



Human Services
Housing NSW

HOUSING NSW RESIDENTS REDFERN, WATERLOO AND EVELEIGH

Important information on your neighbourhood



Introduction



Social housing is housing provided to eligible lower income households at a subsidised rent, either by Housing NSW (public housing), the Aboriginal Housing Office (Aboriginal housing) or a community housing provider (community housing).

Redfern and Waterloo are amongst the best known and most established **social housing** neighbourhoods in Australia. They are in a prime location, near the city centre, close to the railway and major transport routes and served by frequent buses.

The neighbourhoods have an attractive urban setting with gently sloping terrain, plenty of established trees, wide regular streets and good views to the city and surrounding areas. The local communities are strong, diverse and well established.

But the area has its challenges too, not the least of which are its highly identifiable social housing towers. As well as being very visible, many of the existing buildings and their surrounding grounds and parks are not well laid out, and can harbour crime and anti-social behaviour. As well, many of the buildings are ageing and not well suited to current needs.



The RWA's Operational Area generally comprises the suburbs of Darlington, Eveleigh, Redfern and Waterloo.



A *planning framework* gives some basic rules for urban development, such as allowable building heights and floor areas.

All this means that Redfern and Waterloo would benefit greatly from renewal - the provision of better homes and parks; more shops and facilities; and opportunities for businesses and employment – to realise their potential to provide an attractive, distinctive and thriving environment for existing and future residents.

The government is committed to seeing this renewal take place. As a first step, under the guidance of the Redfern-Waterloo Authority (RWA), it has developed a draft **Built Environment Plan Stage 2 (known as BEP 2)** for sites owned by Housing NSW within the *RWA's Operational Area*. The concentrated social housing sites in Redfern, Waterloo and Eveleigh shown on the back cover are the main focus of draft BEP 2.

Draft BEP 2, placed on public exhibition in February 2011, proposes a *planning framework* to support the renewal of the social housing precincts over the next 20 – 25 years or more.

The purpose of this booklet is to explain where BEP 2 fits on the long pathway to renewal in Redfern and Waterloo. It also gives some background to help residents to understand and comment on draft BEP 2.

This is a significant opportunity to build on the strengths of Redfern and Waterloo, and to provide a better quality of living in a thriving community.

New planning framework

BEP 2 marks the start of a long road to renewal in Redfern and Waterloo. It sets out a proposed planning framework for what can be built in the area and how the area could change over the next 20 – 25 years.



Density is the amount of built area or the number of homes in a given area.



Affordable housing is housing which is leased at a discounted rent to low to moderate income households, including key workers such as police, teachers or nurses. It is usually managed by a community housing provider or other non-profit group.

The “**Path to Renewal**” drawing over the page shows the many steps involved in the process. Draft BEP 2 seeks community input to determine what *CAN* be built on every block. It provides draft planning controls which would enable Housing NSW to redevelop its concentrated sites in Redfern and Waterloo to provide homes for around 7,000 households in social, affordable and private accommodation as indicated in the table below.

Proposed Dwelling Numbers

Social Housing	2,800
Affordable Housing	700
Private Housing	3,500
Total	7,000

So that there is no overall reduction in social housing numbers within the Local Government Area, a further 700 social housing dwellings will be acquired within the City of Sydney area over the course of the renewal project.

BEP 2 also covers Housing NSW properties in **South Eveleigh**. However, as existing housing is fairly recently built, renewal is not expected to commence in South Eveleigh for some time.

BEP 2 aims to encourage well-designed, attractive development that responds to its surroundings by setting:

- **Land Use Zonings** which set the purpose for which sites may be used eg residential or mixed use.
- **Floor Space Ratios (FSRs)** which determine *density* (or the number of homes for a given area).
- **Predominant Building Heights** for each block to ensure that overall heights are suitable for the area.

A further aim of BEP 2 is to achieve a mix of around 60% private and *affordable housing* and 40% social housing as indicated in the table. This mix enables housing to be maintained for the existing social housing community, while at the same time creating a more balanced community by introducing private and affordable housing.

Have your say on Draft BEP 2

Housing NSW wants its clients to understand draft BEP 2 and to be able to comment on it. Ways that residents can have a say are set out on the back cover.

After careful consideration of feedback on draft BEP 2, the Sydney Metropolitan Development Authority (which now incorporates many of the functions of the Redfern-Waterloo Authority) will prepare an Urban Renewal Study to meet the requirements of the State Environmental Planning Policy (Urban Renewal) recently introduced by the State Government. The Study will be exhibited providing the community with further opportunity for input.

Once comments on draft BEP 2 are received, Housing NSW will start background studies as part of the Master Planning process. These studies will also provide valuable information for the Urban Renewal Study.



