

Sharing ideas

Housing construction industry panel

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The Northern Adelaide Housing Construction Industry Panel was held at the Playford Civic Centre on 15 April 2013.

The industry panels are aimed at generating dynamic discussion and debate on innovative, viable and practical ideas that will guide the creation of safe, affordable, accessible and healthy communities.

Renewal SA's Chief Executive, Fred Hansen, hosted the panel encouraging a conversation between key members of the private and not-for-profit building and development industries. Representatives of councils, builders and developers, community based groups and community members attended and took advantage of the opportunity to participate in the conversation and ask questions.

The panel comprised the following members:

Paul Edginton – Service to Youth Council

Mark Devine – Devine Group

Alan Miller – CIC Australia

John Stimson – Fairmont Group

Discussion with the panel and the audience drew many comments covering topics including:

- ▼ innovation in housing in:
 - *design* - facades; fencing; disguising more compact dwellings
 - *partnerships* - with government and not-for-profit sector
 - *financing* - ways of enabling people to withhold progress payments until they move into their houses
- ▼ the influence of market demand on the ability to be innovative and implement sustainable features
- ▼ general trends of people still looking for larger houses before sustainable features
- ▼ the desire for walkable communities with houses close to services
- ▼ the likelihood that a young person's experience in the rental market would influence their positiveness towards aspiring to own their own home

- ▼ the requirement for good public transport and public amenity to change people's views about the need for two cars and a big backyard
- ▼ the need to provide choices in housing sizes to meet needs and wishes of diverse communities
- ▼ planning system needs to focus on good quality design
- ▼ views that customers still choose location first and then services
- ▼ the provision of infrastructure is very important
- ▼ the need for councils to be more flexible in implementing their development plans
- ▼ links between sustainability and the compactness of dwellings
- ▼ the need to focus on affordable living (lifelong costs of services to dwellings) rather than just affordable houses (purchase price)
- ▼ that delays in amending development plans discourage builders.....could South Australia have one development plan across the state as they do in Western Australia?
- ▼ could there be regulation on timeframes for councils to respond to development applications to avoid the variations between councils?
- ▼ communities want to see diversity of design – not the same thing repeated in one suburb and in different suburbs
- ▼ why isn't universal design adopted for housing? Instead of creating homes specifically for the disabled, why not incorporate those features (e.g. wider doorways) into all homes?



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