

A background image of a cityscape with a bridge over a river, overlaid with a semi-transparent green filter. A large white geometric shape is on the left side of the slide.

Delivering liveable affordable and social housing: The role of benefit-based investment tools

Liveability Framework higher density affordable and social housing precincts

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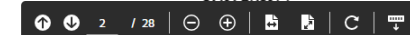
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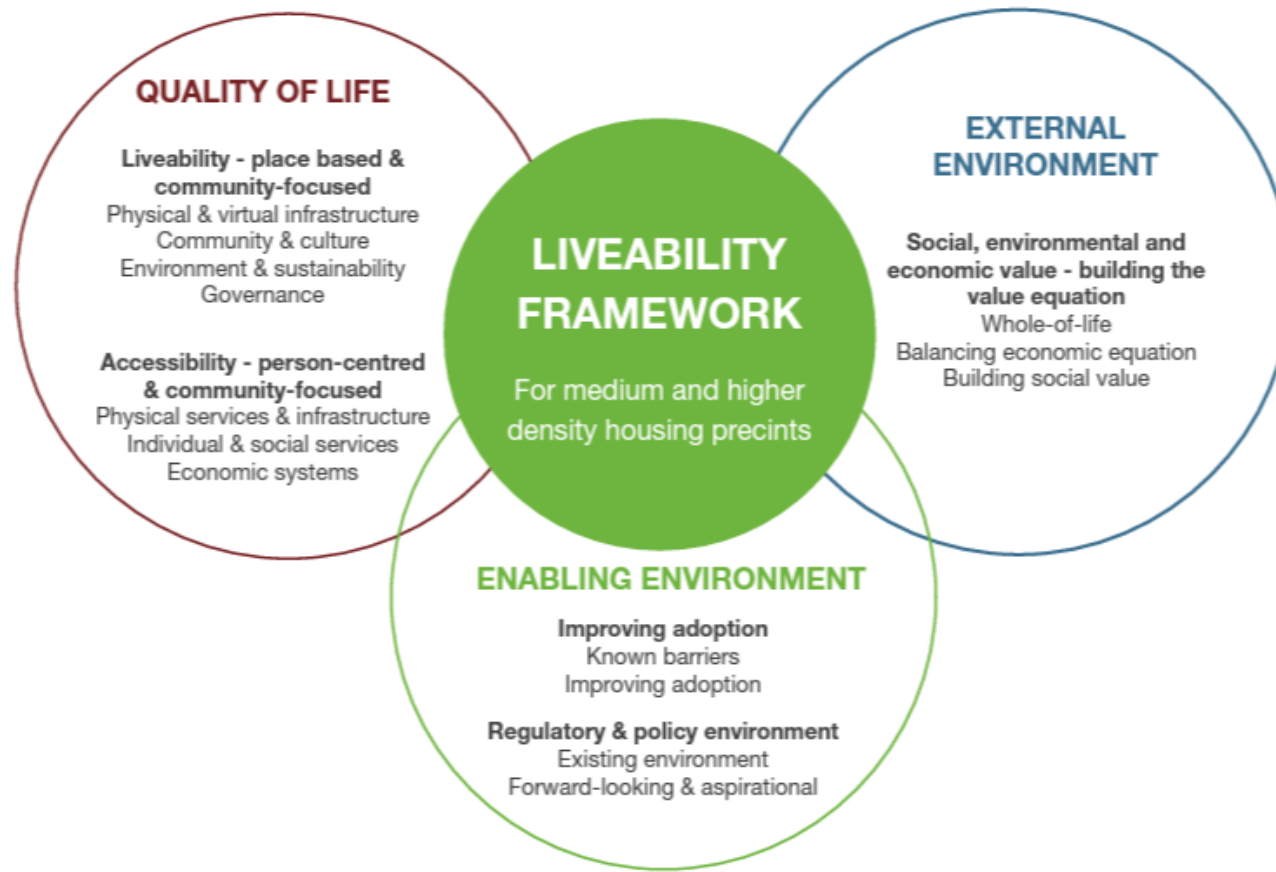
Liveability Framework

higher density affordable and social housing precincts

Focus area

- › Built form and urban design and the creation of social and economic value,
- › Build an understanding of government's role, and
- › Improved adoption of liveable design.

Liveability Framework



Liveability Framework higher density affordable and social housing precincts

Methodologies

- 1) Build on the findings of the review of literature (Kraatz, Mancini et al. 2020) including the draft framework.
 - 2) Precinct selection in both Qld and WA in conjunction with core project partners.
 - 3) Case study investigation:
 - a. Precinct analysis.
 - b. Stakeholder interviews.
 - c. Policy and guideline alignment- national and state.
- › Refine framework.

