

Creating great places where communities thrive



ACT
Government

Suburban Land
Agency

North Wright Compact Housing Project

Stage 1 Pre-construction Update

October 2023

Project Update



Image courtesy Mather Architecture



We wish to acknowledge the Ngunnawal people as traditional custodians of the land we are meeting on and recognise any other people or families with connection to the lands of the ACT and region. We wish to acknowledge and respect their continuing culture and the contribution they make to the life of this city and this region. We would also like to acknowledge and welcome other Aboriginal and Torres Strait Islander people who may be attending today's event.

Introduction

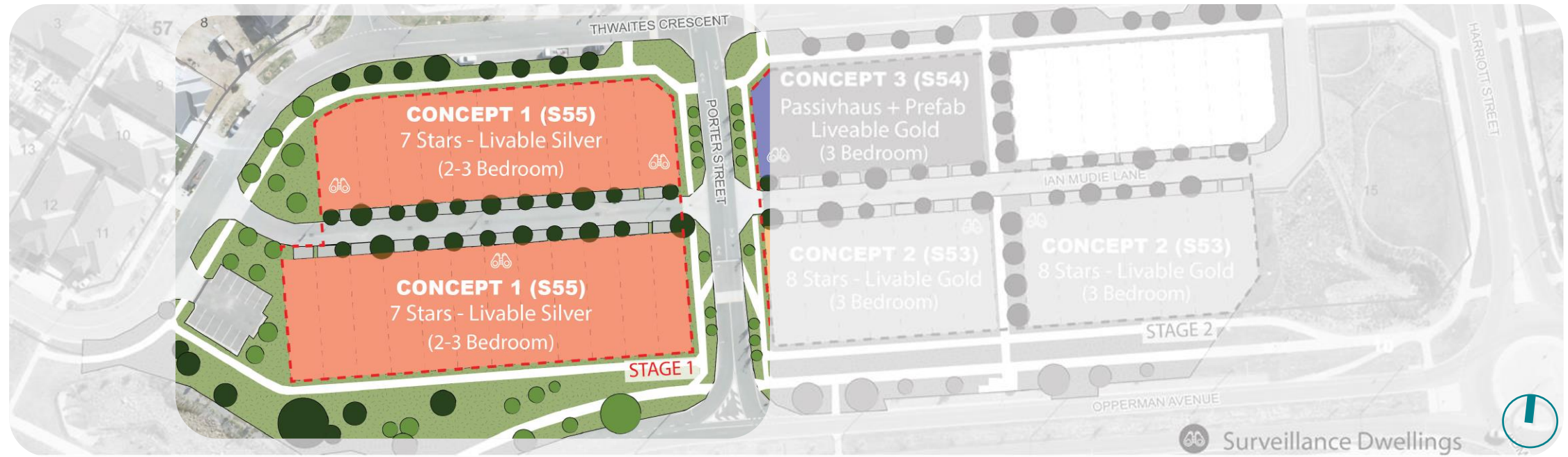
The Suburban Land Agency (SLA) Built Form team are delighted to provide this update to the **Stakeholder Advisory Group** (Group) members on the North Wright Compact Housing Project (the Project). It has been a privilege to meet with you over three workshops so far, with a focus on the Stage 1 precinct landscape and townhouse design; on sustainability and liveability; designing with Country; and buildability and value for money.



Since we last met, a lot has been happening ‘behind the scenes’ to progress the Project. The design team have finalised a well-mannered, sustainable and landscape-oriented Stage 1 concept, drawing on the beneficial input of the Group, the National Capital Design Review Panel, and our SLA Executive and Board. With Stage 1 construction planned to commence early-2024, we are excited to provide this final Project design update and to highlight how your feedback has helped shape the Project. We will also update you on Stage 2 next steps in early-2024.

