

## Arncliffe Estate



## Communication and Engagement Report for submission of State Significant Development Application

June 2021

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# 1 Introduction

Precinct Consulting was engaged by “Arncliffe Eden Property Pty Ltd” to assist in developing a program of communication and community engagement to support an application for the future redevelopment of Arncliffe Estate. The project is being delivered under the NSW Land and Housing Corporation’s (LAHC) ‘Future Directions’ policy and led by its development partner Billbergia and community Housing Provider (CHP), Evolve Housing.

## 1.1 Document purpose

This Communication and Engagement Report is submitted to the Department of Planning, Industry and Environment (DPIE) in support of a State Significant Development Application (SSDA-11429726) for the development of land identified at 26-42 Eden Street and 161-179 Princes Highway, Arncliffe (the site) for the purposes of a mixed-use precinct with open space, retail, and residential uses, comprising social and market housing as part of LAHC’s ‘Communities Plus’ program.

The report includes a summary of the community consultation process undertaken, together with comments and feedback received over a three week period in May 2021. The activities focused on the community and neighbours in and around the site who were considered likely to have an interest in the proposal, and was structured to build awareness of what’s proposed and identify key issues and areas of interest.

Consultation with State or Commonwealth Government authorities, Government Architect NSW (through the NSW SDRP process) and utility providers, to address the technical issues in the SEARs, has been undertaken by the relevant consultants and does not form part of this report. It is therefore important that this report is read in conjunction with the technical studies and reports included in the SSDA submission.

## 1.2 Relevant SEARs

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), the Secretary’s Environmental Assessment Requirements (SEARs) for SSDA-11429726 were issued on 18 December 2020. This report has been prepared to respond to the following SEARs:

SEARs	Relevant section of report
During the preparation of the EIS, you must consult with: <ul style="list-style-type: none"><li>• Relevant local, State or Commonwealth Government authorities</li><li>• Government Architect NSW (through the NSW SDRP process)</li><li>• Utility providers</li><li>• Community groups and affected landowners, as identified in any meeting with the Department before the DA is lodged.</li></ul>	<ul style="list-style-type: none"><li>• Refer separate technical reports for consultation with local, State or Commonwealth Government authorities, the Government Architect NSW (through the NSW SDRP process) and utility providers</li><li>• Refer Section 3.3 for groups consulted including Council, community groups, residents and providers of social housing and support services in the local area.</li></ul>
The EIS must describe the consultation process, the issues raised during consultation, and how the proposal addresses those issues. Where amendments have not been made to address an issue, a succinct explanation should be provided.	<ul style="list-style-type: none"><li>• Refer Section 4. for pre-submission consultation process</li><li>• Refer Section 5 and 6. For summary of issues raised and how the proposed development has been amended or a short explanation of response.</li></ul>

## 2 Project overview

Arncliffe Estate is a social housing site owned by LAHC and situated between Eden Street and the Princes Highway in Arncliffe. The site currently comprises 142 social housing units, built in the 1940s on approx. 1.34 hectares of land.

In 2018 Arncliffe Estate was rezoned as part of the Department of Planning Industry and Environment's (DPIE) led Bayside West Precincts (Arncliffe Banksia and Cooks Cove), which included increasing the height limit from 28 to 70 metres, and the floor space ratio (FSR) from 2.5:1 to 4:1.

The proposed redevelopment is consistent with the Government's desire to revitalise the area by creating a new community that includes both social housing and private market housing, with good access to transport, employment, neighbourhood shops, cafes, and open space.



Arncliffe Estate site area

### 2.1 Proposed future development

Future redevelopment of the Arncliffe Estate aims to create a new 4-tower mixed-use precinct with residential, retail and community space incorporating:

- Demolition of all existing buildings and structures on the site;
- Site preparation works, excavation and tree removal;
- The construction of a mixed-use development comprising:
  - 744 apartments across (4) buildings between 17-21 storeys in height (not including upper and lower ground levels), including:
    - 186 market housing apartments in Building A;
    - 202 market housing apartments in Building B;
    - 180 social housing apartments in Building C; and
    - 176 market housing apartments in Building D;
  - 3,353m<sup>2</sup> gross floor area of retail premises;
  - 3,727m<sup>2</sup> of communal open space;
  - 813 spaces of lower ground and basement car parking; and
- 4,870m<sup>2</sup> of publicly accessible open space including a 4,000m<sup>2</sup> publicly accessible park, and a 870m<sup>2</sup> public meeting space and through site link.



