



Expression of Interest

Community Housing Development Opportunity

Purpose: seeking expressions of interest for the purchase/development of up to 64 multi-unit dwellings for community housing as part of Block a Section BE located in Strathnairn Village.

Contact: Oliver Maxwell

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Issued: 17th February 2026 // Closing: 5:00 pm, 31st March 2026



ACT
Government

Suburban Land
Agency



R I V E R V I E W
G R O U P

Ginninderry *

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Acknowledgement of Country.



Who Am I and Who is My Mob

Painted poles representing some of the many tribal backgrounds of Aboriginal and Torres Strait Islander people who live in Canberra.

Painted by Kingsford Smith School students and their mentors include Peter Finnegan, Wiradjuri artist, Tina Brown, Ngunawal artist and Brett Carpenter, Yuin artist.

Part One

About Ginninderry

1. About Ginninderry

1.1 Background

Ginninderry is being developed by a Joint Venture between the ACT Government's Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Limited (Riverview),

Straddling the ACT/NSW border, Ginninderry will eventually consist of 4 suburbs with approximately 2,700 people already residing in its first suburb of Strathnairn.

Ginninderry will grow over a 30-year time frame and will ultimately be home to some 30,000 people residing in approximately 11,500 dwellings (6,500 in the ACT and 5,000 in NSW).

Ginninderry is Canberra's first and only 6-Star Green Star Community as accredited by the Green Building Council of Australia. Representing World Leadership, Ginninderry first received accreditation in 2016 and was subsequently reassessed and reaccredited in 2021.

1.2 Vision

A Vision was established for Ginninderry when planning for the new community began: to be a **“sustainable community of international significance in the Capital Region”**. This Vision has formed the backbone of all decisions made at Ginninderry – ensuring that social, environmental and economic factors are taken into consideration in a triple-bottom-line approach.

1.3 Objectives

Ginninderry challenges conventional industry thinking, aiming to employ practices, processes and systems that embody innovation and design excellence.

Ginninderry aims to:

- be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint);
- respond to the local and global environment;
- provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms;
- be cost-effective, replicable and measurable; and
- act as a new model that others can follow.

Partnering is essential to this project, and the scale and timeframe will allow for positive partnerships to grow and thrive.



Figure 1 - Triple-Bottom-Line Framework

Part Two

The Site

2. The Opportunity

2.1 Location

Situated in West Belconnen, Strathnairn is Ginninderry's first of four suburbs. It is as little as 5 minutes from Kippax, 10 minutes from Belconnen Town Centre and 20 minutes from Civic. Currently home to approximately 1,000 dwellings and just over 2,700 people, Strathnairn is home to a culturally diverse community. Refer to **Annexure 2** for the 2021 Census Data.

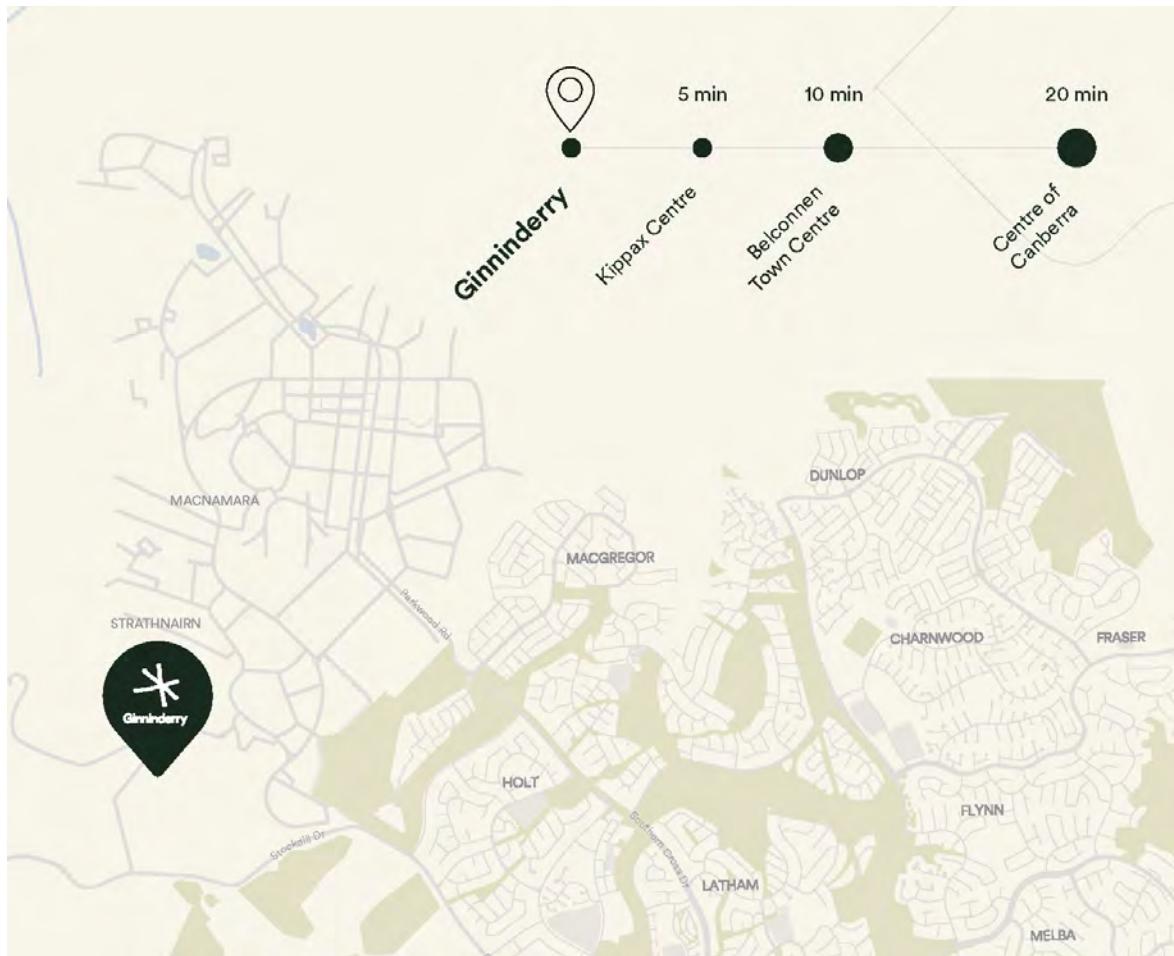


Figure 2: District Location.

Figure 3 (overleaf) shows the approximate location of the proposed Community Housing Site forming part of this EOI.

Refer to **Annexure 3** for a selection of indicative views from the site.

2.2 Site Opportunities & Constraints

Key features of the site are as follows:

- Relative centrality for both Strathnairn and Macnamara south residents and close to the future Strathnairn Local Centre.

- Located on Pro Hart Avenue – providing both visibility and ease of access (located on the main public transport route).
- Relatively flat topography and neat 5,075m² rectilinear block of suitable proportions for development of either townhouses or up to 64 apartments
- Ginninderry will provide off-site services such as communications, power, sewer and water to the block within the surrounding road network during civil construction.
- Ginninderry will seek to coordinate service pit and tie locations to best suit the proposed development subject to resolution of the future development intentions. The successful proponent will be required to facilitate on-block services.
- The site is located in close proximity to the future Strathnairn Local Centre, with a planned public open space also positioned directly to the north-east.
- The recently opened Strathnairn School is also nearby, situated along Pro Hart Avenue.

Refer to **Annexure 4** for relevant extracts of Estate Development Plan documentation to help illustrate the above-mentioned site opportunities and constraints. Should Respondents require further information to help inform them as to the site opportunities and constraints, they should seek clarification from the point of contact nominated in Part 4 of this EOI document.



Figure 3: Lot Context



Figure 4: Location Plan

2.3 Ginninderry's Affordable Housing Initiatives to Date

The Project Objectives included under the Ginninderry Joint Venture (GJV) Agreement include several objectives in relation to the development of the Land including:

- Provide a range of allotments and housing types to meet the needs of most household types, including those on moderate incomes; and
- Achieve a commercially acceptable return on investment taking into consideration policies and initiatives of the ACT and NSW Governments associated with affordable and accessible housing.

In November 2018 the JV Board considered and adopted a Housing Diversity and Affordability Strategy to complement and flesh out the project's response to the ACT Government's 2018 Housing Strategy.

A key objective of this Strategy was to seek to deliver a minimum of 15% of dwellings as social, community or affordable housing in line with the ACT Housing Strategy 2018, with a diversity of product size and type (i.e. not just studios and 1-bedroom dwellings).

To date the project has sought to implement several initiatives to achieve this target. A key initiative of the project has been the delivery of its own housing model branded 'Flexi Living'. To date the project has delivered 115 Flexi Living Homes in the Suburb of Strathnairn and will shortly commence construction on a further 62 homes in the suburb of Macnamara. These homes are compact and efficient terrace style dwellings sold on a 'turn key' basis with eligibility conditions seeing them predominantly sold to first home buyers. Whilst these homes fill a market need, including those

on moderate incomes, there is an acknowledgement that they do not meet the needs of those on low incomes or those who don't yet have the savings to purchase a home. Further details of the Flexi Living Home initiative are available on Ginninderry's website - <https://ginninderry.com/buying/flexi-living-homes/>

To cater to broader community needs, the project works closely with ACT Housing to allocate a mix of land for social housing and is now seeking to broaden its engagement with the community housing sector to bolster provision of housing options for low to moderate income earners.

Working with Government and Community Housing Sector the project played a key role in establishing an innovative pilot project seeks to provide secure and long-term housing tenure for vulnerable women. The project team worked alongside Community Housing Canberra to secure the DA for this development which is now nearing completion. Whilst only 22 dwellings, if successful, this rent-to-buy scheme for vulnerable women will serve as a model the GJV would like to see replicated for other vulnerable cohorts or simply as a model for essential workers to provide an earlier pathway into home ownership. Further details of this innovative scheme are now publicly available on CHC's website <https://chcaustralia.com.au/strathnairn/>

2.4 EOI Objectives

Ginninderry seeks Expressions of Interest from like-minded community housing providers with a proven track record in designing and delivering high-quality development and community housing schemes. Submissions from Respondents who represent a consortium and will, therefore, rely on the experience of more than one party to address the Evaluation Criteria are acceptable; however, it is noted that ultimately, Ginninderry are seeking to enter into an agreement with a Tier 1 or Tier 2 provider. A Tier 3 provider may also be considered as part of a consortium that can demonstrate adequate technical and financial capacity to deliver the proposed development.

In respect of financial capacity, it is noted that Respondents may wish to consider opportunities to leverage Commonwealth funding as part of HAFF Round 3 that opened on the 30th January 2026 - <https://www.housingaustralia.gov.au/funding-under-housing-australia-future-fund>.

Given the scale, of up to 64 dwellings, the site provides the opportunity for potential alignment with HAFF requirements, including where larger or 'bundled' proposals are being encouraged. However, given Housing Australia has recently recognised the ACT as a 'Regional' sector the opportunity will provide potential alignment with HAFF funding without the need to bundle or amalgamate multiple projects. However, any submission tied to HAFF funding must be clearly outlined in a Respondents submission.

The GJV are seeking to reinforce Ginninderry's vision by delivering an outcome on this site that addresses community needs while also recognising economic and environmental values. Whilst the GJV is willing to consider submissions that just propose a percentage of affordable rental housing to meet the needs of the target cohort, they are also wanting to encourage Respondents to explore models that would also allow scheme participants a pathway to more easily transition to home ownership (e.g. build to rent to buy schemes similar to CHC's Women's Housing Initiative).

Design Requirements

It is important that the Multi-Unit housing developed on the site adequately responds to the site's characteristics and addresses Ginninderry's housing development requirements. Whilst specific Design Requirements have not been developed for the subject site; Respondents can refer to the most recent "Design Requirements for Multi-Unit Housing - RZ3 & RZ4" for key design requirements that apply at **Annexure 5**.

In addition, Preliminary Concept Designs for the site have already been completed to help illustrate the sites development potential including the potential product mix for both townhouses and low-rise apartments. These concepts are included at **Annexure 6** for information purposes.

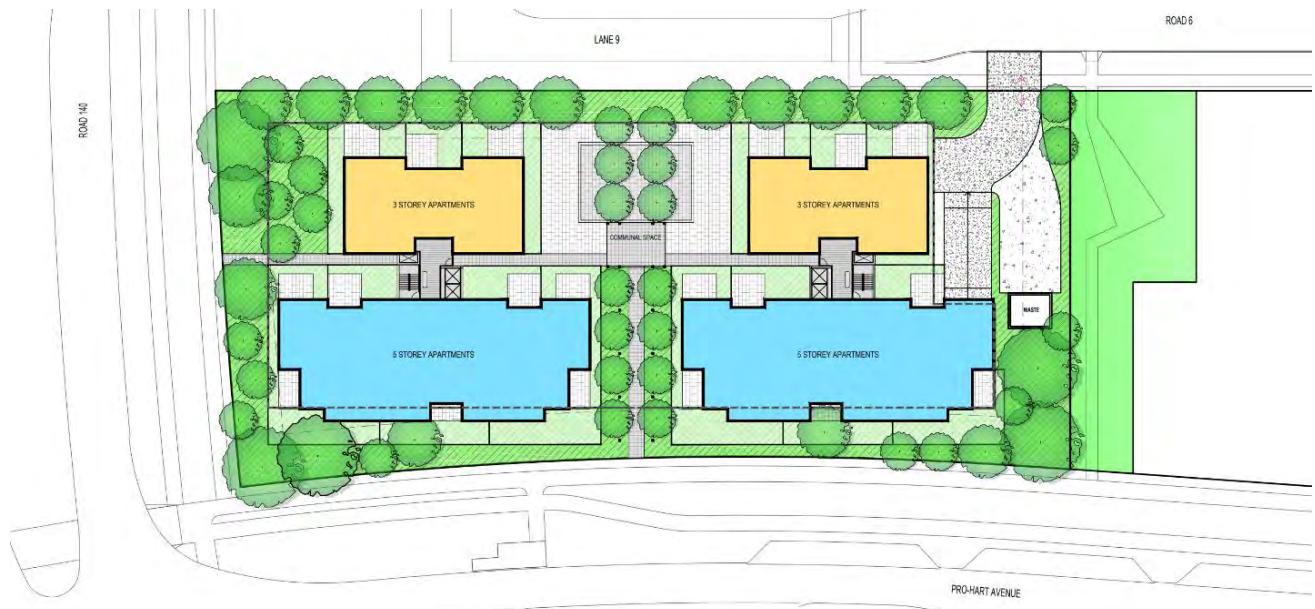


Figure 5 – Apartment Concept Design



Figure 6 – Townhouse Concept Design

It is important to note these concepts have no statutory planning status. They are intended as a guide only. Respondents should rely on their own due diligence as to as to the adequacy of these concepts based on their own site opportunity and constraints analysis.

As part of the EOI Respondents are required to complete their own concept design for their preferred development type either using their in-house design expertise or external design services. Ginninderry will pay each eligible Respondent an allowance of up to \$5,000 (including GST) to develop concept designs as part of their submission. To be eligible the Respondent must submit a compliant EOI response in accordance with the EOI requirements including provision of all Concept Design documentation as detailed in the Returnable Schedule. The allowance will be paid within 30 days of the EOI closing date and the Respondent providing a valid tax invoice. Tax invoices are to be sent to accounts@ginninderry.com and addressed to Riverview Projects (ACT) Pty Limited (ABN 30 165 870 539). The preferred Respondent's concept design will help inform the Built Form Development Application, which will not be lodged until the conclusion of the EOI process.

Land Price & Settlement Timing

As an essential term of this EOI the successful Respondent will be required to enter an unconditional sales contract to purchase the subject site and a Development Deed based on the agreed development concept and affordable housing outcomes. The ultimate contract for the sale of the land will be with the Suburban Land Agency acting as the agent for the Territory. Typically, a 5% deposit is payable upon exchange of the sales contract, and a compliance bond will be required to ensure the development is carried out in accordance with the agreed Deed conditions. Commercial terms will be agreed upon with the Preferred Respondent following a period of exclusive negotiation.

For the purposes of this EOI, **Respondents are to assume a purchase price of the land of \$3.8m (including GST)**. This price has been informed by a market appraisal undertaken by Opteon on the 20th May 2025 and is reflective of the mid-point of the valuation range at the time. A copy of this broad valuation appraisal can be provided upon request.

As part of an Exclusive Negotiation Period with a Preferred Respondent a more formal valuation will be sourced to finalise the price to be paid for the land and other commercial terms.

The subject site forms part of the second stage of the new suburb of Macnamara (known as Macnamara EDP2). Blocks in this stage of development are due to commence construction shortly and expected to be complete by February 2027. Settlement of the land will be due within 30 business days on completion of lot servicing and issue of the crown lease. The GJV and will work with the successful Respondent to support and secure the DA approval for the proposed development ahead of the settlement due date to ensure there are no delays to the development program and mitigate land holding costs.

Rent-to-Buy Schemes

The GJV commissioned Paxon Group (financial advisory firm experience in community housing schemes) to undertake its own financial modelling for a 'rent-to-buy' scheme for the subject site based on the development concepts included at **Annexure 6**. This modelling indicates a CHP could make a reasonable equity return based on a percentage of homes sold on completion as 'market' housing to effectively cross subsidise the provision of the 'rent-to-buy' dwellings for moderate income earners.

Whilst the details and nuancing of this modelling is not suited to issue as part of this EOI, it is expected that Respondents who either have existing experience in this type of model or are willing to explore this type of housing scheme could work alongside the GJV and Paxon Group to review and refine an approach based on their preferred development intentions. As such responses to this EOI will in part help to further inform the GJV as to the willingness of CHPs to explore this model.

The GJV notes that Respondents may be shortlisted, with the selection of the final successful proponent for the site subject to confirmation of the final delivery model to be agreed with the GJV (see more under 2.5).

2.5 EOI Process

Part 3 of this EOI provides a summary of EOI Assessment criteria, including mandatory eligibility requirements. This invitation to lodge an Expression of Interest (EOI) is open to all Tier 1 and Tier 2 registered Community Housing Provider's (CHP). Tier 3 provider may also be considered as part of a consortium that can demonstrate adequate technical and financial capacity to deliver the proposed development.

The EOI process will shortlist at least one or more suitable Respondents. Shortlisted Respondents will then be interviewed to further assess their proposals against the evaluation criterion and/or clarify any in principle terms or conditions before a final Preferred Respondent is selected. As part of this process Shortlisted Respondents may be requested to provide further information in support of their proposals.

An exclusive negotiation period with the Preferred Respondent will then be entered into whilst the parties seek to finalise the proposed development intentions and delivery model including the provision of affordable housing outcomes. Following agreement between the parties a Commercial Development Deed and Land Sales Contract will be exchanged to conclude the EOI process.

Should the GJV fail to reach agreement with the Preferred Respondent following a reasonable period of negotiation, the GJV reserves the right to hold discussions with any other previously shortlisted Respondents to secure the sale of the site to a CHP, failing which the site will be sold for the provision of market housing.

Please be aware that Ginninderry reserves the right to conclude this tender process at any stage if necessary.

Timeline & Key Dates

Below is the anticipated timeline for this EOI and subsequent select tender process. Note that this timeline may be subject to change. Ginninderry will ensure that all respondents are advised of any changes to the timeline.

Expression of Interest:

• EOI Released	17 th February 2026
• EOI Closes	31 st March 2026
• EOI Assessment & Shortlisting	24 th April 2026

Preferred Proponent Selection & Exclusive Negotiation Period (indicative dates):

• Interviews with Shortlisted Respondents	27 th April – 1 st May 2026
• Evaluation Period & Preferred Proponent Selected	May 2026
• Exclusive Negotiation Period	June 2026
• Commercial Close (Deed and Land Sales Contract)	July 2026
• Subdivision Works Completion	February 2027
• Land Settlement	March/April 2027

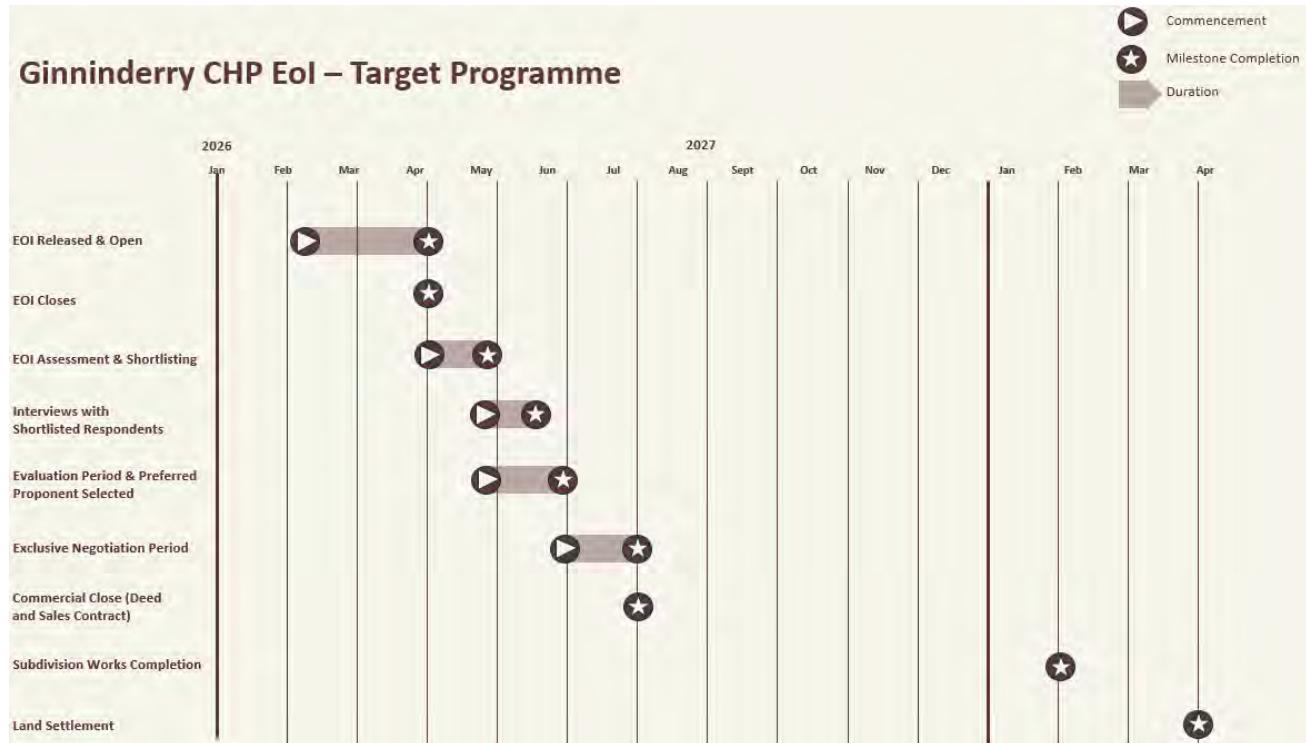


Figure 6 – Indicative Timeline



Part Three

Assessment Criteria

3.1 Assessment Criteria

Compliance Conditions

EOIs which, in the opinion of Ginninderry:

- (a) do not comply with the requirements of this Request for EOIs or are submitted by Respondents which are in breach of any provision of this Request for EOIs;
- (b) are subject to any condition or requirement that is contrary to the requirements of this Request for EOIs; or
- (c) do not achieve a satisfactory standard in adequately addressing any applicable evaluation criteria,

may at any time be excluded from consideration by Ginninderry.

Ginninderry may consider incomplete, non-compliant or non-competitive EOIs and seek clarification from Respondents, in its sole discretion.

Returnable Schedules

Respondents must complete all Returnable Schedules 1 - 4 included in **Annexure 7** to be eligible for evaluation under this EOI.

Returnable Schedule Reference	Criterion
Schedule 1	Respondent Details: the respondent must provide the details requested in Schedule 1, including sufficient information to address Mandatory Eligibility Requirements as summarised in s.3.2 below.
Schedule 2	Declaration: the respondent must provide a declaration in the form set out in Schedule 2 of the Request for EOIs.
Schedule 3	Response to Weighted Assessment Criteria: respondents are required to provide sufficient information to enable an assessment against the following criterion: <ol style="list-style-type: none"> 1. Proponent Experience & Capability 2. Affordable Housing Outcomes 3. Development Proposal & Urban Response Refer to s.3.3 for summary of key considerations and weightings for each criterion.

3.2 Mandatory Eligibility Requirements

The following Mandatory Eligibility Requirements form a threshold assessment for this Expression of Interest (EOI). Respondents that do not satisfy all Mandatory Eligibility Requirements may, at the sole discretion of the Principal, be excluded from further consideration and may not be evaluated against the weighted assessment criteria.

These Mandatory Eligibility Requirements reflect the scale, financial commitment, delivery complexity and long-term stewardship obligations associated with the site, including the requirement for unconditional land settlement.

Community Housing Provider Registration

The Respondent must be a registered Community Housing Provider (CHP) at the time of EOI submission.

Evidence of current registration status and Tier classification must be provided as part of the EOI submission.

Consortium Arrangements (if applicable)

Consortium submissions are permitted, provided that:

- the Tier 1 / Tier 2 Community Housing Provider is the lead proponent and contracting entity;
- the Tier 1 / Tier 2 CHP retains primary responsibility for land settlement, development delivery and long-term asset ownership or management; and
- the roles and responsibilities of all consortium members are clearly defined.

The Principal reserves the right to assess the suitability of any consortium structure.

Financial Capacity and Balance Sheet Strength

The Respondent must demonstrate sufficient financial capacity to:

- settle on the land unconditionally at the nominated purchase price;
- hold the land through planning, procurement and construction phases; and
- support long-term ownership and operation of the development, including any proposed rent-to-buy or housing transition models.

The Respondent must disclose any essential commercial terms as part of its submission that may impact on its financial capacity to proceed with the proposed development or impact the extent to which it can achieve the stated affordable housing outcomes, including any Government subsidies or support required under the Housing Australia Future Fund (HAFF).

The Principal may require submission of high-level financial information to confirm balance sheet strength and funding capacity.

3.3 Weighted Assessment Criteria

This assessment framework is intended to guide the evaluation of Expressions of Interest (EOIs) for the development and long-term operation of a Community Housing Site. The criteria and weightings may be adjusted at the discretion of the landowner.

No.	Assessment Criterion	Key Considerations	Weighting
1	Proponent Experience & Capability	<p>Track record delivering comparable community or affordable housing projects, including the delivery of low to medium density residential developments.</p> <p>Experience working with government and funders.</p> <p>Evidence of positive tenant outcomes.</p>	30%

		Experience in delivery models that support transition to home ownership (rent-to-buy, shared equity or similar models).	
2	Affordable Housing Outcomes	<p>Definition of affordability; target cohorts & alignment with local housing needs.</p> <p>A minimum number and proportion of affordable rental dwellings proposed to be delivered, including any proposed mechanisms to support transition to ownership (rent-to-buy or similar models) and/or a willingness to explore such mechanisms in consultation with the GJV.</p> <p>Eligibility assessment, allocation framework, tenancy management approach & support services.</p>	40%
3	Development Proposal & Urban Response	<p>Development concept; dwelling mix and typologies; design quality and liveability; integration with surrounding area; sustainability considerations.</p> <p>Proposed architect, builder and consultants (to the extent known at time of lodgement); experience of team members; procurement strategy and delivery approach.</p> <p>Indicative program from planning to completion; planning assumptions; key risks and mitigation strategies.</p>	30%
Total Weighting			100%



Part Four

EOI Requirements

4.1 EOI Requirements

Returnable Schedules

Respondents are requested to complete and return the schedules provided in Annexure Six.

Schedule 1: Respondent Details

Schedule 2: Declaration

Schedule 3: Response to Weighted Assessment Criteria

Lodgement

- a) EOIs must be lodged no later than 5.00pm on 31st March 2026.
- b) EOIs must be submitted via email to oliver@ginninderry.com
- c) The EOI lodgement date may be extended by Ginninderry. Ginninderry will take reasonable steps to inform all interested parties if the EOI lodgement date is extended.
- d) Late, incomplete, or otherwise non-compliant EOIs will be registered separately and may or may not be admitted to the evaluation process at the discretion of Ginninderry without explanation.
- e) A copy of the Terms and Conditions for this EOI is included in **Annexure Seven**.

Point of Contact

- a) The person nominated below is the point of contact for all matters pertaining to this EOI:

Oliver Maxwell
 Development Manager
 The Link – Ginninderry Community and Information
 1 McClymont Way
 Strathnairn, ACT, 2615
 M: +61 423 576 048
 W: 1800 316 900
oliver@ginninderry.com
- b) Respondents must direct all communications through the above-named Point of Contact unless otherwise advised.
- c) Any unauthorised communication with Ginninderry by a Respondent may lead to the exclusion by Ginninderry of the Respondent's EOI from further consideration.
- d) Any notice given by a Respondent to Ginninderry will be effective upon receipt only if in writing and delivered to the Point of Contact at the address specified above.
- e) Ginninderry may deliver any written notification to a Respondent by leaving it or causing it to be left at the address of that Respondent or by sending it to the email address of that Respondent as specified in their EOI or as otherwise subsequently nominated in writing by the Respondent to the Point of Contact.

Clarification Questions

- a) All clarification questions and enquiries are to be forwarded in writing directly to the Point of Contact.
- b) The preferred method of contact is via email. The Point of Contact may circulate any enquiries and their responses to all other interested parties without revealing the source of the inquiry.
- c) All enquiries must be received by the Point of Contact before 5.00pm on the Friday 27th March 2026. Enquiries received after this time may not be responded to.

Annexures

Annexures

One – Ginninderry's Project Vision

Ginninderry

Ginninderry Project Vision

“Creating a sustainable community of international significance in the Capital Region.”

The Ginninderry Joint Venture is developing the project that spans the ACT and NSW border to achieve a vision of inspiring sustainable living, development practice and awareness. Achieving a high quality of life for the people living in Ginninderry is at the heart of our project's planning and design.

We will create a community that exemplifies world's best practice in its design, construction and long-term liveability. As a model of sustainable community living, it will be a place and community that can be showcased throughout Australia and internationally.

Project Objectives

To achieve our vision we will challenge conventional industry thinking. We will employ practices, processes and systems that embody innovation and design excellence. This project has been conceived and will be delivered on a fully integrated and audited triple bottom line basis.

Our project will:

- Be sustainable over time, socially, economically and ecologically (with a low and reducing ecological footprint)
- Respond to the local and global environment
- Provide for future beneficial change to occur in design, infrastructure and regulatory mechanisms
- Be cost effective, replicable and measurable
- Act as a new model that others can follow

Sustainability Pillars (Venn Diagram)

The diagram shows three overlapping circles representing the pillars of sustainability:

- Economic Growth** (top circle)
- Social Cultural Progress** (bottom-left circle)
- Ecological Integrity** (bottom-right circle)

The overlapping areas are labeled:

- Socio-economic (between Economic Growth and Social Cultural Progress)
- Eco-efficiency (between Economic Growth and Ecological Integrity)
- Sustainability (at the center where all three circles overlap)
- Social-ecology (between Social Cultural Progress and Ecological Integrity)

Logos and Partners:

- ACT Government
- Suburban Land Agency
- Riverview Developments

Ginninderry *

The principles below will direct decision-making by all project management, sub-consultants and referral agencies in the delivery and development of the site. They reflect national priorities and Federal, State and Territory Government policies on housing affordability, climate change and environmental protection.

Partnering Principles

- Ptnr 1. Partnering is essential to this project and the scale and timeframe will allow for positive partnerships to grow and thrive
- Ptnr 2. Partnering with public agencies is a cornerstone of our approach
- Ptnr 3. Engaging the community in design and governance is fundamental to the delivery of the project
- Ptnr 4. Designing the project for community ownership and ultimate community control
- Ptnr 5. Supporting community housing through public and private partnering arrangements
- Ptnr 6. Collaborating with research and educational institutions to drive innovation

Evaluation Principles

- Eva 1. Identifying and delivering realistic and costed initiatives
- Eva 2. Providing independent peer review of project proposals and project outcomes
- Eva 3. Using recognised international and national benchmarks for sustainability performance to publicly report and raise awareness of project outcomes
- Eva 4. Empowering resident and community monitoring and management of sustainability performance
- Eva 5. Encouraging a culture of continuous improvement

Ecological Principles

- Eco 1. Acknowledging the intrinsic value of all species and the special role and regional significance of the Murrumbidgee River corridor and Ginninderra Creek
- Eco 2. Respecting and supporting the ecosystem functions of air, soil and water, recognising the importance of living and non-living environmental resources

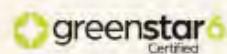
- Eco 3. Reducing greenhouse gas emissions through innovative products and place design, material selection and service provision
- Eco 4. Recognising our natural ecological limits and minimising our resource, water and energy consumption
- Eco 5. Using existing local infrastructure to deliver efficient renewable services and reusable resources
- Eco 6. Enhancing local opportunities for food production and production of materials
- Eco 7. Fostering a deep sense of respect for and connection to the land, flora and fauna

Social and Cultural Principles

- Soc 1. Respecting and honouring Aboriginal and non-Aboriginal cultural, historical and spiritual values, including integrating with the existing rich, social fabric of Belconnen
- Soc 2. Designing for social equity, affordability, diversity and interdependence, honouring differences and catering for the needs of individuals through all stages of life
- Soc 3. Maximising health, safety and comfort of the built environment to provide enduring quality of life
- Soc 4. Instilling awareness and supporting education of sustainability values, technology and lifestyles
- Soc 5. Using creative and robust design solutions to create a continuing sense of place and beauty that inspires, affirms and ennobles
- Soc 6. Designing neighbourhoods that support and encourage community interactions through imaginative, functional and enjoyable public spaces

Economic Principles

- Econ 1. Delivering a financial return to the ACT Government recognising their sovereign interest in the land
- Econ 2. Recognising the opportunities provided by the project's scale and low capital base to achieve high-level sustainability outcomes while delivering profitability to joint venture partners
- Econ 3. Building on existing local infrastructure
- Econ 4. Ensuring long-term economic viability through design excellence and community building
- Econ 5. Minimising obsolescence through design of enduring component life cycle, allowing for disassembly and change
- Econ 6. Integrating with the Belconnen commercial, retail and employment networks
- Econ 7. Growing a formal and informal green economy that fosters local jobs and builds regional learning around green innovation and technology



A 6 Star Green Star Community

Ginninderry has achieved a world leading 6 star rating through the Green Building Council of Australia's Green Star - Communities program. For more information visit ginninderry.com

Two – Strathnairn Census Data (2021)

Refer to the snapshot from [abs.gov.au](https://www.abs.gov.au) below, noting the population is now estimated to be 2700 people.

Further information on the 2021 Census can be found via the following link: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/801011143>

Strathnairn

2021 Census All persons QuickStats

Geography type [Statistical Areas Level 2](#)
Area code 801011143

	People	714
Male	46.9%	
Female	53.1%	
Median age	30	
	Families	197
Average number of children per family		
for families with children	1.8	
for all households (a)	0.8	
	All private dwellings	283
Average number of people per household	2.9	
Median weekly household income	\$2,629	
Median monthly mortgage repayments	\$2,191	
Median weekly rent (b)	\$515	
Average number of motor vehicles per dwelling	1.8	

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.
(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.



The following pages are a Socio-demographic profile and Population Assumptions extracted from the Ginninderry Community Needs Assessment, November 2024 prepared by SGS Economics & Planning.

Appendix B

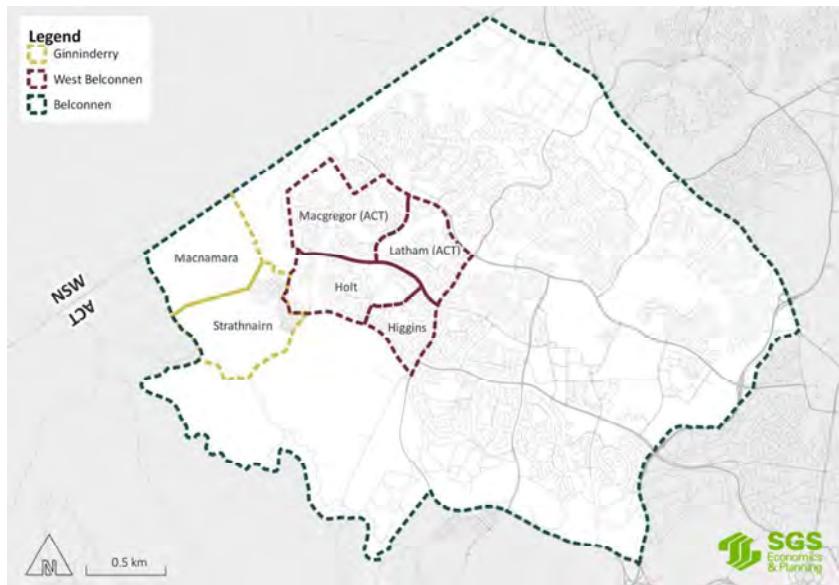
Socio-demographic profile

This chapter outlines the socio-demographic profile of Strathnairn in context to West Belconnen and the Belconnen District.³⁷

West Belconnen is differentiated from the wider Belconnen district as it has historically had a different socio-demographic make-up. West Belconnen is here identified as the suburbs of Holt, MacGregor, Higgins and Latham.

Using West Belconnen and Belconnen as reference points (shown in Figure 9), this demographic profile provides context to both the immediate catchment from which Ginninderry residents will likely access local amenities and services during construction phases before local assets are provided within the development, and to the wider district scale where major service hubs and regional scale assets will continue to be accessed by the community into the long term.

FIGURE 9: BOUNDARIES OF GINNINDERRY, WEST BELCONNEN AND BELCONNEN



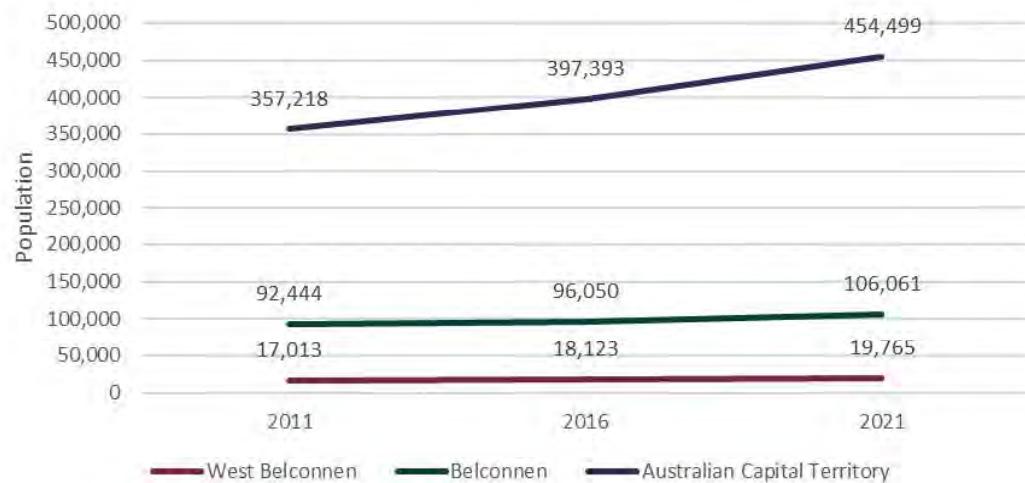
Source: SGS Economics and Planning 2024

³⁷ Ginninderry includes the suburbs of Macnamara and Strathnairn, which did not exist prior to the 2021 Census, socio-demographic data prior to this year is not available. West Belconnen includes the suburbs of Holt, MacGregor, Higgins, Latham as per the 2017 study's recognition of the Kippax catchment. The Belconnen District comprises the SA3.

Population

In 2021, the population of Ginninderry was 714, comprised of residents in the first suburb of Strathnairn, with Macnamara under construction at the time of Census. Between 2011 and 2021, the population of West Belconnen increased by nearly 3,000 people or 16.2 per cent, which was a larger rate than the Belconnen District at 14.7 per cent. The growth at the territory level was largely driven by the growth in the neighbouring district of Gungahlin.

FIGURE 10: HISTORIC POPULATION OF WEST BELCONNEN, BELCONNEN AND ACT (2011, 2016 & 2021) PUR

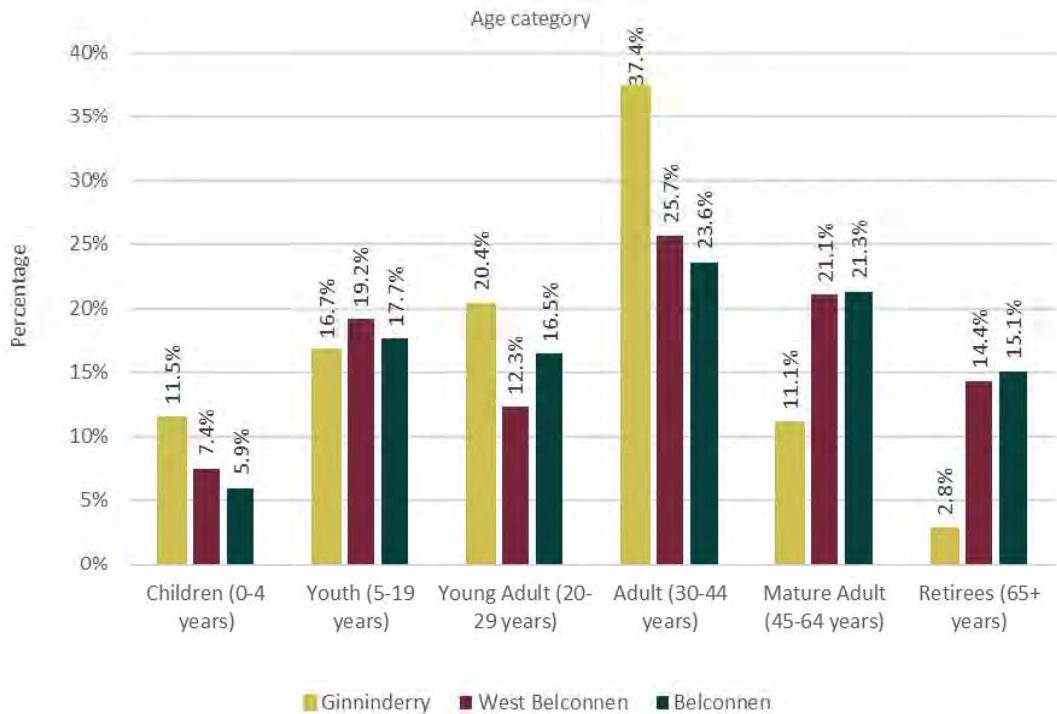


Source: SGS Economics and Planning, ABS Census TableBuilder 2011, ABS Census TableBuilder 2016 and ABS Census TableBuilder 2021

Age profile

Proportional age profile data from 2021 indicates that Ginninderry has a younger age profile compared to West Belconnen and Belconnen, with a large proportion of the Ginninderry population aged between 25-39 years, at 43.4 per cent of the total population. This is compared to 24.8 per cent and 25.4 per cent of the population of West Belconnen and Belconnen respectively. Additionally, nearly 20 per cent of the Ginninderry population was aged under nine years of age. The large presence of young families is typical of the first residents in a new release area, mainly due to the lower cost of housing compared to established areas.

FIGURE 11: AGE STRUCTURE OF GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR



Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Culture and language diversity

In 2021, the proportion of First Nations residents in Ginninderry was extremely small (noting that responses in the Census of less than 10 people are randomised and shouldn't be relied on). First Nations people in West Belconnen made up roughly 2.9 per cent of the population, compared to the percentages across Belconnen and the ACT at 2.1 per cent and 2.0 per cent respectively, as seen in Table 33. Since 2016, there has been a large increase in the number of residents in West Belconnen and Belconnen identifying as First Nations, with both increasing by more than 30 per cent. Across both regions, this represents an increase of 732 people.

TABLE 33: FIRST NATIONS STATUS IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR

Geography	First Nations	Percentage (%)
Ginninderry	5	0.7
West Belconnen	556	2.9
Belconnen	2,207	2.1
Australian Capital Territory	8,949	2.0

Source: SGS Economics and Planning and ABS Census TableBuilder 2021

In 2021, shown in Table 34 the majority of residents in West Belconnen and Belconnen were born in Australia (75 per cent and 70.8 per cent respectively), while in Ginninderry just less than half of the residents (48.5 per cent) were born in Australia. Conversely, the share of the population born outside of Australia for Ginninderry was double that of West Belconnen.

