



**Market-facing, mixed-used, mixed-tenure
developments:
snapshot of Australian examples.**

Project 1.81
Developing a social and affordable housing
investment tool

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1. Background

This report focuses on summarising key Australian examples of market-facing, mixed-used, mixed-tenure developments as a targeted strategy for urban renewal. It has been prepared to inform the development of the SBEnc social and affordable housing investment tool.

Social housing is considered as rental housing provided by not-for-profit, non-government or government organisations to assist people who are unable to access suitable accommodation through the private market (Australian Government Productivity Commission, 2018). Affordable housing is accepted as housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income (NSW Government, 2019).

In practice definitions remain fluid and discussed in a companion paper¹. Affordable housing can be variously considered as rental housing alone, or including owner-occupied and mixed tenure forms of housing (Milligan et al., 2004; Johnston, 2002). Some also extend the definition of social housing to include affordable housing. This research, in part, aims to highlight this diversity and provide a reference guide with clear definitions of social and affordable housing to accompany the social and affordable investment tool being developed by the SBEnc research team. These differences notwithstanding, the term 'affordable housing' is being applied to identifying new ways of financing and delivering housing that is more affordable for low- and middle-income households than market housing, and is less targeted than traditional forms of social housing (e.g. public and community housing).

Reflecting on the past decade, the development of social and affordable housing (SAH) in mixed-tenure neighbourhoods has been challenged by opposition from local residents, planners, politicians and the media. This opposition has led to costly construction delays and amendments for SAH housing developers and in some cases may even force the abandonment of projects. This was a major challenge for policy directions that suggested SAH development to be located in mixed-tenure neighbourhoods, most often on small sites bounded by multiple properties (Davison et al., 2013).

2. Diversity in housing provision

Social mix and tenure diversity are ways in which partnerships between government, not-for-profits and industry is aiming to address critical shortages in the supply of social and affordable housing in Australia.

Social mix is a term often used in the context of the neighbourhood regeneration of social housing estates to refer to some or all of the following characteristics within a particular spatially delineated area (Arthurson, 2010):

- i. *Socio-economic variance of residents* with a balance of the mix of middle-income and low-income residents.
- ii. *Mix of different housing tenures* including social housing renters, homeownership and private renters. Obtaining a heterogeneous mix of housing tenures is often compared with a neighbourhood characterised by concentrations of homogeneous social housing.

¹ Kraatz, Caldera and Reid (2022) Industry Challenges Research Context Snapshot

- iii. *Mix of age groups* referring to the levels of youth and aged residents. This aspect is often used in relation to having a mix of youth and aged within or in different high-rise social housing towers, blocks of flats or groups of units.
- iv. *Variation in the ethnic mix* of residents including a mix of residents from different ethnic backgrounds.

Tenure diversification is being increasingly adopted by government and housing providers for new developments and urban renewal areas that include a component of affordable rental housing. There are growing opportunities for community housing providers to engage in developing and managing multi-tenure developments. These often consist of social and affordable rental, private market rental and owner-occupied housing options being included in the redevelopment of large-scale public housing estates. This helps address the growing demand for 'key worker' housing in rapidly transforming urban areas. While it is accepted that mixing a range of tenures is ultimately desirable for many reasons, there is still limited evidence about the appropriate mix, layout and design how to achieve positive outcomes (Judith Stubbs and Associates, 2018). Previous research has argued that there is no 'right way' to configure tenures, and there are different preferences among residents, developers and tenancy managers.

There are three main types configurations associated with of tenure mix options (Judith Stubbs and Associates, 2018):

- i. Fully integrated – affordable rental housing is sprinkled or 'pepper potted' across floors and buildings.
- ii. Clustered – tenures are separated by floor, 'core' or building, but with opportunities for social and physical interaction through common facilities, shared entries.
- iii. Segregated – tenures are clearly separated by walls, different street accesses, no shared open space.