## 3 Communication and engagement overview

Billbergia acknowledges DPIE's requirement for effective and genuine consultation to ensure the community and other stakeholders have a good understanding of what's proposed, and they are actively engaged in issues of concern to them.

### 3.1 Objectives

The objectives of communication and engagement activities outlined in this report were undertaken to:

- Inform the local community and neighbouring properties about the proposed development
- Proactively engage with community members most likely to have an interest in the proposal
- Assist the project team to understand the main areas of interest and identify issues to be considered or addressed in the SSDA
- Explain the planning process and provide opportunities for stakeholders and the community to provide comment and feedback.

### 3.2 Early consultation prior to SEARs

Early planning for the future redevelopment of Arncliffe Estate has been the subject of engagement and consultation with the broader community dating back several years. Early consultation with the community was first undertaken by DPIE in late 2016 / early 2017, as part of the Bayside West Precinct 2036 Plan (approved in 2018).

LAHC also commenced a program of engagement with residents in the Estate in May 2018, including a newsletter and dedicated onsite office to provide a direct contact point for tenants, with the relocation of tenants occurring from this time.

In April 2020, LAHC announced that the existing housing within Arncliffe Estate would be temporarily upgraded to help address the demand for crisis and homelessness accommodation during the COVID- 19 pandemic, with temporary accommodation for these residents remaining until the end of 2022.

Billbergia also undertaken preliminary consultation with DPIE, as part of a Scoping Report and request for SEARs.

### 3.3 Consultation for SEARs

#### Community and Stakeholder groups

Key stakeholders and community groups contacted in preparation of the SSDA included:

#### Local MPs and Council

- \*Federal Member for Barton, The Hon. Linda Burney MP
- \*State Member for Rockdale, Stephen Kamper MP
- \*Bayside Council General Manager, Meredith Wallace
- Bayside Council planning staff.
  - \* Undertaken by LAHC

#### Non-Government Organisations

- \*St George Area Tenant Council
- \*St George Mental Health Team
- \*3Bridges Community.
  - \* Undertaken by LAHC

#### Residents and the broader community

- Residents, the local community and neighbours in close proximity to the site.

## 4 Communication and engagement tools and activities

### 4.1 Written communication

Written communication and an opportunity for a briefing, was sent by LAHC to Local Members of Parliament (MP's), Bayside Council and Non-Government social housing and support organisations in the local area.

### 4.2 Project flyer and drop in event notifications

An A5 project flyer with an invitation to drop-in events, (as well as address to project web page address) was prepared and distributed via letterbox drop to approx. 2,000 households in and around the Arncliffe Estate site on 6 May 2021. A Map of the distribution area is provided at Appendix 8.1.

500 copies of the project flyer notice were also handed-out at the entrance to Arncliffe Station, on the afternoon of 11 May 2021. A copy of the flyer is provided at Appendix 8.2.

### 4.3 Dedicated webpage and e-flipbook

A dedicated web page on Billbergia's website [www.billbergia.com.au/arncliffe/](http://www.billbergia.com.au/arncliffe/) was established with an overview of the proposal, along with a link to an electronic 'flipbook'. The web page included project information and a contact mechanism so people could provide comments, feedback, raise questions or find out more information. Screenshots of the webpage are provided at Appendix 8.3.

A general update and overview about the status of plans for Arncliffe Estate has also been included on LAHC's website.

### 4.4 Project boards/display

11 x A1-size project boards were produced and displayed at the community drop-in events. Information Included an overview of the site and what's proposed; the number of dwellings and parking spaces, computer generated images of the proposal and open space including Landscape Plan, overview of the planning process and information for residents. A copy of the project boards is provided at Appendix 8.4.