The Master Planning process will take about 2 years to complete and has several stages:

1. **Background studies** and development of Master Planning **principles and vision** for renewal;
2. Preparation of a **preliminary Master Plan**;
3. Working out the finer features in a **detailed Master Plan**, which then becomes the final...
4. **Approved Master Plan.**

The preliminary Master Plan is not expected to be settled until after the Urban Renewal Study is released. It will provide the framework to guide building form and land use, improvement of public areas and open space, and incorporation of community facilities, environmental initiatives and all the other elements that are important in creating a sustainable and liveable place.

The Master Plan will also set out the sequence for renewal over the 20 – 25 years. Housing NSW will then need to secure funding to get the renewal process started. Before construction can begin, Development Applications (DAs) will need to be submitted, exhibited for public comment and approved.

As the “**Path to Renewal**” shows, at each step, the communities in Redfern and Waterloo will be fully consulted to ensure that they are aware of the progress of the Master Plan and can provide effective input into its development.



The Path to Renewal



A planning framework that sets out basic rules to guide development such as building heights and floor space

Consultation

Three stylized human figures representing a community or group of people.

Design of housing and facilities



Approved Master Plan

A hand-drawn illustration of a woman with glasses and curly hair, pointing at a graph on a screen. The graph shows a green line with a red peak and a blue line with a green peak. There are also some small icons of buildings and a dollar sign.

Government decide timing and funding...



DA for each Stage

Assess your housing needs

A hand-drawn illustration of a woman and a man talking. The woman is holding a pencil and a notepad.

in Redfern & Waterloo

Background Studies

Begin developing Masterplan

Consultation...

Consultation

AGREED Planning framework

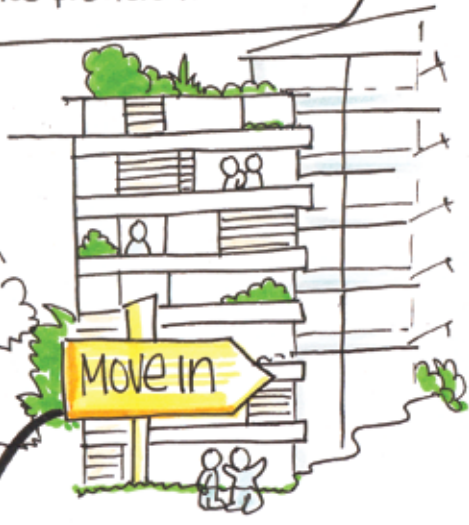
Urban renewal Study

Consultation

Preliminary MASTER PLAN:
a plan setting out the overall development concept to guide land use and built form, parks and public spaces, detailed urban design and service provision.

Relocation

New and better building, refurbishment facilities



Context for Renewal

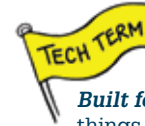
Renewal will allow Housing NSW to offer homes that better suit tenants' needs, reduce maintenance costs, provide better amenity for residents and, by selling properties for private housing, pay for the construction of new and better social housing.

Housing NSW supports renewal, so that the Redfern and Waterloo area can:

- Realise its full potential as a distinctive, liveable urban environment with quality *public domain* and *built form*, integrated with neighbouring areas and the city;
- Support a safe and sustainable mixed-income community with great *urban amenity* for all residents;
- Contribute to the goal (set out in the State Government's *Metropolitan Plan*) of increasing the number of new homes built in established urban areas close to public transport;
- Provide good quality homes with modern facilities, suited to the diverse needs of current and future social housing tenants;
- Maintain and build on the strengths of the current strong and diverse community.



Public domain is the streets, parks and other spaces used by everyone in an area.



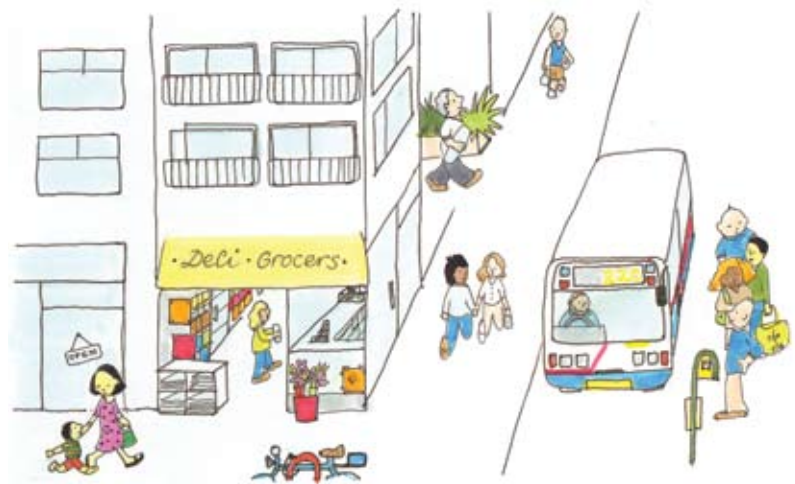
Built form is all the man-made things in an area including houses, shops, businesses and streets.



