

# Concurrent 14: Placemaking and community building

Dr Lee-anne Khor



# From mixed tenure development to mixed tenure neighbourhoods

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Placemaking and community building

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# From mixed tenure development to mixed tenure neighbourhoods

Waves of available funding, combined with shifting policy objectives, will often drive MT project types, partnerships and outcomes.

- One-offs, wider renewal benefits overlooked.
- Existing funding models – ‘financial alchemy’
- Large-scale, long-lead times
- Limited range of actors – capacity
- Land-value model, limited locations
- Public land retention
- Housing diversity
- Community retention, social and tenure mix

## Typical mixed tenure development models



Inner city renewal  
Carlton Estate Redevelopment



Broadacre development  
Claymore Estate Redevelopment



New / mixed-use centres  
Kelvin Grove, QLD



Bespoke demonstrations  
White Gum Valley, WA



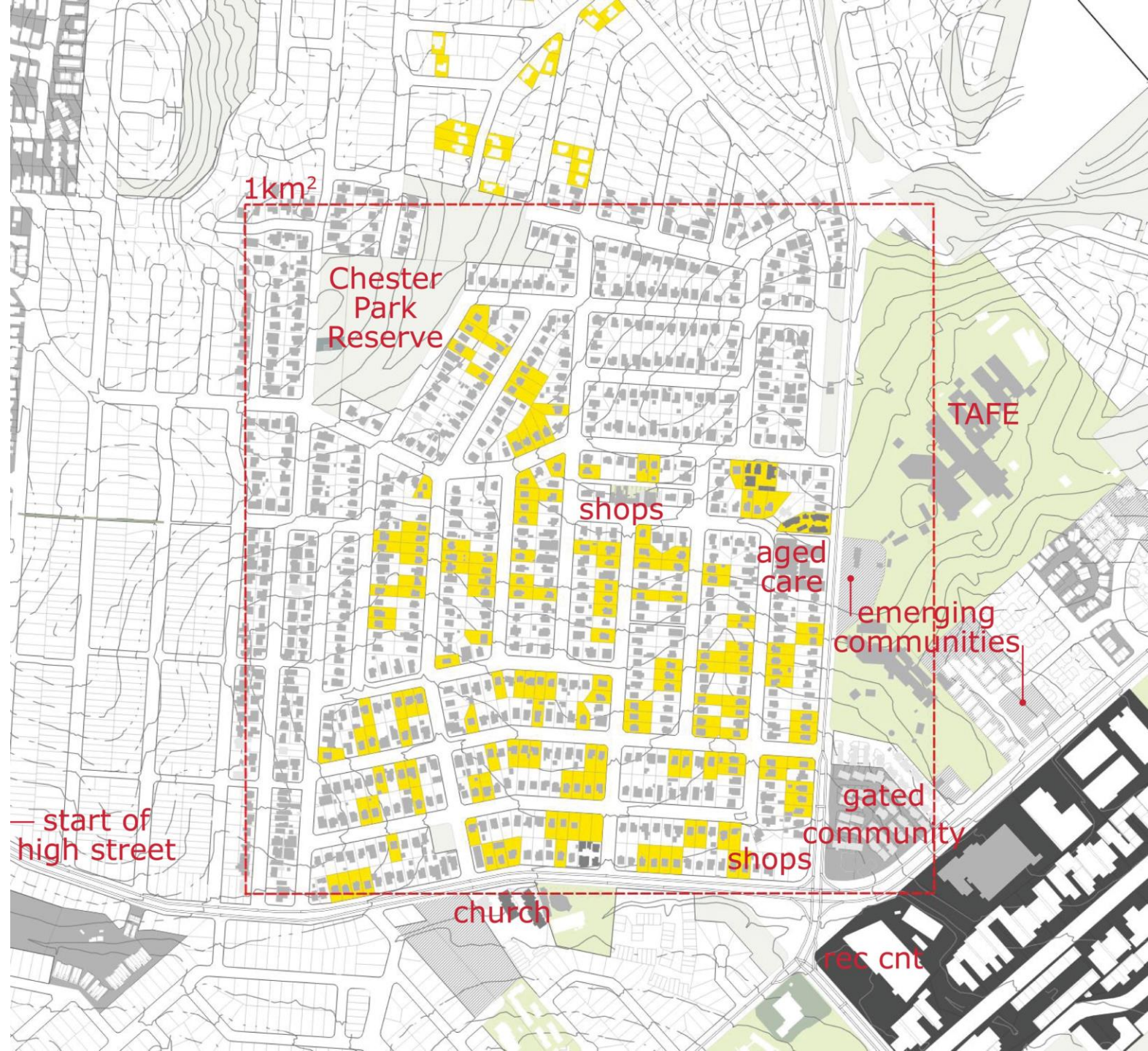
# From mixed tenure development to mixed tenure neighbourhoods

## Small-scale public land assets

- SHA small-scale housing stock (age, utilisation)
- Local government land e.g. grade carparks