### 4.5 Interpreting services

To ensure information was available to Languages Other than English (LOTE) communities– Translating and Interpreting Services (TIS) were engaged to provide interpreting services in both Arabic and Mandarin languages, through a telephone number provided on the project flyer notification.

### 4.6 Drop in events

Two drop-in events were held at Coronation Hall in Arncliffe and staffed by members of the Billbergia project team and representatives from LHAC, the Department of Communities and Justice (DCJ) and Evolve Housing. An Arabic interpreter was also present.

The drop-in events were held at different times over 2 days - on Monday 17 May from 2pm to 4pm and on Tuesday 18 May from 5pm to 7pm.

The timing and format of the events aimed to connect with a wide range of community members in an informal environment, so people could view information, speak directly with project team members and raise matters of interest. Information about the project was displayed on project boards and a table was set up by Evolve Housing to provide information to residents.



Images of community drop-in events

### Covid 19 safety

To provide a safe environment for 'in person' community engagement, and to comply with restrictions as a result of COVID-19, ongoing monitoring and review of NSW Government Health Orders occurred with precautions including:

- Implementing a COVID Safety Plan to help maintain a safe environment for staff and the community
- Establishing a Health NSW COVID QR Code sign-in for attendees
- Installing COVID signage to encourage personal hygiene and social distancing
- Spacing display equipment (project boards) around the room to help maintain social distancing
- Observing the restrictions for the maximum number of attendees at the venue
- Providing hand sanitiser and wipes for attendees (and face masks where requested).

## 5 Consultation outcomes

In reviewing feedback from the consultation, it is important to note that the activities were not structured to provide an analysis of support or objections, nor should the feedback be interpreted as representing the full range of community views.

### Who attended?

Approximately 16 people attended the two drop-in events, with attendees identifying themselves as coming from; a public housing action group; a resident within Arncliffe Estate; a resident/owner in Eden Street; or from the surrounding area including, View Street, Kyle Street, Bonar Street and Duff Street Arncliffe.

Of the people who attended, three people wrote comments on feedback forms. Other attendees provided verbal comments or raised questions about the proposal directly with project team members.

At the time of writing, no enquiries have been received through the project webpage.

### Areas of interest

Of the feedback received, key comments included:

- **Development**
  - The scale of development, including the height of buildings, as well as the amount of other development in Arncliffe such as projects completed in Kyle Street, Duncan Street and West Botany Road.
  - Interest and queries about the design of the development including materials to be used
  - Shadow impacts.
- **Parking and traffic**
  - Feedback about parking was mixed and both positive and negative. Comments were made about inadequate parking in other developments and concern that development generally results in additional pressure on the availability of on-street parking. A query was also received about the breakdown between resident and retail parking. Other comments suggested parking should be reduced, and people should be encouraged to catch public transport.
  - Questions about traffic in to and out of the site, particularly off Eden Street, with support for an entry/exit ramp off the Princess Highway.
- **Retail and shopping**
  - Comment by one person that there are already enough supermarkets in close proximity, while other attendees supported a new supermarket within walking distance of their home.
  - General support for cafes and active frontage to the Street and park.
- **Environmental performance**
  - Queries about sunlight/solar access, water savings, motions sensor lighting.
- **Public transport**
  - Question about the capacity of the train network to accommodate additional development.
- **Green space**
  - Support for the large central park and the access to greenspace for the community - living outside the development.
  - Question about connections to a green corridor and cycle way to Wolli Creek.
- **Construction**
  - Interest in the frame to undertake and complete construction.
  - Concerns about construction impact, including noise and dust particularly during demolition excavation.



