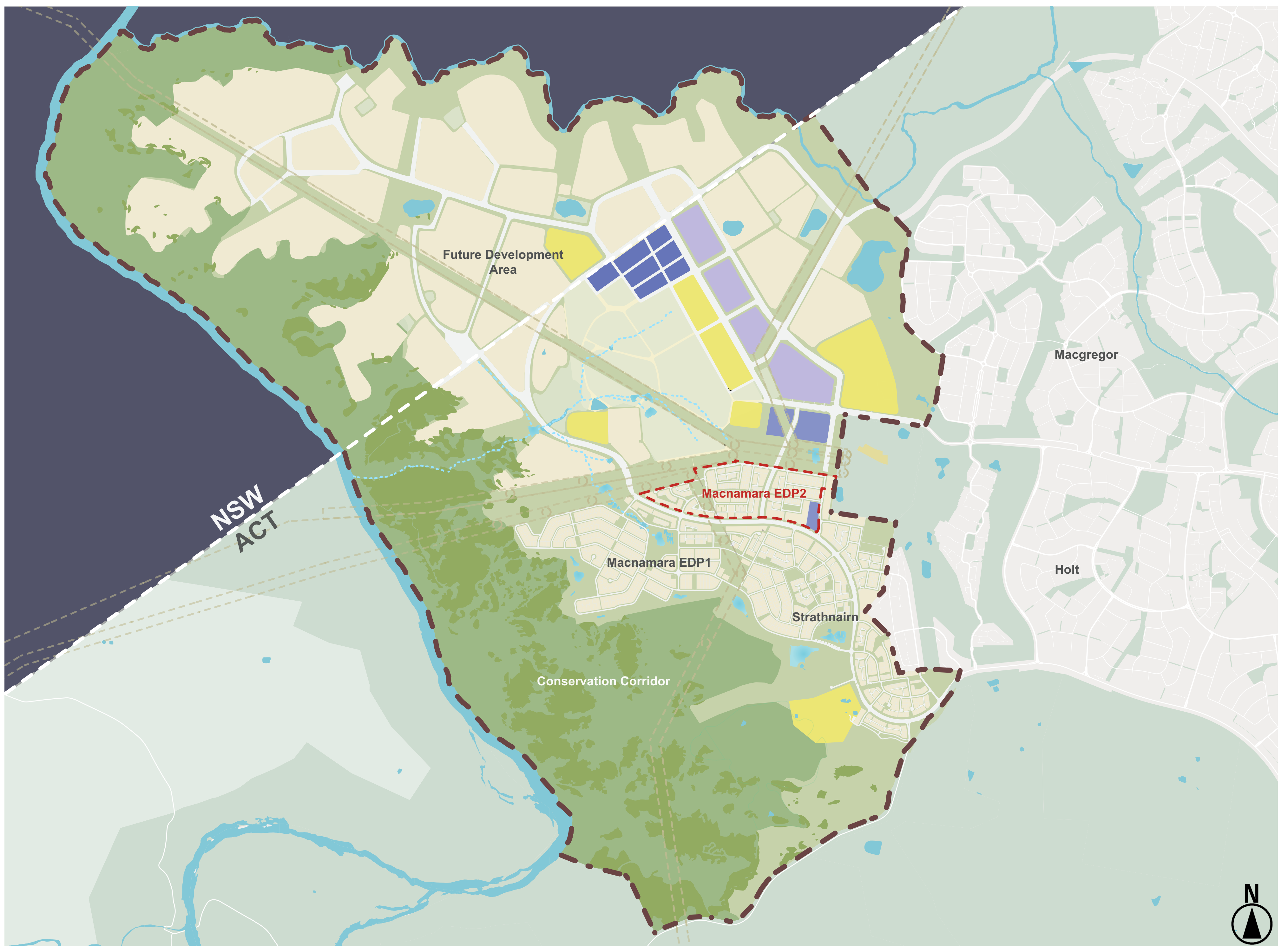


MACNAMARA NEIGHBOURHOOD 02

SECOND ESTATE DEVELOPMENT PLAN CONSULTATION



CONTEXT MASTERPLAN



PROJECT DEVELOPMENT

Ginninderry are preparing to submit the second Estate Development Plan (i.e. subdivision) Development Application (EDPDA) for Macnamara Neighbourhood 02 (N2) for lodgment anticipated in the third quarter of 2023.

