



# SUPPORTING MIXED TENURE COMMUNITIES

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## Placed based approach to community strengthening

- The top-down element involves government and other partners providing a strategic and coordinated investment response to community needs and priorities identified by the local community.
- While the bottom-up element involves activities that enable individuals to participate in the life of the community and take part in priority setting and decision making to influence and shape their local communities.



# Bonnyrigg Estate

## South Western Sydney – 81 hectares





## What is happening at Bonnyrigg is very much a place based approach

- NSW Government set the strategic direction and made the investment to work with a private sector consortium under a public private partnership model to provide a renewed and revitalized community. Under the PPP, BP are providing a seamless integration of public and privately owned housing which is the core building block of building a mixed tenure community.
- Learnt from mistakes of past to ensure scope for input by the community.



## Outcome

- Community ready to have a whole suburb redeveloped
- Fully engaged in the process of renewal
- Agreed to the plan, which kept community intact during redevelopment
- Seamless handover to consortium



## Partners in the Consortium

- Westpac ( financier)
- Becton (property developer)
- Spotless (facilities manager)
- SGCH (tenancy manager and rehousing manager)
- Bonnyrigg Management (on site coordination, communication and community development)



# People of Bonnyrigg

- 3,300 people
- 65% born overseas and half do not speak English – or not well
- 150 languages and dialects
- 7 official languages
- Many from traumatized backgrounds



## Engagement and Participation a bottom - up approach

- Physical renewal
- Community development
- Communication and consultation
- Tenancy and rehousing management



# Physical Renewal

- 933 to 2330 dwellings
- 30% public : 70% private tenure mix
- Salt and peppered – indistinguishable social, affordable, private
- Diverse product offering
- Diverse price points
- Culturally appropriate and significant aspects remain
- Outdoor covered cooking points in the parks
- Increased connectivity – roads, walkways and cycle ways
- Improved amenities and lighting
- New community facilities



# Community Development

- Men's Shed
- Picnics and outings
- Education, training and employment opportunities
- Creative activities for children
- Active living program for youth
- Community safety and crime prevention initiatives
- Community kitchen partnership
- Walking groups, yoga and craft learning circles
- Festivals



# Communication and Consultation

- Community reference group
- Public and private residents group
- Youth advisory committee
- Culture specific coffee sessions
- Translated publications and CD recordings in key languages
- Bilingual community support workers



# Tenancy Management and Rehousing

- Intensive tenancy management
- Precinct based activities
- Regular presence in community
- Links to support agencies
- Relocation assistance
- Keeping neighbours together
- Relocation costs and home improvements covered



# Challenges and Issues

- Meeting our promises
- Managing expectations
- Continue to foster sense of community engagement
- Supporting existing and new community members
- Pricing is for low to moderate income earners
- Targeting people with connections to the community
- Building bridges and connections between mixed tenure