

Elanor Investors and Global Impact Initiative

NSW DPE Planning Proposal for Affordable Housing – Warrawong Plaza



The aim of this paper is to;

1. Outline the nature of the affordable housing proposed, including ownership and mechanisms to secure housing
2. Describe the intersectionality of Climate and Community through regenerative design processes

Elanor Investors, in partnership with Global Impact Initiative (GII), are committed to sustainability, aligning their values with the United Nations Sustainable Development Goals (UN SDGs). This commitment is demonstrated through the following initiatives within their pioneering mixed-use redevelopment project in Warrawong, NSW:

- A visionary total of approximately 1,300 dwellings will thrive as an integral component of this ambitious project.
- A resounding commitment to regenerative community development is brought to fruition by allocating a minimum of 10% of the dwellings as affordable housing, championing inclusivity.

The potential impact of this endeavour is deeply resonant:

- A transformative empowerment awaits up to 450 individuals, nurturing a brighter future.
- Of notable significance, this initiative contributes to the empowerment of women, broadening avenues for education, employment, healthcare, and nutrition.
- The project propels social impact with a community-centric, multicultural perspective, impressively aligning with 16 (out of 17) of the United Nations Sustainable Development Goals (UNSDGs).

Assuming responsibility for managing the affordable housing segment is GII, strategically positioned to amplify and accelerate its societal influence through the provision of housing. Notably, GII stands as the sole Impact Investing business globally recognised as a United Nations LEAD company. Furthermore, it is the exclusive Australian UN LEAD company with the distinctive capacity to offer social impact measurement and reporting, aligned with the UN Sustainable Development Goals.

Elanor Investors engrave a lasting mark of sustainability within this project, embedding sustainable principles into both design and execution. An emphasis on housing affordability, circular and sustainable design solutions, and resilience against climate change risks is woven into this proposal.



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Affordable Housing (minimum of 10% of the project)

The concept of affordable housing offers solace and hope to individuals and families navigating diverse challenges, including disabilities, domestic violence, and the pursuit of essential work. GII's approach helps to amalgamate communities and ecosystems, nurturing enduring, positive change. Addressing the pressing issue of housing affordability prevalent in Australia, this proposal emerges as a potent solution, meeting the state's benchmarks for housing supply and access to affordable options, particularly within high-growth domains. Bolstering its merit, the site's existing infrastructure further underscores its aptness for this visionary housing development.

Organisations Contributing to Social Impact in Warrawong

Here's a list of the type of organisations that provide social impact services that we will engage for the Warrawong project;



1. **Nonprofit Organisations, Arts and Cultural Organizations** : These organisations are focused on addressing social issues and providing support to the community. They can cover a wide range of areas such as education, healthcare, poverty alleviation, and more. These organisations can have a social impact by fostering creativity, cultural exchange, and community engagement.
2. **Community Centres and Youth Programs**: Community centres offer programs and services that aim to improve the quality of life for residents. These include workshops, recreational activities, counselling services, and more.



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Youth organisations work with young people to provide mentorship, educational support, and opportunities for personal development.

3. **Environmental Organisations:** Groups focused on environmental conservation and sustainability create social impact by promoting a healthier environment for communities.
4. **Homeless Shelters and Support Services:** Groups that provide shelter, food, and assistance to homeless individuals and families.
5. **Health and Wellness Centres:** Organisations that offer healthcare services, mental health support, and wellness programs for the community.
6. **Education and Literacy Programs:** Programs that promote education, literacy, and skill development among different age groups.

The following local organisations will be integral to our process of community engagement and input;

Warrawong Community Centre: At the core of community enrichment, the Warrawong Community Centre orchestrates an array of services encompassing early childhood education, interactive playgroups, and communal community meals. The centre flourishes as a vibrant hub, nurturing diverse programs and activities that unify and uplift the community.

Warrawong (Todd and Bent Street) Community Gardens: Within the embrace of the Warrawong Community Gardens, the local community discovers an opportune realm to cultivate sustenance while imbibing invaluable lessons in sustainability. Beyond yielding fresh produce, these gardens nurture a communal space where individuals deepen their understanding of sustainable practices and forge profound connections.

Warrawong Neighbourhood Centre: Standing as a steadfast pillar of support, the Warrawong Neighbourhood Centre extends a compassionate hand to the community. Its multifaceted offerings encompass vital housing support, indispensable financial counselling, and essential family mediation services, all aimed at elevating the lives of local residents.

South Coast Children's Family Centre : Advocating for the welfare of families with young children, the Warrawong Family Support Centre stands as a haven of assistance. With an array of offerings including enriching parenting programmes, interactive playgroups, and indispensable family counselling services, the centre emerges as an indispensable resource for families seeking guidance and growth.

