

Workshop 1 - Top 5 opportunities

Land titling and tenure	Meeting the demand for alternative housing	Delivering outcomes in the right places	Innovation and retirement living	Providing an age friendly public realm	OTHER SUGGESTIONS
<ul style="list-style-type: none"> • Allow multiple occupancy (strata title) • Italy experience – 1 title + 1 land – virtual strata – allow foundations to be strong enough to build on over 10 years. • Modern land lease communities own building/own land <ul style="list-style-type: none"> ○ Affordability alternative tenure models • Community title – by age? • Home share scheme <ul style="list-style-type: none"> ○ Single living in large house ○ Enable to stay in home (provide platform to connect) ○ Allowing to ‘continue’ in place • Refine dependent housing – allow kitchen, allow two homes • Sydney City Council ‘dual occupancy’ (protects old big houses from demolition) • Opportunity to review ‘zoning’ – site criteria/housing types/definitions as these or aspects thereof may be contributing to the limitations in supplying appropriate housing (need to deliver better on housing diversity) • Principle – if it fits it should be ok. 	<ul style="list-style-type: none"> • Product doesn’t exist currently. • Opportunities for more community engagement • Defining what the end user wants. <ul style="list-style-type: none"> ○ Secure tenure ○ Gateway to community ○ Self-determination/ agency over identity ○ Regulation and imagination ○ Precinct design for place making ○ Co-housing ○ Wide range of highly innovate ○ Experimenting ○ Test bed sites • How do you plan for age – the whole range • [at the moment] Only 2 elements of age – kids – rest • Creating a supply of appropriate housing for the community, knowing that the demands for housing types is changing – i.e. opportunity to reach the huge middle market of those in the community. 	<ul style="list-style-type: none"> • Case management/ partnering with government – state/local • Infill/greenfield – partnering with Renewal SA to develop brownfield land – get development ready. • More effective land use both existing and new developments • Mixed use communities including retail, aged care, retirement village. • Potential for integrated communities – vertical living – also allowing for transitional living. • Diversify retirement villages – redefine what is core – residential flat building – does not fit in square <ul style="list-style-type: none"> ○ Tenure ○ People desire where they are ○ Stretch the purpose of our suburbs ○ Different style ○ Planning/policies all together ○ Flexibility to hear what people are saying • Within 5kms of “home”. 	<ul style="list-style-type: none"> • Potential for more smart design and innovative dwellings. Incorporating technology into dwellings. • Building apartments <ul style="list-style-type: none"> ○ Meeting the requirements for ageing occupants ○ Larger spaces (i.e. 2 bed at 100sqm compared with market 70sqm) • Accessibility – designing houses for aged – design for families, etc. • Need at least accessible bathroom designed • Design – housing for your families – built environment stretch use longer for occupants • Liveable house design <ul style="list-style-type: none"> ○ Inclusionary housing ○ Access ○ Sustainable housing ○ Adaptable re-use housing • Potential to review/reduce car parking requirements – flexibility required. • Car parking – being able to repurpose the space 	<ul style="list-style-type: none"> • Linkages for pedestrians to city centres/shops – shared use paths • Footpaths – need to build safety for gophers • Creating a sense of community and engagement (greenspace, amenity, etc.). • Building areas people want to live <ul style="list-style-type: none"> ○ Having community spaces within higher density spaces ○ Areas for interactions • Contemporary practice in social infrastructure. • Tree selection important • Multi-cultural opportunities 	<p>Flexibility</p> <ul style="list-style-type: none"> • Providing more flexibility in planning rules (i.e. car parking). • Flexibility in system to meet local demand. <p>incentives</p> <ul style="list-style-type: none"> • Incentivising housing choices • Potential to incentivise quality affordable housing, both financial and or policy. 15% needs to be enforced. <p>Affordability</p> <ul style="list-style-type: none"> • Affordability relevant to eastern states. <p>Resolve land use conflicts</p> <ul style="list-style-type: none"> • Conflict with high/dense developments adjoining established residents

