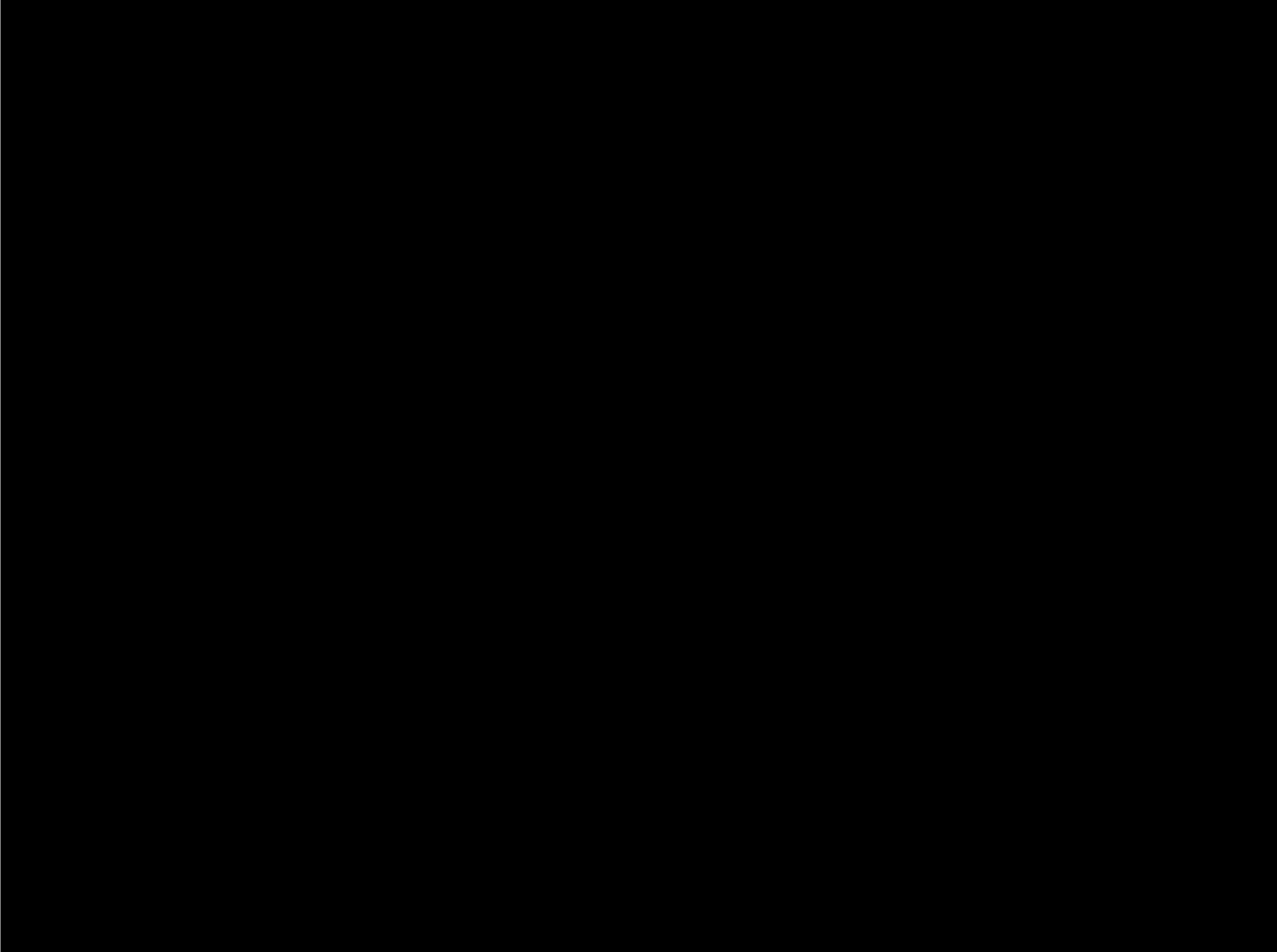


COMMUNITY INCLUSIONS





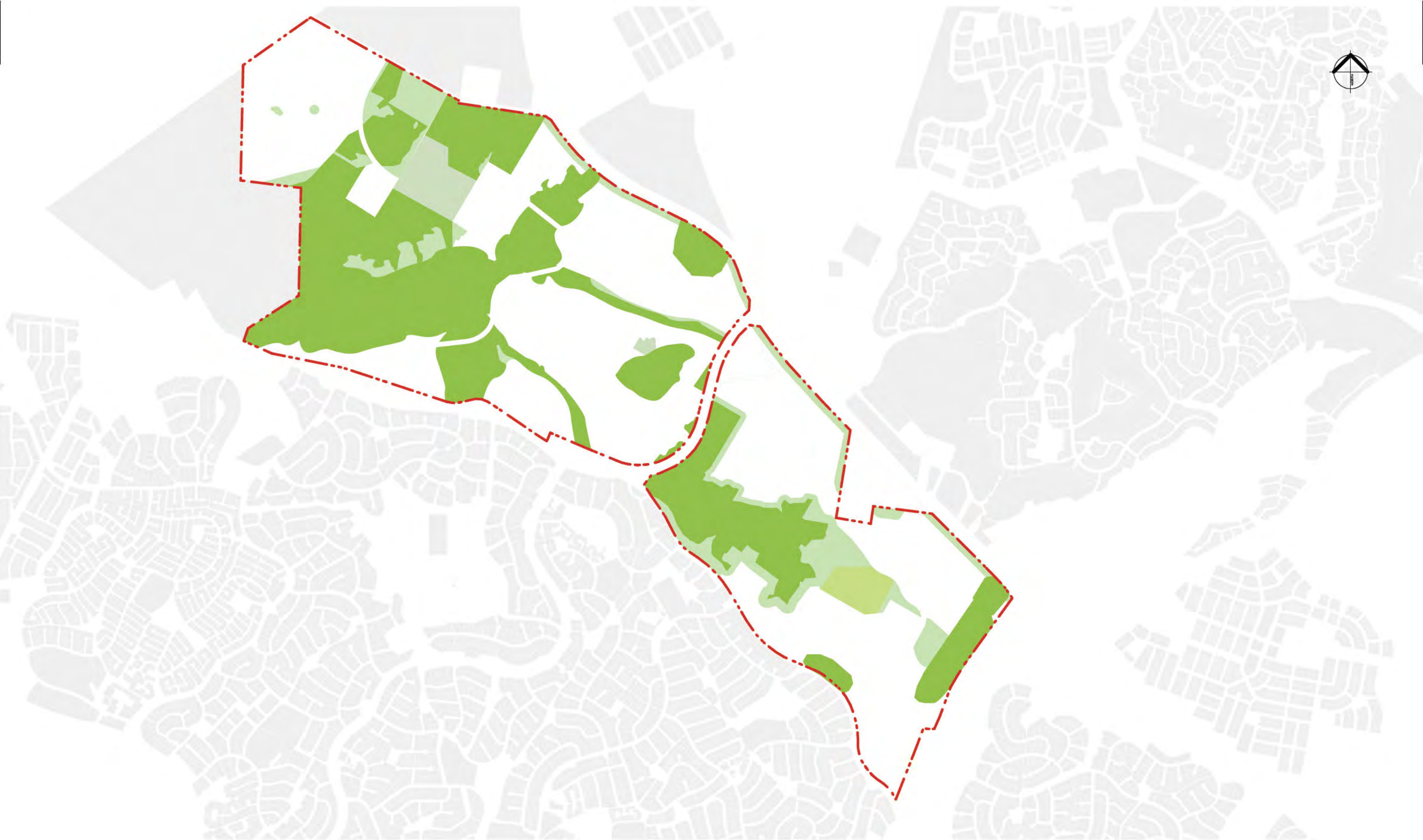
AREA UNABLE TO
GRAVITY DRAIN
SEWER

60m TRANSMISSION LINES

