COX

"The SDGs & Affordable, Sustainable & Inclusive Housing"

Affordable Housing – "Distant Land"

COX Architecture

- Sydney
- Adelaide
- Brisbane
- Canberra
- Melbourne
- Perth

1960s
-CB Alexander
 Agriculture College

1970s
-Forbes Street
 Houses

1980s
-Allianz Stadium
-Sydney Exhibition Centre
-Australian National
 Maritime Museum

1990s
-Eureka Stockade
 Interpretive Centre
-Longitude 131°
-National Wine Centre

1990
COX Group
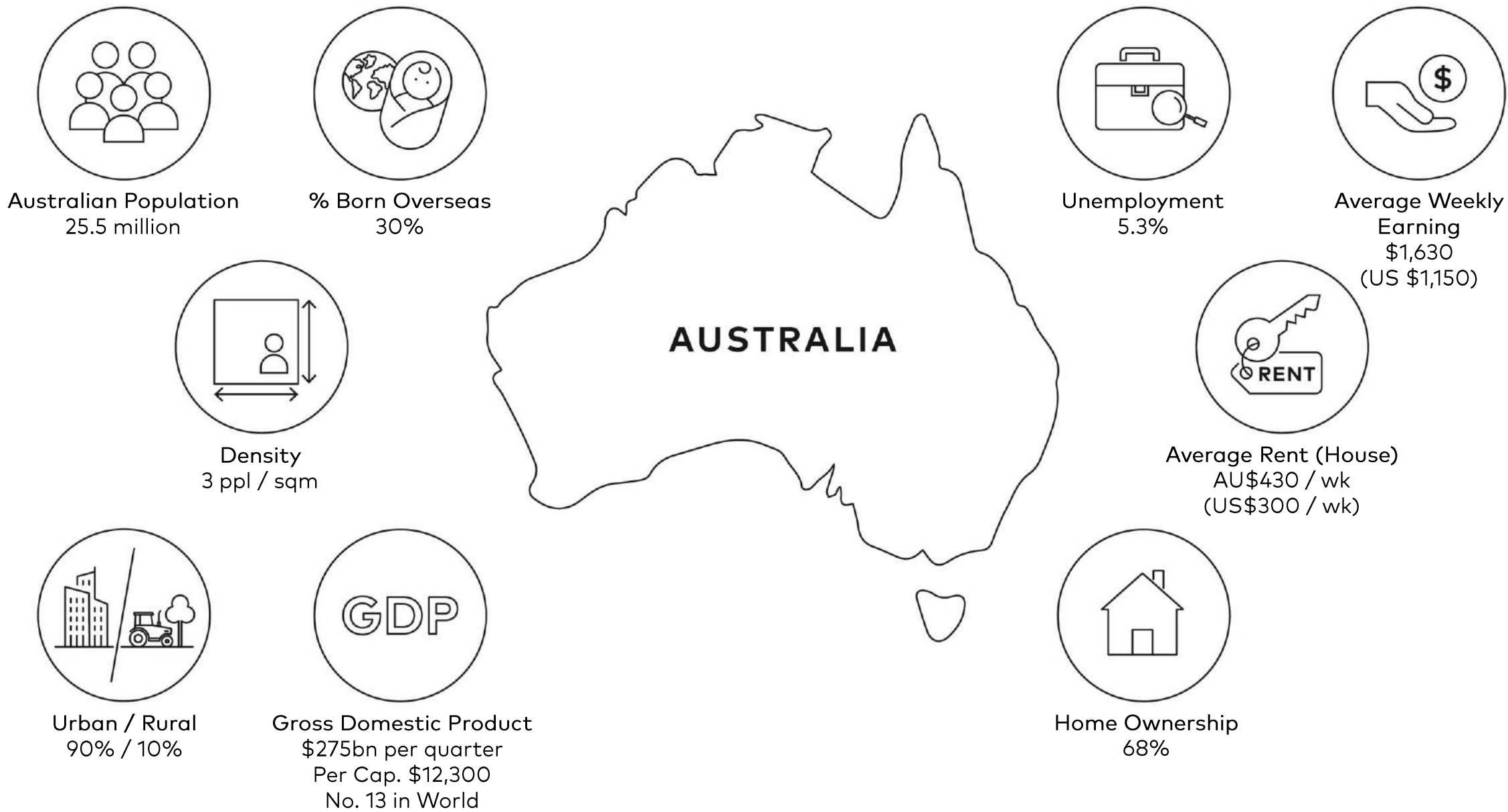
2000s
-Helix Pedestrian
 Bridge
-AAMI Park

2008
COX
Architecture

2010s
-National Maritime Museum China
-Willinga Park Equestrian Centre
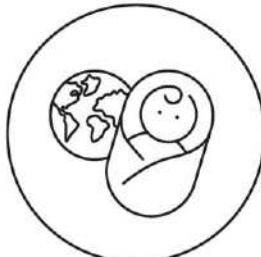-Sir John Monash Centre