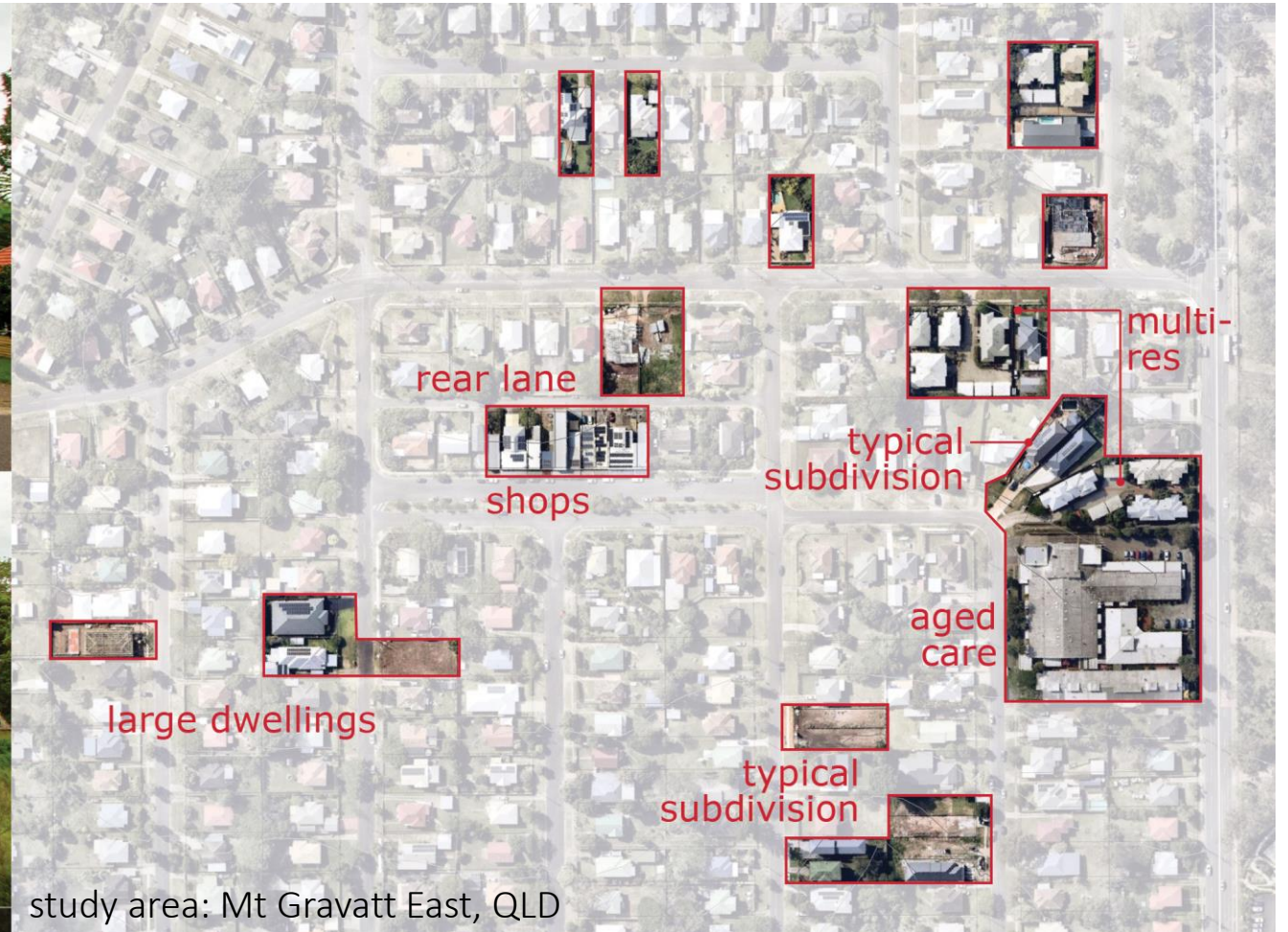
1km<sup>2</sup> study area: Mt Gravatt East, QLD

- social housing simulation
- low density
- medium density
- emerging community
- commercial
- public uses
- local open space amenity
- ~ 5m contours
- local bus routes / stops





