



Urban
Growth
NSW

Draft Study Nights May 2016

Social Facilities, Heritage and Housing Diversity

Central to Eveleigh

Urban Transformation and Transport Program

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Central to Eveleigh



UrbanGrowth NSW is developing a draft urban transformation strategy that will outline how a vision for the Central to Eveleigh area can be achieved over the short, medium and long term. While not a statutory planning document, when complete the urban transformation strategy will guide future opportunities and decisions on rezoning and development applications for land within the Central to Eveleigh corridor. The strategy is being developed in consultation with the community and other stakeholders and with reference to existing policies for the area including *Sydney 2030* produced by the City of Sydney and the *Plan for Growing Sydney* prepared by the Department of Planning and Environment.

During May 2015, UrbanGrowth NSW presented the methodology and initial findings of three studies commissioned to inform the urban transformation strategy. The three studies were:

- Social facilities - 6 May
- Heritage - 12 May
- Housing diversity - 19 May.

The study nights were established to provide:

- An overview of methodology and rationale of technical studies.
- An opportunity to discuss the implications of draft findings for planning within the corridor.
- An opportunity to obtain feedback on the findings and ask questions.

Each study night commenced with a short presentation that provided background context to UrbanGrowth NSW and the project. Specialist consultants completing studies then provided an outline of their work which led to open group discussion about specific issues relevant to planning within the corridor.

The study nights were part of a larger program of engagement activities being undertaken from April to June 2015 inviting community thoughts and ideas on draft urban design and planning principles. This followed consultation with the community on a vision for the area that was undertaken from December 2014 to March 2015.

This report provides a summary of the presentations and identifies key questions and discussion points raised in response to information presented. The studies being undertaken aim to consider the impact of growth and change within the corridor and a wider study area around the corridor. UrbanGrowth NSW is using a range of possible growth scenarios to assess impacts associated with growth in the area. Scenarios range between 15,000 to 26,000 new residents in the 80 hectare corridor and 29,000 to 56,000 new residents in the wider 500 hectare study area. The scenario for additional workers is for between 7,000 to 13,000 in the corridor and 8,000 to 14,000 in the study area.

These scenarios ensure that planning can be sufficiently informed for a range of possible development outcomes that will shape demand for additional power, waste, telecommunications

and sewage networks as well as important community facilities such as childcare, schools, hospitals and open space.

A summary of each draft study was produced to support the study nights. These summaries are attached. As the studies are finalised over the coming months they will be uploaded to the Central to Eveleigh website.

Study Night One: Social facilities

Speakers: Lauren Harding, GHD

Thirteen community members attended the session held at Yamma Dhiyaan in Darlington on the 6 May. The consultant, Lauren Harding presented the draft study: *Community Infrastructure and Social Issues Review*. The study is being undertaken to identify requirements for community infrastructure and priorities for future social sustainability.

Questions and comments

Q. How can the outcomes be more ambitious and visionary?

This study shows what essential community facilities are required with population growth. How these facilities can be delivered in an innovative way will be the next step of the planning process UrbanGrowth NSW will undertake.

Q. When will the detail be available?

Following the completion of the report, UrbanGrowth NSW will make the final document publicly available through the website.

Q. Can UrbanGrowth NSW be clearer in the definitions for green space, open space, public space etc?

Yes, the final study will clearly define open space and green space and show the hierarchy of open space, including what's private and public.

Q: Will transformation be staged?

Yes, it will be staged over the next 20 to 30 years. North Eveleigh has the potential to be the first area considered for more detailed precinct planning.

Q: Can UrbanGrowth NSW provide the analysis and audit of current green space?

Yes, the urban transformation strategy will include this detail about current and projected green space per person.

Q: Can UrbanGrowth NSW address the shortage of green space in the area?

This is a challenge given the shortage of available land in the corridor for playing fields and large parks. We are thinking about how to upgrade existing parks, provide new neighbourhood parks, improving links to existing regional parks and, where appropriate, use synthetic surfaces to allow for increased use of green spaces.

Q: What was done with the former key findings of the community facility studies done by the Redfern Waterloo Authority?

A: These findings were all considered as part of this study.

