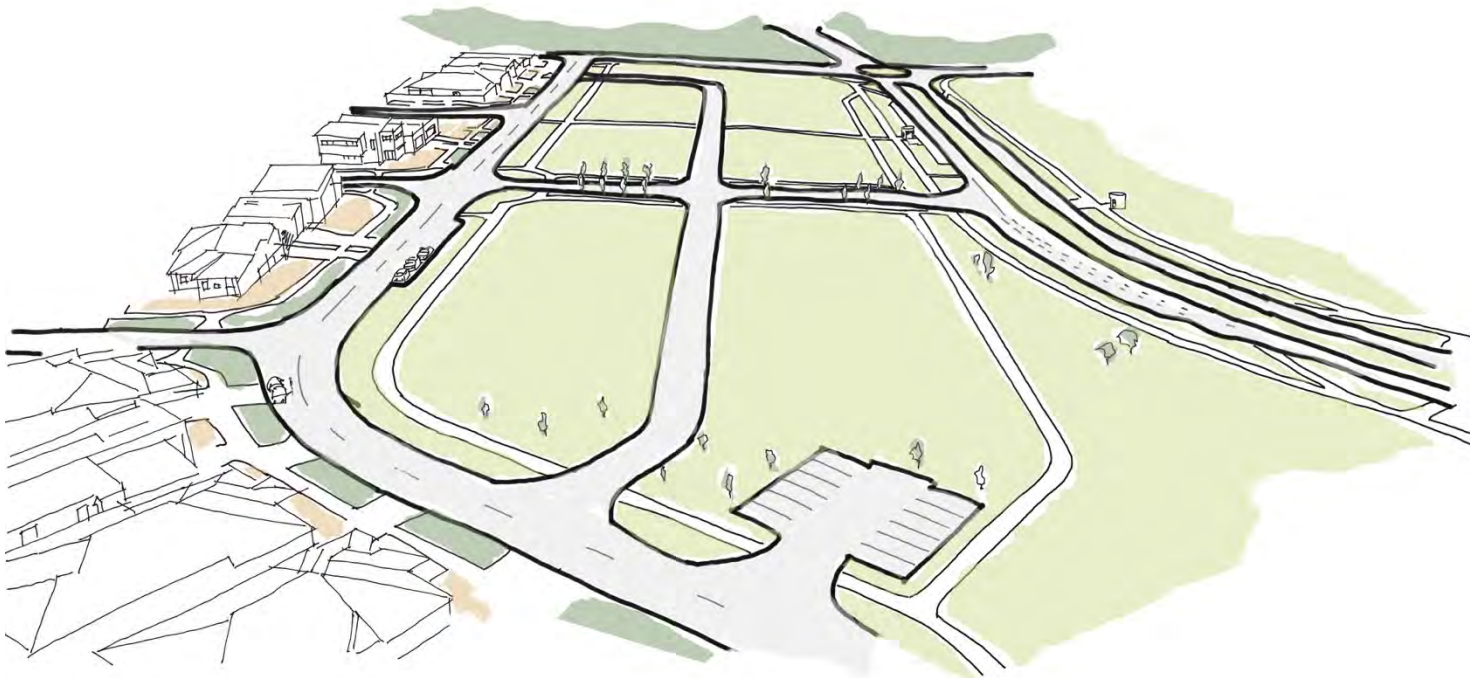


**NORTH WRIGHT COMPACT HOUSING PROJECT
STAKEHOLDER ADVISORY GROUP**

**WORKSHOP #2 (6 Dec.22)
DISCUSSION SUMMARY**

SUBURBAN LAND AGENCY

FEBRUARY 2023



Document Control

Document version history

Revision No	Issue Date	Issued By	Issued To	Reason for Issue
1	31.01.23	E.JUDD	M.DODSON	Client review and approval
2	14.02.23	E.JUDD	M.DODSON	FINAL version incorporating amendments

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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ABOUT WORKSHOP # 1

The second meeting of the Stakeholder Advisory Group (the Advisory Group) was a hybrid face to face / online interactive workshop held on Tuesday 6 December 2022 at the Denman Village Community Centre from 12 to 2pm.

The workshop objectives were to:

- provide an introduction to the architecture team for the Stage 1 design
- give an update on the precinct and landscape plan, and concept design work in progress
- explore the Advisory Group's thoughts on top priorities for the site, including for precinct design, community activations and built elements
- invite reactions and comments on the initial house types proposed by the design team
- seek feedback on the prioritisation of design elements within the homes.

