



Submission on the proposed
Reference X011236 Elizabeth Street Redfern

Counterpoint Community Services Inc

July 2021

About Counterpoint Community Services INC

Counterpoint Community Services Inc. provides a wide range of community support services in the Inner City and South-East Sydney LGAs. We have operated in the heart of Waterloo since 1977, with a particular focus on working with social housing tenants and diverse communities.

We operate The Factory Community Centre in Waterloo, Counterpoint Multicultural Centre in Alexandria, Poet's Corner pre-school in Redfern and act as the lead agency for many local grass-root groups and services.

Our comments

We are writing to express our comments and views informed by our work with the community we serve concerning the proposed renewal of Elizabeth Street Redfern.

Amount of social and affordable housing

We disagree with the gateway decision by DPIE that reduced the City of Sydney's proposal of a minimum of 40% of social and affordable housing to a combined 30%. Counterpoint is of the firm view that opportunities to increase social and affordable on government-owned land, especially in inner-city areas, should be maximised. Hence, Counterpoint has serious concerns with Land and Housing Corporation's rigid social mix of 70:30 as per the Communities Plus policy as previously submitted.

Aboriginal Affordable Housing

Counterpoint is disappointed that the planning proposal does not require dedicated Aboriginal affordable housing. Given the historical and cultural importance of Redfern and Waterloo to Aboriginal people, Counterpoint has joined calls for 10% Aboriginal affordable housing on all government-controlled land.

Community facilities

Counterpoint welcomes the decision to allocate a 3,500 square metre community facility rather than increase dwelling numbers.

This part of Redfern has lacked a purpose-built generic community centre despite the need being documented in many local community engagement conversations, including historic safety audits, previous community needs and facility analysis and advocacy from local NGO and community groups.

We do caution that the community facility should be multi-purpose to provide more generic community services than the currently well respected and valued yet limited PCYC. A multifunctional centre would be more optimal in meeting the diversity of needs in the current and future community. The facility could also potentially address challenges face by our local poet's corner pre-school.

The day-to-day control should be managed by existing local providers governed by local people. We also advocate that both the land and the facility should remain in possession of a public entity such as COS or LAHC and be managed through peppercorn lease arrangements rather than sold for commercial management/ownership.

Counterpoint is also of the firm view that the planning controls should require a dedicated community room for each building in addition to the community facility space.

Shadowing

While Counterpoint does not necessarily object to the height of the building, every effort should be undertaken to minimise shadowing to the neighbouring properties on Walker and Philip Streets.

General Comments

Counterpoint welcomes the decision for the land to remain publicly owned via the build to rent model. Counterpoint is supportive of the build to rent model, and we believe the model should be replicated elsewhere to offer more secure rental housing options while preserving public assets.

THANK YOU

For further info, kindly contact:

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