Discussion points

Other points raised through discussion included:

- How to plan for, and acknowledge, community-based services and facilities including non-government services. Need to consider structure of service provision by council, government, community and not-for-profit providers to ensure continuity.
- How to meet targets for minimum provision of open space per person.
- The need to reinforce connectivity to open space and embellish existing green space
- Opportunities to open up access to semi private green space and the need to ensure open space is not privatised over time.
- How to put incentives in place for the community to actively get involved and positively contribute to urban transformation to build community identity and cohesion.

Study Night Two: Heritage

Speakers: Dr Susan McIntyre-Tamwoy, AHMS and Otto Cserhalmi, OCP Architects

Fourteen community members attended the study night held on the evening of 12 May at Yaama Dhiyaan in Darlington. Susan McIntyre presented the draft study: *Aboriginal and Historical Heritage Review and Interpretation*. The study is being undertaken to provide a consolidated overview of heritage significance and interpretation, archaeological potential and cultural associations within the study area. It also aims to identify alternate, innovative and best practice strategies for heritage interpretation that could be considered for implementation within the corridor.

Otto Cserhalmi also presented on the work he is undertaking to manage works to preserve and restore the Chief Mechanical Engineers building, a heritage building in North Eveleigh.

Questions and comments

Q: How will the problem of access at heritage rail stations be addressed?

We will work with Transport for NSW in any future planning for the Stations and also review relevant access and architecture heritage guidelines to balance provision of adequate access while ensuring heritage protection

Q. What layers of heritage controls and principles are being considered? Is it only conservation management plans?

We acknowledge that conservation management plans for buildings are important but are not

the only mechanism to protect and maintain heritage in the area. There are a number of recommendations from the heritage study that will need to be considered.

Q. How will UrbanGrowth NSW make sure buildings do not have the same homogenous look and feel and are able to capture the essence of the place? It was noted that Kensington Street in Chippendale is a poor example

We are thinking about how to maintain diversity, and there are a number of ways to achieve this including selling super lots to a variety of developers within the one precinct. We will be active in planning for the adaptive heritage reuse of buildings as cornerstone projects in each precinct.

Q. How will UrbanGrowth NSW make sure old works with new?

It was acknowledged that this is a challenge and that a culture and heritage strategy is needed with strong heritage principles in place through the urban transformation strategy.

Q. How will UrbanGrowth NSW work with The Block and recognise its heritage significance to Aboriginal people?

We understand the importance of Aboriginal heritage and stories, both contemporary and ancient in the area. Origin Consulting, a specialist Aboriginal consultant has been appointed to consult with the local community about the urban transformation strategy.

Q. Has UrbanGrowth NSW planned for the potential traffic that will be generated with adaptive reuse of heritage buildings?

A traffic and transport study is underway that will consider the outcomes of modeling done around future population scenarios. The uses of the buildings will be determined through the urban transformation strategy and detailed precinct planning and may provide spaces for the local community.

Discussion

Other discussions included:

- concern that the area would be broken up to the detriment of the overall heritage interpretation plan and the need to look at the Eveleigh railway site as a whole and connect the Australian Technology Park with North Eveleigh
- support for quick action on adaptive re-use and activation of heritage buildings
- opportunity for 'walk-shops' with community, urban designers and heritage specialists to be undertaken to support heritage interpretation and ensure the essence of place is not lost
- opportunity to frame language around heritage to celebrate and promote the value it adds to the area. It was suggested that language about 'conservation/preservation' often has negative undertone associated with a sense of loss
- the murals at Redfern Station have value
- need to ensure there is a long term enduring Aboriginal presence
- need for a central repository for social stories to be kept
- opportunity to use the Chief Mechanical Engineers building and other significant buildings to tie heritage together (e.g. powerhouse museum)

Study Three: Housing Diversity

Author: Sarah Hill, HillPDA

Seventeen community members attended the study night on housing held on the evening of 19 May at Yaama Dhiyaan in Darlington. Sarah Hill presented the draft study: Housing Diversity that is being prepared by Hill PDA and Sydney University for UrbanGrowth NSW and the City of Sydney. The study is being undertaken to investigate current issues relating to housing availability, affordability and diversity and the value of housing diversity and to identify practical initiatives that can be implemented in the short and medium term to support housing diversity in the area.

Questions and comments

Q. Will urban transformation mean selling public land?

Yes, the NSW Government will package government land in the corridor to sell to developers (private and community housing providers), but only after we have secured the greatest public benefit possible through the urban transformation strategy and detailed precinct planning, delivery of infrastructure.

