Housing in NSW*, noting the Government target of at least 5% of new residential dwellings to be delivered as Affordable Housing for low to moderate income households.
- Assess the needs of the future community inline with State Environmental Planning Policy (Affordable Rental Housing) 2009, the draft Central District Plan and *Future Directions for Social Housing in NSW*.

Housing Diversity & Affordability

Methodology:

- Review relevant information and data, including demand for a range of housing types, market responses and housing market trends and conditions in the Sydney Metropolitan area
- Investigate housing supply, choice and affordability, using ABS Census data (2016) and data by Hill PDA
- Undertake a housing needs analysis considering the needs of renters, owner occupiers and investors.

Housing Diversity & Affordability

Existing Situation

- Estate comprises low rise apartments built in the 1950s and 60s, high rise apartments in 1970s and medium rise in the 1980s
- Average age of dwellings is 44 years old
- High proportion of one bedroom dwellings
- Almost two thirds of dwellings are lone person households
- Almost a third of residents are over 65
- High Aboriginal population, with a concentration of middle aged and emerging young Aboriginal families
- At the 2016 Census there were 3,259 public and private residents
- At the 2016 Census there were 2024 dwellings (including private dwellings), mostly high density.

Housing Diversity & Affordability

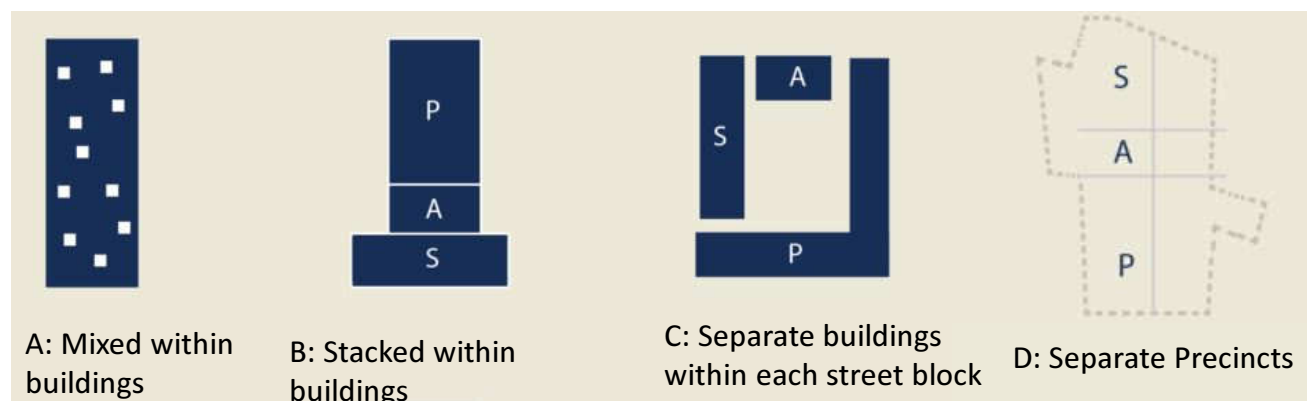
Key Findings

- To implement a socially integrated community five key issues need to be considered:
 - The scale at which social mix is implemented
 - The degree of implementation
 - The external appearance
 - Nature, location and access of public and private open spaces
 - Continuation of the role of Government to ensure that the objectives of *Future Directions for Social Housing in NSW* are upheld and delivered, and social integration outcomes are achieved.
- Initiatives for social housing need to be considered in relation to:
 - Approach for mixing social, affordable and market housing
 - Design innovation with flexible apartment layouts and appropriate sizes and mixes
 - Affordable housing targets and dedicated Aboriginal housing
 - Stakeholder and community involvement
 - Affordable retail and services

Housing Mix and Models

Options to mix tenure types


P = Private housing A = Affordable housing S = Social housing



Four main approaches for mixing social, affordable and market housing have been identified for consideration.