Liveability Framework

Case studies

- › 5 Green Square Close, Fortitude Valley, Queensland – developed and managed by Brisbane Housing Company Limited – established 2010
- › 67 Bennett Street, East Perth, Western Australia – developed and managed by Foundation Housing – established 2016
- › Drummond precinct, Ellenbrook, Western Australia – medium-density affordable living – developed by Now Living

Liveability Framework

LIVEABILITY – PLACE BASED & COMMUNITY FOCUSED

Integrated and inclusive place-based planning
 Carbon neutral-positive approach
 Climate
 Connectivity to nature-loving and biodiverse spaces
 Community, character and culture
 Community and social wellbeing
 Community in mixed tenure environments
 Addressing overcrowding
 Equality and equity
 Pandemic responsiveness
 Social connectedness
 Physical connectedness to social infrastructure
 Virtual connectedness
 Asset maintenance
 Healthy by design
 Safety by design
 Future proofing
 Collaboration
 Addressing anti-social behaviours
 Cohort appropriate environment/community
 Evidence collection for continuous improvement

REGULATORY AND POLICY ENVIRONMENT

Regulatory and policy issues – national
 Regulatory and policy issues – state
 Regulatory and policy issues – local
 Managing jurisdictional conflicts
 Enabling diversity of outcomes

ACCESSIBILITY – PERSON CENTRED & COMMUNITY FOCUSED

Whole of life accessibility
 Universal design /equitable access
 Visitability
 Simple, intuitive and perceptible elements.
 Precinct safety
 Walkability
 Precinct accessibility
 Local shared mobility
 Integrated service provision
 Tracking accessible housing in marketplace.
 Accessibility to employment
 Access to vital services

VALUE EQUATION – COST BENEFIT

Whole of life accessibility
 Balancing upfront cost with long term benefits
 Value capture
 Property diversity
 Property affordability
 Economic stimuli for local community
 Asset maintenance
 Social and economic participation – creating demand
 Composite return on investment

ADOPTION AND OVERCOMING BARRIERS

Barriers to uptake of liveability features
 Barriers to uptake of accessibility features
 Adoption levers and market update
 Building mixed tenure environments
 Economic barriers
 Attitudinal and behavioural barriers

Liveability Framework

Quality of life LIVEABILITY

- › integrated and inclusive place-based planning
- › value of connectivity to nature, social networks, and the physical and virtual realms
- › Design for and awareness of safety
- › Community and social wellbeing
- › Continuous improvement

