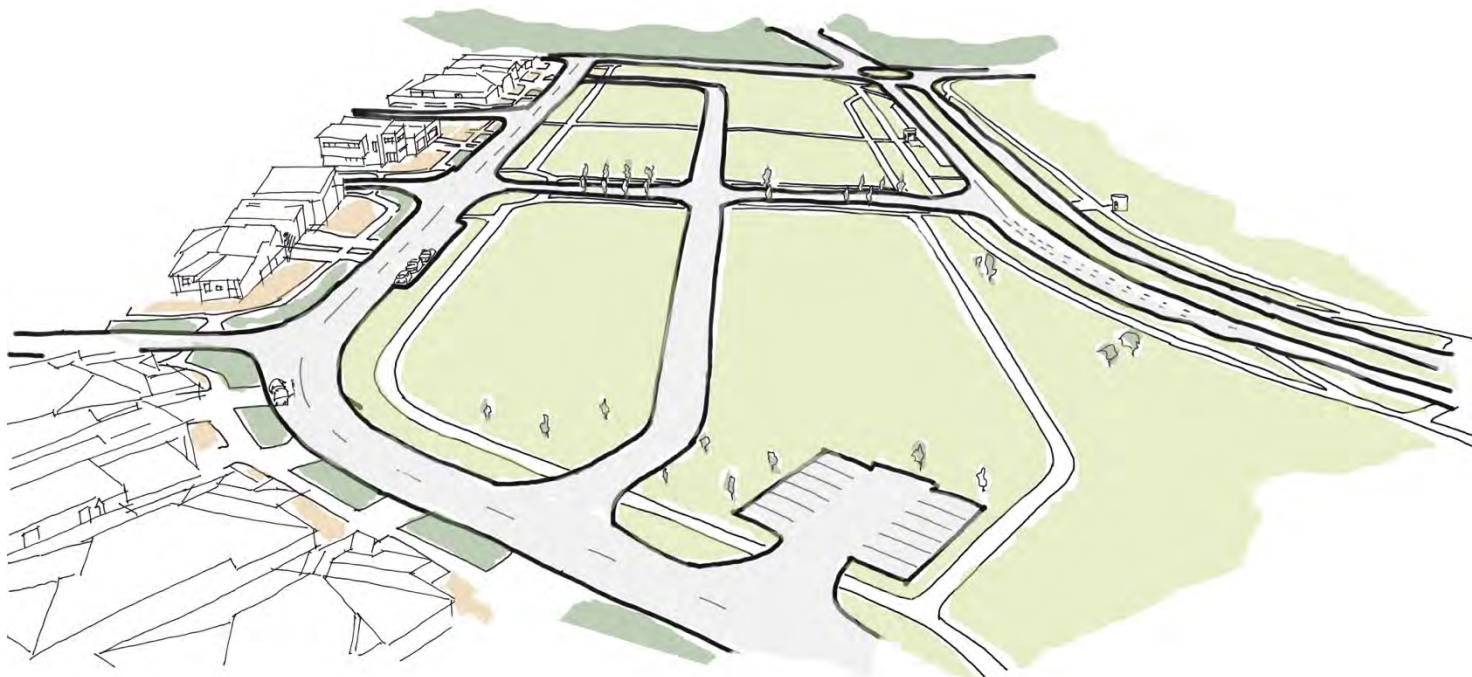


**NORTH WRIGHT COMPACT HOUSING PROJECT
STAKEHOLDER ADVISORY GROUP**

**WORKSHOPS #3 and 4I (21 and 22 February 2023)
DISCUSSION SUMMARY**

SUBURBAN LAND AGENCY

APRIL 2023



Document Control

Document version history

Revision No	Issue Date	Issued By	Issued To	Reason for Issue
1	22.03.23	E.JUDD	M.DODSON	Client review and approval
2	04.04.23	E.JUDD	M.DODSON	Final version incorporating client feedback

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the traditional Custodians of the land where we conduct our work and pay our respects to Ancestors, and Elders past, present and emerging.