## 6 Responses to issues raised

Issue	Response
<b>Scale of Development</b>	<p>The scale of the development is consistent with the State Government and Council's vision for Bayside West Precincts and Arncliffe. The height of buildings in the proposal responds directly to the recently adopted LEP heights and indicative master plan in Council's DCP. These are consistent with the site's proximity to Arncliffe Station – a recognition that the new residential community will take advantage of the active transport and renewal of the Princes Highway corridor.</p> <p>The proposed master plan has considered as a cohesive development, with two precincts shaped by a generous public domain. The form and massing approach to each precinct has been derived by its interface to the broader site to ensure contextual fit to the future Arncliffe Town Centre.</p> <p>The Eden Street interface comprises of a six-storey datum, consistent with DCP controls and interfaces the public open space with active edges to promote Eden Street as a retail destination in the Town Centre. Taller buildings near Arncliffe Station visually reinforce the area as a future centre and assist in highlighting the location of key connections and open spaces.</p> <p>The Princes Highway Interface is setback along a 6m landscaped area for contribution to intermittent deep soil zones consistent with the DCP. This landscape zone will create a boulevard character along the Princes Highway and reinforces the location of the Arncliffe Town Centre also.</p>
<b>Shadow impacts</b>	<p>The new buildings have been designed with care and consideration paid to the shadow impacts upon the developments existing and future neighbours. The southern most buildings have been reduced in height when compared to the maximum allowable developable envelope to ensure that impact on properties along Forest Road are minimised. Detailed shadow studies have been carried out in 15 minute increments during the winter solstice to ensure that the development will have no additional impact upon the external areas of the St Francis Xavier Catholic Primary School or Church.</p> <p>The new public park has also been carefully orientated to provide the best possible solar orientation for the 4000m<sup>2</sup> public space. The site is subjected to development controls that require a minimum of 50% of the park receive 3 hours or more of direct sunlight between noon and 3.00pm in mid-winter. The developments master plan has been configured to maximise solar access and shelter the park from the Princes Highway by</p>

Issue	Response
	<p>opening up the frontage to the norther western boundary on Eden Street. The result has meant that 3445m<sup>2</sup> (86%) of the 4000m<sup>2</sup> park will receive direct sunlight throughout lunch in the middle of winter.</p>
<p><b>Traffic and Parking</b></p>	<p><b>Traffic</b></p> <p>The surrounding road network has been assessed to generally operate with a reasonable level of service, with the exception of the intersection of Princes Highway, Forest Road and Wickham Street, which provides limited capacity during weekday commuter peak periods. Notwithstanding this, NSW Government has identified a series of upgrades to the surrounding road network in association with the inclusion of the Bayside West Precincts in the Planning Precincts program. These upgrades, including walking, cycling, road link and intersection enhancements, are proposed to improve current road network performance and accommodate planned additional development potential of the Arncliffe, Banksia and Cooks Cover precincts. Further, the recently announced M6 motorway extension between M8 Motorway (westconnex) and President Avenue has been reported to result in a reduction in Princes Highway traffic demands, reducing delays along the route, specifically at the intersection of the Highway with Forest Road and Wickham Street.</p> <p>Surrounding road network modelling has indicated that the extent of additional traffic projected to be generated by the development is not envisaged to result in unreasonable impacts on the operational performance of the network. In fact, the proposed altered traffic management arrangements at the junction of Forest Road and Eden Street are expected to result in a significant improvement to the current level of service, which are expected to notably reduce potential delays within Forest Road traffic flows providing positive flow on impacts on the nearby signalised Forest Road intersections with Princes Highway / Wickham Street and Firth Street.</p> <p><b>Parking</b></p> <p>The proposed extent of car parking is compliant with locally sensitive development control plan requirements or State Government Planning Policy, whereby there is an encouragement for the promotion of sustainable transport modes through parking yield reductions for residential development within close proximity to public transport infrastructure.</p>