Australia "The Distant Land"

Australian Population
25.5 million

% Born Overseas
30%

Density
3 ppl / sqm

Urban / Rural
90% / 10%

Gross Domestic Product
$275bn per quarter
Per Cap. $12,300
No. 13 in World

AUSTRALIA

Unemployment
5.3%

Average Weekly Earning
$1,630
(US $1,150)

Average Rent (House)
AU$430 / wk
(US$300 / wk)

Home Ownership
68%

Australia "The Distant Land"

NSW Population
8 million

Sydney Population
5 million

% Born Overseas
30%
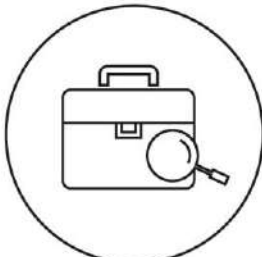
Unemployment
4% metro

Average Weekly Earning
AU$1,650
(US$1,140)

Sydney Rental
34% of the market
AU$450/wk
(US$310/wk)

NO TAX SUBSIDY

NO Taxation subsidy
for Social Housing

NSW

O Sydney

Social Housing in NSW - Historically

Social Housing in NSW - Historically

- Isolated communities – no mix of tenure
- Medium density
- Isolated properties in a neighbourhood
- High density in Inner City in a barren landscape

Public housing apartment blocks at Waterloo in Sydney's inner city

Dickson Towers public housing buildings in Canberra's north

Shortland street flats

Social Housing in NSW – Post World War 2

Post World War 2

- Working Families (low incomes)
- 73% Couples with Children
- Mainly English Speaking
- 80-90% in Employment

Social Housing in NSW – NOW

Today
- Demand for 200,000 dwellings
- 10% in Employment ONLY
- Mainly Singles (main age 55-75)
- Vulnerable community
- Disability, mental health
- Living in Building over 50+yrs
- Not for purpose
- No solar access
- No passive surveillance
- Culturally and linguistically diverse

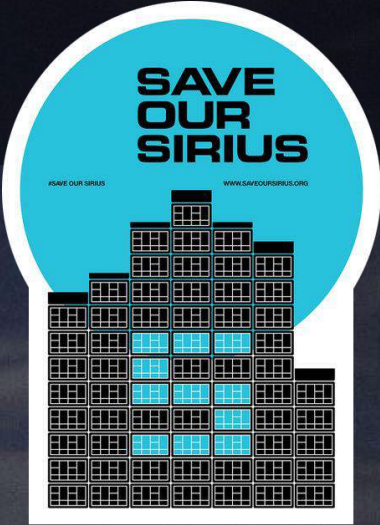# Social Housing in NSW – NOW

The System that was designed to relieve POVERTY can end up trapping people in poverty.

The scene of the alleged murder in Cartwright. (Source: NSW Police Force)

SELL IT
Governments approach to Social Housing

SAVE
OUR
SIRIUS

#SAVE OUR SIRIUS   WWW.SAVEOURSIRIUS.ORG

SELL IT for $$
Governments approach to Social Housing

Current interior

Future penthouses for the rich

Sustainable Development Goals (SDG)

Sustainable Development Goals (SDG)

SDG 1   No poverty

SDG 10   Reduced inequalities

SDG 11   Sustainable cities & communities

SDG 17   Partnerships for the goals

Future Directions NSW Government
Overarching Govt. Policy

- Taxation policies unlike Europe – *as a society we don't value the vulnerable*

- 130,000 properties and waitlist of 60,000 / 75,000

- Existing dilapidated properties / sharp increase for demand

Future Directions NSW Government
Overarching Govt. Policy

Govt. collaboration with private sector, not for profit –
Create a responsive , Sustainable social / Affordable housing system

More social housing	More opportunities, support and incentives to avoid and/or leave social housing	A better experience in social housing

Grow social housing supply	Optimise planning settings and infra-structure	Opportunity in work and education	Access private rental market	Grow affordable housing supply	Access for priority clients	Housing stability	Suitable, safe and quality housing	High quality customer service

What is Communities Plus doing?

- Major urban renewal and neighbourhood
- 40,000 market / 23,000 social and over 500+ affordable
- AU$22Bn (US$17Bn)

- **Major Projects (6)**
- Large mixed use master plan projects (infrastructure)

- **New Communities (7)**
- Existing social housing estates mixed ownership

- **Neighbourhood Projects (21)**
- Small to medium infill in regional and metro

Ivanhoe Communities Plus

EVERY PROJECT is Designed and responds to the following:

IVANHOE
SOCIAL HOUSING OUTCOMES FRAMEWORK

IVANHOE
SOCIAL HOUSING OUTCOMES PLAN (SHOP)

