

Recent research on mixed tenure redevelopment

Presentation for RedWatch
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Research centre focused on public interest urban research, based in the Faculty of Arts, Design & Architecture at UNSW Sydney



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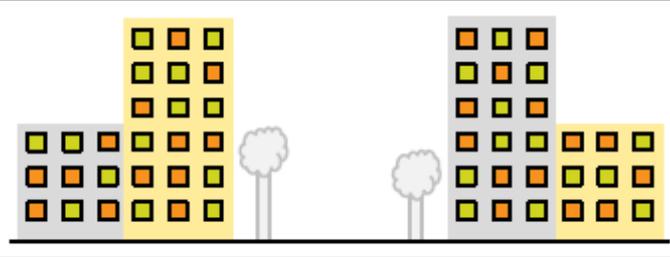
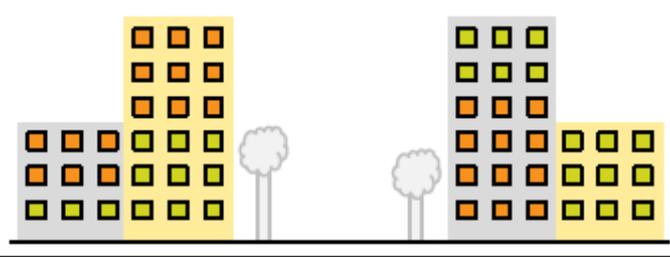
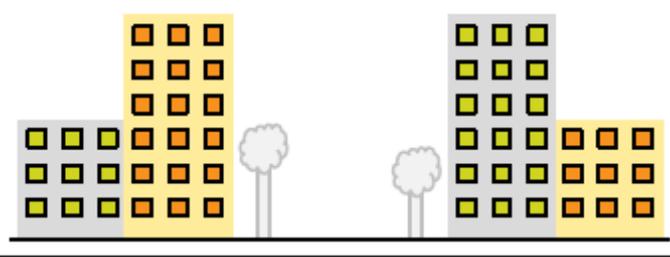
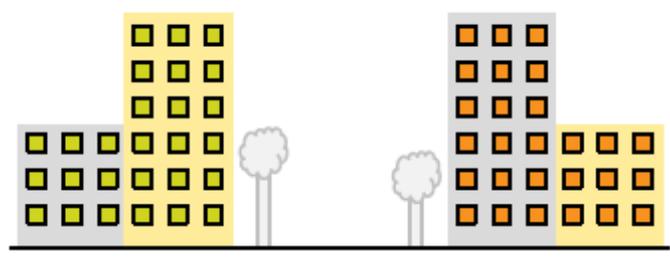
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Recent work on lower-income residents in higher density

- [Mixed-tenure Development: a literature review on the impact of differing degrees of integration](#) (for Frasers Australia)
- [Equitable Density: The place for lower-income and disadvantage households in a dense city](#) (for Shelter NSW)
- [Improving Outcomes for Apartment Residents and Neighbourhoods](#) (for Australian Housing and Urban Research Institute)

Mixed-tenure Development: key findings

- Most important design principle for mixing market and subsidised housing is **tenure blindness**
- However, research also shows design decisions have limited impact on some objectives of community development; even the most appropriate design response will not remove the **need for ongoing programs** to develop a strong sense of community

	<p>Unit by unit</p> <p><i>Each tenure is distributed uniformly across an entire development</i></p> <p>Also called 'salt and pepper' or 'pepper potting'</p>
	<p>Floor by floor</p> <p><i>Each tenure is clustered in distinct parts of a building</i></p> <p>A relevant distinction in the context of large apartment developments</p>
	<p>Building by building</p> <p><i>Each tenure is provided in separate buildings, but distributed across a development</i></p> <p>Potential to integrate design and construction</p>
	<p>Block by block</p> <p><i>Each tenure is separated as much as possible within a development site</i></p> <p>Still more integrated than fully segregated suburbs</p>

Equitable Density: key findings

- Lower-income & vulnerable residents are more affected by downsides of high-density living
- Successful high-density redevelopment needs to consider impact on lower-income & vulnerable residents of factors at the building, neighbourhood and metropolitan scales
- **Building scale:** some evidence that disputes are more common in areas with concentrations of lower income & vulnerable residents and in areas with higher concentrations of apartments; noise is a particular issue
- **Neighbourhood scale:** ongoing provision of *local* support services is essential, as are steps to prevent loss of affordable shops & ‘third spaces’ due to commercial gentrification
- **Metro scale:** successful redevelopment requires ongoing gov’t commitment to infrastructure to support and connect the neighbourhood



Improving Outcomes: key findings

- 4 case studies – 2 in Melbourne (Carlton) & 2 in Sydney (Rhodes/Strathfield)
- Identified key challenges for lower-income residents in higher density (not just public housing renewal)
- All case studies highlighted the limited ability of planning during development phase to guarantee positive social outcomes post-occupation
- Dedicated place managers (before, during and after development) improved outcomes for residents
- Importance of free ‘third places’ emphasised again, both outdoor and indoor (esp. libraries/community centres)
- Flexible design of residences and public spaces to allow adjustments to changes in life stage, changes in family size (kids, pets, extended family) & reliance on external support



Read more: The Conversation

Improving Outcomes project:

[Quality of life in high density apartments varies - here are 6 ways to improve it](#)

Equitable Density project:

[This is why apartment living is different for the poor](#)

[It's not just the buildings, high density neighbourhoods make life worse for the poor](#)

**Thanks...any
questions?**