All members of the Advisory Group were invited to attend the workshop. 15 members were able to attend, 9 in person and 6 online (via zoom).

Also in attendance were members of the 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

PLACE Laboratory:

Anna Chauvel, Director
Walter Van Der Loo, Associate Director (online)
Cara Sealey, Landscape Architect
Jocelyn Wu, Graduate Landscape Architect (online)

Mather Architecture:

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

JUDD.studio:

Elisabeth Judd, Director
Laarni Balila, Graduate Architect

Prior to the workshop, the Advisory Group was provided with the following documents by email:

- Workshop 2 Summary Agenda
- Workshop 1 draft summary report
- Place Vision Document
- Frequently Asked Questions
- Glossary
- Landscape Design Package

PROJECT UPDATE

PRECINCT OPPORTUNITIES AND CONSTRAINTS

The workshop included two components focusing firstly on the landscape and precinct design and secondly on the architecture for the homes of Stage 1. Each component included a brief overview introduction and two interactive sessions (designed to work for both the face to face participants and those participating online).

The sessions were designed to facilitate focused and intense discussion to cover detailed content within the workshop timeframe of two hours.

Anna Chauvel, PLACE Laboratory made the following comments:

- Some of the key themes emerging from the last workshop related to a connection to Country.
- Nature will be pivotal to what we want to achieve in the precinct, to enable people to connect to nature as part of their everyday lives.
- The team analysed the site's constraints and opportunities:
 - the roads and lots are already built and the majority of the infrastructure is already there
 - if any of the existing structure is going to be changed, it must be done in a meaningful way
 - with site being adjacent to Stromlo Forest, there are bushfire considerations that will impact on what can be done
 - the water main running through the corner of the site will create some restrictions in that area
 - a number of opportunities (such as the verges, connections through the streets, cross link through Grace Perry St and Opperman Ave, the buffer zone corridor, the laneway, the basin and basin park which contains a body of water in it) allow for a 'back to principle' approach to the precinct design, with consideration of how these aspects might influence the landscape.

GROUP SESSION 1: 'BUILDING A PERSONA' + 'A DAY IN THE LIFE OF...'

The first group interactive session invited participants to consider WHO would be living in or visiting the precinct, and HOW they might be interacting with their surroundings. The session intended to engender an empathetic approach to the creative planning for the precinct, helping the group and the design team to better understand the drivers, motivators and expectations of future residents.

Participants worked in small groups (working in table groups face to face 'in the room' and as one group online) each representing a potential 'market audience' member. They were asked to think about who that person might be, and to imagine their life and the details of how they might live or interact with the precinct. Groups recorded their work on an online padlet platform.

Personas emerged from the following four audience groups:

- multi generational and extended families
- young families
- young professionals
- empty nesters and retirees

THE YOUNG PROFESSIONAL : GROUP 1 (ONLINE)



NAME: Trevor Winsor
AGE: 30
GENDER: Male
CULTURAL BACKGROUND: Born in England and moved to Canberra 8 years go.
OCCUPATION: Engineer Consultant

LIVES WITH: A cat (Princess)

WHO COMES TO VISIT (HOW OFTEN / DO THEY HAVE PARTICULAR NEEDS): His parents come and visit from England twice a year.

GETS AROUND TOWN BY: Cycling

LIKES TO RELAX BY: Gardening, Mount biking, catching up friends, he is very social, addicted to Tik Tok

HOW DO YOU FEEL ABOUT 'THINGS' AND HOW MUCH / WHAT DO YOU HAVE? (furniture, clothes, toys, gardening or exercise equipment, sentimental things, home office supplies...) A lot of Ikea furniture, and he would like some nice furniture, a spare bed, a workstation from when he is working from home, carpool is full of gardening tools, he has 2 bikes, and other tools. He owns a camera, with lighting and a green wall for his videos.

MY DAILY ROUTINE (weekday): morning: Pre work 20k bike ride, he works from home 3 days a week and gets a take away coffee.
 afternoon: Working from home, Skyping his parents a couple of days a week.
 evening: Playing video games, seeing his partner and gardening, making his video on skin care.

MY DAILY ROUTINE (weekend): morning: Go out to breakfast with avocado,
 afternoon: trails in the afternoon,
 evening: Watch Netflix, has a friend over for a glass of wine, goes out to a bar. Uses electric scooter to go on a picnic.

