

28 February 2013

Daniel Gorgioski
Department of Planning & Infrastructure
23-33 Bridge Street
Sydney NSW 2000

Dear Mr Gorgioski

Re: North Eveleigh Affordable Housing

Background

This document has been produced to support the Environmental Impact Statement (EIS) and CPTED report.

City West Housing Pty Ltd (CWH) was established in 1994 with a charter to provide long term secure Affordable Housing for rent in Ultimo/Pymont to people on low to moderate incomes. As a result of its initial success CWH was invited to expand its operations to the Green Square area of South Sydney and then in 2009 through changes to the local planning instruments undertook a further expansion of its boundaries to encompass the whole of the City of Sydney Local Government Area.

The expanded boundaries enables the Company to take advantage of a number of opportunities in this wider area to purchase land and develop additional and much needed affordable rental housing in the inner city, which will build on the current 547 properties developed, owned, maintained and managed by the company.

Table 1: Summary of the mix of units in CWH developments

Building	Bedsit	1B	2B	3B	4B	TOTAL
68-80 Mary Ann Street	0	8	5	6	1	20
54-60 Macarthur St/9 Henson Lane	1	12	17	2	0	32
Spot Units	0	10	12	0	0	22
223 Harris Street	0	27	28	6	0	61
17-21 Pymont Bridge Road	0	9	24	11	1	45
137 Murray Street	0	13	0	0	0	13
17 Jones Street	0	8	10	9	0	27
15 Jones Street	0	10	10	4	0	24
82 Mary Ann Street	2	16	20	4	0	42
6-10 Wattle Street	0	22	23	12	0	57
14A Quarry Master Drive	0	12	8	4	1	25
88 John Street	0	35	33	12	0	80
3 Grandstand Parade	0	5	7	4	0	16
29-33 Lachlan Street	0	18	8	3	0	29
35 O'Dea Avenue	0	29	16	12	0	57
Grand Total	3	234	222	85	3	547

In 2009 CWH became registered as a Class 1 Community housing provider.

Our mission is to be an independent and accountable housing organisation providing an efficient and effective, affordable and appropriate rental housing service for very low, low and moderate income earners.

Current Tenant Demographics

CWH's properties house a total of 1034 tenants of varying ages as shown in Table 2 below:

Table 2: Current tenant Demographics

City West Housing - current tenant demographics							
Age range	Number of tenants						Totals
	Tenant 1	Tenant 2	Tenant 3	Tenant 4	Tenant 5	Tenant 6	
0-4 (2009-2013)		17	20	10	4		51
5-11 (2002-2008)		56	44	26	8		134
12-17 (1996-2001)		54	40	17	2		113
18-24 (1989-1995)	9	51	17	5			82
25-34 (1979-1988)	88	19	4				111
35-49 (1964-1978)	202	40	2			1	245
50-59 (1954-1963)	115	25	1				141
60-69 (1944-1953)	75	6	3				84
70-84 (1929-1943)	53	16	1				70
85 and over (1928 and prior)	2	1					3
Total number of tenants							1034

CWH has 154 tenants who are aged 65 and over and have two tenants who are wheelchair bound living in units that are not modified or adaptable, two tenants whose partners are in hospital/nursing homes and are unable to go home for a visit or to live as the unit is not suitable or not accessible.

CWH also has a large proportion of units that have showers over baths which some tenants have trouble accessing as they get older. Where necessary CWH replaces the fixed shower head with a hand held shower and installs hand rails or shower seats over the bath.

Furthermore we currently have 51 applicants who are 65 years and over on our Eligibility list and two applicants who require wheelchair access. The North Eveleigh project will be the second CWH development to include a percentage of adaptable units to address the above issues.

Car Parking

CWH's car parking policy is to provide approximately 40% parking to units' ratio. CWH does not construct multi-level basements; if underground parking is required a single level basement underneath the building will be provided. Secure bicycle parking is also provided to encourage a reduced reliance on private car use.

North Eveleigh proposes a single level basement and some on grade parking providing a total of 41 spaces for 88 units, this equates to roughly 46% which exceeds our design guidelines.

Table 3 illustrates the current parking levels in our existing developments.

Table 3: Car parking allocation

Building	No. of Units in Building	No. of Spaces	No. of tenants waiting for a space	Parking Permits
68-80 Mary Ann St	7	0	0	Yes
346-348 Bulwara Rd/99 Hackett Lane	12	0	0	yes
54-60 Macathur St/9 Henson Lane	32	0	0	Yes
223 Harris St/4 Ada Pl	61	28	6	Yes
17-21 Pyrmont Bridge Road	45	10 Residential – 2 Commercial	12	Yes
137 Murray St	14	0	0	Yes
14A Quarry Master Drive	25	13	2	Yes
6-10 Wattle St	57	31	2	Yes
15 Jones St	24	8	6	No
17 Jones St	27	9	2	Yes
88 John St	81	29 Residential, 1 service	14	Yes
3 Grandstand Pde	16	16	0	Yes
29-33 Lachlan St	29	9	6	No
35 O'Dea Ave	57	35	2	No

The above information illustrates that CWH promotes sustainable transport modes and does not have a large demand for private car parking in its current developments. Table 4 shows the future demand for car spaces per household type on our waiting list, and illustrates that approximately 43.5% of households require parking.