Recap of Stage 1 Project principles

CONCEPT 1: MORE AFFORDABLE 'MISSING MIDDLE': Stage 1 provides 23 single and double storey 3-bedroom dual-key and surveillance 'eyes on the street' townhouses and extendable 'Room to Grow' 2-bedroom townhouses, designed to '+Silver Level' accessibility and 'aging-in-place' guidelines. As a highly landscape-oriented precinct, the townhouses average 105sqm (GFA) with blocks ranging from 200-250sqm. Sustainability features include net-zero total carbon footprint townhouses (compared to BAU), all-electric, rooftop solar, energy management, battery EV-ready.



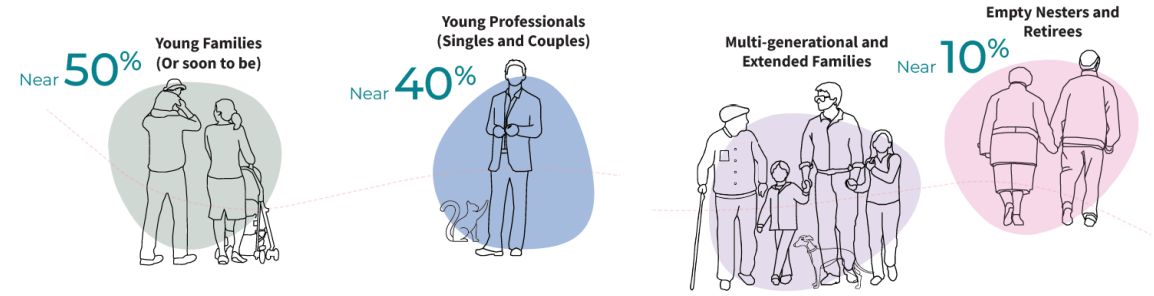
Summary of workshops and Stage 1 design progress

Oct 2022
Place-led
landscape +
ideation




Dec 2022
People-centred
housing +
ideation

Addressing the 'missing middle', a growing population, housing choice and '+Silver Level Livability' accessibility



Feb 2023
Housing +
landscape
priorities

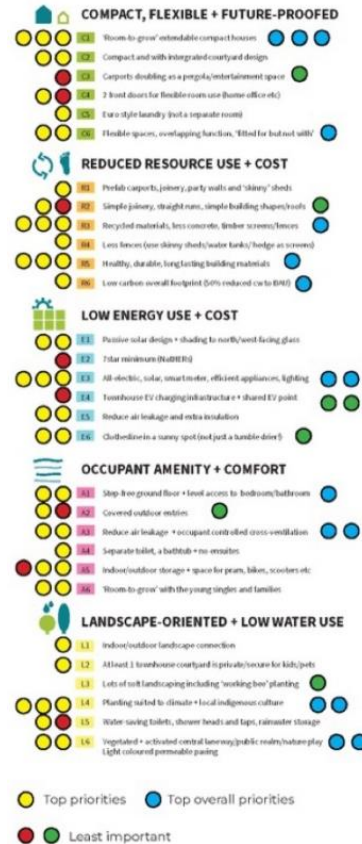
- 
 Compact, flexible +
future-proofed
- 
 Reduced resource
use + cost
- 
 Low energy use
+ cost
- 
 Occupant amenity
+ comfort
- 
 Landscape-oriented
+ low water use

Summary of workshop-derived 'recipe' for the Stage 1 Project

As the Project workshops progressed, key elements or 'ingredients' were refined into core Stage 1 themes for innovation, sustainability and 'doing more with less' (as seen below and at Figures 1-3, right and overleaf):

- ✓ **Compact, flexible + future-proofed**
- ✓ **Reduced resource use + cost**
- ✓ **Low energy use + cost**
- ✓ **Occupant amenity + comfort**
- ✓ **Landscape-oriented + low water use**

What are the key ingredients for innovation, sustainability and 'doing more with less'?



