



Redfern Waterloo Chamber of Commerce
Briefing paper on issues relating to potential mixed housing development at Waterloo
Tuesday 20th November 2007
Meeting with Mr Matt Brown MP Minister for Housing

The RWCC represents a wide range of local businesses including those involved in property redevelopment, retail, service provision and commerce as well as human services and local media.

The current activities of the DoH in the area and the DoH & RWA plans for the redevelopment of public housing will impact in different ways on RWCC members.

Overall the RWCC seeks to work with local tenants and DoH to build a harmonious community in which local services can be provided to DoH tenants as well as those for non-public housing tenants and private home owners who live in Redfern Waterloo.

The RWCC is particularly concerned to minimise the negative impact on the area that has resulted from the DoH concentrating significant numbers of increasingly high needs people in Redfern Waterloo public housing.

RWCC members have indentified some major areas of concerns that must be addressed now or in conjunction with any future development plans for the area.

1. DoH Administration of the Estates

Minimising impact of “problem” tenants and ex-tenants on the community to assist their integration into the community.

- i. Make sure the service accords work – eg timely mental health support services for DoH tenants, support for older residents etc
- ii. Clarifying public private property and ensuring the police patrol DoH areas like Waterloo Green
- iii. Help find solutions for problems flowing from the DoH concentrating disadvantage in Redfern Waterloo. eg street drinking at Waterloo Green and in Redfern Waterloo streets.
- b. Good property & ground maintenance and property presentation
 - i. Make public / private areas safe and appealing
 - ii. Replace lights and do grounds maintenance to provide safe locations
 - iii. Do regular safety audits like that recently done on Waterloo Green and implement the recommendations.
- c. Community Building / Development – ie trying to build and maintain communities.
 - i. Try to minimise tenant churn

- ii. Strengthen tenant communities through community development programmes and the Housing Communities' Assistance Program (HCAP).
 - d. Establish a mechanism for liaison between DoH and the RWCC over issues of mutual interest / concern.
2. Plans for Redevelopment of Estates –
- a. Public tenants, especially the elderly, are concerned about the possible redevelopment of DoH properties given the precedents set by previous DoH redevelopments. The DoH must handle any proposals for change in an open and sensitive manner.
 - b. The RWCC is happy to take an active role to encourage dialogue about the issues associated with the proposed redevelopment and the areas that need to be considered as part of the formulation of any such plans.
3. Process for any redevelopment
- a. Open and serious Community Consultation with tenants and community including the RWCC
 - b. Maintain existing communities together as much as possible during development to minimise social dislocation and consequent effects
 - c. Ensure any redevelopment incorporates physical locations for community facilities at floor, building and community levels.
 - d. Ensure community services funding to re-establish public tenant communities following any redevelopment.
 - e. Look at ways of better integrating any developments with the broader community including the business community.
 - f. Have a strategy to manage potential conflicts between new private tenants / owners and high needs public tenants.

We thank the Minister for his time today and the business community of Redfern and Waterloo looks forward to helping the Department to achieve a successful outcome for all the stakeholders in their revitalization of this area.

On behalf of the RWCC Executive

Richard Pembroke
Secretary

