



Sydney Metropolitan
Development Authority

REDFERN-WATERLOO

REDwatch Briefing 2 February 2012



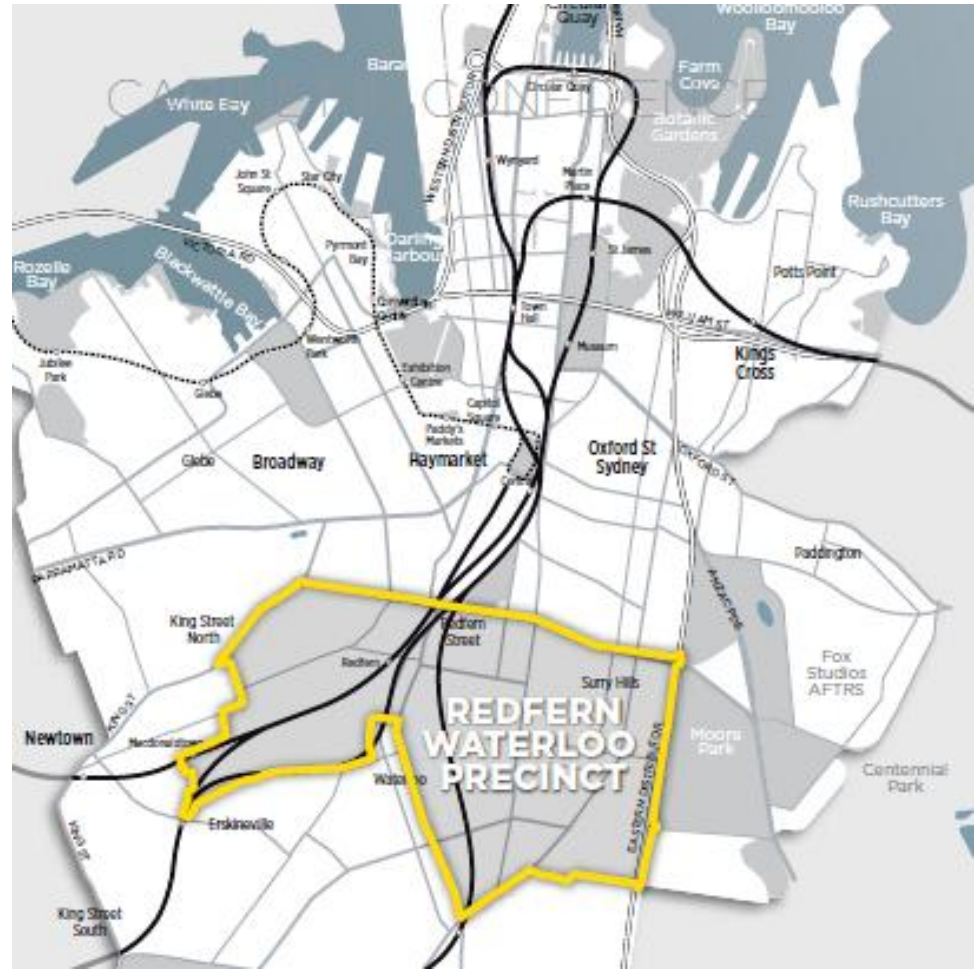
OVERVIEW

1. Context
2. Strategic Drivers
3. Urban Renewal Area
4. Draft BEP 2
5. Social Impact Assessment



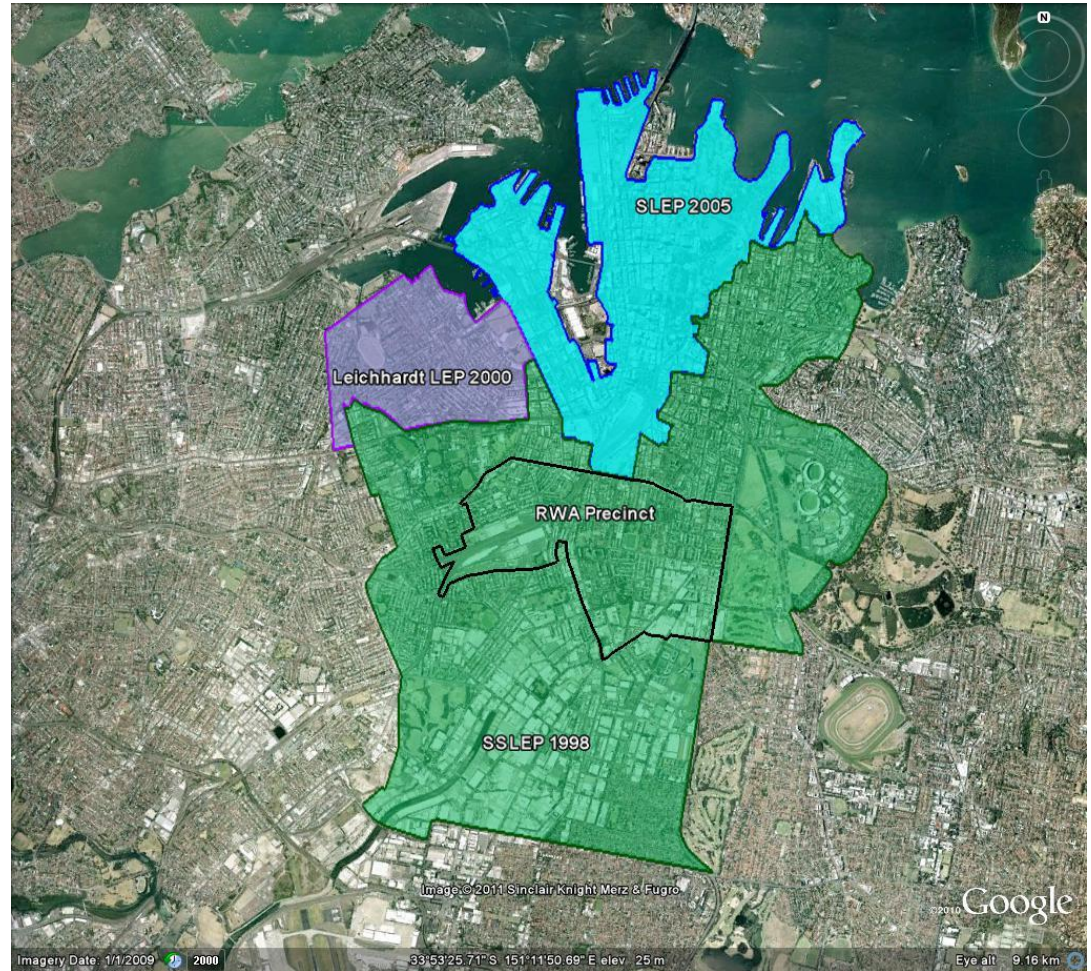
CONTEXT

- Metropolitan Plan 61,000 dwellings, 114,000 extra jobs for Sydney LGA
- RWA Precinct 13% of City land area and 15% of population
- Highly used and connected public transport
- Redfern-Waterloo well placed for growth
- University/Hospital Linkages
- Regional Open Space
- North-South linkages versus east-west desire



