



Housing Breaking The Barriers Event One What we heard...





OUR VISION
A place for every person

EQUITY-CENTRED DESIGN
Housing:
Breaking
the Barriers

OUR VALUES
Respect
Curiosity
Leadership

Part 1 - Housing is broke and broken.
No design for unintended consequence

Dharawal Country

Uncle Richard Davis welcomed us to his Country and explained that the Wodi Wodi tribe are the First Nations custodians of the Illawarra and Shoalhaven lands.

We're not here for a long time so let's live, work and play together.

It's all about respect and understanding. Until we learn about our past, we can't understand the issues we are currently facing.

We should be proud of our history; we have the oldest living culture in the world. So, let's make our society a better place.



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So... what is Equity-centred Design?

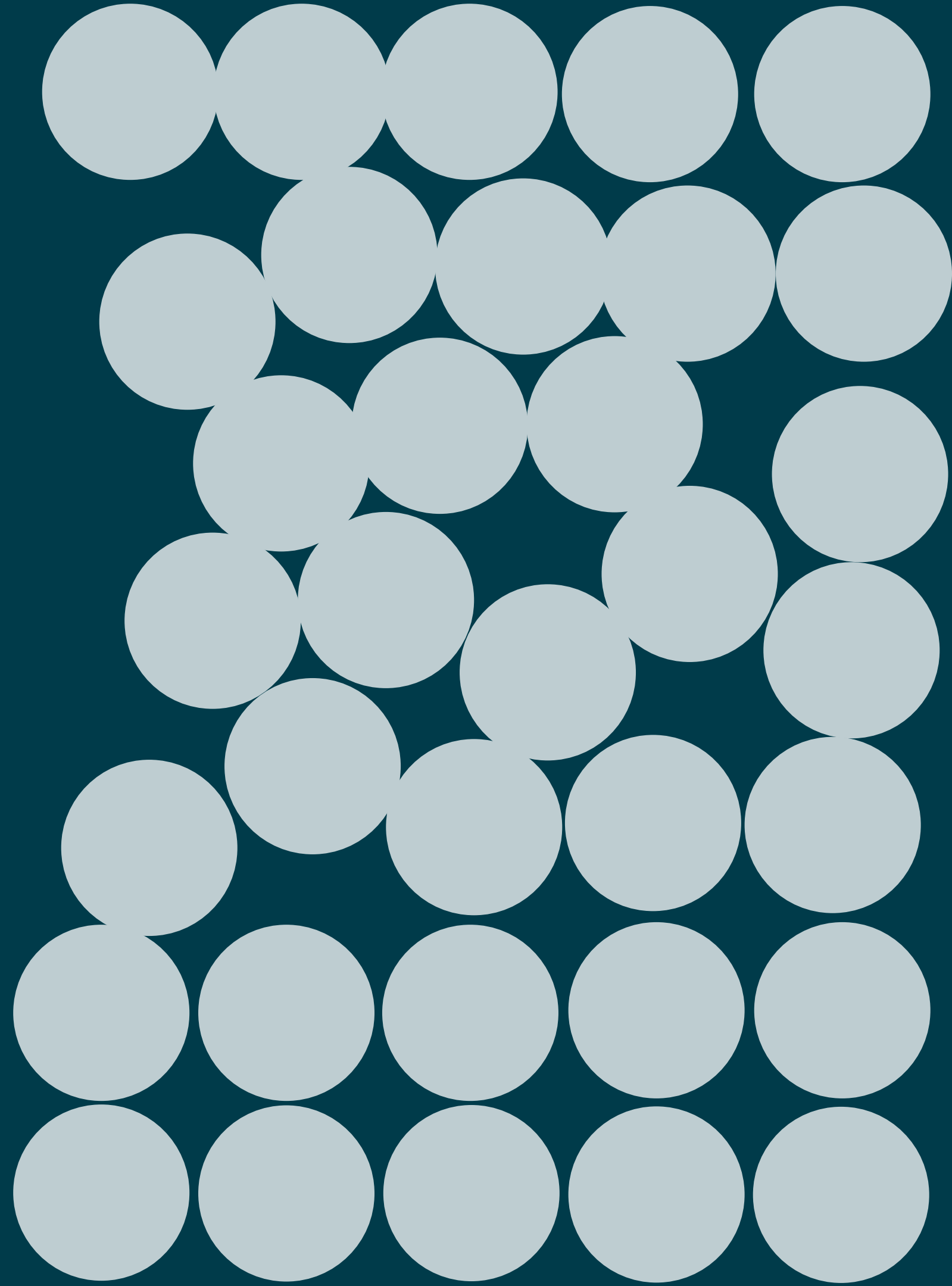
Some of those we are problem-solving for can be marginalised, even excluded in a traditional design process. Designers are “experts” that “do” design. In the development of residential property, the “end-user” is rarely consulted during the design stages.

Equity-centered design contrasts with human-centered design in the process of engagement with its design target. Rather than designing “for” the aim is designing “with”.

A collaborative design process invites community members to the table to actively participate from the start.



Is Design
An Act Of
Power?



using is broke and broken.

ended consequence

Our keynote speaker was Scott Langford,
CEO of St George Community Housing.

He explained that our “housing crisis”
is an unintended consequence of
decades of poorly designed policy.



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Housing is broke ...and broken

Crisis infers a sudden disaster, however the issue with housing supply shortages is not sudden and is in fact, due to decades of neglect, poor policy and inaction.

Combine this with post-Covid cost escalation, a new planning system, the Building Design Practitioners' Act and a new Construction Code, and you have a perfect storm...





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...but it's not all doom and gloom!

