


[Contact Us](#) |

[Role of the RWA](#)
[BEP 2](#)
[Redfern Centre](#)
[EHW Project Application](#)
[North Eveleigh Concept Plan](#)
[Plans and Guidelines](#)
[Development Application](#)
[On Exhibition](#)
[Notices of Determination](#)
[Forms](#)
[Leasing Opportunities](#)
[RWA Contributions Plan 2006](#)
[RWA Affordable Housing Contributions Plan 2006](#)
[Home](#) > [Development](#) > [Built Environment Plan Stage 2](#)


QUICKLINKS

[BEP 2 >>](#)
[SYDNEY METROPOLITAN DEVELOPMENT AUTHORITY](#)
[DEVELOPMENT APPLICATIONS](#)
[FILMING/PHOTOGRAPHING APPLICATION](#)
[CONTRIBUTIONS PLAN AMENDMENT](#)
[NORTH EVELEIGH CONCEPT PLAN](#)
[EMPLOYMENT & ENTERPRISE PLAN](#)
[HUMAN SERVICES PLAN](#)
[MEDIA RELEASES](#)
[NEWSLETTER](#)
[HERITAGE](#)


BUILT ENVIRONMENT PLAN STAGE 2

The Draft Built Environment Plan Stage 2 (BEP 2) for Redfern and Waterloo has been released for community feedback. The plan will help guide future development in the area to ensure improved social housing and to help create a vibrant and sustainable community.



DRAFT BEP 2 AND URBAN RENEWAL STUDY PROGRESS REPORT

The SMDA is currently considering the submissions received regarding the non-statutory exhibition of draft BEP 2 and is arranging for a range of further studies which will form part of an urban renewal study for the Redfern-Waterloo Precinct. Read more [here](#).

WHAT IS BEP 2?

Draft BEP 2 is a proposed planning framework to continue the renewal of Housing NSW sites in the Redfern and Waterloo area, including South Eveleigh, over a 20-25 year timeframe. This renewal will provide better residential amenity, public spaces and a more sustainable mix of social, private and affordable housing within the sites to bring long-term benefits for the entire community.

Draft BEP 2 provides the planning controls which will enable Redfern and Waterloo to be redeveloped to provide approximately 7,000 social, affordable and private housing dwellings. The aim is to achieve a mix of 60% private and affordable housing dwellings and 40% social housing.

WHAT BENEFITS WILL BEP 2 HAVE FOR THE COMMUNITY?

Draft BEP 2 will support development that:

- Provides quality parks, public spaces and built form, integrated with neighbouring areas and the city;
- Provides a safe and sustainable mixed-income community with great urban amenity for all residents;
- Provides good quality homes with modern facilities, suited to the diverse needs of current and future social housing tenants;
- Provides required shops and community facilities for the benefit of the community;
- Maintains and builds on the strengths of the current strong and diverse community;
- Increases the number of new homes built in established urban areas close to public transport, contributing to government targets for additional and more affordable housing; and
- Retains social housing and increases affordable housing in the Local Government Area.

THE BEP 2 REPORT

Click on the links below to access the sections of the report.

- [Section 1 Overview](#) (file size 4.69 Mb)
- [Section 2 Characteristics Analysis](#) (file size 5.73 Mb)
- [Section 3 Renewal Opportunities](#) (file size 1.89 Mb)
- [Section 4 Planning Framework](#) (file size 3 Mb)
- [Section 5 Where to from here?](#) (file size 0.29 Mb)
- [Section 6 Appendices](#) (file size 0.33 Mb)
- [Section 7 Appendix B: Redfern and Waterloo Traffic and Transport Context: Built Environment Plan \(Stage 2\) \(2011\) prepared by Parsons Brinckerhoff](#) (file size 6.77 Mb)