Issue	Response
<b>Retail</b>	<p>The proposal will seek to introduce approximately 2800m<sup>2</sup> of new retail tenancies, aligned with the mixed use zoning and significantly contributing to the future vision of Eden Street as a retail precinct. The spaces designed will be suitable for a wide variety of retail options including cafes and restaurants, specialty retail and a neighbourhood supermarket or grocer. The new retail outlets have been located along upper and lower ground levels to encourage activation of the new and existing public spaces. It is anticipated that the new retail offerings will generate economic and social benefits to the Arncliffe community and facilitate councils intentions to extend the local town centre to Eden Street, better connecting local residents and engaging the eastern side of Arncliffe Station.</p>
<b>Public transport</b>	<p>The subject site is particularly well serviced by a series of public transport infrastructure, being immediately adjacent to rail and bus services, connecting with the Sydney metropolitan area. The existing public transport infrastructure has been assessed to provide sufficient capacity to accommodate the additional demand generated by the subject development.</p> <p>The development incorporates a series of improvements to existing pedestrian access and mobility infrastructure within and adjacent to the site, significantly improving the connectivity to / from the nearby public transport infrastructure.</p>
<b>Greenspace</b>	<p>A new public park is provided at the centre of the site. Eden Street Park provides the central green space and gathering area for the community, residents and visitors to the site. The park incorporates a main link and path network which connects the civic spaces, park uses as well as a destination play space.</p> <p>The purpose of public domain and open space is to provide opportunities for informal recreation and play, connection to the outdoors and the natural environment as well as places for outdoor dining and social connection. The public domain in the precinct includes the Eden Street Park, a series of civic spaces, through site link and streetscapes.</p> <p>The design principles for the public open space is to be:</p> <ul style="list-style-type: none"> <li>– Well connected to the Eden Street frontage.</li> <li>– Located for good sun access.</li> <li>– Linked through desire lines and view lines to activity areas.</li> <li>– Interconnected to the public nodes, urban uses and activity areas within the site.</li> </ul>

Issue	Response
	<ul style="list-style-type: none"> <li>– Flexible for a range of recreational opportunities and larger gatherings.</li> <li>– A venue for social gatherings and connections.</li> <li>– Highly active, facilitating play and recreation.</li> </ul>
<p><b>Construction impacts</b></p>	<p>The development will be subject to a “Construction management plan”. The CMP will be developed specifically to address the proposed development consent conditions which are imposed by council in conjunction with other statutory authorities.</p> <p>The CMP will address the following aspects of the development.</p> <ol style="list-style-type: none"> <li>1. Vibration and noise management</li> <li>2. construction waste management</li> <li>3. erosion and sediment control</li> <li>4. measures to identify hazardous and industrial waste and the procedures for removal and disposal</li> <li>5. environmental monitoring and reporting plan</li> </ol>

## 7 Summary and next steps

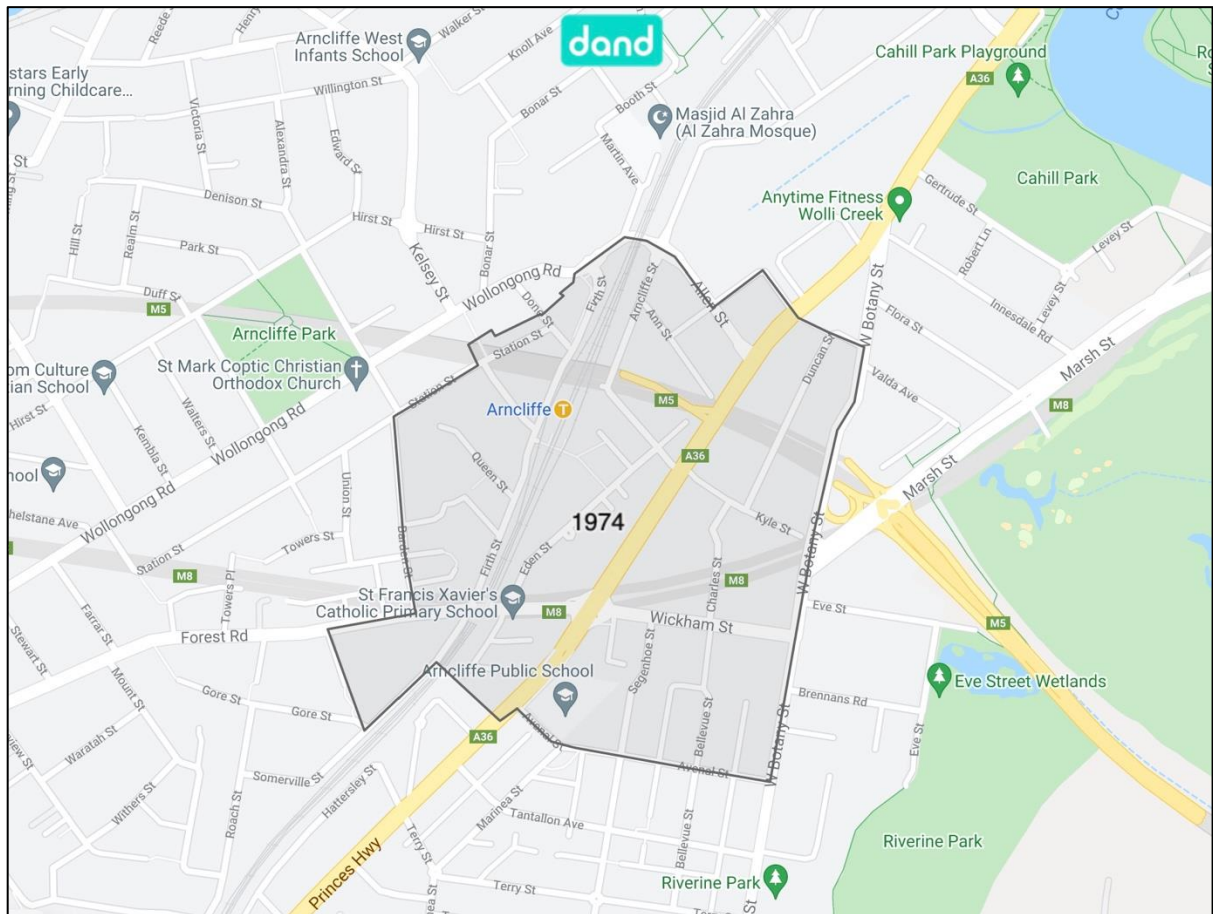
Billbergia will continue to provide information about the proposal and receive feedback throughout the assessment process. This will include a mechanism to provide information and respond to enquiries received via the website and through liaison with Bayside Council, DCJ and Evolve Housing.