Of the three types of tenure mix, 'clustered' development tends to be favoured by tenancy managers for ease of management. In particular such developments allow the community housing manager to be more flexible, for example, about levels of servicing and the cost of strata fees. It can also provide more control over tenancy problems that may arise (e.g. the behaviour of private tenants where there are absentee landlords or poor management protocols).

There are three main ways that tenure mix is being achieved under Australian and UK policy directions (Arthurson 2002, Kearns et al., 2013).

- i. Dilution - reducing the proportion of social housing where there is a large concentration on housing estates.
- ii. Diversification - introducing 'social mix' through 'tenure mix', e.g., providing a component of affordable housing through inclusionary zoning on private land, development partnerships of government land.
- iii. Dispersal - relocating social housing tenants from disadvantaged areas into more 'mixed' communities, for example, through spot purchasing or head leasing programs by government or the community housing sector.

3. Case study examples

Previous studies provide relevant evidence of planning, design, development, operation and management of multi-tenure developments in different contexts. The following section highlights three key case studies including multi-tenure developments via unit-by unit integration, floor by floor, building by building integration and block by block integration (Nouwelant, & Randolph, 2016). A further selection of examples is provided in table form.

3.1. Unit by unit integration: Inkerman Oasis, St Kilda

This six-building, 267-apartment complex² was built on a former municipal depot in the inner-city Melbourne neighborhood of St Kilda between 2000 and 2012. In addition to several environmental sustainability measures, the project delivered 4 social and 28 affordable housing units, comprising 13% of the development. These apartments have been managed, and for the most part owned, by Port Phillip Housing Association. 13 of the affordable housing units were clustered as a seniors housing community, the rest of the subsidised apartments were scattered throughout the development. Externally the affordable housing is indistinguishable from market housing, and unit sizes were in some cases more generous. Some internal fittings were changed to enable ongoing maintenance efficiencies for the community housing provider and to meet the provider's disability access requirements (Nouwelant, & Randolph, , 2016).

Aspin (2007) found that many occupants of the market housing had a neutral or no opinion on the presence of the non-market housing, although some media coverage (Green, 2008) suggested there was some discomfort among some neighbours of the affordable housing component. The same review found tenants of the affordable housing were also happy with Port Phillip Housing Association's representation of the wider body corporate. However, there has recently been some concern from the provider that body corporate service charges are exceeding the operational revenue from the on-site rent (Nouwelant, & Randolph, 2016).

3.2. Building by building integration: Kensington example

The redevelopment of the Kensington public housing estate³ between 2002 and 2012, in an inner suburb of Melbourne, saw 486 of the 694 public housing dwellings demolished and replaced by 429 public housing dwellings, 15 community dwellings and 497 private dwellings. This is a 47:53 split of subsidised and market housing. The net increase of 247 dwellings represented a 36% increase in dwelling density, although the new dwellings were smaller on average than those replaced, meaning the density increase in floor space is lower. Some additional public housing dwellings were generated through the reconfiguration of the remaining public housing tower blocks.

This was one of the first comprehensive public housing estate renewals in that State, and thus one of the first in a higher density, inner-city setting. The new estate is a mix of dwelling types, incorporating walk-ups, terraced housing, two of the original towers, and a number of other medium-density apartment blocks. The redeveloped estate also has extensive landscaping, new roads, pathways and infrastructure, and is reasonably well-integrated physically with the surrounding area.

² <https://www.williamsboag.com.au/inkerman-oasis>

³ https://www.vgls.vic.gov.au/client/en_AU/search/asset/1162266/0

In one evaluation, it is noted that the objective of integrating the tenure types has been successful, with the construction quality and building-by-building distribution making the tenures indistinguishable. The continued use of the two-tower blocks negates this somewhat, both as a visually distinct building and an ongoing clustering of public housing. It is noted that the building-by-building approach was adopted despite initial discussions of a 'salt and pepper' mixing, and that the designated public and private buildings are themselves separated by careful landscaping (Shaw, 2013). Hulse et al. (2004) highlight several lessons from this redevelopment especially around the impact on residents of long term redevelopments. This includes minimising uncertainty, quality and effective consultation and communications and ensuring social benefit to those involved.