'Spotlight' on 1 storey townhouses



Precinct amenity (1 + 2 storey townhouses)



Figure 1: Workshop Three 'deal breaker' game: 5 most and 5 least important elements for the Stage 1 design

✓ Summary table of workshop-derived Stage 1 inclusions

<u>Entry</u>	<u>Bedrooms</u>	<u>Courtyard gardens / outside areas</u>	<u>Living, kitchen and dining</u>
✓ Cover over entry	✓ Built-in wardrobes	✓ Be 'surrounded by nature'	✓ Higher ceilings and more light
✓ Wall with hooks	✓ Flexible space for home office / hobby area / nursery	✓ Enclosed courtyard	✓ Open kitchen shelving
✓ Front door with glazing	✓ Queen sized bedroom	✓ Minimise fences – 1 x fenced space for kids and / or pets	✓ Straight kitchen / no upper cupboards
	✓ Single bedroom	✓ Paved space for outdoor living	✓ Full kitchen with island bench
<u>Bathroom + laundry</u>	✓ Small space with higher ceilings	✓ Covered space for all weather use	✓ Upper-level living (dual-key) overlooking laneway / terrace
✓ Step-free, manoeuvrable	✓ Door out / external access from bedroom	✓ Landscape and low water use	✓ Ground floor living adjacent to outdoor space
✓ One bathroom is fine		✓ No 'mow' grasses (no astroturf)	✓ Option to cook outside
✓ Separate bath + shower		✓ Water tanks away from courtyard	✓ Layout for accessibility
✓ Separate toilet	<u>Storage</u>		
✓ Euro laundry	✓ Robes to ceilings	<u>Cars and laneway</u>	
✓ Layout for accessibility	✓ Separate small garden shed	✓ Bike, scooter, pram storage	
✓ Sink + vanity storage	✓ Linen cupboard	✓ One unroofed car space	
	✓ Above pantry storage	✓ Lockable single garage/carport	
	✓ Storage space in carport/garage	✓ Vegetated/activated laneway	

Figure 2: key inclusions identified for the landscape and townhouses

Summary of workshop-derived Stage 1 themes and priorities

- ✓ Planting suited to climate and **local indigenous culture**
- ✓ **Vegetated + activated** central lane way + public realm/nature play
- ✓ **Compact housing** with integrated courtyard design
- ✓ Flexible '**Room to Grow**' extendable compact houses
- ✓ **Healthy, durable**, long-lasting + recycled building materials
- ✓ **All-electric**, solar, smart meter, efficient appliances/lighting
- ✓ **Passive solar**, reduced air-leakage and extra insulation



Figure 3. key themes and priorities (above left) and the resultant Stage 1 precinct and townhouse design (above)

The following pages provide key extracts from the larger drawing suite to illustrate design finalisation against workshop priorities. Thanks to consultants: Mather Architecture; PLACE Laboratory; Plot Design Group; Powerhaus, Pidcock/eTool sustainability; Northrop Engineers + Judd Studio.

✓ Planting suited to climate and local indigenous culture

ELEMENT EXPOSURE LEGEND

- Low**: protected area with shade and minimal wind exposure
- Moderate**: partly shaded area with moderate sun and light wind exposure
- High**: sunny area with increased wind exposure
- Extreme**: unprotected area with full sun and severe exposure to wind

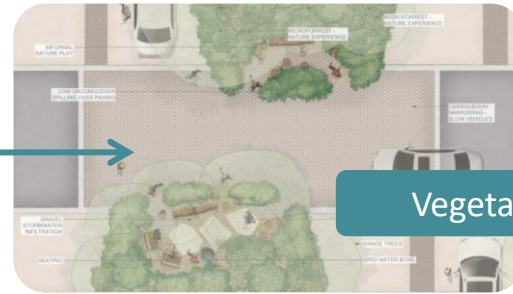
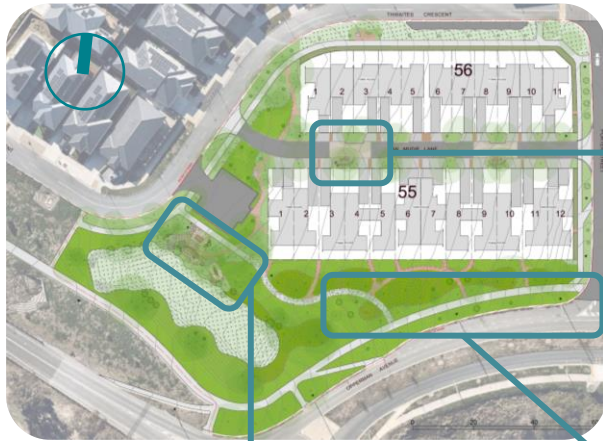
CODE LEGEND