- A - Tenures **mixed** within buildings
- B - Tenures **stacked** within buildings
- C - Tenures in **separate buildings** within each street block
- D - Tenures in **separate precincts**

Discussion – 45 minutes

- Are there points from the presentation you would like to discuss further?
 - Are there any points from the presentation you didn't understand?
 - Are there any other things you can tell us from working, living or visiting the area?
- 
- A stylized graphic of a blue leaf or petal shape, composed of several overlapping curved segments, located on the right side of the slide.

Summary & Close



Next Study Session

2.45pm

Social Sustainability



Introduction

Robert Sullivan

Director, Stakeholder Engagement & Relations
NSW Land and Housing Corporation



Ron Meyer

Project Director

Waterloo Estate Redevelopment
NSW Land and Housing Corporation



Social Sustainability

Baseline Study conducted by GHD



Social sustainability

Study Requirements

- Profile of the existing community, neighbouring communities, and the likely future community.
- Social needs analysis for the existing, neighbouring and future communities.
- Identifies strategies and measures to maximise positive social outcomes for existing, neighbouring and likely future communities

Social sustainability

Brief

- Review the community services needs of the existing and likely future communities up to 2036.
- Identify the type, size, usage and role of existing community and social infrastructure. Consider potential innovations and emerging best practice in the delivery of community services.
- Identify measures to support high quality of life, social connections, safety, employment and education opportunities, health and culture, including measures to provide for the needs of minority groups, different age, income and cultural groups and future generations.
- Consider support to assist in social housing tenant relocation. Consider opportunities to deliver new or upgraded community facilities, including health, education and emergency services.

Social sustainability

Methodology

- Review key demographic, population and employment profiles to understand the characteristics of the existing and likely future community.
- Research key population groups, community service users and providers, consider projected demographic data for each group and consider concerns and issues from other engagement activities
- Map existing community facilities.
- Develop a consultation process for engagement with Aboriginal people, older people, young people, families and children, CALD residents, social housing residents, private residents and key government and non-government service providers.
- Prepare a social sustainability assessment, including
 - A community profile of existing and future residents based on population projections and data from similar developments
 - Assessment of existing community facilities
 - Consideration of challenges, opportunities and issues to be addressed through subsequent stages.

Social Sustainability

Existing Waterloo Precinct Community

- Diverse community of predominantly social housing residents within the Precinct, and increasing private development in the surrounding area
- Estate has large elderly population, with almost half residing on the site for more than 10yrs, high proportions of single households, a low income, English as a second language and people with a disability
- There is a range of community facilities and services located within 1km, with many targeted to social housing tenants.

Surrounding area

- High density redevelopment attracting younger, higher income private households, tertiary students, people from culturally and linguistically diverse backgrounds, professionals, young families, couples without children and some older people.

Social Sustainability

Waterloo Estate

- 67% of residents aged 50 years and over
- 69% of residents live alone
- 9% of residents are children under 18 years
- Average income - \$474 per week
- 10% of people identify as Indigenous
- 48% born in non-main English speaking countries
- Main income: age pension (38%), disability pension (30%), Newstart (13.5%) and wages (6%)
- 11% of residents required assistance with daily activities
- 42% completed year 12

Waterloo Suburb

- 8% of the population are aged over 60 years
- 64% couple households, 20% couples with children, 18% group householders (Waterloo East)
- 8% of residents are children under 18 years
- Average income - \$1,503 per week
- 3% of people identify as Indigenous
- 41% born in non-main English speaking countries
- 5% of residents required assistance with daily activities
- 68% completed year 12

Data reference: Australian Bureau of Statistics (2016) and NSW Land and Housing Corporation.

