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# Creating Liveable and Accessible Social and Affordable Higher Density Housing: the case of Green Square, Brisbane

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## **Abstract**

Ensuring liveability and accessibility in medium to high density urban housing and precincts is critical to maximise investment and minimise future risks to our community. This research investigates and develops our understanding of liveable and accessible social and affordable housing, with a focus on medium- and high-density urban precincts. The paper presents the findings of a Queensland, Australia case study undertaken in the Green Square Close precinct in Fortitude Valley, Brisbane. The findings of this research are derived from a series of in-depth interviews with key stakeholders from the housing industry and government and form the basis of a liveability framework for social and affordable medium to high density housing utilising five key components. These components includes; 1) Liveability – place-based and community focused, 2) Accessibility - person centred and community focused, 3) Value equation – cost benefit, 4) Regulatory and policy environment, and 5) Adoption and overcoming barriers. The liveability framework also establishes 53 sub-components across these 5 components to improve understanding of whole of life needs. The development of a liveability framework for social and affordable medium and high density housing presents opportunities for decision making in the co-creation of and investment in this critically needed housing.

## **Keywords**

Affordable housing, Accessibility, Liveability, Social Housing.