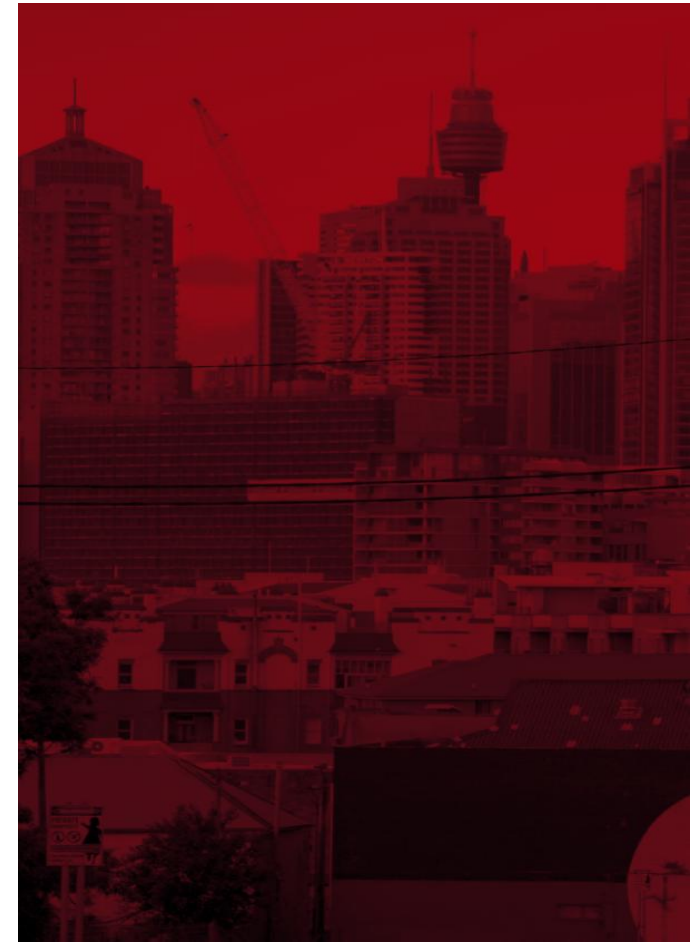
PLANNING CONTROLS

- 13 current planning instruments
- 3 Main LEPs
- State and Local governance and perspectives