3.3. Block by block integration: Washington Park, Riverwood

Washington Park is the first section of a larger public housing estate in Sydney's middle-ring neighbourhood of Riverwood to be redeveloped as a mixed-tenure precinct. While future redevelopment across this larger estate could well change the tenure distribution, in this initial stage, the different tenures are largely separated. A senior's housing complex comprises the majority of the social housing onsite (127 of the 150 social housing apartments), and it is located alongside community buildings in the south-west quarter of the site. The market housing, expected to deliver around 450 to 500 apartments, is on separate blocks in the other quarters of the site.

It should be noted that, just outside the Washington Park development, an experimental building has been constructed that incorporates a part-building separation, including 23 social housing units in one part, the community facilities in a second part, and a small market housing component in a third party. It is also in the south-west corner of the estate.

While separated, the social housing is not hidden in any sense, was the first block to be developed on the site, and located at a prominent intersection at the entrance to the site. It is also notable that an ongoing management strategy, involving St George Community Housing and the local council provides ongoing community facilities that have been a major part of the strategy to ensure a high degree of ongoing community integration.

3.4. Summary of other mixed tenure developments

Table 1 presents a summary of other mixed tenure examples in Australia including details such as tenure mix and layout, partnering and finance, and sustainability measures/ innovative features:

- i. Washington Park Riverwood (NSW)
- ii. The Nicholson East Coburg (VIC)
- iii. One on Aberdeen (Perth, WA)
- iv. Uno Apartments Adelaide (SA)
- v. Ropes Crossing, Blacktown (NSW)
- vi. Valley Park redevelopment (VIC)
- vii. Airds Bradbury (NSW)
- viii. Bonnyrigg Estate (NSW)
- ix. The Waterloo Housing Estate (NSW)
- x. Flemington Public Housing Estate (VIC)

Table 1: Summary of mixed tenure examples in Australia

Case study example	Social housing / Affordable housing/ Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures/ Innovative features
<p>Washington Park Riverwood (NSW)</p>  <p>Status: Completed</p>	Social housing and private units	The site makes up around 10% of the total estate and contains around 1,300 dwellings. The redevelopment area comprised 176 dwellings within two- and three-story walk-ups all three-bedroom units. The project involved the demolition of all lower density dwellings in the renewal precinct and their replacement with 825 new homes in multi-story apartment buildings ⁴ .	Tenure mix of the 825 new homes is 18% social housing and 82% private dwellings, including: 150 social housing units for seniors 675 private units (50/50 owner occupiers and private renters) Decisions about tenure mix related to contractual agreements and commercial considerations. The tenure configuration is 'clustered' with: 2 social housing and 2 private apartment buildings side by side and 'tenure blind' re: external design. A fifth building under construction will mix tenure by floor, with separate entrances for private residents and social housing tenants, and have a ground floor community hub with a library and senior citizens' centre. Quality open space accessible to all, the tenure blind nature of design, and the provision of a community hub also facilitate social integration and casual social interaction.	Financial and development arrangements were not overly complex. Washington Park was: Led by the NSW Government (Land & Housing Corporation), who contracted PAYCE Consolidated Ltd to construct the development St George Community Housing (SGCH) to manage the social housing tenancies. There was also a joint agreement for the delivery and maintenance of quality community infrastructure and open space under a Voluntary Planning Agreement between PAYCE, the NSW Government and Canterbury Council.	This is part of a large-scale master planned concept that created an integrated community environment offering residents a sense of lifestyle as well as liveability. The focus of the Washington Park concept is to design and deliver a high quality, sustainable environment that will foster long-term community interaction and develop a locality that is more a neighbourhood than simply a group of apartments. ⁵
<p>The Nicholson East Coburg (VIC)</p>  <p>Status: Complete</p>	Social and affordable rental and private units	The land was rezoned to allow for mixed residential and commercial development and is regarded as being of Metropolitan and Regional significance. The redevelopment was led by the State Government (Places Victoria), which let construction contracts to a private sector	Of the 199 new apartments, 58 are social housing units owned by Launch (29%), 31 are affordable ('key worker') rental owned by private investors with NRAS credits (15%), 110 are privately owned by owner occupiers and investors (55%), 5% affordable housing and 55% private housing.	A high level of public investment (land, capital grants) was required. The Nicholson was a \$56m project including, provision of Government land (at a subsidized cost). 58 social housing dwellings purchased by Launch Housing from \$14m	Its offset building height promotes access to natural light, ventilation and views, and landscape opportunities without extensive ground plane remediation. It is also used for and variable heights to transition between the neighborhoods and the site,