TOP 3 THINGS YOU LOVE ABOUT YOUR HOME / NEIGHBOURHOOD:

1. Proximity to stromlo, close to nature.
2. Big sky and no pollution.
3. Community (it is young and active community, engaging community, people are happy to say hello)

TOP 3 THINGS THAT FRUSTRATE YOU ABOUT YOUR HOME / NEIGHBOURHOOD:

1. Hear his neighbours, wakes him up
2. Public transport is not great
3. Local shops are not built yet, no cafe or bars, Trevor feels isolated.

THE MULTI-GENERATIONAL / EXTENDED FAMILY: GROUP 2 (PETRA)



NAME: Sylvia Rosario
AGE: 42
GENDER: Female
CULTURAL BACKGROUND: Spanish
OCCUPATION: Home stay mother

LIVES WITH: A son (6), a daughter (14) and her father (68).

WHO COMES TO VISIT (HOW OFTEN / DO THEY HAVE PARTICULAR NEEDS): Her sister on a wheel chair.

GETS AROUND TOWN BY: Public Transport

LIKES TO RELAX BY: having other family members over, enjoy swimming at Stromlo pool, likes cooking for the family, get me time to relax from carers responsibility

HOW DO YOU FEEL ABOUT 'THINGS' AND HOW MUCH / WHAT DO YOU HAVE? (furniture, clothes, toys, gardening or exercise equipment, sentimental things, home office supplies...) tight for money, limited income, living on budget, depend on support services, values services the kids get from school, migrated as a child, values spanish heritage and the community to get together, treasures old furniture that came from her father's house

MY DAILY ROUTINE (weekday): morning: getting kids to school, help dad to get up and going, make sure he is settled before she gets the bus before meeting friend in Woden and do shopping
 afternoon: dad collects kids from nearby school, supervising children in the afternoon
 evening: family meal cooking

MY DAILY ROUTINE (weekend): morning:
 afternoon: catering for sister to come over and visit
 evening:

TOP 3 THINGS YOU LOVE ABOUT YOUR HOME / NEIGHBOURHOOD:

1. Like other families around - everyone moved in together, value neighbour bonds and making community together
2. Playgrounds and parks and access to reserves, views, smell in the air, nature
3. rapid bus network

TOP 3 THINGS THAT FRUSTRATE YOU ABOUT YOUR HOME / NEIGHBOURHOOD:

1. no close shops
2. not enough mature trees and greenery
3. bus services on the weekend

THE YOUNG FAMILY (OR SOON TO BE) : GROUP 3 (Jon and Craig)



NAME: Kate
AGE: 26
GENDER: Female
CULTURAL BACKGROUND: Indigenous Australian
OCCUPATION: Lawyer

LIVES WITH: Her partner (30)

WHO COMES TO VISIT (HOW OFTEN / DO THEY HAVE PARTICULAR NEEDS): On weekends, her family comes over to spend the day with her. Most of the time it is her 3 sister and their partners and kids.

GETS AROUND TOWN BY: Car and electric scooter

LIKES TO RELAX BY: Exercise and Cross Fit, read, walking the dog/s, entraining family and friends, Youth Work. Cooking.

HOW DO YOU FEEL ABOUT 'THINGS' AND HOW MUCH / WHAT DO YOU HAVE? (furniture, clothes, toys, gardening or exercise equipment, sentimental things, home office supplies...) Car and 3 x Push Bikes + Partners Push Bikes
 Home Office Set Up
 Art Works
 Book Collection
 Modern Furniture
 Wardrobe of work Clothes and Wardrobe of casual clothes and Shoes
 Outdoor entraining things

MY DAILY ROUTINE (weekday): morning: Exercise and ride, coffee
 afternoon: Works Late
 evening: Reads, glass of wine

MY DAILY ROUTINE (weekend): morning: Exercise and Coffee, friends for Brunch
 afternoon: Entertaining family and friends
 evening: Eat out - socialise

TOP 3 THINGS YOU LOVE ABOUT YOUR HOME / NEIGHBOURHOOD:

1. Bike riding locations
2. Views and Nature
3. Security

TOP 3 THINGS THAT FRUSTRATE YOU ABOUT YOUR HOME / NEIGHBOURHOOD:

1. Close, noisy Neighbours
2. Small Blocks
3. Not enough amenities for socialising

THE EMPTY NESTER : GROUP 4 (MELINDA)



NAME: Greg
AGE: 72
GENDER: Male
CULTURAL BACKGROUND: Australian
OCCUPATION: Retiree

LIVES WITH: His wife (68) Joan who is Sri Lankan

WHO COMES TO VISIT (HOW OFTEN / DO THEY HAVE PARTICULAR NEEDS): Their son (30s) and grandkids (10+13s), the kids usually spend the holidays with them.

