

Brief for indicative development plan for the Curtin site

Purpose

The indicative development plan is to provide an indication of the how the site (block 1/section 15 in Curtin) might be developed, showing building footprints for MyHome and affordable rental housing, infrastructure and servicing, access (vehicular, pedestrian and garbage collection), parking and green spaces, including public green spaces adjacent to the site. This is to:

1. enable the location of MyHome on the block to be determined;
2. suggest options for development of affordable rental housing on the remainder of the site; and
3. provide a basis for community engagement re development of the site.

The indicative development plan shall be cognisant of the following documentation:

1. Studies of the site commissioned by Uniting in 2018
 - The [master plan and concept design options](#) prepared by Cox Architects
 - The urban planning due diligence report by Purdon Planning. *
2. The [Master Plan for Curtin Group Centre](#) (MPCGC) and arising variations to the Territory Plan (Plan Variation 363).
3. The 2020 report by the Paxon Group, *Long Term Supportive Accommodation Models for People with Enduring Mental Illness* commissioned by Housing ACT. *
4. The Parliamentary and Governing Agreement for the 10th Legislative Assembly for the ACT (2020), in regard to the commitments to deliver the MyHome proposal in Curtin and to deliver additional affordable rental housing dwellings in the ACT.
5. NSW Affordable Housing Ministerial Guidelines 2020/21, that in the absence of a similar policy framework for delivering affordable rental housing in the ACT, provides good context in terms of affordable rental tenant income eligibility and rent setting.

**Copy provided with this brief.*

The indicative development plan shall address the following general requirements:

1. Suitable accommodation of MyHome with due consideration to the efficient use of land; and the potential for affordable rental housing on the remainder of the block (subject to amendments to the Lease Purpose Clause to enable affordable rental housing, not just “supportive” housing).
2. Identify several options for the co-location of MyHome and affordable rental housing on the site, under the base scenario of the site remaining whole, and the alternate scenario of the site being subdivided with the MyHome component being excised and developed first. These are to be assessed by the Control Group, including with financial analysis, with feedback to the consultant to guide the selection of the preferred option.
3. The approval from the Uniting Church is that MyHome be situated on that part of the block with 3-storey building limit. Options which depart from this requirement will be considered if a strong case can be presented.

4. Buildings of high sustainability standard in construction and operation.
5. Because of the priority assigned to progressing MyHome, development on the block may need to be staged with MyHome proceeding ahead of affordable rental housing.
6. Full consistency and sympathetic development with the MPCGC, including the recommendations in that plan for a pedestrian/cycle corridor along Martin St and through parkland to the proposed tram stop on Yarra Glen and for an improved entry into the suburb along Carruthers Street from Yarra Glen.
7. Creative use of those parts of the block which cannot be built on, or easily built on, due to setback requirements or the odd shape of the block eg for parking or integration with adjoining public land.

The requirements for MyHome are:

- 1) 20 home units plus shared facilities, with:
 - a) 19 units to be 1-br with kitchenette, bathroom/laundry, balcony
 - b) 1 unit to be 2-br with office, kitchen, bathroom/laundry, balcony
 - c) shared facilities to comprise commercial kitchen, dining area, sitting area/s, 2 offices and 2 meeting rooms, 1 of which could also serve as a community meeting room.
- 2) security through –
 - a) secure boundary
 - b) public access only through shared facilities
 - c) separate access point/s to home units and shared facilities provided for residents
 - d) shared facilities reserved for residents at some times, open to visitors at others
 - e) outdoor living area fenced and private, reserved at all times for residents
 - f) home unit balconies no more than one storey above level below – tiering possible
- 3) vehicle access to commercial kitchen and home units for supplies, services, waste removal
- 4) parking for staff, service providers and other visitors (few residents likely to have cars)
- 5) grouping of 4/5/6 units on each of several levels or staircases preferable to corridors.

The requirements for Affordable Rental Housing are:

- 1) Buildings of a style and presence befitting their location at the main entry point into Curtin.
- 2) The maximum number of units consistent with resident amenity.
- 3) A mix of 1, 2 bedroom and 3 bedroom apartments/townhouses of a size appropriate for affordable rental housing.
- 4) It would be desirable to have proximity to MyHome shared facilities and for outdoor living area not to adjoin that of MyHome.
- 5) Separate access points to MyHome.
- 6) Vehicle access to shared parking area (mainly below surface).
- 7) Replacement accommodation for the church manse (which has 5 bedrooms plus study and large lounge/reception area) designed so that it can be divided into two apartments.

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