- A**: Australian Native
- E**: Exotic Species
- N**: Ngunnawal Plant Use

Plant Species List:

- Acacia melanoxylon* Black Wattle (N, A)
- Allocasuarina verticillata* Drooping sheoak (A)
- Banksia marginata* Silver Banksia (N, A)
- Brachychiton populineus* Kurrajong (N, A)
- Casuarina cunninghamiana* River sheoak (A)
- Eucalyptus albens* White box (N, A)
- Eucalyptus blakelyi* Blakely's Red Gum (N, A)
- Eucalyptus bridgesiana* Apple box (A)
- Eucalyptus camaldulensis* River red gum (A)
- Eucalyptus gregsoniana* Mallee Snow Gum (A)
- Eucalyptus mannifera* 'Little Spotty' Little Spotty (A)
- Eucalyptus melliodora* Yellow box (N, A)
- Eucalyptus pauciflora* Snow Gum (A)
- Eucalyptus polyanthemos* Red box (A)
- Leptospermum spp.* Tea tree (A)
- Leucochrysum albicans* Hoary Sunray (A)
- Philotheca spp.* Wax flower (A)
- Prostanthera lasianthos* Mint Bush (N, A)
- Rhagodia spinescens* Saltbush (A)
- Westringia spp.* Coastal Rosemary (A)
- Eucalyptus rubida* Candistork (A)
- Eucalyptus stellulata* Black Sallee (A)
- Eucalyptus viminalis* Manna gum (A)
- Gleditsia triacanthos* Honey locust (E)
- Quercus palustris* Pin oak (E)
- Carex agrippa* Tall Sedge (N, A)
- Dianella revoluta* Spreading Flax Lily (A)
- Juncus subsecundus* Finger Rush (N, A)
- Lomandra spp.* Mat Rush (N, A)
- Microseris walteri* Yam Daisy (A)
- Poa labillardieri* Tussock Grass (N, A)
- Themeda australis* Kangaroo Grass (N, A)
- Acacia dealbata* Silver Wattle (N, A)
- Adenanthos sericeus* Woolly Bush (A)
- Callistemon spp.* Callistemon (N, A)
- Correa alba* White Correa (N, A)
- Correa x Canberra Bells* Correa Canberra Bells (A)
- Dodonaea viscosa subsp. angustissima* Narrow-leaf Hopbush (N, A)
- Grevillea spp.* Grevillea (A)
- Acacia cultiformis* Cascade Acacia 'Australora Cascade' (A)
- Ajuga australis* Austral Bugle (N, A)
- Banksia integrifolia* Banksia (A)
- Brachycome multifida* Cut-leaf Daisy (A)
- Calceophalus citreus* Yellow Button Everlasting (A)
- Dianella tasmanica* Flax Lily (A)
- Geranium solanderi* Native Geranium (N, A)
- Grevillea spp.* Grevillea (N, A)
- Hardenbergia violacea* False Sargparilla (N)
- Myoporum parvifolium* Creeping bookbaila (N, A)
- Scaevola spp.* Fairy Fan flower (A)
- Westringia fruticosa* Westringia (A)

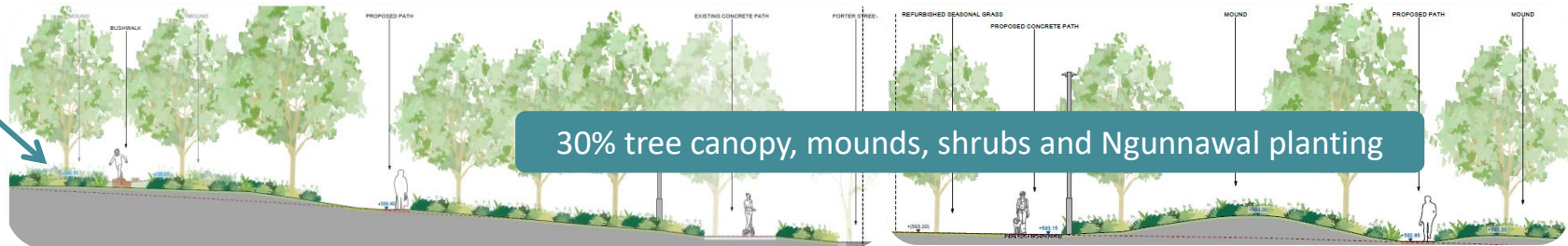
✓ Vegetated + activated central lane way + public realm/nature play