GETS AROUND TOWN BY: Uber (noting Joan is in a wheelchair) but they own a EV car with wheelchair lift and Greg has a scooter for longer trips

LIKES TO RELAX BY: Gardening. Flying a kite with grandkid. Greg likes mountain bike at Stromlo.

HOW DO YOU FEEL ABOUT 'THINGS' AND HOW MUCH / WHAT DO YOU HAVE? (furniture, clothes, toys, gardening or exercise equipment, sentimental things, home office supplies...) Joan collects fragile antique plates. Shedded old furniture moving into this place - kept an old dining table (8seater). Retired public servants - IT literate, active volunteers.

MY DAILY ROUTINE (weekday): morning: wake up and walk around block with small dog then use herbs from garden (spicy eggs). Chicken coup.
 afternoon: Volunteering, zooming, chat to neighbours
 evening: catchup with friends over zoom, volunteering zoom. Dinner netflix/chill

MY DAILY ROUTINE (weekend): morning: cook brekkie with visiting kids/grandkids and teach them about gardening
 afternoon: joan has book club
 evening: greg bikes with son

TOP 3 THINGS YOU LOVE ABOUT YOUR HOME / NEIGHBOURHOOD:

1. diverse mix people in the street
2. wildlife
3. surrounding nature

TOP 3 THINGS THAT FRUSTRATE YOU ABOUT YOUR HOME / NEIGHBOURHOOD:

1. too many cars
2. noise sources (neighbours, pedestrians, cars)
3. could be more accessible

Participants then tracked their persona's typical day, noting their interactions with various areas within the precinct. In considering this 'day in the life of' their person, the groups identified those elements that were the most important to that person.

Group 1: Trevor (the young professional)



- Trevor likes the idea of fairy lights and a front entrance marker to the laneway or open space area.
- He'd like to see a barbeque or playground for the broader community as part of the open space. The laneway would then be a space more focused on providing amenity to local residents, rather than to the community more generally.
- He would like to see a gym area ideally located nearby.
- He also noted that with regard to the open spaces it would be important to try to put low noise activities closer to the residences while still creating potential for community activation.

Group 2: Sylvia (the multi-generational / extended family)



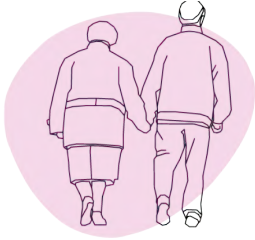
- Sylvia sees the laneway as a main community space and potentially as a family space for kids to kick a ball around and perhaps for a street library.
- She would like to see a veggie garden, barbecue, stage / other type of community meeting place as a way to bring the community together.
- A tool shed for older men and an area for craft would also be an asset to the precinct, helping to build community.
- While she likes the idea of festoon lighting as well, she noted that they shouldn't be too bright or too light so as to cause any inconvenience to other residents in the precinct.

Group 3: Kate (the young family, or soon to be)

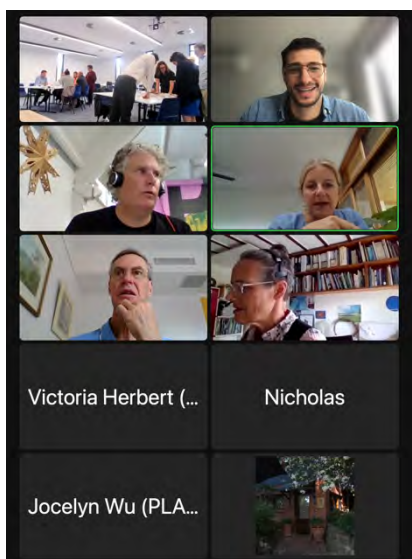


- Kate has a dog so prioritises the availability of dog facilities in the open space areas
- would like to see a wind sculpture as a statement piece that defines the entry to the development. Knowing what the wind is doing can be part of understanding Country.
- would also like to see exercise equipment perhaps further down the pathway (not necessarily within the precinct itself).
- A bike repair station at the entry to the laneway would be great
- Festoon lighting through the laneway area would also help to create a lovely local feel (although the group noted that it may not be acceptable to TCCS in terms of the required clearances for vehicles)
- Liked the idea of pot plants in the laneway as well, with vertical walls at the ends of blocks to add further greenery to the area.