⁴ <https://communityhousing.org.au/wp-content/uploads/2018/06/MultiTenureDev-Singles-lowres.pdf>

⁵ <https://www.dasco.net.au/project/washington-park-riverwood/>

Case study example	Social housing / Affordable housing / Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures / Innovative features
		<p>developer following a competitive tendering process.</p> <p>Launch Housing is the owner and manager of the social housing dwellings, and Urban Communities Ltd is contracted as the on-site place manager, providing body corporate services, tenancy management for privately rented apartments and other services across the site.</p>	<p>Decisions about tenure mix related to contractual requirements and commercial considerations (how much private sales were required to fund the project when grant funding and debt equity was considered). Tenure configuration is in a 'quasi-core' layout: residential floors are laid out around a central courtyard; two separate entrances, but access is available across each floor; 58 social housing units are on one side (72% of units on that side), so tenants collect their mail and generally enter the building through that entrance. All units are of the same high-quality design externally, although there are some optional extras provided in the internal fit out of private units</p>	<p>Nation Building Economic Stimulus Plan funding contribution and debt financing, 31 NRAS incentives for affordable rental units, sale of the 8 ground floor commercial spaces, sale of private units</p> <p>The partnering arrangements were not overly complex for The Nicholson, and involved: The lead agency as Places Victoria; a contractual relationship between State Government and the private sector during construction; a contractual relationship between State Government and 2 Community Housing providers for tenancy and place management services⁶.</p>	<p>from housing to retail and commercial activity⁷.</p>
<p>One on Aberdeen (Perth, WA)</p>  <p>Status: Complete</p>	<p>Affordable housing for rent and purchase</p>	<p>The \$73 million development is a 13-storey mixed-use development with 161 apartments made available to people on low-to-moderate incomes, and it is a result of a government-private partnership⁸. 40% of the 161 apartments were made available to people on low-to-moderate incomes who would otherwise face barriers to owning or renting their own home. Winner of the 2016 Award National Property Council of Australia Innovation and Excellence Awards.</p>	<p>161 residential apartments and 7 commercial units. Included purchases through Keystart home loans and shared home ownership with the WA Housing Authority, along with affordable and social rentals for people on low incomes. It has a range of top-end services including intercom, gym, broadband internet access, modern designs and amenities, easy access to cafes, restaurants, and within walking distance to the Perth CBD.⁹</p>	<p>Joint venture between the state government and private sector to deliver more affordable inner-city living.¹⁰ Working with private developer Diploma Properties, the State Government delivered a range of diverse apartment types suitable for people struggling to afford low-cost housing. Led by the WA Housing Authority and Diploma Properties, the project has injected greater vibrancy to an under-activated</p>	<p>Includes green gardens and open space areas</p>

⁶ <https://communityhousing.org.au/wp-content/uploads/2018/06/MultiTenureDev-Singles-lowres.pdf>

⁷ <https://designinc.com.au/projects/vic/the-nicholson-785>

⁸ <https://www.housing.wa.gov.au/news/Pages/One-on-Aberdeen-named-Australias-best-affordable-housing-development.aspx>

⁹ <https://www.constructivemedia.com.au/one-on-aberdeen-2/>

¹⁰ <https://www.domain.com.au/news/national-awards-for-innercity-affordable-housing-project-20160727-gqex0f/>