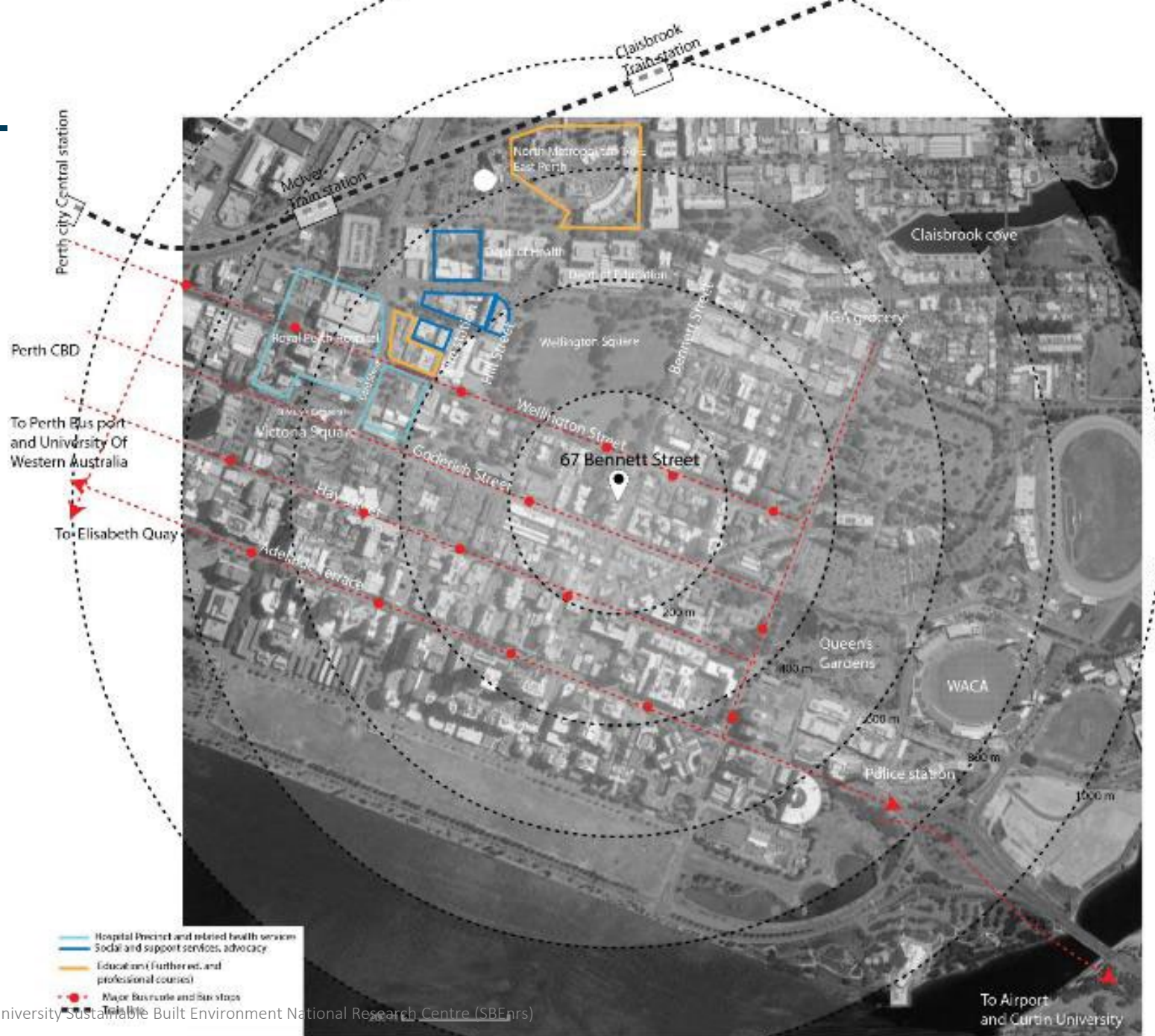
Liveability Framework

Quality of life ACCESSIBILITY

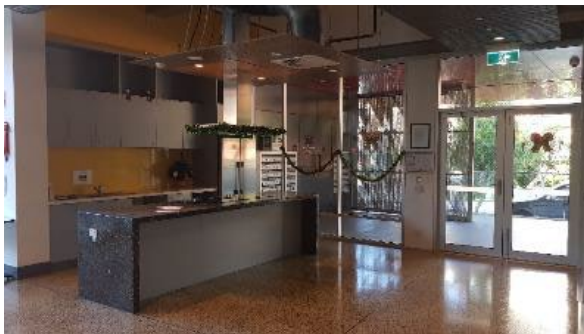
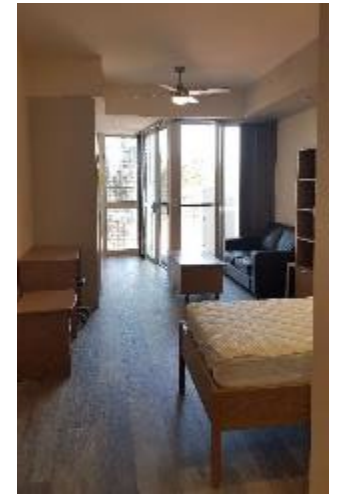
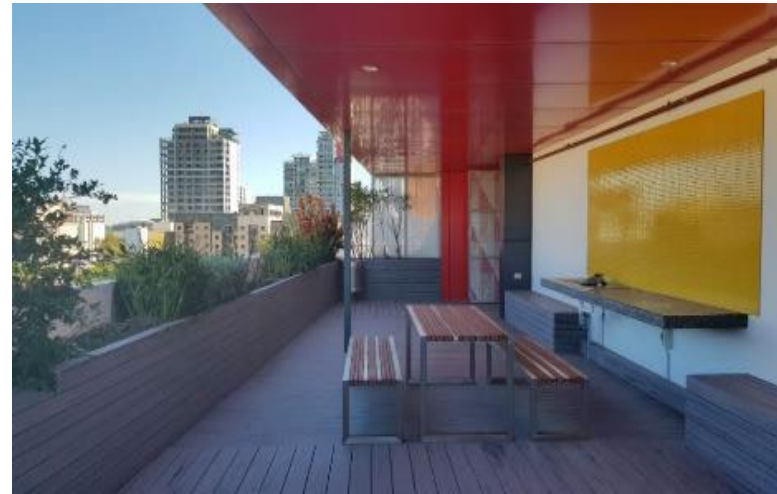
- › Equitable, clear and obvious access
- › Walkability
- › Precinct access to services
- › Visitability

67 Bennett Street, East Perth, Western Australia

Location Map



**67 Bennett Street, East
Perth, Western Australia**



Liveability Framework

Social, Economic and Environmental Value

- › whole-of-life benefits assessment
- › Social and economic participation
- › Long-term sustainability

Liveability Framework

Enabling Environment: Regulatory and Policy Environment

- › regulatory and policy issues
- › whole-of-life business case

Improving Adoption

- › Economic barriers
- › lack of evidence and tools to aid decision-making
- › Attitudinal and behavioural barriers

Thank you!