In addition to engagement by the project team, community members and other stakeholders will have the opportunity to have a say by lodging a formal submission during the public exhibition of the SSDA by DPIE.



## 8 Appendices

### 8.1 Map of distribution area.



## 8.2 Copy of Project flyer notice.

### A NEW FUTURE FOR EDEN STREET, ARNCLIFFE



Planning is underway on the long-term redevelopment of the ageing social housing site in Eden Street, Arncliffe, as part of the NSW Government's Future Directions policy.

The project will deliver new and additional social housing, along with private market housing to create a new mixed community, with better facilities, services and open space.

You can find out more information and provide your feedback by attending a community drop-in session. Details on the back of this notice.

**evolve HOUSING** **NSW GOVERNMENT** **Billbergia creating communities®**

### COME AND FIND OUT ABOUT PLANNING FOR THE FUTURE OF THE AGEING SOCIAL HOUSING SITE IN EDEN STREET, ARNCLIFFE



**DROP-IN EVENT 1**

Monday 17 May 2021  
Drop in anytime between 2pm - 4pm  
Coronation Hall,  
23 Barden St Arncliffe

**DROP-IN EVENT 2**

Tuesday 18 May 2021  
Drop in anytime between 5pm - 7pm  
Coronation Hall,  
23 Barden St Arncliffe

The drop-in events are a chance to find out about planning for the site, talk with members of the project team, and provide your input and feedback!

You can also find out about plans and provide feedback by visiting [www.billbergia.com.au/arncliffe](http://www.billbergia.com.au/arncliffe)

  
المتكلمون بغير اللهجات باللغة الإنجليزية  
(NES) يتصلون على الرقم 131 450  
لربطهم مع مترجم.

  
不说英语者 (NES) 拨打  
131 450 联系口译员。

Call 131 450 to connect with an interpreter, the Interpreter will connect with Billbergia Pty Ltd or 0478007214



### 8.3 Example of project web page.



## A new future for Eden Street, Arncliffe

Early planning has started on the long-term redevelopment of the ageing social housing site in Eden Street, Arncliffe.

The project is being delivered under the NSW Government's Future Directions policy and will provide new, modern and additional social housing, along with private market housing to create a new mixed community, with better facilities, services and more open space.