40m BUFFER ZONE

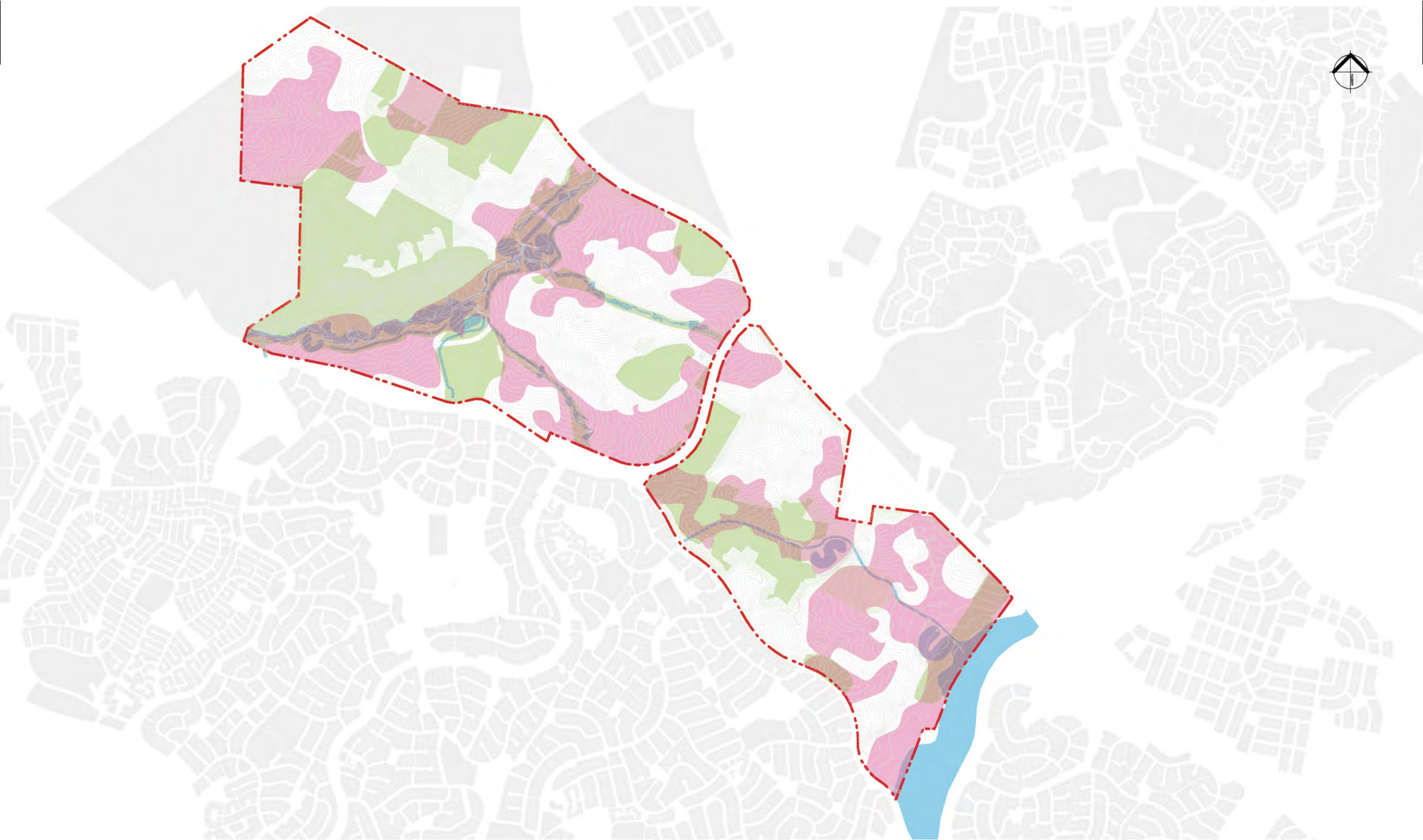
40m BUFFER ZONE





Ginninderra Due Diligence SCALE AT A3
Concept Development - Open Space Network 1:20000