We acknowledge and pay our respects to the Ngunnawal people as the traditional Custodians of the land on which the North Wright Compact Housing Project will be located.

We recognise their continued connection to Country, to land, to sea and to the community.

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OVERVIEW OF WORKSHOPS # 3 and 4

The North Wright compact housing project team conducted the next round of workshops for the project on 21 and 22 February 2023. The face-to-face workshops were held with the Stakeholder Advisory Group (21 Feb) at the Denman Village Community Centre and with a number of staff from the Suburban Land Agency (22 Feb) at the Dickson ACT Government Office building (480 Northbourne Avenue).

The workshops aimed to:

- provide an update on project status / work in progress
- seek feedback on design work to date
- understand sustainability versus low-cost housing trade-offs for stage 1
- gain insight into specification / construction approaches to best achieve aspirations for stage 1
- seek input into most valued future sustainability approaches
- seek input into top priorities for stage 1 architecture in the context of identified themes related to sustainability, low-cost housing and amenity.

All members of the Advisory Group were invited to attend the workshop on 21 February. Seven members were able to attend on the day. Three members provided their input to the team after the workshop, by completing an online survey.

Ten SLA staff members (in addition to the project team) attended the session on 22 February. Attendees included staff from the Built Form, Housing Choices, Place Management, Marketing, Sales, Greenfields, Development Delivery and the Sustainability Teams. The workshop was also attended by a staff member from the Environment Planning and Sustainable Development Directorate (EPSDD).

Also in attendance were members of the North Wright Compact Housing project team, including:

Suburban Land Agency (SLA)

Petra Oswald, Program Manager Built Form
Melinda Dodson, Senior Development Manager (Design)
Caroline Pidcock, Sustainability Advisor
Craig Spencer, Senior Development Manager
Jon Barnes, Director Built Form
Luiz Rocha, Project Manager Built Form (online)

Traditional Owners Advisory Corporation (TOAC)

Richie Allan, Cultural Director (attended 21 Feb)

JUDD.studio

Elisabeth Judd, Director
Laarni Balila, Graduate Architect

Mather Architecture

Jeremy Mather, Director
Nikki Butlin, Associate
Adam Hancock, Architect

Prior to the workshop, the Advisory Group was provided with the summary report of Workshop 2.

ADVISORY GROUP SESSION, 21 February 2023

INTRODUCTION AND PROJECT UPDATE (PRESENTATIONS BY THE SLA)

Presentations by:

Petra Oswald, Program Manager Built Form

Melinda Dodson, Senior Development Manager (Design)

Caroline Pidcock, Sustainability Advisor

Participants were shown the project video and provided with an update on project intent and progress, noting in particular:

- Since the last workshop, the project team has continued to refine the precinct masterplan / landscape design and the housing typologies for Stage 1.
- The project delivers on the [Parliamentary and Governing Agreement](#) of delivering at least one showcase sustainable development each year.
- Participant feedback on the design work as part of the workshops is important as an opportunity to inform the future detail and specifications for Stage 1 homes in the project.
- The project is about challenging 'business as usual' with regard to housing diversity and sustainable built form, and on a precinct level, it is prioritising the delivery of really great places where communities can thrive.

Participants were given an overview of the key outcomes informing the development of the landscape concept plan for the precinct:

- Four key themes informing the precinct design: Play and Discovery, Country, Wellbeing and Safety and Community.
- Some identified 'hardware' elements might include: water and nature play, toy/ book library, activity nodes, moveable furniture, a bike repair station, timber deck and picnic table, gravel pathways (refer presentation slides at Appendix 4)

An update was also provided on the relevant demographics for the precinct and contemporary expectations related to the value of sustainability considerations and inclusive design in new developments. That market understanding has provided a good sense of who the occupants of the houses will be, and the challenges to design in such a way that the houses can be compact and flexible and allow people to actually age in place if they choose to, or for a family to grow in place.

The presentation then offered an overview of the meaning of 'business as usual' and how this project is challenging it - thinking about what is normally done and then how the team can go beyond and achieve something different (noting the opportunities particular to each of the Stages 1 and 2 for the project).