TABLE 34: COUNTRY OF BIRTH OF GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR

Geography	Born in Australia	Percentage (%)	Born elsewhere	Percentage (%)
Ginninderry	329	48.5	350	51.5
West Belconnen	14,389	75.0	4,784	25.0
Belconnen	72,545	70.8	29,985	29.2

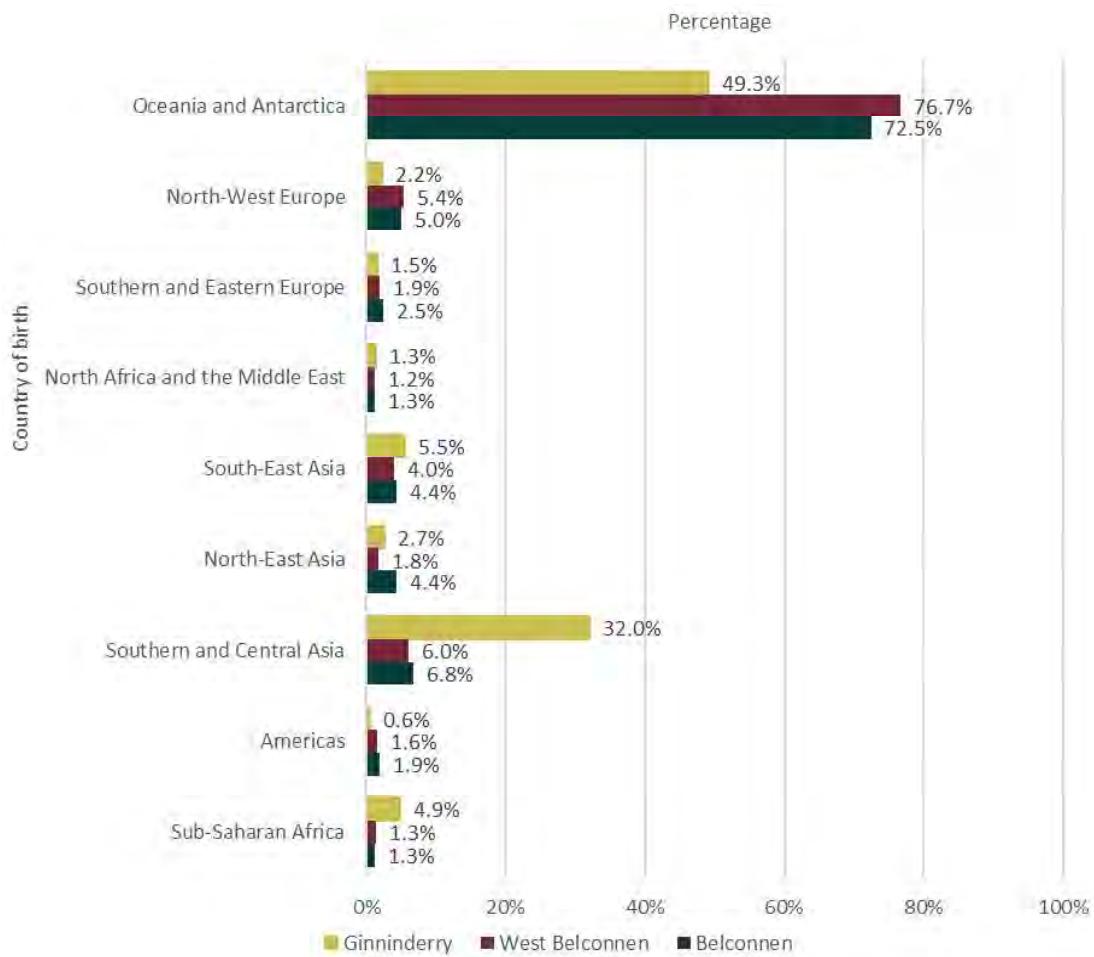
Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Nearly half of Ginninderry residents were born in the Oceania region,³⁸ and nearly a third were born in Southern and Central Asia,³⁹ as shown in Figure 12 below.

³⁸ This includes Australia (includes External Territories), New Zealand, Melanesia, Micronesia, Polynesia (excludes Hawaii) and Antarctica.

³⁹ This includes Southern Asia (Bangladesh, Bhutan, India, Maldives, Nepal, Pakistan and Sri Lanka) and Central Asia (Afghanistan, Armenia, Azerbaijan, Georgia, Kazakhstan, Kyrgyzstan, Tajikistan, Turkmenistan and Uzbekistan).

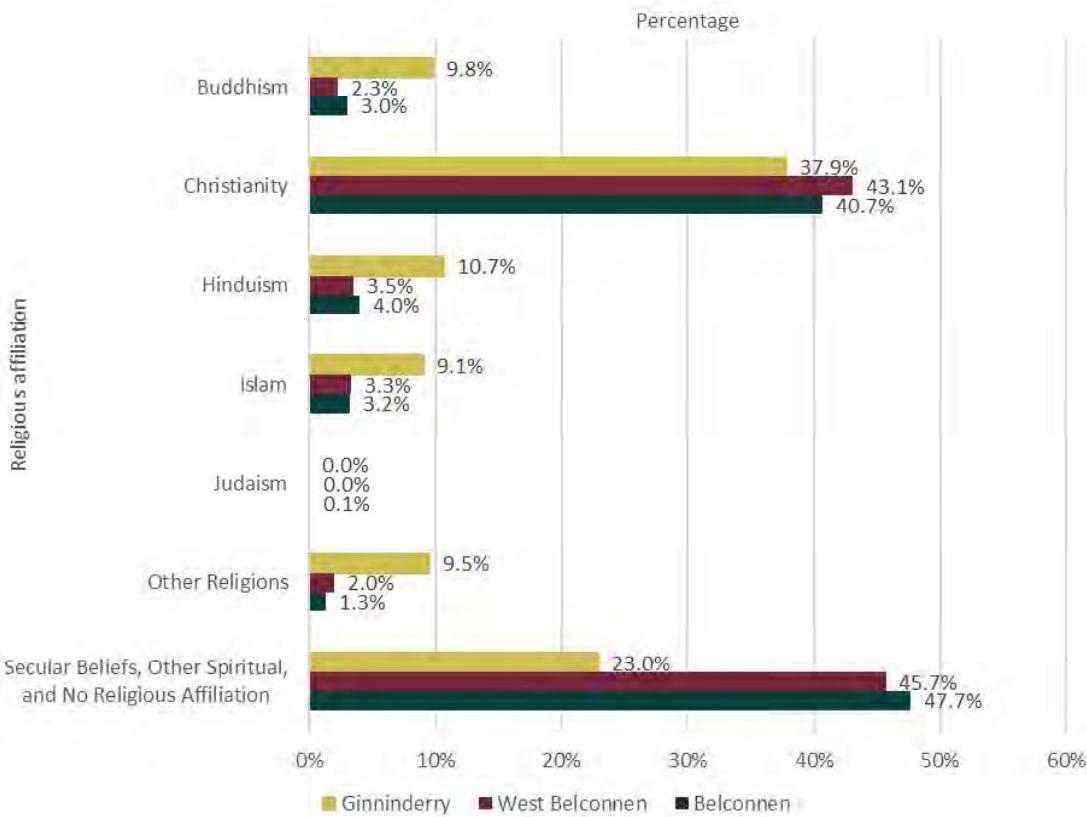
FIGURE 12: COUNTRY OF BIRTH OF GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR



Source: SGS Economics and Planning and ABS Census TableBuilder 2021

In 2021, the most common form of religious affiliation among Ginninderry residents was Christianity, at 37.9 per cent, while for West Belconnen and Belconnen overall secular and non-religious beliefs were the most common (45.7 and 47.7 per cent respectively). Ginninderry also saw much higher levels of affiliation with other religions such as Buddhism, Hinduism, Islam compared to West Belconnen and Belconnen.

FIGURE 13: RELIGIOUS AFFILIATION OF GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR



Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Notably, less than half of Ginninderry residents reported that they speak English at home (44 per cent), compared to the vast majority in West Belconnen (79.2 per cent) and Belconnen (75.1 per cent).

Conversely, Ginninderry had higher proportions of people who spoke other languages at home compared to the wider region, in particular nearly 10 per cent of people speaking Punjabi compared to less than two per cent in the other geographies.

TABLE 35: TOP 5 LANGUAGES SPOKEN AT HOME IN GINNINDERRY, COMPARED TO WEST BELCONNEN AND BELCONNEN (2021) PLACE OF USUAL RESIDENCE

Language	Ginninderry (%)	West Belconnen (%)	Belconnen (%)
English	44	79.2	75.1
Punjabi	9.2	1.8	1.0
Nepali	5	0.7	1.4
Sinhalese	4.1	0.4	0.4
Urdu	3.2	0.6	0.7

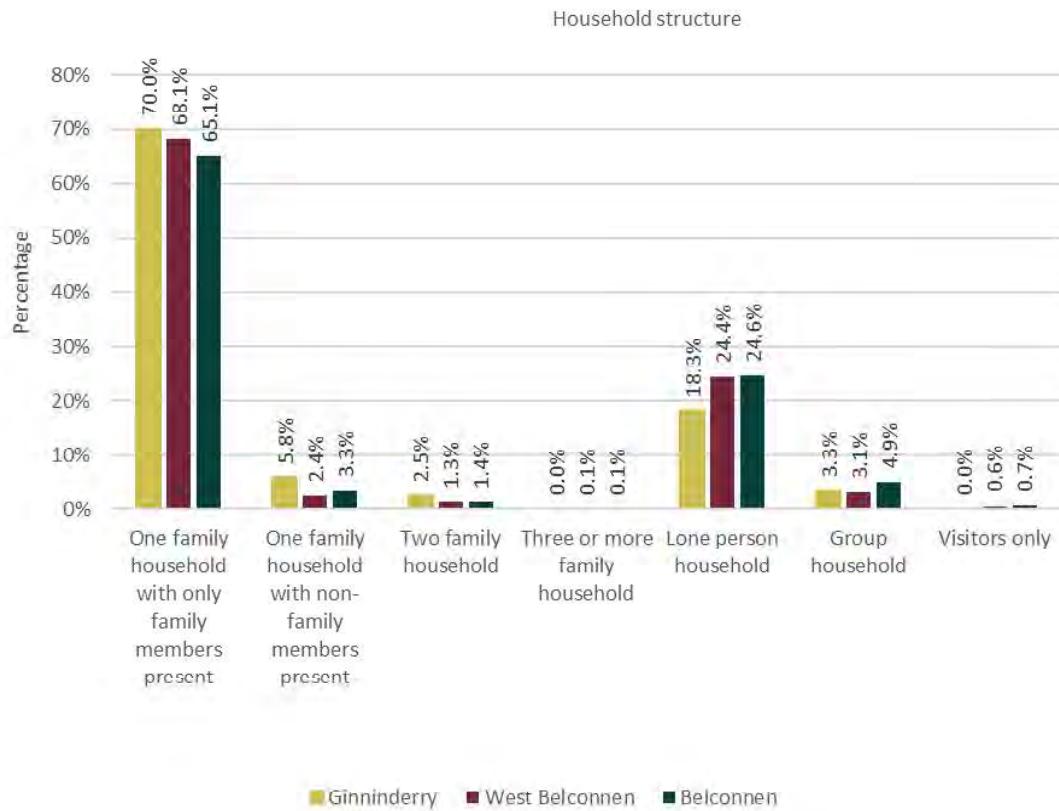
Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Household and family composition

In 2021, the most common household structure in all regions was one family household with only family members present, at 70.1 per cent for Ginninderry and 65.1 per cent in Belconnen. Lone person households were the second most common family structure, however, the share of these households in West Belconnen and Belconnen was higher at close to 25 per cent than in Ginninderry, at roughly 18 per cent (shown in Figure 14).

Ginninderry had higher shares of family households with non-family members present and two family households compared to West Belconnen and Belconnen, with nearly six per cent of households having non family members present at the time of the Census. This indicates that there may be a larger proportion of multigenerational households present in the area.

FIGURE 14: HOUSEHOLD STRUCTURE IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) POE

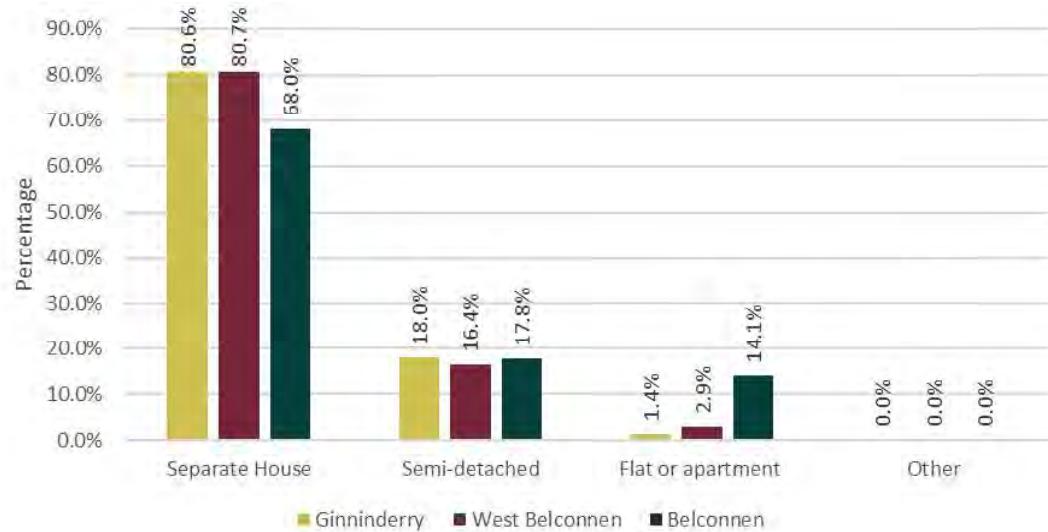


Source: SGS Economics and Planning and ABS Census TableBuilder 2021

In 2021, separate houses were the predominant dwelling type for all regions, representing just over 80 per cent of dwellings in both Ginninderry and West Belconnen. Separate houses are also still the most common dwelling type across Belconnen, but represent a smaller share at 68 per cent. Across the district, just under 15 per cent of dwellings in 2021 were apartments, influenced by the concentrations of apartment buildings around the town centre. Semi-detached housing types accounted for a similar proportion of dwellings in each of the geographies. Over time the share of dwellings made up by apartments and semi-detached dwellings has also increased.

Between 2016 and 2021, the dwelling structures of West Belconnen and Belconnen greatly shifted. Belconnen generally became denser, with the number of flats or apartments increasing primarily around the Town Centre, whereas West Belconnen saw the largest increase in separate houses.

FIGURE 15: DWELLING STRUCTURE IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) POE

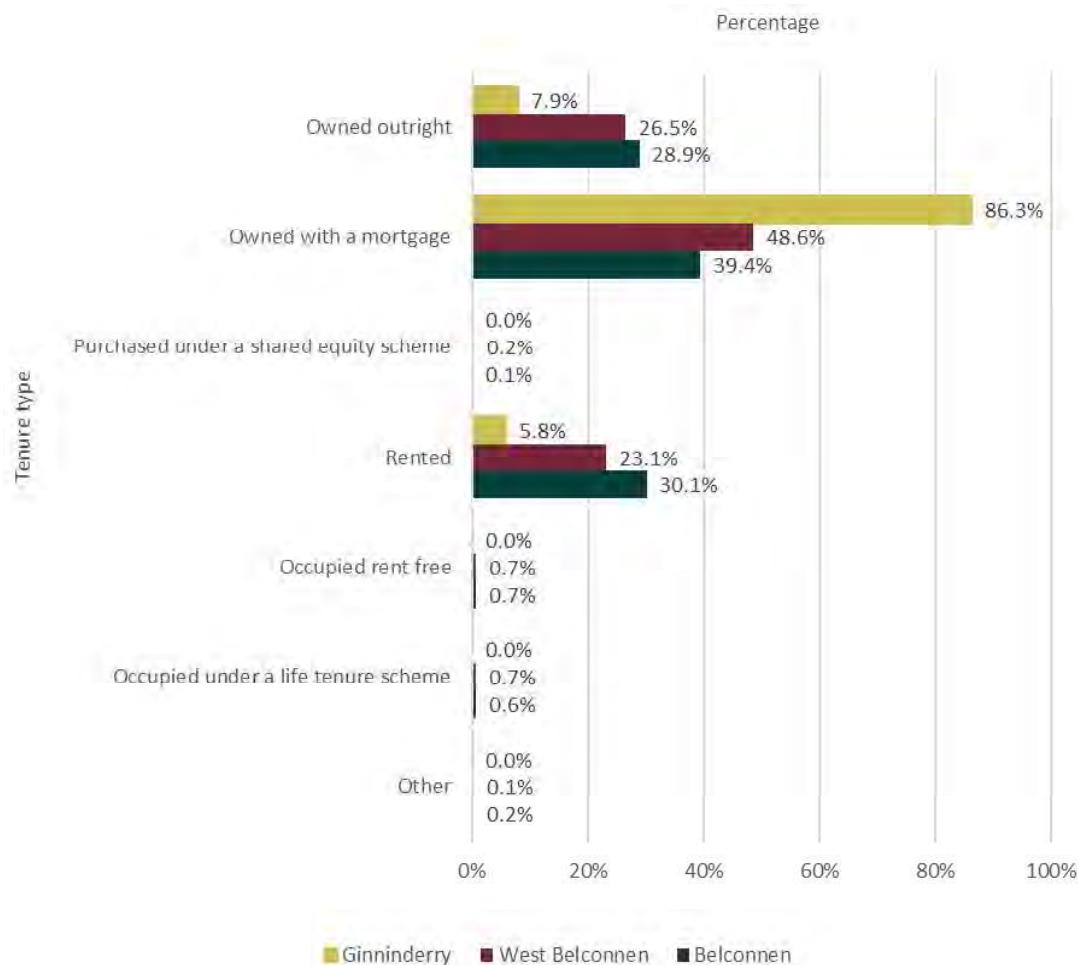


Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Tenure type

In 2021, the vast majority of dwellings in Ginninderry were owned with a mortgage (86.3 per cent), while in West Belconnen and Belconnen less than 50 per cent of households were paying a mortgage. As Ginninderry is a new area, that is largely attracting young families, fewer of these dwellings were likely to have been paid off or purchased outright. Approximately a quarter of the dwellings in the two larger regions were owned outright, while only 7.9 per cent of dwellings were owned outright in Ginninderry. Additionally, Ginninderry has a much smaller share of dwellings that were rented as of 2021, at just under six per cent compared to 23.1 per cent and 30.1 per cent in West Belconnen and Belconnen respectively.

FIGURE 16: TENURE TYPE IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) POE

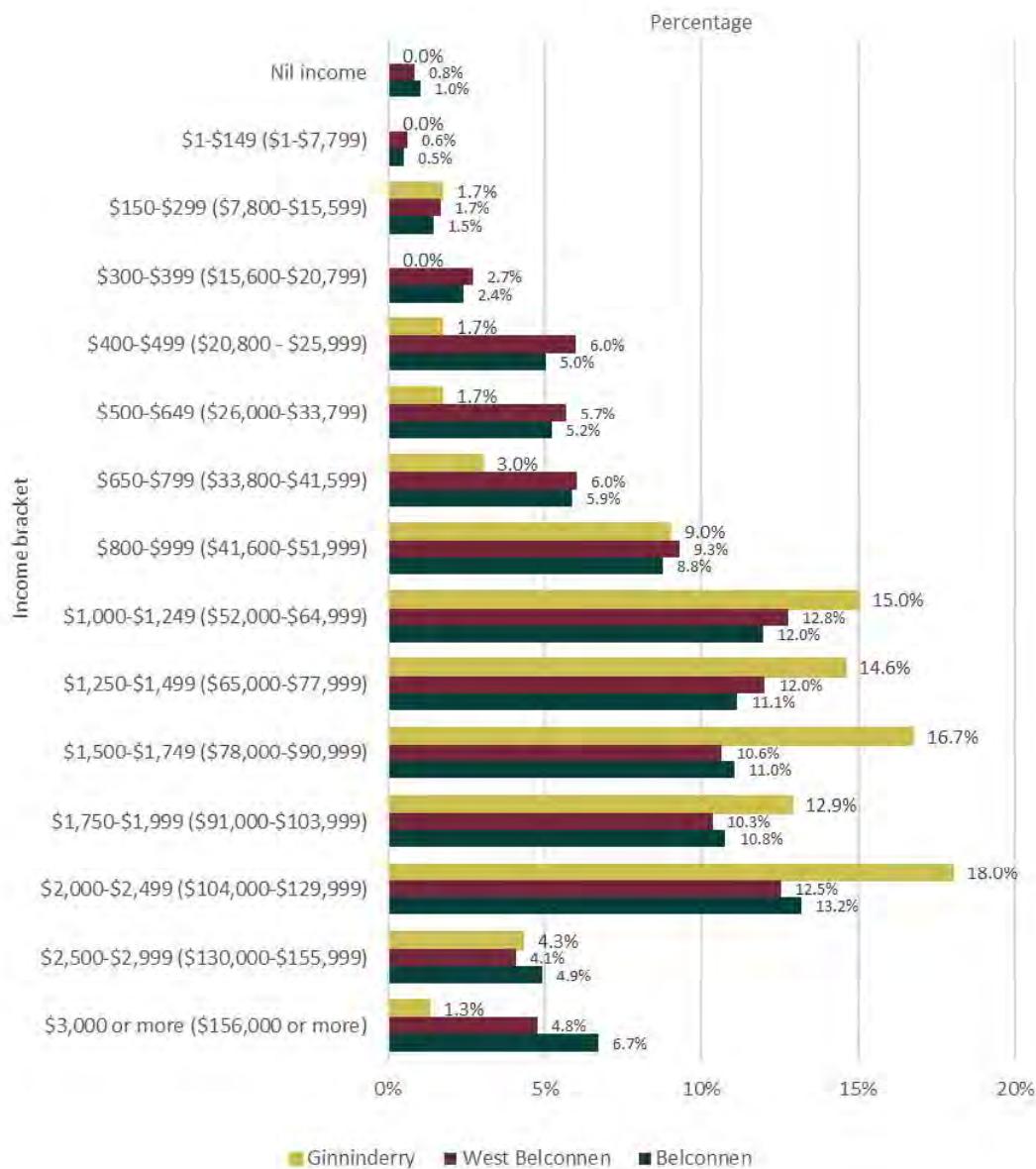


Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Employment and incomes

In 2021, West Belconnen and Belconnen had a similar distribution of household across all income brackets, however, Ginninderry differs and has generally higher incomes. Ginninderry had a much smaller proportion of households on incomes of \$799 a week and below (8.2 per cent), compared to 23.5 per cent in West Belconnen and 21.6 per cent in Belconnen, and conversely higher shares of incomes up to \$2,500 per week by comparison.

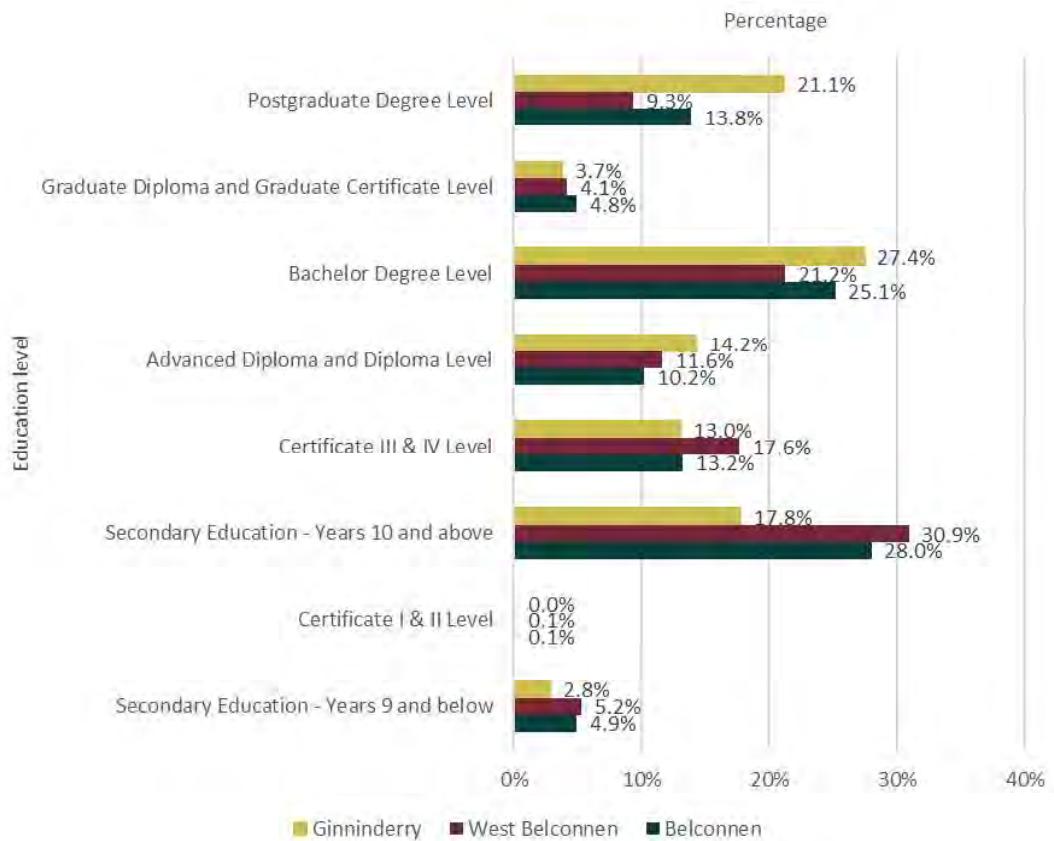
FIGURE 17: EQUIVALISED WEEKLY HOUSEHOLD INCOME IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) POE



Source: SGS Economics and Planning and ABS Census TableBuilder 2021

In 2021, the highest level of educational attainment for the majority of residents in Ginninderry was at the Bachelor Degree level or above, at 52.2 per cent, while 34.6 per cent of residents in West Belconnen and 43.7 per cent of residents in Belconnen were educated at the same level. Ginninderry also has a higher share of people with a Postgraduate Degree, at over 20 per cent.

FIGURE 18: HIGHEST LEVEL OF EDUCATION ATTAINMENT IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR



Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Between 2016 and 2021, the number of people with a non-school qualification increased in West Belconnen and Belconnen except for the Certificate I & II Level. Residents with Postgraduate Degrees saw the largest proportional increase for both regions, increasing by 47 per cent across Belconnen, and by 35 per cent in West Belconnen.

Health and wellbeing

In 2021, the proportion of residents in Ginninderry with a need for assistance with core activities was 1.6 per cent – though noting that these results have been randomised due to the low sample size in the Census. This proportion was lower than the proportion for West Belconnen and Belconnen, with both having over five per cent of residents requiring assistance.

TABLE 36: NEED FOR ASSISTANCE IN GINNINDERRY, WEST BELCONNEN AND BELCONNEN (2021) PUR

Geography	Has need for assistance with core activities	Percentage (%)
Ginninderry	5	1.6
West Belconnen	556	5.8
Belconnen	2,207	5.3

Source: SGS Economics and Planning and ABS Census TableBuilder 2021

Between 2016 and 2021, West Belconnen and Belconnen saw large increases in the number of residents with a need for assistance.

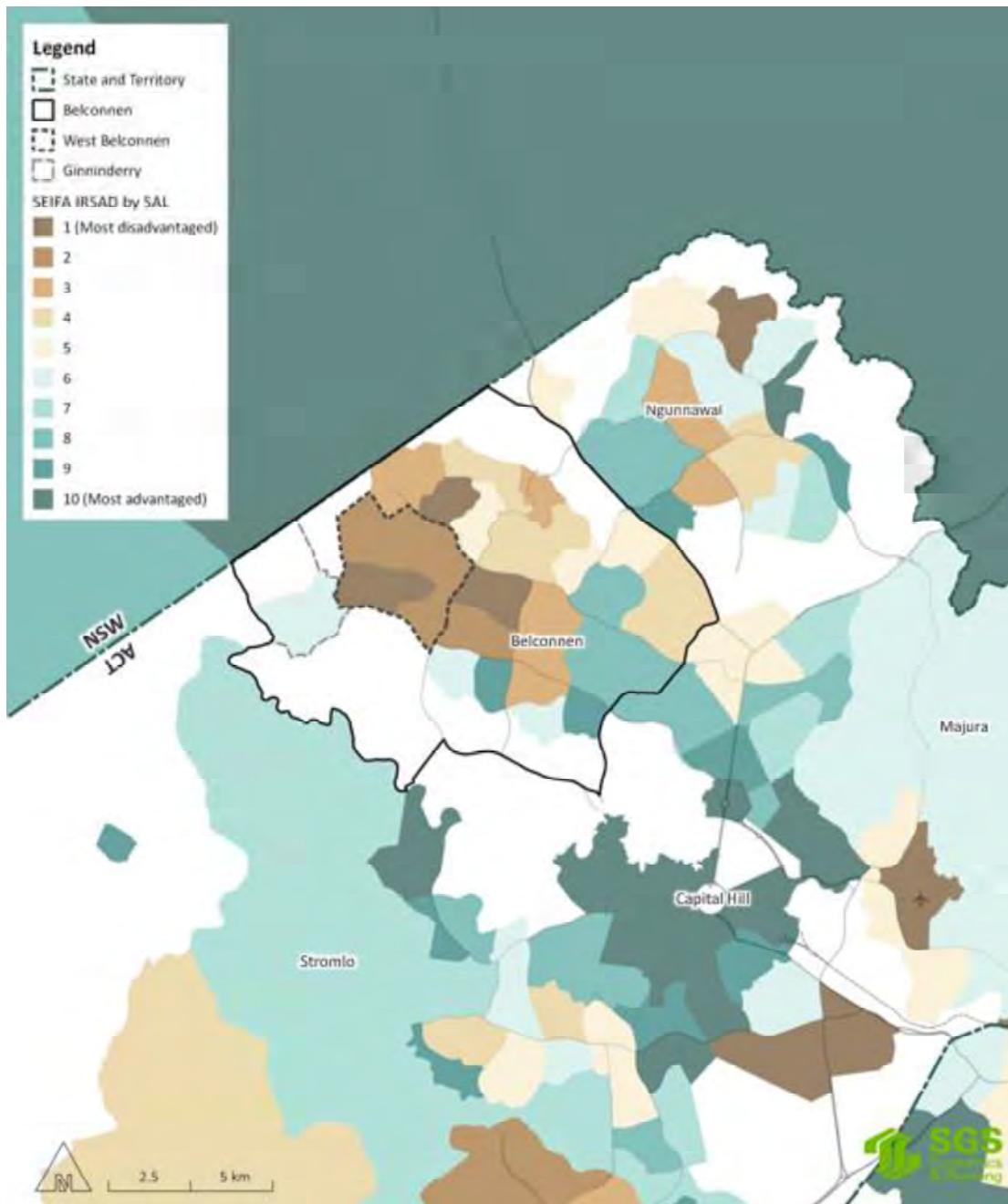
Inequality and disadvantage

Figure 19 below shows the state ranked deciles of the SEIFA Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) by suburbs and localities.

The more acute levels of socio-economic disadvantage are concentrated in the western half of the district. West Belconnen does not have a suburb or locality which is ranked higher than the second decile, while Ginninderry is ranked in the sixth decile. This pattern of disadvantage reflects historical factors in the older established suburbs, such as comparatively lower levels of access to public transport, and longer distances to jobs and social infrastructure which has worsened socio-economic disadvantage over time.

As a new development, the option of living in Ginninderry is more likely to be available to households that have relatively high and stable incomes, tied to well-paying jobs to be able to afford mortgages on new houses (which has been seen in the tenure types, household composition, weekly incomes and education levels discussed above).

FIGURE 19: SEIFA INDEX OF RELATIVE SOCIO-ECONOMIC ADVANTAGE AND DISADVANTAGE (2021) BY STATE RANKED DECILES (SUBURBS AND LOCALITIES) 2021



Source: SGS Economics and Planning and ABS Socio-Economic Indexes for Australia (SEIFA) 2021

Appendix C

Population Assumptions

The Ginninderry Master Plan Refresh proposes a dwelling yield range for future development across the neighbourhoods of Ginninderry, accounting for variation in the proposed dwelling yield with a minimum and maximum scenario. The dwelling yield is split across the typology types shown in Table 37 below.

TABLE 37: GINNINDERRY HOUSING TYPOLOGIES

Housing Type	Description
Suburban	Suburban
Urban Terrace	Single title terraces
Urban Townhouse	Walk up townhouses / apartments
Urban Apartments	4-6 storey apartments
Mixed-use - Low	Ground floor commercial with 3-storey residential apartments
Mixed-use - Medium	Ground floor commercial with 4-6 storey residential apartments
Mixed-use - High	Ground floor commercial with 8-10 storey residential apartments
Eco Village	Lot size of 2,500m ² or 4 dwellings per hectare

Source: Riverview Projects 2023

Method

To project a future population, SGS investigated the average number of people per household by Dwelling Structure from ABS 2021 Census for the districts of Gungahlin, Belconnen, Molonglo and the suburb of Strathnairn.⁴⁰ As the Master Plan Refresh is underpinned by detailed forward planning of the

⁴⁰ Average household size is taken from the count of private dwellings and persons in occupied private dwellings.

typology mix for each neighbourhood, this allowed for a more nuanced projection of future household sizes, and in turn the population, than applying a blanket average number of people per household.

The household size by dwelling type of the Gungahlin district was used as a proxy for the future household sizes in Ginninderry, based on the following assumptions:

- Gungahlin is a former growth area on the edge of the ACT developed urban area which is now established.
- Gungahlin more closely resembles the dwelling mix proposed within Ginninderry than that of Belconnen, which has fewer medium density typologies, and Molonglo, which despite being a newer greenfield district has delivered a much higher dwelling density than is intended in Ginninderry.
- The average household size across Gungahlin reflects that of Strathnairn as was recorded in the 2021 Census, at 2.4 people per household. This sense check ensures the proposed conversion of yield to household size aligns with what has already been delivered in Ginninderry, and assumes that future development will follow a relatively similar development pattern to ensure smooth transitions between neighbourhoods.
- Density within Gungahlin evolved during its development lifecycle to accommodate changing attitudes and perspectives on built form, mirroring the opportunity for a revised dwelling yield and population as part of this first Master Plan Refresh.

SGS aligned the ABS Census's Dwelling Structure classifications with the described Ginninderry typologies to determine an equivalent household size assumption for each. Based on this, a forecast population range of **39,771 residents (minimum scenario) and 44,733 residents (maximum scenario)** was derived. The population forecast differs by an additional 12,366-17,328 residents from that proposed in the 2017 Community Needs Assessment. The equivalence tables are provided below.

TABLE 38: PROPOSED POPULATION

	Assumed Dwelling Yield	Proposed Population
2017 Community Needs Assessment	9,850	27,405
Master Plan Refresh 2023 Minimum	16,665	39,771
Master Plan Refresh 2023 Maximum	18,973	44,733

Source: SGS Economics and Planning and Riverview Projects

TABLE 39: SCENARIO POPULATION CALCULATIONS

Ginninderry Yield Category	Census Dwelling Structure	Gungahlin Average Household Size	Master Plan Refresh Minimum Yield	Master Plan Refresh Maximum Yield
Suburban	Separate house	3.2	3,592	3,592
Urban Terrace	One storey	2.3	2,406	2,751
Urban Townhouse	Two or more storeys	2.6	2,653	3,161
Urban Apartments	In a four to eight storey block	2.0	1,396	1,861
Mixed-use - Low	In a three storey block	2.1	616	616
Mixed-use - Medium	In a four to eight storey block	2.0	3,960	4,950
Mixed-use - High	In a nine or more storey block	2.1	1,927	1,927
Eco Village	Separate house	3.2	114	114
Average		2.4		
Total Dwellings			16,665	18,973

Source: ABC TableBuilder, Riverview Projects

Consistent with the use of Gungahlin as a proxy for the likely persons per household ratios, the study has adopted the 2021 Census age profile for Gungahlin as a proxy proportional representation of the future Ginninderry population. By individual age group, the existing percentage share in Gungahlin was applied to the Ginninderry minimum and maximum forecast population to derive the age breakdown for the minimum and maximum scenarios. This was used directly to inform the demand analysis for schools infrastructure and aged care. Table 40 below shows the population split across five year intervals.

TABLE 40: PROPOSED POPULATION

Age - years	Gungahlin percentage share	Master Plan Refresh Minimum Population	Master Plan Refresh Maximum Population
0-4	6.1%	3,103	3,490
5-9	8.3%	3,317	3,731
10-14	6.9%	2,759	3,103
15-19	5.6%	2,246	2,527
20-24	6.6%	2,614	2,940
25-29	9.0%	3,572	4,017
30-34	9.6%	3,820	4,297
35-39	10.2%	4,049	4,554
40-44	8.6%	3,432	3,860
45-49	7.1%	2,817	3,168
50-54	5.6%	2,235	2,514
55-59	4.2%	1,675	1,884
60-64	3.2%	1,271	1,429
65-69	2.6%	1,051	1,182
70-74	2.1%	821	925
75-79	1.3%	522	587
80-84	0.7%	294	330
85-89	0.3%	127	143
90-94	0.1%	36	41
95+	0.0%	8	10

Source: SGS Economics and Planning, ABS Census 2021 TableBuilder

Three – Indicative Site Views



**CHP Development Opportunity,
indicative location**

Strathnairn Local Centre Site
- Subject to approval



CHP Development Opportunity,
indicative location

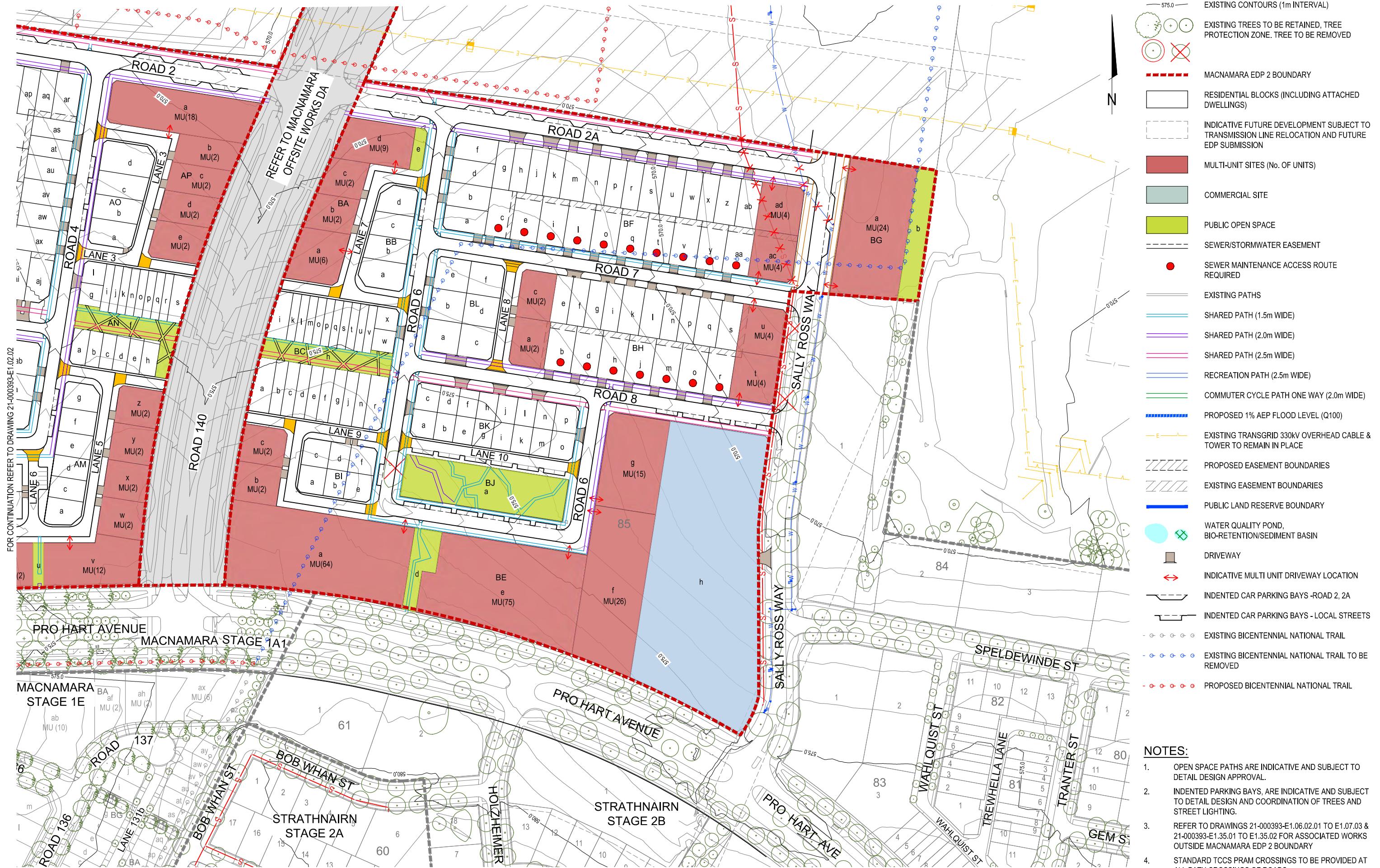
Strathnairn Local Centre Site
- Subject to approval



CHP Development Opportunity,
indicative location

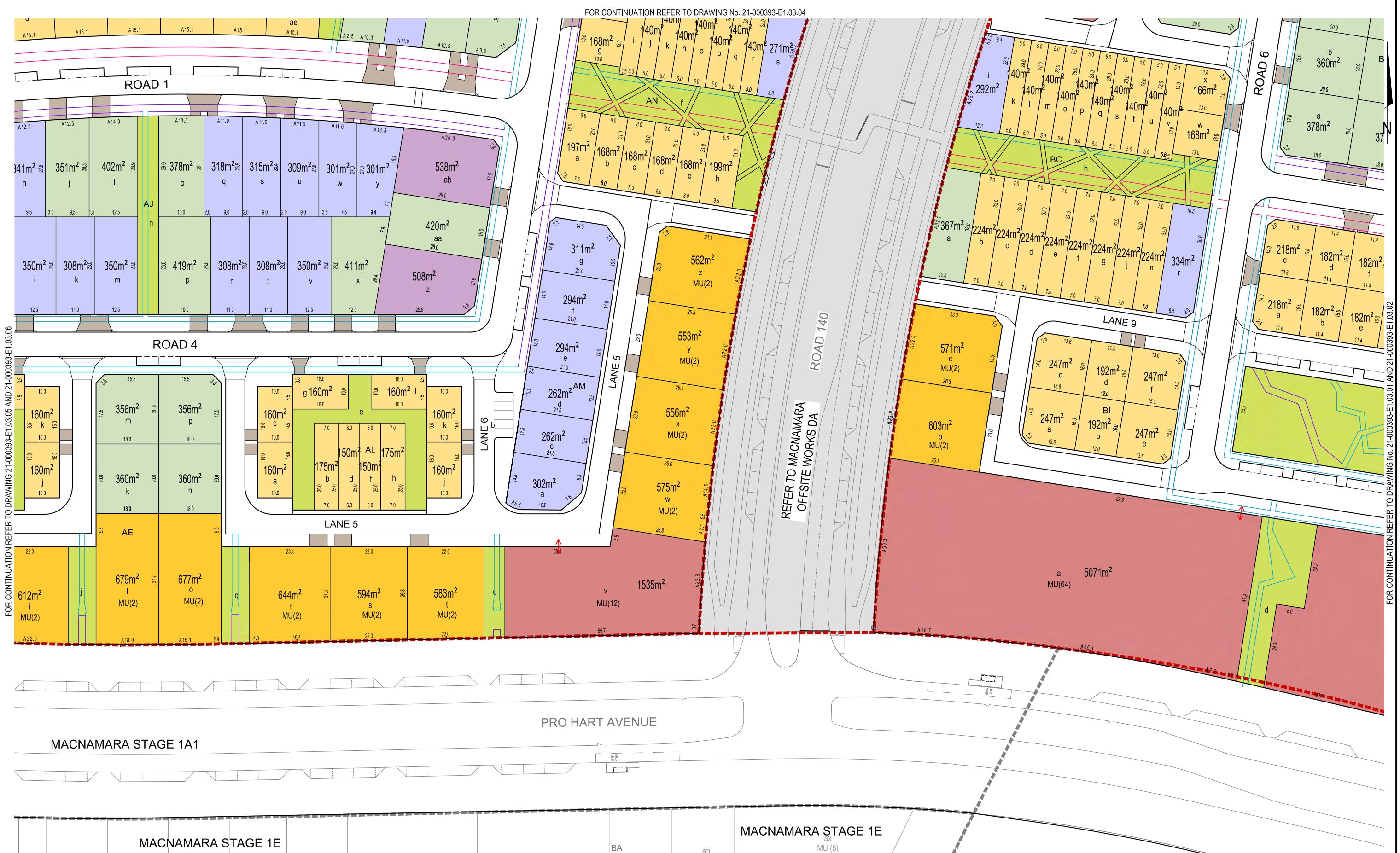
Strathnairn Local Centre Site
- Subject to approval