Top 5 challenges

Perception and the role of engagement	Cost of living and affordability	Lack of housing options	Design for retirement living	Social isolation	OTHER SUGGESTIONS
<ul style="list-style-type: none"> • Need to change thinking about what is the 'right' housing product • Crisis driven discussion – retirement to aged care • Community acceptance • Local government understanding to need to understand operations and need. • Changing community mindset on density and alternative dwelling types. • Emotional attachment to their home • Community expectations wedded to the ideal • Issue vs outcome lost – getting rid of offence factor – “what does it look like” • Your house is a commodity – want to protect for family <ul style="list-style-type: none"> ○ Becomes a barrier to downsizing ○ Makes it difficult to transition • Spectrum of retirement – getting longer and means different things to different people <ul style="list-style-type: none"> ○ Economic benefits i.e. 55 years very different to 85 years • Ageing – what does this mean? – Labelling deprives people of rights 	<ul style="list-style-type: none"> • Massive middle group of people - not having mortgage paid off but close to retirement – what is the affordable housing range? Many of these people don't necessarily want to (or need to) go into a managed solution i.e. retirement village. • Lack of availability of land and cost of land close to public transport • Super + pension models assume access/availability to certain kind of housing • Lack of funds • Financial constraints of retirement living. • Shared equity major driver of affordability - stamp duty big impediment • Affordability – housing • Disincentives to downsize • Meeting growing need of vulnerable and low income households to enable ageing in place. • Lack of affordable supply • Private rental pressures with short-term rentals (uncertainty). 	<ul style="list-style-type: none"> • The planning system limits opportunities for housing diversity. • Matching product (broader range of stock + product) to a greater diversity of person • Policy deficiency in planning in terms of broader housing diversity options. • Policy makers and an understanding multiple tiers of provider – housing options and diversity • Lack of housing types currently • Lack of opportunities to downsize in same neighbourhoods • Adelaide Hills – lack of choice of small places – social impacts of moving out • How does 'disability' fit in the discussion? How will they be assured of housing choice? • Lack of 'lock and leave' dwellings in local neighbourhoods • Disconnect between the providers (wanting to build) and yet data is for single women i.e. 3 bedroom housing being built but it sometimes is required (i.e. role of Grandparents and need to come for children). • Data analysis is not entirely correct i.e. 1-2 person want larger houses (if affordable). <ul style="list-style-type: none"> ○ If going into 1-2 bedroom it is likely to be all they can afford • Big factor in housing is addition of a third bedroom. <ul style="list-style-type: none"> ○ Configuration is also a consideration ('rooms and spaces' – how it is arranged). • Baby boomers want cars and parking – double garage • Changing demand. 	<ul style="list-style-type: none"> • Existing single bedroom aged housing units – how to amalgamate to 2 or 3 bedrooms • Large scale development – retirement living <ul style="list-style-type: none"> ○ Finding the space, limited availability ○ Required to go up <ul style="list-style-type: none"> ▪ Integrated design is a challenge (fitting in with character) • Current commercial apartments design <ul style="list-style-type: none"> ○ Meeting the requirements for ageing <ul style="list-style-type: none"> ▪ Wheelchair access, bathrooms, etc. • Apartment amenity vs interface with neighbours <ul style="list-style-type: none"> ○ Overlooking, bulk/height, scale • Existing housing stock – 70s housing <ul style="list-style-type: none"> ○ What to do? ○ Retrofit but not viable • Lack of privacy – dog boxes – City of Campbelltown - can build anywhere with low minimum allotment sizes – poor result 	<ul style="list-style-type: none"> • Social isolation and well-being of residents • Going in apartments <ul style="list-style-type: none"> ○ Problems with social interactions, mental health and other issues • Need to ensure and enable people to remain in their community network – isolation • Retaining connectivity for people • Gated communities becoming more open <ul style="list-style-type: none"> ○ Very insular ○ Old way of doing things ○ Technological advances – can be daunting for older people but important to remain connected 	<p>Better strategic coordination</p> <ul style="list-style-type: none"> • Better coordination between planning system and community service delivery. • Infrastructure – planning in advance. • Services to be age friendly <p>Political influence</p> <ul style="list-style-type: none"> • Political intervention. • Balance community good verses independent community opposition • Higher density – access to transport + services – expectation on local government

Perception and the role of engagement	Cost of living and affordability	Lack of housing options	Design for retirement living	Social isolation	OTHER SUGGESTIONS
		<ul style="list-style-type: none"> • Catering for older 'men' in the housing market – their needs (sheds, hobbies, etc.) • Planning policies too restrictive with height, mix of land uses. • Need to have certainty of land-use <ul style="list-style-type: none"> ○ Gives community understanding ○ Linking with the current community with the 'new' incoming – the same community • Planning system doesn't enable granny flats or dual dwellings – co-living <ul style="list-style-type: none"> ○ Doesn't differentiate between people ○ Impact changes and tenants • Dual occupancy • Retirement village units – land barrier – minimum frontage • Issue with definition of 'retirement village' <ul style="list-style-type: none"> ○ Community title e.g. 10 dwellings – 10 not managed vs 10 managed – is it a good idea to discriminate access if they are of retirement age? • Providing people choice for those who want to live with likeminded retirees. 	<ul style="list-style-type: none"> • Universal design – so close to mandating less than 2.5% to build 30% to retrofit – construction stage • How many new houses are being built UD? Almost none • Design quality – watered out design by traffic outcome <ul style="list-style-type: none"> ○ Design good quality that service the people who want to be there ○ Q – should we only be looking vertical? – modify townhouses – tech advantages 		