PLANS

- [Figure 1: Housing NSW sites in RWA operational area](#) (jpg file size 0.92 Mb)
- [Figure 2: HNSW Precincts](#) (jpg file size 0.84 Mb)
- [Figure 3: regional and local context](#) (jpg file size 0.58 Mb)
- [Figure 4: HNSW existing house types](#) (jpg file size 0.88 Mb)
- [Figure 5: land uses within the RWA operational area](#) (jpg file size 1.06 Mb)
- [Figure 6: activity nodes](#) (jpg file size 0.96 Mb)
- [Figure 7: transport and access](#) (jpg file size 1.04 Mb)
- [Figure 8: parks, open space and public domain](#) (jpg file size 1.07 Mb)
- [Figure 9: topography and drainage](#) (jpg file size 0.91 Mb)
- [Figure 10: views and landmarks](#) (jpg file size 1.02 Mb)
- [Figure 11: heritage items and conservation areas](#) (jpg file size 3.25 Mb)
- [Figure 12: constraints and opportunities](#) (jpg file size 1.08 Mb)
- [Figure 13: precinct and blocks](#) (jpg file size 2.15 Mb)
- [Figure 14: precinct a - cooper street](#) (jpg file size 3.39 Mb)
- [Figure 15: precinct b - poets corner \(moorehead & kettle streets\)](#) (jpg file size 0.9 Mb)
- [Figure 16: precinct c - elizabeth street east](#) (jpg file size 0.88 Mb)
- [Figure 17: precinct d - wellington street south](#) (jpg file size 0.95 Mb)
- [Figure 18: precinct e - elizabeth street west](#) (jpg file size 0.96 Mb)
- [Figure 19: precinct f - raglan street or george street north](#) (jpg file size 0.93 Mb)
- [Figure 20: precinct g - george street south](#) (jpg file size 0.94 Mb)
- [Figure 21: precinct h - south eveleigh](#) (jpg file size 0.92 Mb)
- [Figure 22: precinct i - scattered sites](#) (jpg file size 1.21 Mb)
- [Figure 23: precinct j - eveleigh street sites](#) (jpg file size 0.93 Mb)
- [Figure 24: proposed statutory implementation of planning controls](#) (jpg file size 0.76 Mb)
- [Figure 25: proposed land use zoning](#) (jpg file size 0.99 Mb)
- [Figure 26: proposed floor space ratio](#) (jpg file size 1.13 Mb)
- [Figure 27: proposed building heights](#) (jpg file size 1.14 Mb)
- [Figure 28: potential road openings](#) (jpg file size 1.16 Mb)
- [Figure 29: artists impression of a possible application of the proposed planning controls](#) (jpg file size 4.43 Mb)
- [Figure 30: redfern & waterloo sites - aerial photo](#) (jpg file size 0.95 Mb)
- [Figure 31: example 1 - block 5, precinct b, refern hnsw site](#) (jpg file size 0.93 Mb)
- [Figure 32: example 2 - block 12, precinct f, waterloo hnsw site](#) (jpg file size 0.95 Mb)
- [Figure 33: example 3 - block 16 precinct g, waterloo hnsw site](#) (jpg file size 0.91 Mb)
- [2010_7_01 Redfern Areas](#) (jpg file size 0.81 Mb)
- [2010_10_19 Waterloo Areas](#) (jpg file size 0.87 Mb)
- [AERIAL South Eveleigh Precinct](#) (jpg file size 0.42 Mb)

INFORMATION SESSION DISPLAYS

Please find below links to the Display Panels that are on exhibition at the RWA BEP 2 Information Sessions.

- [Display Panel 1](#) (file size 6.45 Mb)
- [Display Panel 2](#) (file size 6.42 Mb)
- [Display Panel 3](#) (file size 0.13 Mb)
- [Display Panel 4](#) (file size 0.92 Mb)

BEP 2 NEWSLETTER

The BEP 2 newsletter features details on the planning framework, what the Draft BEP 2 development would look like, the future of social housing, the proposed dwelling mix, research and analysis and feedback details.

