

Camperdown Project update

May 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.

EXISTING BUILDINGS

Why is the redevelopment of Johanna O'Dea Court not being planned at the same time as the proposed new building?

There are no plans to redevelop Johanna O'Dea Court as a part of the Camperdown Project. The Camperdown Project is a specific initiative that is responding to homelessness in the inner city.

Will the backyards of the remaining Alexandra Terraces be affected by the development?

There will be no changes to the private backyards of the Alexandra Terraces.

GREEN SPACE

The proposed replacement 'park' on the eastern side of Johanna O'Dea Court is too small and too dark to replace the existing park.

The new open space area fronting Lyons Road is 1380m², which is comparable to the existing central open space area (1375m²), and benefits from a north-eastern aspect. A detailed landscape design for the space will be developed in consultation with residents.

What is happening about the removal and replacement of trees on the site, in particular the willow tree in front of Johanna O'Dea Court?

An arborist report was submitted with the development application, and the development application will contain specific conditions regarding removal and replacement of trees. While the willow is a significant tree, the arborist report found that this tree (referred to as number 46) is unstable and in very poor condition, and will probably need to be removed for safety reasons. The landscape planning will include identification of a suitable and mature tree to be planted if this tree is to be replaced.

PARKING

Is all the current Johanna O'Dea Court parking being kept and is the on-site parking going to be better managed?

Housing NSW's review of existing car parking occupancy rates at Johanna O'Dea Court, using the most recent (2006) ABS data, found that only 21 households reported owning a car, which indicates low tenant demand for parking. It is believed that non-residents are currently using the parking spaces at Johanna O'Dea. Housing NSW is undertaking further research into car ownership by Johanna O'Dea residents, and the detailed landscaping plans will include measures to restrict parking to residents only.

ACCESS

How will people cross the site since the proposed building will block the current access?

A proposed through-site link will connect Pyrmont Bridge Road and Lambert Street. This is a level pathway across the site.

Will the new building have disabled access?

The building's common and public areas will all be fully accessible with ramps, and lifts will go to all floors. All units are 100 percent adaptable, meaning they can easily be converted to universal access, if required.

SECURITY

Given that there will be more people living on site, how will tenant security be managed?

The proposed new building will have 24-hour security, with access by swipe card or concierge admission only. The on-site tenancy management team and support services will work to provide a whole-of-site approach

to tenancy management and issues. Links with the community development and tenant participation resource services and strategies will assist in building social cohesion and addressing any specific issues.

TENANTS

How will tenants be selected for the new building? Will existing Housing NSW tenants have the opportunity to transfer there?

Mission Australia Housing will be managing tenancies within the project and will work with Housing NSW to develop a tenancy management plan for the building. This plan will consider social mix requirements, alignment with the Common Ground model and operational management of the project as well as other criteria used for assessment and allocation to social housing.

Existing Housing NSW tenants will be considered for transfer to the Camperdown Project if:

- they meet eligibility criteria
- their transfer application is supported by the appropriate Housing NSW policies and
- tenants agree to have a tenancy managed by Mission Australia Housing.

TENANT SERVICES

What is being done to ensure that resident services, parking, security, access and green space are being planned in an integrated way?

Service planning on all aspects of the project is being undertaken in consultation with stakeholders, including government and non-government agencies as well as local

residents. Some aspects are currently under discussion, while others will be progressed once the development application is approved. An integrated approach to planning and development takes into consideration all project components.

Will existing Housing NSW tenants be able to access the services in the new building?

Some, but not all, of the services in the new building will be accessible by tenants of other buildings. Details regarding different types of services and who will be eligible to access them will be determined during the development of the support services delivery model. Existing Housing NSW tenants will be consulted as part of this process.

When will a decision be made about the development application?

The City of Sydney has requested that a Masterplan for the site be prepared prior to considering the development application. Both the Masterplan and the development application are currently with the City of Sydney for consideration.

MORE INFORMATION

For more information contact the Team Leader, Rebecca Huntsman on 9266 3941 or visit the Housing NSW website for previous fact sheets and newsletters about the Camperdown Project at www.housing.nsw.gov.au



Camperdown Project
Artist impression