

**Communities Plus  
Build-to-Rent model**

The Redfern project signals the NSW Government's commitment to the growth of this new asset class in NSW, and the opportunity to increase the supply of social, affordable and private housing in the inner city.

Communities Plus has adopted the Build-to-Rent model for the Redfern project because it allows the Government to deliver new and integrated social, affordable and private housing by collaborating with the private and not for profit sectors.

This presents the NSW Government with an opportunity to renew and increase social housing in a well-located integrated community with good access to education, training, local employment, and close to community facilities such as health services and transport.

The benefits of the Communities Plus Build-to-Rent model are:

- Provide the community with more access to broader housing choices
- Provide increased rental housing supply
- Retain government owned assets
- Deliver more social housing for the community

The Communities Plus Build-to-Rent project at Redfern will deliver a world-class housing precinct in inner Sydney.

The development will see well-designed buildings and spaces which respect the cultural values of Redfern while providing a welcoming and inclusive environment that supports the needs of a diverse community.

LAHC approached the market for Expressions of Interest and received nine submissions. Alongside the planning process, LAHC is progressing the procurement of the development with the three short-listed consortia:

- John Laing-led consortium including Compass Housing Services,
- Frasers Property and Hume Community Housing Association, and
- Capella Capital, Lendlease Building and Evolve Housing.



For more information visit  
[www.communitiesplus.com.au/major-sites/redfern](http://www.communitiesplus.com.au/major-sites/redfern)



**Redfern Build-to-Rent Project**  
600-660 Elizabeth Street

## Introduction

NSW Land and Housing Corporation (LAHC) delivers on the NSW Government's *Future Directions for Social Housing in NSW (Future Directions)* strategy, which sets out the vision for social housing in NSW.

Future Directions is underpinned by three strategic priorities:

- More social housing
- More opportunities, support and incentives to transition out of social housing
- A better social housing experience.

Under the Future Directions strategy, LAHC is delivering the Communities Plus program which involves partnering with the private and not for profit sectors to deliver mixed tenure, integrated developments close to transport, employment and community facilities.

The Redfern site, at 600-660 Elizabeth Street, will become the first government-led mixed-tenure Build-to-Rent development in Australia.

## Redfern Development

The NSW Government has worked closely with the City of Sydney, Government Architect NSW and the local community to develop the Planning Proposal for Redfern, and to ensure that the development will meet the needs of the existing and future community.

The Redfern project will deliver high quality social, affordable and private homes on a site that is currently vacant aside from a PCYC facility. LAHC is working with the PCYC to support its relocation to a new site within the local neighbourhood.

## The Site

The 1.1-hectare site is bounded by Elizabeth, Kettle, Walker and Phillip Streets. It is conveniently located opposite Redfern Park and the historic Redfern Oval. It is in close proximity to retail and community centres at Redfern, Waterloo and Surry Hills.

The site is in walking distance of the existing Redfern and Central stations, and the future Metro station at Waterloo.

Residents will also enjoy easy access to education, training and local employment opportunities.

The development at Redfern will respect the site's context and provide greenery, communal gardens, outdoor spaces, cycle ways, and improved footpaths and walkways.

## Design features

The proposal allows for:

- A new mixed community of around 400 homes subject to DA approval
- A mix of social, affordable and private rental housing
- Building heights in line with local character
- A mix of building heights with the majority of the site seven storeys or less
- Provision for new green roof tops and central outdoor space for residents
- An improved and expanded public plaza on Kettle Street
- Green spaces off Phillip Street connected to local bike and walking routes
- New shops, cafes and communal spaces



Heritage



Culture



Convenience



Connectivity