2021	Activities	Dependencies
	Consider opportunities for pathways to wellbeing and independence through Tailored Support Co-ordination based on the demographic profile of the individual residents wishing to return	
	Develop the operational TSC service model and engagement strategy	
	Develop processes to enable the TSC service model including human resources strategy and staffing model	
	Review and update the existing service maps and develop infrastructure to strengthen, extend and manage partnerships	
	Formalise relationships between service providers including the development of protocols and procedures between the tenancy manager, property manager and TSC service	
	Identify community building opportunities for returning tenants as well as tenants that are not returning	

Projects that describe opportunities for Communities Plus

2 major projects we are involved in:

- Ivanhoe / Telopea

A – A – I

Attitude   Acceleration   Innovation

+ Architects (4 to 5)
Urban Designers
Landscape Architects

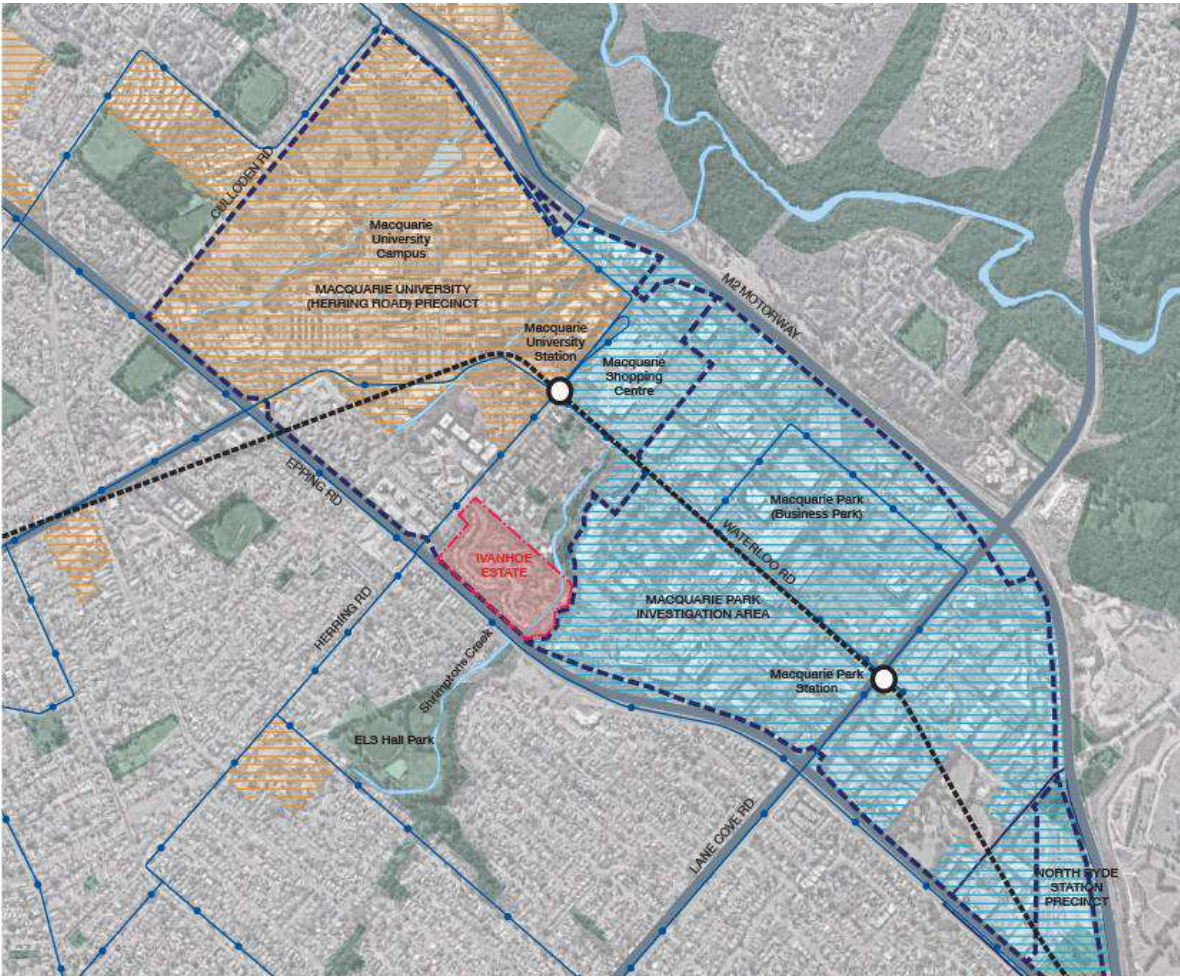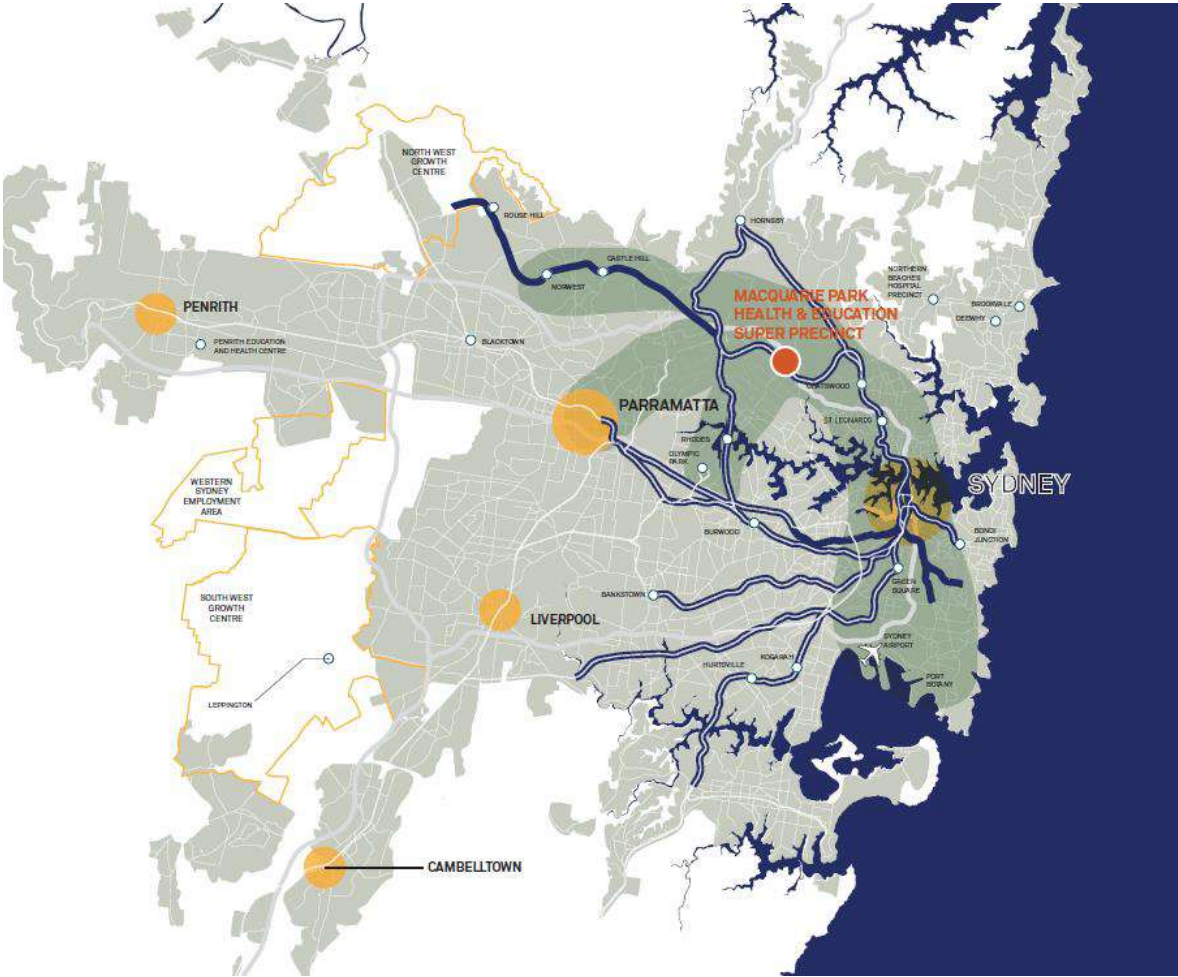# Designers working collaboratively with Developers and Government