Warrawong Community Connections: Dedicated to fostering profound community engagement, Warrawong Community Connections serves as a conduit to meaningful involvement. By facilitating opportunities for volunteering, curating vibrant social events, and extending comprehensive information and referral services, the organisation empowers individuals to weave tighter community bonds.

Illawarra Legal Centre: Guided by the principle of equitable justice, the Community Legal Centre offers a beacon of hope to those in need. Through the provision of free legal advice and dedicated representation, the centre embodies the values of fairness and equity, ensuring that legal support is accessible to all who require it.

Illawarra Multicultural services : Embracing newcomers with open arms, the Migrant Resource Centre extends a spectrum of vital services. From language classes that ease integration to cultural awareness training that fosters



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mutual understanding, the centre plays a pivotal role in assisting migrants and refugees in establishing fruitful lives within their adopted community.

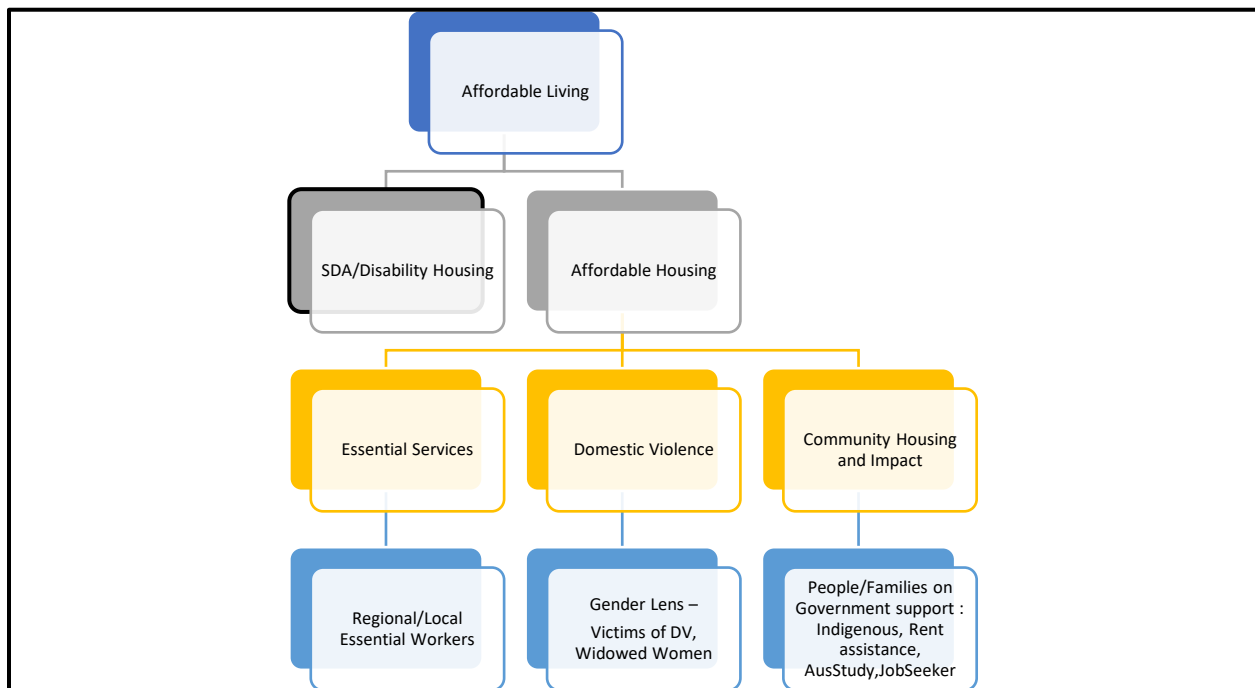
Illawarra Women's Homelessness and Domestic and Family Violence Support Service: This service assists single women experiencing homelessness and women with accompanying children who are escaping domestic and family violence and who are homeless or at risk of homelessness in the Wollongong, Shellharbour and Kiama local government areas. This includes Aboriginal women and their families, women from culturally and linguistically diverse backgrounds and their families, and young women. Support is provided to assist women resolve their housing and other support needs, and be rehoused in a safe environment.

Southern Illawarra Men's Shed : A haven for camaraderie and skills honing, the Men's Shed provides a dedicated space where men convene to collaborate on projects, acquire novel skills, and cultivate social connections. The shed is as a place of learning, camaraderie, and personal advancement.

These organisations collectively weave a vibrant tapestry of social impact providers in Warrawong. Their unwavering commitment to fostering well-being, sustainability, and transformative community impact establishes a blueprint for a brighter future.