Four – Extracts of EDP Plans



INITIAL ISSUE	DES	DRN	CHK	APP	DATE
	JS	SKT	PH	Q1	24/08/2023
AMENDMENT DETAILS					
STATUS					

AMENDMENT DETAILS		STATUS		SCALE					
ESTATE DEVELOPMENT PLAN									
APPROVED									
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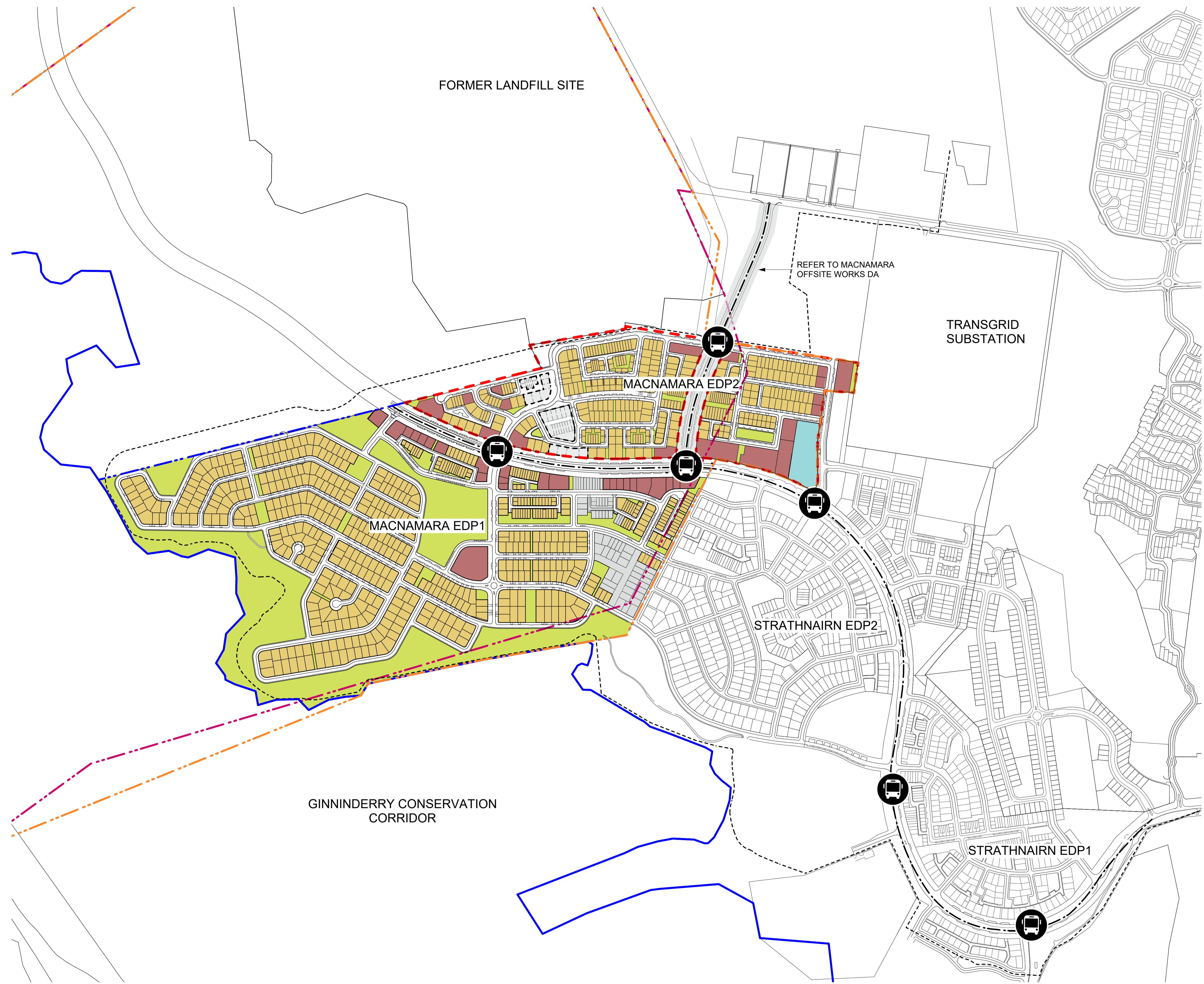


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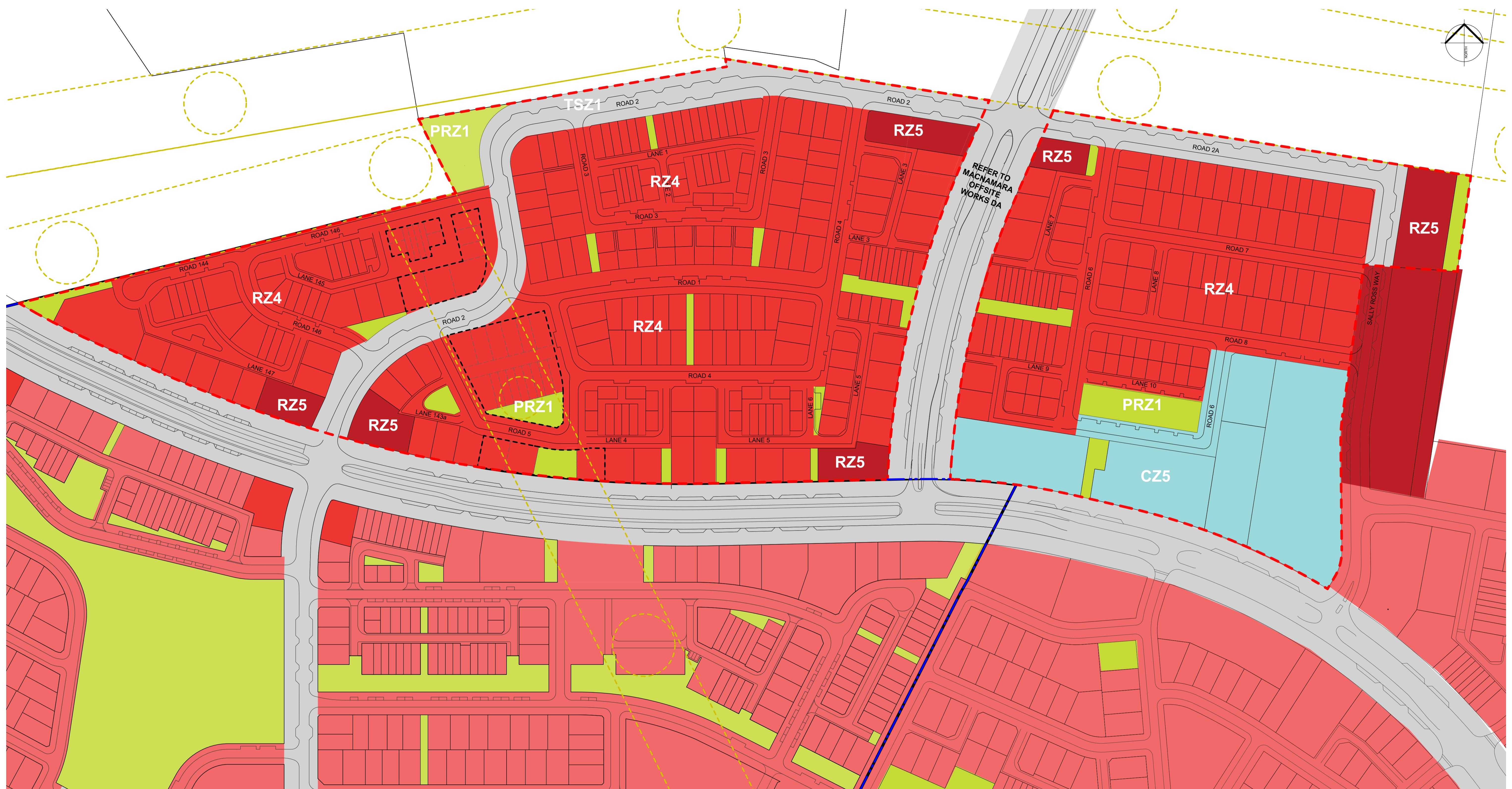
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APPROVED							0	5	10	15	20	25	30	35	40
BY: NO:							SCALE 1:500 (A1)				SCALE 1:1000 (A3)				
SIGN: DATE:							CLIENT			PROJECT			DRAWING TITLE		
							MACNAMARA EDP 2			BLOCK DETAILS PLAN					
							WAE No			SHEET 3 OF 7					
							PROJECT No.	DRAWING No.	EDP No	REVISION	21-000393	E1 03 03			

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AMENDMENT DETAILS						STATUS	SCALE	WAE No.	PROJECT	DRAWING TITLE	
DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS					ESTATE DEVELOPMENT PLAN	CLIENT/CONSULTANTS
A	JM	JM	OT	OT	28/08/23	ISSUE FOR DA	0m 50 100 150 200 250 300 350 400 SCALE 1:5000 (A1)	SCALE 1:10000 (A3)	Ginninderry redbox design group	Tait Network	MACNAMARA EDP 2
A M E N D M E N T S						Authorised for Issue: BY: OT			DISCLAIMER ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY	CONCEPT MASTER PLAN	



LEGEND

 MACNAMARA EDP1 BOUNDARY	 RZ1	RESIDENTIAL - RZ1 - SUBURBAN
 MACNAMARA EDP2 BOUNDARY	 RZ3	RESIDENTIAL - RZ3 - URBAN RESIDENTIAL
 TRANSMISSION LINES EASEMENT	 RZ4	RESIDENTIAL - RZ4 - MEDIUM DENSITY RESIDENTIAL
 FUTURE DEVELOPMENT SUBJECT TO TRANSMISSION LINE RELOCATION	 RZ5	RESIDENTIAL - RZ5 - HIGH DENSITY RESIDENTIAL

PRZ1	URBAN PARKS AND RECREATION - PRZ1 - URBAN OPEN SPACES
NUZ3	NON URBAN - NUZ3 - HILLS RIDGES AND BUFFERS
TSZ1	TRANSPORT AND SERVICES - TSZ1 - TRANSPORT

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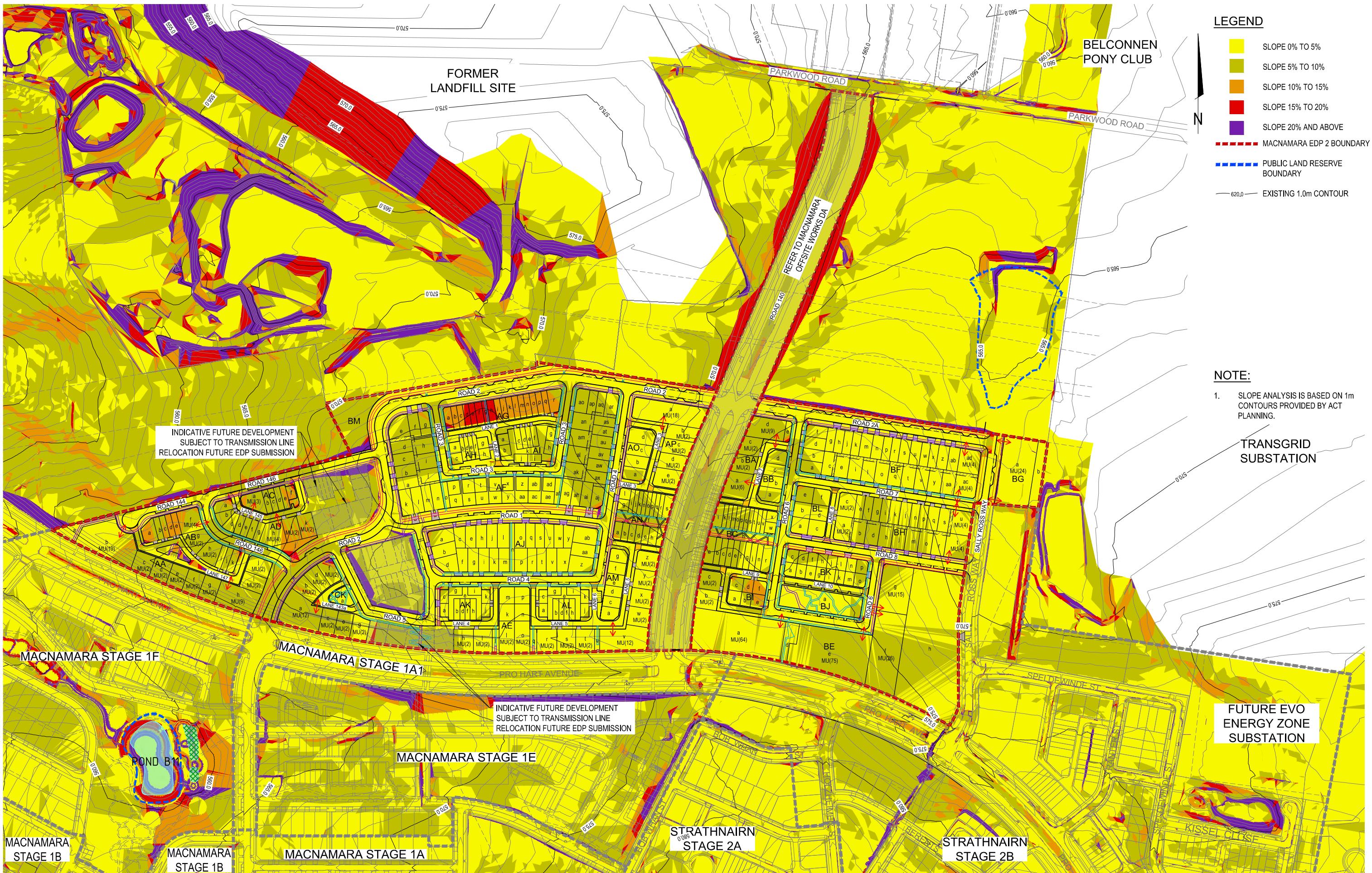
Ginninderry 

redbox
design group

Tait Network

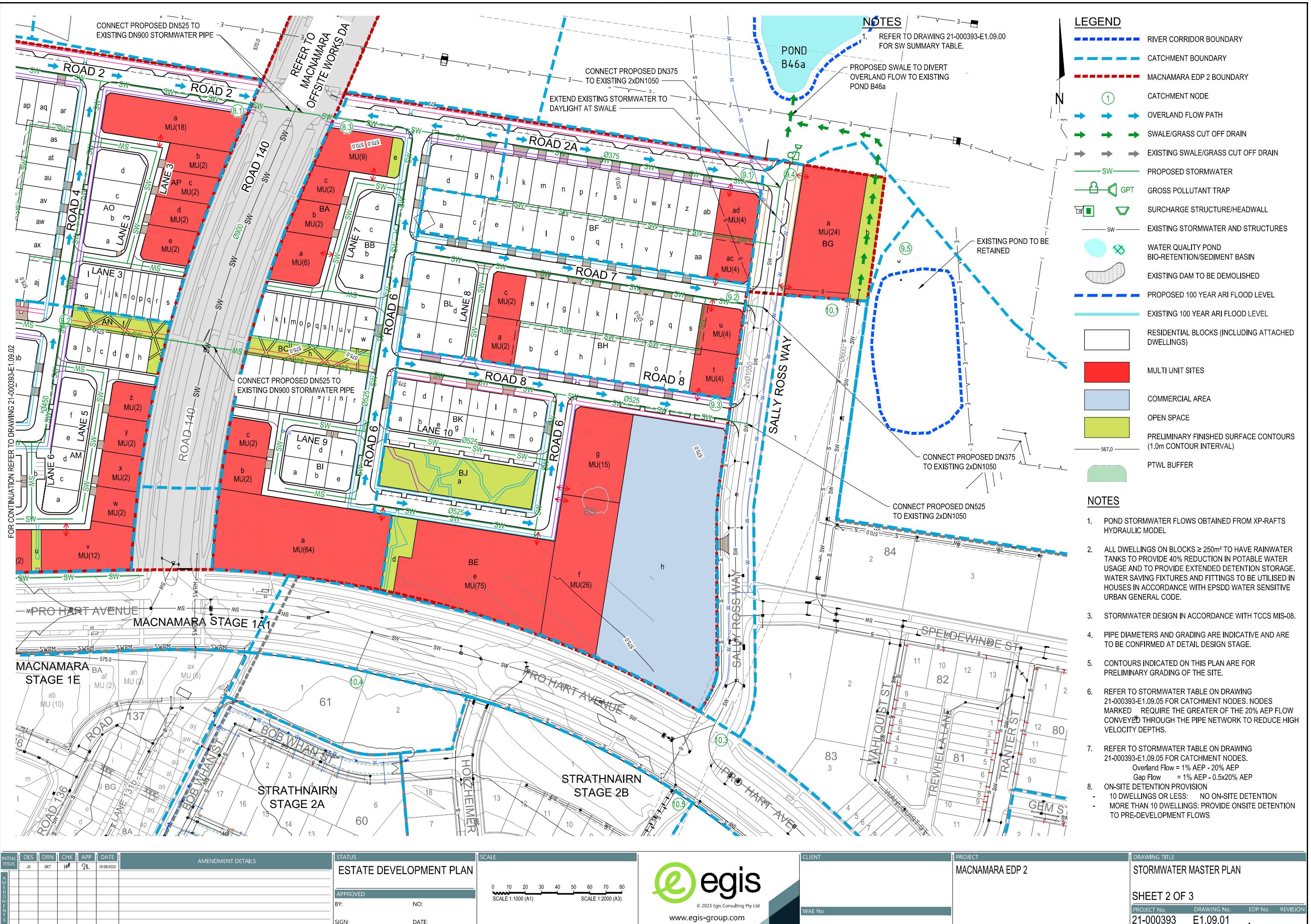
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ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR
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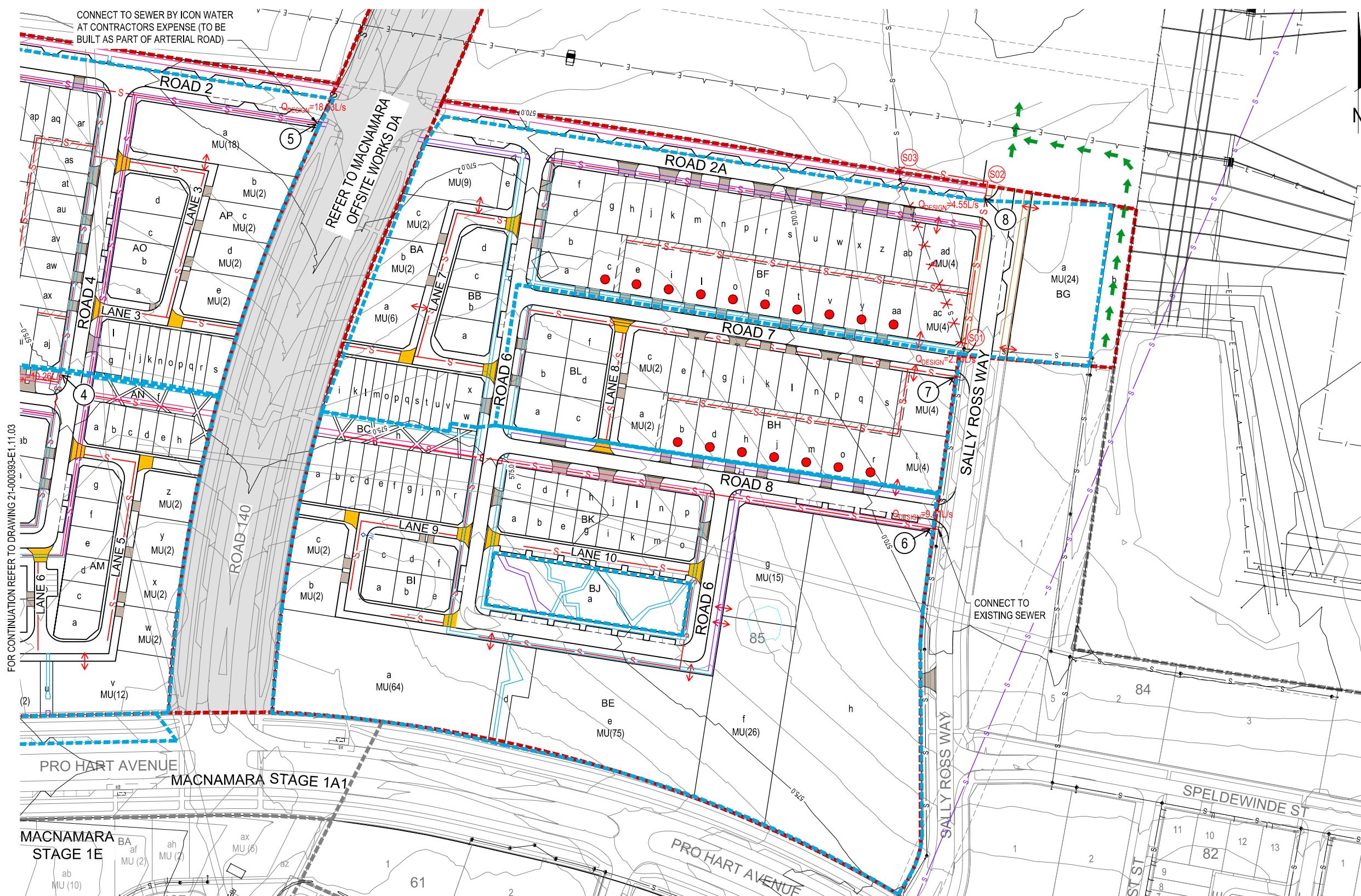
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LAND USE PLAN SHEET 1 OF 1



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AMENDMENTS						

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APPROVED	
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SIGN:	DATE:
SCALE: 1:2000 (A1) SCALE: 1:4000 (A3)	





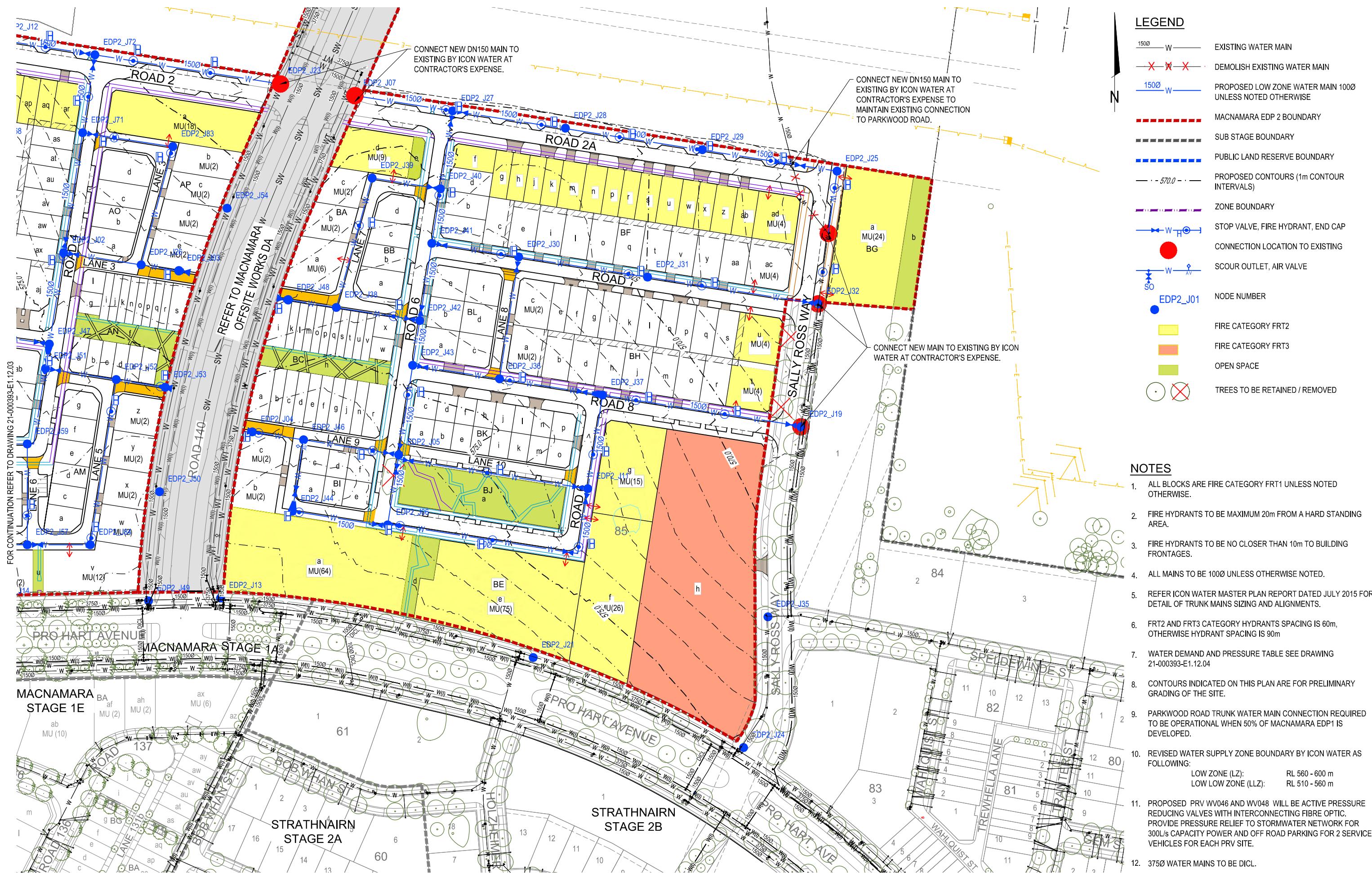
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		NSA (Ha)	Dwellings (Total)	EP	TEP	Aeff	ADWF (L/s)	PDWF (L/s)	GWI (L/s)	RDI (L/s)	Design Local Catchment Sewer Flow (L/s)	Cumulative Total Catchment Sewer Flow (L/s)	Indicative Total Catchment Sewer Main Size (mm)
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2	0	3.04	55	3.5	192.5	3.04	0.82	2.67	0.04	4.46	7.18	7.18	150
3	2	1.55	24	3.5	84	0.93	0.18	0.66	0.02	1.48	2.16	9.34	150
4	0	2.62	62	3.5	217	2.62	2.13	6.31	0.04	3.91	10.26	10.26	150
5	4	5.17	124	3.5	434	3.87	0.90	2.87	0.07	5.33	8.28	18.53	225
6	0	4.94	216	2.5	540	4.22	1.13	3.50	0.07	5.85	9.41	9.41	150
7	0	1.48	35	3.5	122.5	1.10	0.26	0.92	0.02	1.76	2.70	2.70	150
8	0	3.09	83	2.5	207.5	2.07	0.43	1.48	0.04	3.03	4.55	4.55	150

STATUS	SCALE
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BY:	NO:
SIGN:	DATE:



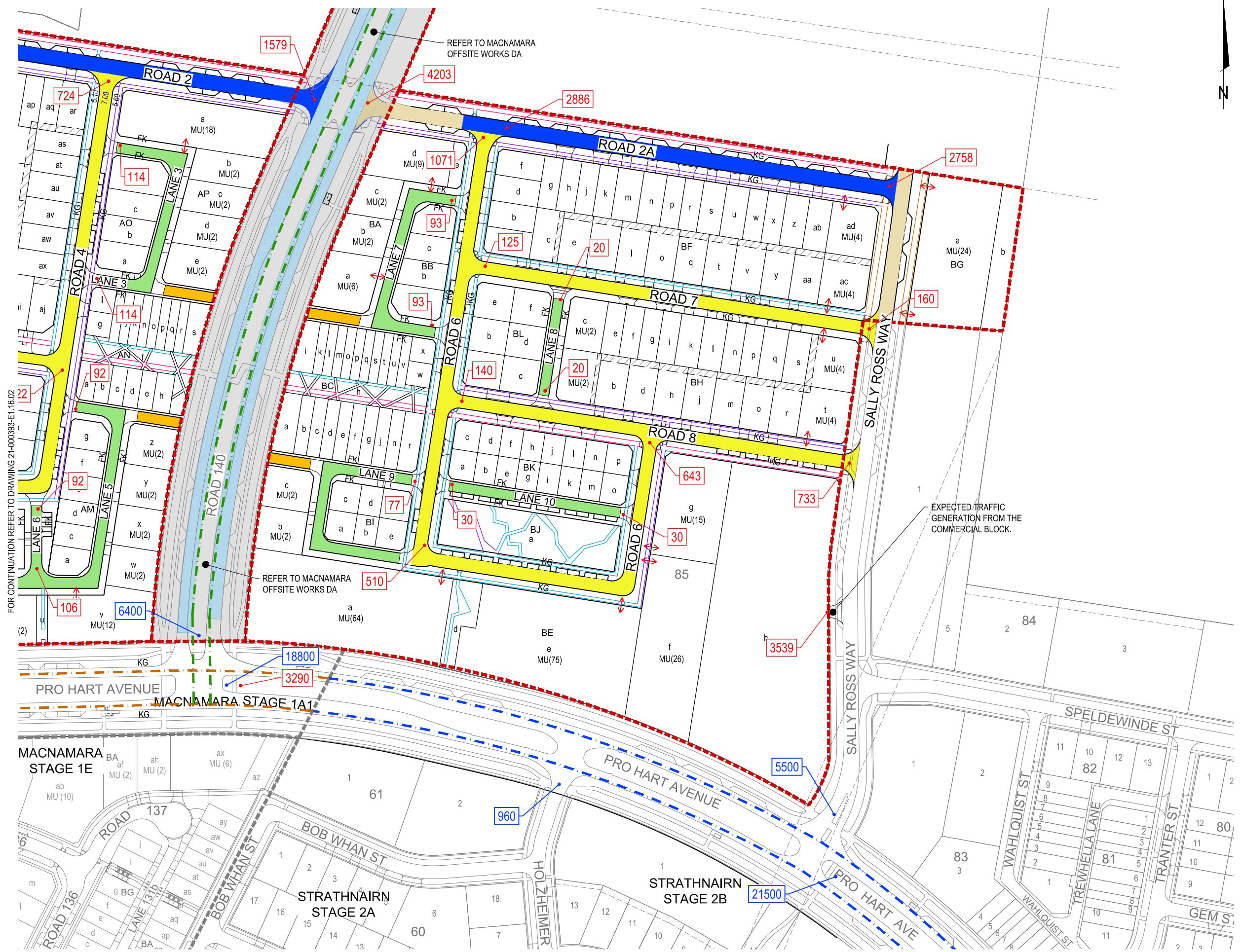
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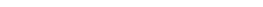
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MACNAMARA EDP 2	SEWER MASTERPLAN		
SHEET 1 OF 2			
PROJECT No.	DRAWING No.	EDP No	REVISION
21-000393	E1.11.02		



INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
	JS	SKT	HL	9L	24/08/2023	

STATUS	ESTATE DEVELOPMENT PLAN	SCALE
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BY:	NO:	SCALE 1:1000 (A1) SCALE 1:2000 (A3)
SIGN:	DATE:	



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SIGN:	DATE:	



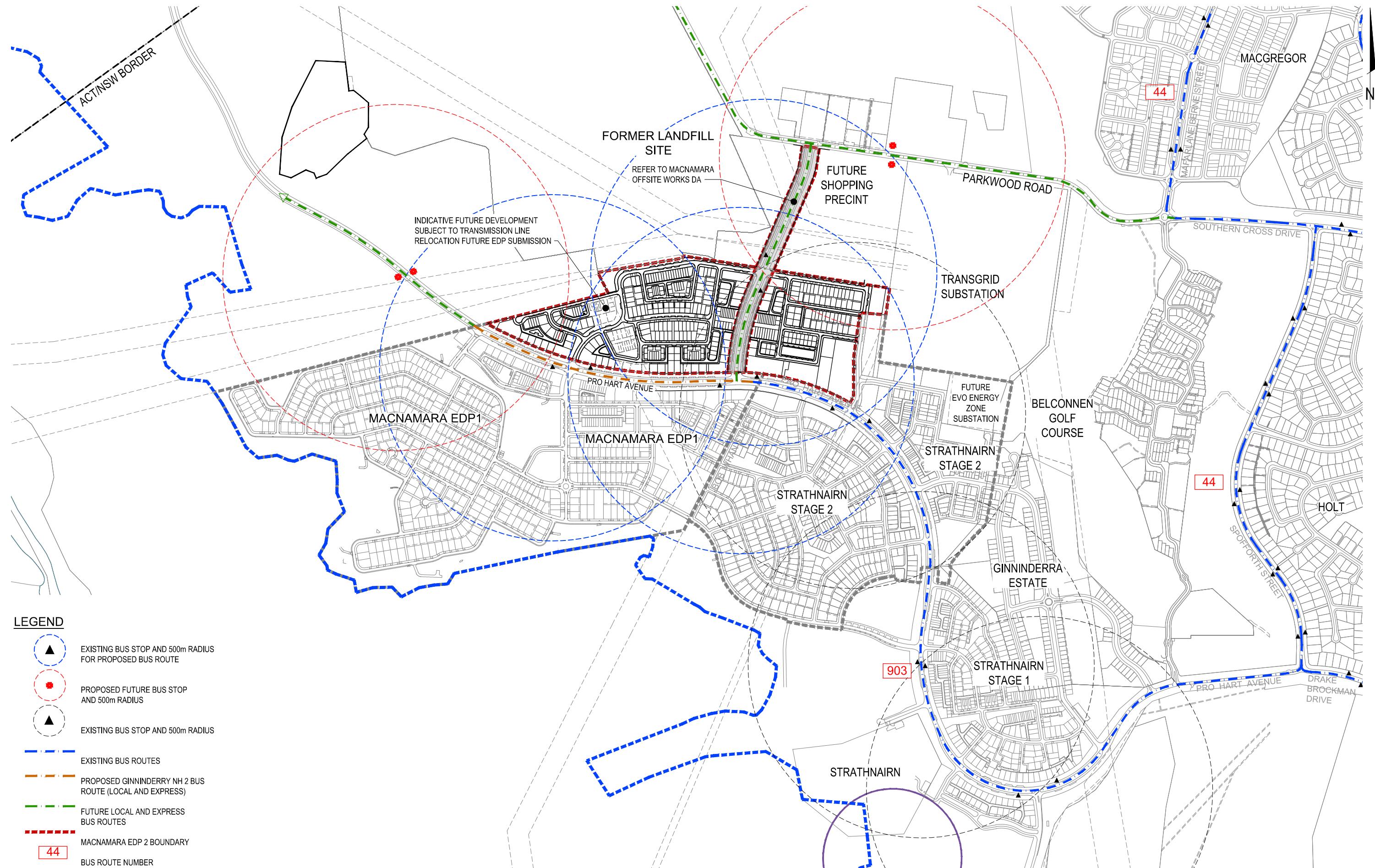
www.egls-group.com

CLIENT		PROJECT
	WAE No	MACNAMARA

EDP 2	DRAWING TITLE ROAD HIERARCHY AND TRAFFIC ANALYSIS PLAN SHEET 1 OF 3		
PROJECT No.	DRAWING No.	EDP No.	REVISION
21-000393	E1.16.01		

NOTES

1. TRAFFIC GENERATION BASED ON ESTATE DEVELOPMENT CODE.
2. REFER DRAWING 21-000393-E1.16.04 FOR DATA TABLE.
3. ALL KERBS SHALL BE KERB AND GUTTER EXCEPT WHERE SHOWN.
4. PARKING BAYS SHALL HAVE K4A AND OCI

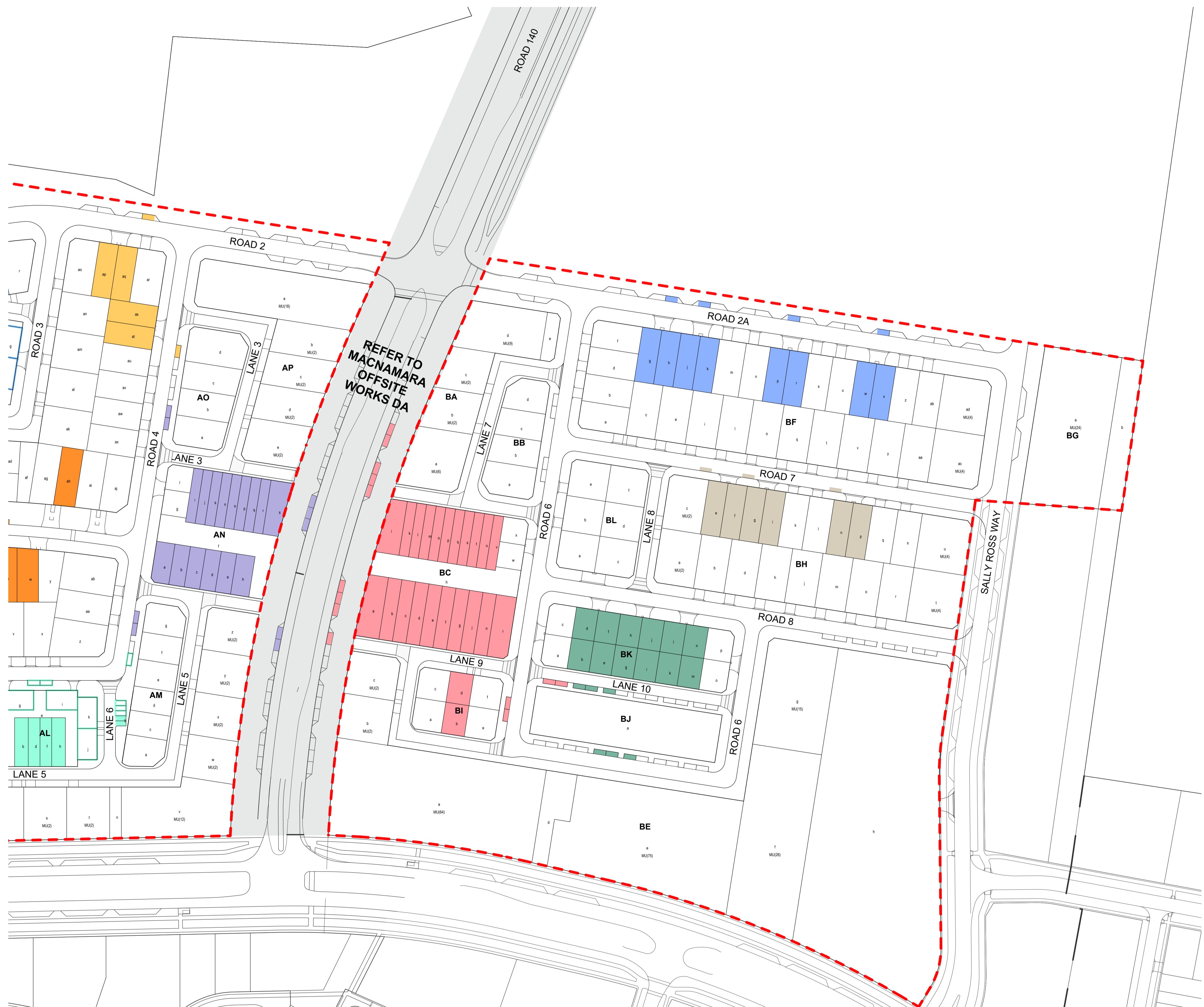


INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
	JS	SKT	YH	9L	24/08/2023	

STATUS	SCALE
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BY:	NO:
SIGN:	DATE:

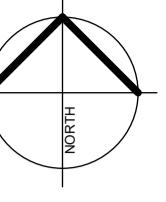
CLIENT	PROJECT
	MACNAMARA EDP 2

DRAWING TITLE	PROJECT No.	DRAWING No.	EDP No.	REVISION
PUBLIC TRANSPORT NETWORK SYSTEMS	21-000393	E1.21.21		



LEGEND

COMMON LEGEND FOR ALL ON STREET PARKING PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.



- MACNAMARA EDP2 BOUNDARY
- INDICATIVE FUTURE DEVELOPMENT SUBJECT TO TRANSMISSION LINE RELOCATION AND FUTURE EDP SUBMISSION
- BLOCKS MORE THAN 12.5M WIDE WHERE 1 ON-BLOCK RESIDENTS' CARPARK IS PROVIDED AND 1 ON-STREET RESIDENTS CARPARK IS PROVIDED
- BLOCKS LESS THAN 12.5M WIDE WHERE 2 ON-BLOCK RESIDENTS' CARPARKS ARE PROVIDED AND VISITOR PARKING COMPLIES WITH R64(c) OF THE ESTATE DEVELOPMENT CODE

MINIMUM VISITOR PARKING REQUIRED FOR BLOCKS LESS THAN 12.5M WIDE - 1 CAR SPACE PER 2 DWELLINGS.