# Incremental change – quantum of small-scale sites housing diversity, resident life-cycles, community





# Incremental change – neighbourhood renewal amenity, services, stakeholders, resilience



study area: Jacana / Broadmeadows, VIC



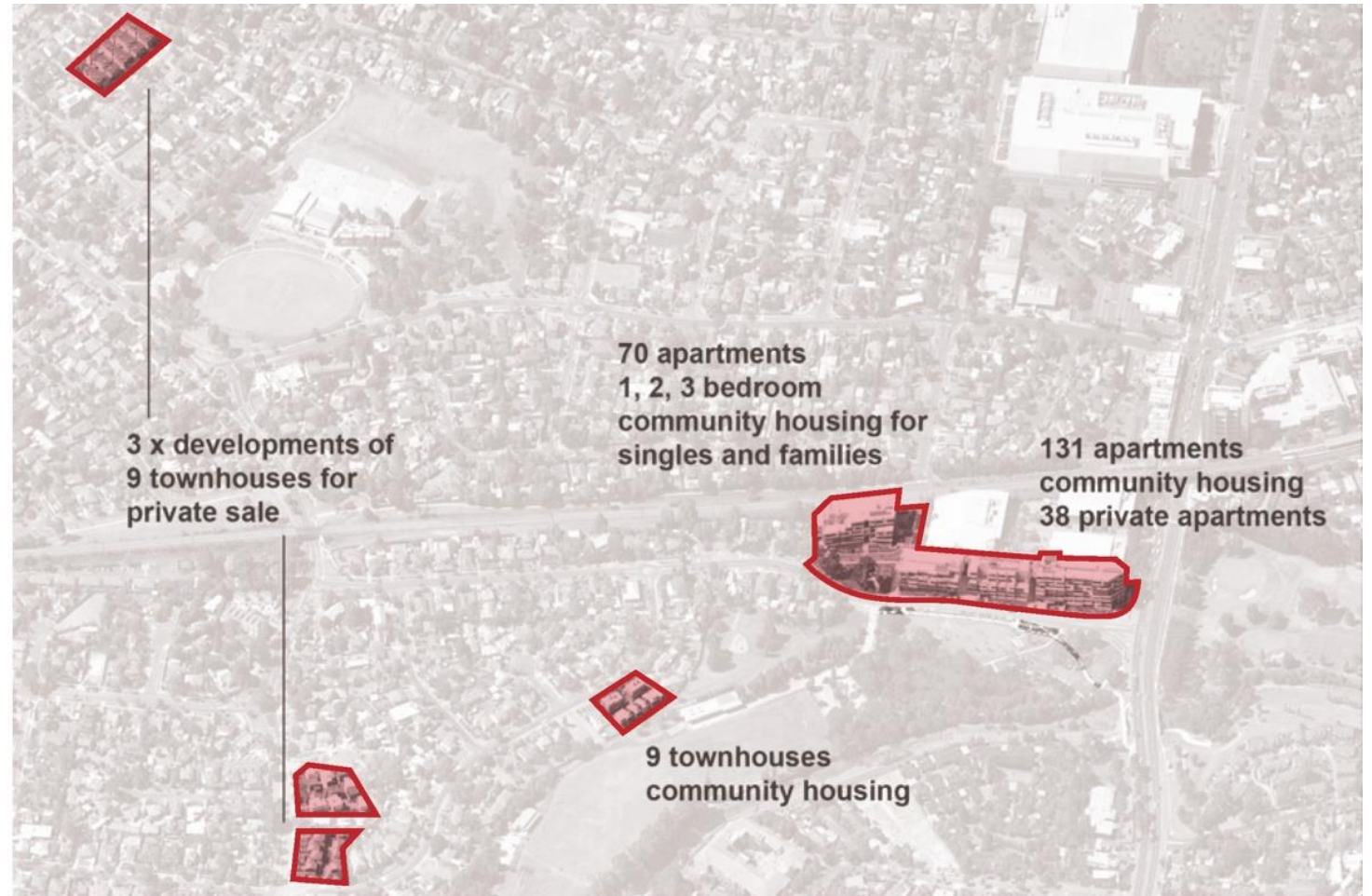
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# Upscaling lessons – existing precedents

## Cross-subsidy, dwelling diversity Ashwood Chadstone Gateway VIC.

HousingFirst; FMSA Architecture.  
Sale of 27 townhouses across 3 sites  
+ 45 apartments to private market.  
CHP retained 201 apartments + 9  
townhouses. 210 dwellings (74%  
social) across 6 former public sites (55  
dwellings). Public open space upgrades,  
cafe + ongoing community programs.





# Upscaling lessons – existing precedents

**Ageing in place, decanting.**  
**Cagarra House, Mt Gravatt, QLD.**  
BHC; Arkhfield. 57 apartments for seniors relocating in place (100% social). Former public grade carpark. Frees up \$25M of underutilised public housing stock. Potential 2nd stage development as coordinated MT neighbourhood with cross-subsidy sales.

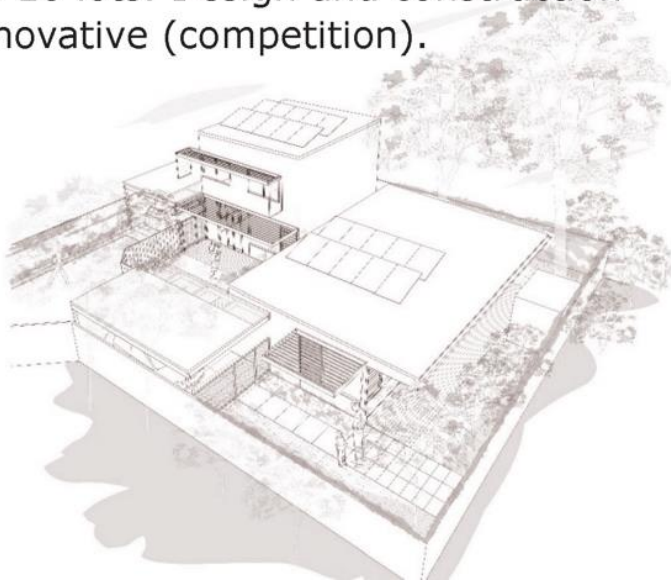




# Upscaling lessons – existing precedents

## Small builders, design innovation

Hilton Revitalisation Project, WA.  
DHC, Bernard Seeber Architects. 50 public assets in a heritage precinct.  
Subdivision, sale and delivery of 32 compact timber-framed social dwellings on 16 lots. Design and construction innovative (competition).





