



Council of Social Service of New South Wales

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The Director
Urban Assessments
Department of Planning
GPO Box 39
Sydney NSW 2001
information@planning.nsw.gov.au

Dear Sir or Madam

Re: Redfern Waterloo Authority – North Eveleigh Draft Concept Plan

As the peak body for the non-government community services sector in this State, NCOSS wishes to comment on the draft Concept Plan for North Eveleigh with particular reference to the provision of affordable housing.

The draft concept plan

NCOSS notes that the draft concept plan arises out of the Redfern Waterloo Built Environment Plan (Stage One) adopted by the Minister in August 2006. NCOSS made a submission to the Redfern Waterloo Authority on the draft Built Environment Plan on 31 March 2006. In that submission we expressed concern about the scale of the commercial development proposed by the Authority and emphasised the need for an affordable housing plan which should incorporate a financial contribution from the NSW Government.

The draft plan provides for up to 1,258 dwellings to be provided on the site, leading to an eventual increased population of around 2,400 people. It also provides for more than 61,000 m² of commercial floor space, almost 23,000 m² for cultural purposes (mainly the existing CarriageWorks) and a small retail component. It is estimated that the commercial, cultural and retail developments, when completed, will generate some 3,270 jobs on site. Virtually all of the new jobs will be office jobs in the commercial part of the development.

The draft plan also makes provision for the establishment of a large childcare centre, possibly through the adaptive reuse of the former Telecommunications Building, and for the conversion of the former Scientific Services building into a multipurpose community centre.

The affordable housing component

Minister Sartor's media release of 26 April 2008 said "*It is our intention that between 12% and 16% of residential dwellings on the site be affordable housing – which breaks down to between 150 and 200 dwellings, depending on size.*"

Given the clearly documented need to expand the provision of affordable rental housing for low to moderate income households in Sydney, NCOSS welcomes this statement.

We note that under the Redfern Waterloo Authority Affordable Housing Contribution Plan developer contributions for affordable housing of approximately \$7 million will be received in respect of the North Eveleigh redevelopment over a period of five to seven years. This compares to the estimate in Minister Sartor's media statement that the total value of the North Eveleigh redevelopment will be \$550 million. The developer contribution for affordable housing is a relatively modest 1.25% of the total gross floor area of the development. NCOSS has consistently advocated that a much more substantial levy is warranted.

A further \$25 million is available for affordable housing in Redfern Waterloo under the terms of the Voluntary Planning Agreement between the NSW Government and the owners of the former Carlton and United Brewery site. Combined with the \$7 million levy referred to above, this appears to provide the basis for the affordable housing that is planned for North Eveleigh.

While welcoming the prospect of 150-200 additional units of affordable housing, NCOSS is concerned that the Redfern Waterloo Authority has still not prepared an affordable housing strategy. We have raised this matter in our 2006 submission on the draft Built Environment Plan and in our submission of 7 February 2007 on the draft Affordable Housing Contribution Plan. In the latter submission NCOSS called for the Authority to place a draft Affordable Housing Plan on exhibition "in the near future". It is very disappointing that in the intervening period no such plan has been released. Indeed since the adoption of the Contribution Plan we have received no further information on the Authority's intentions, other than the brief outline provided in its 2006 fact sheet.

In particular, NCOSS seeks clarification as to whether or not:

- All the proposed affordable housing for Redfern Waterloo is to be located onsite at North Eveleigh,
- The Authority expects to receive any further developer contributions for affordable housing in addition to the contributions of \$25 million and \$7 million referred to above.

While NCOSS does not object to the provisions of the draft concept plan prepared by the Authority, we submit that it should not receive consent until the promised Affordable Housing Plan has been placed on public exhibition.

If you require any further information please do not hesitate to contact Mr Warren Gardiner, Senior Policy Officer, on 9211 2599 ext 112 or email warren@ncoss.org.au

Yours faithfully



Alison Peters
Director