G A

2 0 0

+

Government
Architect

Shaping our futures
Since 1816

GA200+
Symposium /
Forum 02
How do we live?

NSW
GOVERNMENT

Can high density development ensure equitable access to public or shared space as well as good quality housing?

Can radically new approaches to living together open up more sustainable approaches to densification? This primer gives a snapshot of a few key global trends in housing development.

These trends point towards issues of affordability in housing, equity and access to the city, social and cultural consequences of increased density, the new relationship of the suburbs to the intensifying urban core, and how new projects can sustainably support healthy, dynamic and engaged communities.

With a projected need for 500,000–700,000 new homes required in Sydney over the next 15–20 years, how will our city and its precincts evolve to accommodate this scale of development while also protecting unique qualities of place?

These case studies have been compiled in collaboration with the UTS M.Arch Design Studio The Singular Collective. Led by architectural urbanist and Senior Lecturer Tarsha Finney, the studio is driven through her doctoral research (completion 2016 UTS) looking at the instrumentality of multi-residential housing in reorganizing the city of New York in the mid twentieth century as it underwent its most shuddering transformations toward Modernity. This UTS M.Arch studio is working specifically through the opportunities afforded by the renwal of the Waterloo housing estate in Sydney.

Symposium Program 04 May 2016

1:45pm	**Arrival**	Gallery Room, State Library NSW via Shakespeare Place

2:00pm	**Forum 01 What is great design and how do we get it?**	Nationally and internationally, planning policies are being re-written in response to an increasing awareness that good built environment outcomes need a more innovative and integrated approach than traditional land use and planning mechanisms. How can design-led approaches create opportunities for beneficial outcomes for the community? How can this be assisted by new approaches to governance, procurement, design and delivery?

3:30pm	**Afternoon tea**	

4:00pm	**Forum 02 How do we live?**	Can a radical approach to living provide us with a sustainable approach to densification? Can high density development ensure equitable access to public and shared space as well as good quality housing? This conversation will focus on housing; affordability, the social and cultural impacts of different models, reimagining suburbia, and how the clever design of buildings and neighbourhoods can sustainably support aging populations and healthy communities.

5:30pm	**Close**	

Case Studies

The Peabody Trust: a 150 year old UK based housing association aims to 'make London a city of opportunity for all by ensuring as many people as possible have a good home, a real sense of purpose and a strong sense of belonging'.

Mint Street, Bethnal Green. Pitman Tozer Architects
Image credit: Nedko Dimitrov/Peabody

The Peabody Trust has four overarching aims: to provide great services and quality homes for social, affordable and private markets; to build thriving communities; achieve influential growth; and achieve business excellence.

Peabody has a property portfolio of over 27,000 homes, co-owned and managed with over 80,000 residents. The housing developments cater to several housing tenures including social, shared ownership, supported, affordable and private market housing. The Trust aims to provide 1000 new homes annually with 40% allocated to private market housing.

Innovation
Peabody believes that the current approach to housing development is not sustainable for future growth, and that innovative design and funding solutions are needed. Their response to this need includes exploring ways to work with new and emerging small design practices for whom current procurement processes are too onerous.

The 2014 Small Projects Panel involved a competition for the selection of six small and emerging architectural practices to work over four years on small projects with Peabody searching for innovations in housing type.

Projects to emerge from this kind of collaboration have included:
— Westferry Studios (1999) with 27 live work units let to micro businesses, 9 work-only units. 50% of the development is for market rent, 50% let as affordable housing.

George Peabody always said that being commercially-minded was the key to surviving. We used to get a 50% housing grant, but now it's been cut to only 20%, so we have to make a profit to plough back into the business.

— CLARE BENNIE, FORMER DEVELOPMENT DIRECTOR

— Murray Grove by Cartwright Pickard, utilised a steel framed modular construction which meant there were zero defects, and the project was on site for six months only.

