

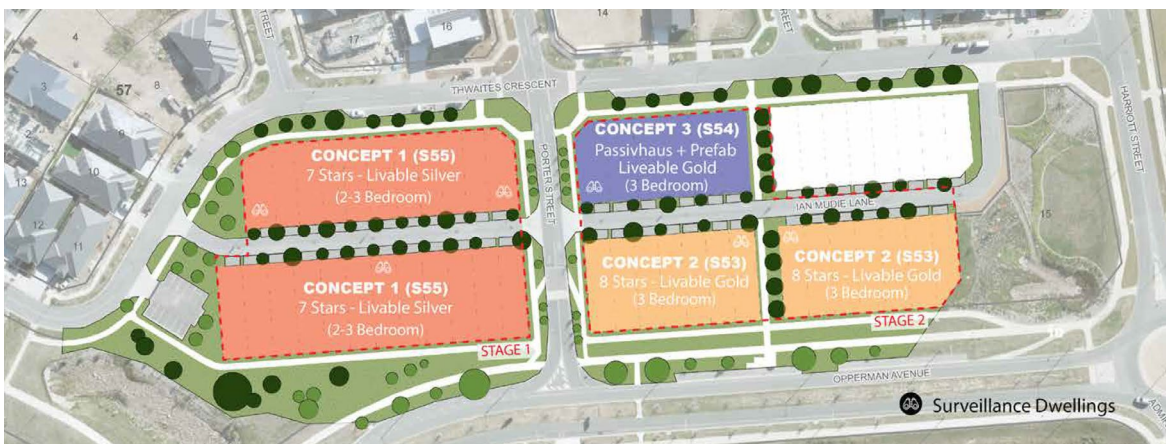


North Wright Compact Housing Project

Frequently Asked Questions

1. Where is the North Wright Compact Housing Project located?

Located at the entry to the suburb and overlooking Opperman Avenue, the site comprises 43 blocks across Sections 53, 55, 56 and parts of 54. The blocks are grouped within five parcels.



2. What is the North Wright Compact Housing Project?

The Suburban Land Agency (SLA) will be acting as the developer to lead innovation in placemaking, design, construction, and the sale of 43 house and land packages across two stages. The courtyard townhouses will be approximately 90-130m² in size across compact blocks ranging from 200 to 250m² in size.

3. What type of sustainability innovations will be achieved by the project?

The project will deliver innovative sustainable compact living townhouse types designed to:

- be comfortable and cost effective to run, derived from a mix of 7-8+star energy efficient and Passivhaus types;
- reduce their environmental impact through less energy, materials, and land use.
- provide generous courtyard gardens and landscaped public/community spaces, including a 30% stretch target for tree canopy/permeable surface landscape; and
- have rooftop solar, battery energy storage, and monitoring/demand management capabilities.

4. Will the project be single title or strata title?

The project will deliver 43 courtyard-style townhouses which will be offered under single separately titled ownership. No strata or body corporate fees will apply.

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.



ACT
Government

Suburban Land
Agency

5. What engagement regarding the project is being undertaken?

A Stakeholder Advisory Group has been formed comprising community, advocacy, and industry group members who are being consulted through the design process to deliver an exemplar built form outcome that will showcase a series of social and environmental design features. The workshop series commenced in October 2022 and will continue into 2023.

6. How will existing North Wright residents benefit from the project?

The project's place-led precinct planning and landscaping seeks to expand resident amenity beyond its individual blocks by offering pedestrianised, activated, and vegetated public spaces within the verges and cross-block links as part of a regenerative landscape strategy. This will be able to be enjoyed by the broader community.

7. When does construction commence?

Stage 1 construction is anticipated to commence in the second half of 2023. Stage 2 construction is anticipated to commence in late 2024.

8. When will the project be complete?

Stage 1 is expected to be complete between late 2024 and early 2025. Stage 2 is expected to be complete by early 2026.

9. Will the properties be available for sale and can I register my interest to purchase?

Marketing activity will commence in the second half of 2023. Please keep an eye on our website where we will provide information updates and key dates. We will also establish a Stage 1 mailing list in 2023 for interested potential purchasers.

10. Is there a purchase concession for people with a disability?

We are actively exploring our ability to prioritise purchase by people with a disability and others through introducing eligibility criteria for at least parts of the development. Within the parameters of the *Planning and Development Act 2007* the SLA is required to sell at market value, however we are seeking legal advice on whether specific target audiences can be prioritised.

11. Why aim to build to 7+ star energy efficiency and Livable Housing +Silver Level design for the Stage 1 more affordable housing?

There are several considerations behind the business case decision to adopt a minimum of 7-star energy efficiency in Stage 1 with the focus on delivering a more affordable product. Our priority is to deliver a product that is more affordable and to introduce measures which can be replicated by industry. We are testing and demonstrating the upcoming changes to energy efficiency and energy 'consumption caps' within the National Construction Code (NCC). Across both project stages we will

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.



ACT
Government

Suburban Land
Agency

research and monitor the comparative cost and energy efficiency performance of the townhouse mix.

Stage 1 aims at featuring a 'plus-Silver' level Livable Design. A common feature of most of the town houses planned here is that a core of room functions/zones are kept step-free and manoeuvrable. For example, entry paths, front entries, most living/dining/kitchen areas, a main bedroom, and bathroom/laundry are expected to be on the ground floor and step-free. This will be tested in the design phase and with the Advisory group, along with the viability of future stair lifts. An 'upper-level' living/dining/kitchen option is also being explored given the panoramic views to surrounding hills and this is a good example of the design 'trade-offs' being reviewed.

Beyond the house itself, the Stage 1 precinct has gentler slopes than Stage 2. Overall, the precinct has a diagonal cross-fall from north-west to south-east. Some blocks have up to a 1 in 10 slope (i.e. double the gradient of an accessible footpath), so some car spaces may have steps between the car and the townhouse. This latter point is to be tested further and we will look to include opportune design strategies to eliminate those steps where we can.

We acknowledge the Ngunnawal people, the Traditional Custodians of the lands and waters where we live and work, and pay our respects to the elders past, present and future.