We can design a solution... This is our "call to action".

Government is not the sole provider of answers,
it's going to take us working together: communities, private companies,
not for profit organisations, all pulling together to work out solutions.

All housing needs to be affordable - *to someone*.



Edmiston
Jones



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Jones

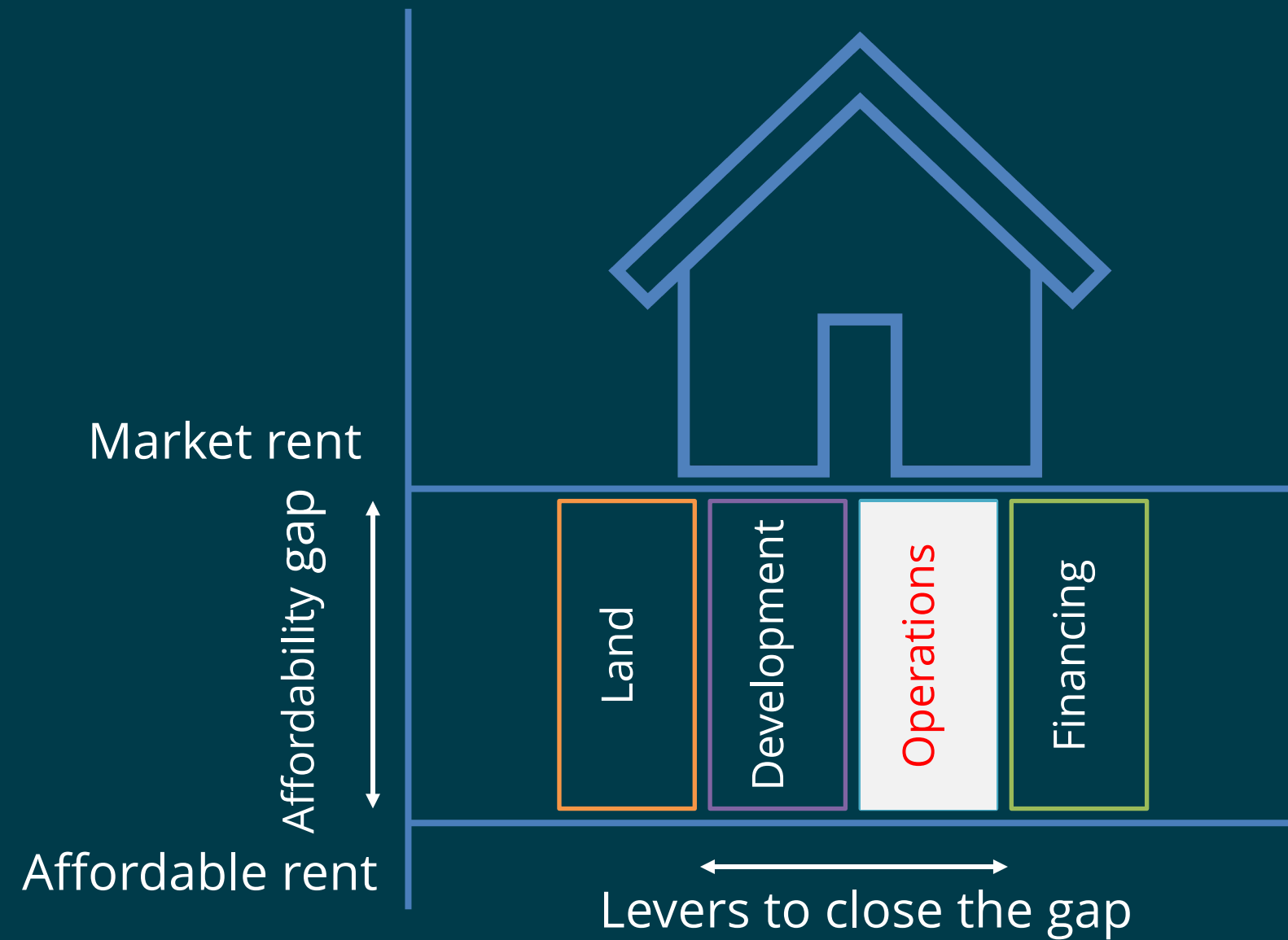
Levers for change...

Scott told us there are (generally) four levers to close the affordability gap, and that this is where people working in partnerships can have the most effect.

(diagram on the right, courtesy of SGCH)

An often-forgotten lever is Operations. Dwellings need to be maintained.

Residents living there need to be able to afford running costs, and buildings also need to be sustainable for the developer or owners such as SGCH, if they are to afford the ongoing upkeep.





Communities, private companies, not for profit organisations, must all pull together to provide solutions.



Edmiston Jones

SPEAKER RECAP

Designing a solution...

Housing is a means to an end, it's a connection to employment, society, community, education, and provides a sense of place.

We must imagine who wants or needs to live in this place, and then build it for them.

Great places respect the history of an area and enhance and beautify the place.

The aim is for a mix of housing types and tenures, integrating people into their local communities, building communities for generations to come.



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PANEL RECAP

What can we do?

We need to help our communities have an appropriate level of understanding about the planning system, to encourage curiosity to help alleviate this community apathy.

Business Illawarra has prepared an advocacy report written by Judith Stubbs, with clear 'calls to action'. Download it [here](#).

The State Government's Transport Oriented Development policy needs transport to work well. Initially, increasing train services would make those areas more desirable to potential future residents and to help service existing residents. A simple and quick step in the right direction.

We can solve this wicked problem with partnerships. It's about Equity and Place.





Next event
4 July...

Stay tuned!



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Thank You