Group 4: Greg (the empty nester)

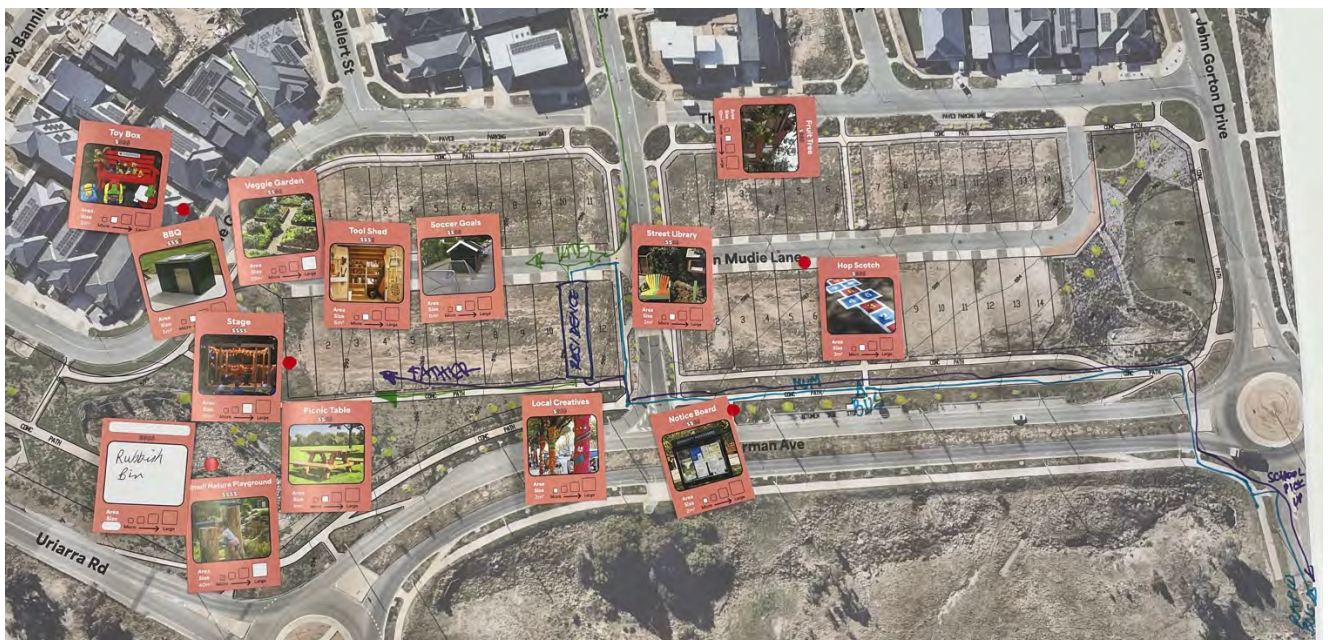


- Greg would like to see micro forests and bush tucker on the verges.
- He highlighted opportunities for community spaces / ways to bring the community together, including a projection wall in the laneway for summertime cinema, a communal toolshed (which was identified as being something that would be valuable coming out of the last workshop), and a play area which merges hopscotch and a mural, for example, with painted pavement.
- Festoon lighting would also be great, but he noted that it could be expensive.
- Shaded areas and movable furniture would also be good, but with the understanding that you wouldn't necessarily want shade everywhere within the precinct. Sunshine is also an asset.





Group 1: Trevor



Group 2: Sylvia



Group 3: Kate



Group 4: Greg

ARCHITECTURE OVERVIEW

Nikki Butlin, Mather Architecture, began the next session by introducing the core elements influencing the architecture team in designing the housing types for Stage 1 of the new development. She provided an overview of the key design aspirations, the opportunities and constraints from a built form perspective and the expectations for a lower cost sustainable home:

- Key design influences for the architecture include:
 - prioritising landscape and people over vehicles, and ensuring the built form 'makes room' for the landscape, maximises opportunities to access views and open space, and sunlight
 - considering how best to incorporate elements to mitigate the impacts of a harsh climate, such as landscaped courtyards or large canopy trees
 - materials and colour that reflect the landscape
- The aim is for the project to provide high-quality, innovative, energy efficient and lower cost compact dwellings at a Silver Livable Housing standard.
- A key consideration is how people will be able to contribute to these homes, and how to ensure the homes have 'room to grow' within the context of a compact design. People are now less likely to compromise (in comparison to previous generations) but there is precedent of a more compact and modest housing typology in post war era compact architecture that are still in high demand and stood the test of time.