Social Sustainability

Existing Facilities (within 1km)

Facility	Number
Child care	20 existing child care services
Schools	<ul style="list-style-type: none"> • 1 public K-12 • 1 public school for specific purpose • 1 non-government primary school • 1 public high school targeting NESB • 1 non-government high school Yrs 10- 12
Community centres & spaces	12 community centres and spaces Several community rooms located throughout estate.
Library	Two existing Libraries
Cultural facilities	17 Cultural facilities
Aged Care	Five services Two aged care facilities
Youth Services	Seven Youth Services
Community Health	<ul style="list-style-type: none"> • 17 GPs and medical centres • 29 allied health services • One community health centre (Redfern) • Two hospitals (Royal Prince Alfred and St Vincent's) • Youth Block health services to 12 to 24 year olds
Ambulance and Fire and rescue	One Ambulance and two Fire and Rescue Stations
Police	One Police Station

Social Sustainability

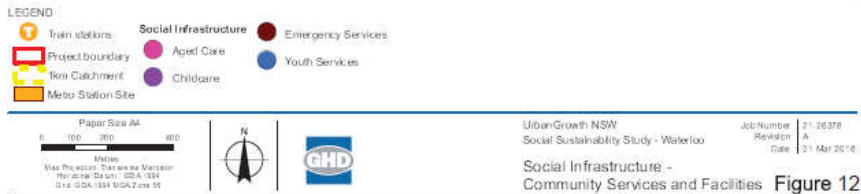
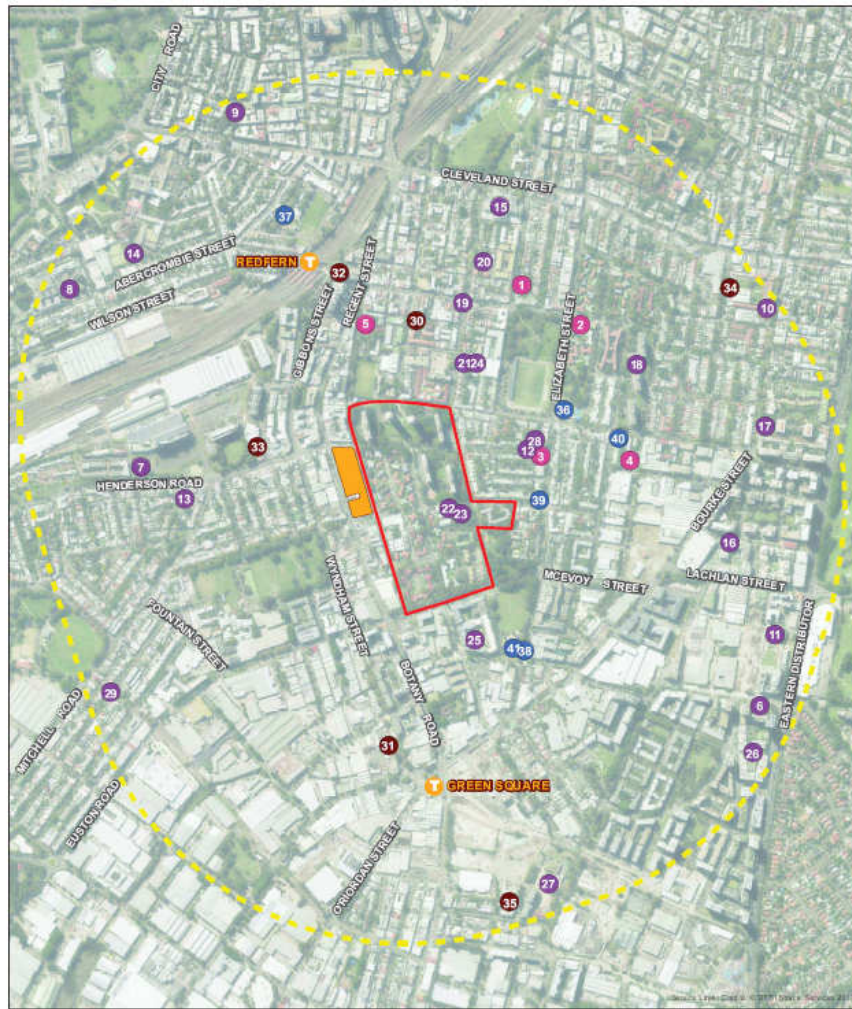
Considerations

- Providing new, improved and more appropriate social housing dwellings to meet existing and future tenant needs.
- Increasing housing diversity to meet needs of different household types and income groups
- Maintaining social connection by ensuring all tenants have the right to return to the area
- Ensuring increased capacity of social infrastructure to meet community needs
- Optimising the benefits of redevelopment through early delivery of public facilities
- Enhancing access to public transport services, including the new Sydney Metro station
- Improving public domain safety and connectivity
- Creating new employment opportunities by increasing retail and community services

Social sustainability

Considerations continued...

