

The NSW Land and Housing Corporation would like to thank the Albury community for attending the recent drop-in session and for providing feedback on the proposed development at 680-688 East Street and 165 Alexandra Street, East Albury.

The vision for East Albury

A key component of NSW Land and Housing Corporation's (LAHC) work is building mixed tenure communities that integrate social, affordable (for key workers such as teachers and nurses) and private housing across NSW.

New social housing is well designed and is intended to be indistinguishable from the other surrounding housing. When renewing concentrated areas of social housing, LAHC looks to create socially diverse communities, a variety of housing typologies, more useable open green space, improved community facilities, better road networks with transport links, and improved retail spaces. Transforming the environment in turn helps to increase housing, education and employment outcomes, and reduce stigma, crime and anti-social behaviour.

The first proposal for 24 units at East and Alexandra Streets in East Albury, is the first step towards a wider vision to renew existing social housing in the local area. A priority under LAHC's recent agreement with Council is to investigate a masterplan for the social housing estate in East Albury, to deliver this modern mixed tenure community. This could go a long way in addressing the supply and affordability of housing across Albury.

Projects like this could help to transform the local community and generate significant construction activity value, creating jobs for local tradies, consultants and suppliers. We are in the early investigation phase of renewing the estate in East Albury, and there are no current plans to relocate any residents yet.

Our new social housing is designed to be modern, fit-for-purpose and located close to vital community services like schools, shops, medical services, public spaces and transport links. Social housing that is integrated and well-designed strengthens communities, which provides better outcomes for residents and neighbours.

More info: 680-688 East Street and 165 Alexandra Street, East Albury

Community consultation recently closed on the first mid-scale social housing project in Albury where LAHC is proposing to renew five ageing properties into 24 new fit-for-purpose homes for around 40 residents. This project includes:

- 24 homes in total – 14 one-bedroom units and 10 two-bedroom units
- 17 on-site car parking spaces
- landscaping and fencing across the site.

Why we are redeveloping this site at 680-688 East Street and 165 Alexandra Street

This site in East Albury is ideally located close to existing public transport, jobs, shops and services. Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist in Albury
- help people in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

Around 60% of the social houses in Albury LGA are 3-4 bedroom cottages, with 70% of these currently accommodating 1-2 person households, resulting in a lot of houses being under-occupied. The median age of tenants in the Albury LGA is close to 50 years of age, and there is a growing need for smaller dwellings for one or two people.

Social housing is a safety net, as most tenants are older, past working age, live alone and rely on the age, disability or some other pension for income.



What we heard

We would like to thank everyone who visited the drop-in session held 14 June 2022, or contacted the project team and provided feedback during the consultation period. The key questions raised during the consultation period, and our response, include:

Who will live in the homes once they are built?

The median age of social housing tenants is close to 50 years of age and rising, 10 years higher than the average in regional NSW, and 81% of the households on the priority waitlist in the Albury area are in need of studio, or 1 or 2 bedroom dwellings to accommodate smaller households of either one or two people.

In response to this housing demand data, NSW Department of Communities and Justice (DCJ) are supportive of developing a 'local allocation strategy' for this first project in East Albury that will see older people in need accommodated at the 680-688 East Street and 165 Alexandra Street development. DCJ will also ensure that middle aged tenants placed into the new units are good tenants and don't have a history of vandalism or anti-social behaviour.

How will anti-social behaviour be managed?

The vast majority of social housing tenants are good neighbours and law-abiding people, and increasingly being of senior age.

DCJ has an established Antisocial Behaviour Policy in social housing properties across NSW, to better protect tenants and the wider community. This policy ensures tenants engaging in anti-social behaviour are held accountable. More information can be found at www.facs.nsw.gov.au/housing/living/rights-responsibilities/antisocial-behaviour

What impact will car parking have on the street?

17 car parking spaces are proposed as part of the redevelopment of the site, including 2 accessible spaces. The number of car parking spaces provided is consistent with the requirements of the *Housing SEPP 2021* which includes 0.5 spaces per one-bedroom unit and 1 space per two-bedroom unit.

Visitors to the new development would be able to use any of the available 17 on site spaces or use street parking. The proposal's Traffic and Parking Study found that there is sufficient on-street parking available in the surrounding street network.

Who is responsible for maintaining the property?

It is expected that DCJ will manage the property. Most of the routine maintenance and management of the unit properties such as mowing lawns, gardening and rubbish removal is undertaken by local tradespersons and local disability providers, as well as Aboriginal-owned businesses, who play an important role in the delivery of property maintenance and garden services. LAHC also finds that middle aged tenants take a proactive approach to looking after their common garden areas, which is important for this first project in East Albury.

What's next?

All feedback received from the community, Albury City Council and key stakeholders will be carefully considered before LAHC will decide whether this project will proceed. We will keep the community informed when a decision has been made. Should planning approval be received, construction will start in early 2023.



NSW Land and Housing Corporation hosted a drop-in session at the PCYC in Albury on Tuesday 14 June 2022.

Case study: Minto estate renewal

In 2003, LAHC began masterplanning the transformation of the Minto social housing estate in south-western Sydney. The estate originally comprised of around 1,000 social housing properties concentrated together.

Between 2007-2017, a staged renewal of the estate was completed by LAHC and Landcom as its development manager, transforming the original 1,000 social housing properties into a new mixed-tenure community of 1,250 properties comprising of 375 new social and 875 new private dwellings. Around \$13 million worth of new community facilities were delivered, including 5 new parks and a new community facility building for Campbelltown City Council.

Alongside modern new housing, the Minto redevelopment delivered immediate and longer-term social benefits across the wider community including:

- a more culturally and economically diverse community
- additional and upgraded shops and retail services, considering the more diverse community
- lower unemployment, down from 13.9 per cent in 2006 to 8.5 per cent in 2016
- improved educational outcomes and a higher level of educational advantage. In 2016, 15 per cent of residents attending an educational institution were at university, compared to 4 per cent in 2006
- greater access to public transport, with additional bus routes and bus stops servicing the local community
- significant improvements in shared green space, with new parks and ovals, and upgraded sporting facilities and playgrounds
- reduction in all types of crime reported and greater sense of safety from residents
- sustained growth in local property prices.



Stay in touch

We are committed to keeping the community informed throughout the life of the project via letterbox, website and email updates.

You can contact us at communityengagement@facs.nsw.gov.au or phone us on 1800 738 718.