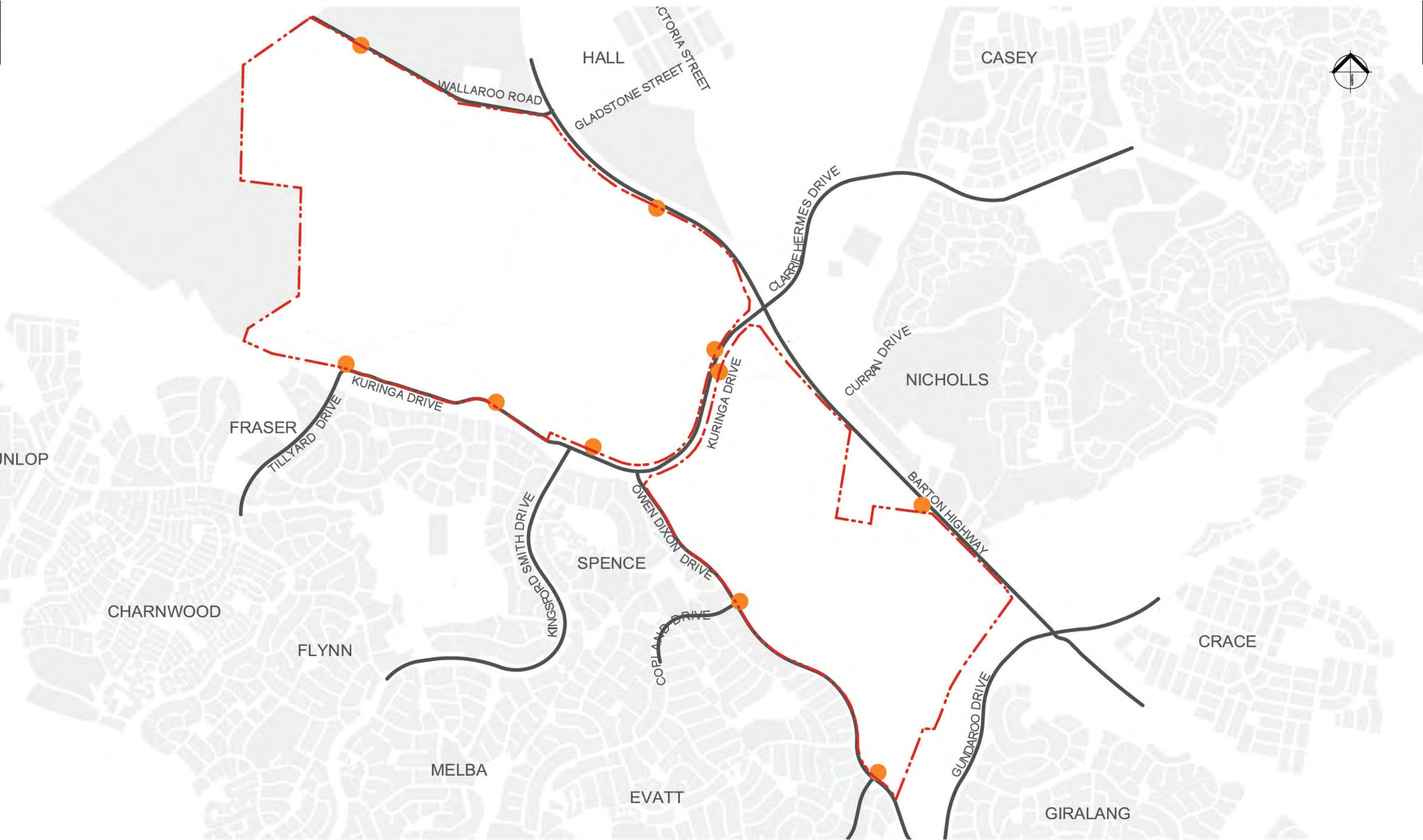
Tait Network



Ginninderra Due Diligence
Concept Development - Areas
suitable for compact/mid sized