Vegetated micro spaces



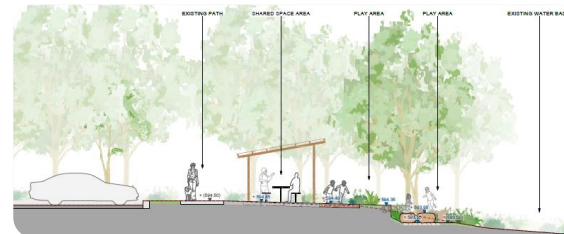
Vegetated/activated laneway



30% tree canopy, mounds, shrubs and Ngunnawal planting



Picnic and play spaces



✓ Vegetated + activated central lane way + public realm/nature play

Theme 1: Play & Discovery

Continual learning and intrigue that ignites the imagination



Theme 2: Country

Creating better connections to sky, land, water and native flora and fauna



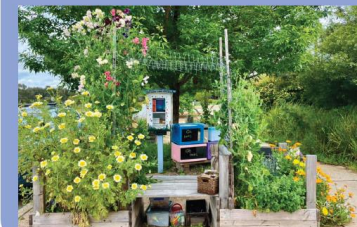
Theme 3: Wellbeing & Safety

Promote healthy living where everyone feels safe

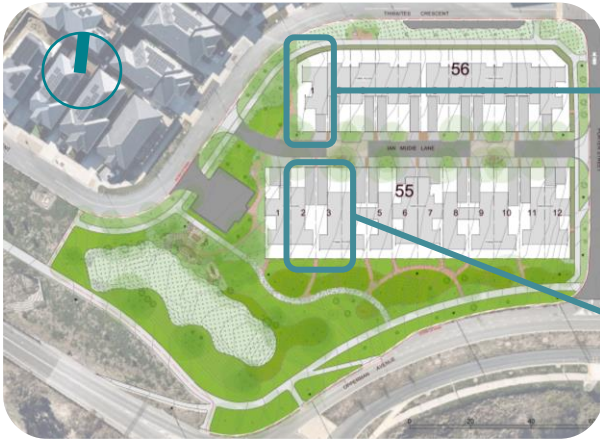


Theme 4: Community

Build community capacity and shared stewardship of the place