Workshop 2 - Policy and Regulatory Solutions

POLICY SOLUTIONS				
Greater engagement with community	Incentives	Greater flexibility on definition of retirement living	Universal Design	OTHER SUGGESTIONS
<ul style="list-style-type: none"> • Planning system should take the opportunity to educate in the area of housing choice, variety and catering to the needs of the community. • “housing diversity” convo • Early engagement • Education – changing mindset <ul style="list-style-type: none"> ○ Engagement ○ Community buy in • Demonstration projects – Do more “pilot projects” to promote well designed housing + innovative housing designs. • Publicising what we are doing better – innovation in technique • How do you ‘tie-in’ – interact with the surrounding areas <ul style="list-style-type: none"> ○ The combination of the impacts to the space around them <ul style="list-style-type: none"> ▪ Traffic / movements / public transport ▪ Accessibility ▪ Connection to open space ○ The development itself is ‘well-designed’ but needs to be part of the whole neighbourhood • Engaging at the policy level is difficult <ul style="list-style-type: none"> ○ Interest and understanding of impacts at the assessment/project level • Site selection for appropriate locations <ul style="list-style-type: none"> ○ Engagement on these policies ○ Certainty that these sites/location what can/cant 	<ul style="list-style-type: none"> • Incentivise owner/occupier – creating lifestyle = stamp duty – reduce rates etc. – last homeowners grant • Partnerships between gov and private sector - pilot project • % concessions • Other levers – <ul style="list-style-type: none"> ○ RT AA ○ Taxation – home ownership e.g. get rid of stamp duty for those over 55 yrs purchasing their primary residence e.g. alt models similar outcome • Incentivise housing initiatives <ul style="list-style-type: none"> ○ Tax credits (US example) ○ Affordable housing ○ Retirement/aged housing • Partnership models – sharing the load. • Stakeholders – financial, planning, service provision, health system 	<ul style="list-style-type: none"> • Enable the development of different housing options through greater policy flexibility <ul style="list-style-type: none"> ○ Adaptive reuse conversion of larger homes to smaller homes • Reduce the regulations of different residential types – i.e. granny flats, fonzie flats – a house is a house – it’s accommodation – de-regulate residential policy • P&D Code <ul style="list-style-type: none"> ○ Recognition of form and scale of development <ul style="list-style-type: none"> ▪ Showing where the sites will be (certainty) – mapping and overlay ○ Definitions correct <ul style="list-style-type: none"> ▪ To allow for smaller/short term developments ▪ Granny flat ▪ Two dwellings on an allotment ▪ Lower impacts (still need good policy) • Introduce a broad definition for retirement accommodation (keep it broad) (now) • Granny flats – more flexibility in planning • Attached granny flats under 1 roof • Supported accommodation flexibility – role enabler <p>Strata / Tenure</p> <ul style="list-style-type: none"> • Aiming for the ‘broadest’ impact then look at Community Title – needs to be revisited and how to get shared models up (i.e. changing the rules in regulations) 	<p>Housing</p> <ul style="list-style-type: none"> • Use of universal design guide - supported by demand + market • 15% universal design • Ensure universal design – embed this – sustainable housing • Building for adaptability and for future <ul style="list-style-type: none"> ○ What is being built now and requirements for aged care <ul style="list-style-type: none"> ▪ Is that what is required in the future • Accessible housing – de-institutionalised – migrating into community – what their housing need will be different – boarding houses • ‘Design by design’ rather than ‘design by compliance’ in relation to housing for older people. • Minimum standards for higher density = 100sqm • Multigenerational <p>Surrounding neighbourhood</p> <ul style="list-style-type: none"> • Contextual scale • Opening up spaces for interactions and social connections – ‘sharing economy’ <ul style="list-style-type: none"> ○ Shared laundry (example), open space/gym • Enabling and sharing spaces for communities <ul style="list-style-type: none"> ○ Opening up age care facilities and putting other land uses together (school, community garden etc.) • Potential for public realm guidelines to aid in design and foster a sense of community, 	<p>Flexibility on general policy</p> <ul style="list-style-type: none"> • Allow flexibility in what things could look like, be less prescriptive, car parking example (future) • Car parking issues • More flexibility in POS provisions, ability to provide more useable community shared space in lieu of POS (future) • Open space • Outlook • Ancillary uses <p>Other</p> <ul style="list-style-type: none"> • Application of policy • Enable the market to determine housing choice.

