

Questions and Answers

October 2010

The Camperdown Project

What is the Common Ground model?

The Common Ground model provides long-term, stable accommodation together with on-site support services for homeless people. Linking support with long-term accommodation has been found to be the best way to help people get their lives back on track.

Common Ground projects are already running in New York City and in some other Australian states. Data from Common Ground New York shows that between 2005 and 2007, this approach helped to reduce homelessness by 87 percent in the Times Square area, and by 43 percent in the surrounding 230 blocks.

Where will the building be located?

We are constructing a purpose-built building on the block of land bounded by Pyrmont Bridge Road, Lyons Road, Lambert Street and Layton Street, Camperdown, between the existing Alexandra Terrace dwellings and the high-rise Johanna O'Dea building.

How many units will be in the building?

The six-storey building will comprise a number of accommodation options, including 104 self-contained studios, one and two-bedroom apartments, plus space for on-site support services on the ground floor. Tenants will be a mix of previously homeless people and workers on low incomes.

I am concerned homeless people living here will make the area unsafe

Homeless people are men and women, adults and children, from all cultural backgrounds and from all parts of the state. What all people who are homeless have in common

is that they do not have access to affordable housing or do not have access to the support services they need to get their lives back on track.

Anyone can become homeless. It can happen because a person has lost their job and is struggling financially or because a relationship has ended.

A person may become homeless because they are leaving a violent or abusive relationship, have health issues, or find themselves unable to afford rising rents or mortgage payments. In some cases, they may have a drug or alcohol problem.

The facility will include a 24-hour concierge service which provides controlled access to the building to ensure the safety and security of residents. Building security will be enhanced through its design features and on-site services.

Will the project only house homeless people?

The Camperdown Project will provide affordable housing to people on low incomes as well as long-term housing and support services to those who are homeless. It's important to stress that this is not a refuge or crisis accommodation service where people come and go.

What support services will be on offer?

Services will focus on providing the appropriate support for previously homeless people to be able to maintain their tenancy and integrate back into the community and into employment.

The types of services to be provided may include health, counselling, vocational training, living skills and financial management. These tenants

will also have access to training and employment opportunities.

Why was this particular site chosen?

The Camperdown site is an appropriate site to meet the needs of homeless people in Sydney and provides easy access to the city for low-income workers.

Will there be any existing properties demolished?

Four of the Alexandra Terrace buildings were demolished for the project. All of the affected tenants have been relocated to suitable new properties. The design of the new building will be in keeping with the surrounding buildings.

What about the green space?

Residents' access to open space is a key priority and the site will include a community garden.

Landscaping for the whole of the site, including areas surrounding the Johanna O'Dea building, will be improved.

Housing NSW is consulting with tenants and surrounding residents on the draft landscaping plans for the site.

How will the project be funded?

The project is being funded through joint Commonwealth and State funding.

Who will design and develop the building?

The Grocon Consortium is the developer. Grocon has experience with the Common Ground model through similar projects in other states, the most recent being the Elizabeth Street Common Ground Supportive Housing development, which opened in Victoria in August 2010.



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Grocon has a strong commitment to corporate social responsibility. They are hosting regular barbecues during the construction phase, employing two formerly homeless people in the construction of the building and beyond, and seeking pricing benefits from their sub-contractors.

Who will manage the property?

MA Housing, a community housing provider, will manage the building and provide tenancy management services to the residents, as well as work closely with the on-site support services.

Has the work commenced on site ?

Grocon commenced work on site on 22 July 2010. Excavation work is currently being undertaken.

What are the timeframes for the project?

A milestone was reached on 23 September 2010, with the pouring of the structural concrete. The project is on target to meet its completion date of October 2011.

Have any environmental/sustainability measures been included in the design of the project?

The building's design maximises natural daylight and cross ventilation, eliminating the need for air-conditioning. The five-star green star rated design will include reduced greenhouse gas emissions, energy efficient appliances, automated controls for unoccupied areas, and on-site energy generation (solar heating with gas back-up). Bicycle parking facilities will also be provided. Recycled or reused materials will be used in the building's construction.

Will the community consultation and information processes continue?

Housing NSW is liaising with local residents on a regular basis, providing project updates at monthly tenant meetings and hosting fortnightly barbecues. Regular newsletters provide residents with an update on the site works and on plans for landscaping. Residents are encouraged to contact the project team at any time if they have any queries.

How can I find out more information?

Housing NSW is committed to providing ongoing information to Housing NSW tenants and the wider community about this project. For any queries, please contact Alison Hillis on alison.hillis@housing.nsw.gov.au

The Housing NSW website at www.housing.nsw.gov.au also provides further information about the project.



It is illegal for an officer of Housing NSW to ask for money or favours or other benefits of any kind in exchange for helping you with your housing needs.

It is also illegal for you or anyone else to offer money or favours or other benefits of any kind to an officer of Housing NSW in exchange for helping you. If you have any information regarding this, please contact Business Assurance on 1300 HOUSING (1300 468 746). Housing NSW may refuse the provision of further housing services to anyone who has engaged or sought to engage in corrupt or illegal conduct.

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Chinese	免費的翻譯傳譯服務 致電 131 450
Russian	Служба бесплатного письменного и устного перевода Позвоните по номеру 131 450
Spanish	Servicio Gratuito de Traducción e Interpretación Llame al 131 450
Vietnamese	Dịch vụ Phiên dịch và Thông dịch Miễn phí Điện thoại 131 450