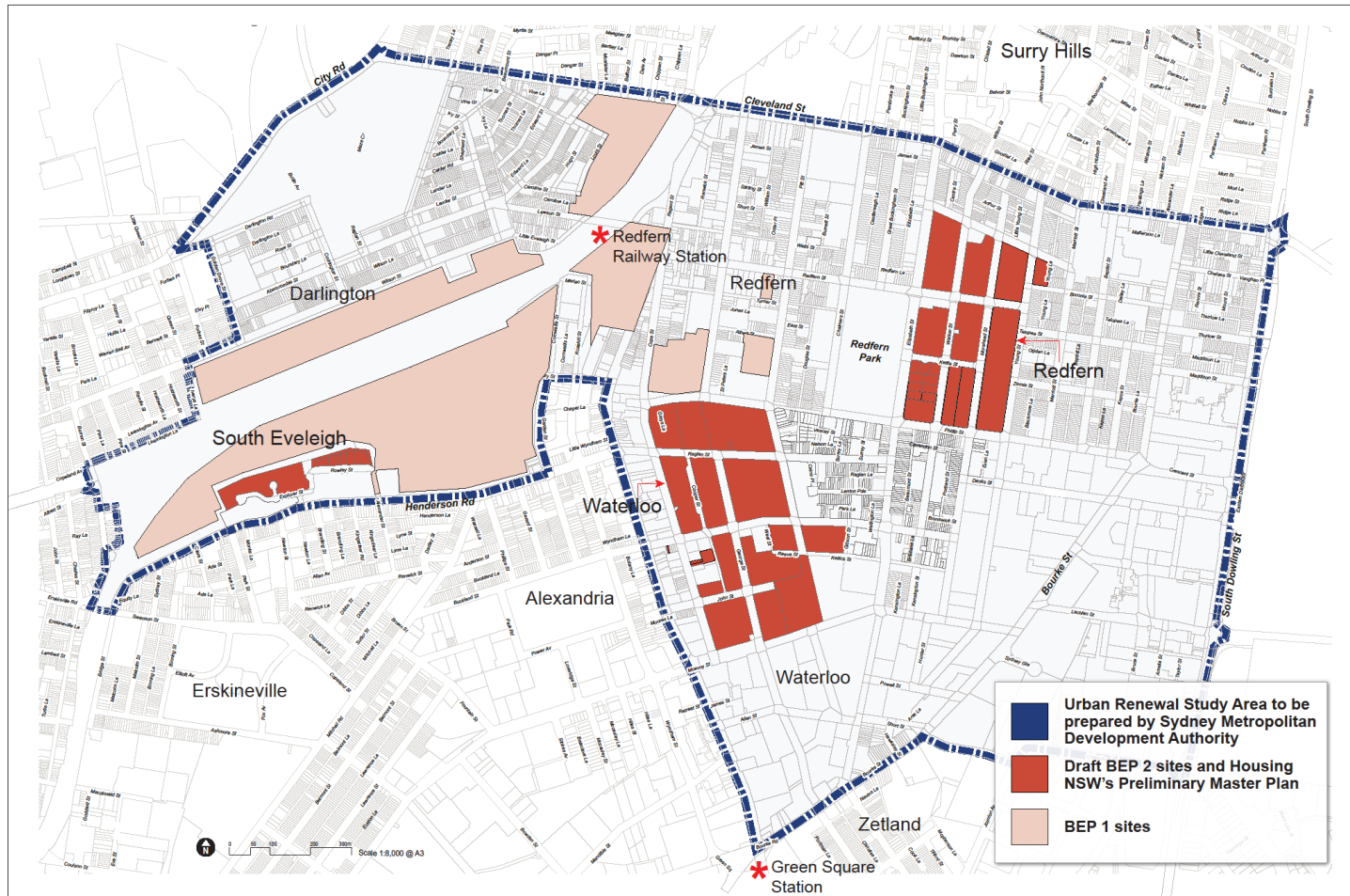


STRATEGIC DRIVERS

- Significant Population Growth to 2036 and a State/Federal agenda for economic growth
- Part of a wider economic and transport corridor
- Major Government land holdings with significant potential
- A diverse community, with social equity, affordability and perception issues
- Great access to the City and strong public transport linkages
- Major tertiary educational institutions and linkages
- Tertiary Education Sector Growth including student accommodation
- Need for regeneration of social housing stock and social mix
- Strong Aboriginal connections to the area
- Unique heritage adding to a sense of place
- Mixed building stock and ingredients for sustainable growth
- Need for Affordable Housing



URBAN RENEWAL AREA



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DRAFT BEP 2 SITES



DRAFT BEP 2

- 3500 social homes (35% of area)
- Double existing houses
- 60:40 Social mix
- 2.75:1 FSR (33% above draft LEP)
- 4-10 storeys
- Feedback – change wanted

Kettle Street, Redfern



NOW: Kettle Street, Redfern as it currently looks

> FUTURE: Artist's impression of possible development for Kettle Street, Redfern



Redfern East Development



BEFORE: The previous social housing dwellings at Morehead Street, Redfern prior to the Redfern East development

> FUTURE: The sustainable social housing development at Morehead Street, Redfern has provided a greater mix of social housing in Redfern-Waterloo and has been awarded a 5-star Green Star rating



FRAMEWORK – URBAN RENEWAL STUDY (BEP 2)

OBJECTIVES

- Meet Legislation/Precinct Outcomes Brief
- Staged Action
- Fiscally Responsible
- Sustainable Outcomes



URBAN RENEWAL STUDY Overview Report

INTRASTRUCTURE

TRANSPORT,