Q. When will UrbanGrowth NSW start construction and how high will the buildings be?

We aim to have the urban transformation strategy complete and available at the end of the year and precinct plans will be prepared progressively thereafter. North Eveleigh is the area most likely to break ground within two years. We are hosting a community workshop on 30 May that will include discussion of potential heights and design principles across the corridor broadly and within North Eveleigh specifically.

Q. Why is work starting at the North Eveleigh gas works?

Transport for NSW is undertaking remediation works to remove contaminated soil. The nature of these works is documented extensively on their website. This work is not connected to our work. Government land owners, including Transport for NSW continue to maintain their land holdings while we prepare the urban transformation strategy.

Q. Will public housing stay?

Yes, if a new Waterloo Station is announced following community consultation being led by Transport for NSW, there may also be the opportunity to renew public housing in Waterloo, with an understanding that there would be no loss in public housing numbers.

Q. Does UrbanGrowth NSW have an affordable housing target and who will be eligible?

The current target is 7.5% for the City of Sydney and we want to look at a range of models to reach and, where possible, exceed this.

Q. Does compact living enable a reduction in massing and scale of density?

We are still grappling with, and considering the tradeoffs associated with, compact housing forms.

Q. Is UrbanGrowth NSW using up to date statistics?

The study was undertaken in partnership with the City of Sydney and we used their up to date database.

Discussion

Other discussions included:

- concern that without strong commitment and whole of government coordination, ad hoc development would occur that does not deliver housing diversity.
- need for government to explore macro financing options to deliver housing diversity. Interest in who would be eligible for affordable housing and comments that people on moderate incomes should not be eligible, only those on low to moderate incomes.
- concern that projects would need to be quarantined to community housing providers so that the market does not take over and impact feasibility.
- need for consultation during precinct planning to give residents the opportunity to explore trade-offs, for example that small houses should be offset by higher access to open space with high amenity. There were mixed views about the impact of the high student population impacting social cohesion and adding to vitality of the area.
- clarification sought about regulations impacting public access through new development.
- confusion about definitions and complexity of issues and the associated challenge of having a sophisticated community debate about housing diversity and affordability.
- concern about population creep through development modifications – leads to over-development and inadequate open space and facilities.

Feedback from study nights

There was consistent feedback from all three nights that:

- clear definitions needed to be provided
- the events should have been better promoted
- benefits should be directly returned to the local community given the intended sale of public land.

Feedback from people who attended the study nights indicated that generally the nights were viewed as being good or excellent and that people appreciated having the opportunity to ask questions and talk directly with experts. Other feedback included:

- Desire for longer discussion time.
- Surprise there was not more diversity of opinion at some of the study nights,
- Need to provide sufficient background information to the project.
- Mixed views about suitability of presentation materials.
- Need to provide more advance notice to promote events and enable people to attend.
- Opportunity to distribute information materials prior to events
- Need to ensure equal participation from all people.

Fact sheets distributed at Study
Nights

Study focus: Draft Community Infrastructure and Social Issues Review

Authors

Lauren Harding, MSocSc, BA Anthropology, GHD

Anna Chubb, BA, GradDipUrbRegPlan, GradCertMgmt, EMPA, GHD

What is the purpose of the study?

The purpose of the Community Infrastructure and Social Issues Review (CISIR) prepared by consultancy GHD for UrbanGrowth NSW, is to ensure that social sustainability is considered in the development of an urban transformation strategy for the Central to Eveleigh Urban Transformation and Transport Program. When complete, the strategy will drive the future shape of this part of the city and guide future decisions on rezoning and development applications.

Socially sustainable development aims to create places that are vibrant and connected, where the population is diverse and supported, and the environment contributes to healthy and safe lifestyles. The CISIR examines the 80 hectare corridor of government owned land between Central and Macdonaldtown and Erskineville Stations, as well as 500 hectares around the corridor known as the study area. It includes an analysis of the social issues of current and potential future residents, workers and visitors. The following is a description of the methodology and initial findings of the draft study.

Key elements of the study include:

- a community profile for the area
- assessment of community infrastructure requirements
- assessment of potential impacts and opportunities resulting from the renewal
- recommended priorities for future social sustainability to be incorporated into planning for the area.