Mixed Tenure

Mixed Tenure

- Traditionally – manifesting social issues and negativity

- Mix of Market / social / affordable encourages and increases commercial and education activity / attitude

- Attitude and exposure changes then acceleration occurs

Ivanhoe Communities Plus

Ivanhoe Communities Plus – Master Plan

- 120 aged care facility
- A wellbeing centre
- Co-educational school (1000)
- Child care centres
- Retail
- Cafes
- Nature based playgrounds
- Open green spaces
- Swimming pool
- Community centre
- Independent living units
- 3000 + apartments
- 900+ social

Village Green

Teleki Square, Budapest

Darling Harbour, Sydney

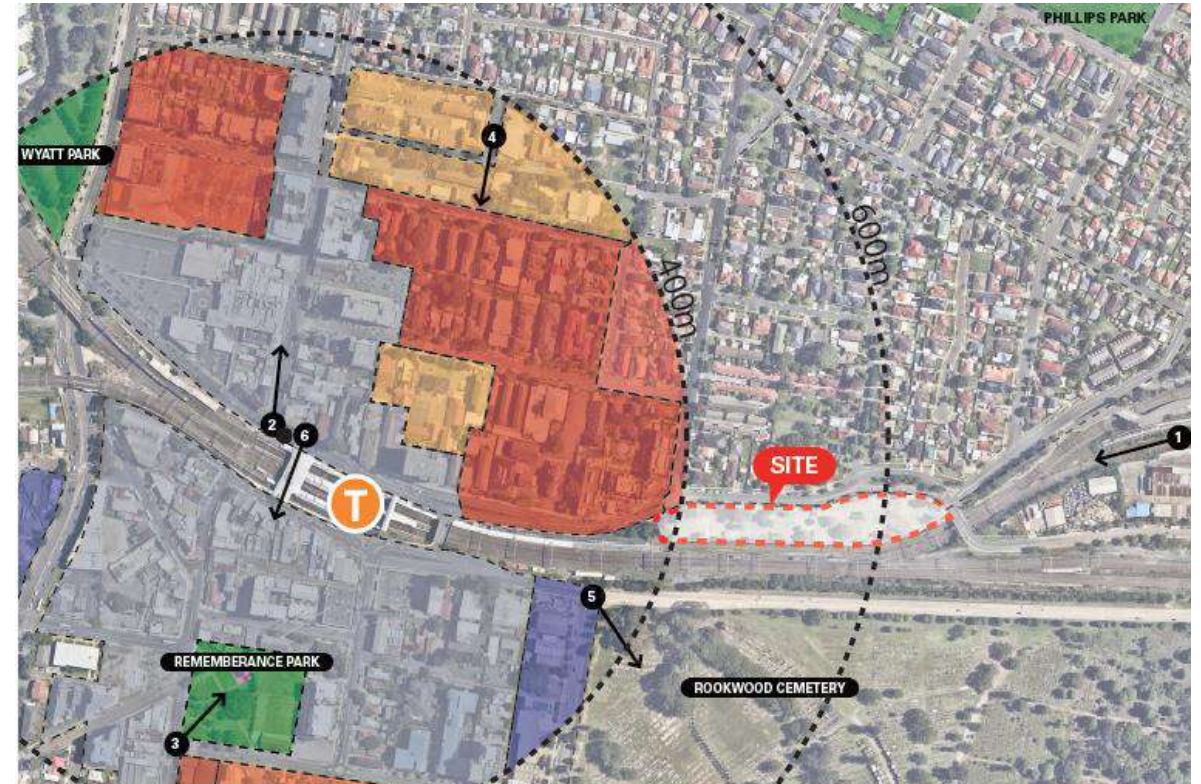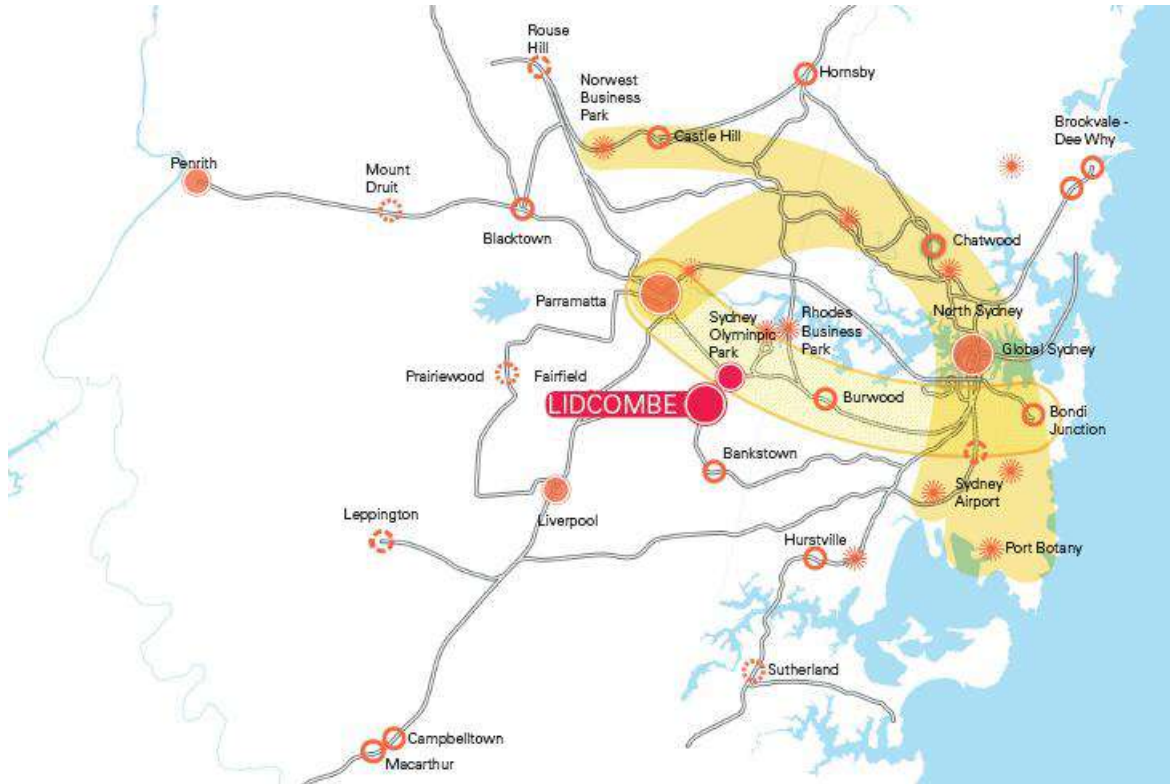Grenery Square, Kings Cross, London