The group then heard a brief presentation on the SLA's approach to sustainability and opportunities for regenerative design, not just for Stage 1 but also Stage 2:

- Potential for reuse of recycled materials from government projects.
- Opportunities to consider prefabricated materials in the design and construction of stage 2 and collaboration between design and builder teams to improve the final outcome.
- Process will be informed by a sustainability framework that is being developed.
- Considered different and innovative ways to deliver of sustainability aspirations – moving away from business as usual.

DESIGN UPDATE

Mather Architecture provided a comprehensive update to the group on the design work in progress, including:

- confirming the underlying design aspirations
- noting how the design considers connection to Country
- overview of materiality exploration and themes (for internal spaces and external areas)
- project expectations about housing affordability
- outcomes of engagement to date, and how that feedback has been incorporated
- how the 'room to grow' design responds to household/occupant profiles.

The team then provided a detailed summary of the unit types, including how the different types are placed within the broader masterplan for the precinct. Four unit types were presented in detail.

GROUP SESSIONS – 'RECIPE' FOR STAGE 1

As table groups, participants were asked to consider diagrams of the townhouse typologies within the precinct (refer Appendix 2). The diagrams included a list of elements or 'key ingredients' related to five core thematic categories for innovation, sustainability and 'doing more with less':

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



Each table was required to discuss the merits of those elements, to agree as a group what the top 3 priority elements were across each category, and to identify the bottom 2. Each group allocated coloured dots against those elements and presented their position to the room.

The outcomes of the group sessions have been incorporated into the consolidated summary at Appendix 3. An overview of the final outcomes is also provided in the following section. Some additional comments made during group discussions included the following remarks:

Materiality and construction:

- Human centred, inclusive design is essential.
- If 'room to grow' is applied, it should allow personalisation. It should be easy for people to change their homes.
- Simple building shapes and roof forms will assist in enabling 'room to grow' options. Don't over-engineer these homes.
- Could consider if building approval for the 'room to grow' option can also be provided (in addition to DA approved).
- Don't feel the need to build to the maximum developable size – 'less is more'.
- Consider using lightweight materials for upper levels to reduce costs of the 2-storey options. Industry standard is also to include building wrap to protect against weather and water penetration.
- Although efficient, prefabrication may not be as durable as more traditional construction.
- Need to build the homes to last.
- Carefully consider the use of shared walls – boundary walls need to be carefully acoustically separated. Dual key homes need to be fire separated.
- Potential for a party wall agreement to mitigate against future disputes.

Kitchen and bathrooms:

- Consider potential to enable some cooking outside.
- Could the laundry be located in the carport?
- One bathroom is fine if it means you get more living space – have to balance priorities.
- Separate toilet from the bathroom (if only one bathroom) is important – particularly if you are anticipating teenagers!
- Step free bathrooms are important to provide more inclusive housing, but level access to bathrooms can create complexity on upper levels.
- Not all bathrooms should require baths.

Vehicles:

- Given the focus on the activation of the laneway, it could be good to push the houses back to offer a more generous laneway space with better solar access and opportunity for community use.
- Need to consider the impact of emergency services requirements when thinking about multiple entries to buildings (e.g. for flexible room use).
- A lockable carport would be good (to prevent against theft).

Sustainability and landscape features:

- Reduction in air leakage will need to consider mechanical ventilation too.
- Water tanks should not be placed in the courtyard (take up too much space).
- While a covered entry might not be a priority, adequate shade outside is important as we consider the future impacts of climate change.
- Design should consider how to overlap functions to allow for charging of electric vehicles – likely not as important for stage 1 but should be able to be provided later.
- Similarly, solar might be provided later with options for residents to access rebates (for example).
- Shared e-bike program should also be considered (as well as electric scooters etc)
- Should be able to 'surround yourself with nature'.
- Any requirements for landscape and low water elements will need to be considered in the cost plan (to ensure they are given priority if that is the intent).