Urban amenity is the quality of the physical environment, including how safe and attractive it is.



The Metropolitan Plan is a broad policy framework to guide Sydney's future growth as a 'world city' and ensure access to infrastructure and services.



Some Points to Keep in Mind

- **Urban renewal is a complex, long-term process.** It starts with the vision of how things might be if changes are made, followed by the development of plans (starting with BEP 2) and the involvement of many participants to realise the vision.
- Most of the redevelopment will take place in the **concentrated areas of social housing** in Redfern and Waterloo, not on the scattered sites (see the map on the back cover). Renewal at **South Eveleigh** will not take place for some time as the existing housing is less than 20 years old.
- **BEP 2 seeks community input on “high level” planning controls** within which other, more detailed plans and processes are developed. Each step requires careful planning, guided by the best practices and principles known at the time, and by feedback from you, the residents living here now.
- The community will be provided with **opportunities for input at key points** throughout the renewal process.
- **There will be no loss of social housing as a result of BEP 2.** The small reduction anticipated in social housing within Redfern and Waterloo will be made up by the provision of additional social housing elsewhere within the City of Sydney.
- BEP 2 anticipates that the **high-rise towers** in Redfern and Waterloo **will be retained.**
- **Social housing tenancies are secure.** Tenancy entitlements will not be affected by the redevelopment. Tenants who need to relocate when their current homes are being redeveloped will be rehoused within the local area. In most cases we will be able to move you straight into another permanent home that has been updated or newly constructed.
- The **introduction of private and affordable housing** will not only contribute to building a more balanced community, but also help fund the renewal of social housing dwellings and better community infrastructure. New social housing will be of the same standard and appearance as new private housing.

This is a great opportunity to begin the transformation of Redfern and Waterloo into a more vibrant, successful and attractive environment that all residents can be proud to call home.

Redfern & Waterloo ~ what makes



...es a place we are proud to call home

NATIONAL CENTRE OF
INDIGENOUS EXCELLENCE



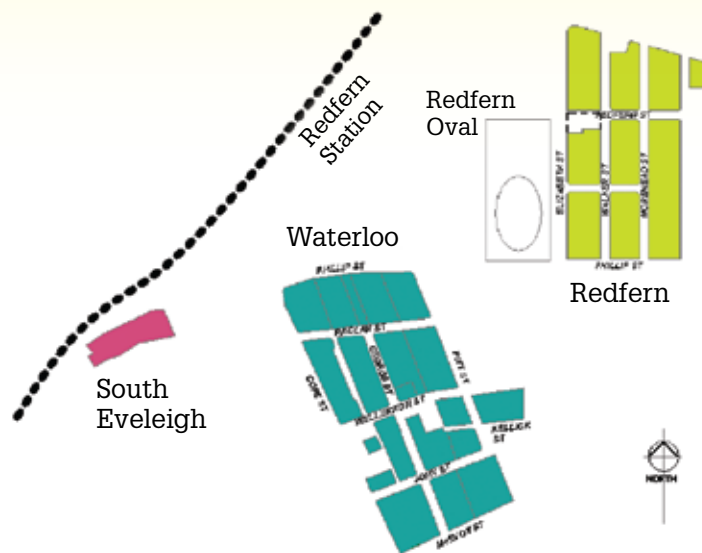
How you can be involved

Housing NSW wants its residents living in Redfern, Waterloo and Eveleigh to know about the draft Built Environment Plan (BEP 2) that has been prepared for the area by the Redfern-Waterloo Authority (RWA).

In particular, Housing NSW wants to explain how BEP 2 will assist the renewal of their areas and enable residents to make comments to the RWA if they wish to do so.

The map at right shows the main areas of social housing in Redfern, Waterloo and Eveleigh that will be affected by BEP 2.

Major Housing NSW sites covered by BEP 2



To find out more about BEP 2, you can:

- Download a copy of the BEP 2 report at www.redfernwaterloo.com.au or ring ph 9202 9126 to order an electronic copy to be posted to you.
- Attend an Information Session being run by the RWA (details can be obtained from RWA).
- Ring the RWA on ph 9202 9126.

Housing NSW is helping residents to have a say on BEP 2 by holding:

- **Information and consultation sessions** in Redfern and Waterloo, so you can find out about the plan and get your questions answered.

- **Regular “Drop in” sessions** so you can learn more about BEP 2 and get the information you need to have your say. Sessions will be held in English, Russian and Chinese.
- **A Submission Writing workshop** to help residents write to the RWA about BEP 2.

For more information about Housing NSW activities please:

- Keep a lookout for a flyer in your letterbox
- Visit www.redfernwaterloo.com.au or
- Ring Housing NSW on ph 9268 3492