

## Building Community Support for Community Housing TOOL KIT

Why do some people oppose affordable housing?



### CASE STUDY ROPES CROSSING CASE STUDY: MIXED TENURE IN A LOW DENSITY CONTEXT

Ropes Crossing is a new suburb and master-planned estate of 2,200 homes developed by Lend Lease on the former St Mary's Australian Defence Industries site in western Sydney. The land was earmarked for urban release in 1993 by the NSW Government. Nearly a decade later in 2002, a Development Agreement was set out between the various public and private entities responsible for developing the area. This agreement stated that 3% of all residential lots be provided for affordable housing. The agreement included detailed stipulations for where, when and how these allotments of affordable housing were to be delivered.

In 2009, Blue CHP was selected to deliver the affordable housing component. In time, some aspects of the agreement were renegotiated between the private developer and the NSW Government. Blue CHP worked closely and creatively with the private developer Lend Lease to deliver the required number of affordable housing dwellings on fewer lots than originally planned, whilst meeting the estate-wide design guidelines to ensure that the new affordable housing was indistinguishable from other new private housing.

By 2016, Blue CHP had designed and delivered 36 new high quality affordable housing dwellings managed by Wentworth Community Housing. Blue CHP worked closely with Lend Lease to ensure that the new affordable housing met the design guidelines for the estate. The completed homes are a mixture of 3 and 4 bedroom dwellings both single and double storey. Some of the homes included a 'secondary dwelling' or 'granny flat', like the image below, in order to achieve the dwelling targets whilst adhering to the design guidelines and aesthetic quality of the wider neighbourhood.



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