How has the study been prepared?

- Identifying and assessing leading practice social sustainability frameworks.

- Reviewing the outcomes of previous consultations for the project.
- Reviewing previous consultation and studies for the proposed renewal of Redfern, Waterloo and South Eveleigh social housing sites, including Draft Built Environment Plan 2 (BEP2).
- Interviewing service providers including government and non-government (e.g. The Factory, WEAVE, Inner Sydney Regional Council for Social Development, affordable housing providers) to understand potential community and service provision impacts.
- Identifying and assessing 'big picture' trends which may impact the transformation.
- Reviewing existing policy context including NSW Government and City of Sydney.
- Auditing existing community infrastructure and consider potential infrastructure needs.

What are the key findings?

- The *existing community is uniquely diverse*, including people from high and low income groups, vulnerable groups and groups with specific needs including social housing tenants, older residents, families with young children, Indigenous people, and people from culturally and linguistically diverse backgrounds.
- *Future households* are likely to include high numbers of young couples and singles, young families, and some older people looking to downsize/remain living in the area. Many residents are also likely to be from culturally diverse backgrounds, and working in professional roles.
- There is a *diversity of existing workers* in the area, from professionals to creatives, people working in retail and hospitality, and factory and warehouse workers.
- *Future workers* are expected to primarily be located in the Central Station area, potentially a commercial and retail hub, and the Redfern Station area. It is likely that future workers will be a mix of white collar workers (e.g. professionals and key workers (e.g. nurses, child care workers, cleaners, retail workers)).
- There is *high demand in the area* for affordable housing, education, community health services, public open space, childcare and aged care.
- *New residents and workers* will increase the use of community infrastructure and change the form and character of the existing built environment.
- *Alternative and new models for both the delivery and operation* of community infrastructure are required to meet needs as the population grows.
- *Renewal is an opportunity* for new communities to connect with existing communities, and to create new places that are vibrant and diverse.

What does this mean for Central to Eveleigh?

Based on the key findings, GHD has suggested the following social sustainability objectives and priorities to deliver a vibrant and connected place for the community.

Housing – *deliver a range of appropriate, affordable and quality housing types and tenures to meet the needs of diverse households through initiatives such as:*

- Consider a range of housing types and tenures, including affordable rental and purchase options, new intermediate income housing and social housing, to meet housing needs of different income groups.
- Continue to engage the community and housing providers about ways to deliver affordable and appropriate dwellings for a range of households.

Economy and employment – *support economic growth and diversity whilst providing access to new employment opportunities close to home through initiatives such as:*

- Investigate ways to link developers and businesses associated with the renewal with local training and skills development programs
- Explore provision of an enterprise hub (mainly focused on the combination of creative, education and knowledge based local industries) providing affordable office/work space for small businesses and start-ups

Community cohesion and identity – *create vibrant and unique places that encourage connections between all community members and improve access to high quality community infrastructure through initiatives such as:*

- Explore new and/or improved community facilities in each including community arts, shared workspace, community health, indoor sports and/or multipurpose – indication that around 3 to 5 new mixed use community facilities required over the long term.
- Consider planning for the provision of child care centres in each Precinct in line with City of Sydney benchmarks – indication that around 10 or more child care centres would be required over the long term.
- Consider planning for new public open space and improving access to existing sports fields and parks – indication that around 3,000m² of local public open space in each Precinct (per 5,000 residents) with a program to upgrade existing sports fields and new sports courts over the long term (new full sized sports fields will be difficult to achieve given the shortage of land. This issue requires further community discussion).
- Ensure best practice requirements for open space design which integrate Safer By Design principles to be workshopped with the Police.

- Ensure community engagement throughout the planning and construction phases targets social housing tenants, the Aboriginal community, culturally diverse communities, and other communities throughout the study area.

Health, wellbeing and safety – *encourage active and healthy lifestyles through provision of walkable neighbourhoods that are green, connected and safe through initiatives such as:*

- Work with the City of Sydney to ensure a network of pedestrian and bicycle routes is provided which link to key destinations, have high amenity and are easily identified.
- Consider a 'green infrastructure' strategy to provide green landscape elements in streets, buildings and public places as way of improving wellbeing in a dense area
- Prepare an urban design scheme that delivers Precincts which integrate with and reflect the character and identity of neighbouring areas and provide high quality and safe public domain spaces.