TRAFFIC &
ACCESSIBILITY

URBAN DESIGN
/ PUBLIC
DOMAIN

SOCIAL

ECONOMIC

Proposed Planning Controls



SOCIAL IMPACT ASSESSMENT

- Analyses the intended and unintended social consequences of planned interventions (policies, programs, plans, projects).
- SMDA is committed to working collaboratively with social housing tenants, community members and key stakeholders to ensure they are informed and consulted throughout the project.
- 8 focus groups will be held to gain community input to identify potential social impacts that could result from the redevelopment of the HNSW sites – social housing tenants, Aboriginal organisations, CALD, Private residents, Local Businesses and workers, NGO's, Government agencies and Affordable/Community Housing organisations.



SOCIAL IMPACT ASSESSMENT

- The study is a preliminary Social Impact Assessment to help determine the proposed planning controls.
- The study will include work already done on the facilities review.
- Under the current scope the consultants must prepare a brief for a future comprehensive Social Impact Assessment.
- Participants will be provided with a brief report of outcomes.



FOCUS GROUP AGENDA



Social Impact Scoping and Assessment for Redfern Waterloo

Focus Group Agenda

Date
Time
Venue

1. Welcome and Purpose of Focus Groups

GHD

2. Background to Redfern Waterloo Redevelopment

GHD/SMDA

3. Identification of potential social impacts of redevelopment

Group discussion facilitated by GHD

4. Identification of strategies to manage social impacts

Group discussion facilitated by GHD

5. Ranking of strategies

Group discussion facilitated by GHD

6. Thank you and where to from here

GHD/SMDA



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Thank you and questions