Key design aspirations

Green infrastructure and amenity – permeable green spaces, tree planting on compact blocks, potential for green walls/lightweight green roofs and balconies to reduce urban heat island effect.

Personalisation, flexibility and 'room to grow' - considering long-term occupancy and accessible age-in-place design features.

Integrate verge treatments and utilise the laneway to create landscapes allowing the homes to feel bigger than the individual dwelling.

*Environmental sustainability and low carbon housing, including northern light to habitable spaces, all electric services and appliances
+ battery with 5kw solar, and sustainable materials.*

Financial sustainability strategies; including affordable construction systems, reduced time on site, materials selected, and quantity of finishes required.

- Six different unit types are proposed. On the southern side will predominantly be single level, 2-3 bedroom homes. On northern blocks there will be a mix of two level, 3 bedroom homes including some with upper level living.
- Developing an idea about what the community might look like with consideration of various building and landscape elements (internal and external), including thinking about:
 - entry spaces - private vs open, integrated seating or bench seats, screening elements
 - types of vehicle accommodation - roof overhead, storage, 1 or 2 cars
 - courtyard and outdoor experience - thinking about usable space to inhabit and the 40% landscape area
 - within the house – what is the best configuration of the kitchen including consideration of different ways to use space for storage

- the living zone - compact living environment, higher ceilings, upper level living (a more uncommon typology in Canberra)
- bedrooms - how compact can they be
- bathrooms and wet area modules – considering alternative to ensuite bathrooms and how best to accommodate multiple users
- storage - what it means to be living small, necessary storage versus unnecessary storage



GROUP SESSION 2: 'OPEN HOUSE'

Participants were asked to consider their personas from the previous session, and to imagine them within two of 4 housing unit typologies. While taking their persona on a 'walk' through the home they were asked to consider:

- What works well?
- What they love?
- What needs to change?

The group responses were recorded on an online padlet page.

Housing type 1

2 storey residence

Living on the ground floor opening out to the green space, and kitchen and toilet

Bedrooms on the upper level

Car accommodation on the laneway side

Housing type 2

2 storey residence

Living areas on the upper level opening to an open private space

Bedrooms on the ground level as well as full bathrooms

Car accommodation on the laneway side

Housing type 3

Single storey residence

Spaces around a courtyard

Private entry at front or back, with access to the other roads leading to buses

Car accommodation on the laneway side

Housing type 4

Single storey residence similar to Type 3

Third bedroom

The courtyard is larger

Car accommodation on the laneway side



**Group 1: Trevor
(the young
professional)**

Group 1: House type 1



WHAT WORKS:

- Hidden laundry works well
- This floor plans can be good for gardening
- Office space on second level is good and works well, however it is covered by wall.
- This option is not suitable for Trevor it has 3 bedroom + Study.
- Group suggested sliding door to the outside
- Having the two entry doors is seen as a positive outcome. Cross ventilation and having options of entry.
- The front door was seen as the Thwaites crescent, therefore not being able to only be a veggie garden.

WHAT NEEDS TO CHANGE:

- Small bedroom doesn't get a lot of sun with the small window
- Courtyard seems very small (only for ventilation and sun access)



Group 1: House type 2



WHAT WORKS:

- Single level works well
- Storage is ok, some people does like to store bikes in a single garage
- Quick access to the courtyard to the garage without having to walk on the house
- Open plan works well,
- Kitchen got a lot of feedback, suggesting that is not necessary working, that seen small.
- if the garage was a carpool, it would create a more diverse room, that can be used for multiple reasons
- avoid a gap between the two houses
- Bath is something seen as positive.
- The bathroom was seen as positive for having three different room

WHAT WE LOVE

- Love 3 green spaces
- Builtform creates little nooks

WHAT NEEDS TO CHANGE:

- Maybe have only 1 car spot
- It has more bedrooms that he requires





**Group 2: Sylvia
(the multi-
generational /
extended family)**

Group 2: House type 3



WHAT WORKS:

- 4 different summer/winter open spaces to choose from good for kids, mum and grandfather
- multiple indoor-outdoor living spaces
- good dining and lounge room setting
- good to separate bathrooms/laundry from living/bedroom area

WHAT WE LOVE

- winter and summer open space
- courtyard is wind-protected

WHAT NEEDS TO CHANGE:

- door widths wider so sister in wheel chair can access
- 2 BR too small as is for family, but another bedroom could be added
- Kids sharing room
- Another toilet instead of 3 sinks?