SCALE AT A3
1:20000

Tait Network

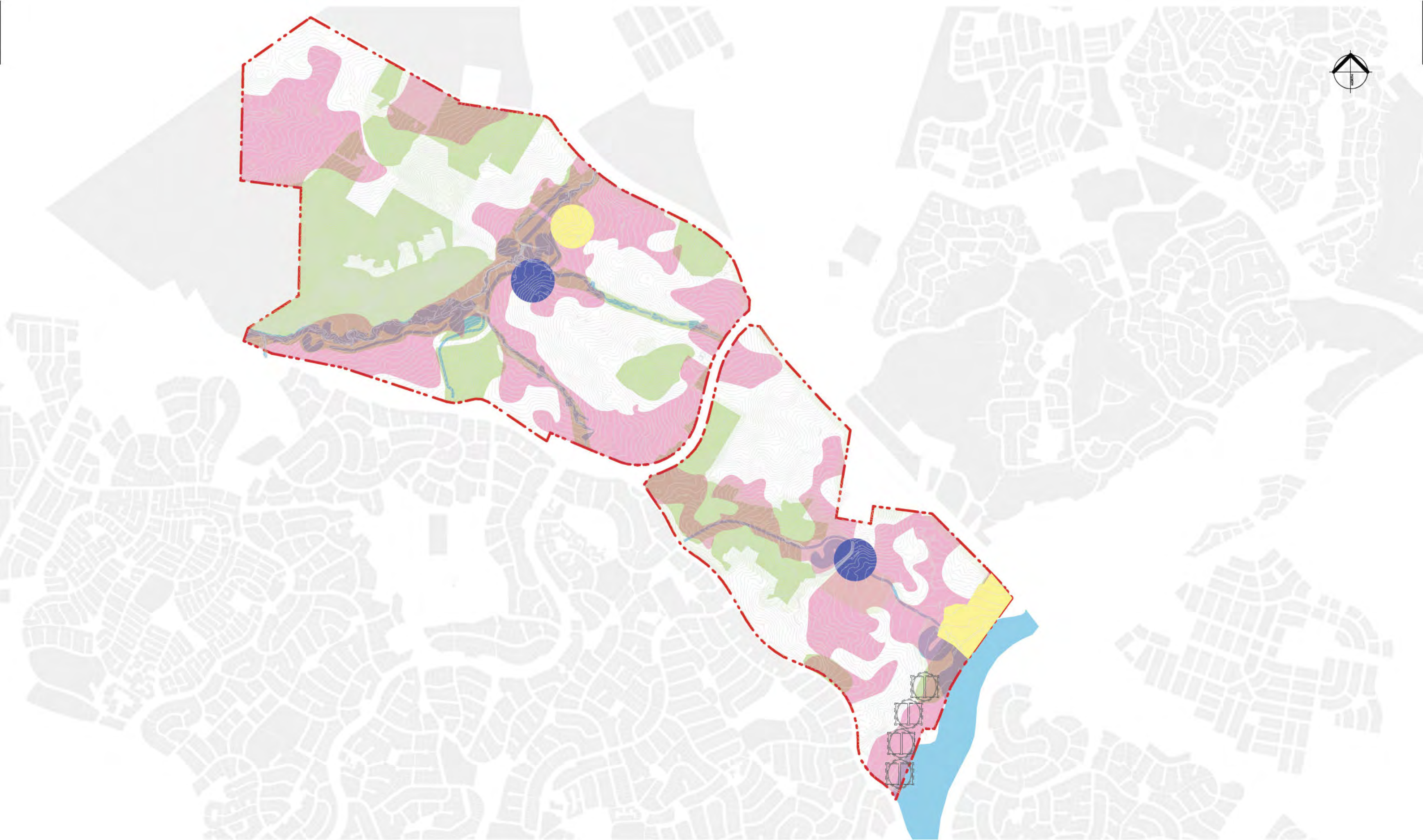


Ginninderra Due Diligence
Concept Development - Potential
Entry Points

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Ginninderra Due Diligence
Concept Development - Community
Sites EPSDD

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Tait Network









BLOCK MIX AND YIELD ANALYSIS

Block mix and yield analysis

Comparison Table

Dwelling Mix (No. of dwellings for the block type / Total No. of Dwellings) (%)										
	Taylor	Throsby	Macnamara	Strathnairn	Whitlam			Low Option	BAU Option	Stretch Option
Compact	20	15	24	22	10			10	15	25
Mid-sized	32	50	35	27	32			40	35	30
Large	21	15	23	15	27			30	20	15
Multi-unit	35	20	18	36	31			20	30	30

Dwelling Densities (Dwelling / Hectare)										
	Taylor	Throsby	Macnamara	Strathnairn	Whitlam			Low Option	BAU Option	Stretch Option
Compact	29	29	38	45	34			29	30	40
Mid-sized	15	15	19	17	17			14	15	17
Large	11	10	11	12	13			8	10	12
Multi-unit	33	30	50	54	38			30	40	50
Multi-unit CZ	40	43	-	-	-			40	50	70

Development Efficency Rate			
Taylor	Throsby	Strathnairn	Macnamara
62%	62%	64%	62%

