

Logan Central Affordable Housing Project: Tallowood on North

Logan City Council, the Australian Government and Horizon Housing formed a partnership to deliver an affordable housing demonstration project. Funded through the Australian Government's Liveable Cities Program, Tallowood on North is an innovative residential development showcasing high quality urban design and a range of affordable housing options.



View from Defiance Road



View from North Road



Internal view of 2 bedroom apartment

Australian Government Liveable Cities Program

The Australian Government's Liveable Cities Program sought to improve planning and design in capital and major regional cities that are experiencing pressures from population growth, and housing and transport affordability.

The Australian Government provided \$689,038 in grant funding towards the project, with Horizon Housing funding the remaining construction costs (to a total construction cost upwards of \$1.4 million).

For more information on this important initiative please visit [Australian Government's Liveable Cities Program webpage](#).

Construction Status

Construction of Tallowood on North commenced in December 2012 and was completed in June 2013. The apartment building comprises two one-bedroom, three two-bedroom and one three-bedroom units with basement level under cover parking for seven vehicles.

For more information about this affordable housing demonstration project visit the [Horizon Housing webpage](#).

A Catalyst Project - Logan Central Master Plan

The demonstration project dovetails with the Logan Central Master Plan as a catalyst project that drives a number of sustainable development principles related to housing choice, affordability and high quality urban design. The project delivered the following benefits and outcomes:

- Council with Horizon Housing has delivered affordable housing in Logan Central that provides a choice of housing, work and lifestyle options close to shopping facilities, employment, primary schools and high schools, regional open space (Logan Gardens) and high frequency train and bus services (Woodridge Train Station);
- a Design Brief was undertaken with Horizon Housing establishing an exemplar procurement process that could be applied to other partnering and collaborative arrangements between developers, not-for-profit organisations and Government agencies in the delivery of similar projects in Logan City;
- the exemplary built form outcome has provided Council with an appropriate benchmark for future development within the Logan Central Master Plan area;
- the built form outcome includes a mix of one, two and three bedroom apartments that is accessible to a range of user groups and target markets that include an increasing mix of elderly, empty nesters and retirees, single and couple households and extended migrant family groups;
- the project provides opportunities for key worker accommodation within walking distance of Woodridge Train Station which provides direct access to employment nodes at Brisbane CBD, Meadowbrook Specialist Centre (Logan Hospital, TAFE and Griffith University), Beenleigh and the Gold Coast; and
- the project will stimulate urban renewal and regeneration within an area historically stigmatised by lower incomes and lower socio-economic conditions.



Figure 1.3: Logan Central MPCA Illustrative Master Plan (Future Scenario)

Logan Urban Design Awards

On 8 October 2014, the project was awarded the Logan Urban Design Award for Architecture.

The independent jury noted:

- This modest Affordable Housing project ticks all the boxes: A great use of a corner site, entry gestures to both frontages, casual surveillance, efficient site planning, the richness of colour, consolidation in proximity to shops and the rail station, consideration of privacy and safety, appropriate proportion to its context and quite simply—it looks good.
- Tallowood on North is a fantastic demonstration of how good architecture and good urban design are inextricably linked, and what the value-add benefits are of achieving both, not only for the project itself, but also for the neighbourhood it enhances.
- Tallowood is almost a textbook example of good urban and architectural design principles being applied to one of our most challenging project types: Affordable Housing.
- Architecture can so often become self-centred, but this modest Affordable Housing project looks to its client, context, custodians and community for inspiration, and serves up a design solution that addresses all of their needs in style.