Group 2: House type 3



WHAT WORKS:

- 4 different summer/winter open spaces to choose from good for kids, mum and grandfather
- multiple indoor-outdoor living spaces
- good dining and lounge room setting
- good to separate bathrooms/laundry from living/bedroom area

WHAT WE LOVE

- winter and summer open space
- courtyard is wind-protected

WHAT NEEDS TO CHANGE:

- door widths wider so sister in wheel chair can access
- 2 BR too small as is for family, but another bedroom could be added
- Kids sharing room
- Another toilet instead of 3 sinks?



Group 3: House type 2



WHAT WORKS:

- Stairs are OK

WHAT WE LOVE

- Good Storage

WHAT NEEDS TO CHANGE:

- Move dwelling back towards carport to maximise
- single WC in bathroom problematic
- Roller door on back of carport
- allow for king bed and WiR
- Third Bedroom pull out W/R to be Multi-purpose



Group 3: House type 4



WHAT WORKS:

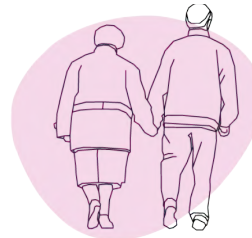
- Separation of Bathroom and Toilet
- Master Bedroom Separate from other bedrooms

WHAT NEEDS TO CHANGE:

- Ensuite/Second Bathroom
- Courtyard could be too cold during winter



Group 3: Kate (the young family, or soon to be)



Group 4: House type 2



WHAT WORKS:

- See below.

WHAT WE LOVE

- Multi-use. Upper-level living with both side views (amazing)

WHAT NEEDS TO CHANGE:

- Size stair for stair lift.
- Two balconies. Views important (bored with views after a while). Ground floor adapted for future living if necessary.
- Minimise setbacks.



Group 4: Greg (the empty nester)

Group 4: House type 3



WHAT WORKS:

- Accessibility (parking works well)
- Max out multi-use car spaces
- Carports (open walls) so can't be used for storage
- Semi permeable roof over carport (planting/access to sun)
- Security for carport (transparent fence, gate)
- Outdoor storage good. Step free access to front doors good.

WHAT WE LOVE

- Single level, courtyard, multipurpose

WHAT NEEDS TO CHANGE:

- Can Joan manoeuvre her wheelchair thru the house to full extent? Garden connection. Room to grow impact on living. Be okay to flip the wings so that living is on its courtyard.



GROUP SESSION 2: 'THE MIDAS TOUCH'

The final group session provided an opportunity for the groups to prioritise elements within the homes. Each group was given a selection of features relevant to various areas of the homes, including for the entry, for carparking, for bedrooms and living areas, wet areas, storage and the outdoors (courtyards and gardens).

The elements were all allocated an imaginary price (\$, \$\$, \$\$\$). The groups were asked to select those elements that they would prioritise in their housing budget – 'we Midas well have that!' but were asked to take care not to turn everything to gold.



2 BEDROOM HOUSE (\$20 BUDGET): 'THE MIDAS TOUCH': NORTH WRIGHT COMPACT HOUSING PRECINCT

Category	Feature	Cost
BEDROOMS	Built-in wardrobes	\$
	Flex space - Home office/hobby/ Nursery	\$
	Queen Bedroom	\$\$
	Small space higher ceiling	\$
BATHROOM + LAUNDRY	Separate Shower	\$\$
	Laundry under the stair	\$
	Laundry in the bathroom	\$
	Euro laundry	\$
LIVING + DINING + KITCHEN	Living next to outdoors + terrace	\$
	Upper level overlooking laneway + terrace	\$\$
	Higher ceilings and more light	\$\$
	Window box	\$
LOOKING OUTSIDE (courtyard + garden)	Enclosed courtyard	\$
	Space undercover for all-weather use	\$
	Fenced space for kids and pets	\$
	Paired space for outdoor living	\$\$
STORAGE	Space for pram and bulky goods	\$
	Above pantry	\$
	Separate small garden shed	\$
	Back of garage	\$

Preferred elements (across all groups) included the following components:

Entry

- Cover over entry
- Wall with hooks
- Front door with glazed side light

Cars and laneway

- Bike, scooter, motorbike storage
- Single park (no cover)
- Lockable storage
- Lockable single garage
- Secure garage door open to residence

Outside areas

- Enclosed courtyard
- Fenced space for kids and / or pets
- Paved space for outdoor living
- Undercover space for all weather use