Wednesday 6 May 2015

Study focus: Draft Aboriginal and Historical Heritage Review and Interpretation

Authors

Ms Fenella Atkinson, B.A. (Hons), Archaeology, Graduate Diploma Cultural Heritage, AHMS Pty Ltd

Dr Susan McIntyre-Tamwoy, BA (Hons) Anthropology, PhD Archaeology, AHMS Pty Ltd

Ms Sophie Brettell Certificate IV Project Management, B.A. (Hons), Archaeology, AHMS Pty Ltd

What is the purpose of the study?

The purpose of the study is to provide:

- A consolidated overview of heritage significance and interpretation, archaeological potential and cultural associations within the Study Area, with a focus on the Corridor; and
- An overview of alternate, innovative and best practice strategies for heritage interpretation from around the world that could be considered for implementation within the Corridor.

The study is a report to UrbanGrowth NSW and attempts to consolidate the large number of existing reports into one location, and provide ideas regarding the conservation and recognition of significant cultural heritage for future generations.

How has the study been prepared?

The project was divided into two reports. These are:

- Aboriginal and Historical Heritage Review (Stage 1)

- Opportunities for Interpretation in the Central to Eveleigh Corridor (Stage 2)

Aboriginal and Historic Heritage Review (Stage1)

This is predominantly a desk top review and includes:

- Review of relevant statutory and non-statutory heritage listings, for items within and in close proximity to the study area;
- Search of Aboriginal Heritage Information Management System (AHIMS) database for registered Aboriginal sites within and in close proximity to the study area;
- Review of previous relevant Aboriginal and historical heritage assessments;
- Review of previous relevant heritage interpretation strategies;
- Gap analysis of existing reports and interpretation strategies.
- Targeted site inspections; and
- Meeting with interested Aboriginal representatives and an Aboriginal Community Values Workshop held in partnership with MLALC.

Heritage Interpretation Opportunities (Stage 2)

This stage builds on research undertaken in stage 1, and existing interpretation strategies. It includes:

- Examples of heritage interpretation incorporated into new developments, at local, national and international scales, and current best practice;
- The City of Sydney heritage approach through the public art policy, Eora Journey and guidelines for plaques; and
- Identification of options that could address both the Aboriginal and European heritage values of the study area.

What are the key findings?

Aboriginal and Historic Heritage Review

- A number of documentation gaps exist including out of date Conservation Management Plans, and Central Station does not have an Interpretation Plan;

- A set of principles in relation to heritage conservation is recommended;
- A need for an oral history programme focussing on the links between the surrounding urban communities and the heritage places within the Corridor - including but not limited to Aboriginal oral histories from the area. This will in part be addressed by the *Eveleigh Treasures and their Stories* project by ATP);

Heritage Interpretation Opportunities

- There is currently no comprehensive integrated approach to heritage interpretation across the Corridor.
- Interpretation of the history and significance of the Central to Eveleigh development corridor is an integral part of the future planning for the site. Further work to develop and implement interpretation initiatives will be required as the planning process is refined and individual sites are identified for development.
- An interpretation plan for Central Station area is required, to compliment the existing Eveleigh Railway Workshops Interpretation Plan & Implementation Strategy. This will harness the opportunity to capture and interpret larger stories relevant to the corridor as a whole.
- There is an opportunity to link into, and by doing so add to, the City of Sydney's Eora Project.

Draft Principles in relation to Heritage

- Government heritage assets will only be sold or transferred into private ownership with an endorsed Conservation Management Plan completed within the last 10 years in place, or a requirement for a Conservation Management Plan to be completed within 12 months, in accordance with Heritage Council guidelines;
- Prior to the sale of any heritage building:
 - provision will be made for the ongoing conservation of any associated moveable heritage items where relevant;
 - all heritage information relating to the building will be collated and amassed and lodged with an appropriate permanent conservation repository;

- An Archaeological Assessment and associated Archaeological Zoning Plan (covering both Aboriginal and historic heritage) be prepared to inform future management and development decisions;
- An interpretation plan for Central Station to compliment the existing Eveleigh Railway Workshops Interpretation Plan & Implementation Strategy, focussing on both the common themes and the unique characteristics that contribute to the Aboriginal, historic and industrial heritage narratives of the corridor;
- Undertake an oral history programme focussing on the links between the surrounding urban communities and the heritage places within the Corridor (this should include but not be limited to Aboriginal oral histories from the area);
- Demolition will only be considered where the benefits of demolition enhance the viability of more significant heritage buildings, and where demolition includes other tangible community benefits;
- Any demolition or substantial interventions will be preceded with appropriate demolition plans and archival recordings which meet the guidelines specified by the Heritage Branch OEH;
- In designing new buildings and infill development due consideration will be made to the heritage significance of buildings and items as a collection addressing issues such as connectivity and relationships between buildings and site features, as well as public access.