Block mix and yield analysis

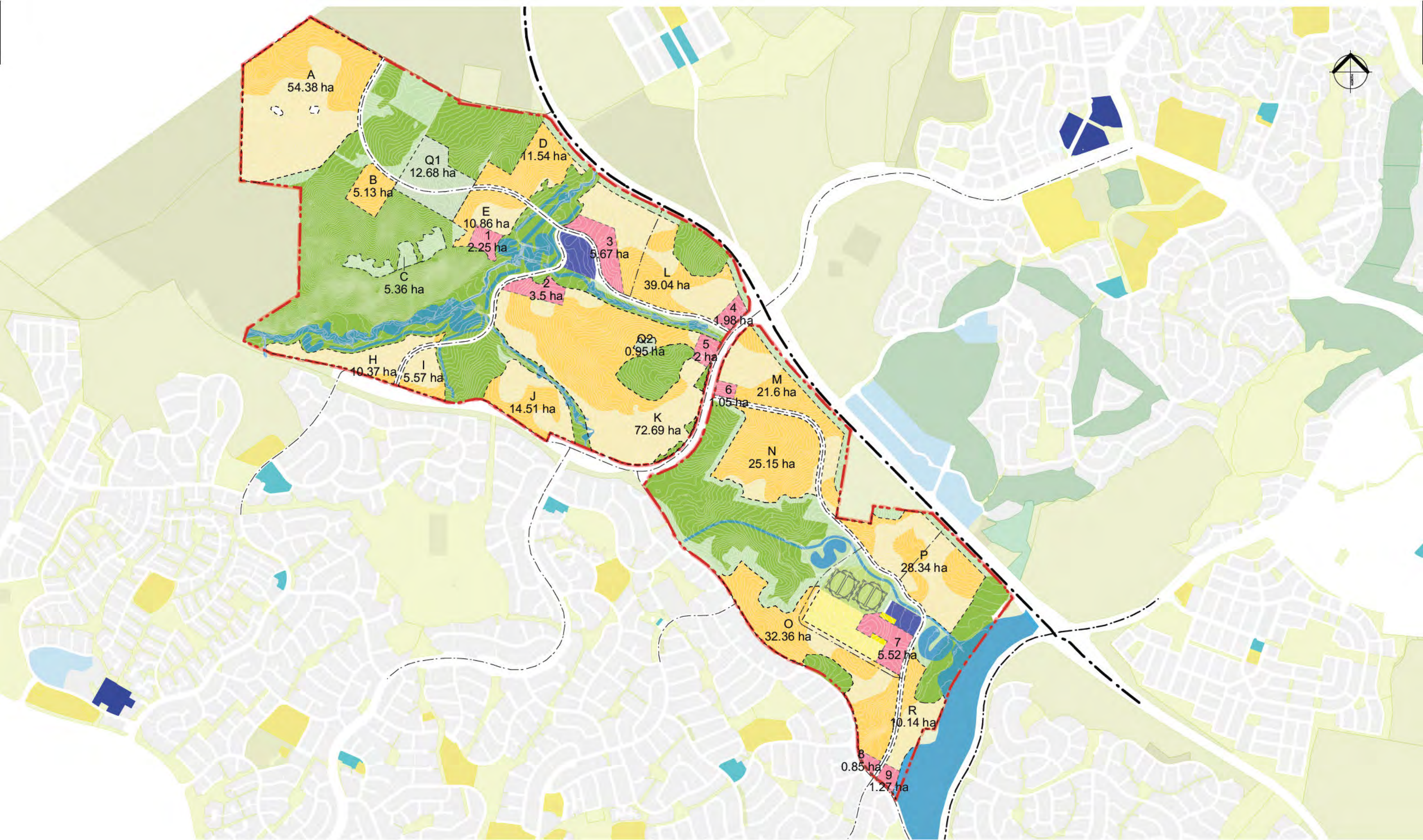
Option 1 – Low Density

Option 1 - Low Density										
Stage 1										
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings)	Block Mix Total (%)	Target Residential (%)	
Community Facilities	School (Preschool - year10)	248	38	3.42	8.50					
	2 Playing fields adjacent to school site		10	3.46	8.60					
	Community Centre (scout, guide hall, men's shed, etc)		N/A	0.12	0.30					
	Childcare centre			0.12	0.30					
Commercial (area overlap with MU is excluded)	2.26 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)			0.21	0.52					
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water			38.65	96.00					
Transport & Services	Bus Terminus			0.00	0.00					
	Arterial and major collectors			3.66	9.10					
Residential	Compact Blocks		38	2.40	5.96	29	173	10	10	
	Mid-Sized Blocks		38	18.93	47.02	14	658	40	40	
	Large Blocks		100	24.82	61.65	8	493	30	30	
	Multi-Unit		100	3.50	8.69	30	261	16	20	
	Multi-Unit Commercial		100	0.70	1.74	40	70	4		
				100.00	248		1,655	100		

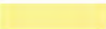
Stage 2											
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings Without Inclusion Areas)	Block Mix Total (%)	Target Residential (%)	Additional Yield When Including Area C	Additional Yield When Including Low Conidition Grassland, Areas Q1 and Q2
Commercial (area overlap with MU is excluded)	3 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)	466	N/A	0.04	0.20					5.35	13.65
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water bodies			48.31	225.26						
Transport & Services	Overhead powerlines			1.47	6.85						
	Arterial and major collectors			3.05	14.20						
Residential	Compact Blocks		50	2.20	10.26	29	297	10	10	7	18
	Mid-Sized Blocks		50	17.73	82.67	14	1,157	40	40	28	72
	Large Blocks		100	23.30	108.65	8	869	30	30	21	54
	Multi-Unit		100	3.30	15.39	30	462	16	20	11	29
	Multi-Unit Commercial		100	0.60	2.80	40	112	4		3	7
				100.00	466		2,898	100		71	180