Case study example	Social housing / Affordable housing/ Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures/ Innovative features
				part of Perth. This included purchasers through Keystart home loans and shared equity home ownership with the WA Housing Authority, along with affordable and social rentals for people on low incomes. Demonstrates how government land can be used to deliver a inclusive mixed-income development at no cash cost to government.	
<p>Uno Apartments Adelaide (SA)</p>  <p>Stage: Complete</p>	Social housing, Affordable housing and private units	Committed to achieving as high a quality a finish and design as possible on every floor, regardless of tenure mix demonstrating affordable housing does not mean lower quality housing. This is particularly important for parties with a long-term investment in the development – for the owner, and for those with long-term responsibility for building management and maintenance. Lead agency was the SA Department for Communities and Social Inclusion, which contracted with a private developer to construct, and with Urban Communities Ltd (a CHP) to provide integrated site management (tenancy management for the social housing dwellings, on-site place management and to be the owners corporation manager).	Indicates that there is no ‘right’ way to configure tenures, and that a reasonable level of integration is possible, and that: a quality build is a key issue in marketability, external indistinguishability and aesthetic harmony between tenures is important and tenure configuration style depends on objectives of the project and financial imperatives. Scale and dwelling type mix: 17 storey building with 146 units including 116 mixed tenure apartments in one core and 30 studio units plus office space for youth crisis service located in a separate core accessible via own entrance 2 ground floor retail/commercial spaces; on-site management office space. Tenure mix: 27 social housing units (Housing SA owned); 27 NRAS affordable rental units (privately owned); 28 affordable home ownership units (privately owned);	\$50.9m project which included: \$48.9m Nation Building Economic Stimulus Plan funding; \$2m SA Government funding; 27 NRAS incentives for affordable rental; Adelaide City Council land at subsidised cost. High quality design and finishes also meant government was able to maximise its return through sales of private dwellings ¹²	6 Star rated Initiative uses innovative design to deal with its context, in particular the acoustic issues of the Theatre and live music venue immediately across the street. Green gardens are integrated at every level at the ends and midpoint of the corridors to provide landscape. The design has roof terraces along the Waymouth Street podium. Use of sliding security screen doors to apartment entry doors so that natural cross ventilation can be achieved by using the naturally ventilated corridors. The tectonic massing of the building relating to Youth Services, emulates this signal – serving as a reminder of the importance of this facility and its environmental sustainability ¹³

¹² <https://communityhousing.org.au/wp-content/uploads/2018/06/MultiTenureDev-Singles-lowres.pdf>

¹³ <https://greenwayarchitects.com.au/project/uno-apartments/>

Case study example	Social housing / Affordable housing/ Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures/ Innovative features
			34 private units sold on the open market; 30 self-contained units for youth crisis (Housing SA owned, SJYS managed) ¹¹ ; 2 retail/commercial spaces (Housing SA owned); and 1 on-site management office space (Housing SA owned).		
Ropes Crossing, Blacktown (NSW)  Status: Complete	Affordable housing and private housing	<p>BlueCHP's work at Ropes Crossing is an example of provider-led affordable housing developments within a new master planned estate delivered by a large-scale private proponent.</p> <p>A high level of public investment was utilised to deliver the project including the contribution of land, a capital contribution and federal funds through the NRAS program.</p>	Affordable housing 'pepper-potted' throughout the estate. Due to the nature of the constraints on some of the sites earmarked for affordable housing, BlueCHP has had to creatively and collaboratively develop housing design solutions to meet the capacity requirements whilst ensuring that the designs are compatible with the neighbouring homes and overall requirements of estate. Commitment to developing a quality 'middle range' product that they report is attractive to tenants and will retain its marketability in the longer term. 167 AH dwellings out of 7,000 dwellings across the master planned estate (Ropes Crossing and Jordan Springs, including Stage 2). Approximately 2% AH, 98% private.	Partners included NSW State government, Lend Lease, BlueCHP. Legal arrangements were as follows: St Mary's Development Agreement 2002 between Minister for Planning, RTA NSW, Cities of Blacktown and Penrith, St Mary's Land Ltd, Lend Lease Development Pty Ltd, ComLand Ltd, Lend Lease Corporation Ltd. Separate agreement between Housing NSW/LAHC and BlueCHP to develop the AH dwellings identified. Fee for service management agreement between BlueCHP and Wentworth CH for tenancy management services to the AH dwellings owned by BlueCHP.	This development included place making elements including Ropes Central shopping centre, Ropes Crossing Public School, Community Resource Hub, open space treatments and amenities across 16 parks, playgrounds and sporting fields plus a network of walking and bike paths ¹⁴
Valley Park redevelopment (VIC) 	Social and private housing	A 12-year plan to redevelop The Mews public housing estate (built in the 1980s). Total investment of \$160M, of which the Victorian Government would invest almost \$60 million. Started in 2008 with the goal to deliver 110 social housing homes and new homes for private sale. The integrated social housing is	110 social housing properties, 210 private homes and 34 independent living units.	Jointly delivered by the state government and Australand, with Baptcare providing aged care. Baptcare will also develop and manage a 90-bed aged-care centre on nearby government-owned land. A number of those beds will be made available to public	The redevelopment includes new parks, pathways and community facilities