Proposed Affordable Housing priorities

The following diagram highlights the potential structure of the Affordable Housing component for Warrawong;



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The following cohorts of people have been identified as in need and our early analysis shows that the top four (4) groups could be prioritised

1. Salvation Army cohort (marginalised groups)
2. Women escaping Domestic Violence
3. People with disabilities
4. Essential Workers
5. Elderly Women
6. Indigenous Housing
7. At Risk Children

The proposed model for an Affordable housing with a JV fund between Elanor Investors and GII will involve;

- Professional Funds management services provided by Elanor Investors
- Fund operational activities will include administration, valuation and rent collection
- Oversight and management of Community Social Impact Partners to maximise social impact
- Third party, United Nations verified social impact reporting to the UN SDGs

We understand the Planning Proposal requirements for an affordable housing which we will satisfy;

- ✓ 10% (minimum) of residential GFA will be used for affordable housing
- ✓ Housing will be used as Affordable housing for a period of 15 years
- ✓ Affordable housing is to be rented to eligible households at rates which would be in accordance with the NRAS scheme
- ✓ Managed by a Registered Community Housing Provider
- ✓ Dwellings are to be completed to a commensurate standard as all other dwellings in the development.
- ✓ Affordable housing will be provided in a staged approach to match each DA.
- ✓ Individual dwellings will have a restriction on title which will be imposed at DA stage.



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Requirements for affordable rental housing and the Housing SEPP

Our community engagement model will ensure that we conform with the requirements for how affordable rental housing is occupied, leased and adheres to the Housing SEPP.

The criteria ;

(a) the household

- (i) has a gross income within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW—
 - (A) very low income household—less than 50%,
 - (B) low income household—50–less than 80%,
 - (C) moderate income household—80–120%, and
- (ii) pays no more than 30% of the gross income in rent, **or**

(b) the household

- (i) is eligible to occupy rental accommodation under the National Rental Affordability Scheme (Cth *National Rental Affordability Scheme Act 2008*), and
- (ii) pays no more rent than the rent that would be charged if the household were to occupy rental accommodation under the Scheme.

We will engage with the organisations listed under the section on “*Organisations Contributing to Social Impact in Warrawong*” (referred to on page 6) to ensure that we meet the requirements for how affordable rental housing is occupied, leased and adheres to the Housing SEPP.



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Regenerative Design and Development : Improving and uplifting communities

Sustainable and circular design solutions are a core deliverable in this project and the focus is on embedding the whole of life thinking, low carbon footprint and flexibility in the design. In addition to the construction, the operational efficiency and performance of the building is essential in improving its affordability over its life.

The Project will be viewed through the 5 lenses of sustainability.

1. Smart,
2. Sustainable,
3. Social,
4. Circular and
5. Impact.

This gives a ‘whole of project’ vision for both the design and delivery team to work collaboratively ensuring that the best possible outcomes are delivered

It will be designed to the 5 principles of sustainable development.

1. Operational Energy
2. Embodied Carbon
3. Sustainable Density
4. Circularity and
5. Nature Based Solutions.

Regenerative Development views a project through its potential value for the local community, nested in the wider living socio-ecological systems and bioregion in which it is located. It supersedes the standard market definition of ‘highest and best use’ in property development from highest financial return to highest whole-of-system wealth and resilience for long term investment and human settlement.

This project can act as a catalyst for change in reactivating local communities, regenerating bioregions, and developing new and innovative systems for local wealth generation and intergenerational transfers.

The Regenerative Design process

The design process incorporates understanding and interpreting the essence of the local community, its history and its projected path into the future forms. A seven (7) generation lens is used to gain this understanding, three (3) generations back, the present, and three (3) into the future.



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The three (3) components include:

1. Early stage community engagement to gain deeper understanding of the complexity of a community.
2. The site specific design will support this wider vision for the community by providing a platform for system actualisation.
3. Exploring opportunities for on-going implementation of design in functions to the site that develop the capabilities of the residents and businesses. For instance, capacity and capability in net-zero energy, water consumption, embodied carbon, and food, mainframe design to reduce expenses for living and working out of the property. We incorporate Permaculture, Passive House, and Living Futures design principles for design.

Climate Resilience

The increasing risks associated with changing climate is increasing the vulnerability of the built environment. It is critical to design all assets for resilience and with longer term design life. This translates to understanding the site-specific risks (short and long term) and designing the project in accordance with the adaptation measures. The increasing temperature is a high risk for Australia which has a major impact on both built assets as well as exacerbating health issues created by Urban Heat Island Effect (UHIE). The built environment can be better designed to reduce the UHIE and improve the local micro climate of the building surroundings and aesthetic value of the site.

