

Johanna O’Dea Court and the Alexandra Terraces Resident Update on the Camperdown Project

February 2010

Tenants newsletter

This newsletter is to provide you with updated information and answers to some of the questions residents from Johanna O’Dea Court and the Alexandra Terraces have asked about the Camperdown Project since we last sent information to you in November.

ABOUT THE CAMPERDOWN PROJECT

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.

GETTING INVOLVED

How can residents get involved in the project?

Housing NSW will provide opportunities for residents who live in Johanna O’Dea Court and the Alexandra Terraces to have a say in

the project, discuss any concerns and issues they may have and find out how the project is progressing.

We will keep you updated through newsletters designed to answer questions which have been raised by tenants.

The local tenant group has asked for monthly updates at the regular meetings at the Buller Centre. Housing NSW staff and a Mission Australia (MA) Housing representative will attend the next meeting planned in March 2010. MA Housing is the community housing provider who will manage the new units in the Camperdown Project.

TENANCY MANAGEMENT FOR THE NEW BUILDING

Who will live in the building?

Residents in the building will include single people and couples who were previously homeless, as well as people on low to moderate incomes, which might include people who are working or studying at TAFE or university. Most residents will need to be eligible for social housing.

There will also be a number of units allocated to people on moderate incomes that are above the eligibility limits for social housing, but who need to live and work in the area.

The design of the building means this housing will not be suitable for families with children.

How will tenants be chosen?

In addition to meeting standard social housing criteria, tenants will also need to meet specific eligibility criteria to be offered a tenancy at the Camperdown Project. This criteria is currently being developed and will ensure that there is a mix of tenants that fits with the Common Ground model.

Who will provide property and tenancy management for the Camperdown Project?

MA Housing will provide property and tenancy management for the residents in the new building. Housing NSW’s Glebe Client Services Team will continue to provide



Artist's impression of proposed development

property and tenancy management services for the residents of Johanna O’Dea and the Alexandra Terraces.

Will MA Housing work with other residents?

MA Housing and Housing NSW will work closely together with the residents of Johanna O’Dea, Alexandra Terraces, the residents of the new development and support services located in the building. MA Housing is very keen to work with Housing NSW and all residents on the site to involve everyone in joint activities and projects

SUPPORT SERVICES

How will the Camperdown Project benefit neighbouring residents?

Residents of Johanna O’Dea and Alexandra Terraces will be able to access some of the services on site at this new building.

The Camperdown Project will not impact with the regular activities of the neighbouring buildings and Housing NSW will continue to conduct its business as usual in terms of tenancy management, maintenance etc.

Housing NSW will provide regular face-to-face updates on the progress of the project and how we are incorporating your feedback at the regular monthly tenant group meeting.

What services will be provided on the Camperdown Project site?

We are currently talking with a range of agencies to look at the types of services that will be suitable for the project. While this has not been finalised, we expect it will include health, counselling, vocational training, living skills and financial management.

We want the project to deliver a range of services and programs that will benefit not only the Camperdown Project tenants, but also the tenants of Johanna O’Dea and Alexandra Terraces. Please let us know if there are any services that you would find particularly helpful.

How will residents from Johanna O’Dea and Alexandra Terraces access the services?

Support services will be located on the ground floor of the new building, which will be open to residents and the wider community. When this is finalised, we’ll keep you informed about services and activities which will be available to residents outside the Camperdown Project and how you can access these.

What will the concierge in the new building do?

Many residents living in the new building will be at vulnerable stages of their lives. The concierge will provide 24 hour security for residents and will keep an eye on their welfare, as well as controlling who accesses the building and making sure visitors to the building are directed to the right place.

RELOCATIONS

What happened to the tenants who lived in the Alexandra Terraces that are proposed to be demolished?

All tenants in the Alexandra Terraces were contacted in 2009 and given the opportunity to relocate. We talked to them about their needs and where they would like to relocate to.

Most of the tenants from the affected properties are already living in their new homes. Some tenants have also decided to relocate for the period of construction and some may decide not to return.

All tenants who have been relocated have a right to return to the unaffected units.

CONSTRUCTION

When will the building be finished?

The development application for the project was lodged with the City of Sydney in November 2009 and we are waiting for a decision to be made. The building is expected to take 14 months to construct. We will let you know once a date has been finalised for construction to start.

How soon after building approval will the site works start, and when will the affected Alexandra Terraces be demolished?

We expect to start site works shortly after the development application is approved. Demolition works on the affected Alexandra Terraces will start approximately one week after that.

What type of landscaping is planned?

Landscaping plans for the grounds of the Johanna O’Dea building have been included in a development application to the City of Sydney, however these are not detailed.

We will be seeking your input about what you think will benefit the area so that we can make this space more useable and appealing. Your feedback will then be used to prepare detailed landscaping plans, which we will show you. We have already had feedback on

numerous aspects of the landscaping and are documenting your concerns so this can be taken into account.

Part of the proposed work on the grounds will be to upgrade the street paving for the whole block and to replace street trees which will be removed as part of the works.

How will residents be involved in planning for the open space, and will it include a community garden?

Housing NSW has received feedback that some residents would like a community garden. We will be talking to residents to ensure we hear the views of as many of you as we can before we finalise our plans.

We want to make sure that the landscaping takes into account your needs and that you have the opportunity to have a say on what is important to you.

What is the plan for parking spaces for the new building?

The Camperdown Project site is located close to local facilities and public transport.

The parking spaces for the new building will be provided for service providers and emergency vehicles to access the building.

What is happening to parking spaces in the grounds of the Johanna O'Dea building?

We need to improve the landscaping for the whole of the site and to do this some of the car parking spaces in front of the Johanna O'Dea building will be removed and converted to landscaped areas for residents to enjoy. Housing NSW is aware of consistent complaints from tenants about people parking on the site who do not live in the building. To address this we will ensure the reduced car parking spaces can only be used by authorised residents.

Will there be any disruption to services such as electricity during the demolition and construction?

As with any construction project, there may be intermittent interruptions to services but we will work with contractors to minimise inconvenience where possible and you will be advised of any disruptions before they occur.

Will the construction workforce include any previously homeless people or Aboriginal people?

Two previously homeless people and Aboriginal workers will be employed on the project in accordance with the NSW

Government Aboriginal Participation in Construction Guidelines. The developer, Grocon, will work with Housing NSW and others to identify specific roles for these workers. Local people may be considered for these roles as full-time employees or apprentices.

Where will the trucks and construction vehicles park and load/unload and what are the access arrangements during construction?

Construction access will be from Lambert Street using the current driveway to the garbage enclosures. A works zone with street signage is proposed to be located next to the site on Lambert Street so construction vehicles can park and load. When needed, a traffic control person will direct traffic.

Some residents are concerned about sunlight to the Johanna O'Dea units.

The building layout has been designed with setbacks to provide sunlight to the Johanna O'Dea building. Shadow diagrams have been included in the development application to the City of Sydney Council which show there is minimal loss of sunlight to the Johanna O'Dea common access balconies.

Breakfast clubs

The Grocon Consortium, who have designed and will construct the building, will host a regular breakfast club for local residents to provide an additional opportunity for residents to find out from what is happening. The Glebe client service team and staff from MA Housing will be there too.

How can I find out more information?

We will continue to liaise with residents on a regular basis, including further letterbox drops and discussions at the monthly tenants group meeting.

You can also visit www.housing.nsw.gov.au for further information about the project or to look at previous newsletters and fact sheets.

If you have any further questions or tenancy related matters, you can contact the Glebe Team Leader, Amanda Murray on telephone 85741266.