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Legend

- | | | | |
|--|-----------------------|---|--------------------|
|  | Development >5% Slope |  | School Site |
|  | Development <5% Slope |  | Community Facility |
|  | Multi Unit Site |  | Proposed Floodway |
|  | Commercial |  | Open Space |

Ginninderra Due Diligence
Concept Layout - Low Yield

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Block mix and yield analysis

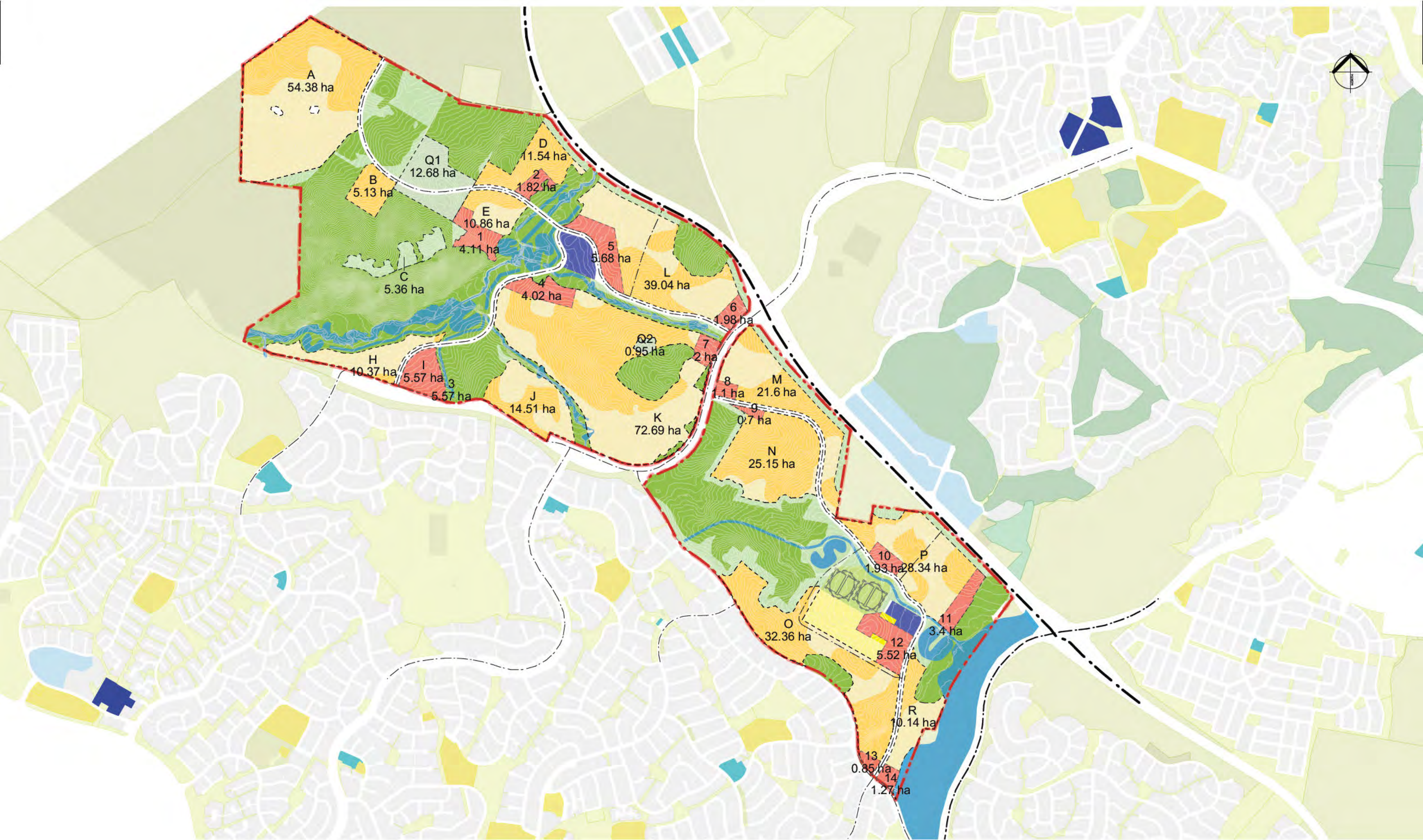
Option 2 – Business as Usual

Option 2 - Business as Usual										
Stage 1										
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings)	Block Mix Total (%)	Target Residential (%)	
Community Facilities	School (Preschool - year10)	248	38	3.42	8.50	-	-	-	-	
	2 Playing fields adjacent to school site		10	3.46	8.60					
	Community Centre (scout, guide hall, men's shed, etc)		N/A	0.12	0.30					
	Childcare centre			0.12	0.30					
Commercial (area overlap with MU is excluded)	2.26 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)			0.21	0.52					
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water			38.65	96.00					
Transport & Services	Bus Terminus			0.00	0.00					
	Arterial and major collectors			3.66	9.10					
Residential	Compact Blocks		38	4.50	11.18	30	335	15	15	
	Mid-Sized Blocks		38	21.00	52.16	15	782	35	35	
	Large Blocks		100	18.20	45.21	10	452	20	20	
	Multi-Unit		100	5.95	14.78	40	591	26	30	
	Multi-Unit Commercial		100	0.70	1.74	50	87	4		
				100.00	248		2,248	100.00		

