

Claymore Renewal Project Q&A

What is the rehousing process like?

FACS has an experienced Relocations Team available to help tenants move. Tenants will have a dedicated relocations officer who will work with them to provide personalised support. They are there to make the relocation process as easy as possible and to help tenants settle into their new homes and community.

So the relocation is not a financial burden on you, we will pay for your relocation expenses including removalist costs, redirection of your mail for 3 months, school uniforms, improvements to your home (provided they were approved initially by FACS) and reconnection of electricity, gas, telephone and internet.

For some tenants, moving to a new home will be a welcome opportunity to move closer to family or friends. For others, we recognise that this may cause anxiety and will be a difficult process. You may choose to have someone else present at the meeting with the relocations officer. This can be a family member, friend, neighbour or a support worker.

If you have a desire to relocate early from the next few stages of the project (i.e. Stages 3 to 6), then please contact the Relocations Team to see if this is possible. The Relocations Team will need to consider the availability and suitability of alternate housing.

Can I return to Claymore in the future?

Under the approved Concept Plan, the redevelopment of the Claymore social housing estate will see it completely changed to a modern mixed community of private and social housing with new facilities and high quality open space areas.

The Relocations Team will maintain a register of tenants who express a preference to return to Claymore in the future. This register will operate under the terms of ‘first to leave, first to return offer’. Tenants wanting to return to Claymore in the future will also need to be assessed in the normal FACS manner against the availability and suitability of the new housing stock to be constructed.



New Seniors housing - artists impression

How long will it be until new social housing is available in Claymore?

The first new social housing to be built at Claymore will be the Stage 1 Seniors Living complexes that include a total of 55 units across two locations. Planning approval of these units is expected by late 2017, with construction due to commence in early 2018. It is likely to take around 15 months to build both complexes, meaning that future occupation by tenants could occur around mid 2019.

These new seniors units will represent the start of a rolling program of new social housing to be delivered throughout the project.

If I have to relocate what size home will I be given?

FACS will offer you a home suited to your family size consistent with FACS policy.

Will I have to move into smaller home?

If you need to move as part of the project, we will talk to you about the needs of your household in relation to the number of bedrooms, modifications and access to services. Under existing policies, if you have special needs, these will be taken into account. We will make every effort to meet reasonable requests - so please tell us about any special needs.

Why have some of the stage boundaries for the Project changed on the Relhousing Plan?

Some of the indicative stage boundaries shown on the approved Concept Plan have required minor adjustment on the Relhousing Plan for two main reasons:

- To ensure that tenants within whole streets are relocated, so that some tenants are not left behind and to address potential issues of tenant safety and security;
- To allow for better connections and linkages between the existing Claymore streets and the new project roads as they are completed, so that Claymore becomes much more accessible.

These minor changes have been discussed with the Claymore Information Group and will help to deliver the project in a more efficient manner. The delivery of the next few stages of the project (i.e. Stages 3 to 6) still follows the same project delivery order that was approved within the Claymore Concept Plan.



Existing Claymore in the foreground with new Claymore Stages 1 & 2 under construction in the background.

FOR MORE INFORMATION:

- For information about the project, please visit Gumnut Cottage or call 4629 3536
- For information about relocations or FACS Housing policies please speak to your Client Service Officer



Family & Community Services

Claymore Renewal Project Update



August 2017



The Claymore Renewal Project Concept Plan, approved in 2013, sets out the blue print to renew the area over an extended period of time with the aim of creating a modern, mixed community of private and social housing much like surrounding suburbs.

The Concept Plan responds to the community’s feedback gained during the consultation period including:

- Better parks and community facilities
- Better streetscapes
- Better connections within Claymore and to surrounding suburbs, and
- Better social housing

Under the approved Concept Plan, the total number of houses in Claymore will increase slightly from 1,100 dwellings to 1,490 dwellings, with around 450 of these (or 30%) to be new social housing homes.

As part of the new social housing to be delivered, 125 Seniors Living units will be built. These units will be well designed and located in close proximity to community facilities and public transport. The first 55 of these units are already going through the planning approval process.

The majority of the remaining social homes will consist of 2 bedroom detached dwellings, to meet the increasing demand for this type of housing stock from across the wider Campbelltown district. Some 3 and 4 bedroom dwellings for larger families will still be built within each stage of the project.

PROJECT STATUS

Stage 1 and 2:

The construction works for both stages are now complete, with 247 new residential lots built and sold. Many new private houses are now under construction and have started the project’s delivery of new housing at Claymore. A new park known as *Badgally Reserve* has also been opened to the community and contains a children’s playground and BBQ facilities.

A second road entry into Claymore from Badgally Road has been opened, *Rosslyn Drive*, which will eventually link straight down to Davis Park and Dobell Road in the longer term. Former sections of Dobell Road and Norman Crescent have also been renamed as *Glenroy Drive* and *Arkley Avenue* respectively.

The NSW Land and Housing Corporation (LAHC) has lodged 2 separate development applications

with Campbelltown City Council for a total of 55 Seniors Living units and plans to start building these new Seniors Living complexes from early 2018.

Stage 3:

A development application for the Stage 3 land subdivision was lodged with Council in June 2017 and will be on public exhibition during August 2017. The Stage 3 subdivision includes around 100 new residential lots for private sale as well as 27 new social homes. Another site for a third Seniors Living complex of around 30 units will also be created.

Following the planning approval process, construction of Stage 3 is expected to commence in early 2018.

To enable these civil works to proceed, 99 tenants will need to be relocated. These tenants have already been contacted by the FACS Relocations Team and will be interviewed in the near future to assess their individual needs and rehousing entitlements.

Stage 4:

The Stage 4 land subdivision will follow on from Stage 3 and will require the relocation of around 100 tenants from early 2018.

LAHC will start preparing the Stage 4 subdivision application soon, proposing around 140 new lots for private sale and about 40 lots for new social housing. Before this application is lodged with Council, the Stage 4 land subdivision will be presented to the Claymore Information Group. Construction of Stage 4 is forecast to commence from mid 2019.

Stage 5:

Rehousing for tenants within Stage 5 is currently programmed to commence from early 2019. This stage will also see the further upgrading of *Dimeny Park*.

Stage 6:

Rehousing for tenants within Stage 6 is currently programmed to commence from early 2020. This stage will also see the upgrading of *Davis Park*.

Stages 7 - 13:

In accordance with the Rehousing Plan on this page, rehousing timeframes for Stages 7 - 13 remain under review and will depend on the progress of the project.

