



Planning for Society's Most Vulnerable

Presented by **Natalie Rayment**



The World
and **Australia**
in particular,
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experiencing
some rapid
changes -
**forcing us to
look at how
we live in a
new light.**

Where, as a
society, are
we headed?

Australia is 'ground zero' in climate crisis and must show leadership, top researchers say

Adaptation to bushfires might not be achievable without stronger action to curb emissions, letter warns



What Australia's bushfires mean for housing affordability



Jessica Yun

Yahoo Finance AU 14 January 2020

Wage growth, economic growth and unemployment stagnate in year of low expectations

The Conversation By Peter Martin

The World and **Australia** in particular, are experiencing some rapid changes - **forcing us to look at how we live** in a new light.

Where, as a society, are we headed?

RESIDENTIAL RENEE MCKEOWN THU 23 JAN 20

Australia's Housing Market 'Severely Unaffordable'

Will there be a new wave of displaced people?



▲ You turn off the flow of Chinese tourists for six months and that's a big economic shock, Australian economist Warwick McKibbin warns amid the coronavirus outbreak. Photograph: Petr David Jozab/AP

PHOTO: There is unlikely to be any progress on many of the key measures that matter for Australians. (AAP: Jeremy Ng)

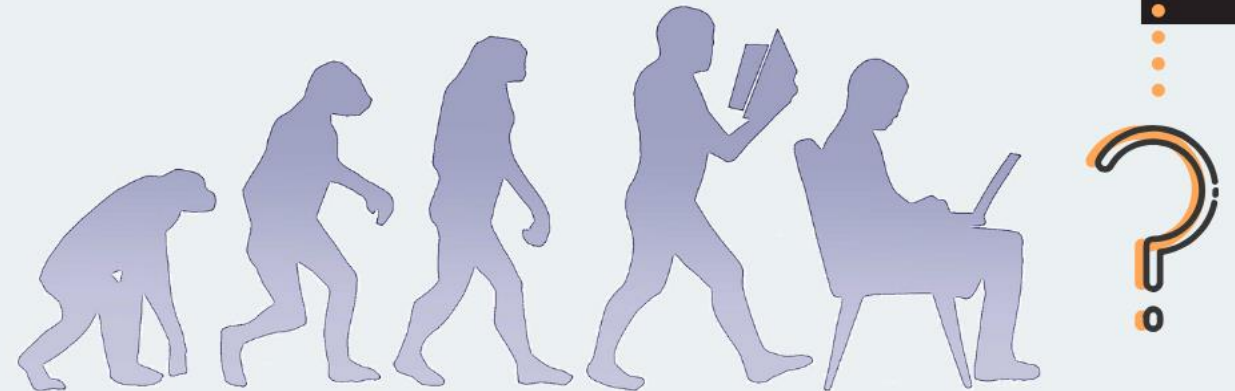
**Society is
only as
strong as
its weakest
members.**

HOMELESSNESS IS A
FUNDAMENTAL
SOCIETAL ISSUE,
DIRECTLY RELATED
TO EVERY PLAYER
AND INFLUENCER IN
OUR INDUSTRY

As we see it,
improving
our way of
life starts
with the
homeless.

Lets strip it
back down to
fundamental
basics -
compassion.

03





Key Points —

- In the world's current state, it is important to collectively focus our efforts (no matter how big or small) on building a world we are proud to leave for future generations.
- We have once associated homelessness with drugs, alcohol and other mental illness related problems of which professions like ours could somewhat pass off as 'not our issue'. In the face of increasing challenges, perhaps it is time to look at the bigger picture, and cause and effect of our drastically increasing homeless populations.
- Building stronger communities essentially starts with supporting our most vulnerable.

Beddown - Wolter Journey



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"We are certainly in no short supply of unused secure spaces that could be easily transformed to provide much needed safe sleeping areas for those in need"

"Witnessing the generosity of the volunteers and service providers as well as getting to know Beddown guests, was a truly humbling and rewarding experience. I am proud to be involved with this movement and am excited to see it grow on a broader, national level."



"The community atmosphere that manifested as supporting services like Rosies and Grill'd, provided meals and coffee was incredible, and I was fortunate enough to hear some amazing stories"

"I don't think I'll ever forget the change in confidence in the guests or the beaming on their faces that such simple services like a shower, meal and bed was able to give, thanks to Beddown"



Crisis Accommodation Under the Act.