The goal by March 2016 is to generate £125 million in revenue by selling 180 dwellings on the private market and 440 shared ownership dwellings in order to generate profit to be reinvested into social and affordable housing developments.

Funding
The Trust encompasses several organisations which expands their assets portfolio, including a housing association, a community development agency and a property investment and development group. The Trust has a property portfolio which supports funding of £1.2 billion. 40% of properties within their portfolio are available to use as security against future borrowing. (2015 Group Business Plan)

Cross-subsidising product
An early outcome of the Small projects Panels is the Mint Street Housing project by Pitzman Tozer in East London. It is innovative in its housing tenure as well as its funding and management model. One third of the complex is allocated to private market (penthouse level plus one level of luxury 1–2 bedroom apartments), which has subsidised the other two thirds of the development, allocated to social and affordable housing equally.

The provision of affordable housing requires dedication to purpose, understanding of community needs and a vision of how such dwellings integrate with the surrounding neighbourhood.

— CITY WEST HOUSING 2016

02/
City West Housing (CWH) is a not-for-profit, NSW sited community based organisation that is managed by independent board members and directors, with a team of staff responsible for daily operations. CWH was established in 1994 with an aim to provide long term and secure affordable housing for rent in Ultimo/Pyrmont, for people on low to moderate incomes.

In 2009 the organisation's operations expanded to incorporate the whole of the City of Sydney Local Government Area. As of 2015, CWH managed approximately 636 units, with an anticipated increase of 417 units for 1052 apartments to be completed by 2017.

CWH's vision is to maintain development, building, support and management of affordable housing to promote social diversity in Sydney's inner city area. As an organisation, City West Housing recognises the need for continuation of "innovative developments that meet the changing needs of communities and reflect Sydney's changing social diversity," (CWH 2016) and the need to provide the opportunity to live close to places of employment.

Platform Apartments
Exordium
Apartments (L-R)
Image credit:
City West Housing

Completed development examples

The Platform Apartments in
Eveleigh, Architectus with
Arcadia Landscape Architects
holds 88 affordable housing
apartments across 7 levels. The
range of apartment configurations
include studio, one, two and three
bedroom apartments. The Platform
Apartments incorporated an efficient
construction model, completed
in record timeframe (under 12½
months) and under budget by $1m.
Incorporating some of the history
of the site, industrial lights saved
from the old building on the Eveleigh
site have been incorporated into the
new design.

The Exordium Apartments in
Zetland, Kaan Finch with Sturt
Noble Landscape
104 apartments specially designed
to provide high quality affordable
housing solutions to low-moderate
income earners within the city.
The development includes a mix
of one, two, and three bedroom
units and approximately 15% of
accommodation is adaptable for
elderly or less able bodied tenants.
"It features communal gardens and
BBQ areas, a small café, a single
level basement with parking for 40
cars and ample bicycle storage; all
to cater to requirements of inner
city living" (CWH March 2016).

03/
Compact Housing:
Small house/Big life

The question of how small is too
small is being asked frequently in
the context of housing provision,
the centralisation of cities and
changes in housing consumption
patterns. In their 2011 report 'The
Housing We'd Choose, The Grattan
Institute demonstrated that access
to the cultural and social dynamism
of city centres is a priority in
housing selection, particularly in
the service and knowledge worker
demographic. It follows then
that the desirability of reduced
apartment sizes, even when well
designed, relies on a trade off of
increased shared amenity in terms
of the neighbourhood context.

03a/
The Darley Street Apartment
by Brad Schwartz

At 27sqm and completed in 2014,
this renovation of an existing
apartment in a block in Darlinghurst
is designed for a couple, allowing
them to both live and entertain.
Initially one room, the design
reinstates a separate sleeping
space, with the division between
public and private space being
made of a complex joinery unit
housing all of the storage and
functional work and support needs
for the occupants.

