

Submission on the draft Redfern – Waterloo

Built Environment Plan stage 2

SSCA-MNC in consultation with service users at Alexandria Town Hall, Multicultural Neighbourhood Centre and 'Our Place' Outreach Services in Morehead Street, Redfern.

Comments on BEP2:

Social Housing Units

- The draft proposes there will be a loss of 700 social housing units, a reduction of 20%. Yet the plan states that "No existing social housing tenants will be forced to leave the Redfern-Waterloo area" and the additional 700 dwellings will be acquired within the Sydney LGA. This information is contradictory and does not provide details on the proposed areas tenants will be moved to.
- The re-development at Bonnyrigg has shown 75% of tenants wanted to stay in the area, but what will happen if in Redfern and Waterloo a higher percentage of tenants want to stay in the area, how can these people be housed with a 20% loss in social housing dwellings?

Relocation of social housing tenants

- The draft does not state how the relocation on social housing tenants will be managed. Although during a session at 'Our Place', Morehead Street Housing NSW was able to answer questions these issues have not been put in black and white to keep residents informed and this has caused some concern among local residents, i.e Will costs be covered upfront by Housing NSW when relocating? It would be in the tenants interest to present such information in the next planning stage exhibition.

Social Mix

- There is no information to justify the pre-determined ratio of social mix or how this decision was made.
- The proposed social mix will change the socio-economic profile of the area and bring many implications for the existing social housing tenants. How do RWA and Housing NSW propose to deal with these issues? With the change in social mix existing social housing tenants are at risk of discrimination.
- With higher income earners moving into the area it will further marginalise social housing tenants as richer community and commercial amenities target richer residents.

Human Services

- The draft plan does not provide information on accommodation for future community facilities that will be used to serve the change in demographic. We are aware that RWA and Housing NSW have commenced a review of the adequacy of community facilities and there are a few points we would like to put forward for this review process:
 1. Existing and new community services will have to tackle challenges and issues faced with the proposed social mix as well as the increase in population, therefore resources such as premises and funding for services have to be factored into the State Environmental Planning Policy and Master Plan.
 2. SSCA-MNC has in recent years tailored its programs to reflect the movement of young families into the area. The proposed dwellings increase does not provide population projections, but it is to be expected with this increase more new families will move into the area. Where will childcare

facilities and schools be built? Or are existing providers expected to cope with the increase in population and run over capacity?

3. Facilities should not be exclusive to private residents and should be accessed by the whole community to prevent discrimination against social housing tenants.

Green Space

- There is a lack of public domain green space provision in the draft plans. There is only one new visible green space allocated in the draft plan for the two suburbs even though the draft plan says it is to "deliver enhanced public domain, including new parks, open space and improvements to the existing public domain".
- In order to make sizeable green spaces in the area dwellings are going to have to be built between at least 8 and 12 storeys high to create adequate land space.
- On behalf of tenants we would like to request that adequate public green space, that reflects the population, be zoned in the next planning stage.

Traffic Impact

- BEP2 does not provide plans for parking that will accommodate the increase in dwellings. How will the area cope with the increase in traffic? What will be the proposed maximum car space per dwelling? It is possible that with shared private dwellings tenants will have more than one car.
- The existing public transport system for Redfern and Waterloo is poor to say the least, how does the plan propose to deal with the increase in population?

Consultation Process with existing tenants

- It has not gone unnoticed the efforts of Housing NSW and RWA in trying to involve local residents in the consultation process regarding BEP2. The many information sessions and workshops that have been held during the exhibition period have been successful for a number of residents, however a number of issues need to be addressed prior to the next stage when the more detailed plan is released:

- As a worker in a multicultural community it has been apparent that there has been a lack of distribution of information brochures in other languages to engage the large migrant population living in the areas. This language barrier alienates a large number of residents from participating in the consultation process. It has been of great value to have bilingual workers present at the sessions held during the exhibition period however in raising initial awareness information has to be released in the different community languages.
- The brochures that have been released contain a lot of jargon and buzzwords and do not use everyday language that is more accessible to the target audience. Again not engaging the people who it is intended for.
- Many residents who are members of South Sydney Community Aid cooperative had very little awareness of the draft BEP2 until the last week of the exhibition period. Perhaps a longer exhibition period is required in and information distributed in plenty of time for residents to become actively involved in the consultation process.
- When talking to residents about their involvement in the consultation process we experienced two recurring themes:
 1. Either residents had received the RWA/Housing NSW brochures in the letterbox but were not sure what it meant and how it affected them.
 2. Or there was the attitude that they wouldn't be 'heard' in the process and plans would go ahead regardless. - These two points reflect a need for a longer exhibition period in the next stage.
- In the next stage, State Environmental Planning Policy, there needs to be more consideration given to the target audience in order to engage residents with publications, with the aim of encouraging and increasing participation in the consultation process. It is important to have language and formats that are accessible to the whole community, especially when they have not had the opportunity of time to absorb all the information being displayed. These are decisions that affect people's lives and it is of the highest importance they are able to participate in the decision making process.