MU SITES ARE ASSUMED TO HAVE PROVIDED ALL REQUIRED PARKING FOR RESIDENTS AND VISITORS ON-BLOCK. EVIDENCE WILL BE PROVIDED AS PART OF THE DEVELOPMENT APPROVAL FOR THE BLOCKS

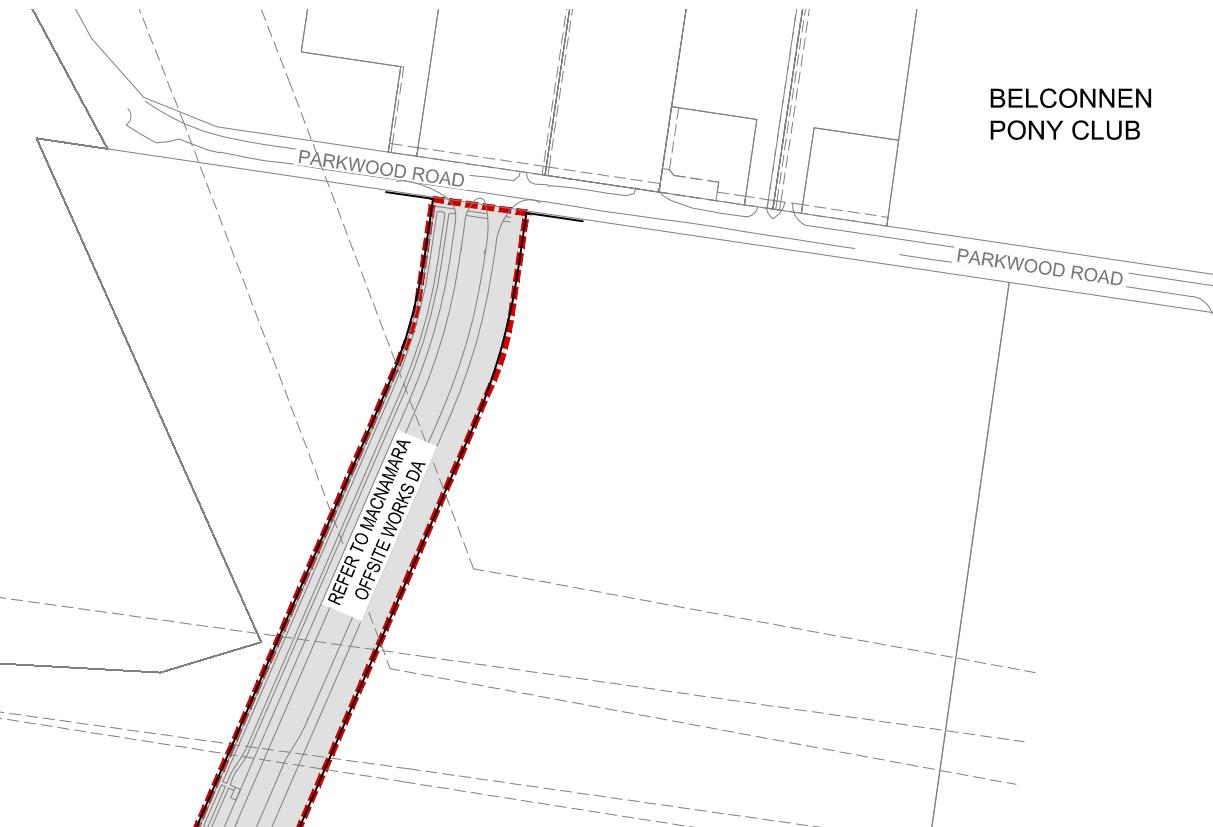
Resident	Visitor	Single Dwelling Blocks with <12.5m Frontage	On-Street Resident Parking Required	On-Street Visitor Parking Required	Total On-Street Parking Required	Total On-Street Parking Provided
		15	1	7.5	8.5	9
		24	4	12	16	16
		4	0	2	2	2
		15	0	7.5	7.5	8
		6	0	3	3	4
		6	6	3	9	9
		6	6	3	9	9
		8	0	4	4	9
		6	0	3	3	4
		23	0	12	12	12
		12	0	6	6	6



DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS	STATUS	SCALE	WAE No.	PROJECT	DRAWING TITLE
A	JM	JM	OT	OT	28/08/23	ISSUE FOR DA	0m 10 20 30 40 50 60 70 80		MACNAMARA EDP 2	ON STREET PARKING PLAN SHEET 2 OF 2
M						ESTATE DEVELOPMENT PLAN	SCALE 1:1000 (A1)			
E						Authorised for Issue: BY: OT	SCALE 1:2000 (A3)			
N						SIGN: <i>[Signature]</i>	DATE: 28/08/23			
T										
S										

IDENTIFIER	BLOCKS SERVICED		NUMBER OF BLOCKS SERVICED	BIN ALLOCATION LENGTH (m)
	SECTION NUMBER	BLOCK NUMBER		
A	AD	h,i,k	8	11.2
B	AC	a	3	4.2
C	AA	b	10	14
D	AA	c,d,e	6	8.4
E	AA	f,g	4	5.6
F	AA	h,i,j	13	18.2
G	AB	g,h,f	8	11.2
H	CK	c,e,g	6	8.4
I	CK	b,d,f	6	8.4
J	CK	a	8	11.2
K	AE	h,i,l	6	8.4
L	AE	o,r,s,t	8	11.2
M	AE	w,x,v	12	16.8
N	AE	y,z	4	5.6
O	AN	a,b,c,d,e,h,m	7	9.8
P	AN	l,j,k,n,o,p,q,r,s	9	12.6
Q	AP	b,c,d,e	8	11.2
R	BA	d	9	12.6
S	BA	a,b,c	10	14
T	BC	i,k,l,m,o,p,q,s,t,u,v	11	15.4
U	BH	a,c	4	5.6
V	BF	a,d	4	5.6
W	BF	ac	4	5.6
X	BH	u	4	5.6
Y	BH	t	4	5.6
Z	BE	b,c	4	5.6
AA	BC	a,b,c,d,e,f,g,i,n,r	10	14

FORMER
LANDFILL SITE

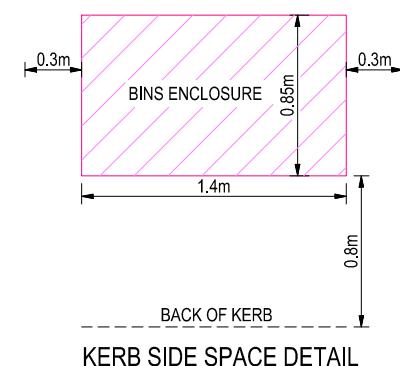


BELCONNEN
PONY CLUB

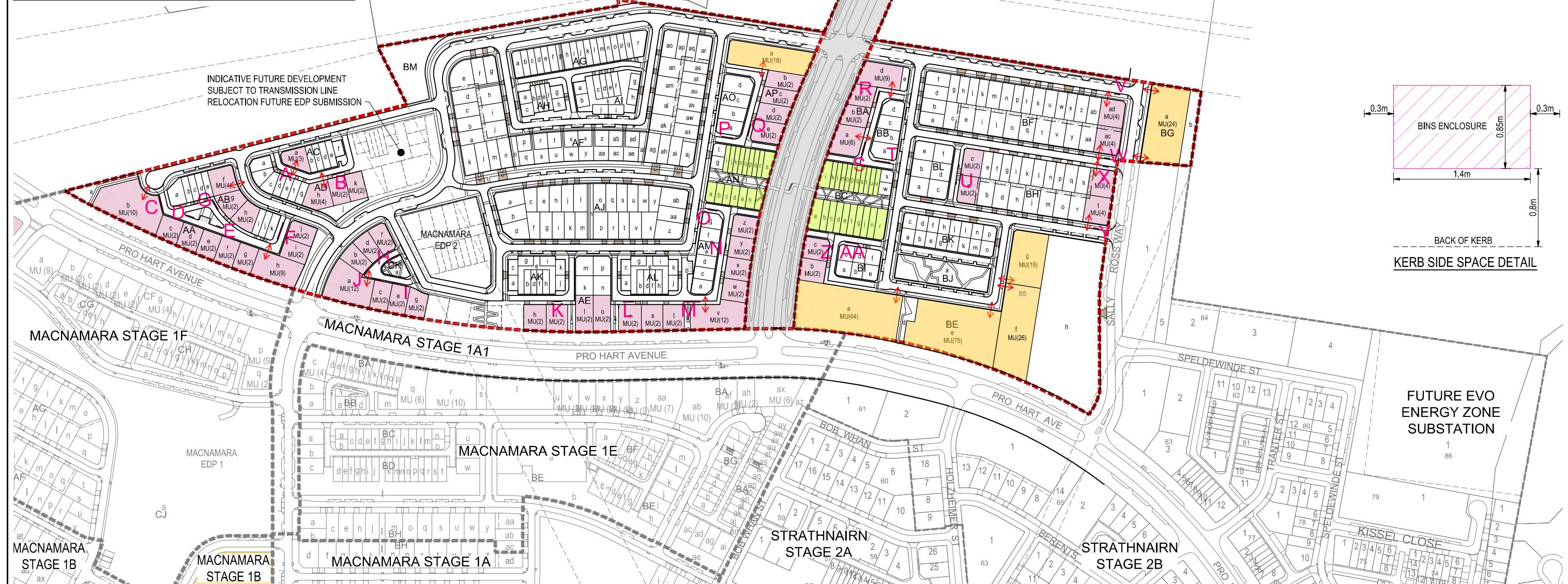
NOTES:
1. REFER DRAWINGS 21-000393-E1.xx.xx TO 21-000393.E1.xx.xx FOR INDICATIVE LOCATIONS OF WASTE COLLECTION PADS FOR REAR LANES.

LEGEND:

- MULTI-UNIT SITES TO HAVE EXTERNAL NOMINATED WASTE COLLECTION POINTS
- MULTI-UNIT SITES TO HAVE INTERNAL ACCESS FOR WASTE COLLECTION
- SINGLE DWELLINGS WITH NOMINATED WASTE COLLECTION POINT
- MACNAMARA EDP 2 BOUNDARY
- COMMON GARBAGE BIN COLLECTION POINT AND IDENTIFIER, REFER TABLE

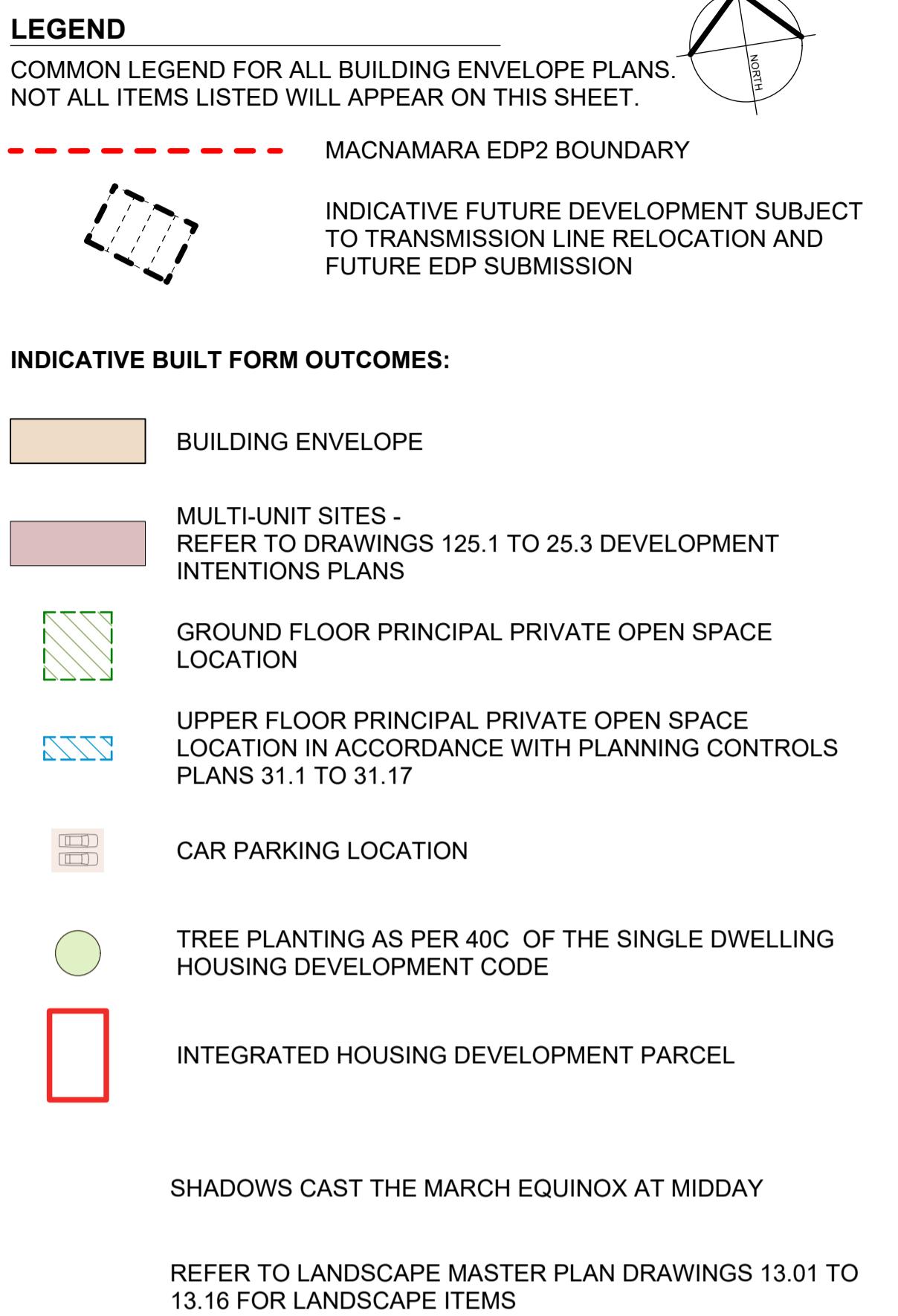


FUTURE EVO
ENERGY ZONE
SUBSTATION

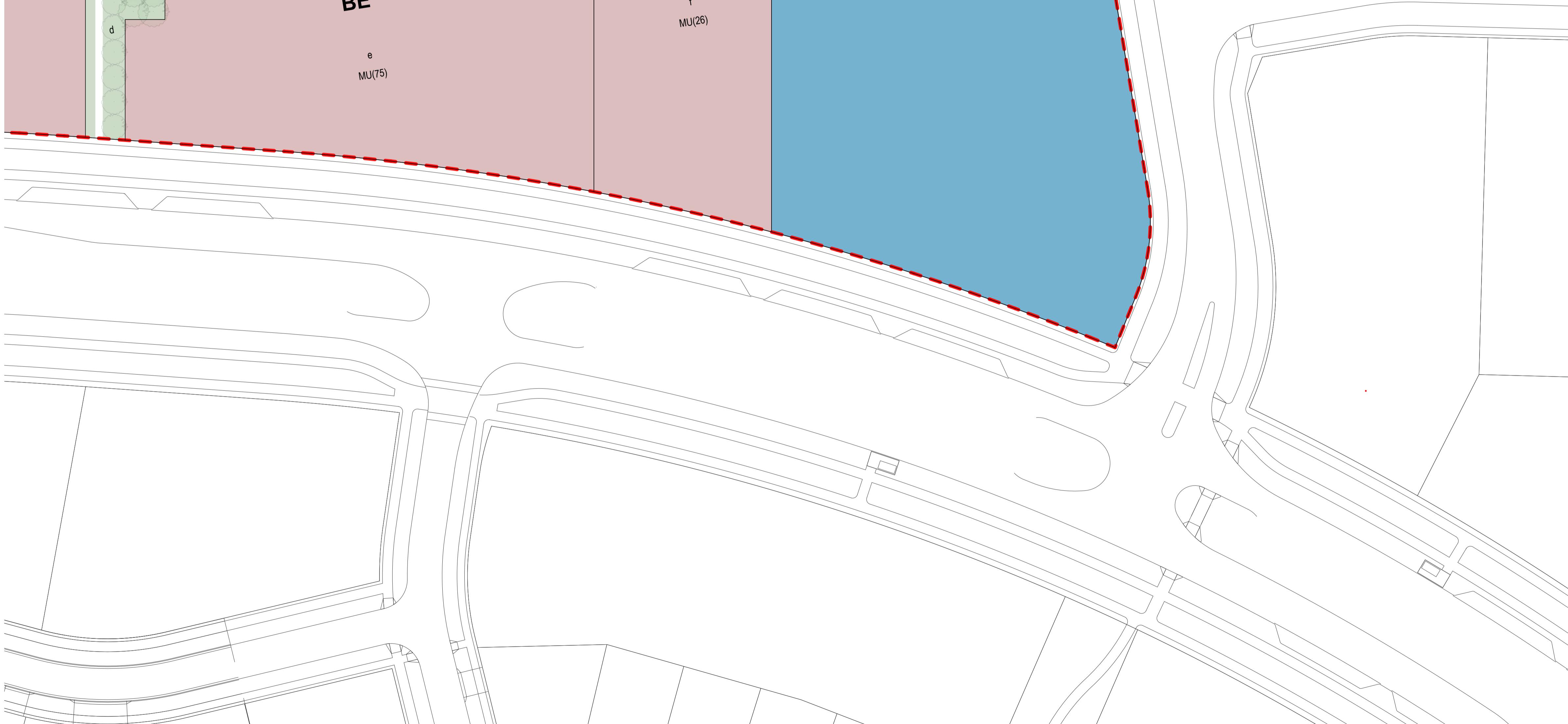
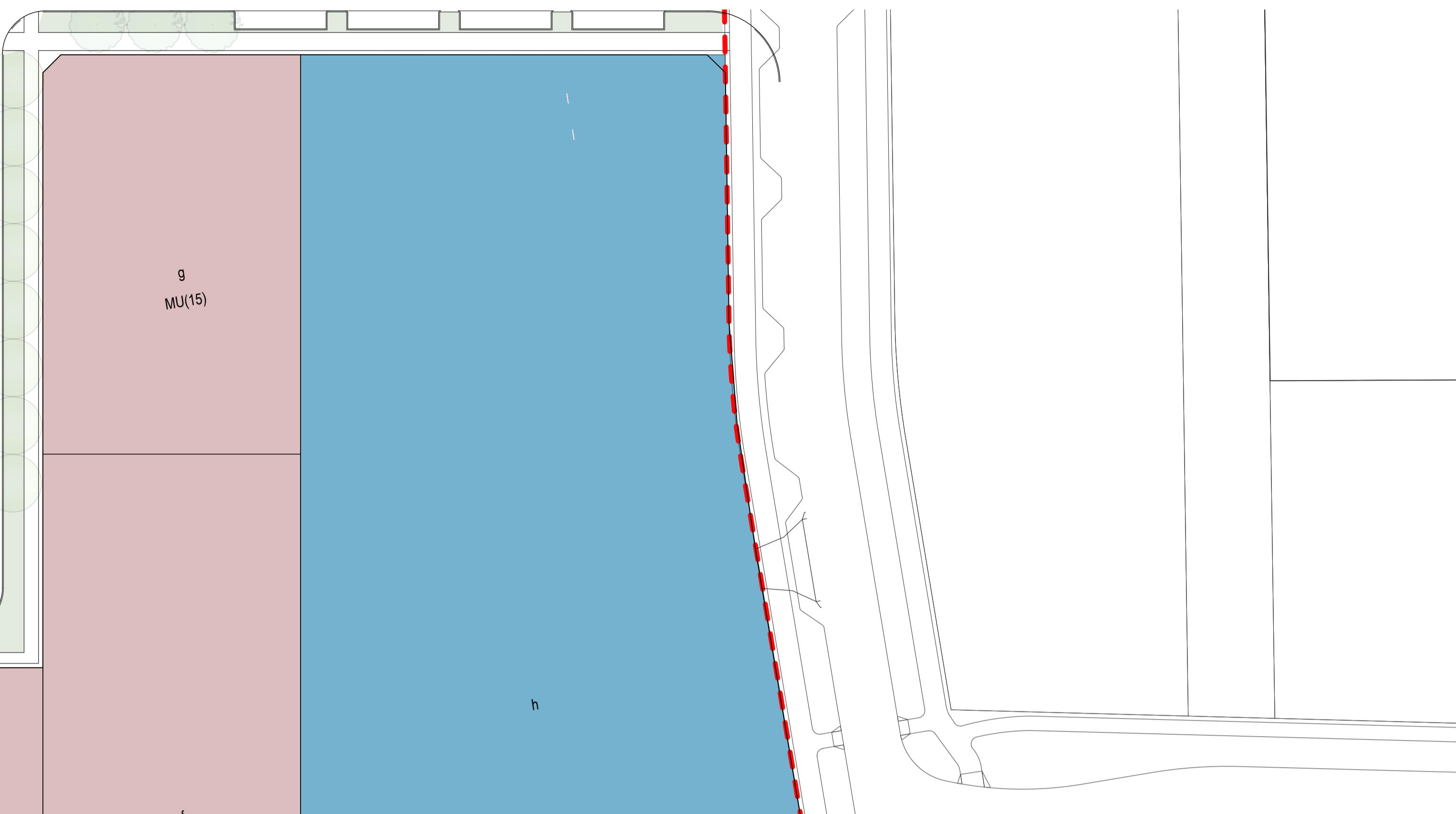
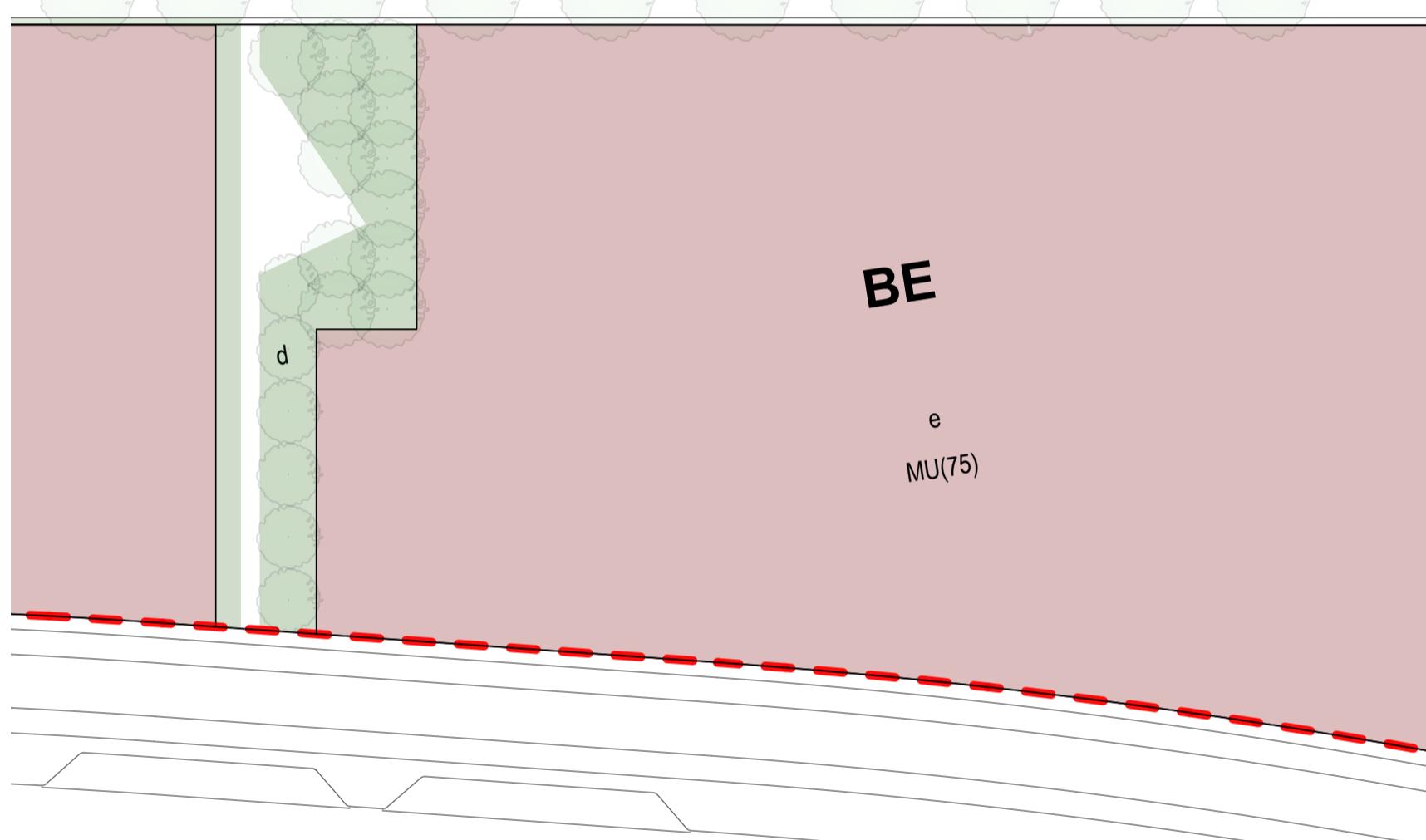
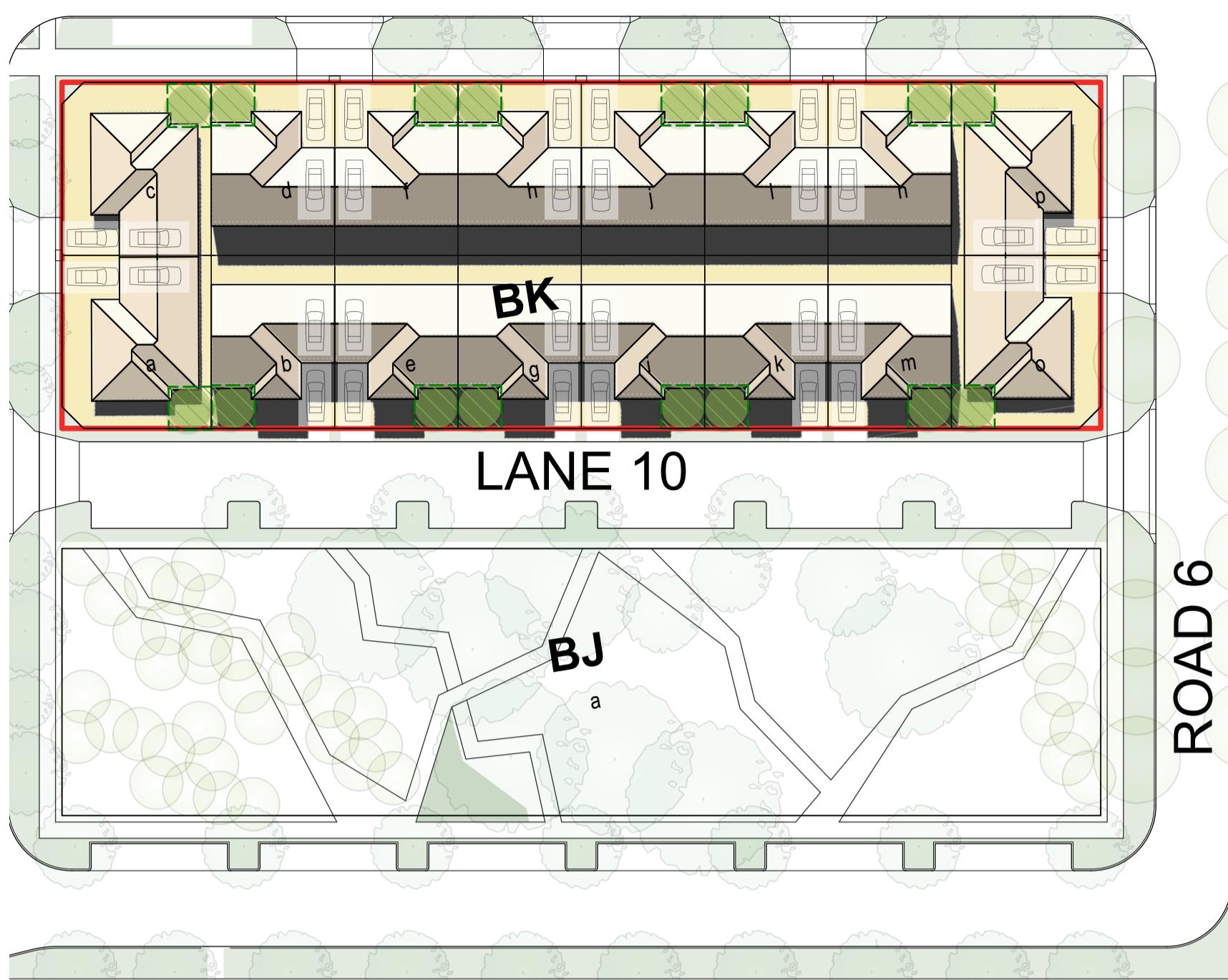


INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
	JS	SKT	YH	9L	24/08/2023	
AMENDMENTS						

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APPROVED	SCALE 1:2000 (A1)
BY:	SCALE 1:4000 (A3)
NO:	SIGN: DATE:



AMENDMENT DETAILS					STATUS	SCALE	WAE No.	CLIENT/CONSULTANTS	PROJECT	DRAWING TITLE
DESIGN	DRAWN	CHECK	APPROVED	DATE						
A	JM	JM	OT	OT	28/08/23	ISSUE FOR DA	0m 5 10 15 20 25 30 35 40	Ginninderry egis redbox design group	MACNAMARA EDP 2	BUILDING ENVELOPE PLAN SHEET 6 OF 7
A M E N D M E N T S										
ESTATE DEVELOPMENT PLAN					Authorised for Issue: BY: OT	SCALE 1:500 (A1)	SCALE 1:1000 (A3)	Tait Network	DISCLAIMER ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY	PROJECT No. 21-000393 DRAWING No. E1.24.06 REVISION A
SIGN: <i>[Signature]</i> DATE: 28/08/23										



LEGEND	
	COMMON LEGEND FOR ALL BUILDING ENVELOPE PLANS. NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.
	MACNAMARA EDP2 BOUNDARY
	INDICATIVE FUTURE DEVELOPMENT SUBJECT TO TRANSMISSION LINE RELOCATION AND FUTURE EDP SUBMISSION
INDICATIVE BUILT FORM OUTCOMES:	
	BUILDING ENVELOPE
	MULTI-UNIT SITES - REFER TO DRAWINGS 125.1 TO 25.3 DEVELOPMENT INTENTIONS PLANS
	GROUND FLOOR PRINCIPAL PRIVATE OPEN SPACE LOCATION
	UPPER FLOOR PRINCIPAL PRIVATE OPEN SPACE LOCATION IN ACCORDANCE WITH PLANNING CONTROLS PLANS 31.1 TO 31.17
	CAR PARKING LOCATION
	TREE PLANTING AS PER 40C OF THE SINGLE DWELLING HOUSING DEVELOPMENT CODE
	INTEGRATED HOUSING DEVELOPMENT PARCEL
SHADOWS CAST THE MARCH EQUINOX AT MIDDAY	
REFER TO LANDSCAPE MASTER PLAN DRAWINGS 13.01 TO 13.16 FOR LANDSCAPE ITEMS	



DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	JM	JM	OT	OT	28/08/23 ISSUE FOR DA
AMENDMENTS					

STATUS	ESTATE DEVELOPMENT PLAN	SCALE
Authorised for Issue:		
BY: OT		0m 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:1000 (A3)
SIGN:	DATE: 28/08/23	

0m 5 10 15 20 25 30 35 40
SCALE 1:500 (A1) SCALE 1:1000 (A3)

egis

redbox
design group

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PROJECT
MACNAMARA EDP 2
DISCLAIMER
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NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY
CERTIFYING AUTHORITY

DRAWING TITLE
**BUILDING ENVELOPE PLAN
SHEET 7 OF 7**
PROJECT No. **21-000393** DRAWING No. **E1.24.07** REVISION **A**



LEGEND
 COMMON LEGEND FOR ALL DEVELOPMENT INTENTIONS PLANS.
 NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.

MACNAMARA EDP 2 BOUNDARY

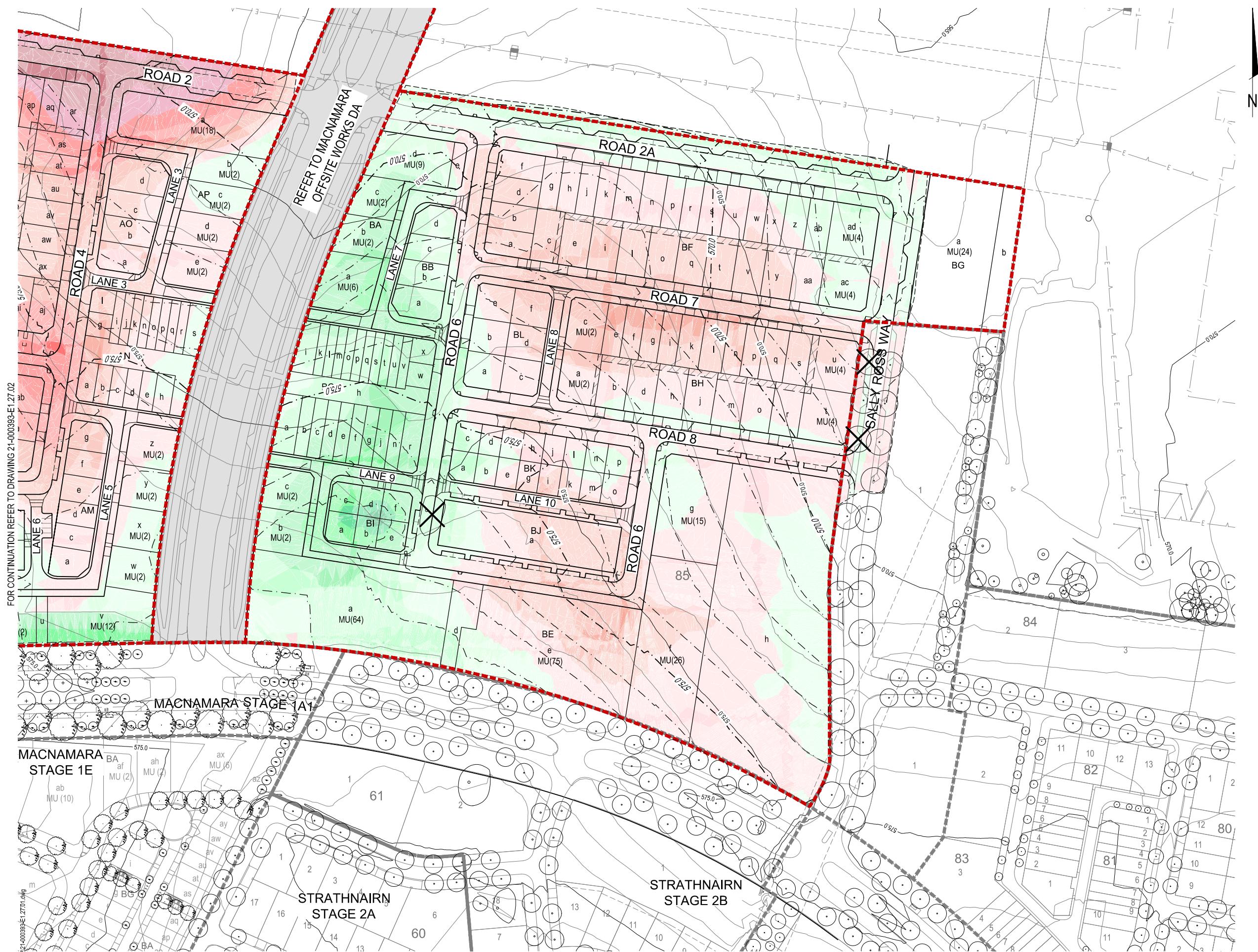
INDICATIVE BUILT FORM OUTCOMES:

- BUILT FORM**
- SINGLE RESIDENTIAL SITES - REFER TO DRAWINGS E1.24.01 TO E1.24.17 BUILDING ENVELOPE PLANS**
- COMMERCIAL AREA**
- WASTE STORAGE FACILITY**
- VISITOR CAR PARKING SPACE**
- GARAGE WITH STUDIO ABOVE**
- INDICATIVE TREE PLANTING AS PER R39C OF THE MULTI UNIT HOUSING DEVELOPMENT CODE**
- INDICATIVE FUTURE DEVELOPMENT SUBJECT TO TRANSMISSION LINE RELOCATION AND FUTURE EDP SUBMISSION**
- SHADOWS CAST ON MARCH EQUINOX AT MIDDAY**

REFER TO LANDSCAPE MASTER PLAN DRAWINGS 13.01 TO 13.16 FOR LANDSCAPE ITEMS



AMENDMENT DETAILS						STATUS	SCALE	WAE No.	PROJECT	DRAWING TITLE		
DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT					ESTATE DEVELOPMENT PLAN	redbox	Tait Network
A	JM	JM	OT	OT	28/08/23	ISSUE FOR DA	Authorised for Issue: BY: OT		MACNAMARA EDP 2	PROJECT No.	DRAWING No.	REVISION
A M E N D M E N T S							SIGN: <i>[Signature]</i>	DATE: 28/08/23		21-000393	E1.25.04	A

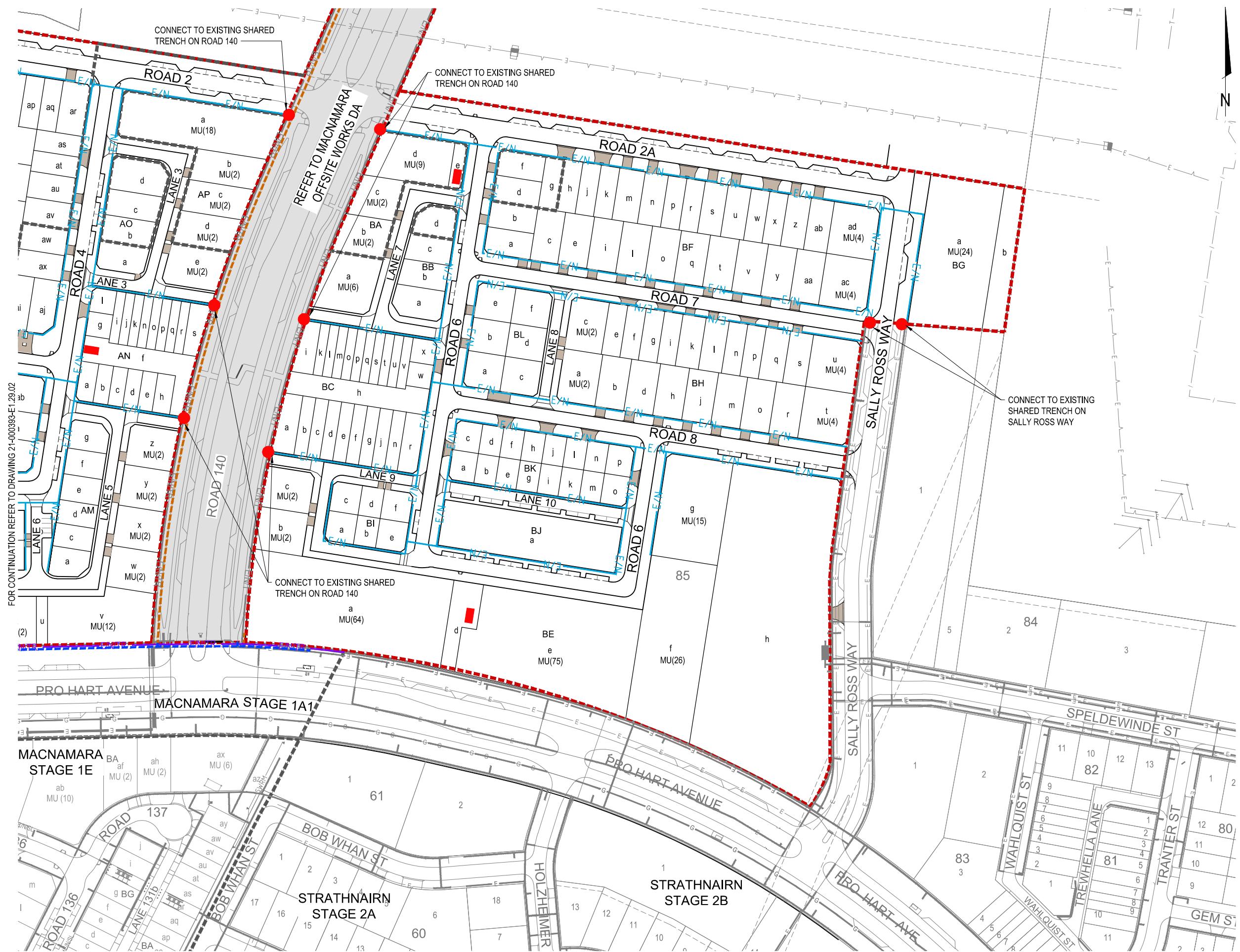


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APPROVED		SCALE 1:1000 (A1)	
BY:	NO:	SCALE 1:2000 (A3)	
SIGN:	DATE:		



CLIENT

PROJECT	DRAWING TITLE		
MACNAMARA EDP 2	FILL PLAN		
SHEET 1 OF 2			
PROJECT No.	DRAWING No.	EDP No	REVISION
21-000393	E1.27.01	.	.



STATUS		SCALE	
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APPROVED			
BY:	NO:		
SIGN:	DATE:		



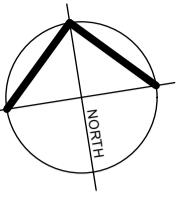
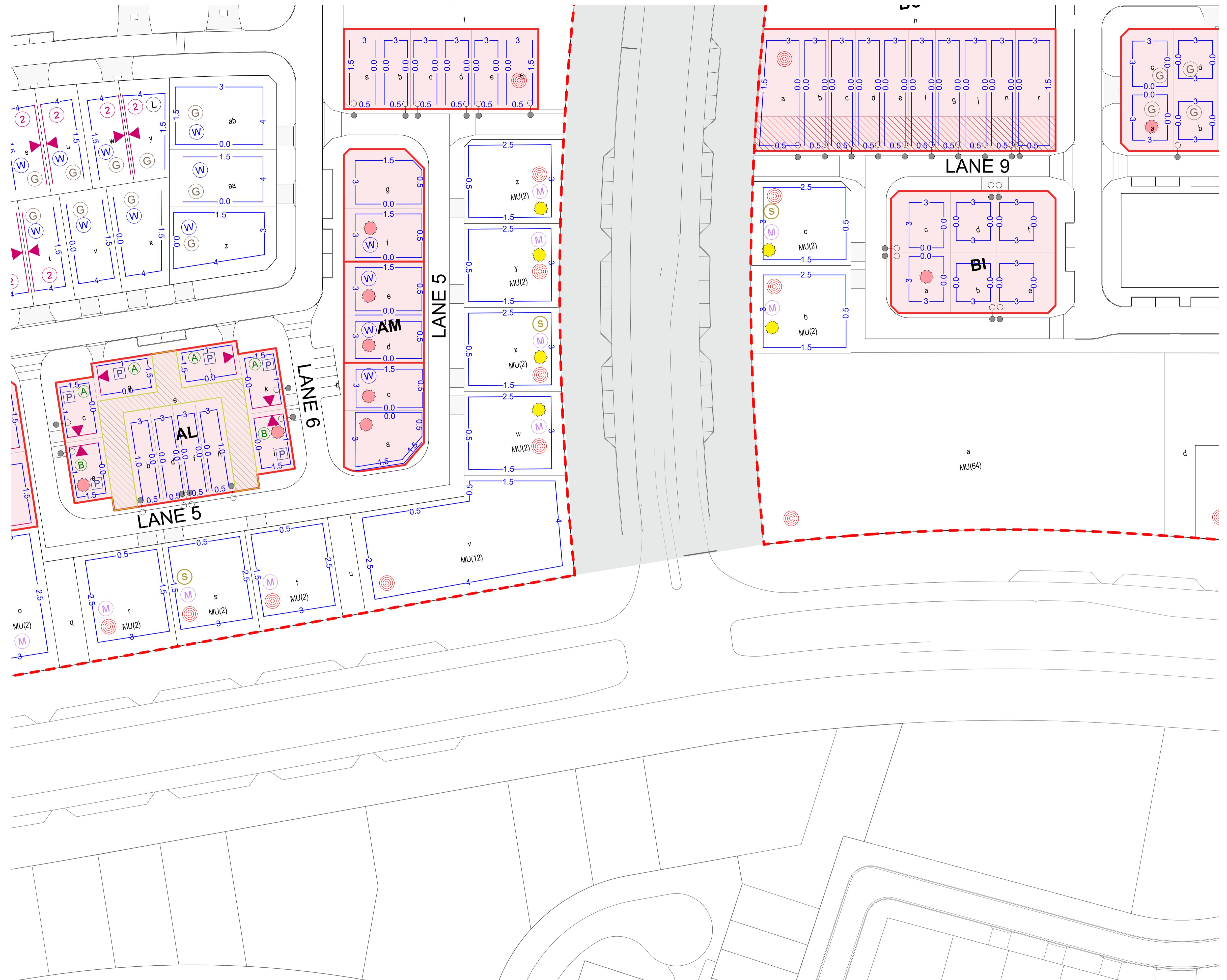
CLIENT

PROJECT	DRAWING TITLE
MACNAMARA EDP 2	UTILITIES SERVICES PLAN
SHEET 1 OF 2	
PROJECT No.	DRAWING No.
21-000393	E1.29.01
. . .	

NOTES

1. GAS RETICULATION NOT TO BE PROVIDED IN THIS ESTATE.

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT



FGFND

**COMMON LEGEND FOR ALL PLANNING CONTROLS PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET**

PLANNING CONTROL PLAN PROVISIONS AS PER DRAFT MACNAMARA PRECINCT CODE

MACNAMARA RECINT CODE
- - - - - MACNAMARA EDP2 BOUNDARY

INDICATIVE FUTURE DEVELOPMENT
SUBJECT TO TRANSMISSION LINE

GENERAL CONTROLS

-  LIMITED DEVELOPMENT POTENTIAL
-  INTEGRATED DEVELOPMENT PARCEL
-  MANDATORY SURVEILLANCE BLOCK
-  BLOCKS 500m² TO <550m² SUBJECT TO MIDSIZE BLOCK PROVISIONS
-  NOISE AFFECTED BLOCKS
-  GARAGE MUST BE A MINIMUM OF 1.5M BEHIND THE FRONT BUILDING LINE
-  EASEMENT
-  MAXIMUM BUILDING HEIGHT 8.5M FOR PART OF BLOCK WITHIN 9 METRES OF SOUTHERNMOST BOUNDARY
-  BLOCK SUBJECT TO COMMUNITY TITLED SCHEME
-  GATE, STREET ADDRESS AND LETTERBOX TO BE OFF LANE (AS INDICATED)
-  BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHDC
-  BLOCKS EXEMPT FROM R26 OF THE MUHDC
-  BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS: WATER SENSITIVE URBAN DESIGN GENERAL CODE. DETENTION AND WATER QUALITY TARGETS HAVE BEEN FULLY MET DOWNSTREAM
-  MINIMUM 2 STORIES

WATER TANK REQUIREMENTS

W	BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (kL)
251 ≤ 350	2	
351 ≤ 599	4	
600 ≤ 800	8	
> 801	10	

(A) PPOS MINIMUM DIMENSIONS 3mx4r

PPOS

- MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8M
- MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL

P ONLY ONE ON BLOCK PARKING SPACE REQUIRED

BUILT FORM SETBACKS

MINIMUM BOUNDARY SETBACKS APPLY TO ALL FLOORS EXCEPT SIDE SETBACKS FOR GARAGES AND CARPORTS

SETBACKS FOR GARAGES AND CARPORTS

-  - MINIMUM SETBACK (METRES)
-  - ANY PART OF A BUILDING THAT IS SITED OUTSIDE OF THE BUILDING ENVELOPE OR SOLAR BUILDING ENVELOPE IS REQUIRED TO BE BUILT TO THE NOMINATED BOUNDARY FOR THE PURPOSE OF R6 AND R7 OF THE SINGLE DWELLING HOUSING CODE



STATUS				
ESTATE DEVELOPMENT PLAN				
Authorised for Issue:				
BY: OT				
SIGN: 	DATE: 28/08/23			

The diagram shows a horizontal scale bar with markings at 0m, 5, 10, 15, 20, 25, 30, 35, and 40. The first 5 units are marked with a wavy line, indicating a scale of 1:500. The remaining 35 units are marked with a solid line, indicating a scale of 1:1000. The text 'SCALE 1:500 (A1)' is positioned below the wavy line, and 'SCALE 1:1000 (A3)' is positioned below the solid line.

WAE No. 111

CLIENT/CONSULTANTS

Ginninderra

egis

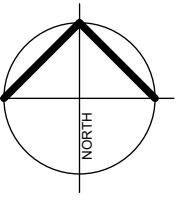
redbag
design group

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PROJECT
MACNAMARA EDP 2

DISCLAIMER
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CERTIFYING AUTHORITY

DRAWING TITLE		
PLANNING CONTROLS PLAN		
SHEET 6 OF 7		
DO	PROJECT No.	DRAWING No.
	21-000393	E1.31.06
		A



LEGEND

COMMON LEGEND FOR ALL BLOCK COMPLIANCE PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.

MACNAMARA EDP2 BOUNDARY

**INDICATIVE FUTURE DEVELOPMENT SUBJECT TO
TRANSMISSION LINE RELOCATION AND FUTURE EDP
SUBMISSION**

NOTES

FENCING CONTROL APPLIES TO ALL COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE.

WHERE LOCATED ABOVE RETAINING WALL GREATER THAN 1M, FENCING TO BE SETBACK A MINIMUM OF 600MM FROM THE BOUNDARY, PROVIDING SUFFICIENT SPACE FOR PLANTING. THE MAXIMUM COMBINED HEIGHT OF WALL AND FENCE IS 2.2M FROM THE FOOTPATH.