- There's an opportunity for the community to share the landscape – don't put too many fences in.
- A secure space within each home's garden is important though (for pets and kids)
- Consider 'no mow' lawn types (but not astroturf!!).
- If there is a clothesline provided, consider also providing a cover (to allow clothes to dry when it is raining).
- Question – is it possible to incorporate a green roof without increasing cost? Greenery at ground level would be most cost-effective.
- Need to offer education to people on the benefits of solar and EV.
- Plantings should be suited to the climate.



Deal breaker game


Following the plenary session, the group was then asked to reconsider their selections and to choose 5 elements that they considered to be the most important (or the 'deal breakers'). They were also asked to identify 5 elements that were least important to include in the precinct (for Stage 1). The outcomes of the session are also included in the consolidated summary below.




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

- COMPACT, FLEXIBLE + FUTURE-PROOFED**
 - L18 Rooms-to-grow + extendable compact houses
 - C1 Compact and with integrated courtyard design
 - C2 Carports doubling as a pregado/entertainment space
 - C3 7 front doors for flexible room use (home office etc)
 - C4 2 front doors for flexible room use (home office etc)
 - L19 Easy style laundry (not a separate room)
 - C5 Flexible spaces, overlapping functions, 'fit for but not with'
- REDUCED RESOURCE USE + COST**
 - L20 Prefab carports, joinery, party walls and 'skinny' sheds
 - L21 Simple joinery, straight runs, simple building shapes/forms
 - L22 Recycled materials, less concrete, timber screens/fences
 - L23 Less fences (use skinny sheds/water tanks/hedge as screened)
 - L24 Healthy, durable, long-lasting building materials
 - L25 Low carbon overall footprint (50% reduced c/w to BREEAM)
- LOW ENERGY USE + COST**
 - L26 Passive solar design + shading to north/west facing glass
 - L27 7 star minimum (BREEAM)
 - L28 All electric, solar, smart meter, efficient appliances, lighting
 - L29 Townhouse EV charging infrastructure + shared EV point
 - L30 Reduce air leakage and extra insulation
 - L31 Chilled water in a sunny spot (not just a handle-drier)
- OCCUPANT AMENITY + COMFORT**
 - A1 Step-free ground floor + level access to bedrooms/bathrooms
 - A2 Covered outdoor entries
 - A3 Reduce air leakage + occupant controlled cross-ventilation
 - A4 Separate toilet, a bathtub + no ensuite
 - A5 Indoor/outdoor storage + space for prams, bikes, scooters etc
 - A6 Rooms-to-grow with the young singles and families
- LANDSCAPE-ORIENTED + LOW WATER USE**
 - L32 Indoor/outdoor landscape connection
 - L33 At least 1 townhouse courtyard in private/semi-private for kids/pets
 - L34 Lots of soft landscaping including 'working bee' planting
 - L35 Planting suited to climate + local indigenous culture
 - L36 Water saving toilets, shower heads and taps, container storage
 - L37 Vegetated + activated overall terraces/public realm/water play
 - L38 Light coloured permeable paving

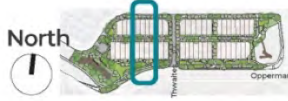
● Top priorities ● Top overall priorities
● ● Least important



'Spotlight' on 1 storey townhouses



Precinct amenity (1 + 2 storey townhouses)



North

NORTH WRIGHT COMPACT HOUSING PROJECT



SLA STAFF GROUP SESSION, 22 February 2023

INTRODUCTORY SESSION: WHAT MAKES A GREAT NEIGHBOURHOOD.

Prior to the formal commencement of the session, participants were asked to think about a time when they had engaged with a great neighbourhood in the past, and to consider what elements made it memorable.

*Think about a great memory you have about a residential neighbourhood.
What was it that made it special / why did it make you happy?
In a sentence, write what urban element you think made it work?*

The results were captured online via *mentimeter*.



It was noted that the comments submitted aligned with a number of the themes that had already been identified by the Stakeholder Advisory Group in previous workshops – that great neighbourhoods are accessible and safe, with spaces and places for community (of all ages) to come together and engage with each other.

