

Camperdown Project update

November 2009

Residents' newsletter

About the Camperdown project

The Camperdown Project will provide affordable housing to people on low incomes as well as giving long-term accommodation with support services to those who are homeless. It is based on the successful Common Ground model from New York.

A development application for the construction of the Camperdown Project building will be lodged with the City of Sydney on Thursday 19 November. Grocon Consortium has designed and will construct the building, with Mission Australia Housing Ltd (known as MA Housing) responsible for property and tenancy management.

What is included in the development application?

The development application contains detailed information about what the proposed project will involve, including:

- construction of a six-storey building containing 104 self contained studio, one and two-bedroom apartments, plus space for on-site support services on the ground floor

- demolition of four Alexandra Terrace dwellings (27-45 Pyrmont Bridge Road, 2-6 Layton Street and 4-16 Lambert Street)
- secure entry lobby with 24-hour concierge
- space for therapeutic and support services
- multi-purpose activity room for residents
- social enterprise area to employ tenants and provide learning, training and employment opportunities
- storage area for 50 bicycles and
- communal gardens.

Where can we see the development application?

The development application will be on public exhibition at the City of Sydney's offices from late November until mid December. All members of the community are welcome to view the documents and convey their comments to Council. The documents will also be available on Council's website at www.cityofsydney.nsw.gov.au/Development/DAsOnExhibition/Default.asp.

What happens next?

The City of Sydney will review the proposal and will take into consideration community feedback in reaching its decision. A decision is expected early next year.

If the development application is approved, when will work commence?

Work is expected to commence as soon as development consent is given. Initial works are likely to consist of site exploration works. Detailed noise, dust and traffic plans will be in place before demolition or construction work begins. All neighbours will be notified and given details of these plans prior to the commencement of any demolition or construction work.



Artist's impression of proposed development

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What will happen to tenants whose dwellings are scheduled for demolition?

Housing NSW is helping with the relocation of those tenants required to move from the Alexandra Terraces.

How much green space will the development contain?

The new building will be designed with environmental features, including access to natural daylight and ventilation. Open space is a key priority and the site will cater for a community garden. Landscaping for the whole of the site, including areas surrounding the Johanna O'Dea building, will be improved.

Housing NSW is working with the City of Sydney to return some open space to the community on another section of the site.

How many car spots will be provided?

Residents of this project will generally have a negligible rate of car ownership and the plan includes allocated places for 50 bicycles. The site was also selected for its access to public transport. For these reasons, the development application specifies that seven car spaces will be provided.

Who will manage the property and tenancies once residents move in?

MA Housing is the community housing provider for the project and will work collaboratively with project partners, Housing NSW and the Grocon Consortium, in the building design and development. MA Housing will provide property and tenancy management services once the project is operational.

What is MA Housing?

Mission Australia Housing Ltd (MA Housing) provides community housing to people on low to moderate incomes across Australia. MA Housing is wholly separate to Mission Australia. However, the company draws on the strength and experience of its parent organisation. MA Housing demonstrated a strong capacity to manage complex tenancies on a long-term basis in this new integrated social housing model.

MA Housing currently owns and manages 100 homes across the country, with an additional 130 properties in development in NSW.

How was MA Housing chosen?

MA Housing was appointed to the role of community housing provider following a competitive expression of interest process.

How can I find out more information?

Housing NSW is committed to providing ongoing information to Housing NSW tenants about this project.

Housing NSW will liaise with tenants at the site on a regular basis, including further letterbox drops and face-to-face discussions as new information becomes available.

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

If you need to speak to someone, you can call Catherine Haines at Housing NSW on 8574 1295.



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