Table 4: Demand for Car parking per unit type on our waiting list

	1 Bedroom	2 Bedroom	3 Bedroom	Total
Number of Applicants	248	115	30	393
Number of Applicants requiring car spaces	93	58	20	171
Percentage	37%	50%	66%	43.5%

Garbage collection

All our buildings are registered on the council's GAR key system and the garbage men access the rooms with their key. The North Eveleigh project will include a similar arrangement for access to the single garbage room.

Security Measures

In our most recent developments, CWH has installed security cameras on the front door to the building, in the garbage rooms and the basement carpark that are monitored by CWH Housing

Officers. This information can be relayed directly to the police if required. A similar security policy will be used in the North Eveleigh project.

CWH Allocation Policy

Properties will normally be allocated on the following basis:

- Single People – Bedsit or one bedroom unit
- Childless Couples – One bedroom unit
- Couples/single adult with one child or two children of the same sex – two bedroom unit/house (depending on age of children and availability of stock)
- Couples/single adult with two children of different sexes or three or more children – three bedroom unit/house
- People sharing – size of accommodation will depend upon household composition.
- Extended families – three/four bedroom unit/house depending on household composition.

Ground floor units can sometimes be hard to lease due to tenants feeling insecure. The North Eveleigh proposal eliminates this issue as it is raised approximately 1m off the ground. This provides privacy and also enhances tenant security on the ground floor.

Buildings without lifts are also difficult to allocate and can restrict the amount of suitable applicants. The North Eveleigh project addresses this issue by providing lift access to all levels.

CWH creates mixed communities and allocates units accordingly to incorporate a mix of income types from very low (VL), low (L) and moderate (M) income households. CWH generally allocates 25% of its units to Very low income households, 45% to low income households and 30% to moderate income households. The household income mix has not yet been decided for the North Eveleigh project.

Table 5 provides a breakdown of the income types housed in our current developments.

Table 5: Current Income types

Place	VL	L	M	Total	VL	L	M	TOTAL
Mary Ann 1 Total	6	8	6	20	30.00%	40.00%	30.00%	100.00%
Macarthur Total	9	7	16	32	28.13%	21.88%	50.00%	100.00%
Spots Units Total	6	13	3	22	27.27%	59.09%	13.64%	100.00%
Harris Total	22	32	6	60	36.67%	53.33%	10.00%	100.00%
PBR Total	12	18	15	45	26.67%	40.00%	33.33%	100.00%
Murray Total	8	2	4	14	57.14%	14.29%	28.57%	100.00%
Jones 1 Total	6	14	7	27	22.22%	51.85%	25.93%	100.00%
Jones 2 Total	3	14	7	24	12.50%	58.33%	29.17%	100.00%
Mary Ann 2 Total	10	18	10	38	26.32%	47.37%	26.32%	100.00%
Wattle Total	15	21	21	57	26.32%	36.84%	36.84%	100.00%
QMD Total	7	9	9	25	28.00%	36.00%	36.00%	100.00%
John Total	25	24	31	80	31.25%	30.00%	38.75%	100.00%
Grandstand Total	6	4	6	16	37.50%	25.00%	37.50%	100.00%

Lachlan Total	7	14	8	29	24.14%	48.28%	27.59%	100.00%
O'Dea Total	34	15	8	57	59.65%	26.32%	14.04%	100.00%
Grand Total	176	213	157	546	32.23%	39.01%	28.75%	100.00%

Current waiting list and Demand

CWH maintains a waiting list of eligible applicants for all new developments. Table 6 provides a breakdown of the number and household types currently on the waiting list.

Table 6: CWH Eligibility List

City West Housing Eligibility List	
Single occupancy - Female under 40	54
Single occupancy - Female over 40	77
Single occupancy - Male under 40	43
Single occupancy - Male over 40	63
Dual occupancy - Couples	21
Dual occupancy - Single parents with 1 child	46
Dual occupancy - Other eg elder parent/siblings/friends	11
Three person occupancy - Single parents - 2 children 20 or under	13
Three person occupancy - Adults (incl families with children over 20)	15
Three person occupancy - Two parent families - 1 child 20 or under	12
Four person occupancy - Single parents - 3 children	6
Four person occupancy - Two parent families - 2 children	10
Four person occupancy - Couple - 1 child and elderly parent	0
Four person occupancy - Single parent - 2 children and elderly parent	4
Five + person occupancy - Single parents - more than 3 children	0
Five + person occupancy - Two parent families - 3 or more children	3
Total singles	237
Total couples	21
Total families	120
Total	378

I am in support of the proposed development at North Eveleigh and believe the unit mix meets the current demand on our waiting list.

Please contact me if you wish to discuss further.

Yours sincerely

Donna McDonnell
Housing Manager