✓ Compact housing with integrated courtyard design

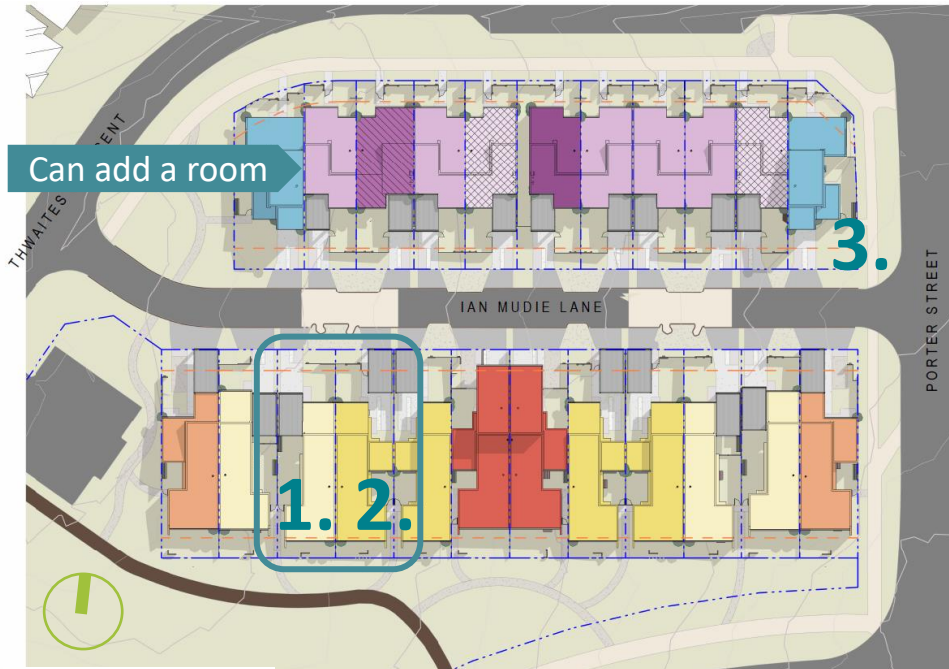


13 x 2 bed house types 'Room to Grow' extendables

10 x 3 bed house types incl. dual-key and surveillance



✓ Flexible 'Room to Grow' – extendable compact houses



LEGEND

TYPE 3
SINGLE LEVEL 3 BED

TYPE 4A
SINGLE LEVEL 2 BED

TYPE 4B
SINGLE LEVEL 3 BED

TYPE 5 -
TWO LEVEL 3 BED, DUAL
KEY STUDIO + GARAGE TO MEET
SURVEILLANCE REQUIREMENTS

TYPE 6 - SURVEILLANCE
TWO LEVEL 3 BED R.T.G ON
UPPER LEVEL + GARAGE TO
MEET SURVEILLANCE
REQUIREMENTS

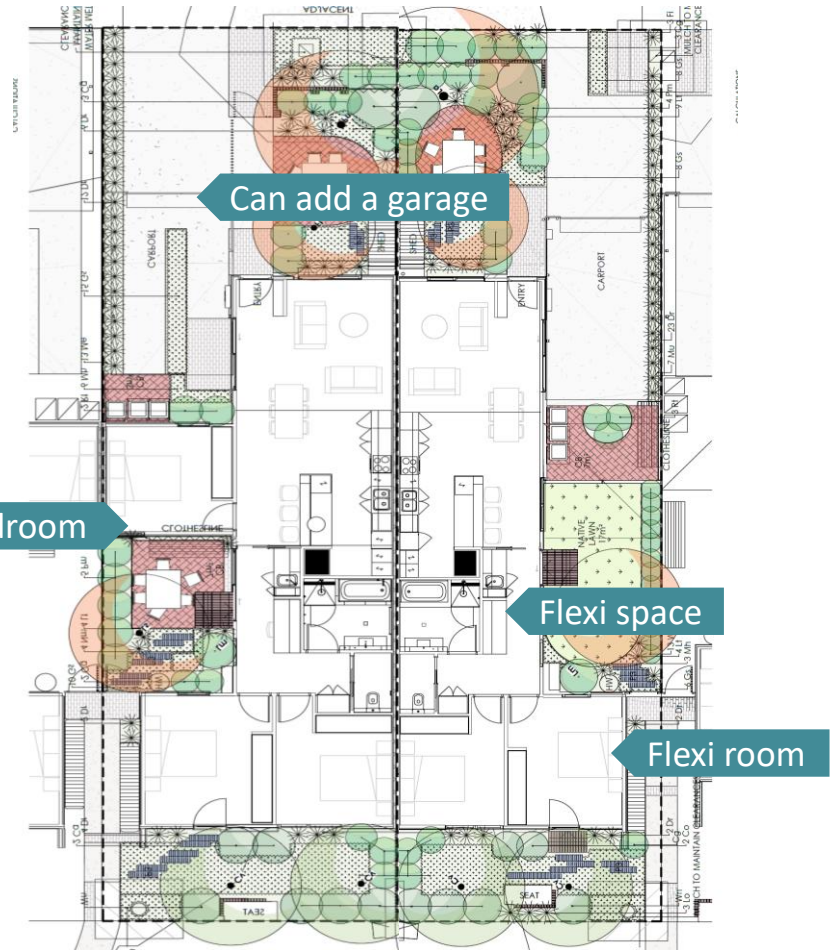
TYPE 7
SINGLE LEVEL 2 BED WITH
CARPORT
7.45m BLOCK WIDTH