ALL FENCING MUST NOT EXCEED A 2.5 METRE HEIGHT FROM FINISHED GROUND LEVEL

COURTYARD WALLS ARE TO BE PROVIDED TO NOMINATED BOUNDARIES.

MATERIALS PERMITTED:

- A COMBINATION OF SOLID AND SEMI-TRANSPARENT ELEMENTS AS FOLLOWS:

MASONRY OR STONWORK; AND IF COURTYARD WALL IS OVER 600MM IN HEIGHT THE WALL MUST INCLUDE INFILL PANELS THAT ARE SEMI-TRANSPARENT USING MATERIALS OF DRESSED OR PAINTED HARDWOOD TIMBER OR POWDER COATED ALUMINIUM SLATS (OPENINGS TO BE MINIMUM 10MM).

- POWDER COATED ALUMINIUM SLATS (OPENINGS TO BE MINIMUM 10MM).

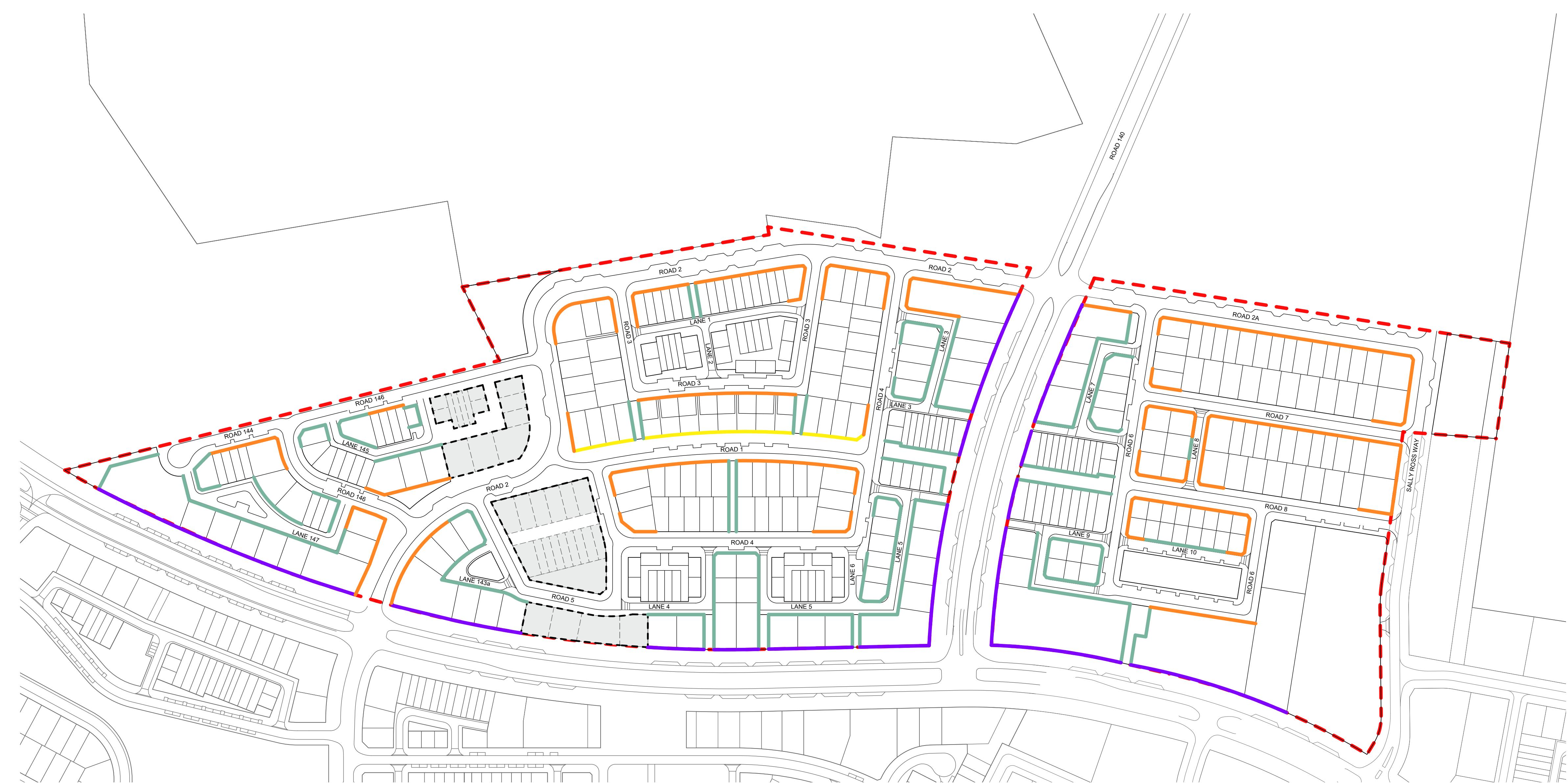
MATERIALS NOT PERMITTED:

STANDARD PALING FENCE
CHAIN MESH FENCING
STANDARD COLORBOND FENCING
UNTREATED TIMBER SLAT FENCING
TIMBER SLEEPERS
POOL FENCING

NOTE:

SERVICES

ALL WALLS & FENCES MUST ACCOMMODATE SERVICE REQUIREMENTS FOR WATER METERS AND MINI PILLARS AND ANY OTHER REQUIRED SERVICE. ADDITIONAL SETBACKS AND CLEARANCES AROUND SERVICES ARE PERMITTED.



TYPE	MANDATORY FENCING/COURTYARD WALL	MINIMUM BOUNDARY LENGTH	MINIMUM SETBACK	MANDATORY HEIGHT
F1	Yes	100%	800mm	1.5m
F2	Yes	50%	0m	1.8m
F3	Yes	50%	0m	1.5m
F4	No	50%	0m	1.5m

DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	JM	JM	OT	OT	28/08/23 ISSUE FOR DA
A					
M					
E					
N					
D					
M					
E					
N					
T					
S					

STATUS	SCALE	WAE No.	PROJECT	DRAWING TITLE
ESTATE DEVELOPMENT PLAN	0m 5 10 15 20 25 30 35 40 SCALE 1:500 (A1) SCALE 1:1000 (A3)		MACNAMARA EDP 2	FENCING CONTROLS PLAN
Authorised for Issue: BY: OT				SHEET 1 OF 1
SIGN: <i>[Signature]</i> DATE: 28/08/23				

0m 5 10 15 20 25 30 35 40
SCALE 1:500 (A1) SCALE 1:1000 (A3)

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CERTIFYING AUTHORITY

PROJECT No. 21-000393 DRAWING No. E1.31.08 REVISION A

Five – Sample Housing Design Requirements

Design Requirements for Block a Section BG MU(24)

Strathnairn

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Part 1: Introduction

The Ginninderry vision: an inspiring 21st century community

The Ginninderry community will be unique in our region. It extends across the ACT/NSW border to the west of Belconnen and is being developed by a Joint Venture between the ACT Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Ltd.

From the start, our vision for Ginninderry has been to build a community of international significance, with innovation, diversity and ecological criteria at its core. Now we're bringing this vision to life.

Setting the highest standards

The multi-unit site at Ginninderry will form part of a whole neighbourhood design.

The project team has established high expectations for Ginninderry, perhaps best illustrated by the project's accreditation as Canberra's first 6 Star Green Star Community, through the Green Building Council of Australia. To achieve this certification, we've shown that Ginninderry will be a world-leading community, exhibiting international best practice in urban design and development.

All residents at Ginninderry will benefit from a vast conservation corridor, well connected pedestrian and cycling pathways, tree lined streets and easy access to public transport.

Ginninderry aspires to be recognised as a world leader in sustainable development, delivering a community that is:

- better planned and designed
- more dynamic and vibrant
- a healthy place to live work and play
- productive and prosperous
- flexible, adaptable and resilient.

Innovative ideas and technologies

Like all communities, Ginninderry will evolve and change over time, and so too will building design technologies and materials. It is quite possible that innovative energy, comfort and cost outcomes may be achieved by using new technologies, practices and principles not contemplated in this document.

At the discretion of the Development Manager, mandatory requirements may be varied if better alternatives and solutions are proposed, that do not compromise the overall integrity of Ginninderry's design philosophy.

Part 2:

Design Approval Process

Multi-unit designs at Ginninderry need to comply with the following:

- These Design Requirements
- Plans relating to this block in Part 4 Appendices
- Relevant Territory Plan District and Zone Policies (as applicable)
- Relevant District and Zone Technical Specifications and ACT Housing Design Guide (as applicable)

Compliance Bond

An important part of the Contract for Sale of land at Ginninderry is the requirement for the payment of a Compliance Bond at the time of settlement. The Compliance Bond is to ensure the adherence to these Design Requirements.

Minimum Requirements

The conditions for the return of the Compliance Bond are:

- The design(s) has been submitted to and approved by the Development Manager prior to building commencement.
- The multi-unit homes have been built to the approved design in accordance with the Design Requirements
- A letter from your solar installer certifying that the PV system with inverter and Home Energy Management System has been installed to comply with the Sustainability Requirements

- Any damage caused by the construction of the multi-unit site to the surrounding verges, street trees, footpath, services and adjoining land has been rectified to the satisfaction of City & Environment Directorate (CED) and our Development Manager
- All waste on the public verge and adjoining land has been removed
- The purchaser (builder) may not seek to transfer the compliance bond requirements to the ultimate owner of the dwelling(s)
- If found to be compliant, your full Compliance Bond will be returned



Part 3: Design Requirements

The following information outlines the Design Requirements for Block a Section BG within Strathnairn.

Design Principle	Design Requirements
<p>Public Domain Interface</p> <p>Provide legible and attractive interfaces that achieve passive surveillance to public streets and lane-ways.</p>	<p>An entry door and entry porch to each dwelling is required to both the main frontage and the laneway frontage.</p> <p>Main frontages to streets and open space links must include a covered entry feature or portico with a minimum dimension of 1.5m x 1.5m.</p> <p>Laneway frontages must include a minimum 0.9(w) x 1.5m(d) articulated covered entry area.</p> <p>Blocks nominated with the rear laneway as the street address must have a front entry door, porch and mailbox to the laneway frontage.</p> <p>Windows fronting a public road from habitable rooms, balconies or decks overlook the public domain.</p> <p>Courtyard walls are to be provided to comply with the Belconnen District Specification and are required to be coordinated with all service requirements, including clearance to any water meters and free access to any electrical meter boxes.</p> <p>Where development frontages are adjacent to open spaces, parks, public walkways or located on a corner, the following requirements apply:</p> <ul style="list-style-type: none"> • Habitable rooms have windows to provide passive surveillance (i.e. no 'blank' facades) • Building entries and pathways are visible and legible from public domain.



Surveillance of Public Domain



Clear entries behind courtyard walls



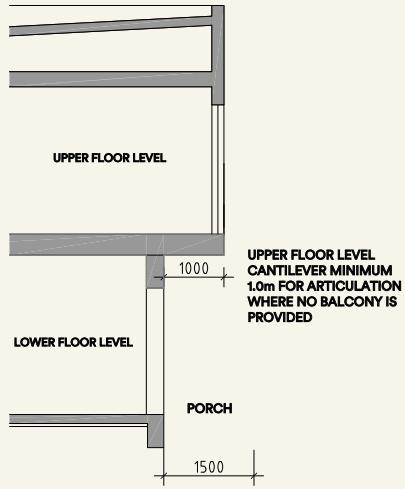
Design Principle	Design Requirements
<p>Local Character and Context</p> <p>The built form, articulation and scale relates to the local character of the area and its context.</p>	<p>The design should sit comfortably with the Strathnairn Master Plan. Block a Section BG is situated on Sally Ross Way and will be near to the proposed future local centre for Strathnairn & Macnamara. The design must provide a high quality, well articulated and active street frontage to the public domain.</p> <p>The design should respond to its prominent location opposite a proposed commercial local centre providing easy pedestrian connections and interfaces through well designed communal open spaces.</p> <p>The site's western frontage is to Sally Ross Way, a future connecting road link between Parkwood Road and Pro Hart Avenue.</p> <p>To the south, Block 1 Section 84 is an RZ5 zoned multi-unit development.</p> <p>Four small multi-unit sites are located to the east on Sally Ross way and and to the north is a Future Urban Area.</p>
<p>Landscape Design</p> <p>The landscape design requires healthy plant and tree growth space for medium and large sized trees.</p>	<p>Minimum planting area and dimensions - refer to Residential Zones Technical Specifications.</p> <p>The landscape plan proposes a combination of tree planting, for shade, mid height shrubs, lawn and ground covers.</p> <p>Include a mix of species that are appropriate for scale and shading.</p> <p>Synthetic or artificial grass is not permitted</p> <p>The verge areas between the front boundary of the land and the kerb must be turfed.</p> <p>Refer Appendix E for suggested Landscape Planting Palette.</p>



Courtyard spaces should allow natural light and cross-ventilation to living spaces



An example of a vertical greenwall to help soften small courtyard areas

Design Principle	Design Requirements
<p>Visual Appearance and Façade Articulation</p> <p>To promote well designed buildings of high Architectural quality that contribute to the local character.</p> <p>The facades of the multi-unit homes must be designed as an integrated pack to provide an consistent streetscape.</p> 	<p>The development is to incorporate articulation to frontages and laneways. The following elements help to provide functional articulation. The design must demonstrate how it responds to this requirement by incorporating the following:</p> <ul style="list-style-type: none"> • A covered entry feature or portico is mandatory to main frontages and laneways. • A cantilever of 1.0m of the upper floor over lower floors is mandatory where a balcony is not provided • A balcony, deck, pergola, terrace, or verandah • Awnings, sunhoods, and louvres • Eaves and vertical shading to western windows • Screens to service/ancillary systems • Blade walls and building projections • Consideration of integration/placement of downpipes • Extruded box window treatments • Access ramps as required <p>The overall streetscape must have a light base colour as the prominent wall finish with light weight cladding and include a mix of materials to provide articulation.</p> <p>Double storey designs must incorporate balconies at bookends/corners with a combination of solid and perforated metal or glass balustrades.</p> <p>Facade glazing to street frontages must be more vertical in proportion with mullion spacing less than 1.0m. Openings of 2.4m wide or more must be a minimum of 3 panels.</p> <p>Metal profile cladding systems or FC style boards with profile widths of a maximum 200mm are encouraged.</p>

Sunhood and Awning

Light filled screened balconies.

Clearly articulated facades add value and character to the streetscape

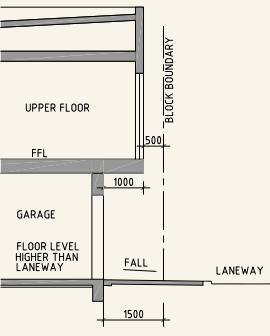
Passive Surveillance with articulated and screened balconies

Clearly articulated facades add value and character to the streetscape

8

Design Requirements for Block a Section BG - Strathnairn MU(24)

Design Principle	Design Requirements
Visual Appearance and Articulation to Building and Block Corners	<p>Refer to the block planning controls.</p> <p>Articulation elements such as balconies, blade walls, pergolas, sunhoods, awnings, façade treatments, material use and expressed structure are required to add visual interest and avoid large blank wall planes to prominent corners.</p> <p>Buildings may need to be stepped back further on corners to permit balconies, glazing and larger eaves without encroachment into secondary front setbacks. All materials must wrap around the corner dwellings by at least 5 metres.</p>
Roof Form	<p>The roof treatments are integrated into the building design and positively respond to open space and laneway and provide for individual expression for each dwelling.</p> <p>The roof form must consider how to integrate the solar panels. Lights and ventilation systems are integrated into the roof design.</p> <ul style="list-style-type: none"> • Gable roof – minimum 25 degrees if visible • Skillion – 10 to 15 degrees minimum if visible • Parapets - must return down side elevations incorporating boxed gutters where required to ensure the roof structure behind is not visible.
Roofing Materials	<p>Metal profile roof sheeting only. Refer to Approved Colours and Finishes palette Part 4</p>
Eaves, Awnings and Sunhoods	<p>Minimum 600mm eaves required. Any windows that are not protected by an eave , i.e Parapet walls, require awnings or sunhoods.</p>
Mailbox	<p>Mailboxes should be incorporated into a courtyard wall (where permitted).</p> <p>Standalone mailboxes must compliment the home and must be constructed of masonry such as smooth face brick, stone faced masonry, rendered or bagged masonry or natural stone.</p> <p>Any pre-fabricated stand alone mailboxes must be of a high quality and may only be approved on merit.</p>
Bush Fire Requirements	<p>Refer to Belconnen District Specification for bushfire requirements.</p>
Energy Efficiency Rating	<p>A minimum NatHERS rating of 7.0 is required for each dwelling.</p> <p>The NatHERS Certificate must reflect the following mandatory requirements:</p> <ul style="list-style-type: none"> • Insulation batts are to be provided to all subfloor spaces between floors (in addition to wet areas). • - Thermally broken or uPVC window frames with double glazing.
Zoning	<p>Zone RZ5.</p>
Building Height	<p>Refer to Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).</p>

Design Principle	Design Requirements
Building Front Setback	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
Fencing & Courtyard Walls	Refer to Belconnen District Specification & Fencing Controls Plan.
PPOS Requirements	Refer to Territory Plan District and Zone Policies, and; District and Zone Technical Specifications and ACT Housing Design Guide (as applicable).
Natural Ventilation	All habitable rooms must be naturally ventilated.
Dwelling Size and Layout	<p>The dwelling has sufficient area to ensure the layout of rooms are functional, well organised and provide a high standard of amenity.</p> <p>Minimum Net Living Areas (NLA's)</p> <ul style="list-style-type: none"> • 1 bed = 50m^2 • 2 bed = 70m^2 • 3+ bed = 95m^2 <p>Kitchens are not part of circulation spaces such as hallways.</p>
Garage and Garage Doors 	<p>Garages are to be located at least 1.0m behind the built form. This may include the setback from projecting upper floors, balconies and blade walls.</p> <p>Where garages address internal laneways articulation of at least a 500mm setback is required to every third terrace pack.</p> <p>Consider the use of masonry base elements to corners of garages and lightweight elements where appropriate.</p> <p>Provide panel lift or tilt up garage doors. Roller doors are not permitted.</p>
Storage	<p>Multi-unit designs must provide adequate internal storage for each unit.</p> <p>Minimum internal dwelling storage:</p> <ul style="list-style-type: none"> • Studio dwellings = 2m^2 • 1 bed dwellings = 3m^2 • 2 bed dwellings = 4m^2 • 3+ bed dwellings = 5m^2 <p>For dwellings without an associated garage, an enclosed waterproofed storage area with minimum area of at least 1.5m^2 is provided. Refer to Residential Zones Specifications</p>
End or Trip Facilities	<p>Onsite bicycle parking and access pathway is to be provided in accordance with Residential Zones Specification.</p> <p>The following minimum bicycle parking spaces are to be provided:</p> <ul style="list-style-type: none"> • 1 space per 2 bed dwelling • 2 spaces per 3+ bed dwelling • 1 space per 10 dwellings for visitors



Garage storage solutions



Bicycle storage solutions



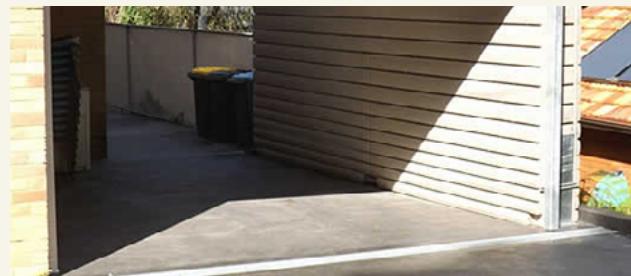
Laundry linen storage

Design Principle	Design Requirements
Bin Locations	<p>Developments that propose post occupancy waste management facilities must achieve endorsement from CED.</p> <p>Bin locations must be screened from public view.</p> <p>Kitchen designs of dwellings must allow for easy waste separation.</p>
Ceiling Heights	<p>Ceiling heights are to achieve sufficient natural ventilation and provide daylight access and spatial quality.</p> <p>Minimum ceiling heights:</p> <ul style="list-style-type: none"> • 2.7m to ground floor habitable rooms • 2.7m to upper floor living areas • 2.5m to upper level bedrooms
Glazing	<p>uPVC or thermally broken aluminum double glazing is required to all external windows and doors. Correct glazing type must be reflected on the NatHERs Certificate for the dwelling.</p>
Home Energy Systems	<p>Dwellings must be all-electric with no mains or bottled gas connections.</p> <p>A Solar PV equitable sharing system such as Allume SolShare must be installed to provide solar energy to each dwelling within the development.</p> <ol style="list-style-type: none"> • Minimum PV allocation: 1.7kW per unit (sized in consultation with Allume and/or your solar contractor). • Monitoring Portal must be provided to each resident. • The solar inverter must be a hybrid inverter with future-proofing capacity for a solar battery. • Where PV panels are located on a roof section fronting a street, they must be installed flush with the roof. • All hardware components must be installed by a certified Clean Energy Council Installer.
Appliances and Fixtures	<p>Induction cooktops must be provided to all dwellings.</p> <p>All appliances, water fixtures and fittings must have a minimum 4 star rating under the water efficiency labeling and standards (WELS) scheme and (where required) a 4 star energy rating under the energy rating label (Energy Efficiency Rating) scheme.</p> <p>This includes showerheads, tap ware, toilets, fridges, freezers, washing machines, dryers and any other appliance provided with the dwelling.</p>

Design Principle	Design Requirements
Hot Water Systems	<p>All dwellings must have a heat pump hot water system with separate compressor installed where possible.</p> <p>Instantaneous hot water systems may be acceptable in dwellings with studio or 1 bed configurations above ground floor only.</p> <p>Further installation of instantaneous hot water systems may be accepted if an additional 1kW of solar is provided per dwelling with an instantaneous hot water unit if deemed appropriate offsetting by Allume or solar contractor.</p>
Heating and Cooling	<p>Passive heating and cooling must be considered for all dwellings including ceiling fans and thermal mass)</p> <p>If Mechanical heating and/ or cooling systems are installed they must be:</p> <ol style="list-style-type: none"> a. reverse cycle air conditioning with: <ul style="list-style-type: none"> • Energy Efficiency Rating of 3.1 or higher for cooling cycle • Coefficient of Performance of 3.5 or higher for heating cycle • Outdoor unit with sound pressure level of 57dBA or lower for heating and cooling cycle b. air conditioning with a cooling cycle only that achieves an Energy Efficiency Rating of 3.1 or higher c. ducted evaporative cooling with self-closing damper d. ground source heat pump. <p>Considerations must be given to the location of any outdoor fan coil unit including screening and compliance with ACT EPA noise requirements.</p>
Rainwater Tanks	<p>Minimum requirement as per Residential Zones Specification.</p> <p>Please consider addition Water Sensitive Urban Design and Rainwater tank provisions for soft planting and environmental purposes.</p>



Narrow style rainwater tanks can be used where space requirements are restrictive



Rainwater tanks incorporated into a carport design shows clever and effective use of small spaces

Design Principle	Design Requirements
Electric Vehicle (EV) Charging	<p>One EV Ready charging point per dwelling with:</p> <ul style="list-style-type: none"> • 10 Amp General Power Outlet (GPO) single phase socket with electrical cabling/wiring capacity rated to 32 Amp single phase. • Wiring installed from the EV charger position to individual switchboard • Space for double-width circuit breaker in switchboard • Data cabling (home ethernet data point) to be provided next to the GPO with the ability to be patched/ connected with home NBN router. <p>If any future higher specification requirements are provided by the National Construction Code or ACT Government Territory Plan, the requirements from the National Construction Code or ACT Government Territory Plan take precedence</p>
Retaining Walls <p>Extensive earthworks should be limited where possible to minimise the extent of retaining wall costs and the visual impacts to the streetscape.</p>	<p>Minimum Requirements:</p> <ul style="list-style-type: none"> • The height of site cuts along the side boundaries with attached neighbouring wall cannot exceed 500mm in height • Retaining wall forward of the front building line must be constructed from the following materials at the discretion of the Ginninderry Development Manager <ul style="list-style-type: none"> - Approved face brick - Approved rendered masonry - Approved brickwork such as split face, honed or shot blast finishes - Approved stone faced masonry - Approved reinforced concrete finishes • Timber, concrete sleepers or prefabricated modular systems are not permitted forward of the building line. • Retaining walls alongside boundaries forward of the building line must be tapered or stepped in line with the finished ground level at the front boundary. • Where there are services such as water, electrical, communications, sewer and storm water, detailed coordination of all courtyard wall locations and associated services must be considered in the initial design process.



Arch split face block



Streetscape



Well articulated dwelling designs provide a functional and more attractive streetscape

Design Principle	Design Requirements
Vehicle Access	<p>Block a Section BG is to be accessed via Sally Ross Way.</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> • Driveways must be constructed from either <ul style="list-style-type: none"> - plain concrete or - maximum 5% Oxide finish
Services and ancillary structures	<p>Services such as water, electricity meter boxes, NBN and home energy system cabinets can have an adverse impact on the overall streetscape if not considered as part of the overall design.</p> <p>The location of the above services will be required to be shown on the site plan as part of the design approval process.</p> <p>Minimum Requirements:</p> <ul style="list-style-type: none"> • Water, electricity meter boxes, NBN and home energy system cabinets must be integrated into the front façade and located away from the front door • Solar panels must sit flush with the roof line if located to the street frontages of the dwellings • Aerials, satellite dishes, antennae, heat pumps, A/C units and evaporative units are to be located to the rear of the dwellings and must not be visible from the street.
Dog and Cat containment	<p>Minimum Requirements:</p> <p>Suburbs within Ginninderry are Cat Containment and Dog on Leash areas. Designs should give consideration to responsible pet ownership principles including the use of enclosures or cat runs. More information can be obtained at: https://www.cityservices.act.gov.au/pets-and-wildlife/domestic-animals/cats/cat-containment</p> <ul style="list-style-type: none"> • Dogs must remain on leash in public areas except within designated un-leashed areas such as dog parks. • Dogs are not permitted in the conservation corridor.

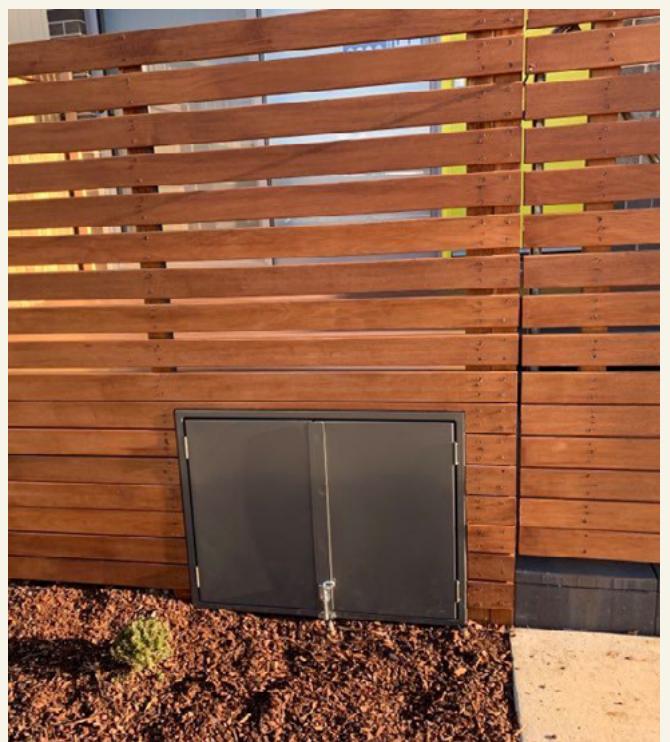




Cat containment



Integrated water meter details within courtyard walls

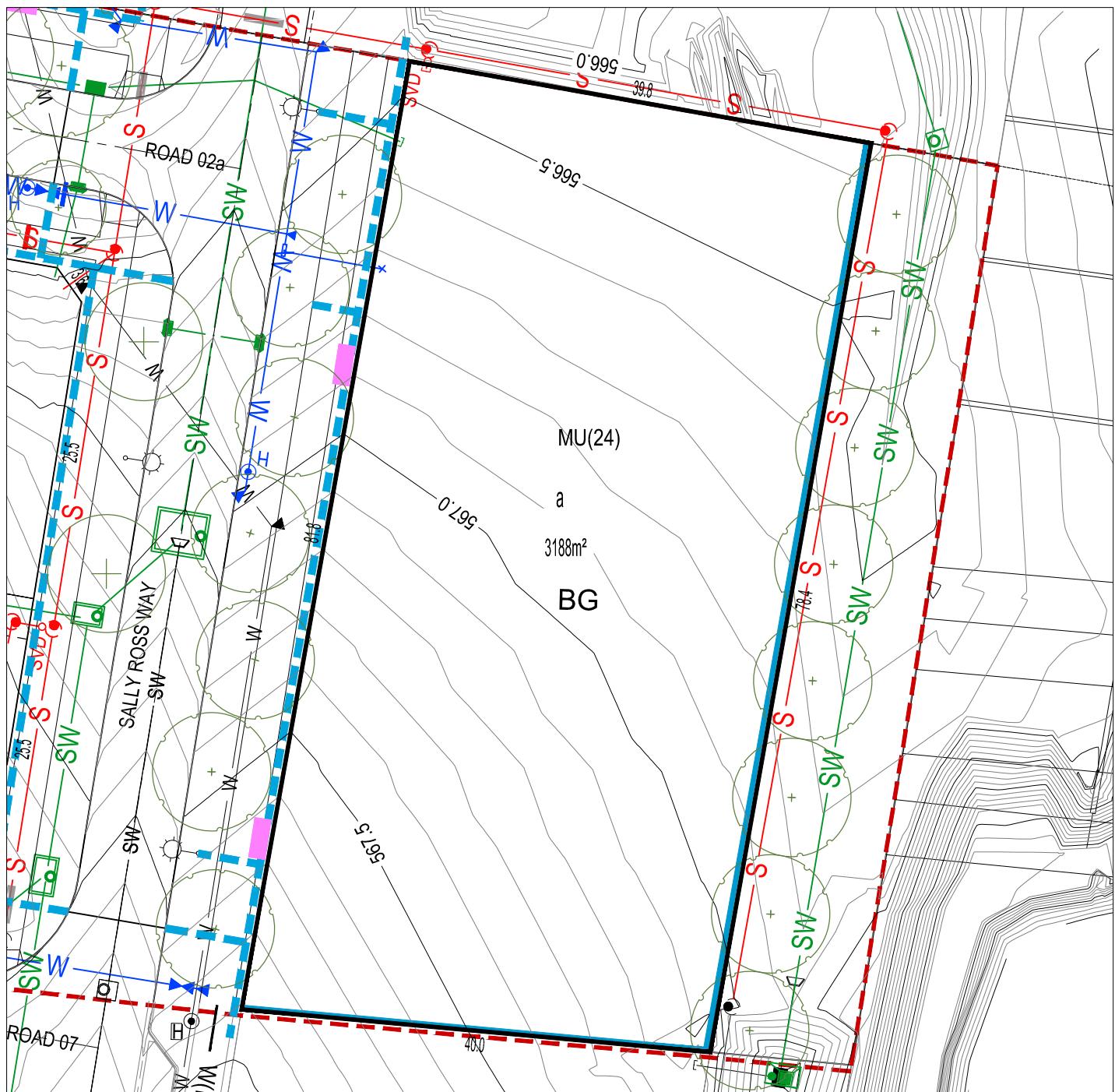




Part 4:

Appendix A

Block Disclosure Plan



LEGEND

LOT BOUNDARY		SEWER MAIN / MANHOLE / TIE		SERVICES TRENCH		WASTE COLLECTION POINT
EASEMENT		STORMWATER MAIN / SUMP / MANHOLE / TIE		NBNCo. PIT		SUBSTATION
550.0		WATER MAIN / STOP VALVE / HYDRANT / TIE		STREETLIGHT		STREET TREES
CONTOUR 0.5m INTERVAL				ABOVE GROUND MINIPILLAR		
CONTOUR 0.1m INTERVAL				IN GROUND MINIPILLAR		
RETAINING WALL						
REINFORCED CONCRETE DRIVEWAY BY PURCHASER						
REINFORCED CONCRETE DRIVEWAY BY CIVIL CONTRACTOR						
STAGE BOUNDARY						

PLEASE NOTE: INFORMATION SHOWN IN THIS DRAWING IS PRELIMINARY ONLY, AND SUBJECT TO CHANGE PRIOR FINAL DESIGN
REFER ALSO TO PLANNING CONTROLS PLAN AND FENCING CONTROLS PLAN

Disclaimer: All care has been taken in the preparation of this material. No responsibility is taken by the vendor for any errors or omissions, and details may be subject to change. All road designs, contours, block sizes, block dimensions, easements, services, ties and trees are preliminary only and are subject to change.

Appendix B

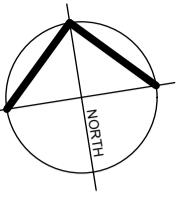
PLANNING AND DEVELOPMENT ACT 2007
APPROVAL GRANTED
SUBJECT TO THE CONDITIONS SET OUT IN THE
NOTICE OF DECISION
PURSUANT TO SECTION 162

Delegate name DALE BILLING
Date 28/7/2025

LEGEND

COMMON LEGEND FOR ALL PLANNING CONTROLS PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET

PLANNING CONTROL PLAN PROVISIONS AS PER DRAFT
MACNAMARA PRECINCT CODE



MACNAMARA EDP2 BOUNDARY

INDICATIVE FUTURE DEVELOPMENT
SUBJECT TO TRANSMISSION LINE
RELOCATION AND FUTURE EDP SUBMISSION

GENERAL CONTROLS

- L** LIMITED DEVELOPMENT POTENTIAL
- R** INTEGRATED DEVELOPMENT PARCEL
- S** MANDATORY SURVEILLANCE BLOCK
- #** BLOCKS 500m² TO <550m² SUBJECT TO MIDSIZE BLOCK PROVISIONS
- W** NOISE AFFECTED BLOCKS
- G** GARAGE MUST BE A MINIMUM OF 1.5M BEHIND THE FRONT BUILDING LINE
- R** NOMINATED AS REAR BOUNDARY
- E** EASEMENT
- W** MAXIMUM BUILDING HEIGHT 8.5M FOR PART OF BLOCK WITHIN 9 METRES OF SOUTHERNMOST BOUNDARY
- Y** BLOCK SUBJECT TO COMMUNITY TITLED SCHEME
- G** GATE, STREET ADDRESS AND LETTERBOX TO BE OFF LANE (AS INDICATED)
- R** BLOCKS WITH ALTERNATE R37A PROVISIONS TO THE SDHDC
- M** BLOCKS EXEMPT FROM R3 AND R6 OF THE WATERWAYS: WATER SENSITIVE URBAN DESIGN GENERAL CODE. DETENTION AND WATER QUALITY TARGETS HAVE BEEN FULLY MET DOWNSTREAM
- 2** MINIMUM 2 STORIES
- W** WATER TANK REQUIREMENTS

BLOCK SIZE (M ²)	MANDATORY MINIMUM TANK SIZE (kL)
251 ≤ 350	2
351 ≤ 599	4
600 ≤ 800	8
> 801	10

PPOS PPOS MINIMUM DIMENSIONS 3mx4m

B - MINIMUM AREA 12m² WITH A MINIMUM DIMENSION 1.8M
- MANDATORY REQUIREMENT TO BE DELIVERED AT UPPER FLOOR LEVEL

P ONLY ONE ON BLOCK PARKING SPACE REQUIRED

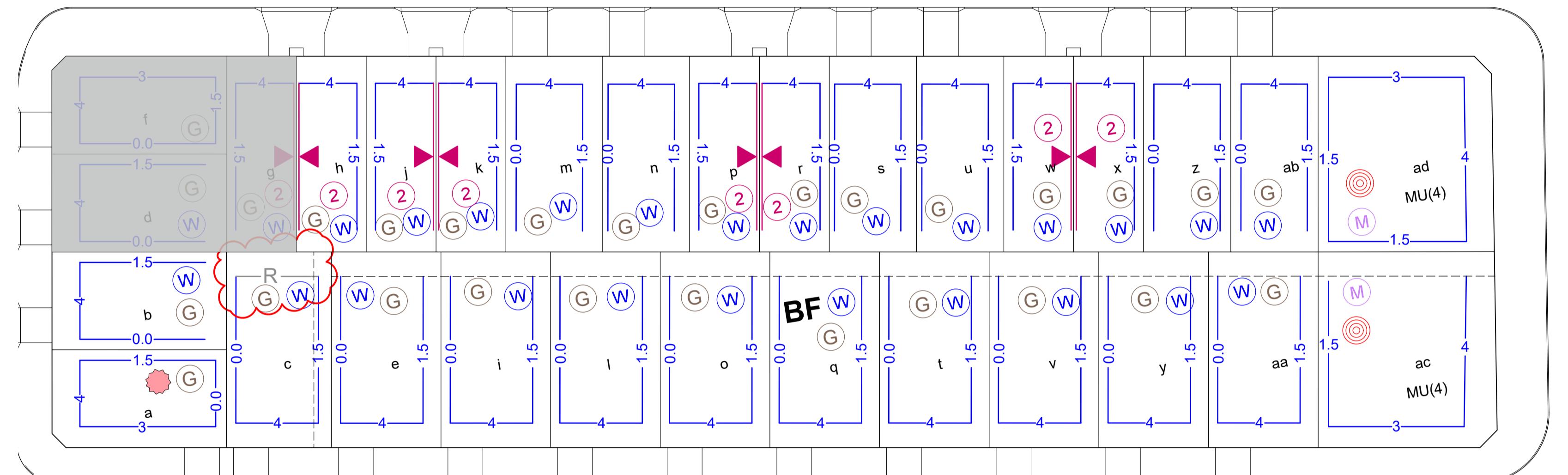
BUILT FORM SETBACKS

MINIMUM BOUNDARY SETBACKS APPLY TO ALL FLOORS EXCEPT SIDE SETBACKS FOR GARAGES AND CARPORTS

- MINIMUM SETBACK (METRES)
- ANY PART OF A BUILDING THAT IS SITED OUTSIDE OF THE BUILDING ENVELOPE OR SOLAR BUILDING ENVELOPE IS REQUIRED TO BE BUILT TO THE NOMINATED BOUNDARY FOR THE PURPOSE OF R6 AND R7A OF THE SINGLE DWELLING HOUSING CODE



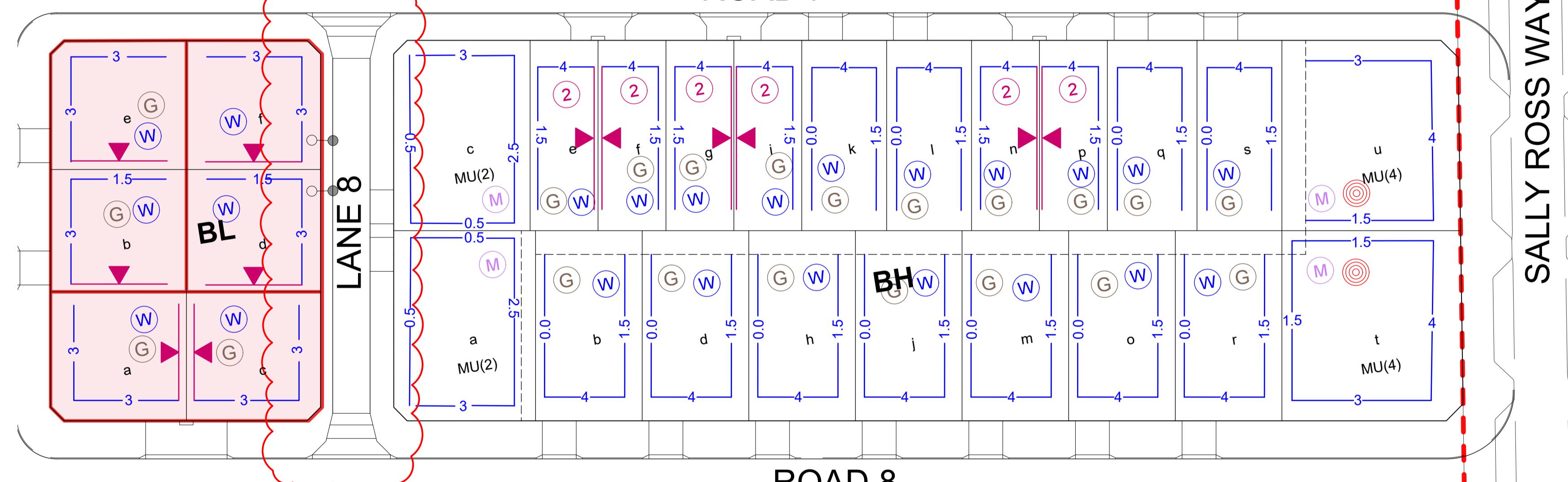
ROAD 2A



a MU(24)
BG

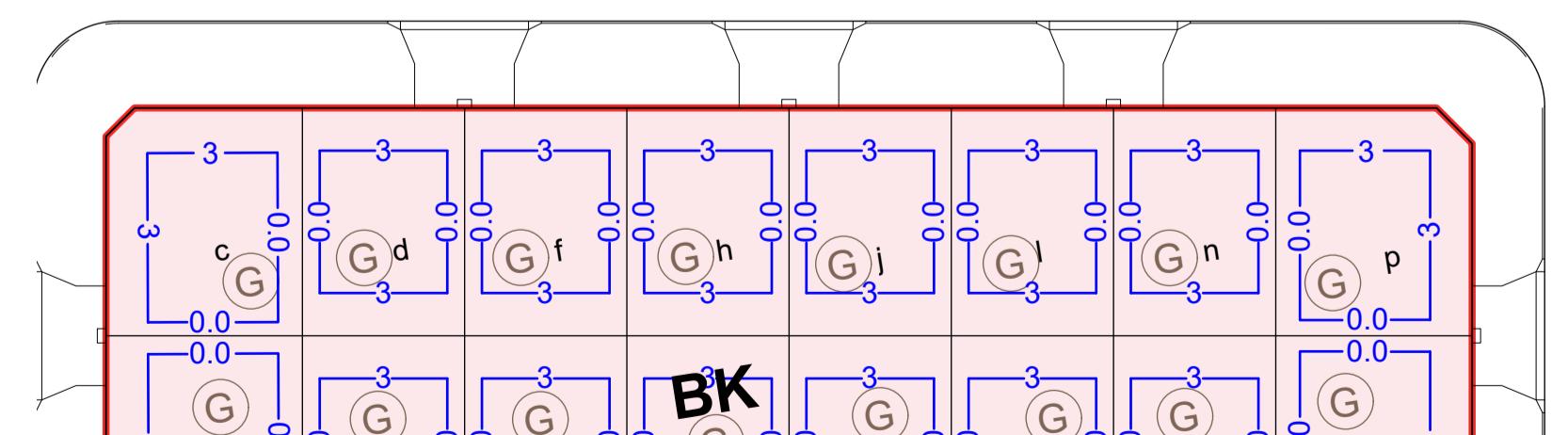
b

ROAD 7



SALLY ROSS WAY

ROAD 8



	DESIGN	DRAWN	CHECK	APPROVED	DATE	AMENDMENT DETAILS
A	JM	JM	OT	OT	28/08/23	ISSUE FOR DA
B	JM	JM	BR	BR	15/05/24	ISSUE FOR FIR RESPONSE
C	JM	JM	BR	BR	10/2/25	ISSUE FOR S165

ESTATE DEVELOPMENT PLAN

DATE 21/05/24

STATUS
SCALE
0m 5 10 15 20 25 30 35 40
SCALE 1:500 (A1) SCALE 1:1000 (A3)

WAE No.
CLIENT/CONSULTANTS
Ginninderry
egis

PLANNING / URBAN DESIGN
Tait Network
redbox design group
Place Logic

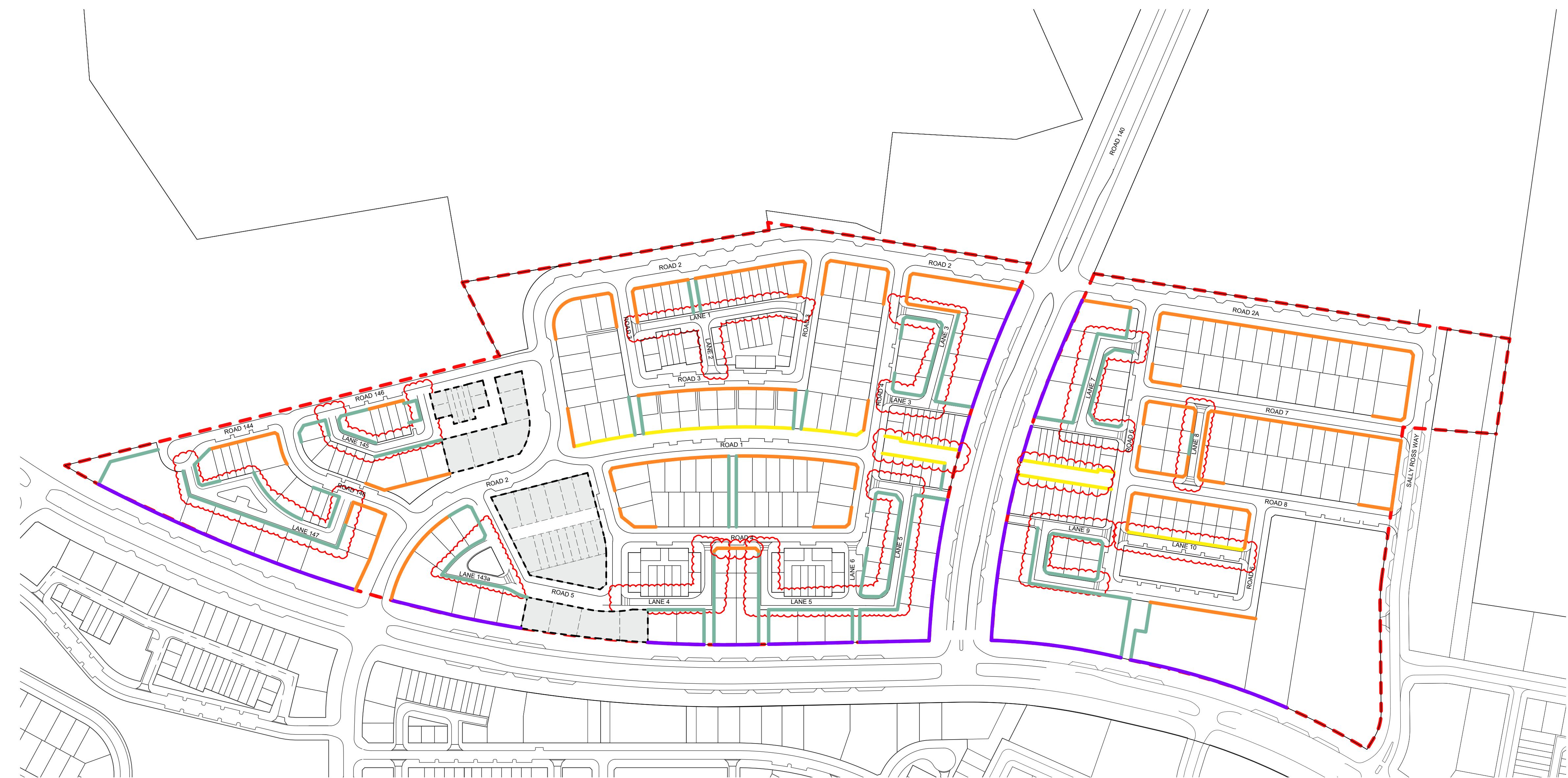
PROJECT
MACNAMARA EDP 2

DRAWING TITLE
**PLANNING CONTROLS
PLAN SHEET 3 OF 7**

DISCLAIMER
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION
USE WHEREVER DIMENSIONS ONLY DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS
STAMPED BY CERTIFYING AUTHORITY

PROJECT No. 21-000393E1.31.03 DRAWING No. 21-000393E1.31.03 REVISION C

Appendix C



LEGEND

**COMMON LEGEND FOR ALL BLOCK COMPLIANCE PLANS.
NOT ALL ITEMS LISTED WILL APPEAR ON THIS SHEET.**

----- MACNAMARA EDP2 BOUNDARY -----

----- INDICATIVE FUTURE DEVELOPMENT SUBJECT TO
TRANSMISSION LINE RELOCATION AND FUTURE EDP
SUBMISSION

NOTES

FENCING CONTROL APPLIES TO ALL COURTYARD WALLS AND FENCES FORWARD OF THE BUILDING LINE.

