



Inquiry into Annual and Financial Reports 2023–2024

Answer to question on notice

Asked by: Ms Jo Clay MLA

Addressed to: Minister for Homes and New Suburbs

Reference: North Wight Sustainable Housing Precinct

Hearing: 10/02/2025

In relation to: Sustainability

Question received: 03 April 2025

Answer Due: 11 April 2025

Stage 2 of the North Wright Sustainable Housing Precinct was taken to the market in June 2024.

- (1) Has the tender awarded and who is the successful tenderer?
- (2) Does the scope include showcasing innovative design?
- (3) What are the outputs from the tender eg how many dwellings, how many and by when.

Yvette Berry MLA: The answer to the Member's question is as follows:

- (1) A preferred Tenderer has been identified, including a consortium of builder, prefabrication provider and architect. Negotiations are ongoing with the preferred proponent and contracts are expected to be in place by the end of April 2025.
- (2) Yes, the Tender called for a design that includes:
 - (a) low-rise, compact and flexible 3-bedroom dwellings;
 - (b) landscape-oriented designs with maximised living infrastructure ratios;
 - (c) demonstration of modern methods of construction through prefabricated systems for parts or all of the development;
 - (d) a mix of minimum 8-Star energy efficiency to Passivhaus Classic (Passivhaus) certification;
 - (e) net-zero carbon footprints and 80-90% reduced energy consumption;
 - (f) healthy indoor environments through thermal comfort and material choices;
 - (g) passive solar design, roof-top solar, battery and Electric Vehicle-ready;

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- (h) built to Liveable Housing Australia's 'Gold' standard – 18 dwellings – or to the requirements of AS4299's Class 'C' adaptable standard – 2 dwellings;
 - (i) rainwater harvesting, water and energy-efficient appliances; and
 - (j) use of lower embodied carbon materials and application of circular economy strategies, such as recycled or re-used materials.
- (3) Stage 2 comprises 20 dwellings on 200-250sqm separately titled blocks on Section 53 and parts of Section 54 in Wright, which are expected to be completed in FY2026/27.

Approved for circulation to the Standing Committee on Environment, Planning, Transport and City Services

Signature:
Minister for Homes and New Suburbs, Ms Yvette Berry MLA

Date: 9/04/25