- Providing adequate support for a smooth transition in rehousing social housing residents
- Considering the economic implications of the development (e.g increased housing and businesses costs)
- Enabling older tenants to age in place and its relevance to staging
- Responding to the increased need for social infrastructure for new residents
- Respecting the desire expressed by current residents to maintain the local character of Waterloo
- Reducing the impacts of long term construction (over 15 to 20 years)
- Maintaining connections within the Culturally and Linguistically Diverse Community
- Respecting the area's rich Indigenous Heritage.



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Map

- Social Infrastructure – Community Services and Facilities



- Social Infrastructure – Education

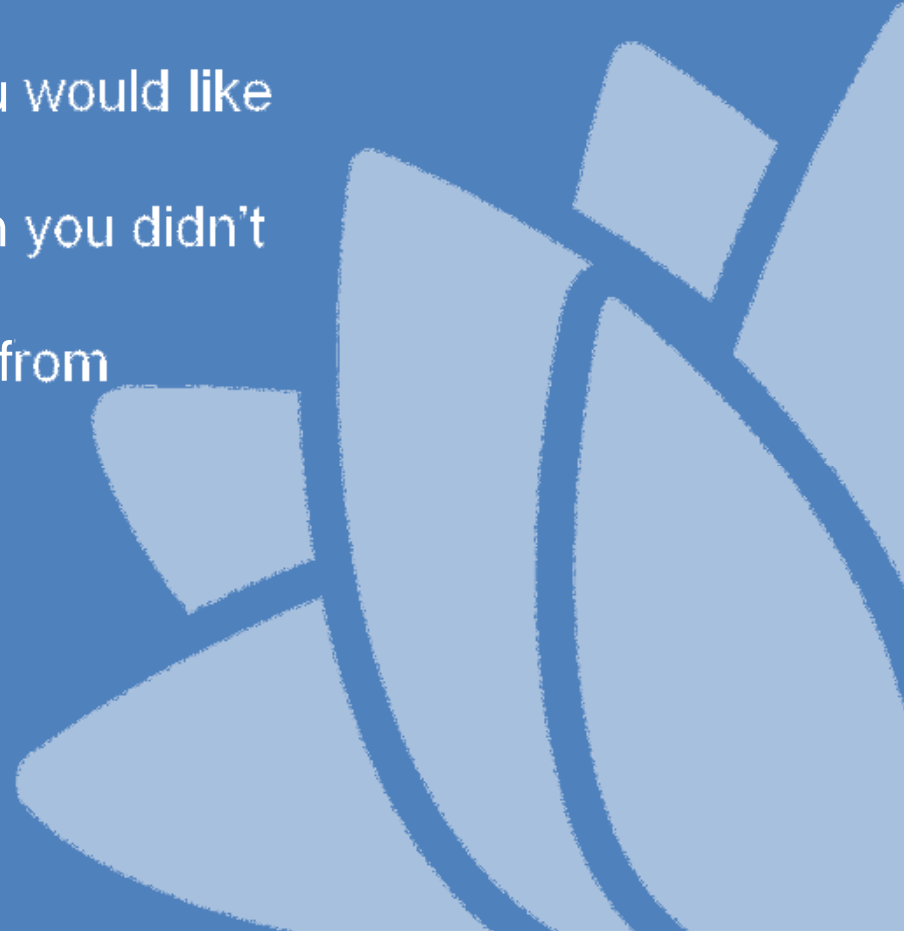


Map

- Social Infrastructure – Health Facilities

Discussion – 45 minutes

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Summary & Close



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