¹¹ <https://communityhousing.org.au/publications/multi-tenure-developments-best-practice-approaches-to-design-development-and-management/>

¹⁴ <https://communityhousing.org.au/publications/multi-tenure-developments-best-practice-approaches-to-design-development-and-management/>

Case study example	Social housing / Affordable housing / Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures / Innovative features
Status: Completed		indistinguishable from private housing. A new 90-bed aged care facility to provide 70 beds for social housing residents entering aged care ¹⁵ .		housing tenants. Baptcare's affordable housing expert John Timmer said the 39-hectare development would create 100 jobs, with an anticipated return of more than \$5 million to the local community through additional wages. ¹⁶	
Airds Bradbury Renewal Project (NSW)  Status: Construction underway	Social and private housing	Delivering quality residential areas and new open spaces, creating a strong sense of place within a clean, safe and modern environment. Under the Concept Plan approved by the NSW Government in 2012, Airds Bradbury will become a contemporary, mixed community of around 2,100 modern homes, surrounded by 38ha of regenerated bushland.	Up to 30% (630) of these homes will be new and retained social housing that blends in with new private housing. Seniors' housing is a priority with at least 52 units to be built close to future parks, community facilities and public transport. The remaining new social homes will be detached homes to help meet the demand for contemporary housing in the Campbelltown region.	The 2020/21 Budget announced \$150 million from its Fast-Track Housing Construction Package over 3 years to accelerate renewal projects, delivering more than 500 new social homes and 1,000 new land lots for sale to build new private homes. Half of this money will be allocated to this project, to expand the renewal program in parallel with the stages currently under redevelopment. The Department of Communities and Justice provides assistance to social housing residents who are required to relocate.	The project will see delivery of the new Kevin Wheatley VC Memorial Playing Fields, a landscaped pond area, new community facilities, renewed local parks for residents as well as a new town centre located in the heart of Airds ¹⁷ .
Bonnyrigg Estate (NSW)  Status: Construction underway	Social and private housing	The NSW Government has approved a modified concept plan to continue the redevelopment of the Bonnyrigg Estate. The new plan increases the number of private and social housing homes that will be delivered to provide greater housing choice for the local community.	Under the modified plan there will be a total of 3,000 new homes with a mix of 30% social and 70% private housing. There will be a wider mix of housing styles and sizes attracting a broader range of residents. Medium density multi-unit buildings will be located near the town hub to provide easy access to public transport, local services and community facilities.	The NSW Land and Housing Corporation (LHC) has worked closely with Fairfield City Council to ensure that the proposed modifications align with Council plans for the area.	Development of an integrated town hub, increased open space to 13.04ha, increased tree canopy cover from 14% to 25%, and over 4 km of new pedestrian and cycle paths, providing better connectivity.