WHERE LOCATED ABOVE RETAINING WALL GREATER THAN 1M, FENCING TO BE SETBACK A MINIMUM OF 600MM FROM THE BOUNDARY, PROVIDING SUFFICIENT SPACE FOR PLANTING. THE MAXIMUM COMBINED HEIGHT OF WALL AND FENCE IS 2.2M FROM THE FOOTPATH.

ALL FENCING MUST NOT EXCEED A 2.5 METRE HEIGHT FROM FINISHED GROUND LEVEL

COURTYARD WALLS ARE TO BE PROVIDED TO NOMINATED BOUNDARIES

MATERIALS PERMITTED:

- A COMBINATION OF SOLID AND SEMI-TRANSPARENT ELEMENTS AS FOLLOWS:
 - MASONRY OR STONEWORK; AND IF COURTYARD WALL IS OVER 600MM IN HEIGHT THE WALL MUST INCLUDE INFILL PANELS THAT ARE SEMI-TRANSPARENT USING MATERIALS OF DRESSED OR PAINTED HARDWOOD TIMBER OR POWDER COATED ALUMINIUM SLATS (OPENINGS TO BE MINIMUM 10MM).
 - POWDER COATED ALUMINIUM SLATS (OPENINGS TO BE MINIMUM 10MM)

MATERIALS NOT PERMITTED:
STANDARD PALING FENCE
CHAIN MESH FENCING
STANDARD COLORBOND FENCING
UNTREATED TIMBER SLAT FENCING
TIMBER SLEEPERS
POOL FENCING

NOTE:

SERVICES
ALL WALLS & FENCES MUST ACCOMMODATE SERVICE REQUIREMENTS FOR WATER METERS AND MINI PILLARS AND ANY OTHER REQUIRED SERVICE. ADDITIONAL SETBACKS AND CLEARANCES AROUND SERVICES ARE PERMITTED

Type	Mandatory Fencing/Courtyard Wall	Minimum Boundary Length	Minimum Setback	Mandatory Height
F1	Yes	100%	800mm	1.5m
F2	Yes	50%	0m	1.8m
F3	Yes	50%	0m	1.5m
F4	No	50%	0m	1.5m

PLANNING AND DEVELOPMENT ACT 2007

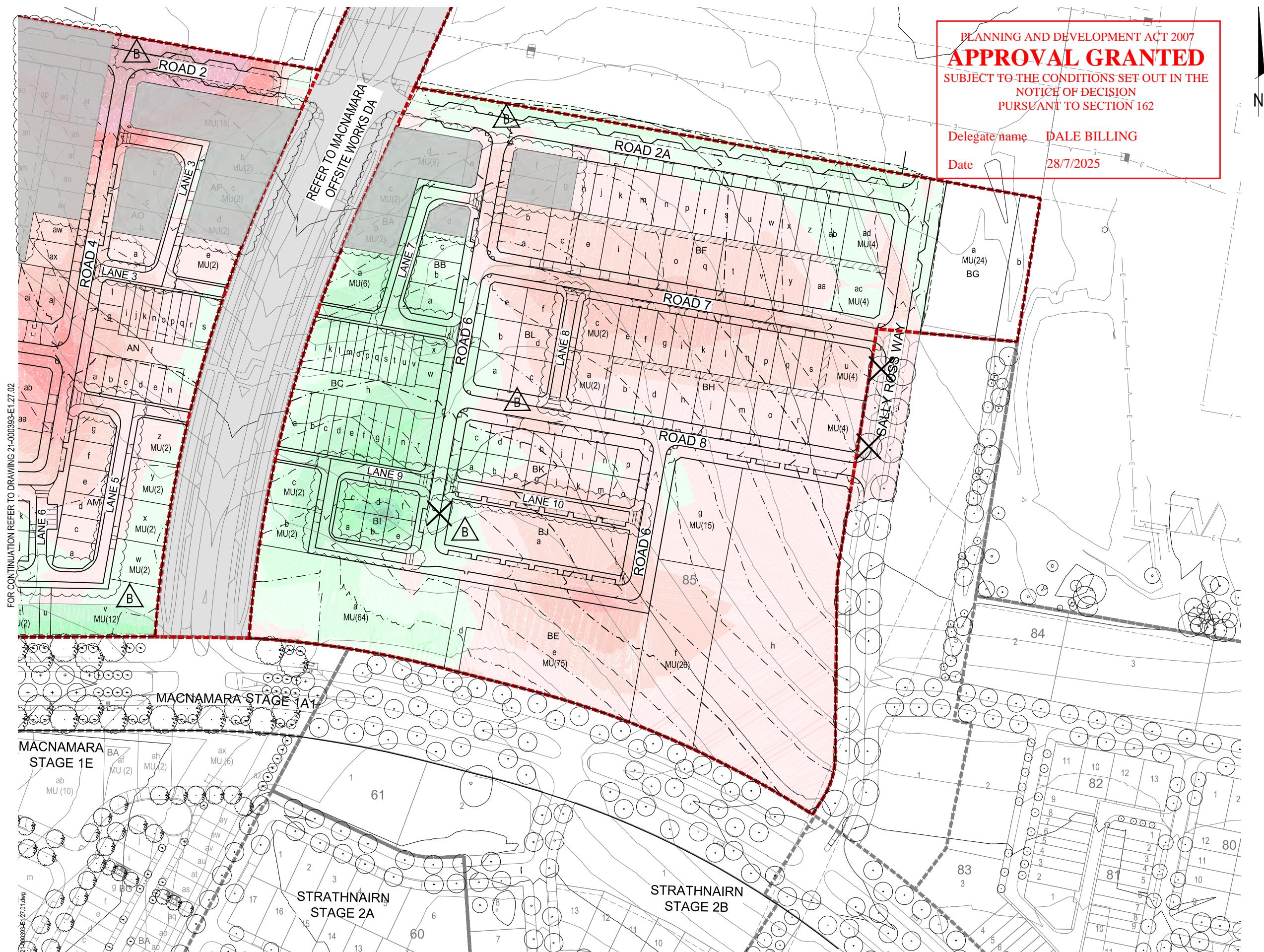
APPROVAL GRANTED

SUBJECT TO THE CONDITIONS SET OUT IN THE

NOTICE OF DECISION

PURSUANT TO SECTION 162

Appendix D



INITIAL ISSUE	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS	
						JS	SKT
A	H/H	121212000999999999	JS	H/H	20/05/2024	ISSUE FOR FIR RESPONSE	H/H
B	AMK	NN	Y/Y	H/H	07/02/2025	ISSUE FOR S165	

STATUS	SCALE
ESTATE DEVELOPMENT PLAN	
APPROVED	
BY:	NO:
SIGN:	DATE:

0 10 20 30 40 50 60 70 80

SCALE 1:1000 (A1) SCALE 1:2000 (A3)



Ginninderry  **redbox**
design group

W

IT
F
M
ninderry  redbox
design group
No

PROJECT	DRAWING TITLE		
ACNAMARA EDP 2	FILL PLAN		
SHEET 1 OF 2			
PROJECT No.	DRAWING No.	EDP No	REVISION
21-000393	E1.27.01	.	B

Appendix E

Landscape Concept Planting Palette

Edible Plants

Below is a list of edible plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
Small Trees					
Mad	<i>Malus domestica</i>	Apple	3m x 3m	100L	-
Pyc	<i>Prunus cerasifera</i>	Cherry Plum	5m x 5m	100L	-
PrpA	<i>Prunus persica 'Anzac'</i>	Australian Peach	4m x 4m	100L	-
PrsAB	<i>Prunus salicina 'Angelina Burdett'</i>	Plum	4-10m x 2-4m	100L	-
Large Shrubs					
Cil	<i>Citrus limon 'Meyer'</i>	Meyer Lemon	3m x 2m	25L/300mm	1.5/m ²
Fes	<i>Feijoa sellowiana</i>	Pineapple Guava	4m x 2m	25L/300mm	1.5/m ²
Mia	<i>Microcitrus australasica</i>	Finger Lime	4m x 2m	25L/300mm	1.5/m ²
Small Shrubs					
Roo	<i>Rosemarinus officinalis</i>	Rosemary	0.5-1.5m x 1m	5L/200mm	3/m ²
Vac	<i>Vaccinium corymbosum</i>	Blueberry - Blue Rose	1-2m x 1-2m	5L/200mm	3/m ²
Cij	<i>Citrus japonica</i>	Kumquat	2-3m x 3m	5L/200mm	3/m ²
Groundcovers/ Climbers					
Fra	<i>Fragaria ananassa</i>	Strawberry	0.3m H	2.5L/150mm	4/m ²

Small Trees



Malus domestica



Malus domestica – fruit



Prunus cerasifera



Prunus persica



Prunus salicina - fruit

Large Shrubs



Citrus limon



Feijoa sellowiana



Microcitrus australasica

Groundcovers



Fragaria ananassa

Small Shrubs



Rosemarinus officinalis



Vaccinium corymbosum



Citrus japonica

Landscape Concept Planting Palette

Native Plants

Below is a list of native plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
Large Shrubs (Hedging)					
BNm	<i>Banksia marginata</i>	Silver Banksia	5m x 3m	25L/300mm	1.5/m ²
BNsp	<i>Banksia spinulosa</i>	Hairpin Banksia	3m x 3m	25L/300mm	1.5/m ²
Cbf	<i>Callistemon 'Great Balls of Fire'</i>	Bottlebrush	2m x 2m	25L/300mm	1.5/m ²
Ckp	<i>Callistemon 'King's Park Special'</i>	Bottlebrush	2-4m x 3-4m	25L/300mm	1.5/m ²
Cra	<i>Callistemon viminalis 'Red Alert'</i>	Creek Bottlebrush	4m x 2m	25L/300mm	1.5/m ²
Gpp	<i>Grevillea 'Poorinda Peter'</i>	Poorinda Peter Grevillea	3m x 4m	25L/300mm	1.5/m ²
Gpq	<i>Grevillea 'Poorinda Queen'</i>	Poorinda Queen Grevillea	3m x 4m	25L/300mm	1.5/m ²
Gho	<i>Grevillea 'Red Hooks'</i>	Red Hooks Grevillea	3m x 4m	25L/300mm	1.5/m ²
Small Shrubs					
Anf	<i>Anigozanthus 'Bush Gem'</i>	Kangaroo Paw	0.6m x 1m	5L/200mm	3/m ²
BKI	<i>Baeckea linifolia</i>	Flax-leaf Heath Myrtle	1-2.5m x 0.5-2m	5L/200mm	3/m ²
Gco	<i>Grevillea confertifolia</i>	Dense-leaf Grevillea	2m x 1-2m	5L/200mm	3/m ²
Gla	<i>Grevillea lanigera</i>	Wooly Grevillea	0.5-1m x 1-2m	5L/200mm	3/m ²
Wab	<i>Westringia sp. 'Aussie Box'</i>	Coast Rosemary	1.5m x 1.5m	5L/200mm	3/m ²
Small Shrubs (Hedging to Frontage)					
Cvc	<i>Callistemon viminalis 'Captain Cook'</i>	Bottlebrush		5L/200mm	3/m ²
Etm	<i>Philoteca myoporoides</i>	Long-leaf Waxflower	1.5-2m x 2m	5L/200mm	3/m ²
Gba	<i>Grevillea baueri</i>	Bauer's Grevillea	0.6-1.5m x 2m	5L/200mm	3/m ²
Wew	<i>Westringia fruticosa 'Grey Box'</i>	Coastal Rosemary	2m x 4m	5L/200mm	3/m ²
Groundcover/Climbers					
Acc	<i>Acacia cognata 'limelight'</i>	Dwarf River Wattle	0.5m x 1m	2.5L/150mm	4/m ²
Asfp	<i>Astartea fascicularis</i>	Winter Pink	0.3m x 1.5m	2.5L/150mm	4/m ²
BNsp	<i>Banksia spinulosa 'Birthday Candle'</i>	Birthday Candle Banksia	0.5m x 1.5m	2.5L/150mm	4/m ²
BRm	<i>Brachyscome multifida</i>	Rock Daisy	0.3m x 1.5m	2.5L/150mm	4/m ²
Coc	<i>Convolvulus cneorum</i>	Bush Morning Glory	0.6m x 1m	2.5L/150mm	4/m ²
Gbr	<i>Grevillea sp. 'Bronze Rambler'</i>	Bronze Rambler Grevillea	0.3m x 2m	2.5L/150mm	4/m ²

Hav	<i> Hardenbergia violacea</i>	Purple Coral Pea	3m x 1m	2.5L/150mm	4/m ²
Myp	<i> Myoporum parvifolium</i>	Creeping Boobialla	0.2m x 2m	2.5L/150mm	4/m ²
RHs	<i> Rhagodia spinescens 'Aussie Flat Bush'</i>	Aussie Flat Bush	0.3-0.5m x 1m	2.5L/150mm	4/m ²
Vih	<i> Viola hederacea</i>	Australian Native Violet	0.1m x 0.5m	2.5L/150mm	4/m ²
Grasses					
Dlc					
Dic	<i> Dianella caerulea 'Cassa Blue'</i>	Cassa Blue Flax Lily	0.7m x 1m	Growtube	6/m ²
DII	<i> Dianella longifolia</i>	Pale Flax Lily	0.6m x 0.4m	Growtube	6/m ²
Dlr	<i> Dianella revoluta</i>	Black Anther Flax Lily	0.5m x 0.5m	Growtube	6/m ²
Dlt	<i> Dianella tasmanica</i>	Blue Flax Lily	0.7m x 1m	Growtube	6/m ²
LDIC	<i> Lomandra longifolia 'Cassica'</i>	Cassica Mat Rush	1.2m x 0.8m	Growtube	6/m ²
LDIT	<i> Lomandra longifolia 'Tanika'</i>	Tanika Mat Rush	0.5m x 0.5m	Growtube	6/m ²
POAIE	<i> Poa labillardieri</i>	Tussock Grass	0.6m x 0.4m	Growtube	6/m ²
Tht	<i> Themeda triandra</i>	Kangaroo Grass	1m x 0.5m	Growtube	6/m ²

Large Shrubs (Hedging)



Banksia marginata



Banksia spinulosa



Callistemon 'Balls of Fire'



Callistemon 'Kings Park'



Callistemon 'Red Alert'



Grevillea 'Poorinda Peter'



Grevillea 'Poorinda Queen'



Grevillea 'Red Hooks'

Small Shrubs



Angiozanthus 'Bush Gem'



Baeckea linifolia



Grevillea confertifolia



Grevillea lanigerav

Small Shrubs (Hedging to Frontage)



Callistemon viminalis



Philotheca myoproides



Grevillea baueri



Westringia 'Grey Box'

Groundcover/Climbers



Acacia cognata 'Limelight'



Astartea fascicularis



Banksia 'Birthday Candles'



Brachyscome multifida



Convolvulus cneorum



Grevillea 'Bronze Rambler'



Hardenbergia violacea



Myoporum parvifolium



Rhagodia spinescens



Viola hederacea

Grasses



Camellia sasanqua



Cupressus sp.



Michelia figo



Thuja sp.



Viburnum tinus



Lomandra 'Tanika'



Poa labillardieri



Themeda triandra

Landscape Concept Planting Palette

Exotic Plants

Below is a list of exotic plants that Ginninderry encourages you to plant when landscaping your garden.

Code	Botanical Name	Common Name	Mature Plant Size	Container Size	Spacing
Small trees/Large Shrubs					
Acb	<i>Acer buergeranum</i>	Trident Maple	5m x 3m	100L	
Acj	<i>Acer japonicum</i>	Japanese Maple	5m x 5m	100L	
Cil	<i>Citrus x Lemon</i>	Lemon	-	25L/300mm	1.5/m ²
Cra	<i>Cordyline Australis</i>	Cabbage Tree	2m x 1.5m	5L/200mm	3/m ²
CNc	<i>Cornus capitata</i>	Evergreen Dogwood	3m x 3m	25L/300mm	1.5/m ²
Dyk	<i>Diospyros kaki</i>	Japanese Persimmon	6-8m x 6m	100L	-
Dia	<i>Dicksonia antarctica</i>	Soft Tree Fern	2-4m x 2.5m	25L/300mm	-
Kop	<i>Koelreuteria paniculata</i>	Golden Rain Tree	5m x 8m	100L	-
Lai	<i>Lagerstroemia indica</i>	Crepe Myrtle	3m x 2m	25L/300mm	-
MGI	<i>Magnolia grandiflora 'Little Gem'</i>	-	6m x 3m	100L	-
Mgso	<i>Magnolia soulangeana</i>	Saucer Magnolia	4m (h)	100L	-
Mgst	<i>Magnolia stellata</i>	Star Magnolia	4-6m x 4.5m	100L	-
Pcp	<i>Prunus cerasifera 'Pissardii'</i>	Cherry Plum	5m x 5m	100L	-
Pcs	<i>Prunus cerasifera 'Spire'</i>	Black Cherry Plum	6m x 2m	100L	-
Pyc	<i>Pyrus calleryana</i>	Ornamental Pear	11m x 4m	100L	-
Large Shrubs (Hedging)					
CAMs	<i>Camellia sasanqua</i>	Sasanqua Camellia	4m x 3m	25L/300mm	1.5/m ²
Cup	<i>Cupressus</i> sp.	Cypress Sp.	-	25L/300mm	-
Eiv	<i>Escallonia</i> sp. 'Iveyi'	Escallonia	3m x 3m	25L/300mm	1.5/m ²
MLf	<i>Michelia figo</i>	Port Wine Magnolia	2m x 2m	25L/300mm	1.5/m ²
Pitt	<i>Pittosporum tenuifolium 'Green Pillar'</i>	Pittosporum	3m x 2m	25L/300mm	1.5/m ²
Pla	<i>Prunus lauocerasus</i>	Cherry Laurel	5m x 3m	25L/300mm	-
Plu	<i>Prunus lusitanica</i>	Portuguese Laurel	4m x 2m	25L/300mm	-
THj	<i>Thuja</i> sp.	Cedar Sp.	-	25L/300mm	-
VIO	<i>Viburnum odoratissimum</i>	Sweet Viburnum	4-6m x 4m	25L/300mm	1.5/m ²
VIT	<i>Viburnum tinus</i>	Laurustinus	3m x 3m	25L/300mm	1.5/m ²

Small Shrubs					
Azs	Azalea sp.	Azalea		5L/200mm - 25L/300mm	3/m ²
Bey	Beschorneria yuccoides	Mexican Lily	1-1.5m x 1-2m	25L/300mm	-
Epp	Escallonia sp. 'Pink Pixie'	Escallonia	0.8m x 0.8m	5L/200mm	3/m ²
LVA	Lavandula angustifolia	White English Lavender	0.3m x 0.3m	5L/200mm	3/m ²
LOn	Lonicera nitida	Dwarf Honeysuckle	2m x 3m	25L/300mm	1.5/m ²
NNn	Nandina domestica 'Nana'	Dwarf Screen Bamboo	0.3m x 2m	5L/200mm	3/m ²
Small Shrubs (Hedging to Frontage)					
ABg	Abelia grandiflora	Glossy Abelia	1.5m x 1.2m	5L/200mm	3/m ²
BUs	Buxus sempervirens	English Box	2m x 1m	5L/200mm	3/m ²
CYt	Choisya ternata	Mexican Orange Blossom	1.5m x 1.5m	25L/300mm	1.5/m ²
Erk	Escallonia sp. 'Red Knight'	Escallonia	1.5m x 1.5m	25L/300mm	1.5/m ²
GAf	Gardenia augusta 'Florida'	Gardenia Florida	1-1.5m x 1m	5L/200mm	3/m ²
Groundcovers/Climbers					
AJr	Ajuga reptans	Common Bugle	0.1m x 0.3m	2.5L/150mm	4/m ²
COPk	Coprosma x kirkii	Mirror Plant	0.6m x 1m	2.5L/150mm	4/m ²
HEc	Hedera canariensis (green form only)	Canary Island Ivy	n/a	2.5L/150mm	4/m ²
HYc	Hypericum calycinum	Aaron's Beard	0.3m x 0.5m	2.5L/150mm	4/m ²
RSI	Rosmarinus lavandulaceus	Creeping Rosemary	0.3m x 0.3m	2.5L/150mm	4/m ²
TRj	Trachelospermum jasminoides	Chinese Star Jasmine	n/a	2.5L/150mm	4/m ²
Vla	Vitis amurensis	Ornamental Grape Vine	n/a	2.5L/150mm	-
Grasses					
LIEg	Liriope 'Evergreen Giant'	Evergreen Giant Lily	0.4m x 0.7m	Growtube	6/m ²
Opn	Ophiopogon planiscapus 'Nigrescens'	Black Mondo Grass	0.2m x 0.8m	Growtube	6/m ²

Grasses



Liriope 'Evergreen Giant'



Ophiopogon 'Nigrescens'

Small Trees/ Large Shrubs



Acer buergeranum



Acer japonicum



Citrus x limon



Cordyline australis



Cornus capitata



Diospyros kaki



Koelreuteria paniculata



Lagerstroemia indica



Magnolia grandiflora



Magnolia soulangeana



Magnolia stellata



Prunus cerasifera 'Pissardii'



Prunus cerasifera 'Spire'



Pterus calleryana

Large Shrubs (Hedging)



Camellia sasanqua



Cupressus sp.



Michelia figo



Thuja sp.



Viburnum tinus

Small Shrubs



Camellia sasanqua



Cupressus sp.



Michelia figo



Thuja sp.



Viburnum tinus

Small Shrubs (Hedging to Frontage)



Abelia grandiflora



Buxus sempervirens



Choisya ternata



Gardenia augusta

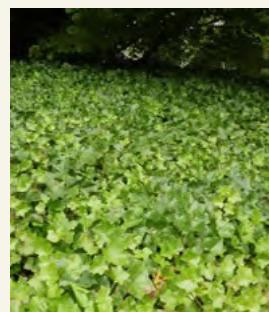
Groundcover/Climbers



Ajuga repens



Coprosma x 'Kirkii'



Hedera canariensis



Hypericum calycinum



Rosmarinus lavandulaceus



Trachelospermum sp.



Vitis amurensis

Pest Plant List

Not for use at Ginninderry

Botanical Name	Common Name	Reason
<i>Ailanthus altissima</i>	Tree of Heaven	Declared pest plant of the ACT
<i>Alnus glutinosa</i>	Black Alder	Declared pest plant of the ACT
<i>Alternanthera philoxeroides</i>	Alligator Weed	Declared pest plant of the ACT
<i>Andropogon gayanus</i>	Gamba Grass	Declared pest plant of the ACT
<i>Annona glabra</i>	Pond Apple	Declared pest plant of the ACT
<i>Anredera cordifolia</i>	Madeira Vine	Declared pest plant of the ACT
<i>Asparagus aethiopicus</i>	Ground Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus africanus</i>	Climbing Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus asparagoides</i>	Bridal Creeper	Declared pest plant of the ACT
<i>Asparagus asparagoides</i> Western Cape Form	Bridal Creeper – Western Cape Form	Declared pest plant of the ACT
<i>Asparagus declinatus</i>	Bridal Veil	Declared pest plant of the ACT
<i>Asparagus plumosa</i>	Climbing Asparagus Fern	Declared pest plant of the ACT
<i>Asparagus scandens</i>	Asparagus Fern	Declared pest plant of the ACT
<i>Austrocylindropuntia</i> (ALL species)	Coral Cacti	Declared pest plant of the ACT
<i>Cabomba caroliniana</i>	Cabomba	Declared pest plant of the ACT
<i>Carduus nutans</i>	Nodding Thistle	Declared pest plant of the ACT
<i>Carduus pycnocephalus</i>	Slender Thistle	Declared pest plant of the ACT
<i>Carduus tenuiflorus</i>	Slender Thistle	Declared pest plant of the ACT
<i>Carthamus lanatus</i>	Saffron Thistle	Declared pest plant of the ACT
<i>Celtis australis</i>	Nettle Tree	Declared pest plant of the ACT
<i>Centaurea maculosa</i>	Spotted Knapweed	Declared pest plant of the ACT
<i>Chrysanthemoides monilifera</i>	Bitou Bush / Boneseed	Declared pest plant of the ACT
<i>Cortaderia jubata</i>	Pampas Grass	Declared pest plant of the ACT
<i>Cortaderia selloana</i>	Pampas Grass	Declared pest plant of the ACT
<i>Cotoneaster franchettii</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster glaucophyllus</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster pannosus</i>	Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster salicifolius</i>	Willow-leaf Cotoneaster	Declared pest plant of the ACT
<i>Cotoneaster simonsii</i>	Cotoneaster	Declared pest plant of the ACT

Botanical Name	Common Name	Reason
<i>Crataegus monogyna</i>	Hawthorn	Declared pest plant of the ACT
<i>Cryptostegia grandiflora</i>	Rubber Vine	Declared pest plant of the ACT
<i>Cylindropuntia</i> (ALL species)	Pear Cacti	Declared pest plant of the ACT
<i>Cytisus</i> (ALL species)	Broom species	Declared pest plant of the ACT
<i>Echium plantagineum</i>	Paterson's Curse	Declared pest plant of the ACT
<i>Echium vulgare</i>	Viper's Bugloss	Declared pest plant of the ACT
<i>Eichornia crassipes</i>	Water Hyacinth	Declared pest plant of the ACT
<i>Equisetum</i> species	Horsetail	Declared pest plant of the ACT
<i>Eragrostis curvula</i>	African Love Grass	Declared pest plant of the ACT
<i>Genista</i> (ALL species)	Broom species	Declared pest plant of the ACT
<i>Gymnocoronis spilanthoides</i>	Senegal Tea Plant	Declared pest plant of the ACT
<i>Hedera helix</i>	English Ivy	Declared pest plant of the ACT
<i>Hieracium aurantiacum</i>	Orange Hawkweed	Declared pest plant of the ACT
<i>Hieracium pilosella</i>	Mouse-ear Hawkweed	Declared pest plant of the ACT
<i>Hymenachne amplexicaulis</i>	Hymenachne	Declared pest plant of the ACT
<i>Hypericum perforatum</i>	St John's Wort	Declared pest plant of the ACT
<i>Jatropha gossypiifolia</i>	Bellyache Bush	Declared pest plant of the ACT
<i>Kochia scoparia</i>	Kochia	Declared pest plant of the ACT
<i>Lagarosiphon major</i>	Lagarosiphon	Declared pest plant of the ACT
<i>Lantana camara</i>	Lantana	Declared pest plant of the ACT
<i>Ligustrum lucidum</i>	Broad-leaf privet	Declared pest plant of the ACT
<i>Ligustrum sinense</i>	Narrow-leaf privet	Declared pest plant of the ACT
<i>Lonicera japonica</i>	Japanese Honeysuckle	Declared pest plant of the ACT
<i>Lycium ferocissimum</i>	African Boxthorn	Declared pest plant of the ACT
<i>Macfadyena unguis-cati</i>	Cat's Claw Creeper	Declared pest plant of the ACT
<i>Mimosa pigra</i>	Mimosa	Declared pest plant of the ACT
<i>Miscanthus sinensis</i> (ALL varieties)	Chinese Fairy Grass	Declared pest plant of the ACT
<i>Myriophyllum aquaticum</i>	Parrot's Feather	Declared pest plant of the ACT
<i>Nasella tenuissima</i>	Mexican Feather Grass	Declared pest plant of the ACT
<i>Nassella charruana</i>	Lobed Needlegrass	Declared pest plant of the ACT
<i>Nassella neesiana</i>	Chilean Needle Grass	Declared pest plant of the ACT
<i>Nassella trichotoma</i>	Serrated Tussock	Declared pest plant of the ACT
<i>Onopordum acanthium</i>	Scotch Thistle	Declared pest plant of the ACT
<i>Onopordum illyricum</i>	Illyrian Thistle	Declared pest plant of the ACT
<i>Opuntia</i> (ALL species) (excludes <i>O. ficus-indica</i>)		
Prickly Pears	Declared pest plant of the ACT	
<i>Parkinsonia aculeata</i>	Parkinsonia	Declared pest plant of the ACT
<i>Parthenium hysterophorus</i>	Parthenium Weed	Declared pest plant of the ACT
<i>Pennisetum setaceum</i>	African Fountain Grass	Declared pest plant of the ACT

Botanical Name	Common Name	Reason
<i>Phyllostachys aurea</i>	Yellow Bamboo	Declared pest plant of the ACT
<i>Pinus radiata</i>	Radiata Pine	Declared pest plant of the ACT
<i>Pistia stratiotes</i>	Water Lettuce	Declared pest plant of the ACT
<i>Populus alba</i>	White Poplar	Declared pest plant of the ACT
<i>Populus nigra 'Italica'</i>	Lombardy Poplar	Declared pest plant of the ACT
<i>Prosopis</i> spp.	Mesquite	Declared pest plant of the ACT
<i>Pyracantha angustifolia</i>	Firethorn	Declared pest plant of the ACT
<i>Pyracantha coccinea</i>	Scarlet Firethorn	Declared pest plant of the ACT
<i>Pyracantha fortuneana</i>	Firethorn	Declared pest plant of the ACT
<i>Robinia pseudoacacia</i>	False Acacia	Declared pest plant of the ACT
<i>Rosa rubiginosa</i>	Sweet Briar, Briar Rose	Declared pest plant of the ACT
<i>Rubus fruticosus</i> (aggregate) All species except for the permitted cultivars: <i>R. armeniacus</i> and <i>R. ulmifolius</i> species hybrid <i>R. armeniacus</i> species hybrid <i>R. ursinus</i> and <i>R. armeniacus</i> species hybrid	All Blackberry except for the permitted cultivars: Black Satin, Chester Thornless, Dirksen Loch Ne and Chehale.	Declared pest plant of the ACT
<i>Sagittaria platyphylla</i>	<i>Sagittaria</i>	Declared pest plant of the ACT
<i>Salix</i> ALL species of willow, except for the permitted species: <i>Salix babylonica</i> <i>S. babylonica</i> <i>S. caladendron</i> <i>S. reichardtii</i>	All Willows except for the permitted species: Weeping Willow Weeping Willow Pussy Willow Sterile Pussy Willow	Declared pest plant of the ACT
<i>Salvinia molesta</i>	<i>Salvinia</i>	Declared pest plant of the ACT
<i>Senecio madagascariensis</i>	Fireweed	Declared pest plant of the ACT
<i>Solanum elaeagnifolium</i>	Silverleaf Nightshade	Declared pest plant of the ACT
<i>Sorbus</i> sp.	Service Tree, Rowan	Declared pest plant of the ACT
<i>Spartium junceum</i>	Spanish Broom	Declared pest plant of the ACT
<i>Tamarix aphylla</i>	Athel Pine	
<i>Toxicodendron succedaneum</i>	<i>Rhus</i> Tree	Declared pest plant of the ACT
<i>Ulex europaeus</i>	Gorse	Declared pest plant of the ACT
<i>Vinca major</i>	Periwinkle	Declared pest plant of the ACT
<i>Xanthium occidentale</i>	Noogoora Burr	Declared pest plant of the ACT
<i>Xanthium spinosum</i>	Bathurst Burr	Declared pest plant of the ACT
Landscaping Plant Species		
<i>Agapanthus</i> species	<i>Agapanthus</i>	Multiple varieties where the seed is easily distributed and forms dense monocultures in conservation areas

Botanical Name	Common Name	Reason
<i>Nandina domestica</i>	Sacred Bamboo	Berries toxic to birds, seed easily distributed into the conservation zone
<i>Photinia</i> species	Photinia	Seed easily distributed into conservation zone
<i>Wisteria sinensis</i>	Chinese Wisteria	Spread by seed, particularly along established waterways

Appendix F

Housing Development Requirements Application Form

Design Application Form

Please fill in and submit to designs@ginninderry.com
(A Design re-submission administration fee will apply after the 1st approval)

Property details

Block/ Section	
-------------------	--

Block size	
------------	--

Purchaser details

Name	
------	--

Phone	
-------	--

Mobile	
--------	--

Email	
-------	--

Designer details

Name	
------	--

Company	
---------	--

Phone	
-------	--

Mobile	
--------	--

Email	
-------	--

Builder details

Name	
------	--

Company	
---------	--

Phone	
-------	--

Mobile	
--------	--

Email	
-------	--

Contact us:

E: designs@ginninderry.com

P: 1800 316 900

Required documentation:

1. Site plan @ 1:200

- Overall Building Footprint with setback dimensions to the boundaries
- North point site contours
- Services and Easements
- Location of all AC, HWS, RWT, Solar Battery, Fan units, clothes lines
- Extent of retaining walls
- Location and dimensions of (PPOS)
- Finished floor levels for the house and garage
- Area schedule of the dwelling including block size / POS / PPOS / all GFA / Garage / carports / hardstands

2. Sediment and Erosion Control Plan @ 1:200

3. Floor Plans @ 1:100

- Fully dimensioned floor plan for each level
- Show all room names
- All internal walls / doors
- Finished levels
- Area schedule

4. Elevations @ 1:100

- North / South / East / West
- NGL & FGL
- FFL / FCL
- Roof Pitch
- Extent of Cut and Fill

5. Sections @ 1:100

- Section A-A
- Section B-B
- NGL & FGL
- All structure / internal walls
- Extent of Cut and Fill and retaining walls

6. Roof Plan @ 1:100

- Roof pitches
- Eaves depths
- Solar panel location
- Roof material & colour

7. Planting / Fencing Plan @ 1:200

- All side and rear fencing (refer to PCP's for each block)
- All courtyard walls
- Mail box type, material and location
- Extent of all retaining walls
- Area schedule of soft planting zone / canopy cover / paved or non-permeable areas

8. External Colours and Finishes Schedule

- Front façades @ 1:100
- Identify all front façade materials and colours
- Schedule or a table specification and image of proposed materials (if alternate from the pre-approved finishes)

9. NatHERS EER Certificate

- NatHERS energy efficiency rating report and certificate generated by NatHERS approved software package
- NatHERS stamped plans

10. Sustainability Schedule



External Colours and Finishes Schedule

Please tick the boxes below

Metal Roof – Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
<input type="checkbox"/> Dover White	<input type="checkbox"/> Southerly	<input type="checkbox"/> Bluegum	<input type="checkbox"/> Woodland Grey	

Facia & Gutters

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
Dover White	Southerly	Bluegum	<input type="checkbox"/> Woodland Grey	

Garage Doors

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray		
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver		
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Blushed Teak	<input type="checkbox"/> Classic Cedar	<input type="checkbox"/> Iron Bark	<input type="checkbox"/> Kwila	
<input type="checkbox"/> Merbau	<input type="checkbox"/> Silky Oak	<input type="checkbox"/> Weathered Timber	<input type="checkbox"/> Western Red Cedar	<input type="checkbox"/> Woodland Grey		

Window Frames

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Paperbark
Dover White	Southerly	Bluegum	<input type="checkbox"/> Woodland Grey	

Façade Colours Walls / Render / Cladding

<input type="checkbox"/> Basalt	<input type="checkbox"/> Cove	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Natural Pearl	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist	<input type="checkbox"/> Beige Royal	<input type="checkbox"/> Braid	<input type="checkbox"/> Cru	<input type="checkbox"/> Lexicon
<input type="checkbox"/> Light Rice	<input type="checkbox"/> Linseed	<input type="checkbox"/> Natural White	<input type="checkbox"/> Oyster Linen	<input type="checkbox"/> Terrace White	<input type="checkbox"/> Toffee Fingers
<input type="checkbox"/> Tuft	<input type="checkbox"/> Warm Neutral	<input type="checkbox"/> Woodland Grey			

Fence Colour - Colorbond

Side and Rear Boundary Fencing



Fence Infill Panel / Street Facing Fencing - Colorbond

<input type="checkbox"/> Basalt	<input type="checkbox"/> Dune	<input type="checkbox"/> Evening Haze	<input type="checkbox"/> Gully	<input type="checkbox"/> Windspray
<input type="checkbox"/> Jasper	<input type="checkbox"/> Shale Grey	<input type="checkbox"/> Surfmist	<input type="checkbox"/> Wallaby	<input type="checkbox"/> Ultra Silver
<input type="checkbox"/> Precious Silver	<input type="checkbox"/> Silver Medalist			

External Colours and Finishes Schedule:

All specified colours and materials for the building's exterior must be listed below. Please include brand, specification, profile and colour of proposed materials, sample photos/swatches should also be provided.

	Brand	Type/Range:	Colour
Bricks:			
Cladding 1:			
Cladding 2:			
Feature Material:			
Sunhoods/awnings:			
Retaining walls:			
Courtyard walls:			
Mailbox:			

Sustainability Schedule

Block	Section	Size (m ²)
-------	---------	------------------------

Minimum Requirements as per element 2.0 Efficient Home Design

Solar PV Array

<250m²: 2kW
251<350m²: 3kW
351<500m²: 4kW
>500m²: 5kW

Size (kW)

Home Energy Management System

<input type="checkbox"/> Evergen
<input type="checkbox"/> Reposit (battery only)

Inverter: Must be compatible with Home Energy Management System selected above

Brand

Model No.

Battery (optional):

Brand

Size (kWh)

Hot Water System: Temperature range to -5C

Solar* Heat Pump

Brand

Model No.

*Include model of storage tank and solar collectors (if applicable)

Air Conditioning System (if installed):

EER/COP Min: >3/>3.5
SPL Heat/Cool: <57/<57 at 1.0m
Temp range: -10°C to 43°C

<input type="checkbox"/> RCAC
<input type="checkbox"/> Other, please specify

Brand

Indoor Model No.

Outdoor Model No.

EER

COP

SPL Cooling

SPL Heating

Rainwater Tank:

Must be connected to a toilet, laundry cold water and external taps

<250m²: n/a
251<350m²: 2,000Lt
351<599m²: 4,000Lt
600<800m²: 8,000Lt
>801 m²: 10,000Lt

Size (L)

Water Fixtures note:

Please complete or provide equivalent selection list (must clearly show star rating)

Note: Specification sheets, builders inclusions lists sheets or contract excerpts will not be accepted.

