

Housing Affordability – experience with private sector



1. Carlton Redevelopment

Development partner - Living Carlton Consortium

The Carlton redevelopment is an urban renewal and community development project, providing housing and community facilities for the entire Carlton community.

OBJECTIVES:

Develop a high quality sustainable environment that comprises social housing well integrated with private housing;

Provide social, built and economic environments that enhance the likelihood of positive community interaction and amenity, and support the development of a sustainable community;

Improve the quality of life for residents providing diverse and innovative forms of high quality sustainable and accessible housing, and usable open spaces.

PROCUREMENT & PLANNING PROCESS:

Following an Expression of Interest and Request for Proposal tendering process, a Development Agreement was signed in September 2008 with Living Carlton Consortium comprising Australand Carlton Pty Ltd and Citta Property Group. The project is anticipated for completion by 2018.

A Development Plan was approved by the Minister for Planning in 2007 following a public consultation period under the guidance of a Community Liaison Committee .

1. Carlton Redevelopment

Development partner - Living Carlton Consortium

OUTCOMES:

- 246 social units – (increase of 54 units)
- 832 private units
- 4 Public Parks. In addition, Melbourne Council have upgraded Neill St reserve to a park.
- 3 Children's Playgrounds
- 3 Community Facilities including upgrade of heritage chapel
- 181 independent living unit on land sold to Australian Unity
- 162 Aged Care beds - Australian Unity
- Community gardens

ACHIEVEMENTS:

The physical environment has improved providing a sense of togetherness; residents feel safer with a drop in vandalism and more community participation.

Post occupancy evaluation studies indicate residents experience a greater sense of health and well-being compared to the pre development period.



2. Westmeadows – Valley Park Development partner - Australand

OBJECTIVES:

Develop a high quality sustainable environment that comprises social housing well integrated with private housing;

Provide social, built and economic environments that enhance the likelihood of positive community interaction and amenity, and support the development of a sustainable community;

Improve the quality of life providing diverse and innovative forms of high quality sustainable and accessible housing and usable open spaces.

PROCUREMENT & PLANNING PROCESS:

An Expression of Interest process resulted in a short list of four proponents being invited to submit a Request for Proposal.

A Development Agreement with Australand was signed in February 2014. The project is anticipated for completion by 2019.

The planning process was managed by the Hume City Council. Initially a structure plan was developed for the area, the land was rezoned and two development plans were submitted and approved; one for the residential precinct and one for the aged care precinct.

2. Westmeadows – Valley Park Development partner - Australand

PLANNED OUTCOMES:

- 144 social units
- 214 private units
- Public Parks
- Playgrounds
- Community Facility incorporating maternal care
- Bicycle and pedestrian paths
- 90 Aged Care beds
- Provision of a social, built and economic environment that enhances the likelihood of positive community interaction and amenity, and support the development of a sustainable community;

ACHIEVEMENTS TO DATE:

Rezoning 3 ha of Broadmeadows Valley Park for an Aged Care precinct and Land exchange Agreement with Hume City Council.

Civil works and first four stages of construction completed.



Stage 3 – Vista Circuit



Stage 3 – Vista Circuit

3. Kensington

Development partner - Becton

OBJECTIVES:

To regenerate a well located and serviced, but outdated estate with significant numbers of poor walk up stock into a modern, harmonious outward-looking neighbourhood.

Integration of public and social housing into the broader community with reduced public housing density through introduction of private housing.

PROCUREMENT & PLANNING PROCESS:

An Expression of Interest process resulted in a short list of five proponents being invited to submit a Request for Proposal.

The Becton Corporation was announced as preferred developer in 2001 with the Development Agreement signed in July 2002.

Becton was contracted to design and construct new public housing for the Department . Under the terms of the agreement, the developer purchased approx two-thirds of the estate for the construction of private housing, landscape the entire estate, build all internal roads and pathways and carry out all necessary infrastructure works.

3. Kensington

Development partner - Becton

OUTCOMES:

- 225 new social units
- 497 private units
- Upgraded high-rise towers – 228 units
- Integrated public – private apartment blocks
- Introduction of public roads
- Council managed open spaces

ACHIEVEMENTS:

Public units constructed at competitive rate.

Transformation from an inward looking public housing enclave into a well planned mixed public/private neighbourhood.

Management of all housing administered by Urban Communities Ltd who are also responsible for community building and employment creation . Tenants are employed on site as cleaners, gardeners, admin and in on-site café.