TYPE 7A
SINGLE LEVEL 2 BED WITH
CARPORT
8.25m BLOCK WIDTH

TYPE 7B
SINGLE LEVEL 2 BED WITH
CARPORT
9.25m BLOCK WIDTH

TYPE 7C
SINGLE LEVEL 2 BED WITH
CARPORT
7.4M BLOCK WIDTH

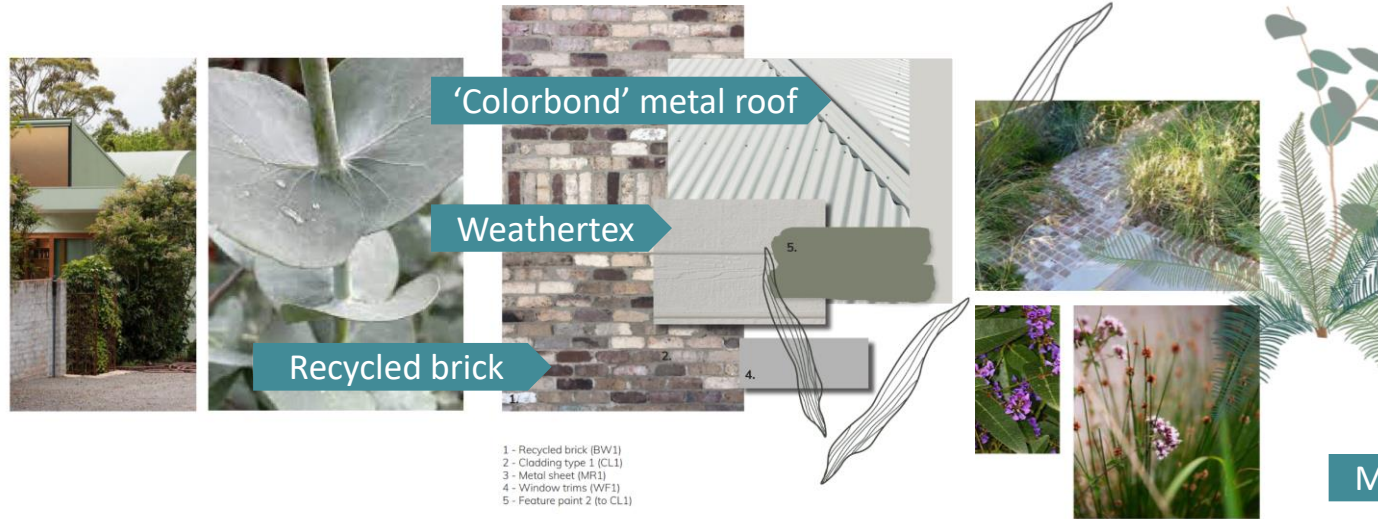
A common problem with medium density is the inability to extend if household needs change. 'Room to Grow' townhouses offer flexible spaces and can be extended by owners.



Examples: 1.

2.

✓ Healthy, durable, long-lasting + recycled building materials



- 1 - Marmoleum flooring
- 2 - Carpet
- 3 - Floor & wall tiles
- 4 - Wall tiles
- 5 - Joinery laminate 1
- 6 - Joinery laminate 2
- 7 - General wall paint
- 8 - Feature ceiling paint