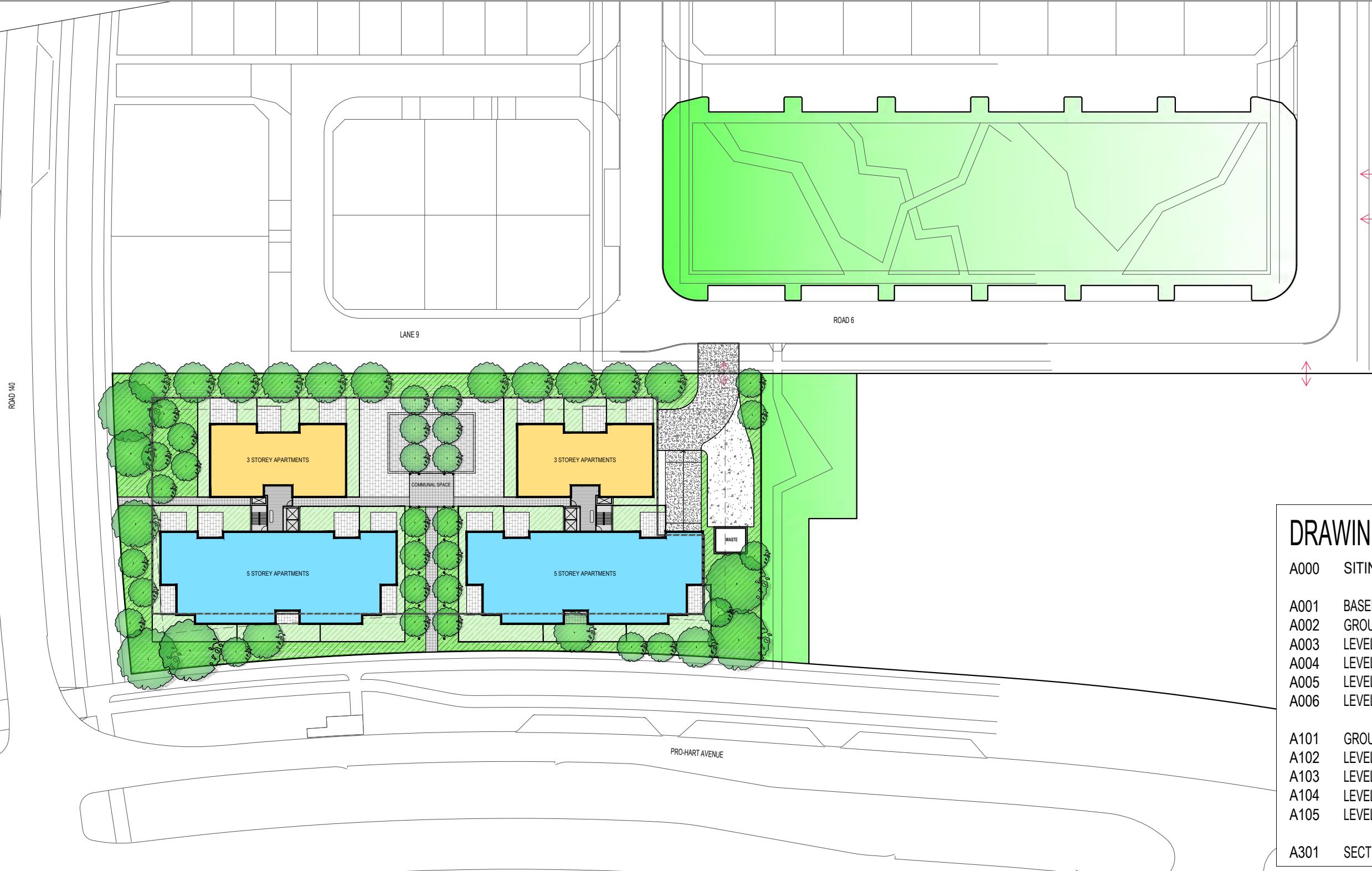
Water Fixtures: (Includes all sink mixers, bath mixers, shower heads, toilet suites)

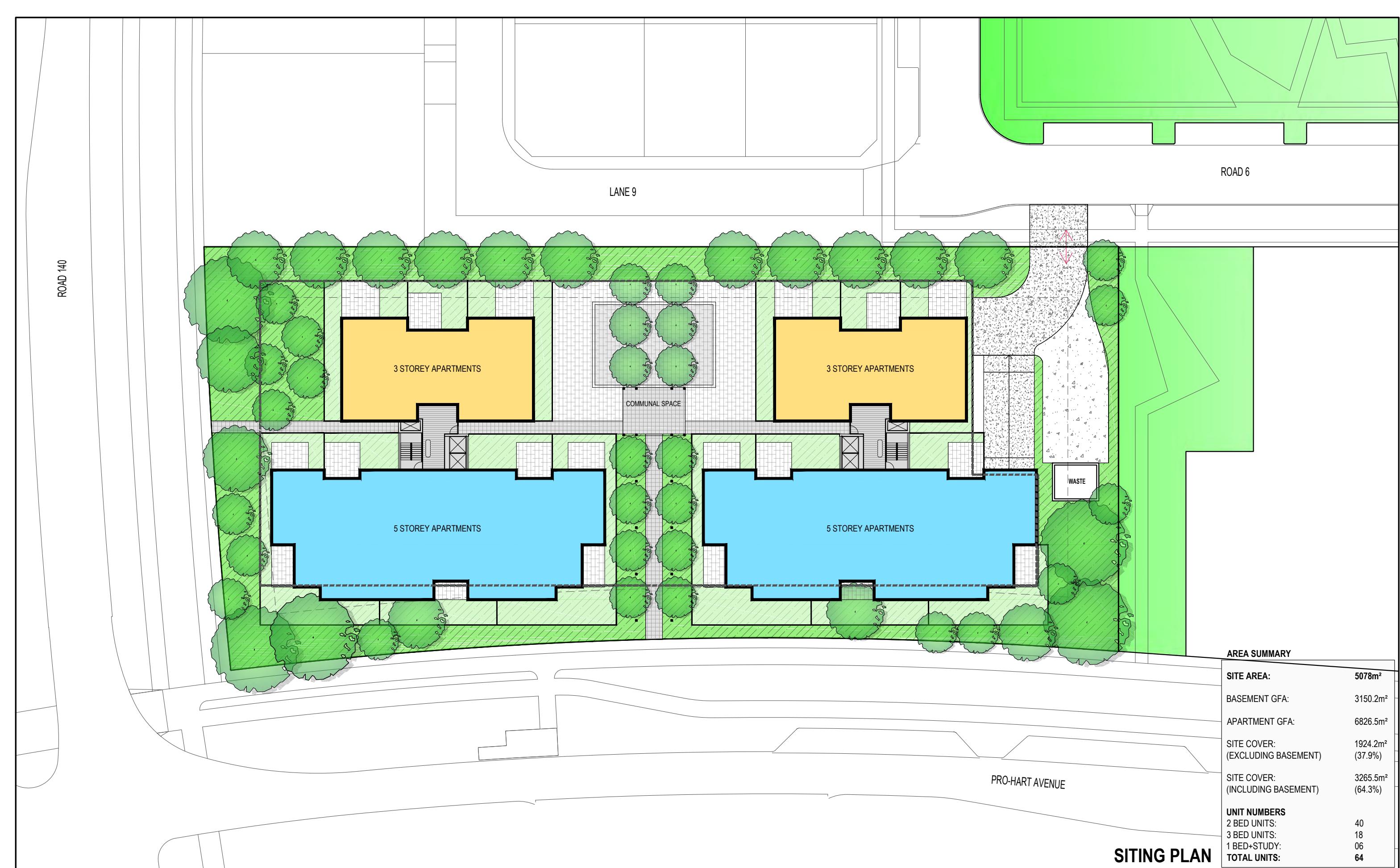
Room	Type	Model	Flow Rate	Star Rating
Eg. Kitchen	Eg. Sink mixer	Eg. Clark6310	Eg. 5L/min	Eg. 4 Star

Ginninderry *

APARTMENT OPTION

EDP2 CONCEPT PLANNING MACNAMARA - GINNINDERRY





CLIENT
GINNINDERRY

PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**

PROJECT NO: 2428

DRAWING TITLE
**CONCEPT SITING
PLAN**

SCALE
1:400 (A3) 1:200 (A1)

PROJECT ARCHITECT
AL&CH

COORD.
REVIEWED

PROJECT DIRECTOR
AL&CH

DATE
13.12.24

DRAWING NUMBER
A000

REVISION
P1

DRAWN
AL&CH

VERIFIED

APPROVED

NORTH

A000 P1



REV	DESCRIPTION	DRAWN	DATE
P1	ISSUE FOR INFORMATION	AL&CH	13.12.24

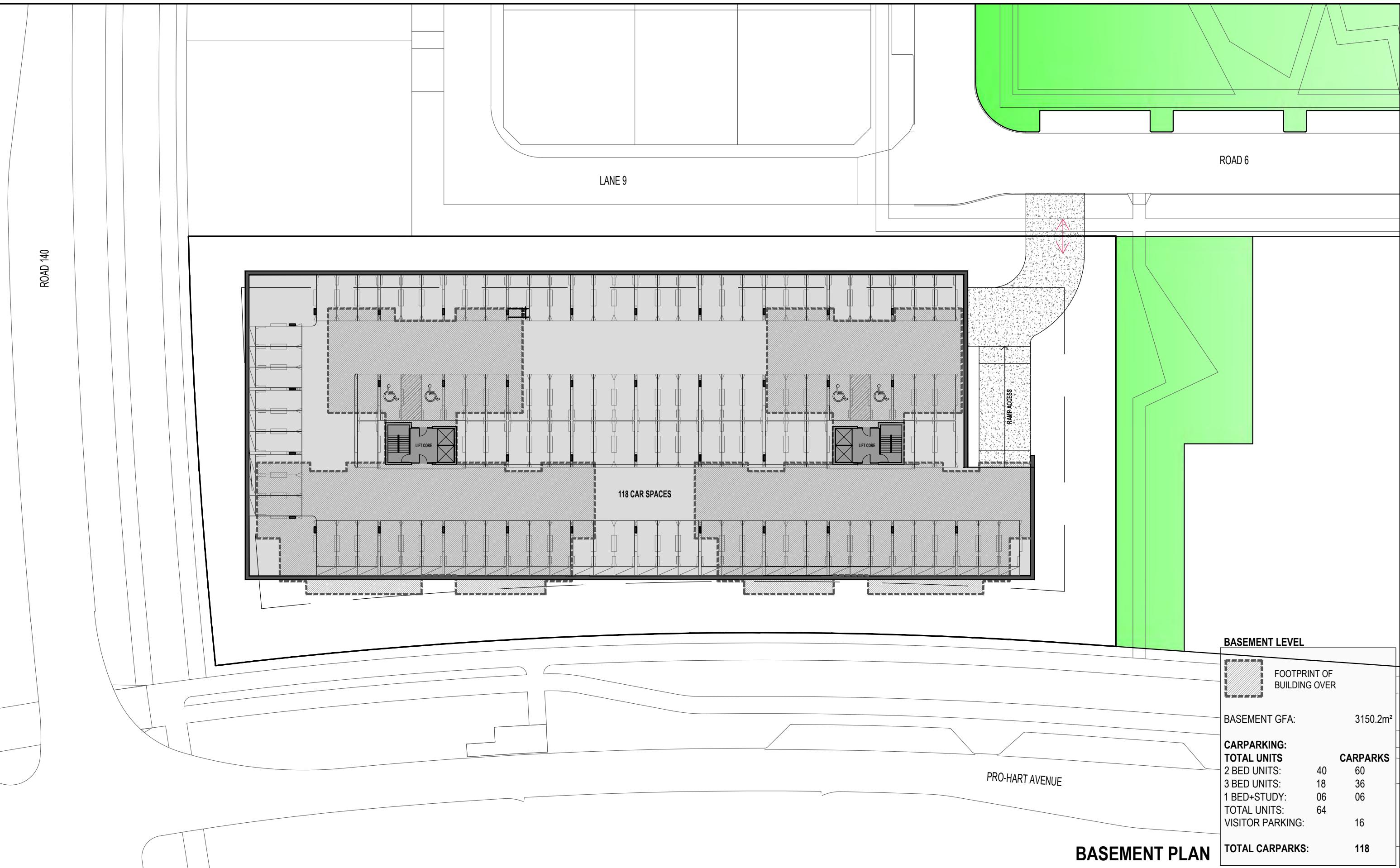
NOTES
All dimensions are in millimetres. All levels are in metres.
Do not scale off drawing. All structure to engineers specification.
All dimensions, levels and site conditions must be verified
by contractor prior to commencement of any work.

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CLIENT
GINNINDERRY

DRAWING TITLE
**CONCEPT PLAN
BASEMENT LEVEL**

PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**

PROJECT NO: 2428

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE	NOTES
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	13.12.24	All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work.
DATE	13.12.24	VERIFIED					All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.
		APPROVED					
DRAWING NUMBER	REVISION						
		NORTH					

DRAWN
AL&CH

SCALE 1:400 (A3) 1:200 (A1)

DRAWN
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A001 P1

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GINNINDERRY
PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**
PROJECT NO: 2428

DRAWING TITLE
**CONCEPT PLAN
GROUND LEVEL**

SCALE
1:400 (A3) 1:200 (A1)

DRAWN
AL&CH

PROJECT ARCHITECT
AL&CH
COORD.
REVIEWED
PROJECT DIRECTOR
AL&CH
DATE
13.12.24
DRAWING NUMBER
A002
REVISION
P1
DRAWN
AL&CH

NORTH



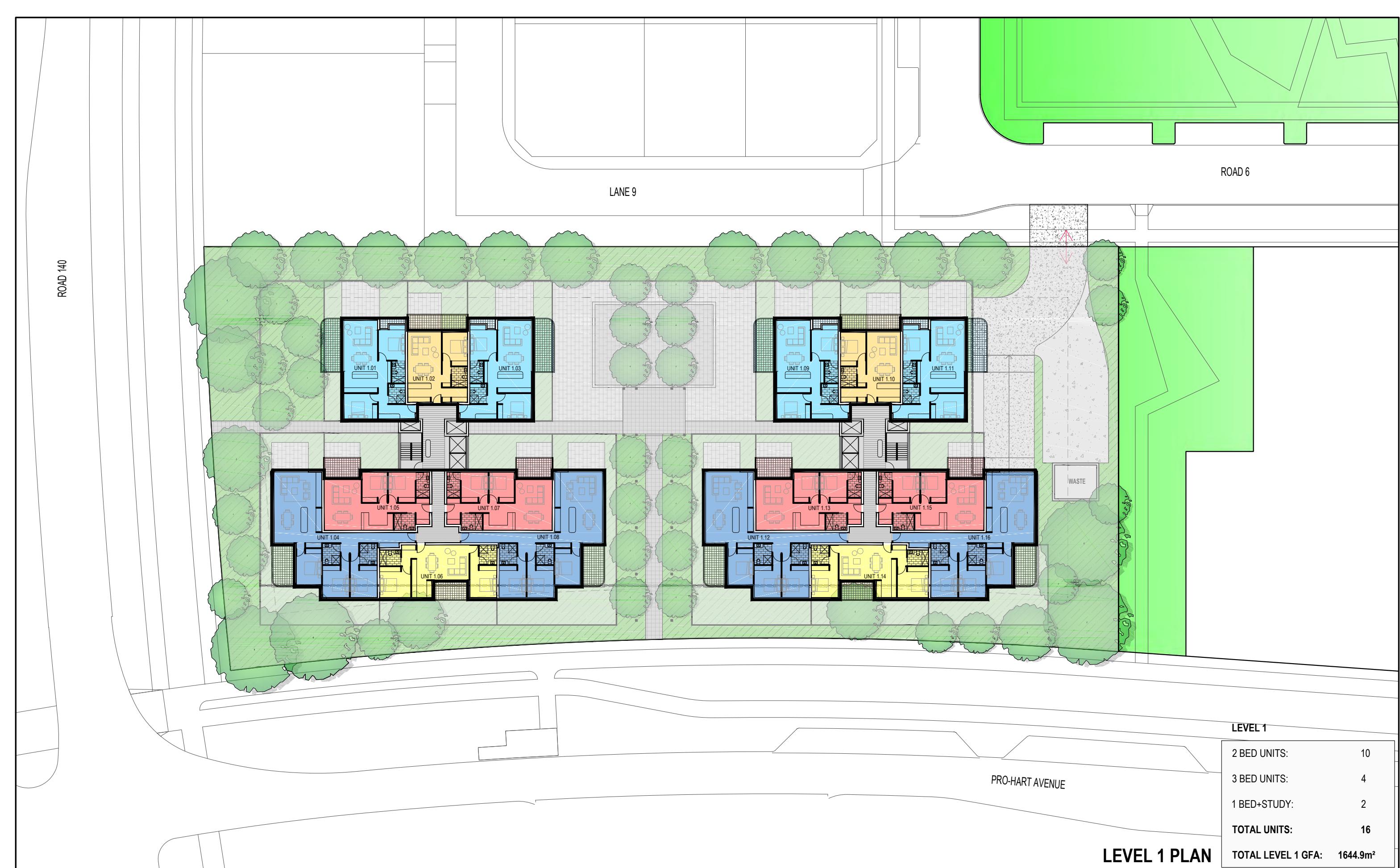
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P1
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APPROVED
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DATE
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PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**
PROJECT NO: 2428

DRAWING TITLE
**CONCEPT PLAN
LEVEL 1**

SCALE
1:400 (A3) 1:200 (A1)

DRAWN
AL&CH

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	VERIFIED	P1	ISSUE FOR INFORMATION	AL&CH	13.12.24
DATE	13.12.24	APPROVED				
DRAWING NUMBER		REVISION				

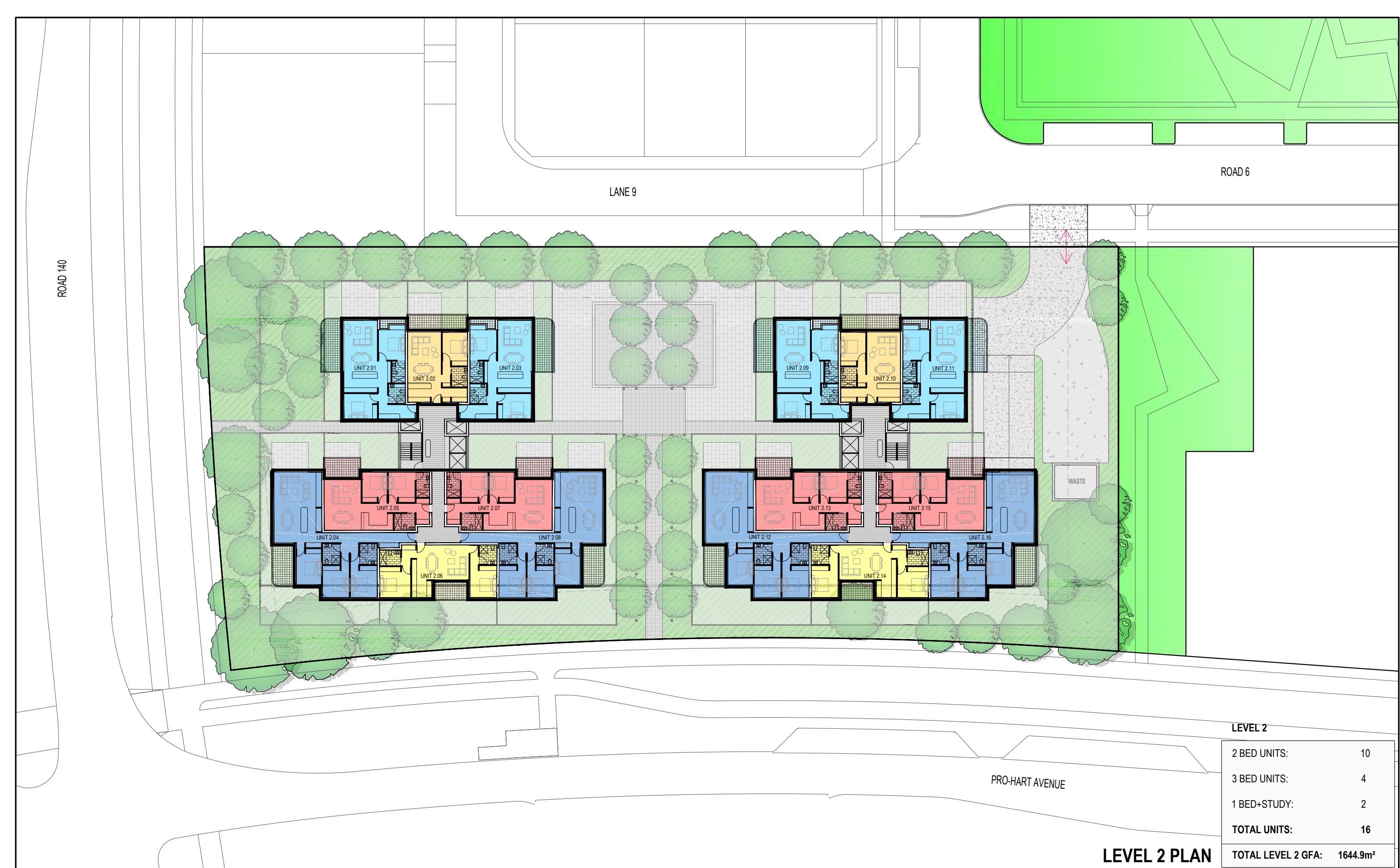
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PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**
PROJECT NO: 2428

DRAWING TITLE
**CONCEPT PLAN
LEVEL 2**

SCALE 1:400 (A3) 1:200 (A1)
DRAWN AL&CH
PROJECT NO: 2428

PROJECT ARCHITECT AL&CH COORD.
PROJECT DIRECTOR AL&CH
DATE 13.12.24
DRAWING NUMBER A004
DRAWN AL&CH
REVISION P1
DRAWN AL&CH
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REVIEWED
VERIFIED
APPROVED
DRAWN
REVISION
NORTH
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REVISION
NORTH

REV DESCRIPTION DRAWN DATE NOTES
P1 ISSUE FOR INFORMATION AL&CH 13.12.24
All dimensions are in millimetres. All levels are in metres.
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PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**

PROJECT NO: 2428

DRAWING TITLE
**CONCEPT PLAN
LEVEL 3**

SCALE
1:400 (A3) 1:200 (A1)

DRAWN
AL&CH

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	VERIFIED	P1	ISSUE FOR INFORMATION	AL&CH	13.12.24
DATE	13.12.24	APPROVED				
DRAWING NUMBER		REVISION				

A005 P1



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**EDP2 CONCEPT PLANNING
APARTMENT MODEL**

PROJECT NO: 2428

DRAWING TITLE
**CONCEPT PLAN
LEVEL 4**

SCALE
1:400 (A3) 1:200 (A1)

DRAWN
AL&CH

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	VERIFIED	P1	ISSUE FOR INFORMATION	AL&CH	13.12.24
DATE	13.12.24	APPROVED				
DRAWING NUMBER		REVISION				

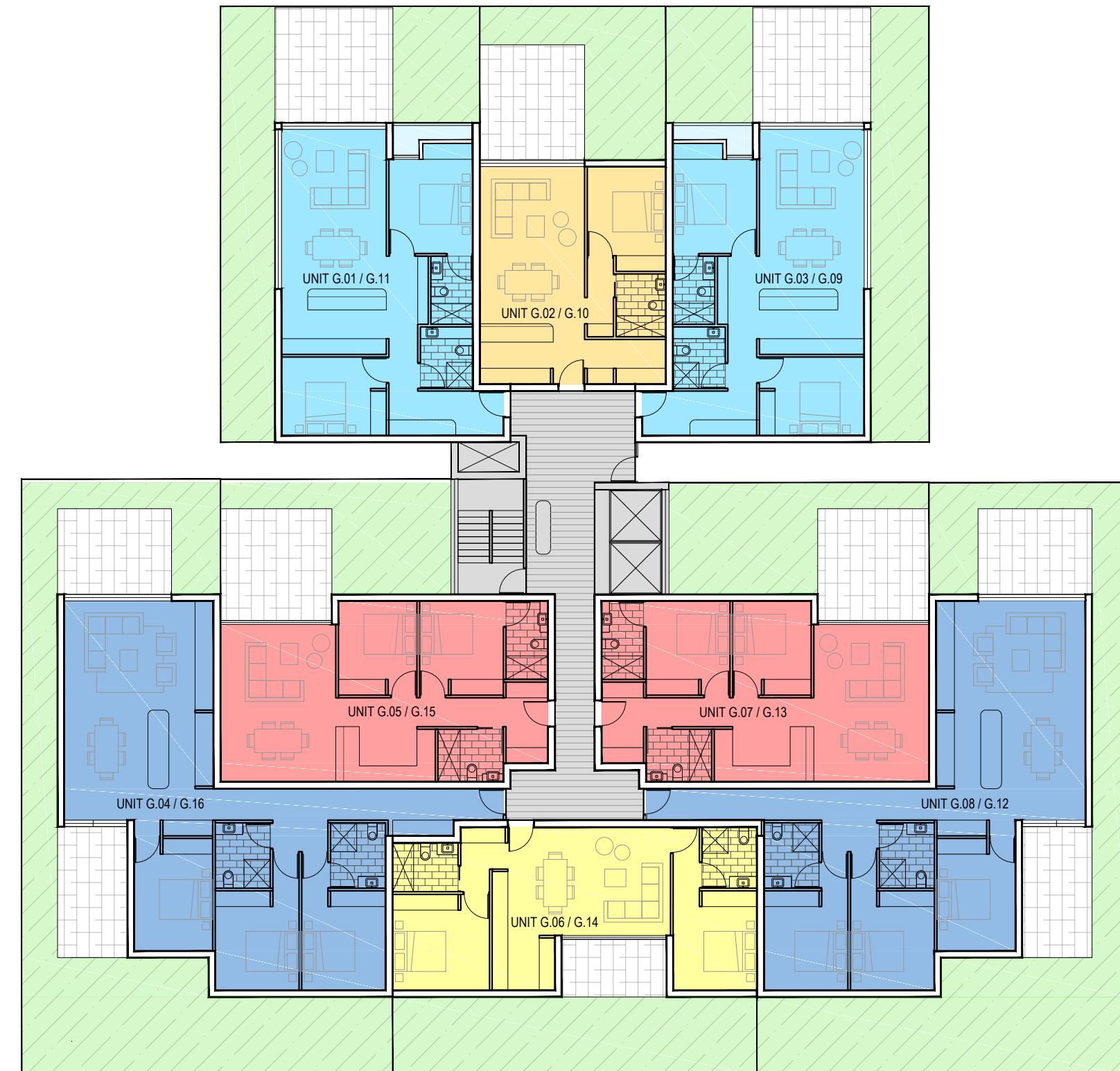
A006 P1



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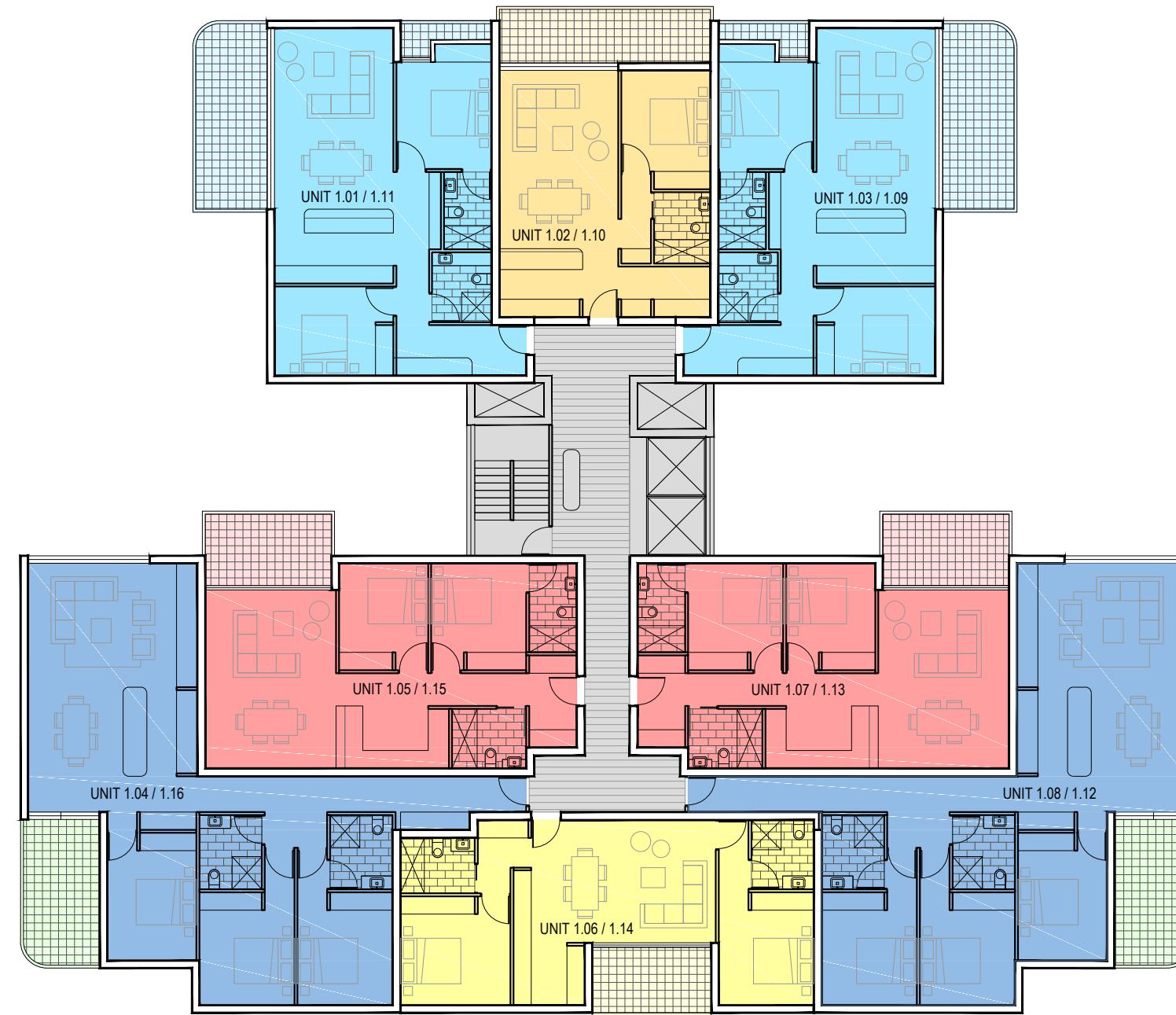


TYPICAL GROUND FLOOR PLAN

GROUND FLOOR AREAS:

UNIT G.01	LIVING GFA: 93.9m ²
COURT AREA: 46.6m ²	
UNIT G.02	LIVING GFA: 64.6m ²
COURT AREA: 41.7m ²	
UNIT G.03	LIVING GFA: 93.9m ²
COURT AREA: 71.9m ²	
UNIT G.04	LIVING GFA: 132.9m ²
COURT AREA: 119.0m ²	
UNIT G.05	LIVING GFA: 88.7m ²
COURT AREA: 43.0m ²	
UNIT G.06	LIVING GFA: 84.1m ²
COURT AREA: 50.5m ²	
UNIT G.07	LIVING GFA: 88.7m ²
COURT AREA: 46.6m ²	
UNIT G.08	LIVING GFA: 131.3m ²
COURT AREA: 118.0m ²	
UNIT G.09	LIVING GFA: 93.9m ²
COURT AREA: 71.9m ²	
UNIT G.10	LIVING GFA: 64.6m ²
COURT AREA: 41.7m ²	
UNIT G.11	LIVING GFA: 93.9m ²
COURT AREA: 46.6m ²	
UNIT G.12	LIVING GFA: 131.3m ²
COURT AREA: 118.0m ²	
UNIT G.13	LIVING GFA: 88.7m ²
COURT AREA: 46.6m ²	
UNIT G.14	LIVING GFA: 84.1m ²
COURT AREA: 50.5m ²	
UNIT G.15	LIVING GFA: 88.7m ²
COURT AREA: 43.0m ²	
UNIT G.16	LIVING GFA: 132.9m ²
COURT AREA: 119.0m ²	



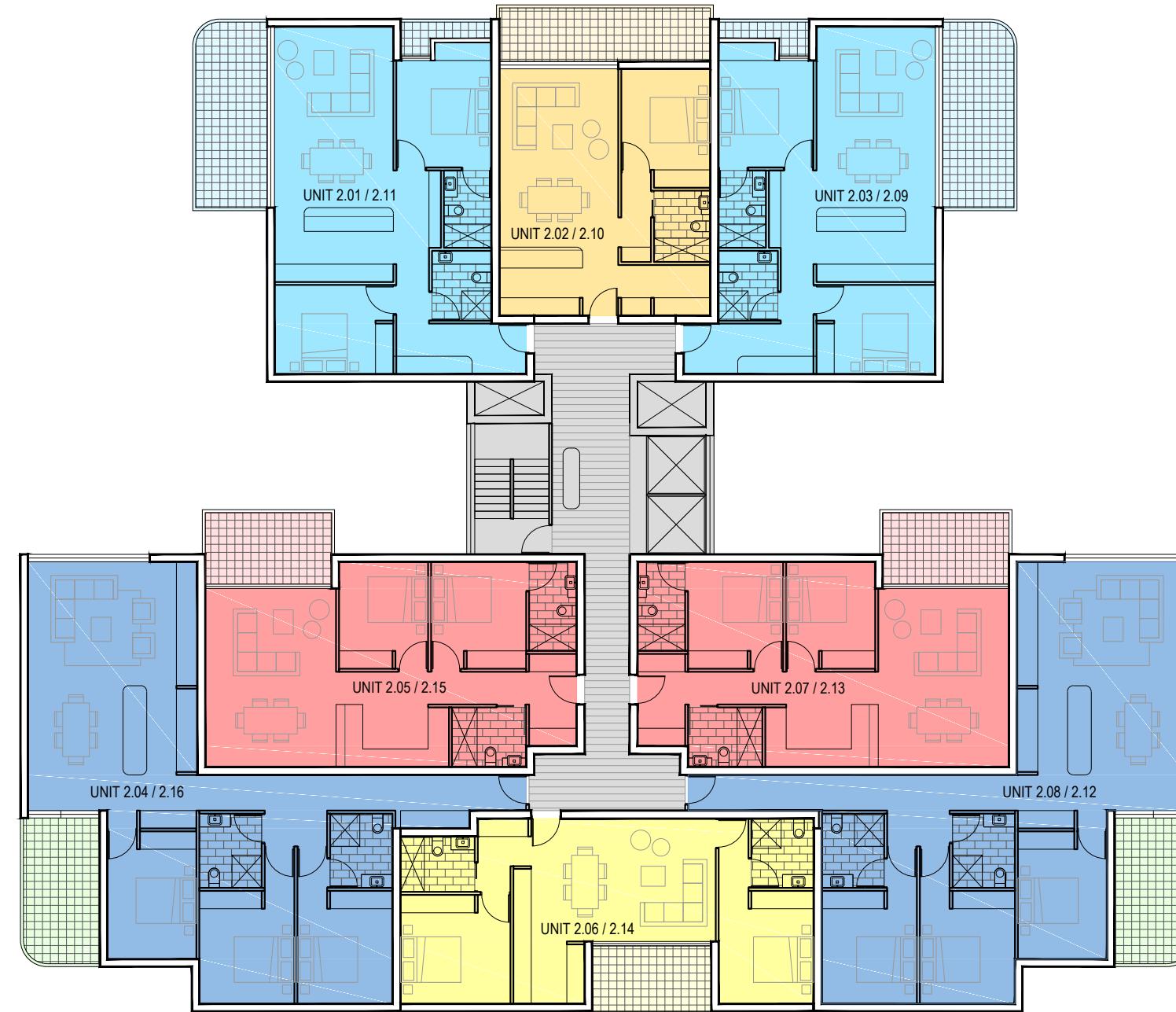


TYPICAL LEVEL 1 FLOOR PLAN

LEVEL 1 AREAS:

UNIT 1.01	LIVING GFA: 93.9m ²
	BALCONY AREA: 15.9m ²
UNIT 1.02	LIVING GFA: 64.6m ²
	BALCONY AREA: 13.6m ²
UNIT 1.03	LIVING GFA: 93.9m ²
	BALCONY AREA: 15.9m ²
UNIT 1.04	LIVING GFA: 132.9m ²
	BALCONY AREA: 13.2m ²
UNIT 1.05	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 1.06	LIVING GFA: 84.1m ²
	BALCONY AREA: 9.2m ²
UNIT 1.07	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 1.08	LIVING GFA: 131.3m ²
	BALCONY AREA: 13.2m ²
UNIT 1.09	LIVING GFA: 93.9m ²
	BALCONY AREA: 15.9m ²
UNIT 1.10	LIVING GFA: 64.6m ²
	BALCONY AREA: 13.6m ²
UNIT 1.11	LIVING GFA: 93.9m ²
	BALCONY AREA: 15.9m ²
UNIT 1.12	LIVING GFA: 131.3m ²
	BALCONY AREA: 13.2m ²
UNIT 1.13	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 1.14	LIVING GFA: 84.1m ²
	BALCONY AREA: 9.2m ²
UNIT 1.15	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 1.16	LIVING GFA: 132.9m ²
	BALCONY AREA: 13.2m ²





TYPICAL LEVEL 2 FLOOR PLAN

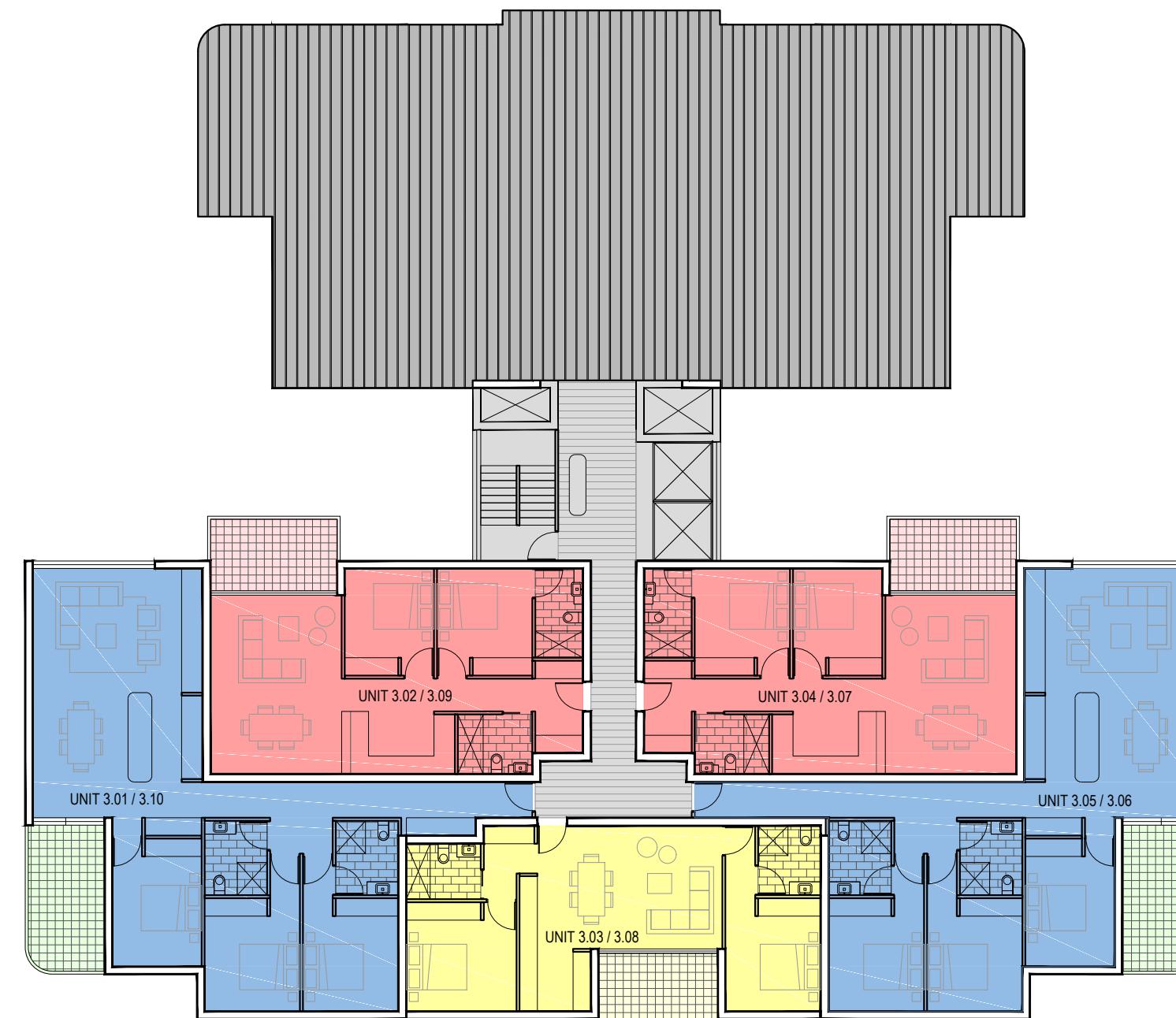
LEVEL 2 AREAS:

UNIT 2.01	LIVING GFA:	93.9m ²
	BALCONY AREA:	15.9m ²
UNIT 2.02	LIVING GFA:	64.6m ²
	BALCONY AREA:	13.6m ²
UNIT 2.03	LIVING GFA:	93.9m ²
	BALCONY AREA:	15.9m ²
UNIT 2.04	LIVING GFA:	132.9m ²
	BALCONY AREA:	13.2m ²
UNIT 2.05	LIVING GFA:	88.7m ²
	BALCONY AREA:	10.9m ²
UNIT 2.06	LIVING GFA:	84.1m ²
	BALCONY AREA:	9.2m ²
UNIT 2.07	LIVING GFA:	88.7m ²
	BALCONY AREA:	10.9m ²
UNIT 2.08	LIVING GFA:	131.3m ²
	BALCONY AREA:	13.2m ²
UNIT 2.09	LIVING GFA:	93.9m ²
	BALCONY AREA:	15.9m ²
UNIT 2.10	LIVING GFA:	64.6m ²
	BALCONY AREA:	13.6m ²
UNIT 2.11	LIVING GFA:	93.9m ²
	BALCONY AREA:	15.9m ²
UNIT 2.12	LIVING GFA:	131.3m ²
	BALCONY AREA:	13.2m ²
UNIT 2.13	LIVING GFA:	88.7m ²
	BALCONY AREA:	10.9m ²
UNIT 2.14	LIVING GFA:	84.1m ²
	BALCONY AREA:	9.2m ²
UNIT 2.15	LIVING GFA:	88.7m ²
	BALCONY AREA:	10.9m ²
UNIT 2.16	LIVING GFA:	132.9m ²
	BALCONY AREA:	13.2m ²

CLIENT GINNINDERRY	DRAWING TITLE CONCEPT FLOOR PLAN LEVEL 2 TYPICAL
PROJECT EDP2 CONCEPT PLANNING APARTMENT MODEL	
PROJECT NO. 2428	
SCALE 1:200 (A3)	DRAWN AL&CH

PROJECT ARCHITECT AL&CH	COORD. REVIEWED	REV P1	DESCRIPTION ISSUE FOR INFORMATION	DRAWN AL&CH	DATE 13.12.24	NOTES All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.
PROJECT DIRECTOR AL&CH	VERIFIED					
DATE 13.12.24	APPROVED					
DRAWING NUMBER A103	REVISION P1					
	NORTH 					





TYPICAL LEVEL 3 FLOOR PLAN

LEVEL 3 AREAS:

UNIT 3.01	LIVING GFA: 132.9m ²
	BALCONY AREA: 13.2m ²
UNIT 3.02	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 3.03	LIVING GFA: 84.1m ²
	BALCONY AREA: 9.2m ²
UNIT 3.04	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 3.05	LIVING GFA: 131.3m ²
	BALCONY AREA: 13.2m ²
UNIT 3.06	LIVING GFA: 131.3m ²
	BALCONY AREA: 13.2m ²
UNIT 3.07	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 3.08	LIVING GFA: 84.1m ²
	BALCONY AREA: 9.2m ²
UNIT 3.09	LIVING GFA: 88.7m ²
	BALCONY AREA: 10.9m ²
UNIT 3.10	LIVING GFA: 132.9m ²
	BALCONY AREA: 13.2m ²

CLIENT
GINNINDERRY
PROJECT
**EDP2 CONCEPT PLANNING
APARTMENT MODEL**
PROJECT NO: 2428

DRAWING TITLE
**CONCEPT FLOOR PLAN
LEVEL 3 TYPICAL**

SCALE
1:200 (A3)

PROJECT ARCHITECT
AL&CH
PROJECT DIRECTOR
AL&CH
DATE
13.12.24
DRAWING NUMBER
A104
DRAWN
AL&CH

COORD.
REVIEWED
VERIFIED
APPROVED
DRAWING NUMBER
A104
REVISION
P1
NORTH
D1

REV
P1
ISSUE FOR INFORMATION
DRAWN
AL&CH
DATE
13.12.24
NOTES
All dimensions are in millimetres. All levels are in metres.
Do not scale off drawing. All structure to engineers specification.
All dimensions, levels and site conditions must be verified
by contractor prior to commencement of any work.
All work must be carried out in accordance with the current edition
of the Building Code of Australia & all relevant Australian Standards.