<ul style="list-style-type: none"> • Enabling conversations with neighbouring land uses to add quality outcomes <ul style="list-style-type: none"> ○ Given respect & seen as positive, influence • Ensure engagement is undertaken early and is sequenced in a manner to allow appropriate time for feedback (in particular for councils) (now) • Looking at technology to assist and engage with • Potential to target engagement on controversial or difficult policy changes while bringing in best practice policy on other, more straightforward issues (now) 		<p>for Community Title to target housing options for older people)</p> <ul style="list-style-type: none"> • Also, look at other areas of ‘tenure’ legislation e.g. CT, Strata Titles and the Retirement Villages Act • Free up tenure structures <ul style="list-style-type: none"> ○ Opportunities ○ Allow swapping ○ Enables flexibility • Revisit ‘occupancy’ of dwellings to enable multiple tenants in housing arrangements (and allow boarding houses back into zones) • Dual occupancy <p>Zoning / Land Use</p> <ul style="list-style-type: none"> • Second dwelling on an allotment needs to be addressed – easier to process in zoning regimes rather than with limitations tied to the existing dwelling • Broadest impact i.e. zones that restrict opportunities, looking at complying land use for ‘retirement housing’ (now) • Mixed uses – allow 	<p>provide minimum standards on design, etc., potentially taken from overseas (future)</p> <ul style="list-style-type: none"> • Neighbourliness • Walkability, liveable, access, inclusion, CPTED 	
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REGULATORY SOLUTIONS

Universal Design	Incentives	Definitions	Consultation	OTHER SUGGESTIONS
<ul style="list-style-type: none"> • Best practice guidelines on universal design regulated. Difficulties in embedding and coordinating many different standards – stakeholder engagement etc. required (future) • Universal design – enforce more and incentivise UD by allowing for greater density when it is applied 	<ul style="list-style-type: none"> • Incentives – rate reductions • Planning incentives vs other incentives • Stamp duty concessions • Reduced rates • Grants ‘last owner grant’ • Trade off concessions for aged housing • Capital gain affecting your pension 	<ul style="list-style-type: none"> • Enable second dwelling on an allotment <ul style="list-style-type: none"> ○ Doesn’t necessitate that is requires a subdivision (linked to dwellings) • “Definitions” – keep it broad and performance based • Revisit Affordable Housing definitions as a guide • Residential – in resi zone <ul style="list-style-type: none"> ○ Design/form etc. • Operation + land use 	<ul style="list-style-type: none"> • Policy consultation • Education of different housing types • State government must better address local circumstances in assessment for community and environmental outcomes (now) 	<p>Consistency</p> <ul style="list-style-type: none"> • Consistency of assessment across councils + create culture • Consistency of process • Enforce policy (now) <p>Building Code Update</p> <ul style="list-style-type: none"> • Building Code – infrastructure standards – requires updating to better address, quality of build, in poor health, building fit for climate (public realm as well)