Clifford Terrace



Altona Street

4. Norlane Renewal

Development Partners - Porter Davis, Hamlan Homes, Burbank

OBJECTIVES:

The Norlane Renewal project is a renewal strategy that will incrementally redevelop the Norlane area on a self sustaining basis through a sales and build programme.

It will deliver 160 social housing units and a further 160 private housing units in Norlane with a smaller renewal component of 12 units for the adjacent Corio area.

PROCUREMENT & PLANNING:

A public tender process held in 2011 resulted in six submissions from which three proponents were contracted to:

1. create and operate a display village of affordable private housing,
2. market and sell to private purchasers a set number of units, and
3. deliver a set number of social units, all on DHHS land.

Planning permits for multi unit stages are issued by the City of Greater Geelong. The project is anticipated for completion by 2017.



Norlane Renewal

PLANNED OUTCOMES:

- 160+ public housing dwellings
- 160 private dwellings (114 delivered to date)
- Display Village
- 6 Apprenticeships

ACHIEVEMENTS :

Renewal of the Norlane Suburb underway

Development Agreement has generated 6 apprenticeships linked directly with the work undertaken in both Public Tenant Employment Program & Work and Learning Centre in Geelong.

Location of the local team in the Yooringa Street Offices, ensures New Norlane had a physical presence in the community. This enables the improvement of existing relationships with residents, and the creation of new relationships with stakeholders to work collaboratively in addressing community issues.

Sale of surplus land will generate approx \$14M of revenue to reinvest in the construction of the 160+ public dwellings



5. Nation Building and Jobs Program – Partnering with the community housing sector

Victoria's Housing Association Program

Victoria was allocated \$1.167 billion

Average of \$300K per unit across the total portfolio (3890 units) by June 2012.

The Australian and Victorian Governments have allocated 50% of the Nation Building Program to public housing and 50% to registered Housing Agencies.

Based on the above average registered Housing Agencies are committed to provide 1800 units as its share of the Nation Building program.

Under the leverage requirements of the Victorian Government the sector will deliver a further 600 units by utilising approximately \$180 million in borrowings together with over \$568M in Nation Building funding.

The new housing which is owned and managed by Housing Agencies is located across Victoria with two-thirds in metropolitan Melbourne and one-third in regional Victoria.

The sector has recorded over 1,900 practical completions by August 2011 thereby meeting the Commonwealth Governments target earlier than anticipated.

The cost to Government of approximately \$235,000 per unit.

Docklands Drive, Docklands



Docklands Drive, Docklands, **MAB Corporation**

This project will provide 85 affordable rental apartments in the heart of Docklands' New Quay precinct, minutes from Melbourne's CBD, each with a private balcony. The development will face a new public park, Quay Park, with many of the apartments enjoying elevated city views.

Tram Road, Doncaster



Tram Road Doncaster Galvin Construction

This project will provide 98 affordable rental apartments in the heart of Doncaster, across from the Doncaster Shoppingtown Complex and will provide 1,2 and 3 bedroom properties each with a private balcony.

Pearcedale Parade, Broadmeadows



Pearcedale Parade, Broadmeadows, **Carabott Holt**

This project will provide a mix of two-bedroom, three bed-room and studio apartments in three zones with a separate 'family' zone of homes. With 84 homes in total, each zone features a communal BBQ and common area, with a secure play area in the family zone.

Nicholson Street, East Coburg



Nicholson Street, East Coburg, **Latitude Group**

This development will provide a mix of 58 public and 122 private apartments set around a common garden including vegetable garden to maximise social interaction. The stepped building is designed to offset the building's density and provide access to light and views.

Wyndham Street, Shepparton



Wyndham Street, Shepparton, **Allen Kong**

This project will continue the legacy of philanthropist Alexander Miller by redeveloping housing from the 1920s and 1930s to provide 36 homes for elderly residents. The design includes wide verandas, community rooms and offices.