Regenerative Design and Development

Sustainable and circular design solutions form the core essence of this project, emphasising holistic lifecycle thinking, a low carbon footprint, and design flexibility. Beyond construction, operational efficiency and performance play a pivotal role in enhancing long-term affordability. The project's perspective is framed through five sustainability lenses: Smart, Sustainable, Social, Circular, and Impact. This panoramic vision guides collaborative efforts by the design and delivery teams, ensuring optimal outcomes. The project adheres to five sustainable development principles: Operational Energy, Embodied Carbon, Sustainable Density, Circularity, and Nature-Based Solutions.

Regenerative Development: A regenerative development approach views projects through the lens of their potential value to the local community, nested within broader socio-ecological systems and bioregions. It transcends conventional market definitions, shifting the focus from financial returns to holistic wealth and resilience over the long term. This project stands poised as a catalyst, rejuvenating local communities, regenerating bioregions, and nurturing innovative systems for localised wealth generation and intergenerational continuity.

The Regenerative Design Process: The design process seamlessly integrates an understanding of the local community's essence, history, and projected trajectory. A seven-generation lens is employed, encompassing three generations into the past, the present, and three into the future. The process comprises three components:

1. Early-stage community engagement delves into the intricate tapestry of the community's complexity.
2. Site-specific design empowers the broader community vision, providing a platform for system actualisation.
3. Exploring ongoing implementation opportunities entails integrating design into the site's functions, nurturing the capabilities of residents and businesses. This encompasses net-zero energy, water consumption, embodied carbon, food capacity, and mainframe design to reduce living and operational



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expenses. Design principles drawn from Permaculture, Passive House, and Living Futures are thoughtfully incorporated.

Climate Resilience

The escalating risks intertwined with a changing climate elevate the vulnerability of built environments. Designing for resilience and extended lifespan becomes pivotal. This entails understanding site-specific risks, both immediate and long-term, and aligning the project with adaptive measures. Given the high risk of escalating temperatures in Australia, exacerbating the Urban Heat Island Effect (UHIE) and health concerns, designing the built environment to mitigate UHIE's impact emerges as a crucial imperative. This redesign fosters improved local microclimates, the aesthetic value of the surroundings, and overall community well-being.

Collectively, these integrated facets create a comprehensive blueprint for a transformative project that seamlessly blends sustainable development, social empowerment, regenerative principles, and climate resilience into the fabric of Warrawong's future.

United Nations Sustainable Development Goals (UN SDGs)

The United Nations Sustainable Development Goals (UN SDGs) is the globally recognised benchmark for assessing social impact. The project will measure, map and monitor the social impact created through housing to the UN SDGs and provide a rich data and reporting mechanism to accelerate positive social impact for those less fortunate. Global Impact Initiative (GII) is the ONLY Impact Investing business in the world that is a United Nations LEAD company and is well equipped to provide holistic, third party, independent social impact measurement and reporting.



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GII - The Organisation

Global Impact Initiative (GII) creates Impact Investments; seeking both a positive financial return and a positive social impact for its clients and stakeholders. The business works with Sovereign wealth funds, central banks, insurance companies, corporations, pension plans, endowments, foundations, family offices, private banks and retail investors to create bespoke investment solutions in partnership with some of the world's largest and most successful organisations. These strategies map the United Nations, Sustainable Development Goals. GII believes that a structured, systematic and results orientated approach leads to profitable and sustainable change. The business works under five key pillars of Gender Equality, Indigenous Communities, Health, Affordable Housing and Climate.

In September 2021, GII was announced (for the third year in a row) as one of the thirty-five (35) Global Compact LEAD companies, recognised for their high levels of engagement in the United Nations Global Compact.

Founder and CEO - Giles Gunsekera

Giles is the Founder and CEO of Global Impact Initiative. Giles has over 25 years' experience of building and developing teams and businesses for global organisations. Giles has held senior roles spanning recruiting, training, product, distribution and leadership.

Giles has received an Outstanding Alumnus award from Oxford for creating an innovative, sustainable business that generates positive social impact. Giles is a Senior Fellow of the Financial Services Institute of Australia, Fellow of the School of Social Entrepreneurs, Fellow of the Institute of Managers and Leaders, and Member of the Australian Institute of Training and Development. Giles is an Industry Fellow at the Business School of the University of Technology, Sydney.

Giles holds numerous Volunteer Not-for-Profit Directorships ranging from International Aid, Human Rights, Climate Action, Disabilities, Education, Arts and Sports. Giles is on Advisory Boards for the United Nations for Climate & Health and Sustainable Finance. Giles is a Director of ASX Listed Company Magnis Energy Technologies (MNS). The company's vision is to enable, support and accelerate the green energy transition critical for the adoption of Electric Mobility and Renewable Energy Storage.

Giles has formal academic qualifications from Oxford University, Melbourne University, Monash University and the Financial Services Institute of Australia.