The EDPDA is an early step in the site development process and will identify block boundaries, site services, roads and land use to facilitate future land release.

There will be another opportunity to comment on the Macnamara EDPDA during the formal DA public notification period when the EDPDA is submitted.

ABOUT THE SITE

The area has been identified for housing, a vibrant local centre and a series of open spaces.

JOIN THE CONVERSATION

A community consultation period will commence on Wednesday 26th July 2023 and conclude on Wednesday 9th August 2023.

During this time there are a few ways to learn more about the proposed Macnamara EDPDA and provide feedback:

- Chat to us today
- Leave a comment on a sticky note
- Visit <https://ginninderry.com/development-projects/> website to share feedback and stay up to date



TIMELINE

2020



Consultation on Macnamara N2 first EDP and Masterplan

Ongoing



Macnamara N2 second EDP Detailed Design and Construction

Q2 2023



Macnamara N2 second EDP Documentation Preparation

Q3 2023



Consultation on Macnamara N2 second EDP & Offsite Works DA

Q3 2023



Anticipated Macnamara N2 second EDP & Offsite Works DA Submission

2024



Anticipated Macnamara N2 second EDP & Offsite Works DA Approval



Macnamara N2 second EDP Detailed Design and Construction

MACNAMARA NEIGHBOURHOOD 02









SECOND ESTATE DEVELOPMENT PLAN CONSULTATION






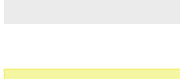
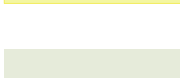











CONCEPT PLAN



KEY DESIGN ELEMENTS

LEGEND

-  Block subdivision to accommodate approximately 600 - 650 dwellings in EDP2.
-  Connections to the riverside corridor and appropriate treatments to the conservation edge.
-  Vibrant local centre for existing and future surrounding residents.
-  Green linkages that provide pedestrian access to local centre and neighbourhood park.
-  Framed views and vistas in the environment, using the landform to inform subdivision pattern and minimising cut and fill.
-  Walkable and integrated community including connections to future District Playing Fields.
-  Water sensitive urban design within the subdivision and open space.
-  Heritage routes and landmarks and connection to the heritage homestead.

