“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

2000s
- Helix Pedestrian Bridge
- AAMI Park

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%
- Unemployment: 5.3%
- Average Weekly Earning: AU$430 / wk (US $300 / wk)
- Average Rent (House): AU$430 / wk (US $1,150)
- Density: 3 ppl / sqm
- Urban / Rural: 90% / 10%
- GDP: $275bn per quarter Per Cap. $12,300 No. 13 in World
- 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 for Social Housing
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
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
SELL IT for $$
Governments approach to Social Housing

Current interior

Future penthouses for the rich
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
Govt. collaboration with private sector, not for profit –
Create a responsive, sustainable social / affordable housing system
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
EVERY PROJECT is Designed and responds to the following:

**IVANHOE SOCIAL HOUSING OUTCOMES FRAMEWORK**

**IVANHOE SOCIAL HOUSING OUTCOMES PLAN (SHOP)**

<table>
<thead>
<tr>
<th>Year</th>
<th>Activities</th>
<th>Dependencies</th>
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<tbody>
<tr>
<td>2021</td>
<td>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</td>
<td>🗂️🔥✅</td>
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<td>Develop the operational TSC service model and engagement strategy</td>
<td>🗂️🔥✅</td>
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<tr>
<td></td>
<td>Develop processes to enable the TSC service model including human resource strategy and staffing model</td>
<td>🗂️🔥✅</td>
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<td></td>
<td>Review and update the existing service maps and develop infrastructure to strengthen, extend and manage partnerships</td>
<td>🗂️🔥✅</td>
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<td></td>
<td>Formalise relationships between service providers, including the development of protocols and procedures between the tenancy manager, property manager, and TSC services</td>
<td>🗂️🔥✅</td>
</tr>
<tr>
<td></td>
<td>Identify community building opportunities for returning tenants as well as tenants that are not retaining</td>
<td>🗂️🔥✅</td>
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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

• 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
Lidcombe Communities Plus

SITE MODIFICATIONS

INCREASED HEIGHT IN BUILDINGS AS SHADOWS DO NOT IMPACT NEIGHBOURING BUILDINGS

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

262 720

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

128 623 900 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

CHILD CARE CENTRE

COMMUNITY HUB SPACE

34% VALUE: PRIVATE DWELLING

$ VALUE: $$$

ADDITIONAL DWELLINGS
Lidcombe Communities Plus

Business Incubator / Co-working Spaces

Expanded Childcare Facilities

Community Hub
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
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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