## Different stakeholders measure ‘success’ at different scales – tenants, dwellings, buildings, precincts – and in different contexts: social, asset, portfolio, sector.

- Feasibility—building or renewing affordable housing that would otherwise not have been financially or politically possible
- Improved liveability for residents—design and location of appropriate housing
- Social mobility—often disputed goals around improved tenant participation and wellbeing
- Place-based metrics—including tenure blindness, reduced stigma and increased access to amenities and services within a precinct or neighbourhood
- Ongoing management and maintenance—longer-term success of the housing and environs.

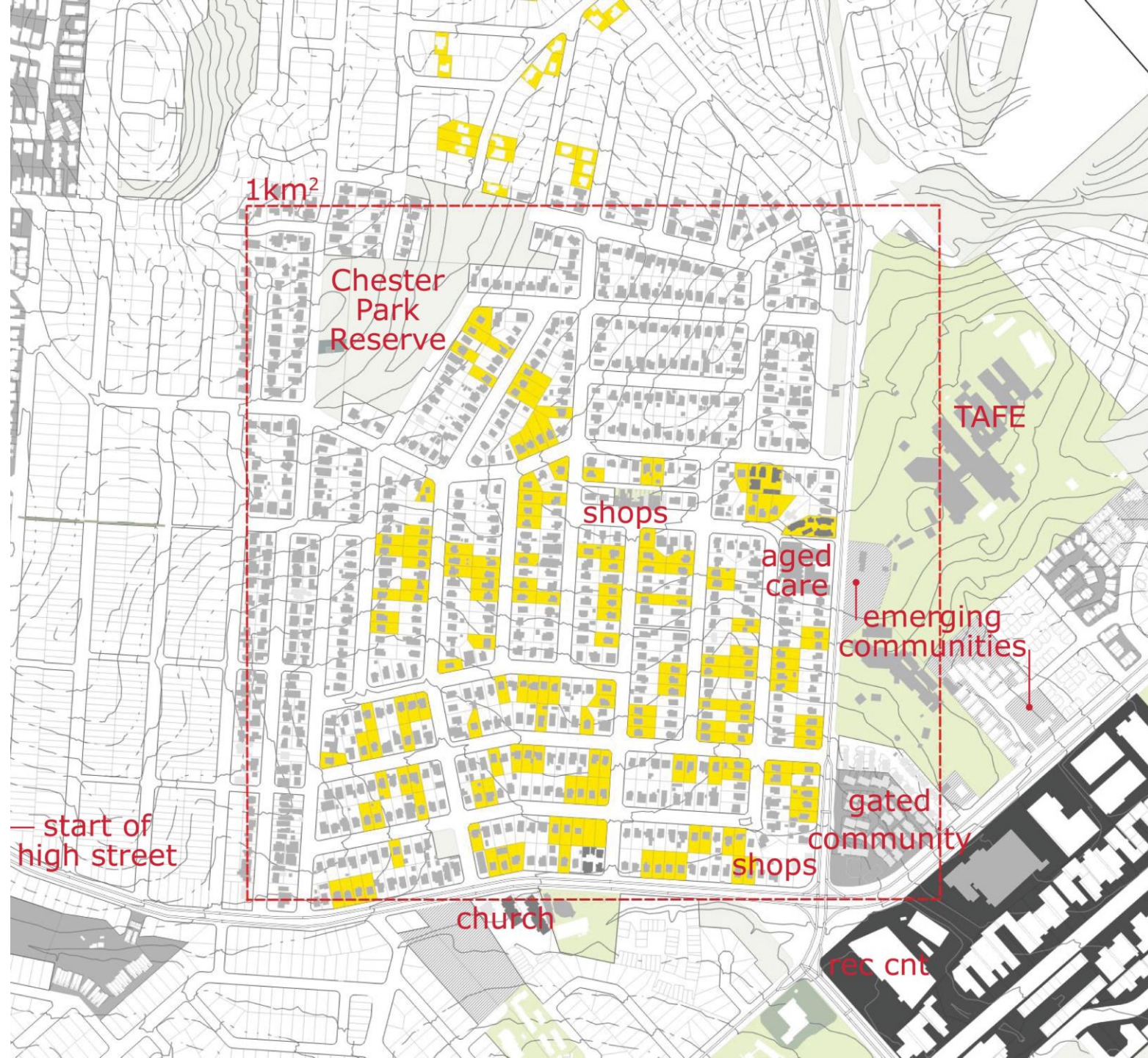


# Mixed tenure neighbourhood model

A design-led approach to MT neighbourhood renewal enables dwelling density, diversity, amenity and service provisions to be tailored to existing contexts and stakeholder needs.