06

Schedule 6 Development local categorising instrument is prohibited from stating is assessable development

6 Material change of use for community residence

- (1) A material change of use of premises for a community residence, if—
 - (a) the premises are included in a prescribed zone under a local categorising instrument; and
 - (b) no more than 7 support workers attend the residence in a 24-hour period; and
 - (c) at least 2 car parks are provided on the premises for use by residents and visitors; and
 - (d) at least 1 of the car parks stated in paragraph (c) is suitable for persons with disabilities; and
 - (e) at least 1 car park is provided on the premises for use by support workers.

- (2) In this section—

prescribed zone means—

- (a) any of the following zones stated in [schedule 2](#)—
 - (i) general residential zone, low density residential zone, low-medium density residential zone, medium density residential zone, high density residential zone, character residential zone or tourist accommodation zone;
 - (ii) centre zone, neighbourhood centre zone, local centre zone, district centre zone, major centre zone or principal centre zone;
 - (iii) community facilities zone;
 - (iv) environmental management and conservation zone;
 - (v) rural zone;
 - (vi) rural residential zone; or
- (b) a zone, other than a zone stated in [schedule 2](#), that

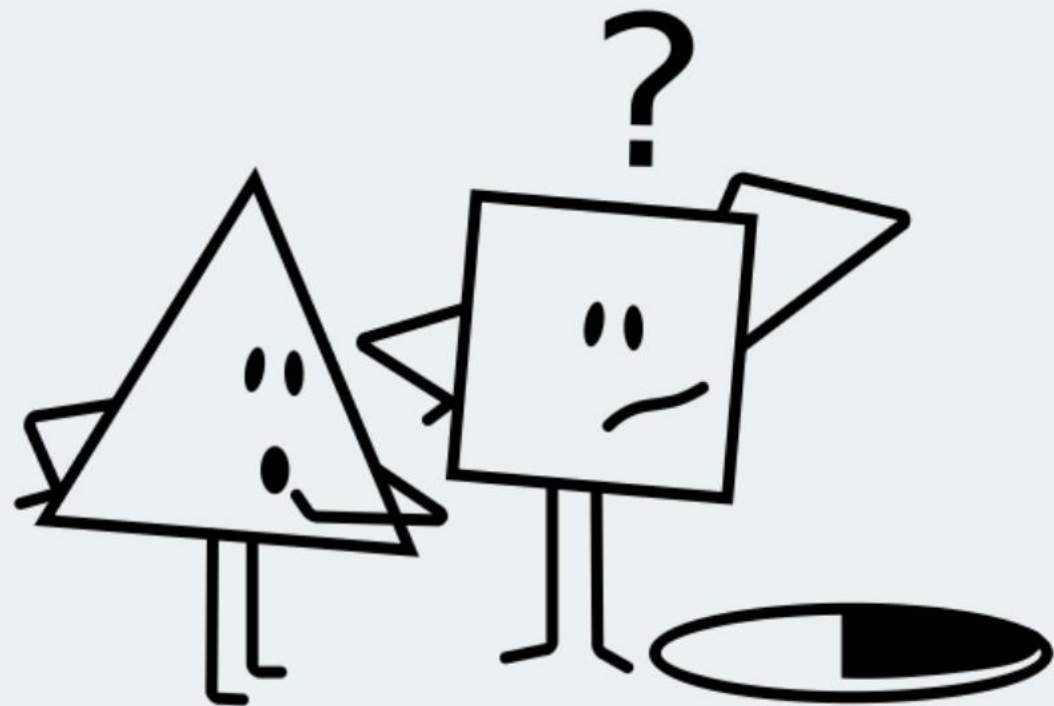
community residence—

- (a) means the use of premises for residential accommodation for—
 - (i) no more than—
 - (A) 6 children, if the accommodation is provided as part of a program or service under the [Youth Justice Act 1992](#); or
 - (B) 6 persons who require assistance or support with daily living needs; and
 - (ii) no more than 1 support worker; and
- (b) includes a building or structure that is reasonably associated with the use in paragraph (a).