Read the BEP 2 Newsletter [here](#). (file size 1.06 Mb)

FREQUENTLY ASKED QUESTIONS (FAQS)

Read the BEP 2 FAQs 1 [here](#). (file size 0.24 Mb)

Read the BEP 2 FAQs 2 [here](#). (file size 0.06 Mb)

BEP 2 CONSULTATION

Redfern-Waterloo Authority and Housing NSW have worked extensively to inform the community and key stakeholders about the draft BEP 2 and to encourage input.

Some members of the local community may not be aware of the activities undertaken to inform and consult with the community. The BEP 2 overview of activities is as follows:

Prior to draft BEP 2 exhibition

Over the last 18 months Housing NSW has conducted activities with Redfern and

Waterloo social housing tenants aimed at building understanding and knowledge of planning and urban design issues, so that social housing residents would be better able to comment on BEP 2. This includes:

- A new bi-monthly newsletter to keep social housing residents up to date with renewal issues in the area;
- A stakeholder database to keep a core group of active residents and local agencies in the loop on events and initiatives supporting renewal in the area;
- A series of site visits and workshops on Urban Design with bus trips out to new residential developments (including Bonnyrigg, Minto, Pyrmont, Victoria Park), so residents could see how planning controls and urban design principles operate in practice. Bi Lingual Community Educators (BCE) (or translators) were available for these sessions. Bruce Judd (University of NSW) provided the community with advice on urban design issues;
- A series of Community Forums featuring visiting experts in urban design or regeneration (Bliss Browne, Judy Cowans, Jim Diers, George Housakos) so the community could hear first hand what is happening internationally and what the issues and trends are. Reports on proceedings were provided on each of these Forums to our stakeholder list;
- Sponsoring tenants to attend Shelter's 'Estates in the Balance' Conference to learn more about renewal;
- A number of 'Meet the Designer' sessions so the community could begin a conversation with some of the people contributing urban design ideas for Redfern and Waterloo, coordinated by former Government Architect Chris Johnstone; and
- A Community Learning and Research Forum (facilitated by Judy Stubbs) where the community identified a process and some key issues to understand the planning for renewal in Redfern and Waterloo.

Draft BEP 2 exhibition

Draft BEP 2 went on exhibition from 27 January to 28 February 2011, with a two week grace period for feedback submissions.

To inform the community of the public exhibition of draft BEP 2 and to assist with providing an understanding of key issues the RWA and Housing NSW provided:

- 4,500 feedback forms delivered to the Redfern and Waterloo social housing residents. This included a feedback form, covering letter with advice in Russian, Cantonese, Mandarin and other languages on how to have your say and a fact sheet to provide an overview of what the BEP 2 is about;
- Housing NSW and RWA holding information sessions daily at Redfern and Waterloo, including:
 - Twenty-three sessions held on street corners and six drop in sessions in the Social Housing Community Rooms. These information sessions included Russian, Cantonese and Mandarin interpreters. The interpreters also undertook a "phone around" to social housing tenants who speak these languages prior to the events to advise them of the information sessions and encourage their attendance.
 - Four sessions specifically for the Aboriginal community held at The Block, outside the Purple Goanna Cafe, NCIE and at Wyanga, facilitated by the Aboriginal Housing Specialist from Housing NSW.
 - Seven information sessions at Redfern Town Hall held by RWA, including Saturdays and evenings during the exhibition period. These sessions included hard copies of the Plan, large information panels, experts in planning and HNSW representatives to discuss the Plan and answer any questions. In addition bi-lingual community educators (Russian, Cantonese and Mandarin interpreters) and an independent specialist consultation firm attended all sessions. The RWA's architect and traffic advisors were in attendance at the Saturday sessions.
- Advertisements in key newspapers (the Sydney Morning Herald (Page 2) & the Sydney Central Courier);
- The RWA BEP 2 Newsletter to every household and businesses in the RWA Operational Area (approximately 18,000 recipients);
- A Resident Information booklet for over 4000 Housing NSW residents, providing a context for BEP 2;
- Information on draft BEP 2 on RWA's website, with electronic copies of the report also available on request;
- Fact sheets and Frequently Asked Questions (FAQs), together with supporting studies on the website;
- Updated FAQs in response to questions and queries received from the consultative processes on the website;
- A dedicated phone line with a professional town planner ready to answer queries;
- Email responses to specific questions from members of the public;
- Hard copy and electronic Feedback Forms to make providing a submission easier; and
- Specific briefings to key stakeholders groups, including REDWatch, to explain the detail on the BEP 2 project and to answer any queries.