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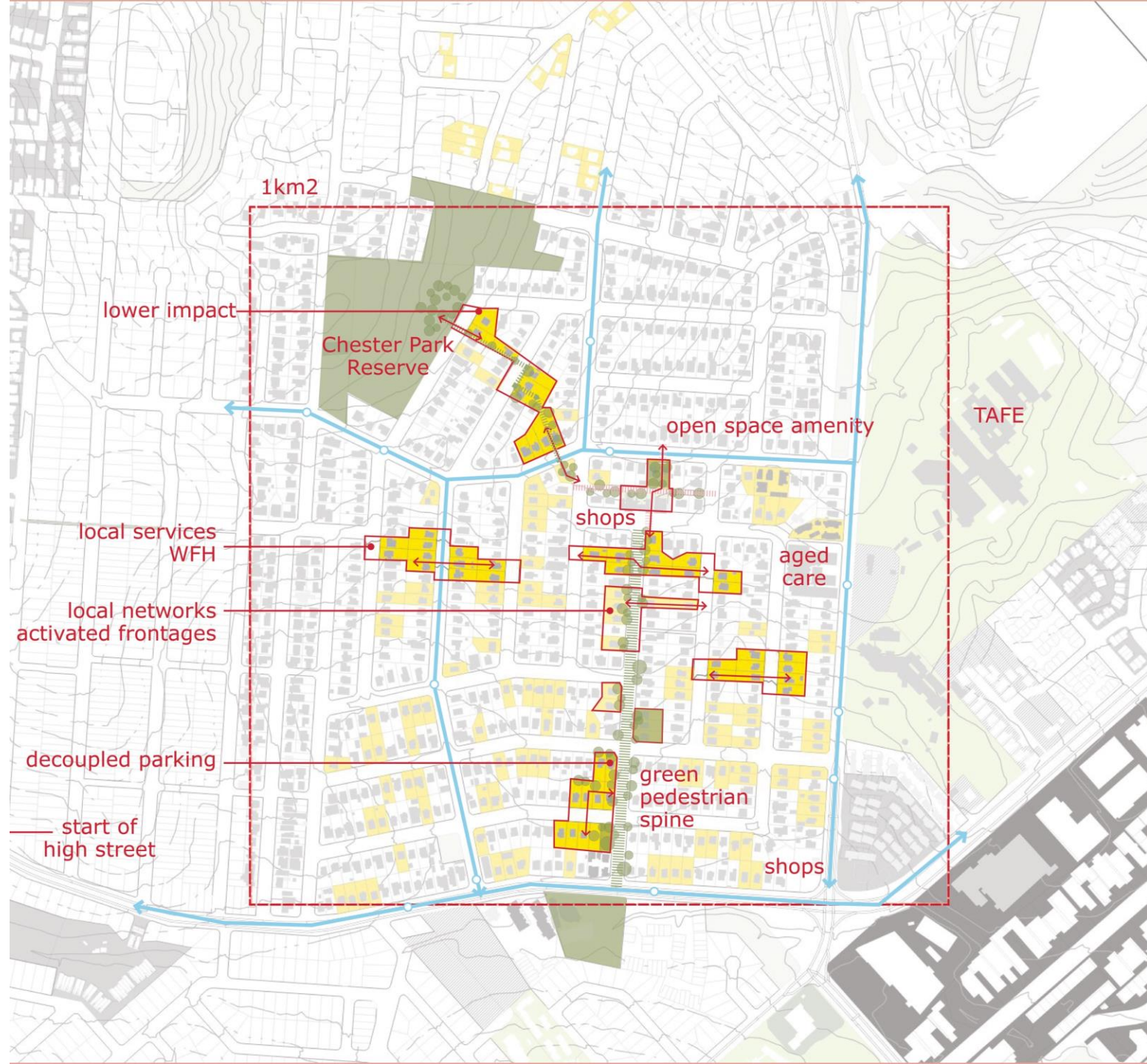
# Mixed tenure neighbourhood model

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Some asset have more 'spatial value' than others

