



Housing NSW Project Development

Project Performance Report 2 for

Redfern Waterloo Preliminary Master Plan
under the Australian Government's
Housing Affordability Fund

24 June 2011

Introduction

On 27th October 2010, the Australian Government through the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) and Housing NSW (HNSW) signed an agreement under the Housing Affordability Fund (HAF) for the Redfern Waterloo Preliminary Master Plan.

Project Performance Report 2 originally required a warranty that the following have been completed:

- Concept Plan Vision
- Concept Plan Staging Options

On 17 June 2011, in response to a request by Housing NSW, the Australian Government agreed to the deferment of the second item, Concept Plan Staging Options, for inclusion under Project Performance Report 3 to be provided on 30 September 2011. Deferral of this item allows community feedback to be sought on the principles for developing the staging options. It will also allow more robust staging options to be developed drawing on input from the community, the market and other agencies. Deferment will also ensure greater clarity about NSW Government priorities which will influence staging.

The other requirement of Project Performance Report 2, preparation of a Concept Plan Vision, has been completed as detailed further below.

Concept Plan Vision

As foreshadowed in the Project Performance Report 1, the Concept Plan Vision has been built around the aspirations for Redfern and Waterloo articulated by the community in preliminary consultations.

The key areas identified for improvement include:

- Safety by design
- Parks and public spaces
- Building design, integration and renewal
- Meeting local needs
- Creating better connections
- Responding to the needs of youth and older people
- Environmental systems.

The Vision comprises:

- A general statement of intent;
- An overall pictorial image showing the attributes of the kind of place we are seeking to create through the renewal of Redfern Waterloo;
- Diagrammatic depictions of the Concept Plan process and coverage;
- An overview of the key components of the Concept Plan including:
 - Connectivity
 - Integration
 - Public Domain
 - Built Form
 - Local Services
 - Physical Infrastructure
 - Housing Opportunities

See attachment for an outline of the scope of these items.

Next Steps

Work undertaken to date will:

- Provide a basis for the next stage of community consultation where residents and others will be actively involved in setting the directions for their community under the Concept Plan. The Concept Plan Vision has provided the source for translation into master planning themes that will be more accessible to the local community during the capacity-building stages of engagement, namely:
 1. Better streets
 2. Better parks
 3. Building design – existing and new buildings
 4. Retail and community facilities
 5. Better connections

The overarching theme of 'Imagine a Better Environment,' incorporating environmentally sustainable design principles will be used to give context and direction to the above.

- Inform and provide the direction for work to be completed for Project Performance Report 3 which will comprise:
 - Physical and Social Infrastructure Scoping
 - Concept Plan Staging Options
 - Background Studies
 - Concept Plan

Conclusion

Housing NSW has met the agreed milestone identified for Project Performance Report 2, namely preparation of the Concept Plan Vision.

Work undertaken to date will inform and guide achievement of the milestones to be completed for Project Performance Report 3.

CONCEPT PLAN: KEY THEMES / COMPONENTS

KEY THEME / COMPONENT	SCOPE
HOUSING OPPORTUNITIES	Improving by: <ul style="list-style-type: none">▪ Renewing social housing▪ Expanding opportunities for private and affordable housing▪ Flexibility for a changing population▪ Better integrating housing tenures▪ Creating stepping stones from social housing to other tenures
CONNECTIVITY	Links to: <ul style="list-style-type: none">▪ Social networks▪ Transport networks▪ Services (including health facilities, educational facilities)▪ Jobs and skill development opportunities▪ Cultural heritage▪ All the city has to offer (and/or bring it to Redfern Waterloo)
INTEGRATION	With surrounding urban fabric by: <ul style="list-style-type: none">▪ Breaking down isolation / social housing dominance▪ Linking with surrounding neighbourhood
PUBLIC DOMAIN	Enhancing: <ul style="list-style-type: none">▪ Public parks,▪ Footpaths, cycleways and streets▪ Space between the buildings
BUILT FORM	Providing: <ul style="list-style-type: none">▪ Better places for living / activities▪ Private zone▪ Street address / identity / human scale▪ Definition to streetscape / outdoor spaces
LOCAL SERVICES	Creating community hubs and delivering local services including: <ul style="list-style-type: none">• Local shops• Community facilities• Community services• Cultural facilities• Social enterprises
PHYSICAL INFRASTRUCTURE	Including: <ul style="list-style-type: none">• Essential infrastructure▪ Quality environmental systems