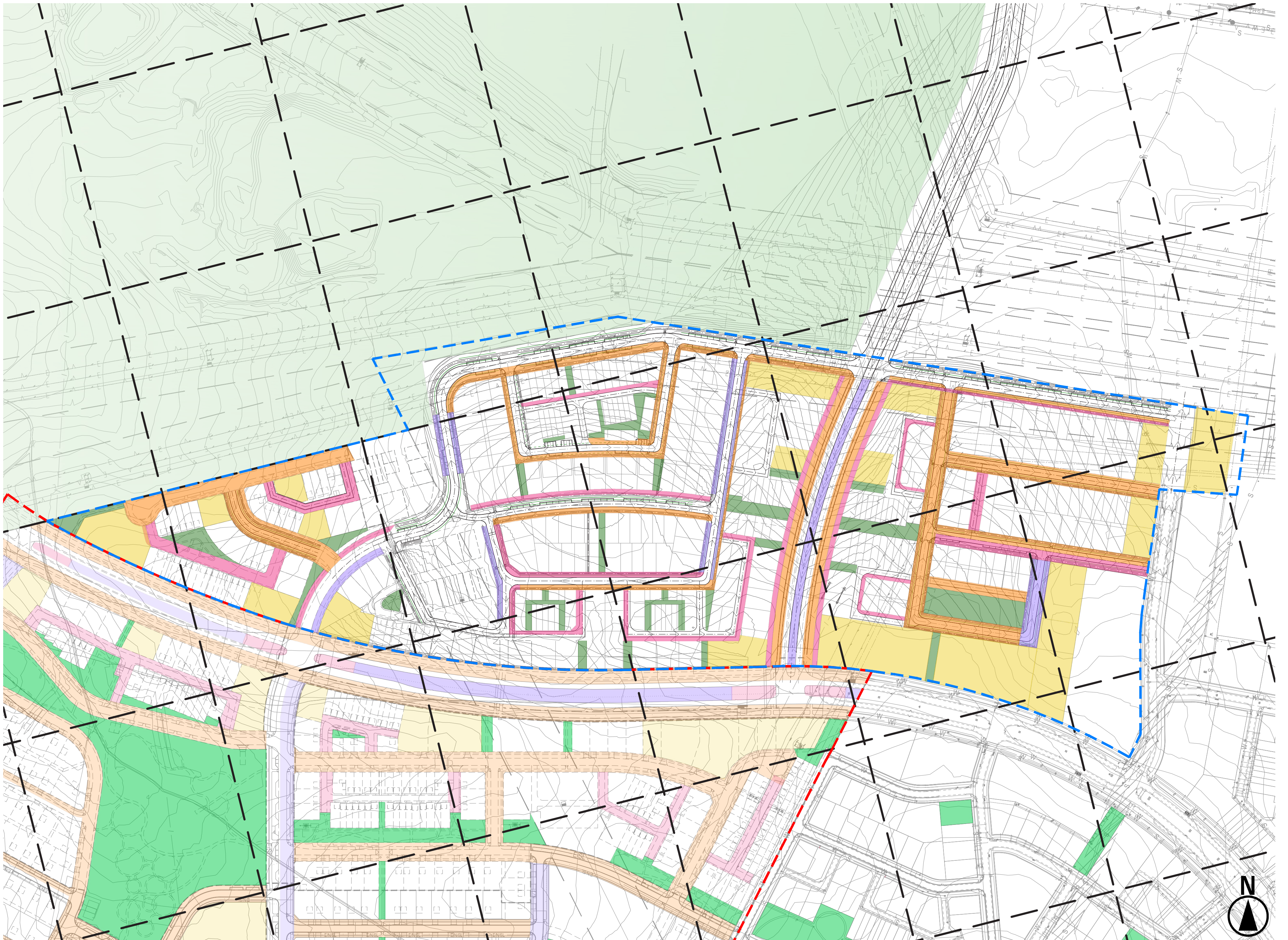
-  MACNAMARA EDP2 BOUNDARY
-  MACNAMARA EDP1 BOUNDARY
-  SINGLE DWELLING RESIDENTIAL
-  MULTI UNIT RESIDENTIAL
-  COMMERCIAL
-  FUTURE DEVELOPMENT SUBJECT TO TRANSMISSION LINE RELOCATION
-  FUTURE SCHOOL SITE
-  OPEN SPACE
-  CONSERVATION CORRIDOR
-  FORMER LANDFILL SITE
-  GREEN CONNECTIONS
-  EXISTING TREES
-  TRANSMISSION LINE EASEMENT
-  WATER BODIES
-  WATER COURSE
-  BUS STOPS
-  NEIGHBOURHOOD PLAYGROUND
-  HERITAGE HOMESTEAD