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# Feasibility scenarios

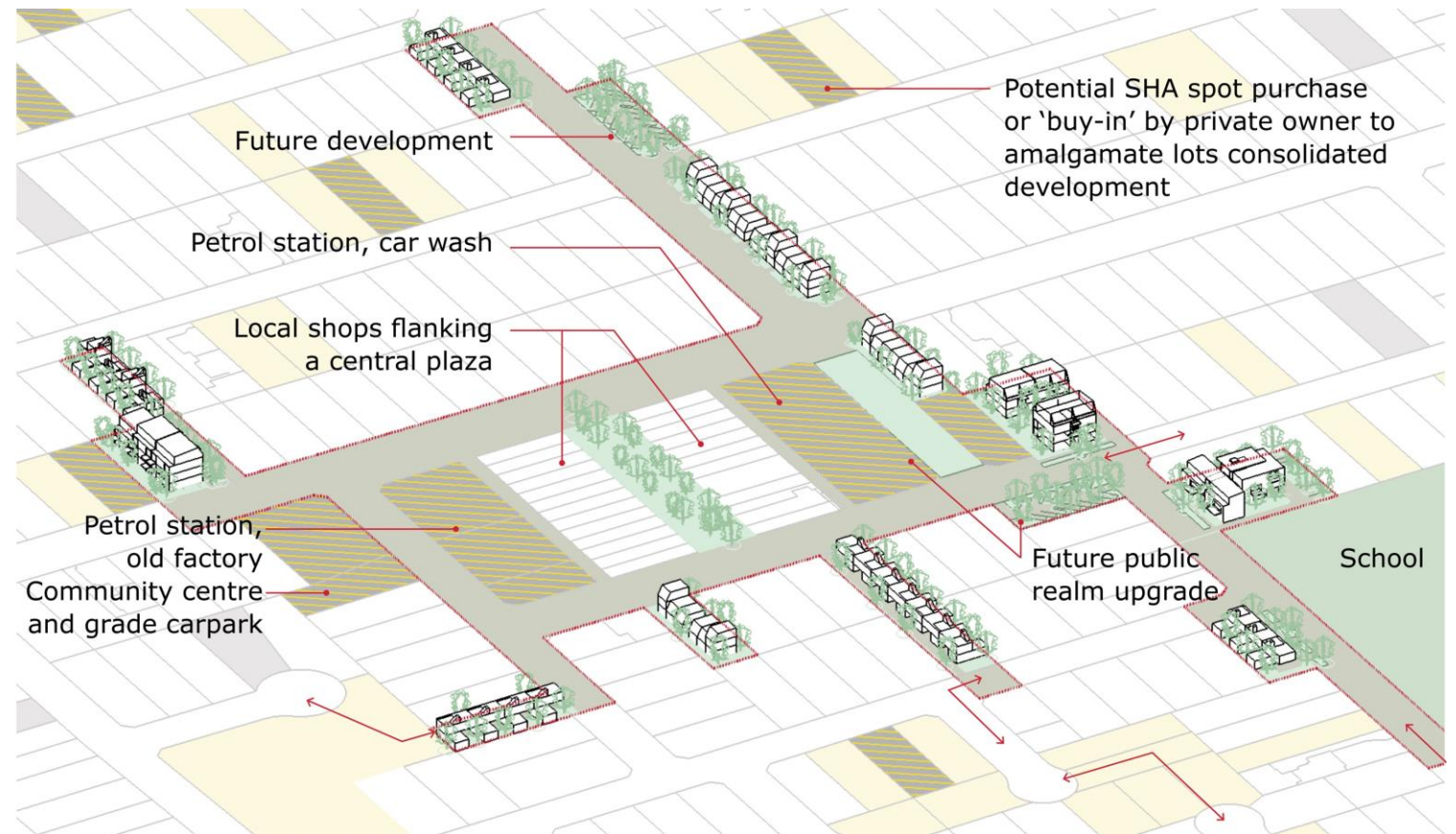
3.5 x more dwellings; different cross subsidy and procurement options.

40% increase in social housing; reconsider target 70:30 mix

Groundwork for long-term renewal, sustainable housing supply and local partnerships / services

## Replicable model – local shops + small-scale infill

	#	Area (m <sup>2</sup> )	Av. lot (m <sup>2</sup> )
SHA allotments	18	11,475	652
Dwelling mix	#	%	
1.5BR	20	22	
2BR	57	63	
3BR	14	15	
Total	81	100	77 dw/ha
Carparks	#	%	
at grade on site	44	48	
at grade decoupled	29	32	
basement on site	19	21	
Total	81	100	1:1 carpark / dw



SHA lots future stages

SHA lots divestment

Private 'buy-in'