Living, kitchen and dining

- Higher ceilings and more light
- Open kitchen shelving
- Straight kitchen / no upper cupboards
- Full kitchen with island bench
- Upper level living overlooking laneway / terrace
- Ground floor living adjacent to outdoor space
- Layout for adaptability

Bedrooms

- Built-in wardrobes
- Flexible space for home office / hobby area / nursery
- Queen sized bedroom
- Single bedroom
- Small space with higher ceilings
- Door out / external access from bedroom

Bathroom + laundry

- Separate shower
- Separate toilet
- Euro laundry
- Mirror storage / cabinet
- Layout for accessibility / adaptability
- Built in bath
- Laundry in bathroom
- Vanity + sink
- Ensuite

Storage

- Robes to ceilings
- Separate small garden shed
- Linen cupboard
- Above pantry storage
- Back of garage storage

2 BEDROOM HOUSE (200m² BUDGET) - THE IDEAS TOGETHER WITH THE MOST COMPACT HOUSING RESULTS

Workshop 2 | 6 December 2022

ENTRY (inside & out)	CARS + LANEWAY	BEDROOMS	BATHROOM + LAUNDRY	LIVING + DINING + KITCHEN	LOOKING OUTSIDE (courtyard + garden)	STORAGE
Wall with hooks \$	Bike/scooter/motorbike storage \$	Built-in wardrobes \$	Separate Shower \$\$	Higher ceilings and more light \$\$	Enclosed courtyard \$	Robes to ceilings \$\$
Front door with glazed sidelight \$	Single Park - no cover SINGLE CAR POT - COVERED	Flex space -Home office/hobby/ Nursery \$	Euro laundry \$	Living next to outdoors + terrace \$	Space undercover for all-weather use \$	Space for pram and bulky goods \$\$
Internal storage for coats and shoes \$\$	Storage lockable \$	Queen Bedroom \$\$	Mirror Storage/cabinet \$	Upper level overlooking laneway + terrace \$\$	Fenced space for kids and pets \$	Above pantry \$
Privacy from laneway/street with a defined courtyard \$\$	Double lock up garage \$\$\$	Small space higher ceiling \$\$	Layout for Accessible / adaptability \$\$	Window box \$	Paved space for outdoor living \$\$	Separate small garden shed \$
Cover over Entry \$	Secure 'garage' door open to the residence \$\$	Door out/ external access \$	Separate toilet \$	Mobile unit \$		Back of garage \$
Bench seat (integrated) \$	Tandem parking \$\$	Single bedroom \$	Laundry under the stair \$	kitchen no upper cupboards \$		Linen cupboard \$
	Lockable single garage \$		Laundry in the bathroom \$	Kitchen with island \$\$\$		End of hall storage \$
	Double Carport/side by side \$		Shower over bath \$			
			Built-in Bath \$			
			Vanity + Sink \$			

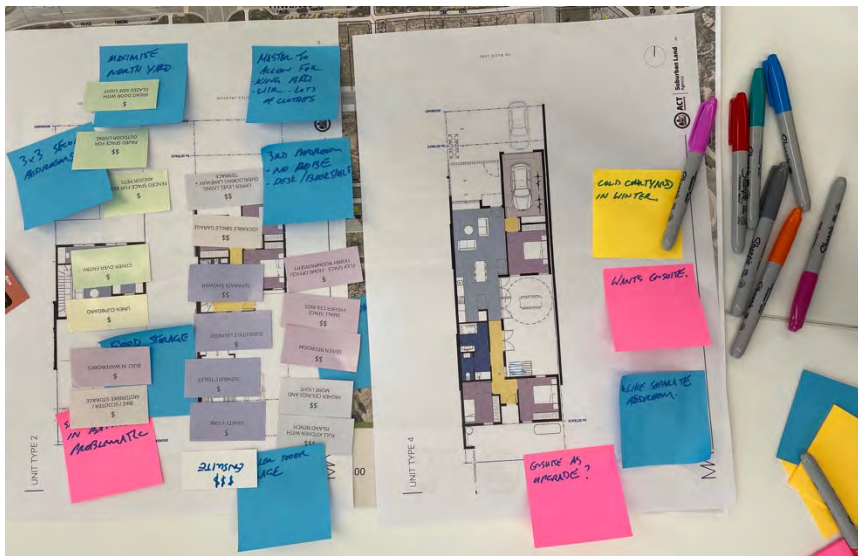
Group 1 priority ranking



Group 2 priority ranking



Group 4 priority ranking



Group 3 priority ranking