

**Department of Finance and Services,
Housing & Property Group**

Project Performance Reports 1 (Part B), 2
(Part B) and 3

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

16 December 2011

Introduction

On 27th October 2010, the Australian Government through the Department of Families, Housing, Community Services and Indigenous Affairs (FaHCSIA) and the Land & Housing Corporation (L&HC) signed an agreement under the Housing Affordability Fund (HAF) for the Redfern Waterloo Preliminary Master Plan. It should be noted that the L&HC is now located within the NSW Department of Finance and Services.

Project Performance Reports 1 (Part B), 2 (Part B) and 3 require a warranty that the following have been completed:

- Preliminary Background Studies
- Concept Staging Options
- Physical and Social Infrastructure Scoping
- Concept Plan

The Background Studies and Infrastructure Scoping have been closely aligned and undertaken simultaneously given their overlapping aspects, particularly for the physical and social infrastructure assessments. Similarly, concept planning, community consultation and staging options have been considered iteratively to ensure that the next phase of design work for the Preliminary Master Plan is well informed.

Preliminary Background Studies

The preliminary background studies below have targeted potential physical constraints and opportunities to inform concept development. Strategic issues that are required to be examined in more depth at this stage were also targeted such as the tenure conversion capability of existing high rise and a high level urban tree assessment.

Physical Services Infrastructure

The study investigated all existing services infrastructure including power, electricity, water, sewer, gas and drainage. It also provides a preliminary assessment of requirements to service the two redevelopment sites. In addition, the study addresses the transport context and needs of the two areas of intensification having regard to regional transport studies. The reports include written advice from each of the service infrastructure providers to confirm that they are able to service the redeveloped sites and any potential upgrade issues.

Flooding and Drainage

A review was undertaken of existing available flood studies and rational method calculations, making initial assessments of possible stormwater flow rates at the development sites. The review includes a qualitative assessment based on the above information that identifies potential flooding problems and other physical constraints.

Social and Demographic Analysis

This report provides a demographic profile of the existing public housing residents, immediate neighbourhood and broader suburbs and outlines the existing social

infrastructure servicing the Redfern Waterloo area. It indicates an audit of existing and proposed community facilities, having regard to current authority planning.

Land Use Review

This Review was undertaken to establish recommended appropriate non-residential land uses and urban patterns to guide the best means of diversifying activity in the estate areas in accordance with planning proposals; while building on the characteristics of the surrounding urban fabric to aid integration.

Redfern and Waterloo Tower Conversion Scoping Study

This architectural and engineering study examines the physical capability to convert the tower forms within the housing estates to meet contemporary expectations and size requirements for their conversion for social and private housing. It focussed on three tower typologies within the estates which represent a substantial asset, but also a potential constraint or opportunity for successful urban transformation.

Urban Tree Assessment

The assessment provides a landscape level evaluation of the existing urban trees based on range of ecological and social criteria. The evaluation has been mapped to aid the concept planning by identifying patches of significant trees that have specific desirable and/or undesirable values as well as highlighting areas for more detailed consideration for the Preliminary Masterplan.

Informal Market Sounding and Property Advice

The Market Sounding and Property Report reviews the medium density residential market in the area to address current and forecast/mooted supply, mix, size and configurations of dwellings as well as values. This information will be applied to establishing a development brief for the Preliminary Master Planning phase.

Physical and Social Infrastructure Scoping

Separate Physical and Social Infrastructure Scoping Reports build on the findings of the background studies.

Physical Services Infrastructure

Physical services infrastructure scoping includes an analysis of major existing services which should be taken into account during master planning of the development, including sustainable services infrastructure delivery. It is accompanied by a high level indicative estimate of maximum demands and identifies potential major load centres and upgrade requirements based on the proposed number and mix of new dwellings. The report also identifies and maps accessibility, movement patterns and access routes to local amenities as well as cycle and various public transport networks.

Social Services Infrastructure

The social planning scoping includes an examination of rehousing implications for existing residents and impacts on the existing social infrastructure, including issues to be addressed by service providers. In addition, the social scoping includes social infrastructure requirements for new residents, such as community facilities and public

open spaces, and opportunities for integrating residential and mixed residential tenures.

Concept Staging Options

The scope of work incorporated into the Staging Options Report includes the primary considerations for the staging and implementation of public and private development required to meet the projects aims and objectives. These include the relocation and rehousing of existing tenants during redevelopment, the integration of development with physical and social infrastructure works and the strategic advantages in accelerating urban transformation effects.

Concept Plans

Concept plans for the Redfern and Waterloo estates have been prepared incorporating the inputs from preliminary the background studies, physical and social planning studies and feedback from the community consultation program.

The concept plans provide a base case for more detailed design, feasibility testing and analysis in the preparation of the Preliminary Master Plan. They provide preferred street-block structure, building envelope footprints and heights, designation of key non-residential uses with a schedule of approximate yield of each envelope. This has been formed into a rudimentary 3D massing models to allow analysis of solar access.

Community Consultation

Extensive community consultation activities have been undertaken as outlined in HAF Report 1, including:

- 'Connections' topic activities in September.
- 'Streets and Park' topic activities in October.
- 'Community Design Workshop 1' in November

Community Concept Design Workshop Report

A summary of the findings from 'Community Design Workshop 1' have been summarised in the Community Concept Design Workshop Report which helped informed concept development and will be used in future consultation for the Preliminary Master Plan preparation.

Next Steps

Work undertaken to date will provide a sound basis for the preparation of the Preliminary Master Plan and Implementation and Infrastructure Strategy Initial Stage Report.

Another topic activity for 'Building Forms' will occur in February 2012 while another 'Community Design Workshop' examining more detailed design will occur in March 2012 to inform the Preliminary Master Plan.

Conclusion

The Department of Finance and Services has met the agreed milestones identified for HAF Performance Reports 1 (Part B), 2 (Part B) and 3, including the completion of the following:

- Preliminary Background Studies
- Physical and Social Infrastructure Scoping
- Concept Staging Options
- Concept Plan
- Community Consultation Implementation

Work undertaken to date will inform and guide achievement of the milestones to be completed for Project Performance Report 4.