Ivanhoe Communities Plus

Lidcombe Communities Plus

D.A. Quick facts:
- Site area – 10.133 sqm
- 262 units apartment mix
- 15% of which are Social Housing ("Blind tenure concept" similar to Ivanhoe Estate) Concentrated in 1 of the 4 buildings, separate entrances, outdoor spaces and basement car park

10 REDUCED INEQUALITIES

11 SUSTAINABLE CITIES AND COMMUNITIES

17 PARTNERSHIPS FOR THE GOALS

Legend

- Town Centre
- Education Facilities
- Park/Open Space
- Pedestrian Path to parks
- Light Industrial
- Light Density Residential
- Medium Density Residential
- High Density Residental
- Mixed Use
- ▪▪ Site Boundary

Lidcombe Communities Plus

Lidcombe Communities Plus

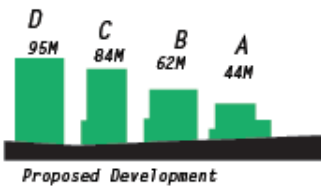JOHN STREET

SWETE STREET

BACHELL AVE

CHURCH STREET

RAILWAY STREET

Lidcombe Communities Plus

SITE MODIFICATIONS

INCREASED HEIGHT
IN BUILDINGS AS SHADOWS
DO NOT IMPACT
NEIGHBOURING BUILDINGS

D 95M
C 84M
B 62M
A 44M
Proposed Development

INCREASED FSR FROM 2.1 : 1 ▶ 6.54 : 1

ADDITIONAL 44,956m2 GFA ON TOP OF THE EXISTING 21,179m2 GFA PERMITTED UNDER THE EXISTING CONTROLS

21,179
+44,956
──────
66,235 m2

EXISTING DWELLINGS 262   PROPOSED DWELLINGS 720

ADDITIONAL 623 CAR SPACES ON TOP OF THE **EXISTING 328** PERMITTED UNDER THE EXISTING CONTROLS

328
+623
────
900 Car Spaces

BENEFITS TO PUBLIC

ENLARGED **COMMUNITY** CENTRE

LOW-COST **CO-WORKING** SPACE

OPPORTUNITY FOR **COMMUNITY** WORKSHOP + CRAFT SPACE

ENLARGED **EARLY LEARNING** CENTRE

NOW INCLUDES **SENIORS** APARTMENTS

BECOMES A **DESTINATION** + RECOGNISABLE

CLOSE PROXIMITY TO **LIDCOMBE** STATION

VPA VALUE

VPA VALUE: **$$$**

66% VALUE: **SOCIAL AND PUBLIC** BENEFIT

$ VALUE: **$$$**

Additional **SOCIAL** HOUSING UNITS

PUBLIC PARK **GREEN** SPACE

CHILDCARE CENTRE

COMMUNITY HUB SPACE
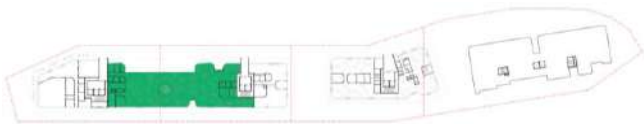