CLICK ON THE IMAGE TO VIEW A PHOTO GALLERY




### What's planned

Planning for the site has been guided by the Bayside West Precinct 2036 Plan, which identified the opportunity to redevelop the existing 1940's social housing built on the site.


The redevelopment includes a mix of social housing and private market housing in buildings ranging in height from 17 to 21 storeys.

- 180 new and contemporary social housing dwellings
- 566 private market dwellings
- New safe pedestrian connections
- 810 underground parking spaces
- 4,000 m<sup>2</sup> park
- Community hub with local shops, cafes and services



### Community benefits

A major design element focuses on delivering new high quality, landscaped public spaces that connect the site with the surrounding streets and creates a community hub, with new meeting spaces including supermarket, cafes and food outlets.



### Feedback and input

Planning is still in the early stages, and your feedback and input is welcome.

You will have another opportunity to provide feedback on the application in the coming months during the public exhibition period led by Department of Planning, Industry and Environment (DPIE).

You can view more details about the plan here:

CLICK HERE FOR OUR VISION IN DETAIL

### Information for residents

Evolve Housing have a dedicated team of property and tenancy managers who are currently operating out of the existing Arncliffe site. With a range of support services and programs, Evolve Housing are committed to working with their residents over the next two years alongside the Department of Communities and Justice.

Click [here](#) to read more about Evolve Housing

## 8.4 Project display boards.

### A NEW FUTURE FOR EDEN STREET, ARNCLIFFE



### A NEW FUTURE FOR EDEN STREET, ARNCLIFFE

Early planning has started on the long term redevelopment of the ageing social housing site in Eden Street, Arncliffe, as part of the NSW Government's Future Directions policy.

The NSW Land and Housing Corporation (LHC) has appointed the Billbergia Group as its development partner, together with Community Housing Provider, Evolve Housing, to provide new, modern and additional social housing, along with private market housing to create a new mixed community, with better facilities, services and open space.

#### WHAT'S PLANNED



Approx. **180** new and **contemporary** social housing dwellings



Approx. **566** private market dwellings

**New** safe pedestrian connections



**810** underground parking spaces



**4,000** m<sup>2</sup> park



**Community hub** with local shops, cafes and services



### PLANNING FOR THE FUTURE

In November 2016 the NSW Government announced that the social housing site in Eden Street, Arncliffe would be redeveloped as part of the Bayside West Precinct 2036 Plan.

The plan sets out land use and infrastructure delivery for the area over the next twenty years and aims to create:

- Connected town centres for Arncliffe, Banksia and Cooks Cove
- Better transport connections
- More housing choices
- A vibrant Princes Highway corridor
- New areas of open space.



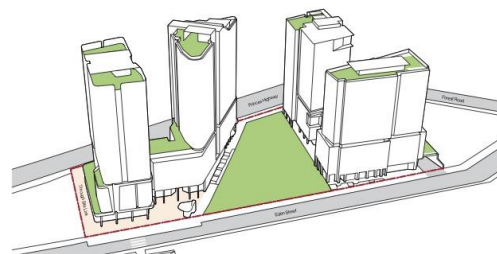
SITE PLAN WITH BUILDING FOOTPRINTS AND OPEN SPACE

### PLANNING FOR THE FUTURE

The Bayside West Precinct Plan 2036 identified the opportunity for redevelopment of the existing 1940's social housing built on the site, to be replaced with a mix of new buildings ranging in height from 17 to 21 storeys. Detailed planning is now underway to improve access, deliver more open space, and create an active community hub with cafes, shopping and community facilities.

#### Planning Process

Arncliffe Estate has been declared a State Significant Development, which requires a number of detailed technical studies and reports to be completed and assessed by the Department of Planning, Industry and Environment (DPIE).



BUILDING LAYOUTS CONSISTENT WITH APPROVED PLANNING AND DEVELOPMENT CONTROLS



## ACTIVE CIVIC SPACES

A major design element focuses on delivering new high quality, landscaped public spaces that connect the site with the surrounding streets and provides new meeting spaces and safe, well-lit pedestrian access.