FEEDBACK

Feedback was recorded at the RWA information sessions, Housing NSW community sessions, via feedback forms (both online and print) and through written submissions. Submissions were requested by Monday, 28 February 2011, but were accepted up until Friday, 11 March 2011.

During the non-statutory exhibition period from 27 January to 28 February 2011, over 100 people attended the public exhibition events, around 800 people were involved in street corner discussions, 28 written submissions were received by the RWA and more than 500 feedback forms from social housing tenants. These

activities have captured the important feedback from a broad spectrum of stakeholders including residents, government and non-government organisations, local businesses and the wider community.

STAKEHOLDER ENGAGEMENT REPORT

Mediate Today, an independent specialist consultation firm, was engaged to review and collate all feedback received on BEP 2. The Stakeholder Engagement Report has been released by the RWA.

View the report [here](#) (file size 1.94 Mb).

Click here to view the RWA response to the report's recommendations. (file size 0.03 Mb)

SUBMISSIONS

Read below a selection of submissions received on draft BEP 2. Submissions are only included with permission from the author.

Government organisations

- [Environment, Climate Change & Water](#) (file size 0.2 Mb)
- [NSW Department Human Services](#) (file size 0.18 Mb)
- [RTA](#) (file size 0.07 Mb)
- [Sydney Local Health Network](#) (file size 0.04 Mb)
- [Sydney Water](#) (file size 1.14 Mb)
- [Transport NSW](#) (file size 2.26 Mb)
- [City of Sydney](#) (file size 7.51 Mb)

Non-government organisations

- [Australians for Sustainable Development](#) (file size 0.02 Mb)
- [NCOSS](#) (file size 0.04 Mb)
- [NSWFHA](#) (file size 0.67 Mb)
- [Redfern Legal Centre](#) (file size 0.08 Mb)
- [Shelter](#) (file size 0.05 Mb)
- [South Sydney Community Aid](#) (file size 0.17 Mb)
- [South Sydney Greens](#) (file size 0.06 Mb)
- [The Factory](#) (file size 0.06 Mb)

Residents

- [Bruce Lay](#) (file size 0.02 Mb)
- [Desley Haas Part 1](#) (file size 0.07 Mb)
- [Desley Haas Part 2](#) (file size 0.05 Mb)
- [John Allen](#) (file size 0.01 Mb)
- [John Berry & Jim Fleming](#) (file size 0 Mb)
- [Local Resident](#) (file size 0.01 Mb)
- [Peoples Precinct](#) (file size 0.14 Mb)
- [Peter D'Arcy-King](#) (file size 0.01 Mb)
- [Peter Prineas](#) (file size 0 Mb)
- [Redfern Resident](#) (file size 0.56 Mb)
- [REDWatch](#) (file size 0.63 Mb)
- [REDWatch Letter](#) (file size 0.02 Mb)
- [Simon Bare](#) (file size 0 Mb)
- [Zetland Resident](#) (file size 0.01 Mb)

THE NEXT STEPS

Draft BEP 2 was the first stage of consultation for the redevelopment of social housing areas. There will be further opportunities to provide your feedback on the redevelopment through the Urban Renewal SEPP process and the Housing NSW Master Plan process.

[Back to Top](#)



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