34% VALUE: PRIVATE DWELLING

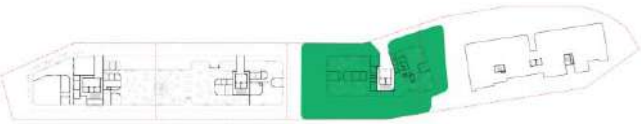$ VALUE: **$$$**

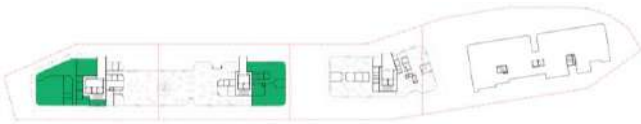ADDITIONAL DWELLINGS

Lidcombe Communities Plus

Swete Street

Martin Street

Spilling outside

Church Street

Linking the park and community spaces

Active public park

Identity from Station

Indoor Light-well

Community Hub

Co-working Spaces

Railway Corridor

Childcare and Seniors living

Social Housing

Lidcombe Communities Plus

Business Incubator / Co-working Spaces

EGGR OSB Coworking Space, Habita

WeWork South Lake Union Office, Seatte

Expanded Childcare Facilities

Waranara Early Learning Centre, Zetland

UTS Blackfriars Children's Centre, Chippendale

Community Hub

Kalkbreite Cooperative, Zurich

Kalkbreite Cooperative, Zurich

Kalkbreite Cooperative, Zurich

COX's work in Social / Affordable Housing
Constance Street Affordable Housing

- Fortitude Valley, Brisbane metro
- 6,000 sq.m.
- 2 Levels of Community and Offices
- 8 Levels Housing
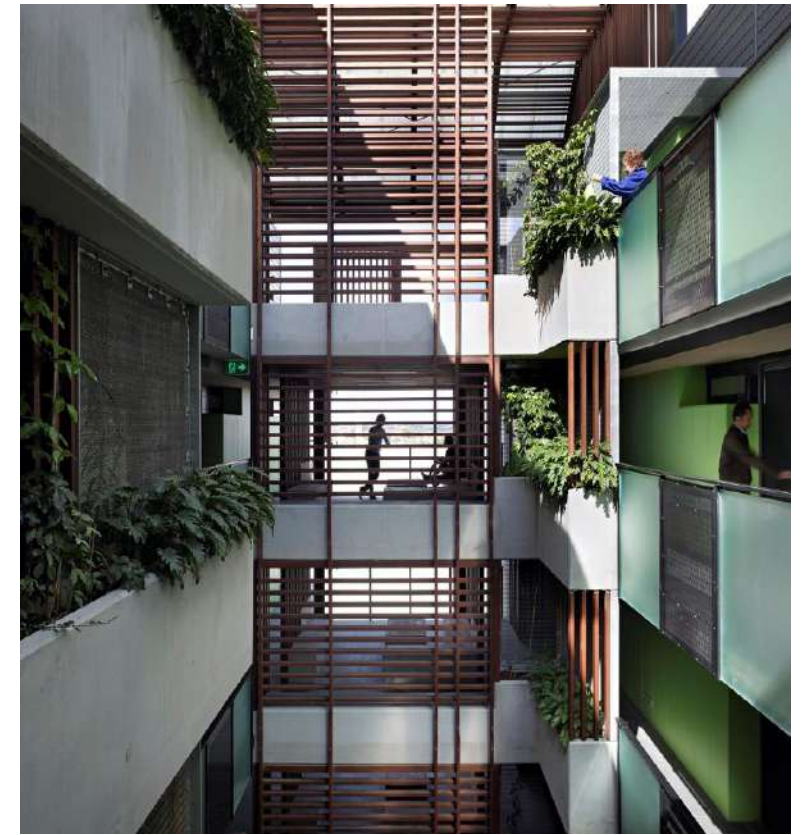- 78 units (studios and 1 Bed)

COX's work in Social / Affordable Housing
Constance Street Affordable Housing

COX's work in Social / Affordable Housing
Constance Street Affordable Housing

COX's work in Social / Affordable Housing
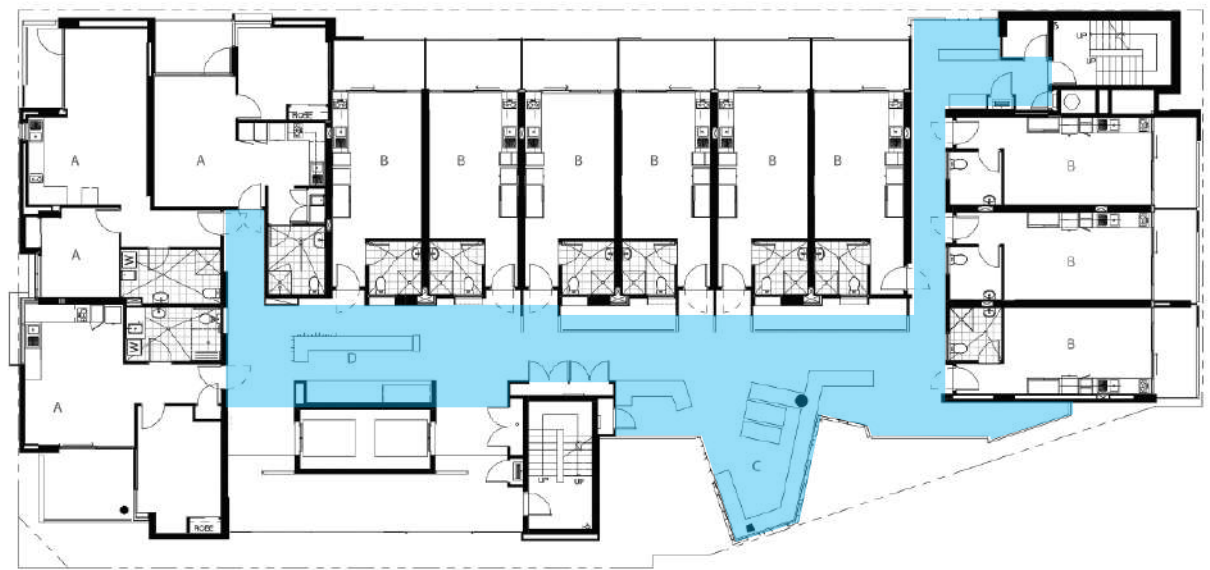## Bonneylane Affordable Housing

- Fortitude Valley, Brisbane metro
- 6,000 sqm
- 2 Levels of podium offices
- 7 Levels Housing
- 81 units (62 studios and 19 single bed)

COX's work in Social / Affordable Housing
Bonneylane Affordable Housing

COX's work in Social / Affordable Housing
Bonneylane Affordable Housing

Why is there a need for change

- Changing **family structures** leading to changing **living patterns**

- Rise of **Single – Person** households, **Aging** population.