ARTISTS IMPRESSION FROM EDEN STREET LOOKING TOWARDS PARK



ARTISTS IMPRESSION FROM EDEN STREET LOOKING TOWARDS MEETING PLACE

## NEW LANDSCAPED PUBLIC PARK

The centrepiece of the entire development is a new community park, with more green space, playgrounds, public art and community gardens for all to enjoy.



LANDSCAPE PLAN



POSSIBLE IDEAS OF FUTURE PARK AND LANDSCAPING

## LOCAL SHOPPING AND COMMUNITY HUB

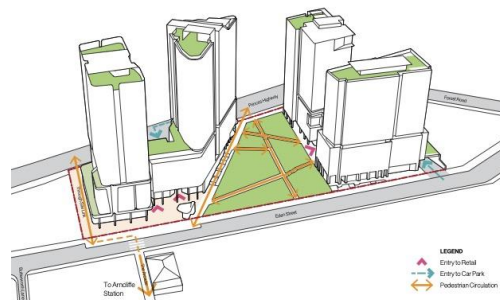
The proposal includes local neighbourhood shopping, with a supermarket, cafes and food outlets.



## VEHICLE AND PEDESTRIAN ACCESS

Vehicle access to underground parking is proposed via a ramp off Princess Highway, together with entrances and exits off Eden Street.

Safe new pedestrian paths will connect the site to The Arcade and improve pedestrian access to Arncliffe station.



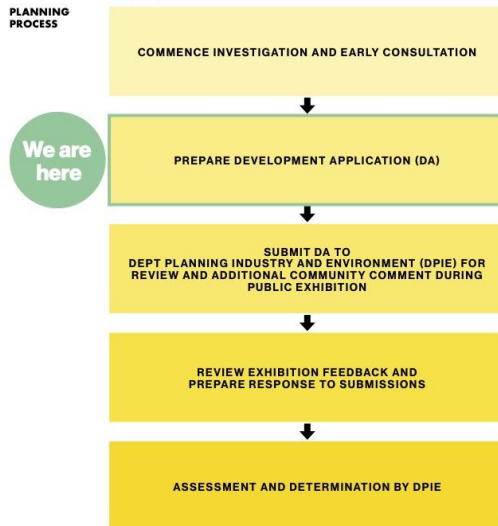


## FEEDBACK AND INPUT

Planning is still in the early stages, and your feedback and input is welcome.

A summary of comments received will be included in a report to support lodgement of the Development Application (DA). You will have another opportunity to provide feedback on the application in the coming months during the public exhibition period led by the Department of Planning, Industry and Environment (DPIE).

### PLANNING PROCESS



## WHAT'S HAPPENED SO FAR, AND WHATS NEXT?

In March 2017 the NSW Land and Housing Corporation held a tenant information session about the future redevelopment of Arncliffe Estate, with the relocation of residents commencing from 2018.

In 2020 the NSW Government used the site to provide much needed temporary accommodation in response to the COVID-19 pandemic.

Detailed planning for the long term redevelopment is currently underway and includes public exhibition and assessment by the Department of Planning, Industry and Environment (DPIE).

It is expected that plans will be finalised and the relocation of current tenants will occur towards the end of 2022. Subject to approval, the project is expected to be staged over 3-4 years.

01. **Planning** is still in the early stages and there **will be more** opportunities to comment, before plans are finalised
02. It will be approximately **2 years** before construction work begins on site, and there will be **ongoing liaison** with residents
03. A **transition plan** will be developed and implemented **in collaboration** with the social housing community.

## MORE INFORMATION

You can learn more about the plans and share your thoughts on the proposed development by visiting [www.billbergia.com.au/arncliffe](http://www.billbergia.com.au/arncliffe).

### INFORMATION FOR RESIDENTS

Evolve Housing have a dedicated team of property and tenancy managers as well as support services who operate out of the existing Arncliffe site and are committed to working with social housing community together with Department of Communities and Justice over the next two years.

Find out more about the NSW Government's vision for social housing: [www.dpie.nsw.gov.au/land-and-housing-corporation](http://www.dpie.nsw.gov.au/land-and-housing-corporation).



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