



Ideas + Inspiration

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Objectives



1. Affordable housing for young people
2. Central Station Sydney redevelopment
3. Innovative solutions

Ideas + Inspiration



1. Modular apartment building

- Perth affordable housing strategy

2. Central Station redevelopment

- High Speed Rail
- Perth Link

3. Value Capture

- Kings Cross St Pancras, London

Ideas + Inspiration



Problem: Affordable housing

- WA Government
'Affordable Housing Strategy 2010-2020:
opening doors to affordable housing'
- **20,000** new dwellings by 2020 for
low-to-moderate income households.
- **Min 15%** affordable housing on all
government land + housing developments



Modular Apartment Buildings

- 77 units , 6-storeys in 10 days, July 2014
- Cockburn TOD
- Through State affordable housing strategy



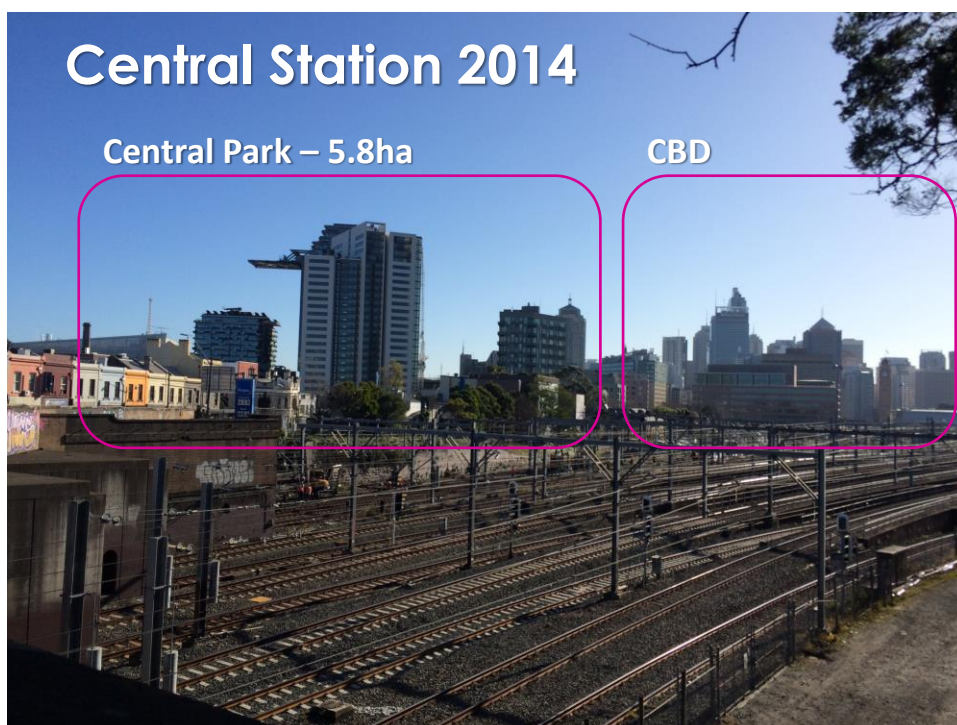


Ideas + Inspiration



2. Sydney Central Station - opportunity

- \$2 billion Central Park redevelopment adjacent
- \$10m High Speed Rail study identified Central Station as opportunity for major redevelopment
- Perth Link sets precedent in Australia



Central Park



Central Station



Potential for High Speed Rail:

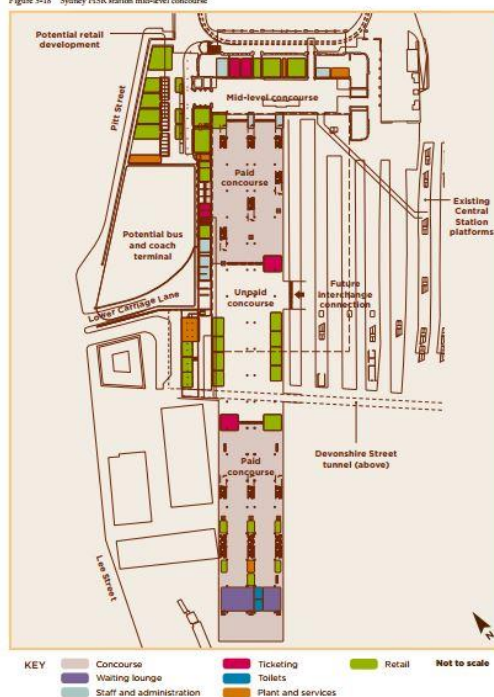
- **Annual** HSR demand at Sydney Central by 2065:
- **70 million** boardings + alightings in the station
- 21 million on Brisbane / Newcastle line
- 25 million on Melbourne / Canberra line
- 12 million passengers transferring between

Central Station

High Speed Rail

- **32 trains/hour** departing or arriving at peak times
- Requires 10 platforms, each at 400 metres long

Figure 5-18 Sydney HSR station mid-level concourse



Central Station

High Speed Rail

- **32 trains/hour** departing or arriving at peak times
- (8 north + 8 south)
- Requires 10 platforms, each at 400 metres long

Figure 5-17 Sydney HSR station lower platform level

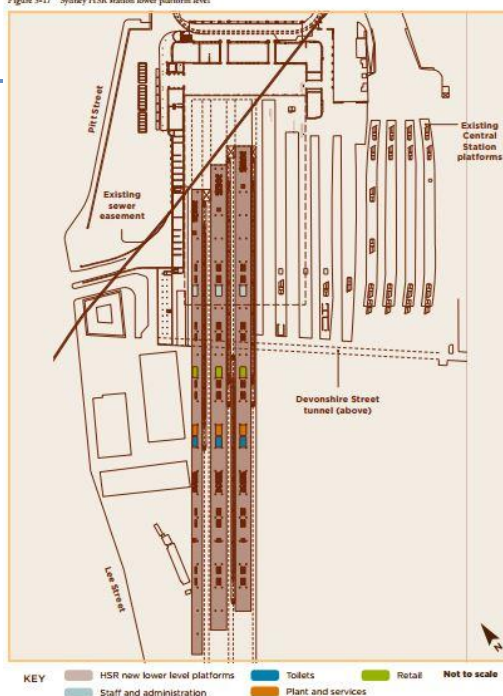
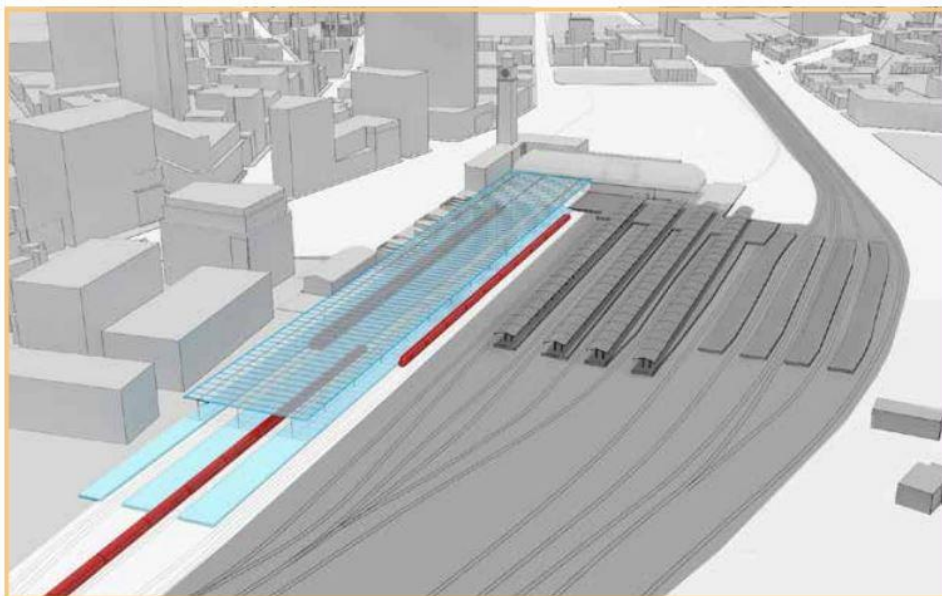