- Risk of **Social** Isolation

- **Economic Uncertainty** – mortgage versus control rent

- Religious/ Social run welfare can **NOT** compensate for above

Co-op and choice

The co-housing or **baugruppen** model provides for **independence**, but also for co-operation, where **resident/owners take care of each other and the building.**
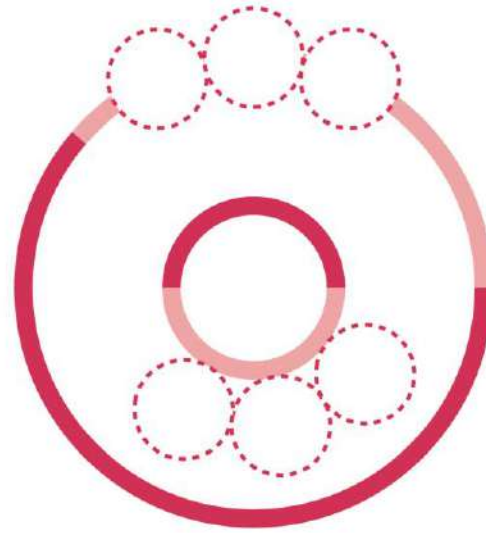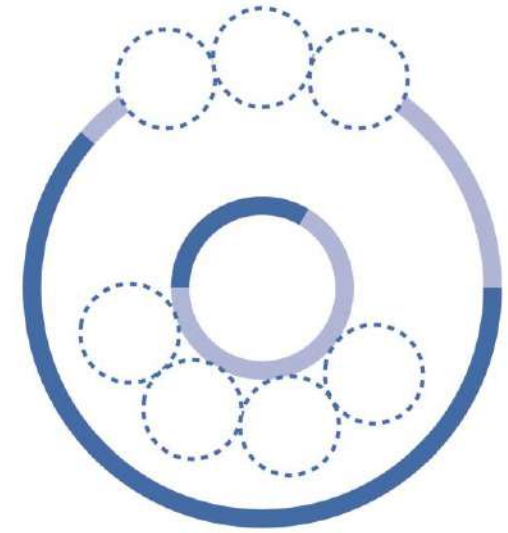
Emergence of micro-neighbourhoods
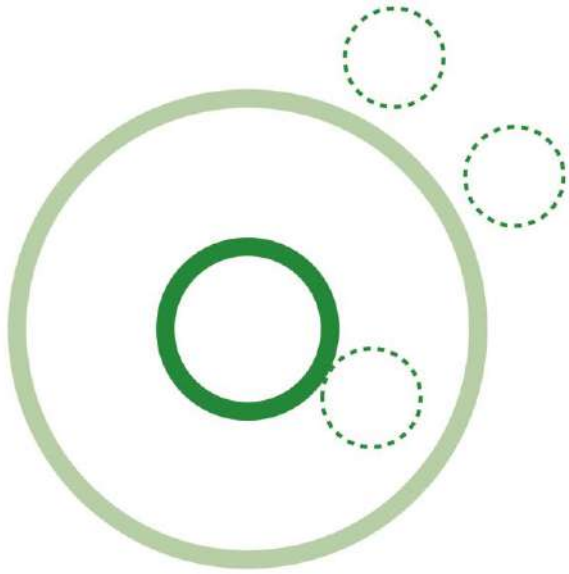
Traditional Living
Standard amenities (communal courtyard)
Minimal permeability private/public.

Shared Living (predominate appetite)
Shared amenities (libraries, music, cinemas)
Intermediate spaces for social interaction
Shared balconies, courtyards and gardens.

Co-Living
High levels of permeability
Cluster apartments
Non Traditional shared amenities
Communal laundries/cooking areas
Fully shared balconies, courtyards, gardens.

City Maker's Study Guild

Collaborative Urbanism in Europe

Who : Developers, Government Agents and Architects/Urban Designers

3 Innovative European Cities

Berlin, Vienna and Zurich

"HOUSING IS A HUMAN RIGHT" – Red Vienna

60% of population live in Subsidised Housing

Aims :

- Open our eyes to breaking away from standard development
- Alternative ways of funding/ development models
- New ways of co-habitation
- Disruptive Housing and business models
- Social Sustainability
- Multi Generational living

City Maker's Study Guild

City Maker's Study Guild

City Maker's Study Guild

Australia 2030? 2050?

IDEAS for ACTION

"Market driven affordable housing"

- community plus

- public private partnerships

- architectural solutions

"Lack of housing security"

- build to rent

- new land use categories

- design excellence

"Growing number of seniors"

- ageing in place

- intergenerational diversity

- product flexibility

Thank you!

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