Tuesday 19 May 2015

Study focus: Draft Housing Diversity Study and Strategy Review

Authors

The Housing Diversity Study has been prepared by HillIPDA Urban Economists, Planners and Valuers, together with Professor Nicole Gurran and Professor Peter Phibbs from the University of Sydney.

What is the purpose of the study?

The Housing Diversity Study has been prepared by Hill PDA and Sydney University for UrbanGrowth NSW (UGNSW) in partnership with the City of Sydney (CoS) Council investigating:

- Current issues relating to housing availability, affordability and diversity across the entire CoS Local Government Area (and therefore the Central to Eveleigh study area as part of this analysis) ;
- The value of housing diversity to the social and economic success of global cities together with examples of how other global cities are trying to deliver diverse housing outcomes;
- Practical initiatives that can be implemented in the short and medium term by UGNSW in partnership with the CoS Council to support market and non-market (not-for-profit, Community Housing Providers) sectors enhance housing diversity in the CoS LGA.

The Study defines housing diversity as:

A mix of housing that supports healthy, thriving and socially cohesive communities whilst enabling the efficient and effective operation of CoS areas as a core component of a competitive Global Sydney. It includes a diversity of housing types, tenures, sizes and price points across affordable housing, private rental and properties to purchase.

How has the study been prepared?

A range of methods were used to inform the Study including:

- Analysis of demographic and market data;
- A review of relevant academic and industry research relating to housing diversity;
- A review of Australian and international urban renewal case studies and the initiatives implemented to improve housing diversity;
- The testing of ideas with key industry experts and representatives; and
- The testing of potential options to better understand how they can improve 'Viable Diversity' – which is the ability for a project to:
 - achieve a positive financial return (viability) to allow delivery to be partially/fully funded by the private sector, and
 - maximise affordability outcomes from government funding.

What are the key findings?

- **The Need for Diversity** – over the next 16 years, the CoS is anticipated to achieve rapid employment growth (+137,000 jobs representing 18% of Sydney's total job growth) whilst increasing its residential population by over 90,000 people (close to 50%). Whilst Sydney consistently ranks well internationally in terms of lifestyle, amenity and city branding (e.g. the Mercer Index and Anholt-GfK Roper City Brands Index), the city's scoring on infrastructure provision and housing affordability are often cited negatively within the overall ranking. This has the potential to impact negatively on Sydney's ability to attract global talent and compete with other cities.
- **Who is affected by the Housing Diversity Challenge** – housing diversity and affordability is at a critical point for low and moderate income city workers (professional and knowledge workers) as well as with essential urban workers who are supporting Sydney's position as a global city. Significant challenges are also being faced by families, students and existing communities.
- **The Housing Diversity Gap** – the study shows that there is a growing housing diversity gap within the CoS LGA.
- On the **demand** side, the gap is characterised by two growing trends:
 - An increasing divide between wealthy and poor households;

- An increasing mismatch in age profile with Greater Sydney (i.e. the CoS LGA has a comparatively younger population).
- On the **supply** side, the gap is also characterised by two growing trends:
 - The increasing mismatch between demand and supply (i.e. increasing demand for smaller dwellings); and
 - A growing disparity between income levels (e.g. ability to pay) and housing cost (for both rent and sale) resulting in declining housing affordability.
 - For example nearly 50% of households in the CoS LGA cannot afford to purchase a 1 bedroom apartment. This challenge becomes even more apparent for 2 and 3+ bedroom homes.
- **International and Australian Research** – was undertaken to identify the variety of new approaches to achieve housing diversity including London (Pocket Living and Fizzy Living), New York (the 5 Borough, 10 Year Plan), Brisbane (the Brisbane Housing Company) and Melbourne (the Commons and smaller apartments).
- **Initiatives and Innovations to Address the Housing Diversity Challenge** –the Study identified 14 potential initiatives. We sought feedback on these from government stakeholders, the community housing sector, academics and the private sector and further tested the feasibility of these using market information and location data.