2 Material change of use for particular buildings or structures

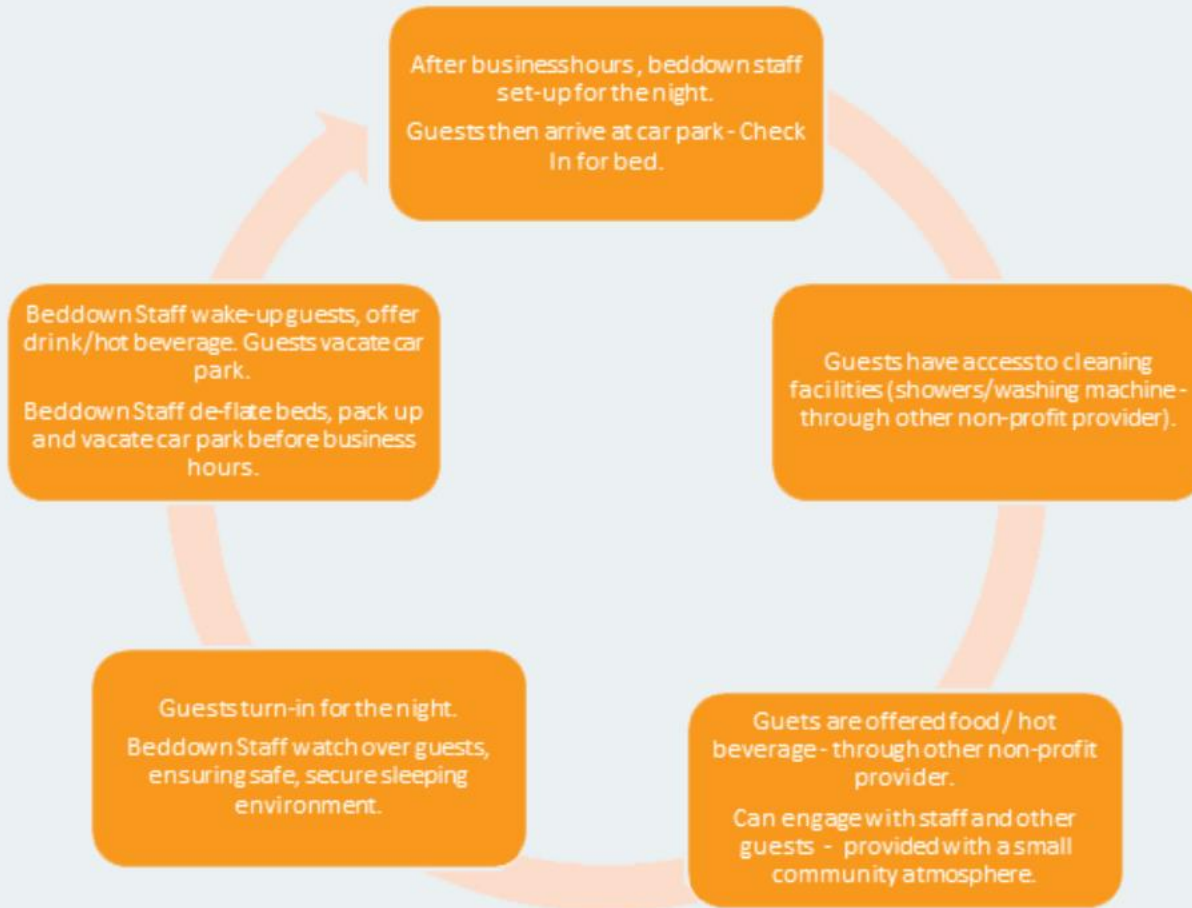
- (1) A material change of use of premises for a class 1 or 2 building, if the use is providing support services and temporary accommodation for persons escaping domestic violence.

Thinking Outside The Box.



Getting **beddown** off the ground quickly became an exercise of meeting extraneous **development requirements.**

What is it?



Rooming Accommodation:

the use of premises for -
(a) residential accommodation, if resident -

(i) has a right to occupy 1 or more rooms on the premises; and

(ii) does not have a right to occupy the whole of the premises; and

(iii) does not occupy a self-contained unit, as defined under the Residential Tenancies and Rooming Accommodation Act 2008, schedule 2, or has only limited facilities available for private use; and

(iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are the same or different premises; or

(b) a manager's residence, an office or providing food or other service to residents, if the use is ancillary to the use in paragraph (a).



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Finding the Perfect Site.

- Development is located within **800m** walking distance of a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute).
- Development is located at least **150m** from a spray painting workshop.



Getting Brisbane City Council on board.

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Women and kids?

More pop-up
accommodation?

Women-
only accommodation?

Where to from here?

From a Strategic Level — Cut the **red** tape?





Key Points —

- Where there is currently a short-fall in the community housing model, Beddown is an initiative seeking to provide a temporary solution in the form of pop-up style support accommodation for our homeless populations sleeping on the streets.
- Beddown was too future-thinking for our static legislation — development exemptions don not currently exist for the innovative model.
- Had to think outside the box to allow Beddown to get off the ground — this entailed in a lengthy process.



Key Points —

- Beddown is an example of a great initiative that was subject to many extraneous, complex and multifaceted planning provisions.
- Actions should be taken at a strategic level to allow for future innovative solutions, like Beddown, to address society's big challenges.
- Should we start to cut the red tape?



**Where to from
here?**



Thank you.



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