MACNAMARA NEIGHBOURHOOD 02

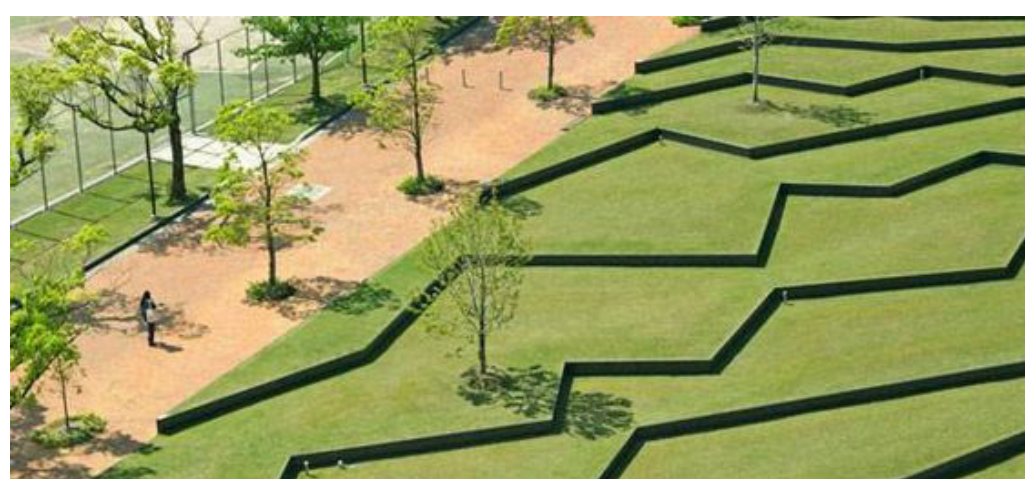
Ginninderry *

SECOND ESTATE DEVELOPMENT PLAN CONSULTATION









LANDSCAPE CONCEPT PLAN



LANDSCAPE OPEN SPACE PALETTE



LEGEND

-  200 x 200M GRID - NOMINAL NATIVE BEE FLIGHT RANGE
-  ADJOINING STRATHNAIRN & MACNAMARA OPEN SPACE
-  OPEN SPACE - MIXED NATIVE AND DECIDUOUS TREES AND UNDERSTOREY
-  INCIDENTAL LANDSCAPE - MULTI UNIT SITES. ASSUMES MIXED PLANTINGS OF NATIVE + DECIDUOUS SPECIES
-  NATIVE STREET TREES
-  DECIDUOUS STREET TREES
-  FLOWERING DECIDUOUS STREET TREES
-  FUTURE REGIONAL RECREATION SITE

The planting of streets and open spaces has been organised to provide shaded streets and to support native pollinators, particularly native bees. Shaded streets have been implemented with the introduction of mixed species within some streets, responding to street typologies that include differing verge and block frontage widths.

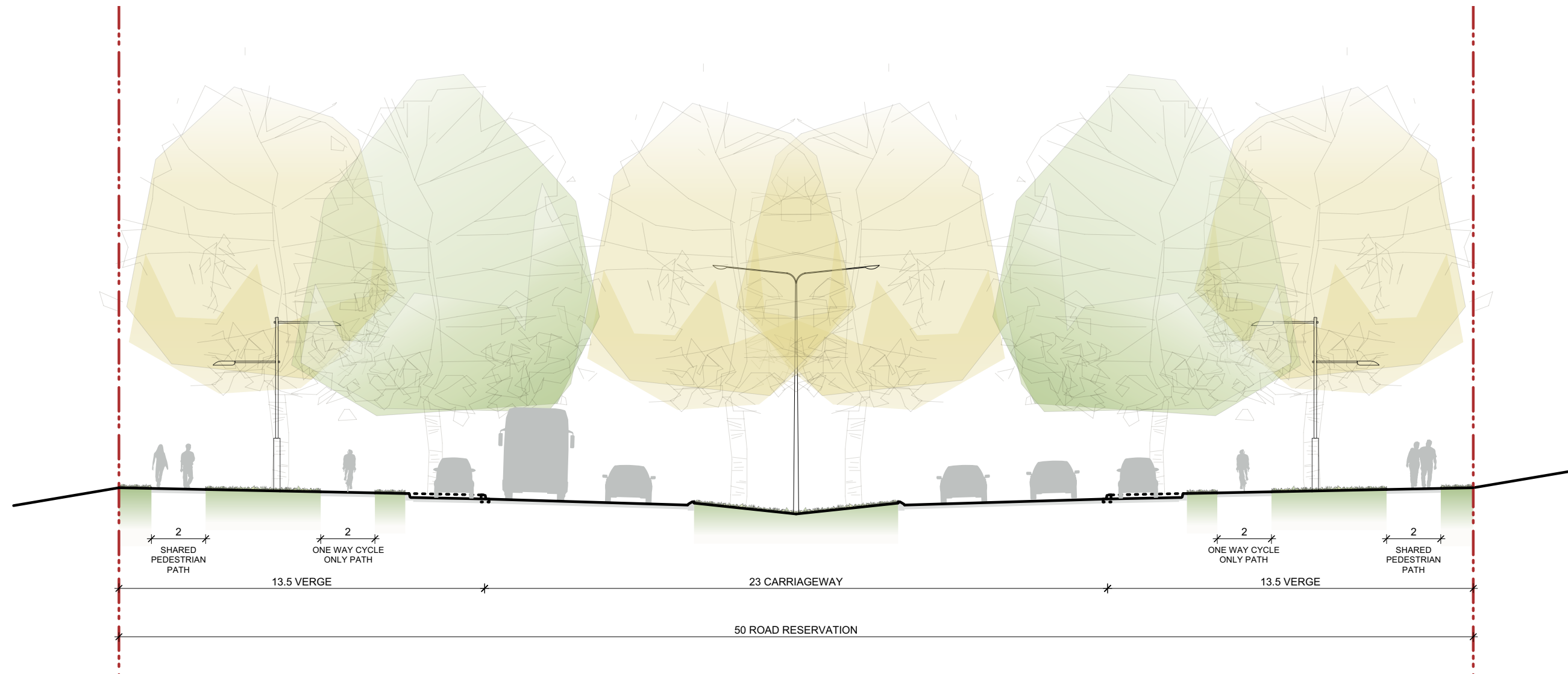
Pollinators are the foundation of biodiversity and their presence creates food for a wide range of animals. In response to this, the streets are used as an opportunity to provide flowering species throughout the establishing suburb to support insects, particularly native bees, and their predators. The flight range of native bees is limited. The suburb has been divided into a 200m grid. Within each grid native street tree species and flowering deciduous trees will be provided so that year-round food sources are available.