On this basis, Hill PDA identified 5 key initiatives for the short to medium term. These form part of five overarching recommendations as follows:

1. **A Housing Diversity Target** – An aspiration to provide 20-30% of new dwelling as a mix of sizes, tenures (i.e. for rent or purchase) and price points considered more broadly as housing diversity;
2. **Design Innovation and New Housing Models** – providing more flexible designs across the full spectrum of apartment sizes (i.e. studios to 4 bedroom at market sizes and considering more compact forms) to meet the needs of city workers, essential urban workers, students and existing communities broadening the range of price points and tenures;
3. **Develop an Intermediate Housing Model for Sydney** – building on the innovation and lessons from models such as Pocket Living in the UK to develop opportunities for moderate income city workers and essential workers to own a home in the CoS LGA – includes the potential for a moderate income rental model;

4. **A Community Housing Provider (CHP) Support Package** – facilitate ability of CHPs to leverage existing government finance, land and tax concessions whilst improving this sector’s ability to respond to the CoS LGA’s Housing Diversity Gap; and
5. **Proof of concept Projects and Joint Ventures** – between UGNSW, the CoS Council, CHPs and or the private sector, develop innovate housing models that can be replicated by the market to improve a diversity of supply opportunities.

What does this mean for Central to Eveleigh?

We are investigating a number of possible that could deliver a diverse mix of housing to support a healthy, thriving and socially cohesive community. We are engaging a cross section of Community Housing Providers, as well as several State Government departments and service providers to better understand which could deliver the greatest benefits in the short to medium term.

While this body of work does not address social housing, we are also working closely with the Department of Families and Communities (FACS) to look at housing diversity initiatives in future possible public housing renewal projects. This could include mixed tenure models with social, affordable and market housing.

The final housing diversity study, together with further investigation and consultation, will also inform the Central to Eveleigh Urban Transformation Program’s urban transformation strategy. When complete, the strategy will drive the future shape of this part of the city and guide future decisions on rezoning and development applications.

This does not constitute government policy, the Department of Premiers and Cabinet is currently working on a wider policy framework and approach. Our initiatives will be one of the inputs to help inform this larger piece of work.

Initiatives

Apartment design innovation:

- Compact options to test if a range of smaller apartments with excellent design can achieve more affordable price points for purchasers and renters – for initial implementation on affordable housing projects
- Flexible options to test if apartments can be designed to allow flexible change between small and larger apartment layouts (extension to dual key concept)

- Design for long term rental where personal rooming accommodation may be smaller on the basis that excellent shared spaces provide high amenity.

Capital support for Affordable Housing Projects

- Debt support options for CHPs by identifying the most capital efficient method for levy capital (or potentially government support) to improve the risk of construction finance and long term project finance.
- Equity support options including practical implementation of density bonuses, compact design, affordable housing levy mechanisms and government land contribution.

Governance to support permanent housing affordability for dwellings and to support shared ownership

- Controls on purchase that limit buyers to target income groups and/or establish the dwelling price at a discount to prevailing market.
- Simpler or clarified shared ownership models.

Creation of a 'moderate income' or 'intermediate' housing product

- Develop a business and governance model to support development of housing for moderate to upper moderate income earners – sometimes referred to as city makers.
- Work with CHPs to investigate if this model can be delivered through existing corporate frameworks.

Creation of a Community Housing Provider development 'scheme'

- More partnered based commercial arrangements to ensure the practical delivery of the affordable housing initiatives above.

Work in partnership to deliver more housing choices:

- Seek to identify potential affordable housing development partners who can participate in potential projects in the short to medium term – including community groups, the private sector and Council.
- Design led and community engagement focussed ‘design competition’ to demonstrate and test innovative and compact apartment housing types.

NOTES

Agenda



	Activity	Speaker
1	Opening and introductions <ul style="list-style-type: none"> - Acknowledgment of Country - Project team introductions - Purpose of nights 	Abbie Jeffs (facilitator)
2	Project Context	Troy Daly
3	Methodology and key findings	Author of study
5	Questions and close	