Now vs Future

NOW												
Review of definitions / zoning for retirement living	P&D Code	Communication and Engagement	Training / Role of planners	Incentives / economic considerations	OTHER SUGGESTIONS							
<ul style="list-style-type: none"> Definition of retirement housing <ul style="list-style-type: none"> Community Titles Act to enable you to discriminate based on 'age'. Keep the definition broad (not limited by site criteria, tenure, frontage, etc – performance based (merit assessment)) Enable multi-generational accommodation e.g. granny flats Allowing second dwelling on an allotment in the majority of residential ones Allow boarding houses back into zones Revisit "occupancy" in established housing – what is the solution for older people Regulation change dual occupancy <p>Zoning</p> <ul style="list-style-type: none"> Application of retirement housing in zones (merit or complying) 	<ul style="list-style-type: none"> Pilot new policy codes with regular review (product, process, regulation, finance) Less prescription more performance Incentivise use of universal design by allowing greater density Potential policy categories <ul style="list-style-type: none"> Multi-generational housing Minimal move housing Shared amenity/living housing Role enabling housing 	<ul style="list-style-type: none"> Start conversation with planners + residents in regards to what makes neighbourhoods more accessible for all More investment and time in community engagement Develop a contemporary narrative that informs policy. Begin community consultation now and generate a new narrative. Charter – talk with the community about what they want their community to be. Like in the future Process of consulting – developers need to ensure they are proactive in consultation and discussion with community and not rely on just the rules and regulations How do we communicate (i.e. what I am scared about) being able to explore issues with the community and find solutions that work for different parties. Consultation <ul style="list-style-type: none"> Policy engagement vs individual projects Leadership – compact between stakeholder Certainty vs flexibility 	<ul style="list-style-type: none"> Council planner training LMA Design + accred scheme (planners) Pro-active customer service by council planners 	<ul style="list-style-type: none"> Planning policies – should be subject to an affordability test <ul style="list-style-type: none"> Should this be a State Planning Policy? Relevant to housing the ageing Incentives needed No stamp duty for over 55s purchasing primary residence (under \$600k) Think about changing economy – more people working from home (sole traders) indeed older people still working their 20 hours a week 	Design considerations	<ul style="list-style-type: none"> Developers – time to work through issues with residents – 'co-design' Flexibility in design of housing 2-3 bedrooms/use car parks for older people? <ul style="list-style-type: none"> "variety is the key" "options in the way land (and at what stages in life) that we use our housing" 	Continuous improvement	<ul style="list-style-type: none"> Embedding learning & collaboration into the regulations to ensure continuous improvement. 	Previous projects	<ul style="list-style-type: none"> Look to resurrect rejected projects 	Other	<ul style="list-style-type: none"> [look at the] process
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		<ul style="list-style-type: none"> ○ To be able to talk about what is great about design ● Local gov engagement and leadership – needs to take a greater role in developing a vision for the community ● The vision thing. (as above) ● Elected Members ● What else do we do? <ul style="list-style-type: none"> ○ Senior community – provide more opportunity for them to engage ○ More lateral thinking input into policy ○ Trigger 2 for 1 ○ Scenario conversion – what if we did this/that ○ Living well – what does it look like ○ Definitions – of what can happen 			
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FUTURE

Increase community's role in the process	Technology and incentives	Consistency
<ul style="list-style-type: none"> ● Co-design approach to policy ● Better Engagement <ul style="list-style-type: none"> ○ Listening questions ○ Demonstrate of how ('we heard + take action') ○ Community panels ○ 'hands on – conversation' ○ partner – COTA Jane Mussared 	<ul style="list-style-type: none"> ● Incentivise design outcomes ● Demonstration show houses/projects ● National standards funding for beds – make easier to meet ● Land lease model? – integrate with planning ● Use visual images (3D) 	<ul style="list-style-type: none"> ● More consistency across councils ● Definitions

Interactive Panel Discussion

Panel Members - Mike Rungie, David Patner, Julianne Parkinson and Gabrielle Kelly

KEY DISCUSSION POINTS

- need a broader community conversation (partner with COTA) – possible role for the Community Engagement Charter.
- build empathy and connections.
- restrictions around tenure (i.e. community title) need to be reviewed both in this legislation and the Retirement Villages Act 2016.

SUGGESTIONS FOR REFORM

Better engagement and communication about the 'good'

- spokespeople to open new dialogue with elected members (in relation to possibility and creativity)
- partner with COTA on Engagement
- conversations – what makes neighbourhoods 'neighbourly'?
- use exemplar examples – come and have a look (Carmalite). This is what a modern development looks like
- demo/pilot projects
- spruik the good projects

Policy and Regulation changes

- consistency in policy across council areas
- amend definitions / regulations to enable greater housing flexibility, in particular:
 - dual occupancy
 - granny flats
 - "Fonzie" flats
 - adaptive reuse of larger homes
 - 2nd dwelling allowance

- Explore policy opportunities for multi-generation housing
- could open up housing diversity across most zones
- Allow boarding houses
- look to community living i.e. shared laundries, gardens, etc.
- need greater opportunities for long term, secure rental

Role of design and Universal Design

- develop guidelines for Universal Design
- how to embed universal design into the system
- incentivise good design

Planners as facilitators

- planners being more proactive with customer service – pre-lodgement
- more flexibility from planners

Incentives

- no stamp duty for over 55s

Cross sector relationships

- look to other networks i.e. CFS/SES
- better interaction between BCA and planning.