¹⁵ <https://www.housing.vic.gov.au/other-housing-projects>

¹⁶ <https://northern.starweekly.com.au/uncategorized/1810830-westmeadows-mews-estate-valley-park-works-under-way/>

¹⁷ <https://www.dpie.nsw.gov.au/land-and-housing-corporation/greater-sydney/airds-bradbury-renewal-project>

Case study example	Social housing / Affordable housing/ Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures/ Innovative features
<p>The Waterloo Housing Estate (NSW)</p>  <p>Stage: Proposal on- exhibition</p>	Social, affordable and private housing	The estate will be redeveloped over the next 15-20 years, replacing and providing more social housing, delivering affordable housing as well as private housing to create a new mixed community. This aligns with Future Directions for Social Housing in NSW – the NSW Government’s vision for social housing over 10 years. A new Metro train will offer residents a turn up and go train service every 4 minutes in the peak, increasing to a service every 2 minutes under the Sydney CBD.	The plan allows for an estimated 3,012 new homes on the government owned land. these about 847 or 28.2% are social housing homes, around 227 or 7.5% are affordable homes and around 1,938, or 64.3% are private homes. The planning proposal includes space for a large park next to the Waterloo metro station and a smaller park. Also, spaces for community facilities, retail and commercial uses. ¹⁸	The redevelopment is part of the Communities Plus program under Future Directions, which aims to deliver new and replacement social housing for those most in need.	Main Park will provide Waterloo residents and visitors with an outdoor space including field sports, cycling and walking, for both day and nighttime activities and will be accessible to people of all abilities. The proposed plan retains trees which are proposed and includes rules for building heights and locations so that shadows from buildings do not prevent trees from getting the sunlight they need to grow. Focus on ways to minimise noise inside homes and other areas. Architects will need to apply the findings of the noise studies in the building designs. For example, treated windows and insulation can be used to make homes quieter.
<p>Flemington Public Housing Estate (VIC)</p>  <p>Status: Planning stage</p>	Social housing	City of Moonee Valley is working with the State Government's Department of Health and Human Services (DHHS) on a project to renew the Flemington Housing Estate and surrounding Debney's Park Precinct. This development includes: safe and publicly accessible open and green spaces; gateway park and children's playground; paths and connections through the site for pedestrians and cyclists. The project will promote good design, make the most of open space and will incorporate Office of the Victorian Government Architect involvement and expertise in the development of design proposals for the site ¹⁹ .	A new community hub in a central location would provide activities and services to bring Flemington residents together and meet the Victorian Government's goal for the Housing Renewal Program to deliver 'vibrant, integrated mixed tenure communities which create greater opportunities for health, employment and education.' The redevelopment will include a range of dwellings including: 1, 2 and 3 bedroom homes, responding to the changing needs of Victorian households. Social and affordable housing (minimum LHA Silver level certification). At least 5% of the new social housing homes will be	A not-for-profit project group overseen by Homes Victoria will finance, design, construct, maintain and manage all new housing at the site in agreement with Homes Victoria's project requirements and specifications. The project group incl.: Community Housing Limited as the equity provider and operator, NHFIC as the debt provider; Tetris Capital as bid lead and financial advisor; Icon Kajima as the builder; Citta Property Group as development and property advisor. In a first of	The project will incorporate environmentally efficient design, meaning the homes will be more comfortable as well as less expensive to heat and cool carrying a 5-star Green Star rating and a 7-star NatHERS average rating.

¹⁸ <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Waterloo-South/housing-mix>

¹⁹ <https://mvcc.vic.gov.au/my-council/major-developments/flemington-public-housing-estate-renewal/>

Case study example	Social housing / Affordable housing/ Private housing	Background	Tenure mix and layout	Partnering and Finance	Sustainability measures/ Innovative features
			<p>easy to access for Victorians with disabilities. This includes drop-off areas, paths, lifts and car parking. Inside the home, kitchens, bathrooms and storage will also be very accessible.²⁰</p>	<p>its kind for social housing in Victoria, this site will be delivered through a Ground Lease Model. Through a partnerships approach, vacant land will be leased to a not-for-profit project group who will finance, design, construct, maintain and manage the sites for 40 years, before handing all land and buildings back to Homes Victoria</p>	

²⁰ <https://www.vic.gov.au/victoria-street-flemington>

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