99 -105 Wellington Street, Collingwood



Blessington Street, St Kilda



Larissa Avenue, Ringwood



Mount Street, Heidelberg



Victoria Street, Melbourne

Due November 2011

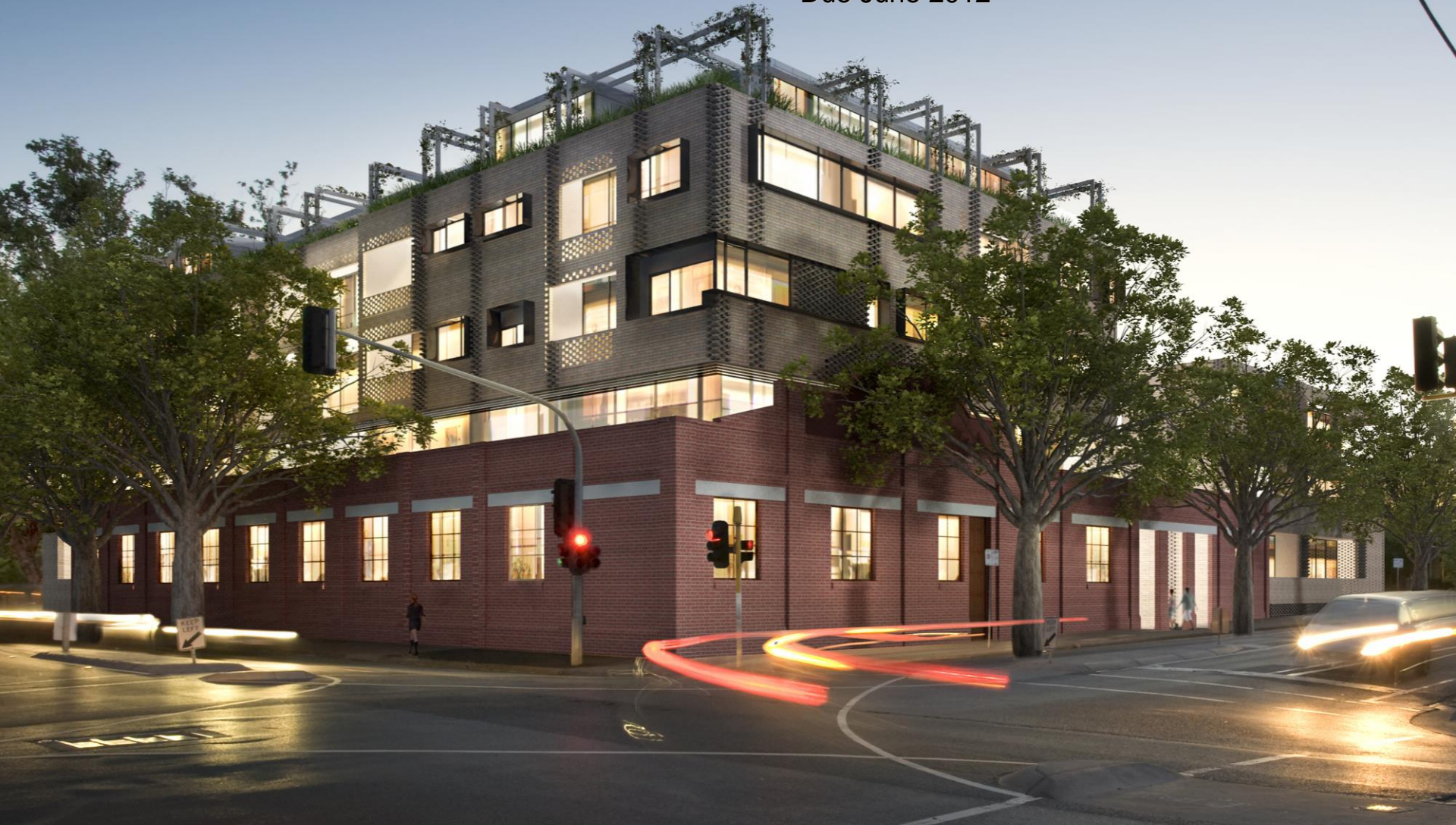


Victoria Street (Drill Hall), Melbourne, **McGauran Giannini Soon Architects**

This project will provide 59 apartments in a Melbourne's former Regimental Drill Hall, directly opposite the Queen Victoria Market. The design will retain and restore the original red-brick façade built during World War II and build on the existing foundations with a new eight level building featuring solar shading, water recycling solar-boosted hot water.

Gipps Street, Collingwood

Due June 2012



Gipps Street, Abbotsford, **Kann Finch Group**

This project will feature 25 units to be owned by Common Equity Housing Ltd and 34 units to be privately owned. The design retains and builds on the heritage brick façade of this former boot factory. Extensive balconies and an internal courtyard provide residents with access to open space.