Figure 5-20 Sydney HSR station visualisation



High Speed Rail 'station visualisation' for Sydney Central

Central Station



Central Station



Central Station



Is there a precedent in Australia?

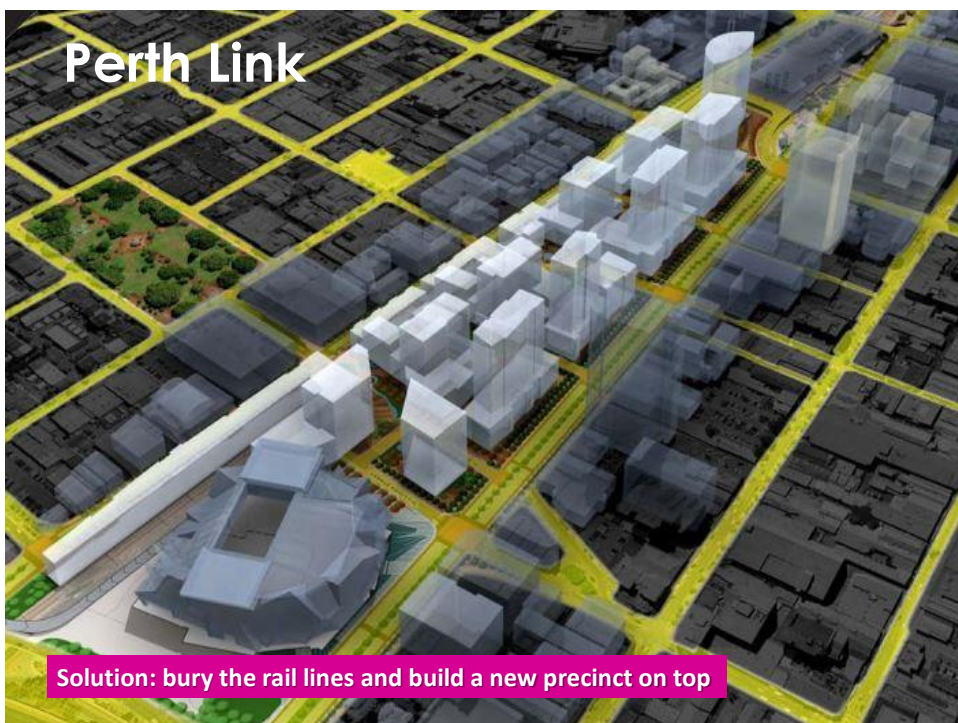
Perth Link (CBD to Northbridge)

- 13.5 ha site including 5.1 ha of State Government land to create a new urban precinct
- **13,500** employees and **3,000** residents
- **15 % allocated to Affordable Housing**

Perth Link



Problem: above ground rail lines split CBD from rest of city



Solution: bury the rail lines and build a new precinct on top

Perth Link



London – Kings X



Kings Cross-St Pancras : Transport

- **63 million** passengers/year from 2022
- 6 London Underground lines, 2 national rail lines + high speed Eurostar to Paris (2 hours journey)
- High Speed Rail was catalyst in 1996
- Kings Cross Central Limited Partnership formed
- Refurbished station for £500 million before London Olympics 2012

London – Kings X



Kings Cross-St Pancras : Land Redevelopment

- **27 hectare** site in central London
- Significant **affordable housing** component
- **Google** £1 billion European HQ on 1 hectare of site
- Student accommodation for 650 students
- New open space in city



