

Market sounding

Shiers Street Redevelopment



Source: Google Maps

Introduction

The Northern Territory (NT) Government is looking to partner with the community housing sector to redevelop the public housing complex at 4 Shiers Street, the Narrows, Darwin.

The redevelopment is expected to draw on innovative financing models with a focus on community renewal and mixed tenure living with positive outcomes for residents and neighbours. A well-considered, comprehensive redevelopment of the site could increase yield, diversify the housing type and deliver community renewal with increased liveability.

To inform the structure of the opportunity, the NT Government is undertaking a market sounding exercise. The information collected will help focus the tender documents and ensure a more efficient commissioning process that ultimately delivers improved contract outcomes.

Existing site details

The Shiers Street public housing complex (also known as Hudson Fysh Flats) is a 14,400 square metre (1.44 Hectare) site.

The site currently comprises 76 units (43 one bedroom and 33 two bedroom) across multiple buildings including:

- two double-storey buildings; and
- six four-storey buildings.

The buildings are arranged around a shared central surface parking area and shared communal landscape areas wrap around the buildings.



Shiers Street from the Stuart Highway
Source: Google Maps Street View Image

Adjacent to the site on the north and west sides are single storey dwellings. The southern site interface is bordered by Tsolos Place and looks out to the Stuart Highway. The eastern interface is to Dwyer Park across Shiers Street.

The Shiers Street units were built circa 1970 and have been cosmetically renovated and added to incrementally over the years. The units are of a simple, repeated form, concrete construction and are all approximately oriented north-south.

The current zoning for the site is Medium Density Residential (MR).



Source: Google Maps

Redevelopment opportunity

The NT Government is imagining a new beginning for real estate in the Territory and made a 2020 election commitment to redevelop the Shiers Street complex to better suit the needs of the community.

Redevelopment of the site will also be in line with the recommendations of the Territory Economic Reconstruction Commission (TERC), which recognised that diversifying the supply of affordable housing through the community housing industry can deliver economic growth outcomes, while also delivering social and affordable housing. This project would also enable delivery of other TERC recommendations relating to flexibility and innovation in land use planning and demonstrate how a precinct approach improves social capital and fosters community renewal.

Redevelopment options are being considered that:

- benefit the entire community
- increase neighbourhood amenity
- contribute to a safer community
- provide environmental benefits that improve liveability
- focus on community renewal
- blend different housing types with open spaces for recreation and common services.

A well-considered, comprehensive redevelopment of the site could increase yield, diversify the housing type and deliver community renewal with increased liveability.

The site's size presents opportunities to consider the site as a precinct and explore urban design opportunities. The provision of elements of public benefit (such as new public streets and spaces or the voluntary deployment of context-sensitive heights or building typologies) could provide opportunities for a variety of lot sizes / types and be leveraged to enable potential additional height in key locations (such as overlooking Dwyer Park).

There is also the potential to partner with City of Darwin to include Dwyer Park within the overall project for the purpose of community renewal through increasing amenity and public infrastructure in the park.

Industry consultation

The NT Government invites registered Community Housing Providers (CHPs), developers, financial institutions and other interested organisations to provide advice that will shape the future procurement opportunity for the Shiers Street Redevelopment.

Respondents may adopt any format for the written submission. The intent of the submission is to generate ideas and concepts that will enable the Department to develop options for a future market approach. The written submission may lead to a request for a follow up interview.

Responses to this market sounding process do not create any obligation on any party and responses with indicative, rather than detailed, information are welcome.



Dwyer Park from the Stuart Highway Source: Google Maps

Respondents are encouraged to consider the following points in their response.

- 1. High level concept** for the site noting the following expectations:
 - a.** the site should be a mixed tenure development that achieves positive outcomes for social, affordable and private housing tenants
 - b.** target clients may include key workers, first-home buyers, seniors, Aboriginal families and other social housing eligible cohorts (e.g. young people)
 - c.** the redevelopment should include environmental measures that contribute to a cool, clean and green neighbourhood
 - d.** community renewal is a key objective with focus on place making and liveability i.e. creating a sense of place, through common areas and a community hub with on-site services
 - e.** there is the potential to partner with City of Darwin to include Dwyer Park within the scope of the community renewal through increasing amenity and public infrastructure in the park.
- 2. Timeframe** for the redevelopment and high level project plan, noting that the proponent will be responsible for securing planning approvals.
- 3. Preferred title/leasing arrangements** (i.e. a long term lease with elements of the precinct for freehold sale and private ownership).
- 4. Interest in providing tenancy management** and property maintenance services at the site once the construction is finalised.
- 5. Broad financing strategy**, including contribution from the NT Government (financing / transfers of dwellings or additional redevelopment opportunities) and noting that the redevelopment should be financed with non-NT Government resources to the greatest extent possible.
- 6. Proposed partnership model** (i.e. contractual, Public Private Partnership) and role of organisations (i.e. role of CHP, financial partners, private developer).
- 7. Any additional considerations.**

Submissions

Submissions should be sent to the community.housing@nt.gov.au mailbox by or before 18 February 2022.

All submissions become the property of the NT Government upon submission and will not be returned to the respondents.

By sending the submissions, the respondents agree to licence the NT Government to reproduce the whole or any portion of the submissions for the purposes of the conduct of the redevelopment opportunity, including review of submissions, seeking advice or clarifications, scoping of the procurement opportunity, and anything else in relation to these purposes.

Any commercial in confidence information shared by respondents will remain confidential. Such information will only be shared with project staff (e.g. employees and/or consultants) supporting the procurement process for the redevelopment opportunity.

Nothing hereto changes or affects the ownership of copyright or other intellectual property rights that may exist in the submissions.

Where further information is required, respondents may submit questions to the community.housing@nt.gov.au mailbox.

Thank you for your consideration of this market sounding. All advice is welcome and appreciated. Respondent's submissions will inform the structuring of the procurement opportunity.