Stage 2											
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings Excluding Area F)	Block Mix Total (%)	Target Residential (%)	Additional Yield When Including Area C	Additional Yield When Including Low Conidition Grassland, Areas Q1 and Q2
Commercial (area overlap with MU is excluded)	3 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)	466	N/A	0.04	0.20	-	-	-	-	5.35	13.65
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water bodies			48.31	225.26						
Transport & Services	Overhead powerlines			1.47	6.85						
	Arterial and major collectors			3.05	14.20						
Residential	Compact Blocks		50	4.30	20.05	30	602	15	15	15	37
	Mid-Sized Blocks		50	19.83	92.47	15	1,387	35	35	34	86
	Large Blocks		100	17.00	79.27	10	793	20	20	19	49
	Multi-Unit		100	5.40	25.18	40	1,007	26	30	25	63
	Multi-Unit Commercial		100	0.60	2.80	50	140	4		3	9
				100.00	466		3,928	100.00		96	244

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 Concept Layout - Buisness as Usual

SCALE AT A3
 1:20000

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Block mix and yield analysis

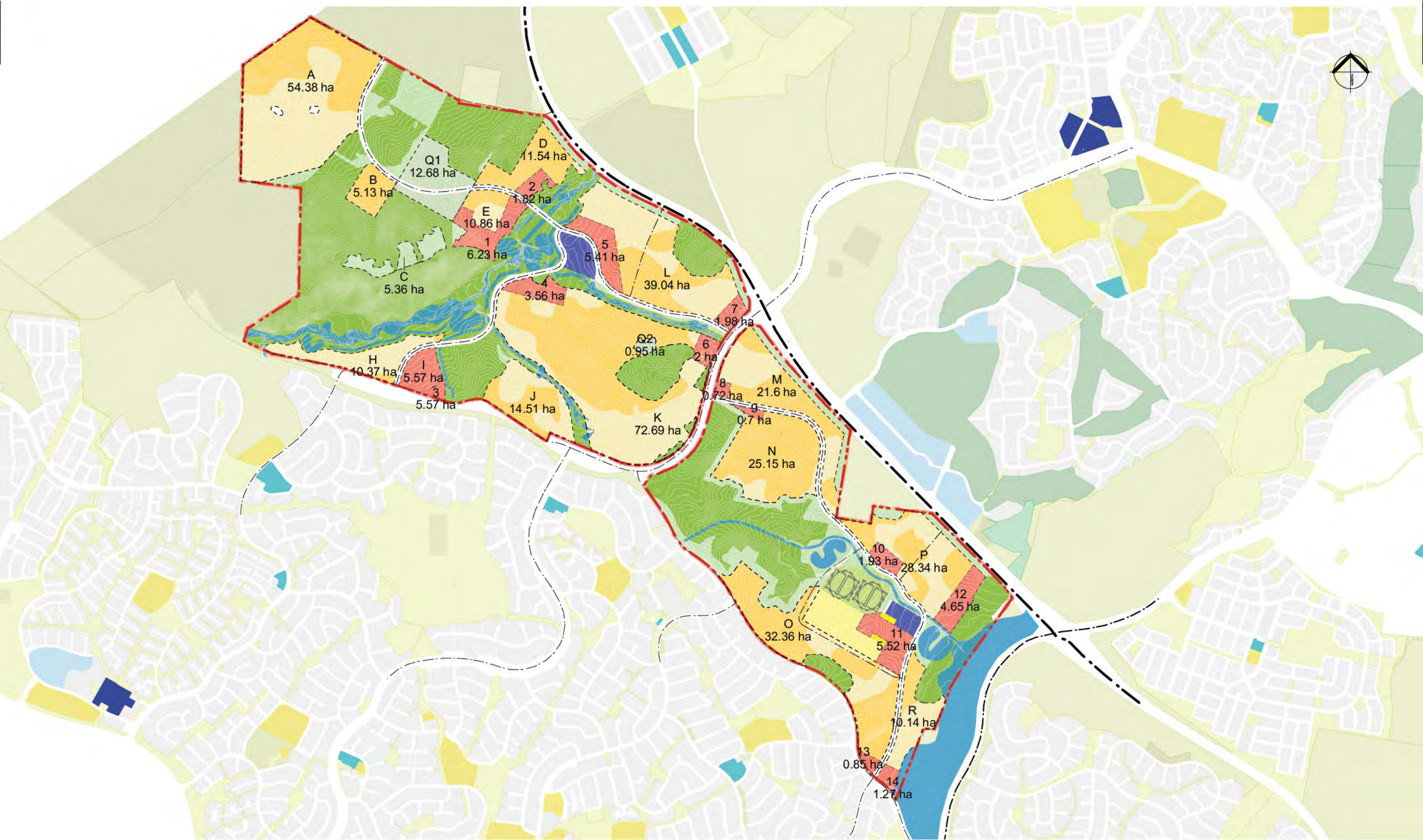
Option 3 - Stretch

Option 3 - Stretch									
Stage 1									
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings)	Block Mix Total (%)	Target Residential (%)
Community Facilities	School (Preschool - year10)	248	38	3.42	8.50	-			
	2 Playing fields adjacent to school site		10	3.46	8.60				
	Community Centre (scout, guide hall, men's shed, etc)		N/A	0.12	0.30				
	Childcare centre			0.12	0.30				
Commercial (area overlap with MU is excluded)	2.26 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)			0.21	0.52				
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water			38.65	96.00				
Transport & Services	Bus Terminus			0.00	0.00				
	Arterial and major collectors			3.66	9.10				
Residential	Compact Blocks		38	7.50	18.63	40	745	25	25
	Mid-Sized Blocks		38	21.45	53.28	17	906	30	30
	Large Blocks		100	14.40	35.77	12	429	14	15
	Multi-Unit		100	6.30	15.65	50	782	26	30
	Multi-Unit Commercial		100	0.70	1.74	70	122	4	
					100.00	248		2,984	100