# Project pipeline

## 12,378 SHA properties

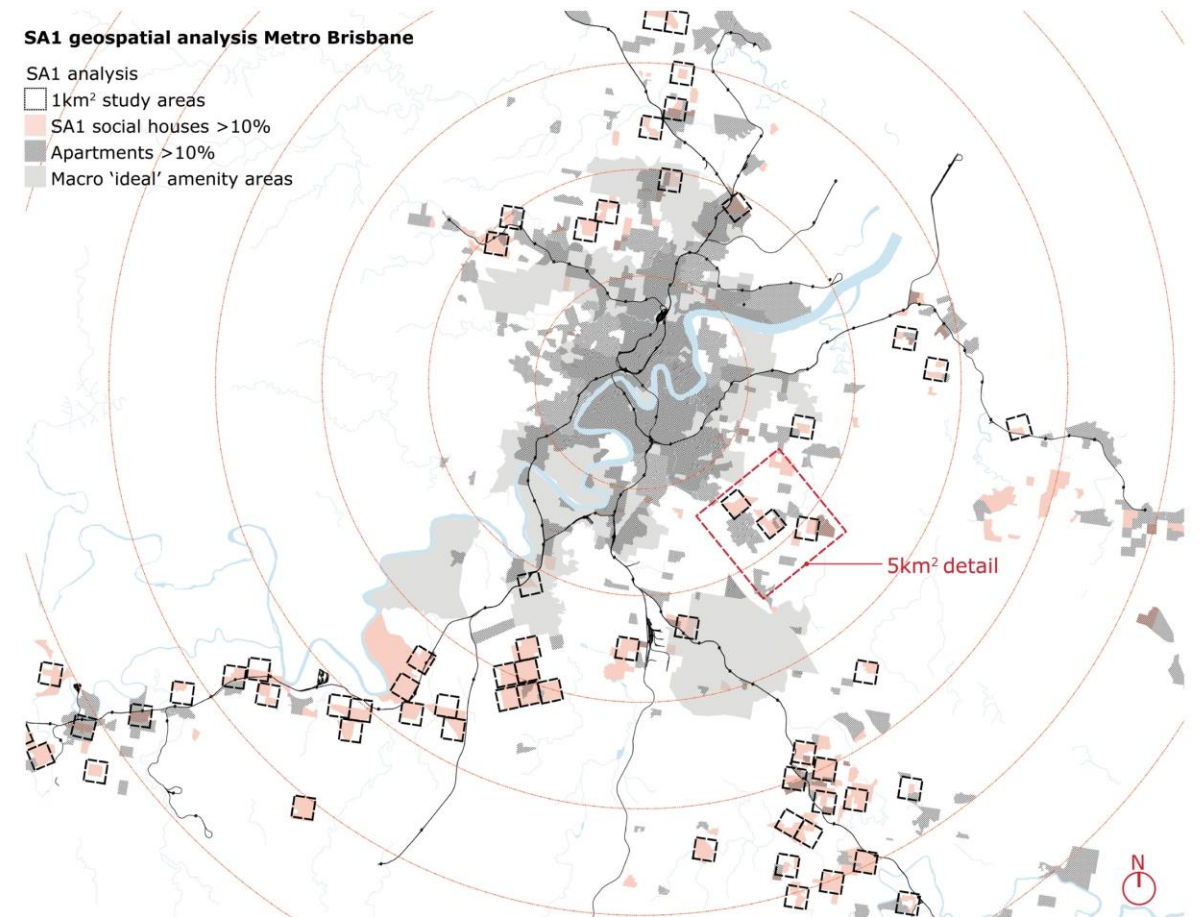
suitable for MT neighbourhood renewal in Brisbane, Melbourne and Sydney.

## Additional capacity

- 'lazy' land; local government assets
- regional areas
- private 'buy in' (e.g. church land)

Some 'development ready'

Others can contribute to long-term renewal  
– amenity and services provisions – to support future MT development

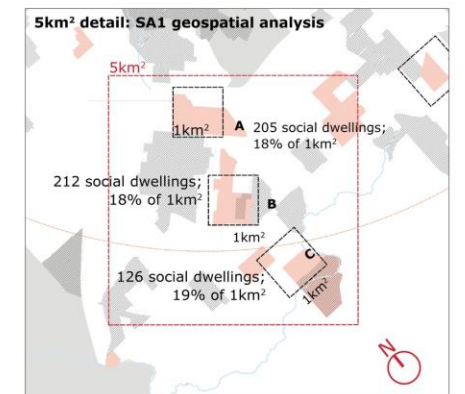
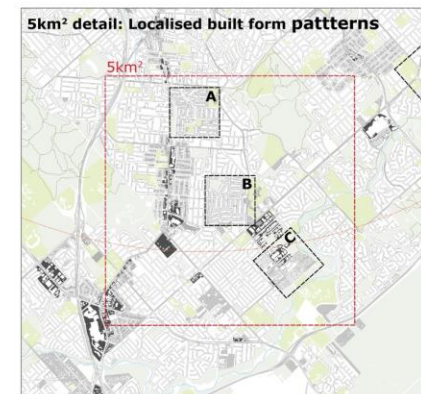


## 5km<sup>2</sup> detail

- SA1 social houses >10%
- Apartments >10%
- 'Ideal' amenity access
- low density
- medium density
- commercial, special use
- public use, open space

1km<sup>2</sup> study areas:

- A** Holland Park
- B** Mt Gravatt East
- C** Mansfield





# Suite of replicable strategies

Integration of housing with broader strategic plans – land-use, social, economic, environmental infrastructure

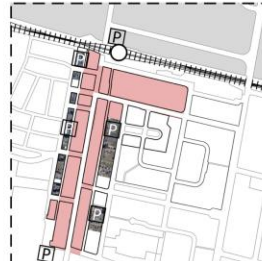
- two speeds of development
- augment apartment supply with a diversity of low-rise living options
- consider neighbourhood-wide solutions for parking, services and amenity.
- market acceptability
- long-term asset-management strategies.
- broader urban role + benefits of MT housing development