WORKSHOP CONTENT

The Group received an introduction to the project, identical to that provided to the Advisory Group the day before. The group also had an opportunity to consider market audience for the new housing product, what 'business as usual' looks like, and an update from the architecture team on design development (please refer to notes above). In addition, the group was also updated on the outcomes of the previous Advisory Group workshops, including:

- an overview of the Stakeholder Advisory Group composition
- a summary of previous workshop 1 outcomes, including emerging themes, potential 'hardware and software' interventions and what might be 'blockers' to achieving the aspirations for the project.

- an overview of the outcomes of workshop 2 including an explanation of the persona exercises, and an update on the advisory groups feedback on design development priorities.

Participants were then asked to engage in the group sessions (as above for the 21 Feb workshop, with the exception that they were not asked to consider the bottom priorities for each of the categories). Feedback from the groups was submitted via their mobile phones to *mentimeter*. The collated responses were then shared with the groups in real time.

Of note, the groups in this workshop acknowledged that some of sustainability features listed for consideration (specifically E2 - 7 star minimum NatHERS rating and L5 - water saving toilets, shower heads and taps and rainwater storage) were in fact base level requirements for all new homes, and would be incorporated in the development regardless.



GROUP DISCUSSION COMBINED OUTCOMES

The following elements emerged as the most important in their category for consideration in Stage 1 of the new precinct:



**Compact, flexible
+ future proofed**

1. **C2: Compact and with integrated courtyard design (28%)**
2. C1: 'Room to grow' extendable compact houses (26%)
3. C6: Flexible spaces, overlapping function, 'fitted for but not with' (18%)



**Reduced resource
use + cost**

1. **R3 recycled materials, less concrete, timber screens / fences (29%)**
R5: Health, durable, long lasting building materials (29%)
2. R2: Simple joinery, straight runs, simple building shapes / roofs (14%)
R6: Low carbon overall footprint (50% reduced cs to BAU) (14%)
3. R1: Prefab carports, joinery, party walls and 'skinny' sheds (11%)



**Low energy use +
cost**

1. **E3: All-electric, solar, smart meter, efficient appliances, lighting (27%)**
E5: Reduce air leakage and extra insulation (27%)
2. E1: Passive solar design + shading to north/west-facing glass (23%)
3. E6: Clothesline in a sunny spot (not just a tumble drier!) (10%)



**Occupant amenity
+ comfort**

1. **A5: Indoor/outdoor storage + space for pram, bikes, scooters etc (25%)**
2. A1: Step-free ground floor + level access to bedroom/bathroom (21%)
3. A3: Reduce air leakage + occupant controlled cross-ventilation (18%)



**Landscape-
oriented + low
water use**

1. **L6: Vegetated + activated central laneway/public realm/nature play and light coloured permeable paving (31%)**
2. L1: Indoor/outdoor landscape connection (21%)
3. L2: At least 1 townhouse courtyard is private/secure for kids/pets (21%)
4. L4: Planting suited to climate + local indigenous culture (17%)

The combined results identified the following elements as the most important across all categories:

- `Room-to-grow' extendable compact houses
- Reduce air leakage and extra insulation
- Vegetated + activated central laneway/public realm/nature play and light coloured permeable paving
- Healthy, durable, long lasting building materials
- Compact and with integrated courtyard design
- All-electric, solar, smart meter, efficient appliances, lighting

The following elements were identified by the groups as the least important for Stage 1 of the project:

- Less fences (use skinny sheds/water tanks/ hedge as screens)
- Clothesline in a sunny spot (not just a tumble drier!)
- Covered outdoor entries
- 2 front doors for flexible room use (home office etc)
- Prefab carports, joinery, party walls and `skinny' sheds
- Townhouse EV charging infrastructure + shared EV point
- Lots of soft landscaping including `working bee' planting

The final collated results of the group sessions (for workshops 3 and 4, and the additional 3 survey advisory group participants' results) are provided at Appendix 3.