Image credit:
John Gollings,
courtesy Jackson
Clements Burrow

03b/
Upper House, Carlton
by Jackson Clements Burrow
for Piccolo Developments

A typical compact 2br apt in
the development is 47sqm and
provides 3.7sqm of storage and
2 balconies. It is located on a
corner with clear outlook.

Five additional levels of
development were permitted
on this prominent corner site in
return for following a process that
ensured design excellence and the
inclusion of communal facilities,
critical for compact living.

05/

Equity in the city, or models of architectural intervention: R50 Baugruppen, Ritterstrasse 50, Kreuzberg Berlin Germany

Baugruppen, German for 'building groups', the name of this project R50 Baugruppen comes from the street address of the project. The building is seven stories containing nineteen households led by a collaboration of architects with Jesko Fezer and Heide & von Beckerath. "the Baugruppen model represents an innovative strategy for constructing new housing. Baugenossenschaft (co-ops) and Baugemeinschaft, a form of cohousing led by an independent consultant-as-developer, often with an architectural background, have emerged as viable options as more Germans look to become homeowners."

The site was provided by the Berlin Senate Department for Urban Development, as part of a city government strategy to initiate development outside of the usual modes of developer led work driven by investment for maximal short-term profit. This is in response to to the deficit in the provision of housing, 10,000 housing units a year in Berlin alone until 2030, in a country where only 43% of housing is owner occupied. Rents are increasing while the country's legendary tenants' rights are slipping in the face of asset leveraging in the pursuit of capital growth.

The architects developed a concrete shell structure with modular wooden elements and a wire mesh facade to accommodate the variations of internal layout the studies called for. The residents opted to make the ground floor a shared space ... that includes a double-height community room and laundry facility. A rooftop "summer kitchen" and deck is an outdoor gathering space for Berlin's northern European late-light nights, and wraparound balconies are a shared outdoor space and secondary exterior circulation route between apartments.

— J BRIDGER 'DON'T CALL IT A COMMUNE', METROPOLIS MAGAZINE MAY 2015

The Baugruppen is "a solution for the moment, when the city is not acting as it should," says R50 resident and artist Florian Zeyfang. For R50, the architects gathered potential residents from their networks, including friends, acquaintances, and collaborators. The group assembled includes architects, artists, and journalists—professions that don't reflect typical buyers or builders of new homes.

Nightingale (L) and the Commons (R), Image credits: Andrew Wuttke, photographer, and Breathe Architecture

The Commons and Nightingale Apartments, Breathe Architecture, Melbourne

The Nightingale Model was developed by Breathe Architecture in Melbourne in response to a perceived need and market for medium density, multi-unit housing with a strong social and environmental agenda.

Nightingale projects are private developments but follow a designer rather than developer led process with various measures adopted to improve affordability, increase social cohesion and lift environmental performance.

These include process innovations such as the use of a deliberative development model where the purchasers (the future residents) have agency in decision-making,

minimal car parking (enabled by co-location with public transport), high insulation values and shared facilities such as roof top shared laundries and gardens. Nightingale residents will be owner-occupiers with a covenant in place to ensure re-sale maintains the affordability benefit for subsequent buyers.

The Commons
Aparments
Image credit:
Andrew Wuttke,
courtesy Breathe
Architecture

A significant opportunity exists in cities across Australia to deliver affordable multi-residential housing in existing suburbs that are environmentally and financially sustainable, socially inclusive, positively impact the urban environment and promote better health and well-being outcomes. There is a growing public and political concern about city planning including the proliferation of multi residential housing quality, affordability, location and amenity wraparound balconies are a shared outdoor space and secondary exterior circulation route between apartments.

— BREATHE
ARCHITECTURE

A Note on Definitions

Each of the terms Public, Community, Social and Affordable housing has specific definitions within the Australian context.

Affordable Housing

Widely regarded as housing costs (rent or mortgage) representing 30% of income.

Public Housing

Public housing in Australia is housing that is owned and let to residents by a state or territory government agency. Historically it has been for low income working households. This type of housing makes up the majority of Social Housing in Australia at around 80% (AIHW, 2010) of the total amount of subsidised and provided housing.