Jurisdictions

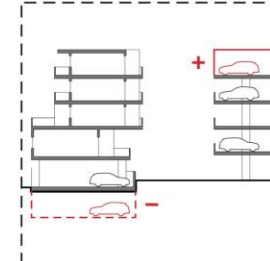


St Marys NSW

Urban typologies



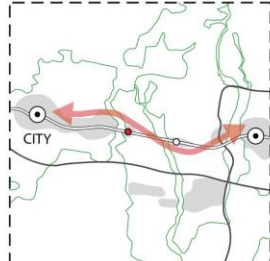
Car parking alternatives



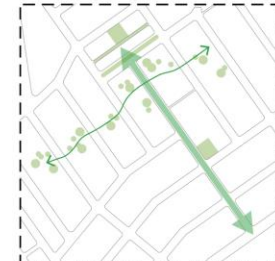
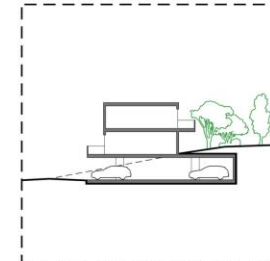
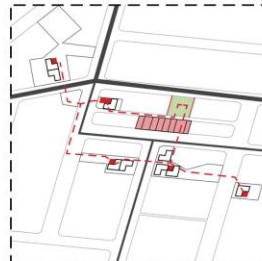
Open space ecological renewal



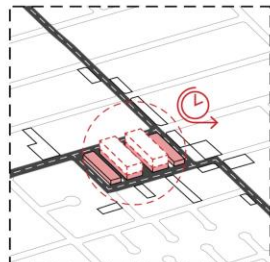
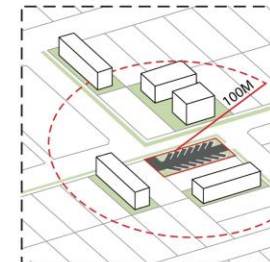
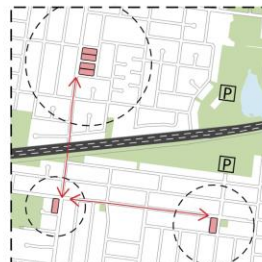
Broader urban benefits



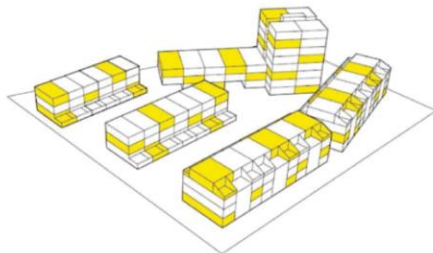
Mt Gravatt East, QLD



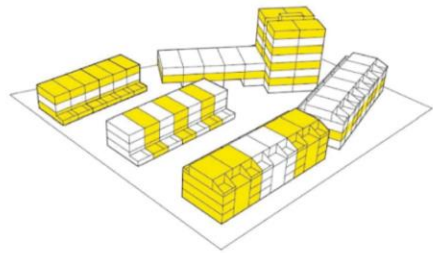
Broadmeadows / Jacana VIC



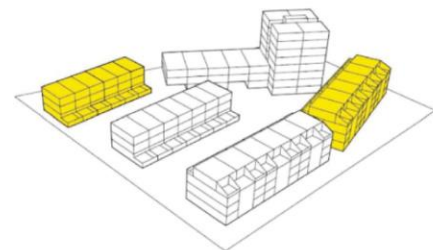
# Capacity building, flexible financing, asset management and partnerships



**Salt and pepper.**  
Considered best practice: challenging



**Vertical / by level.**  
Secure, management-driven.



**Separate buildings.**  
Market-driven segregation.



**MT Neighbourhoods by spot purchase.**  
Mix of large- and small-scale operators, potential for cooperative service provision; planning of infrastructure and public realm upgrades needed, requires government leadership.



**Neighbourhood renewal through MT development.**  
Diversity of infill; capacity of NFP developers and small-medium builders; integrated infrastructure and public realm upgrades tailored to long-term interests and wrap around services, requires government leadership.



# Implications: service providers and funders



A focus on immediate delivery overlooks the importance of longer-term success measures

- Neighbourhood and place-based measures: service provision, continual improvement, adaptability to change,
- Maintain high quality of housing over asset cycles (40+ years)
- Tenant management – ability to move between housing types and income
- Cooperatively deliver ongoing tenant and housing services – partnerships with local actors with vested interest in quality of neighbourhood outcomes
- Assembly of stakeholders shapes the approach to finance and procurement
- Uplift and value creation over time, secure long-term funding
- Hybrid housing system: Flexible finance, asset management and partnership arrangements: e.g. ground lease vs land sales
- Decoupling: land and buildings; buildings and parking
- Risk mitigation and resilience: cross-sector partnerships, development scale, staging, replicability, ability to scale up,

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