This is supplemented with open space plantings that includes native seasonal flowering plants of varying sizes to provide shelter and food sources for insects, including trees, shrubs and ground covers.

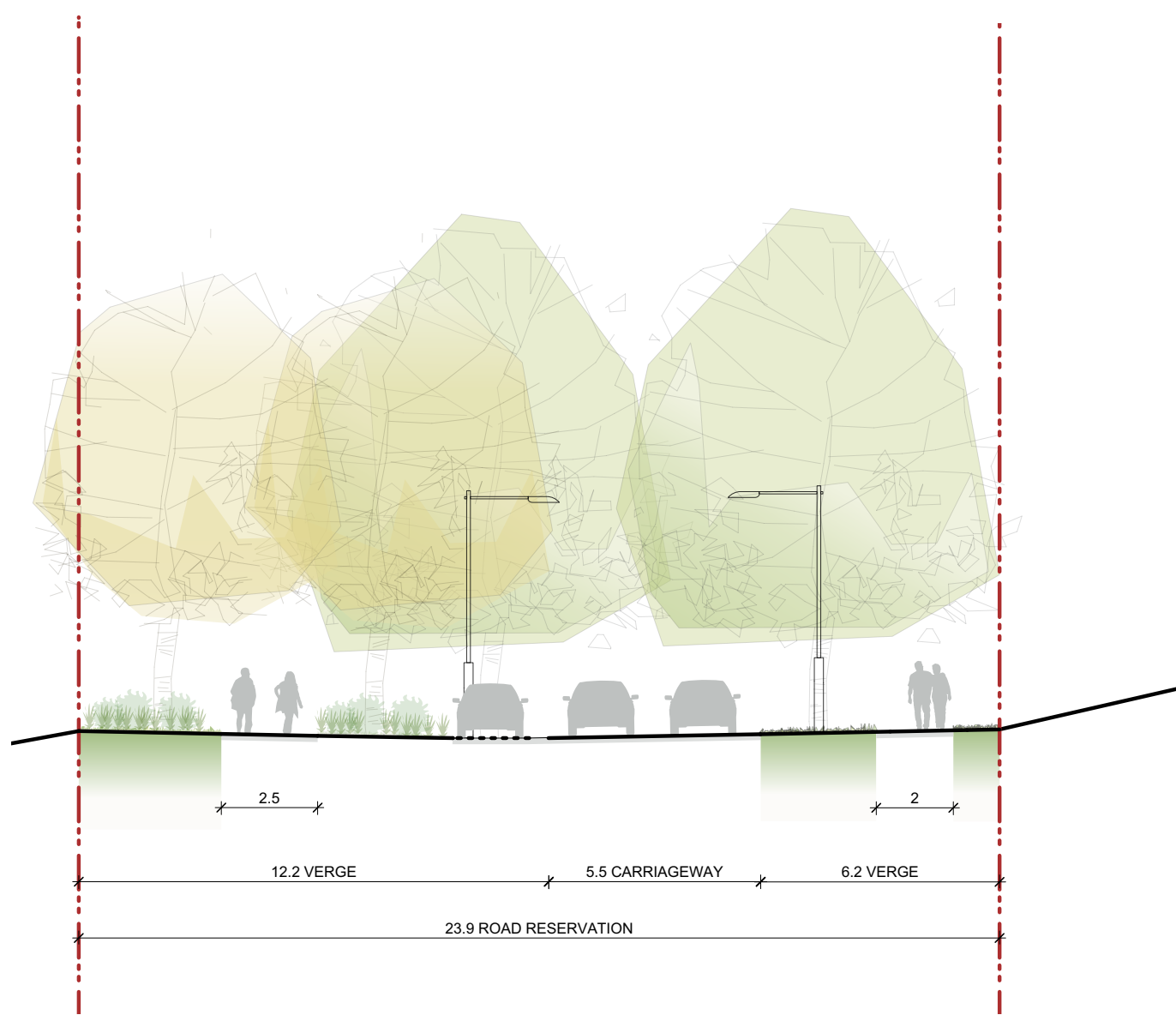
MACNAMARA NEIGHBOURHOOD 02