Social Housing

An umbrella term for Rental Housing that is funded or partly funded by government, and that is owned or managed by government or by a community based organisation. Often exchangeable with 'public housing'

Community Housing

Housing provided for low to moderate income or special needs households, and managed by community based organisations, often referred as Community Housing Providers (CHPs). For example City West in Sydney. CityWest fund their own developments through developer contributions, on government owned sites.

Keynote & Panel

Keynote / Jeffrey Shumaker

Jeffrey is the Chief Urban Designer and Director of Urban Design for New York City. He has worked on a number of city-wide initiatives and neighbourhood projects across New York. Jeffrey believes in the transformative role of urban design in making cities both more liveable and sustainable. He is interested in whether a radical approach to living can provide us with a sustainable approach to densification and whether high density development can ensure equitable access to public and shared space as well as good quality housing.

Facilitator /
Olivia Hyde

Olivia is Director of Design Excellence for the NSW Government Architect. Olivia is an architect and urban designer and has worked on a wide range of award winning projects across Australia and around the world, with a focus on public infrastructure. She has taught extensively in both Sydney and the USA.

Heather Nesbitt

Heather is the Social Commissioner for the Greater Sydney Commission. She has over 30 years' experience in social sustainability, social housing, community infrastructure planning and social impact assessment. She has primarily worked on major greenfield and urban renewal projects, including public/social housing for government, non-profit and the private sector.

Vicente Guallart

Vicente leads Guallart Architects and was the Chief Architect of Barcelona (2011-2015), a city which has undergone massive transformation over the last 30 years to become economically stable. Vicente is interested in how design-led approaches identify opportunities for beneficial outcomes for the community assisted by new approaches to governance, procurement, design and delivery.

Bob Perry

Bob is a Director of Scott Carver, an inter-disciplinary design practice based in Sydney. He is also Chair of Place Leaders Asia Pacific. Bob has been a director in private practice in Sydney for 40 years and has been involved in several transformative waves of development including Australia's Bicentenary, the Sydney 2000 Olympic Games and recent and current transformations to the Sydney Opera House.

David Tickle

David is the leader of Urban Design at HASSELL. He works with HASSELL's global urban design team to design and deliver great urban places. David has experience leading a range of master planning and urban design projects, including whole-of-city visions, major urban renewal projects and mixed use developments. David also leads HASSELL's Urban Futures initiative, a program of research and design speculation focused on the challenges of urbanisation.

Brendan Edgeworth

Brendan is currently Director of Postgraduate Studies in the UNSW Law School. His research and publications cover the areas of law and social theory, and legal history. His research is also directed to the reform of housing law and property law. He has been engaged as a consultant to the New South Wales Law Reform Commission (1996), and was a member of the Board of the Tenants' Union of New South Wales from 2004-12.

Shaping our futures since 1816

In 1816, Governor Lachlan Macquarie appointed architect, stonemason and convicted forger Francis Greenway as civil architect and assistant engineer to the colony of New South Wales.

The appointment established the role of NSW Government Architect which has endured unbroken for 200 years.

The bicentenary takes place at a time of momentous change as NSW, like the rest of Australia and indeed the world, faces the challenge of creating a sustainable future, particularly in the cities and towns where most of us work, live, learn and play. What sort of places do we want our cities and towns to be? How can we achieve that?

Recent research shows that Australians want good design and understand the consequences of a poorly designed built environment. How do we honour that?

To give shape to this debate, the NSW Office of the Government Architect (NSW OGA) is launching GA200+, a program of forums, discussions and keynotes in Sydney and regional NSW for government, industry, researchers and the public about how we can collectively deliver a great built environment for the public good in the years ahead.

Strategic themes brought to light at GA200+ will be presented in discussion papers to inform an inaugural, draft Policy for Architecture and Urban Design in NSW.

G A
2 0 0
+