



**ACT**  
Government

**Suburban Land**  
Agency

## **North Wright Compact Housing Project – Stakeholder Advisory Group**

### **Terms of Reference**

#### **Context**

The North Wright Compact Housing Project (the Project) is a demonstration neighbourhood development to showcase the potential for innovative sustainable and affordable medium density housing in Canberra. The Project will deliver compact townhouse design templates to address the ‘missing middle’ in Canberra’s housing market and improve liveability. Consistent with the Suburban Land Agency’s (SLA’s) ‘triple bottom line’ approach (balancing economic, environmental and positive social outcomes) the new neighbourhood precinct aims to improve housing choice, to deliver whole-of-life affordability and sustainable design for owner-occupiers and families, and to promote connection to community and Country.

As part of the design process for the Project, the SLA developed a Place-led Design Brief. The brief is guiding the design development for the Project, including for architecture and the design of landscaped areas such as shared open spaces and verges.

#### **The role of the Stakeholder Advisory Group**

The Stakeholder Advisor Group (the Advisory Group) will review the design documentation at key decision making points in the project. Engagement between the Advisory Group, SLA and the design consultant teams is an opportunity to collaborate on the built form, place and landscape outcomes for the development and will be central to the SLA’s success in delivering a desirable, viable and equitable place.

As part of the process, the Advisory Group will:

- review the Project Vision document
- review the landscape masterplan for the neighbourhood precinct
- review the concept design and detailed design for the new homes
- participate in the co-design process for the verges and open spaces.

#### **Membership**

The diverse membership of the Advisory Group will enable feedback from a range of perspectives, reflecting peak representative organisations, the Molonglo Valley Community Forum and the local neighbourhood, the Ngunnawal community and a range of community and special interest groups including those industry groups with an interest in sustainable and affordable housing.



The Advisory Group includes representatives from the following organisations:

- Molonglo Valley Community Forum
- Neighbouring residents
- Charles Weston School
- Council of the Ageing (COTA)
- Youth Advisory Council ACT
- Multicultural Advisory Council ACT
- Dhawura Ngunnawal Caring for Country Committee
- Disability - Rights & Inclusion Australia
- ACT Disability, Aged and Carer Advocacy Services (ADACAS)
- See-Change
- Conservation Council ACT
- Australian Institute of Architects ACT
- Property Council of Australia ACT
- Planning Institute of Australia ACT
- Australian Institute of Landscape Architects ACT
- Master Builders Association ACT
- Housing Industry Association ACT
- Stellulata Co-housing
- University of Canberra – Research - Play
- ACT Government Architect
- ACT Office for Sustainability and Environment

### **Project governance and parameters**

The Advisory Group will be working with the SLA and the Project architects, landscape architects and place consultants who will facilitate discussion and seek input through the workshop program. An engagement consultant will coordinate the Advisory Group workshops and document key findings.

The SLA has engaged the following independent services to facilitate the Advisory Group discussions and work program:

- Engagement consultant to independently facilitate and report the work of the Advisory Group (JUDD.studio).
- Specialist consultants to provide technical assistance in place planning and to prepare the Place Design Brief and landscape masterplan (Place Laboratory)
- Architects for Stage 1 and Stage 2 design development (to be advised)
- Specialist consultants to provide advice with respect to built form design and sustainability considerations of the site (to be advised).

The consultant teams will report to the SLA. Any information and feedback from the teams to the Advisory Group will be coordinated through the SLA or the engagement consultant.



In participating in the Advisory Group discussions, including participating in the co-design of the verge and open spaces, the Advisory Group should note the following Project parameters:

- The site is zoned RZ1 under the Territory Plan and discussions are not considering any changes to the existing development controls under this zoning.
- All residential dwellings are required to be delivered in accordance with the zoning and statutory requirements under the Territory Plan.
- A 'proof-of-concept' masterplan has been prepared for 43 attached terrace dwellings which are single title. Changes to the estate plan and number of dwellings will not be considered by the Advisory Group.

### **Confidentiality**

The SLA will provide to the Advisory Group a range of information and documentation relevant to the Project as required to support its discussions. This information will be circulated by direct email, on the Project website and as part of workshop presentations. The information may also include confidential information. If confidential information is distributed as part of the Advisory Group process, it will be highlighted as such on documents and Advisory Group members will be advised.

The Advisory Group members are required to complete a confidentiality and conflict of interest declaration on appointment to the Advisory Group and prior to the first workshop meeting.

### **Program and deliverables**

Place-led landscape and precinct design, and design development for architecture for stage 1 will take place between September 2022 and March 2023.

Stage 2 design development will commence during 2023.

The Advisory Group members will attend up to 6 workshops (approximately 2-3 hours each) during the design development phases for the Project. The workshops will be delivered via a mix of online and face to face sessions. Prior to the workshops, it is expected that there will be some pre-reading for members. A preliminary Advisory Group program for stage 1 is provided below. The program will be confirmed at the first Advisory Group workshop.

Following each workshop session, the engagement consultant will provide to the Advisory Group an interim draft workshop summary report. The Advisory Group will be asked to review and approve the summary document (out of session) so that it may be released publicly.

At the completion of the design development phases for stages 1 and 2 (by end 2023) the SLA will provide a final report demonstrating how the Advisory Group's contributions have shaped the final outcome for the Project.

The entire Project will run for approximately 3 years, from inception through to completion of construction of stages 1 and 2.