

Camperdown Project update

June 2010

Residents' newsletter

The Camperdown Project will provide affordable housing to people on low incomes as well as providing long-term housing with support services to those who are homeless. It is based on the successful Common Ground model from New York. Linking support with long-term housing has been found to be the best way to help those who are homeless get their lives back on track.

The proposed project involves building a six-storey development containing 104 self-contained studios, one and two-bedroom apartments, plus space for on-site support services on the ground floor and basement level car parking for seven vehicles. A 24 hour concierge will be on duty in a secure entry lobby, and communal gardens are also included in the plan.

Has the City of Sydney approved the development application for the project?

The Council of the City of Sydney, as the Consent authority approved the Camperdown Project's development application at its meeting on 31 May 2010.

The first work to be undertaken at the site will be to clear the site and remove all services, such as electricity and water and have these diverted from the site so that construction work can commence. This work will require the partial closure of some footpaths, intermittent traffic control and temporary changes to parking along Lambert Street. This work is expected to commence in mid June 2010. There may be some minor interruptions to electricity and water services in the local area. Any inconvenience to local residents will be minimised and prior notice will be provided.

Housing NSW's plans require the demolition of some of the Alexandra Terraces. When will this happen?

The project does require the demolition of two buildings on Pyrmont Bridge Road and two buildings on Lambert Street. It is anticipated that the demolition of these buildings will commence in early July 2010. Tenants on the site will be informed before this happens.

How can these buildings be demolished without compromising the adjoining buildings?

The Alexandra Terraces are constructed of brickwork and are considered relatively simple to demolish. Prior to their demolition, all services to these buildings will be isolated and removed and all internal fixtures removed. It is not anticipated that there will be any transmission of vibrations to the neighbouring dwellings or any ground movement. There

may be some minor interruptions to services. Any inconveniences will be minimised and prior notice will be provided.

How will Housing NSW ensure the on-site construction work will not impact on local residents?

Housing NSW has engaged Grocon Constructions, one of Australia's most reputable and experienced construction companies to build the Camperdown Project. Grocon have carried out extensive planning and designed the building using pre-cast concrete elements that will be made off-site and then transported and erected on-site. This reduces the pumping of concrete at the site and limits disruption to the local community.

All construction activities will be contained within the site's perimeter by hoardings surrounding the site.

All contractors engaged by Grocon Constructions are appropriately licensed to ensure they are qualified to undertake their works.

How can the local community raise concerns during construction?

Grocon Constructions, Housing NSW and Mission Australia Housing are planning regular joint community forums for the local community so that they can find out more about how the project is going. These are likely to be lunchtime barbeques and/or breakfast meetings where construction updates will be provided and anyone attending can raise issues in an informal manner with either the builder or Housing NSW. Contact can be made with the building contractor outside of these meetings and the contact numbers will be available on the site's signage.

When will the landscape planning happen and how can tenants get involved?

Landscape planning for the new communal open space adjoining Johanna O’Dea Court will commence directly following the completion of the Safety Audit for the site including Johanna O’Dea Court and the Alexandra Terraces. A report including recommendations based on the findings of the Safety Audit is likely to impact on the landscape planning, so the Safety Audit needs to happen first. Housing NSW staff will inform tenants of the process, which is envisaged to commence in late June 2010.

When will the project be completed?

Construction is expected to complete in August/September 2011, but is dependent on various factors including suitable weather during the construction period.

More information

For more information contact the Team Leader, Jim Green on 9266 3491 or visit the Housing NSW website for previous fact sheets and newsletters about the Camperdown Project at www.housing.nsw.gov.au.



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