



**Redfern Railway Station, Gibbons and Regent Streets - Artist's impression of possible landscape treatment for 'Marian Street' Park.
Design and image by Oculus.**



5. Future Key Tasks

6. Proposed Stage Two of Built Environment Plan

5. Future Key Tasks

Below is a summary of the key tasks to be completed by RWA, in partnership with stakeholders.

Finalise draft Development Control Plan	Finalise draft Development Control Plan for the ATP	Finalise draft Development Contributions Plan for Public Amenities and Services	Finalise draft Affordable Housing Contributions Plan and Affordable Housing Program	Finalise draft Public Domain Improvement Plan	Establish Project Coordination Group with RailCorp for Redfern Station Upgrade Concept Design Study	Establish Stakeholder Partnership on Traffic Issues and Transport Management Plan
<p>The Development Control Plan for RWA's strategic sites will be prepared and will complement the <i>State Environmental Planning Policy (Major Projects)</i>. The Development Control Plan will comprise one document and contain general guidelines that will apply to development on all sites, as well as site specific guidelines and controls for individual sites.</p>	<p>A draft Development Control Plan (DCP) will be prepared specifically for the ATP and will replace the current Master Plan. The draft DCP will reflect proposed new planning and design controls for the site.</p>	<p>A Contributions Plan and associated regulations will be finalised in accordance with the <i>Redfern-Waterloo Authority Act</i> and the <i>Environmental Planning and Assessment Act</i> to enable the levying of development contributions toward the provision of public amenities. The Plan will identify the amenities and services for which contributions will be levied.</p>	<p>The draft Affordable Housing Contributions Plan will provide the basis for levying contributions for the provision of affordable housing in Redfern-Waterloo. The Plan will be supported by an affordable housing program.</p>	<p>The draft public domain improvement plan will guide the public domain improvements in Redfern-Waterloo and provide an overview of works that will be facilitated over the next 10 years.</p>	<p>The Project Coordination Group will be responsible for managing the concept design study for the upgrade of Redfern Railway Station.</p>	<p>The RWA will establish a stakeholder partnership with the Roads and Traffic Authority, the City of Sydney, Ministry of Transport, RailCorp and community representatives including the Redfern Chamber of Commerce to facilitate improvements to local area traffic management.</p> <p>The RWA will continue working with the RTA on a traffic management approach to address regional traffic issues and any local traffic issues that arise in relation to future redevelopment on RWA's strategic sites. The RWA will work with the key stakeholders to prepare a Transport Management Plan.</p>

6. Proposed Stage Two of the Built Environment Plan

The RWA, in partnership with the Department of Housing, proposes to commence detailed research in 2006 on the options that may exist for revitalisation of existing public housing stock and the opportunities that this may create to enhance the availability of affordable housing in Redfern-Waterloo.

Any proposals to revitalise public housing will be the subject of extensive community consultation, including during the concept formulation phase.

The NSW Government's commitments on public housing in Redfern-Waterloo has been expressed very clearly-

- there will be no cuts to the amount of public housing
- current residents will not be disadvantaged
- all public tenancies are secure.

Any work that the RWA undertakes on public housing as part of the proposed Stage Two of the Built Environment Plan will be subject to the Government's firm guarantees and commitments to public housing tenants.

Public housing comprises 50 percent of the housing stock in the Redfern-Waterloo area and accounts for 35 percent of the residents.

Conventional wisdom these days does not support concentration of public housing. This is particularly so in the Redfern-Waterloo context, where the original concentration of low-income people in public housing, many of whom are tenants with disabilities or complex needs, has occurred in conjunction with a declining overall residential base. The social and economic sustainability of the area has been impacted as a consequence of the changing demography.

The *Redfern-Waterloo Authority Act 2004* stipulates that the RWA should provide and promote housing choices in its operational area (including for Aboriginal residents). The Act also provides that the Redfern-Waterloo Plan may, in part, make provision for the maintenance of a social mix of income levels, household types and cultural groupings, as well as for the provision of affordable housing for owners and tenants (including publicly funded housing).

The primary focus of the proposed Stage Two of the Built Environment Plan will accordingly be the development of proposals to:

- revitalise public housing stock
- improve the associated public domain
- reduce concentration of public housing
- increase the local population to establish a more sustainable social mix
- facilitate the provision of affordable housing, including a shared equity model of home ownership.



Waterloo - Public housing



Waterloo - Public housing

Appendix 1 Community Profile

The Redfern-Waterloo area has a population of 19,194. Redfern and Waterloo are the most densely populated with a population of 11,202 and 5,202 respectively, followed by Darlington and Eveleigh. There are approximately 759 Aboriginal people living in the area, representing 3.9 percent of the total population. Key socio-economic characteristics of the Redfern and Waterloo population are summarised below based on 2001 Australian Bureau of Statistics census data.

Population

- Waterloo has an older age profile than Redfern and Sydney generally. The median age for Waterloo is 45 years, while for Redfern the median age is 35, which reflects Sydney's median age of 34. Within Waterloo 37 percent of residents are aged 55 and over.
- Waterloo has a very high proportion of single parent families, comprising 46 percent of all families, compared to Redfern (19 percent) and Sydney (15 percent).
- Redfern and Waterloo have smaller households than Sydney generally. People living alone appear at twice the rate in Redfern and three times the rate in Waterloo than for the Sydney region.
- Redfern and Waterloo have markedly higher proportions of overseas born residents than Sydney as a whole. Within Redfern 37 percent of the population are overseas born, while in Waterloo the figure is 43 percent.

Employment

- Waterloo has a very high proportion of people over 15 years of age not in the labour force (59 percent) and persons employed at less than half the rate of Redfern and Sydney as a whole. In Redfern the proportion of people not in the labour force (30 percent) is similar to Sydney. Unemployment in Redfern and Waterloo (7.6 percent in Redfern and 16.6 percent in Waterloo), was higher than the state average (7.2 percent).
- In the Redfern-Waterloo operational area, the number of people employed in the area has decreased from 15,207 in 1981 to 12,502 in 2001.

Income

- Within Waterloo the majority of households (56 percent) have a weekly income less than \$400, of these, 25 percent have less than \$200 per week. The income levels for Redfern reflect the gentrification process with concentrations of high and low income households. Within Redfern 28.9 percent of households have a weekly income of less than \$400 and 39.2 percent of households earn \$1,000 or more.

Housing Tenure

- Rental accommodation dominates tenure type for Redfern (55 percent) and Waterloo (79.6 percent), unlike Sydney as a whole where 29 percent of dwellings are rented and 62.7 percent of dwellings are either owned or purchased.
- Within Waterloo, 92 percent of all housing is public housing, while in Redfern there is considerably less public housing at 29 percent.

Housing Type

- Redfern and Waterloo have very low proportions of free-standing dwellings compared to Sydney as a whole. Redfern has more semi-detached dwellings (31.8 percent) than Waterloo, which has predominantly flats and units (75.2 percent).