SECOND ESTATE DEVELOPMENT PLAN CONSULTATION

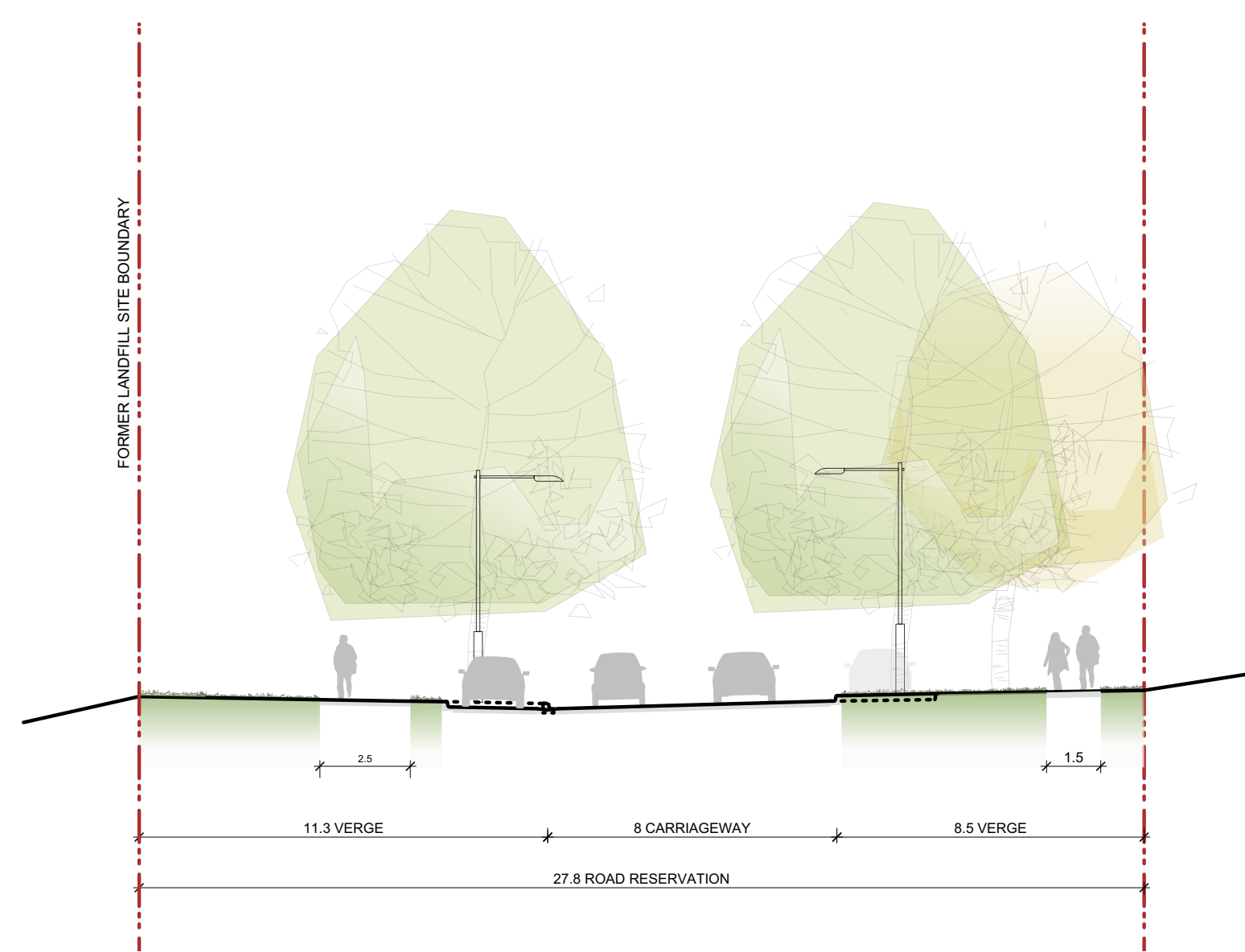
STREET SECTIONS



SECTION 1 - ARTERIAL - PARKWOOD ROAD CONNECTION



SECTION 2 - SHARED ZONE WITH WIDE LANDSCAPED VERGE



SECTION 3 - MINOR COLLECTOR EDGE ROAD

LANDSCAPE STREET PALETTE