✓ All-electric, solar, smart meter, efficient appliances/lighting

REDUCE

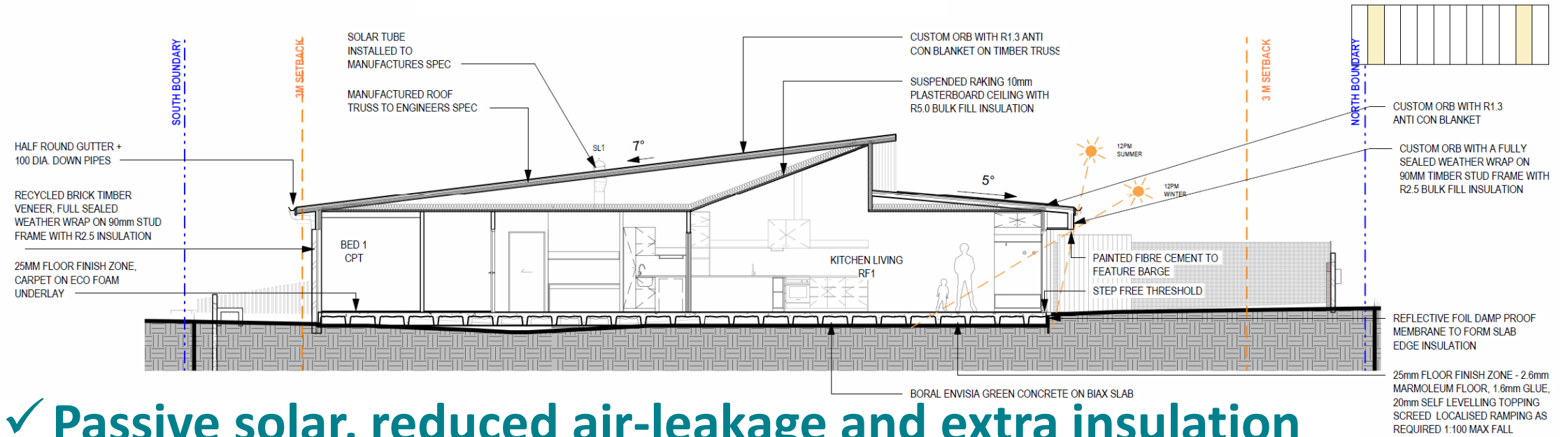
House size + HRV + Carbon
 ~105sqm < 5 ACH + Trees saved >25,000
 net zero

RENEWABLES

All-electric + Solar + Battery
 'Smart metering' 5-6kW/dw + Rebate

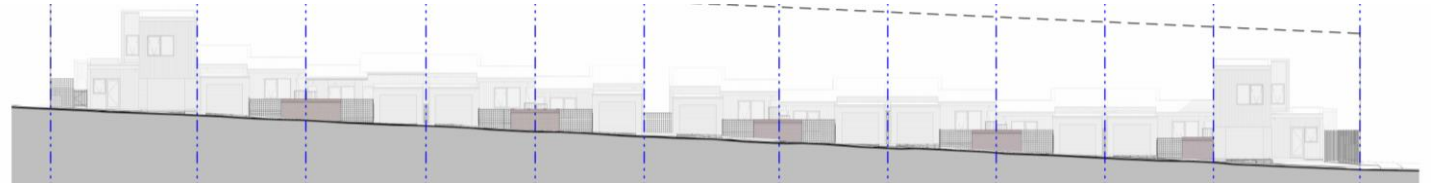
RECYCLING

Waste + Circular + Modular
 On-site Materials + Prefab carports



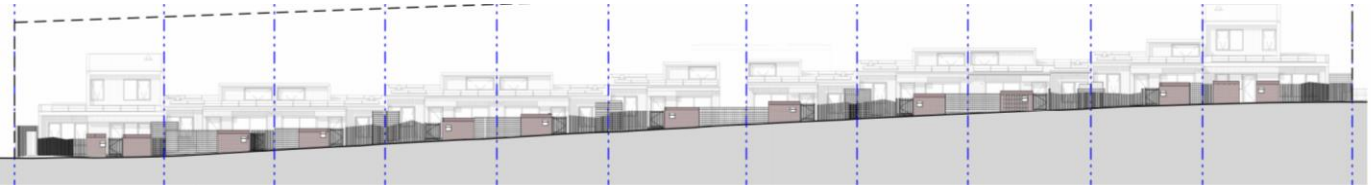
✓ Passive solar, reduced air-leakage and extra insulation

Ian Mudie Laneway



Images courtesy Mather Architecture

Thwaites North Elevation



Images courtesy Mather Architecture

Thwaites North Elevation



Images courtesy Mather Architecture

Thank you

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