Stage 2											
		Site Area (Hectares)	Site Area Suitable for Land Use (%)	Site Area Allocated to Land Use (%)	Site Area Allocated to Land Use (Hectares)	Density Assumptions (Dwellings/ Hectare)	Yield (Dwellings)	Block Mix Total (%)	Target Residential (%)	Additional Yield When Including Area C	Additional Yield When Including Low Conidition Grassland, Areas Q1 and Q2
Commercial (area overlap with MU is excluded)	3 Hectare Group Centres and other non retail facilities (medical centre, gym, etc)	466	N/A	0.04	0.20	-	-	-	-	5.35	13.65
Open space	Recreational areas, parks, ecological values, natural habitats, vegetation, heritage and water bodies			48.31	225.26						
Transport & Services	Overhead powerlines			1.47	6.85						
	Arterial and major collectors			3.05	14.20						
Residential	Compact Blocks		50	7.11	33.15	40	1,326	26	25	32	82
	Mid-Sized Blocks		50	19.84	92.51	17	1,573	30	30	38	98
	Large Blocks	100	13.88	64.72	12	777	15	15	19	48	
	Multi-Unit	100	5.70	26.58	50	1,329	26	30	32	83	
	Multi-Unit Commercial	100	0.60	2.80	70	196	4		5	12	
				100.00	466		5,200	100		127	323

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Legend

- | | |
|-----------------------|--------------------|
| Development >5% Slope | School Site |
| Development <5% Slope | Community Facility |
| Multi Unit Site | Proposed Floodway |
| Commercial | Open Space |

Ginninderra Due Diligence
Concept Layout - Stretched

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Multi Unit

Locations and yield

[illegible]

Detailed block mix

BAU and Stretch

BAU		
Block Types	Nominal Block Size sqm	Mix
Large		15%
Standard 18 x 30	540	15%
Mid Sized		50%
Mid Sized Custom	450	8%
Courtyard 15 x 30	420	15%
Villa Premium 14.0 x 30	350	17%
Villa 10.5 x 30	315	10%
Compact		15%
Compact 10 x 25	250	5%
Compact 12.5 x 20	250	5%
Terrace 6.6 x 30	198	5%
Muti-Unit sites		20%
Townhouses (RZ3)	200	16%
Townhouses (CZ5)	150	4%
Total		100%

Stretch		
Block Types	Nominal Block Size sqm	Mix
Large		23%
Conservation Edge 20 x 30+	600+	11%
Classic 18 x 28	504	11%
Mid Sized		35%
Streetscape Plus 17.5 x 28	490	4%
Courtyard 15 x 28	420	12%
Villa 12.5 x 28	350	9%
Metro (squat lots) 14.0 x 25	350	6%
Duplex 10 x 26	260	5%
Compact		24%
Terrace 9.0 x 28	252	0%
Terrace 7.5 x 28	210	5%
Terrace 6 x 28	168	2%
Terrace 4.5 x 28	126	2%
Terrace 9.0 x 25	225	1%
Terrace 7.5 x 25	210	1%
Terrace 6 x 25	168	2%
Terrace 4.5 x 25	126	0%
Flexi-Living Series (10.0 x 21)	210	1%
Flexi-Living Series (8.0 x 20)	160	4%
Flexi-Living Series (10.0 x 13)	130	6%
Muti-Unit sites		18%
Townhouses 250+ (RZ1)	250	3%
Townhouses 200 (RZ3)	200	15%
Total		100%

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Summary

Totals & Assumptions

		Option 1 - Low Density	Option 2 - Business as Usual	Option 3 - Stretch Option
Total No. of Dwellings				
Stage 1		1,655	2,248	2,984
Stage 2		2,898	3,928	5,200
Total No. of Dwellings		4,552	6,176	8,185
Dwelling Mix				
Compact		10	15	25
Mid-sized		40	35	30
Large		30	20	15
Multi-unit		20	30	30
Dwelling Density				
Compact		29	30	40
Mid-sized		14	15	17
Large		8	10	12
Multi-unit		30	40	50
Multi-unit CZ		40	50	70

All options:

- Compact blocks 0-250m², mid-sized blocks 251-499m², large blocks 500m² +
- While high significance heritage areas are retained in all of the options, medium significance heritage areas are not retained in any of them
- Individual artifact heritage sites have not been retained in any of the options unless they coincide in an open space
- Bus terminus area is not yet included in the non-developable area
- Areas on the north-western boundaries of stage 1 which have constraints on gravity drained sewer are included as developable areas
- Bushfire mitigation has not been included in options
- The area located immediately to the north of the 15% slope zone in Stage 2 'Area C' is itemized separately, and not included in the summary table
- 'Not TEC' and 'Candidate' Box gum and Native Grasslands are proposed for development. Stage 2 'Area Q1' and 'Area Q2' contain 'Low Condition Native Grassland' and have been itemized separately, and are not included in the summary table.

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THANK YOU

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