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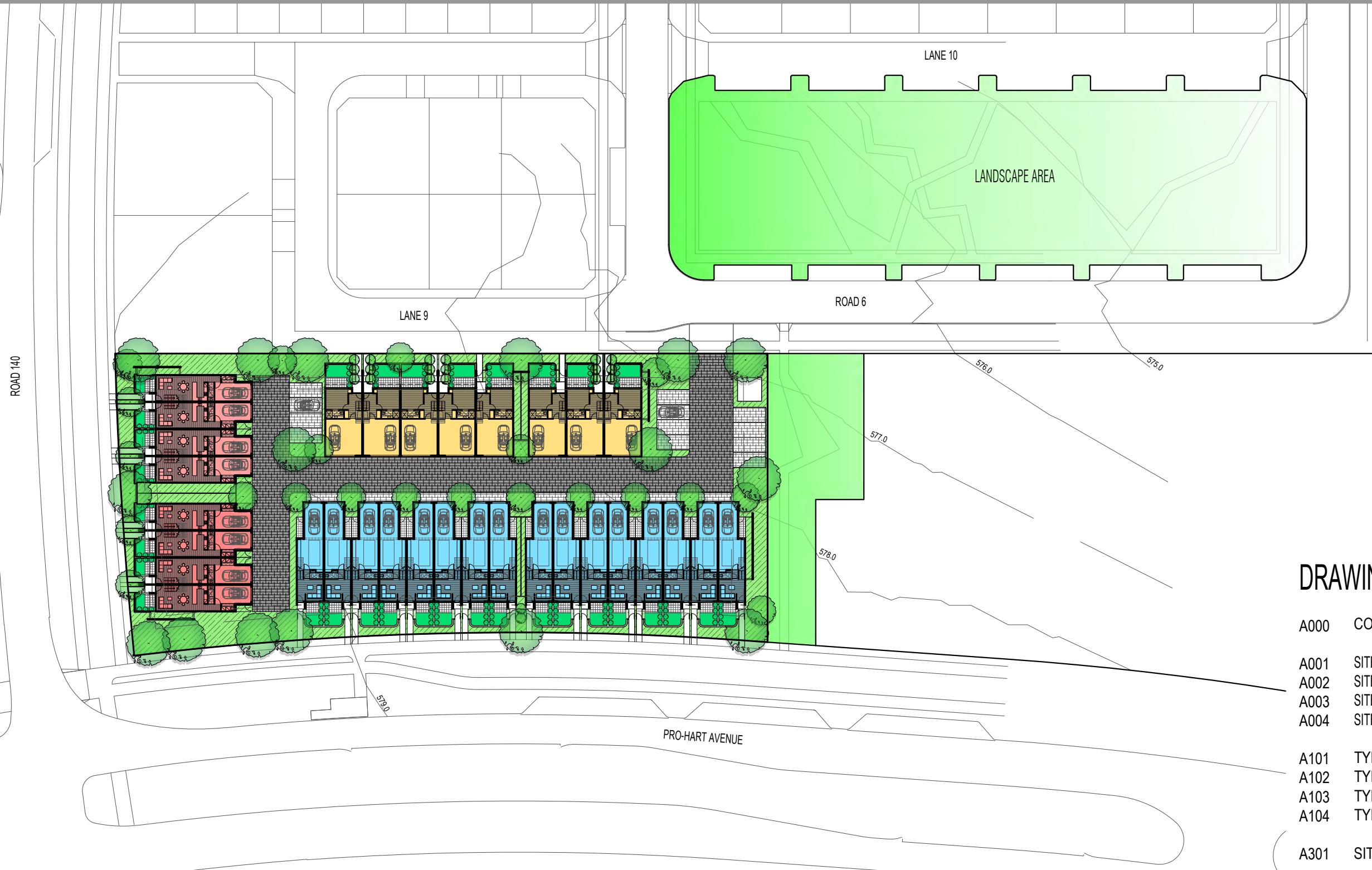
TYPICAL CROSS SECTION

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TOWNHOUSE OPTIONS

EDP2 CONCEPT PLANNING MACNAMARA - GINNINDERRY

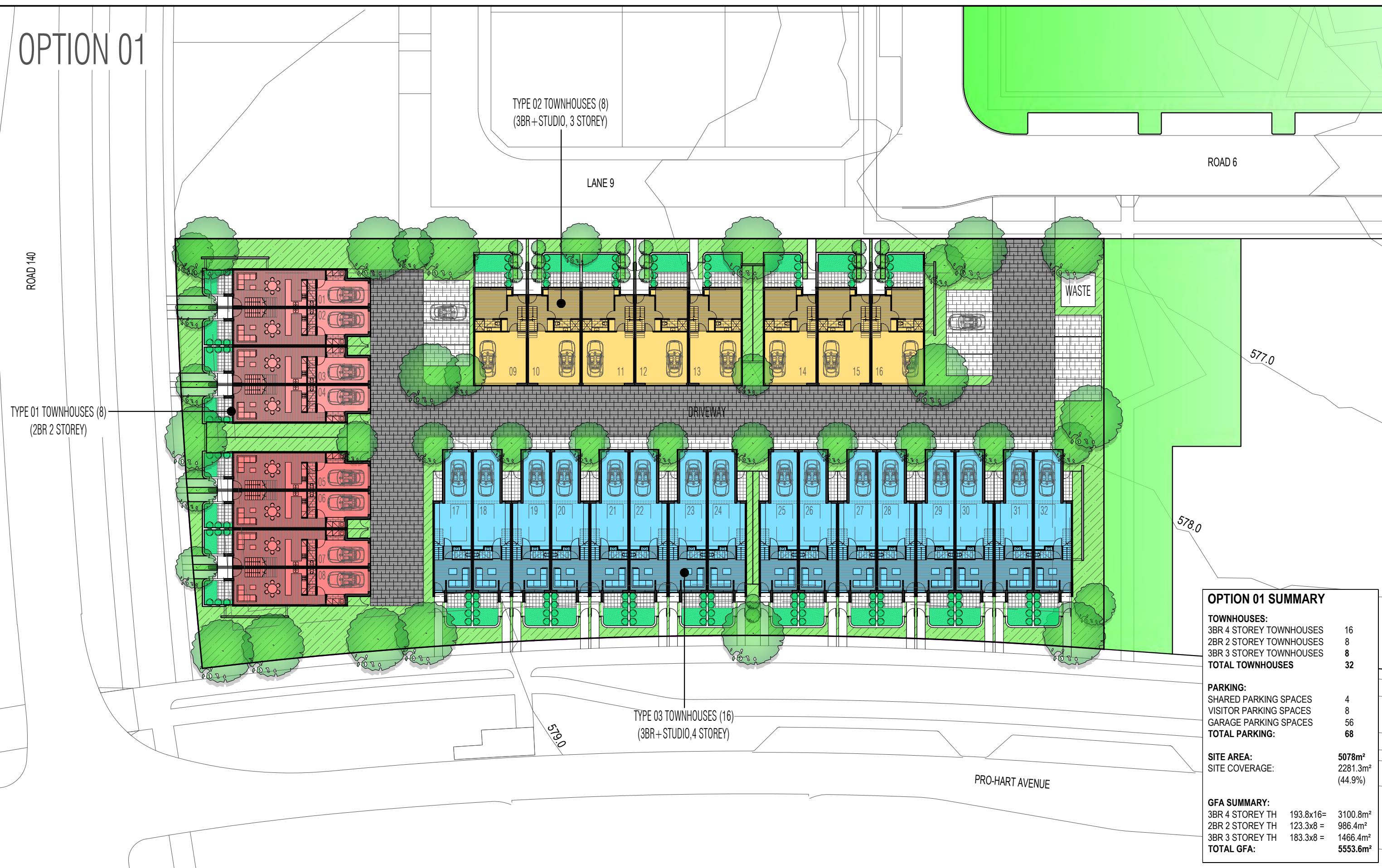


CLIENT
GINNINDERRY
PROJECT
**EDP2 CONCEPT PLANNING
TOWNHOUSE CONCEPTS**
PROJECT NO: 2428

DRAWING TITLE	PROJECT ARCHITECT		COORD.	REV	DESCRIPTION	DRAWN	DATE	NOTES
COVER PLAN CONCEPT PLANNING	AL&CH		REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	12.12.24	All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work.
	PROJECT DIRECTOR	AL&CH	VERIFIED					
	DATE	12.12.24	APPROVED					
	DRAWING NUMBER	REVISION	NORTH					
	A000	P1						



OPTION 01



CLIENT
GINNINDERRY

PROJECT
**EDP2 CONCEPT PLANNING
TOWNHOUSE CONCEPTS**

PROJECT NO. 2428

DRAWING TITLE
**SITE PLAN
CONCEPT : OPTION 01**

SCALE
1:400 (A3)

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	12.12.24
DATE		VERIFIED				
		APPROVED				
DRAWING NUMBER	REVISION	NORTH				

A001 P1

NOTES
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OPTION 02



CLIENT
GINNINDERRY

PROJECT
**EDP2 CONCEPT PLANNING
TOWNHOUSE CONCEPTS**

PROJECT NO. 2428

DRAWING TITLE
**SITE PLAN
CONCEPT : OPTION 02**

SCALE
1:400 (A3)

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	12.12.24
DATE		VERIFIED				
		APPROVED				
DRAWING NUMBER	REVISION	NORTH				

A002 P1

NOTES
All dimensions are in millimetres. All levels are in metres.
Do not scale off drawing. All structure to engineers specification.
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by contractor prior to commencement of any work.
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OPTION 03



CLIENT
GINNINDERRY

PROJECT
EDP2 CONCEPT PLANNING
TOWNHOUSE CONCEPTS

PROJECT NO. 2428

DRAWING TITLE
SITE PLAN
CONCEPT : OPTION 03

SCALE
1:400 (A3)

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	12.12.24
DATE		VERIFIED				
		APPROVED				
DRAWING NUMBER	REVISION	NORTH				

A003 P1

NOTES
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Do not scale off drawing. All structure to engineers specification.
All dimensions, levels and site conditions must be verified
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OPTION 04



CLIENT
GINNINDERRY

PROJECT
**EDP2 CONCEPT PLANNING
TOWNHOUSE CONCEPTS**

PROJECT NO. 2428

DRAWING TITLE
**SITE PLAN
CONCEPT : OPTION 04**

SCALE
1:400 (A3)

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	14.01.25
DATE	14.01.25	VERIFIED				
DRAWING NUMBER		APPROVED				
REVISION						
		NORTH				

A004 P1

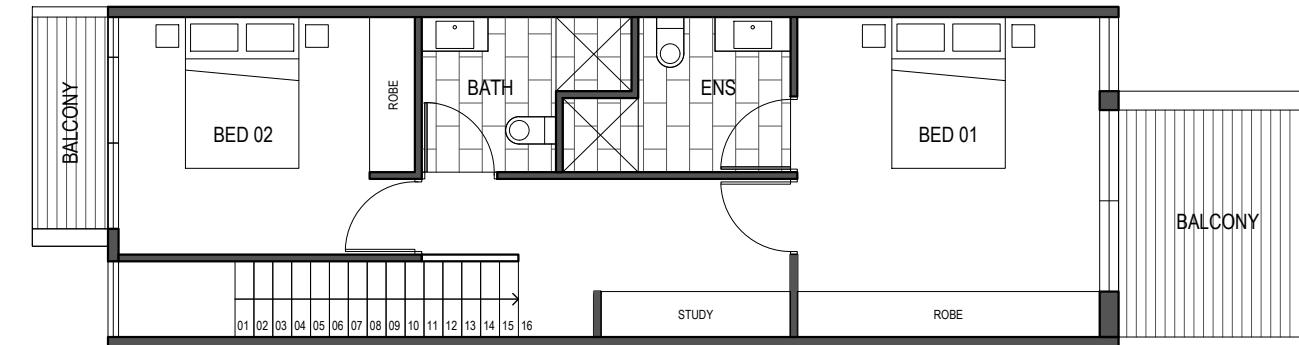
NOTES
All dimensions are in millimetres. All levels are in metres.
Do not scale off drawing. All structure to engineers specification.
All dimensions, levels and site conditions must be verified
by contractor prior to commencement of any work.
All work must be carried out in accordance with the current edition
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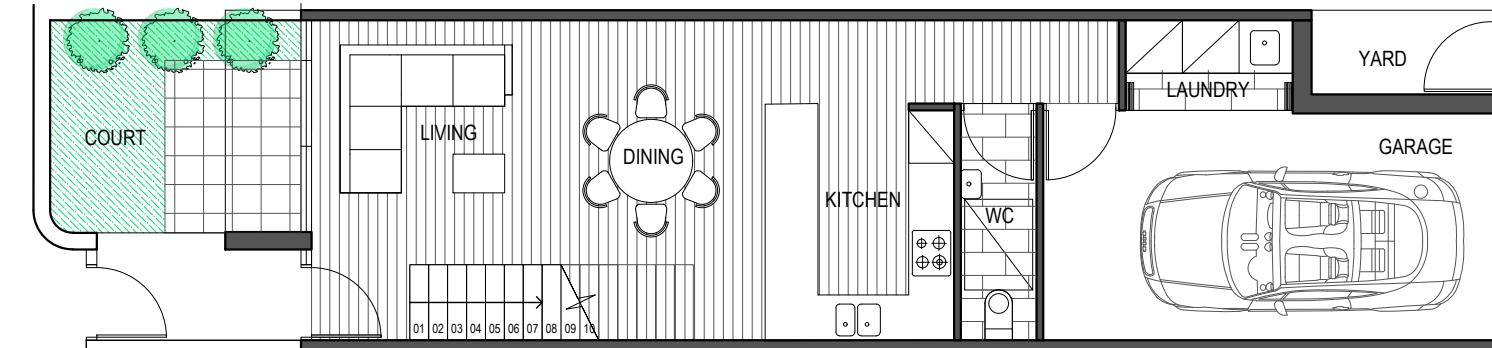
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TYPE 01



FIRST FLOOR PLAN



GROUND FLOOR PLAN

2 BEDROOM TOWNHOUSE (2 STOREY):	
GROUND FLOOR GFA:	45.6m ²
FIRST FLOOR GFA:	54.0m ²
(EXCLUDING STAIRS AND VOID)	
GARAGE GFA:	23.7m ²
TOTAL GFA:	123.3m²
BALCONY AREA (3+9.1):	12.1m ²
COURT AREA:	14.9m ²

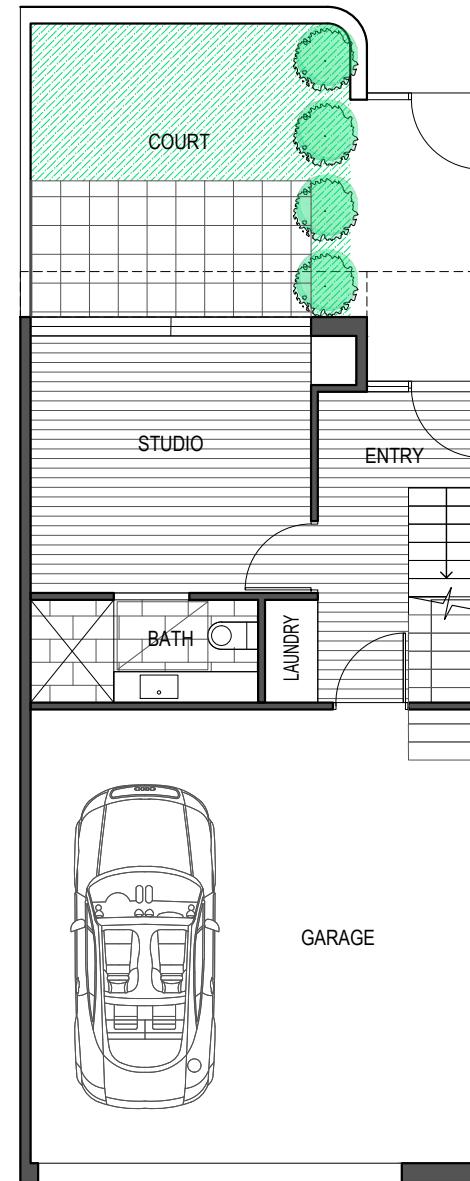
CLIENT GINNINDERRY	DRAWING TITLE TYPE 01 TOWNHOUSE CONCEPT PLANNING
PROJECT EDP2 CONCEPT PLANNING TOWNHOUSE CONCEPTS	SCALE 1:100 (A3)
PROJECT NO: 2428	DRAWN AL&CH

PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE	NOTES
PROJECT DIRECTOR	AL&CH	REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	12.12.24	All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work.
DATE	12.12.24	VERIFIED					
		APPROVED					
DRAWING NUMBER	REVISION	NORTH					
A101	P1						

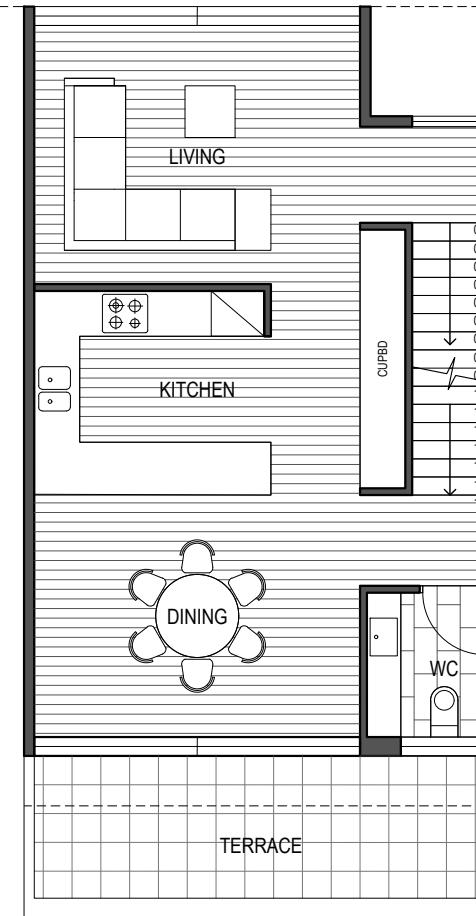
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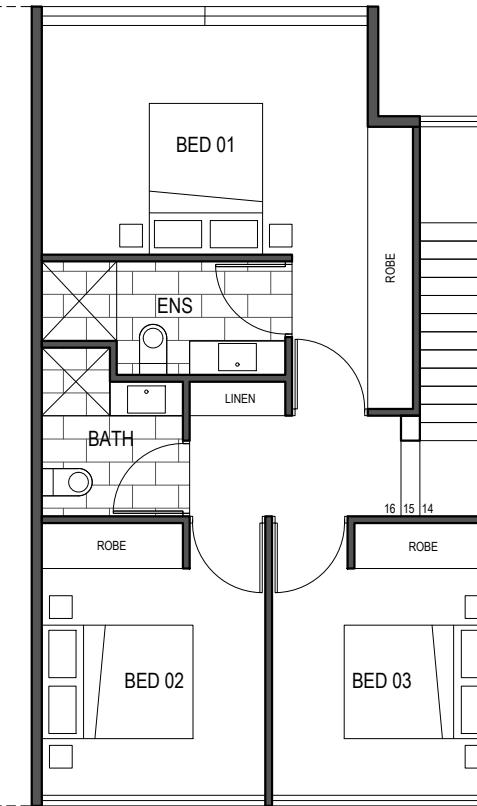
TYPE 02



GROUND FLOOR PLAN



FIRST FLOOR PLAN

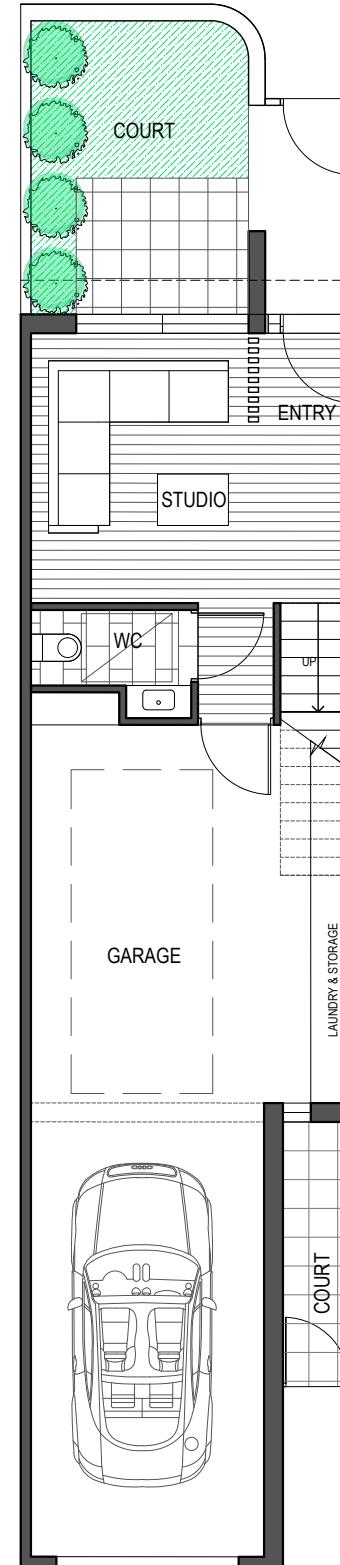


SECOND FLOOR PLAN

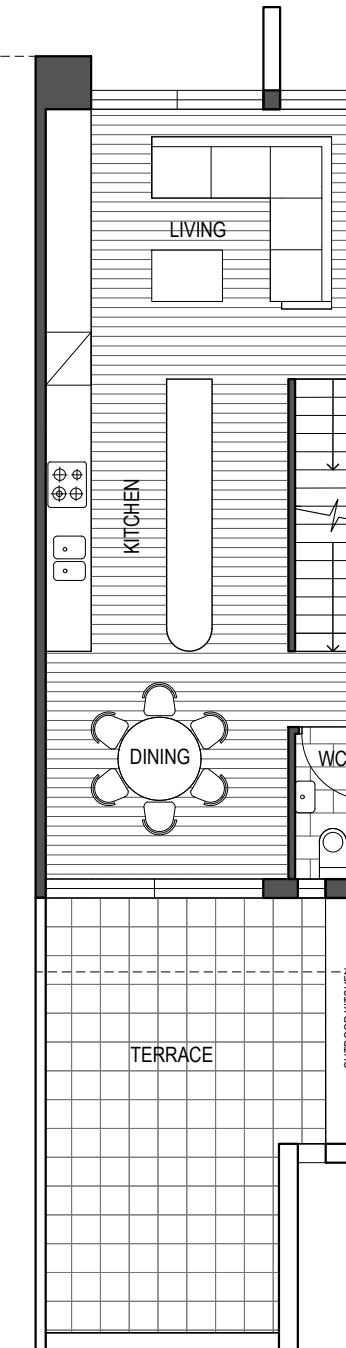
3 BDRM + STUDIO TOWNHOUSE (3 STOREY):	
GROUND FLOOR GFA:	30.5m ²
GARAGE GFA:	39.7m ²
FIRST FLOOR GFA:	55.6m ²
(EXCLUDING STAIRS AND VOID)	
SECOND FLOOR GFA:	57.5m ²
(EXCLUDING STAIRS AND VOID)	
TOTAL GFA:	183.3m²
TERRACE AREA:	13.3m ²
COURTYARD AREA:	25.1m ²



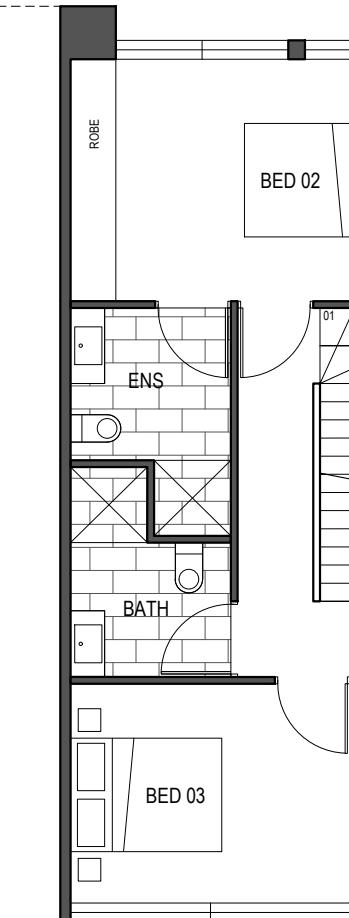
TYPE 03



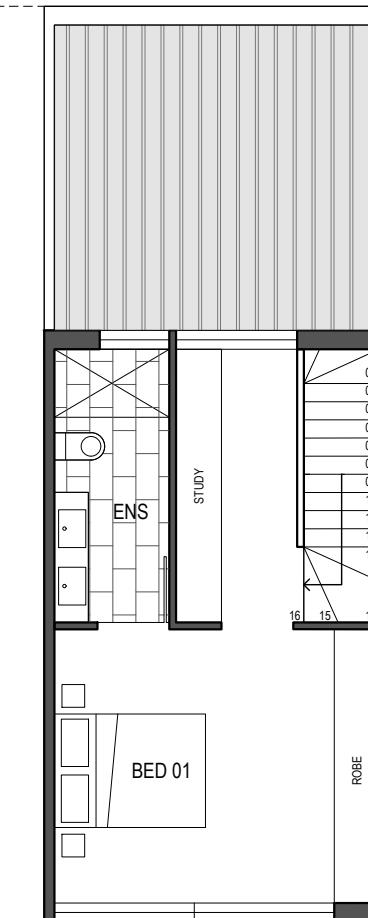
GROUND FLOOR PLAN



FIRST FLOOR PLAN



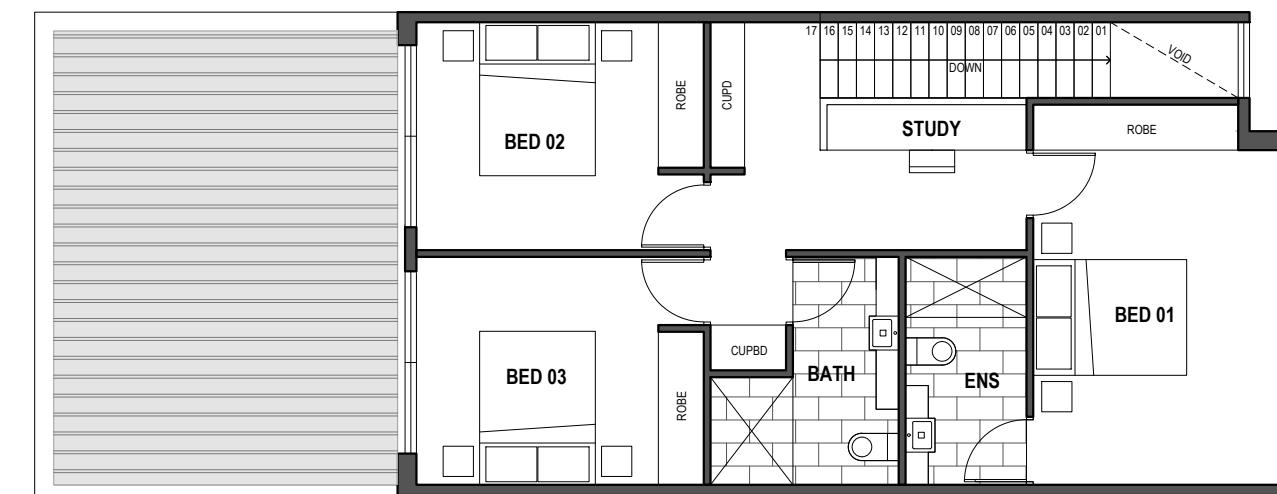
SECOND FLOOR PLAN



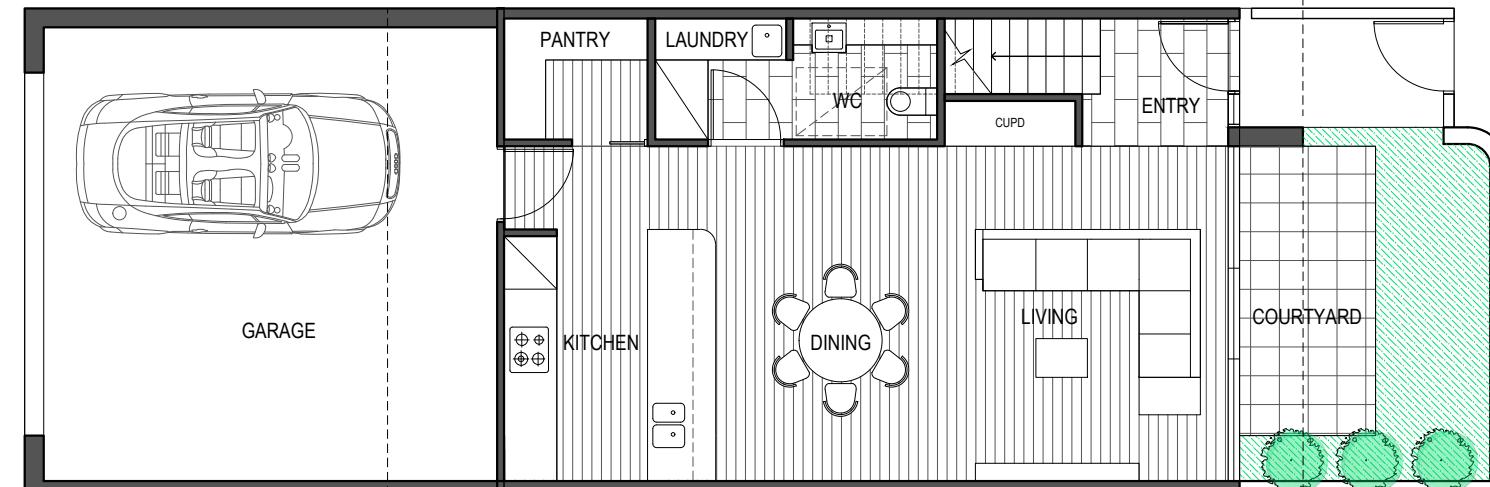
THIRD FLOOR PLAN

3 BDRM + STUDIO TOWNHOUSE (4 STOREY):	
GROUND FLOOR GFA:	26.7m ²
GARAGE GFA:	42.9m ²
FIRST FLOOR GFA:	44.4m ²
(EXCLUDING STAIRS & VOID)	
SECOND FLOOR GFA:	48.5m ²
(EXCLUDING STAIRS & VOID)	
THIRD FLOOR GFA:	31.3m ²
TOTAL GFA:	193.8m²
TERRACE AREA:	
	24.6m ²
COURT AREA:	
	16.9m ²

TYPE 04



UPPER FLOOR PLAN

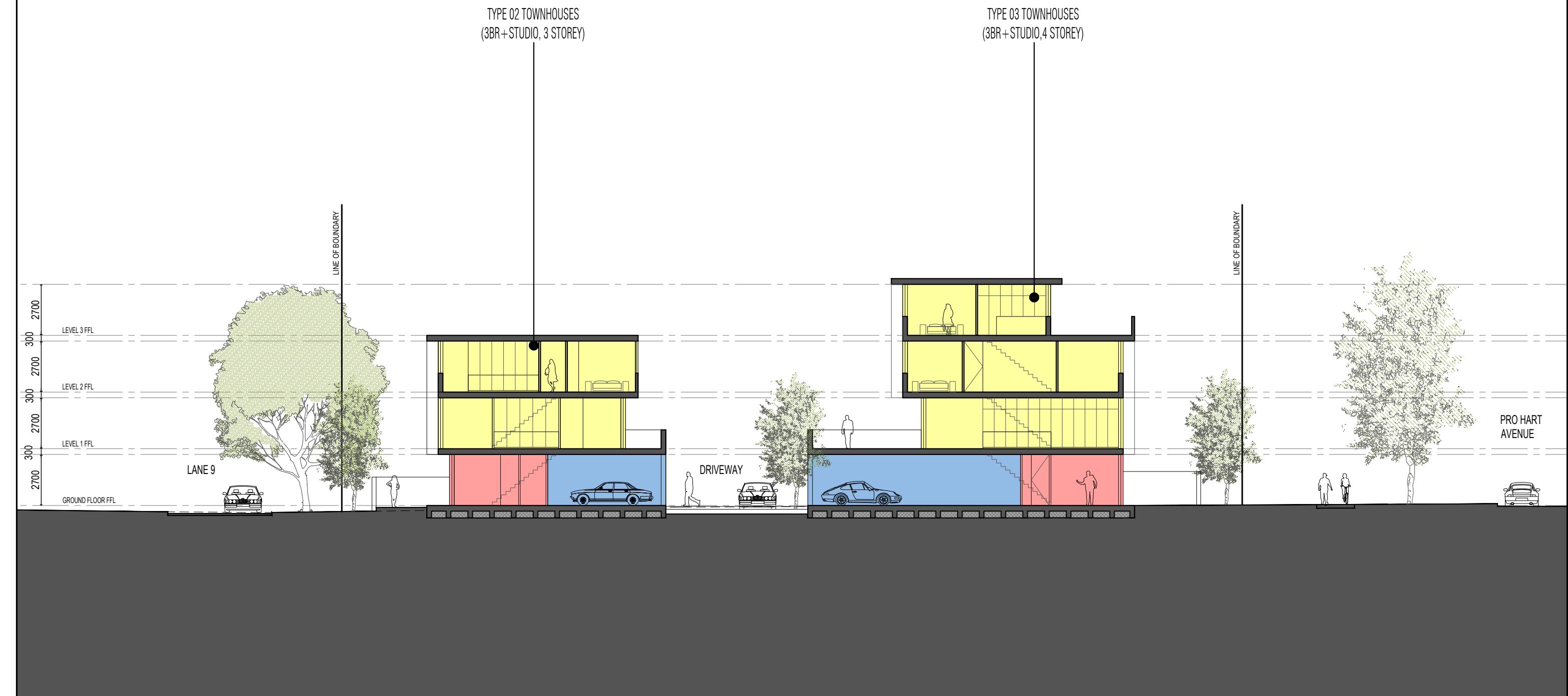


GROUND FLOOR PLAN

3 BEDROOM TOWNHOUSE (2 STOREY):	
GROUND FLOOR GFA:	62.1m ²
GARAGE GFA:	40.4m ²
UPPER LEVEL GFA: (EXCLUDING STAIRS AND VOID)	69.5m ²
TOTAL GFA:	172.0m²
COURTYARD:	21.4m ²



SITE SECTION



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Seven – Returnable Schedule

SCHEDULE 1

EOI Respondent Details

Name of Respondent:	
Trading or business name:	
Respondent's ABN or ACN Number:	
Name of Contact Person:	
Position:	
Telephone:	
Email:	
Postal Address:	
Web Address	
CHP Registration Number & Category:	

Proposed Entity Details

Where applicable, the Respondent must also provide an entity structure diagram showing how the Respondent entity and any other entities being relied on for the purposes of this EOI are related and details of the respective roles and responsibilities of the related entities.

Entity Details – for each entity listed above the following details are to be provided:

- Legal name of entity
- Entity ACN and/or ABN
- If the entity is an individual, a copy of the individual's current Driver's Licence
- If the entity is a company, a current ASIC Company Search for the company

If the entity is a trust, the name of the trustee and if the trustee is a company, a current ASIC Company Search for the company or if the trustee is an individual, a copy of the individuals current Driver's Licence.

Financial Capacity & Balance Sheet Strength

Financial information which clearly establishes the financial capacity of the relevant entity (or entities in case of a consortium) to settle on the land, fund the development and support long-term ownership and operation of the development, including any proposed rent-to-buy or housing transition models.

The Respondent must disclose any essential commercial terms as part of its submission that may impact on its financial capacity to proceed with the proposed development or impact the extent to which it can achieve the stated affordable housing outcomes, including any Government subsidies or support required under the Housing Australia Future Fund (HAFF).

Such information shall likely include:

a) Detail the proposed sources of capital for this project. This could include:

- **Internal Capital:** Your company's own funds.
- **Debt Financing:** Loans from financial institutions.
- **Equity Partners:** Funding from investors or a joint venture.
- **Other Sources:** Any other form of funding (e.g. HAFF).

b) A letter signed by the authorised person to the Respondent's accountants/auditors giving authority to Riverview to seek information as required and confirmation that the Respondent is in a position to secure the necessary funding for the construction.

SCHEDULE 2

DECLARATION

EOI

The Respondent expresses interest in the opportunity as specified in the EOI Invitation on the conditions set out in the EOI.

Conflict of Interest

The Respondent does not have any known actual or potential conflicts of interest in respect of the EOI process other than the following:

Please provide detail:

.....
.....
.....
.....
.....

The Respondent undertakes to advise Riverview in writing of all actual or potential conflicts of interest in respect of the EOI process immediately upon becoming aware of the same.

Improper Assistance

The Respondent undertakes that:

- a) this EOI submission has been compiled without the assistance of any employee of Ginninderry or the SLA and without the use of information obtained unlawfully or in breach of any obligation of confidentiality to Australian Capital Territory; and
- b) it has not otherwise contravened the EOI.

Further Representations and Acknowledgements

The Respondent undertakes that:

- a) it has read and accepts all of the terms and conditions set out in the EOI;
- b) it has examined and satisfied itself as to all matters it considers relevant to the EOI;
- c) it has examined or will make its own enquiries concerning all further information which is obtainable by making reasonable enquiries relevant to the risks, contingencies and other circumstances having an effect on its EOI submission;
- d) it has satisfied itself as to and warrants the correctness and sufficiency of its EOI; and

- e) it has relied entirely on its own enquiries and has not relied on any representation, warranty or other conduct by or on behalf of Ginninderry or the SLA, except as expressly provided in the EOI or in notices received by it.

The Respondent acknowledges that:

- a) Ginninderry may exercise any of its rights set out in the EOI in its absolute discretion, at any time and without having to notify any Respondent or provide reasons;
- b) the statements, opinions, projections, forecasts or other information contained in the EOI may change;
- c) the EOI is a summary only of Ginninderry's requirements and is not intended to be a comprehensive description of it;
- d) neither the lodgement of the EOI nor the acceptance of any EOI nor any agreement made subsequent to the EOI will imply any representation from or on behalf of Ginninderry that there has been no material change since the date of the EOI or since the date as at which any information contained in the EOI is stated to be applicable;
- e) except as required by law and only to the extent so required, neither Riverview, nor its respective officers, employees, advisers or agents will in any way be liable to any person or body for any loss, damage, cost or expense of any nature arising in any way out of or in connection with any representations, opinions, projections, forecasts or other statements, actual or implied, contained in or omitted from the EOI; and
- f) the Respondent has sought its own professional advice as appropriate and has not construed the EOI as investment, legal, tax or other advice.

Dated:

Signature of Representative of the Respondent

Name of Representative (in block letters)

SCHEDULE 3

RESPONSE TO WEIGHTED ASSESSMENT CRITERIA

Respondents should provide a response aligning to the guidance.

Table 1 Evaluation Criteria for each project

Key Criteria
<p>1. Proponent Experience & Capability</p> <p>Provide details on:</p> <ul style="list-style-type: none"> a) Track record delivering comparable community or affordable housing projects, including the delivery of low to medium density residential developments. b) Experience working with government and funders. c) Evidence of tenant outcomes.
<p>2. Affordable Housing Outcomes</p> <p>Provide details on:</p> <ul style="list-style-type: none"> a) Definition of affordability; target cohorts & alignment with local housing needs. b) Number and proportion of affordable dwellings proposed to be delivered. c) Eligibility assessment, allocation framework, tenancy management approach & support services. d) Where proposing mechanisms to support transition to ownership (rent-to-buy, shared equity or similar models), demonstrate organisational capability & governance arrangements to support such models over the long term, including compliance with any relevant funding or regulatory requirements timeframes and conditions.
<p>3. Development Proposal & Urban Response</p> <p>Provide details on:</p> <ul style="list-style-type: none"> a) Development concept; dwelling mix and typologies; design quality and liveability; integration with surrounding area; sustainability considerations. b) Proposed architect, builder and consultants; experience of team members; procurement strategy and delivery approach. c) Indicative program from planning to completion; planning assumptions; key risks and mitigation strategies. <p>Guidance: The Respondent should include the following concept design documents:</p> <ul style="list-style-type: none"> • A concise design report or statement from their designer outlining key aspects of the proposed design concept including but not limited to:

- How the design responds to the site constraints and opportunities
- Any areas where the design departs from the Design Requirements and supporting rationale
- Summary of dwelling mix and typologies
- 1:100 floor plan and roof plan(s) with dimensions and gross floor area of each dwelling.
- 1:100 elevations including a typical streetscape elevation clearly identifying external finishes
- 1:100 Typical long section through each pack of dwellings

Eight – EOI Terms and Conditions

Requests for EOIs and representations

This Request for EOIs is and will remain the property of Ginninderry and may only be used by Respondents for the purpose of preparing an EOI.

No representation made by or on behalf of Ginninderry in relation to this Request for EOIs will be binding on Ginninderry unless that representation is in writing and is incorporated into a formal agreement with Ginninderry.

Respondents will have no claim against Ginninderry or any officer, employee, appointed agent or adviser of Ginninderry with respect to the exercise of, or failure to exercise, any right under or in consequence of this Request for EOIs.

EOI documents

Ownership of all intellectual property in all materials prepared by or on behalf of the Respondent in submitting this EOI will remain with the Respondent.

Confidentiality

In this clause, “confidential information” means information provided by a Respondent that Ginninderry has acknowledged to be confidential to that Respondent.

Except as provided elsewhere in this Request for EOIs, Ginninderry will not disclose confidential information to anyone without the prior written consent of the Respondent (which consent must not be unreasonably withheld) unless the confidential information:

- (a) is required or authorised to be disclosed under law;
- (b) is reasonably necessary for the enforcement of the criminal law;
- (c) is disclosed to Ginninderry’s solicitors, auditors, insurers or advisers;
- (d) is generally available to the public;
- (e) is in the possession of Ginninderry or the Territory without restriction in relation to disclosure before the date of receipt from the Respondent;
- (f) is disclosed by the responsible Minister in reporting to the ACT Legislative Assembly or its committees; or
- (g) is disclosed to the ombudsman or for a purpose in relation to the protection of public revenue.

Without prejudice to any other right of Ginninderry under this Request for EOIs or at law, Ginninderry may disclose or allow the disclosure of any information contained in or relating to any EOI (at any time) for any of the following purposes:

- (a) evaluating or clarifying the EOI;
- (b) evaluating any subsequent offer;
- (c) negotiating an agreement;
- (d) managing an agreement following its execution;
- (e) referring any material suggesting collusion by Respondents to the Australian Competition and Consumer Commission (ACCC) and the use by the ACCC of that material to conduct any review it deems necessary; or
- (f) anything else related to the above purposes, including responding to any challenge to the EOI process or audit.

Subject to this clause all documents provided by Respondents will be held in confidence so far as circumstances permit.

Statements

Respondents must not make any public statement in relation to this Request for EOIs, the project or any other matter referred to in this Request for EOIs without the prior written permission of Ginninderry.

Security, probity and financial checks

Ginninderry may perform security, probity and financial investigations and procedures in relation to any Respondent, its employees, officers, partners, associates, subcontractors or related entities including consortium members and their officers, employees and subcontractors. Respondents must provide, at their cost, all reasonable assistance to Ginninderry in this regard, including access to their financial advisors and auditors as requested by Ginninderry.

Conflicts of interest

Where a Respondent identifies that a conflict of interest exists or might foreseeably arise in respect of its EOI, the Respondent must identify that actual or potential conflict of interest in its Declaration.

Respondents should be aware that a conflict of interest may exist, for example, if the Respondent or any of its personnel have a relationship (whether professional, commercial or personal) with another party who is able to influence the matter (such as Ginninderry or SLA personnel or advisers).

If at any time prior to the conclusion of the short-listing process, an actual or potential conflict of interest arises or may arise for any Respondent, that Respondent must immediately notify Ginninderry in writing.

If any conflict of interest exists or might arise for a Respondent, Ginninderry may:

- (a) enter into discussions to seek to resolve such conflict of interest;
- (b) disregard the EOI submitted by such a Respondent; or
- (c) take any other action it considers appropriate.

RESPONDENT CONDUCT

False and Misleading Claims

Respondents are advised that giving false or misleading information is an offence.

Ginninderry may reject any EOI lodged by or on behalf of a Respondent who is found to have made a false or misleading claim or statement.

Collusive Bidding

Respondents, consortium members and their respective officers, employees, agents and advisers must not engage in:

- a) collusive bidding (other than bidding by consortia to the extent permitted by this Request for EOIs);
- b) anticompetitive conduct; or
- c) any other similar unlawful conduct with any other Respondent or any other person in relation to the preparation or lodgement of their EOI.

In addition to any other remedies available, Ginninderry may reject any EOI lodged by a Respondent which is engaging or has engaged in any collusive bidding, anti-competitive conduct or any other similar conduct with any other Respondent or any other person in relation to the preparation or lodgement of its EOI and may also involve the ACCC to provide assistance to Ginninderry in relation to any competition issues concerning a Respondent or related to an EOI.

Unlawful Inducements

Respondents and their officers, employees, agents or advisers must not have violated and must not violate any applicable laws or published policies of Ginninderry, the SLA or the Australian Capital Territory regarding the offer and/or payment of inducements in connection with the preparation of their EOI.

Improper Assistance

Respondents must not communicate with nor solicit information concerning or relating to the EOI process from employees of Ginninderry or the SLA or of the Australian Capital Territory, except through the Contact Officer.

Future matters

The requirements and obligations detailed in this Request for EOIs are based on projected future requirements which may vary significantly from current and historical requirements and all information provided to Respondents (whether incorporated into this Request for EOIs or otherwise) is based on historical information. It is usual that future events may differ significantly from historical results and the differences may be material. Respondents must make their own independent assessments of actual workload requirements under any resultant agreement and EOIs will be deemed to have been based upon the Respondents' own independent assessments.

Return of information

Ginninderry may require that, at any stage, all written or electronically stored information (whether confidential or otherwise and without regard to the type of media on which such information was provided to any Respondent) provided to Respondents (and all copies of such information made by Respondents) be:

- a) returned to Ginninderry in which case the Respondent must promptly return all such information to the address identified by Ginninderry; or
- b) destroyed by the Respondent in which case the Respondent must promptly destroy all such information and provide Ginninderry with written certification that the information has been destroyed.

No contract or undertaking

Nothing in this Request for EOIs will be construed to create any binding contract (express or implied) between Ginninderry and any Respondent until a formal written agreement, if any, is entered into in by the parties. Any conduct or statement whether prior to or subsequent to the issue of this Request for EOIs is not, and this Request for EOIs is not, and will not be deemed to be:

- a) an offer to contract; or
- b) a binding undertaking of any kind by Ginninderry (including, without limitation, an undertaking that could give rise to any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or any rights with a similar legal or equitable basis whatsoever).

Limitation of liability

Participation in any stage of this EOI process or in relation to any matter concerning this EOI process will be at each Respondent's sole risk, cost and expense. Ginninderry will not be responsible in any circumstance for any costs or expenses incurred by any Respondent in preparing or lodging an EOI or in taking part in the EOI process or taking any action related to the EOI process.

Neither Ginninderry nor its officers, employees or advisers will be liable to any Respondent on the basis of any promissory estoppel, quantum meruit or on any other contractual, quasi contractual or restitutionary grounds or any rights with a similar legal or equitable basis whatsoever or in negligence as a consequence of any matter or thing relating or incidental to a Respondent's participation in the EOI process, including, without limitation, instances where:

- a) Ginninderry varies or terminates this EOI process or any negotiations with a Respondent;
- b) Ginninderry decides not to proceed with the opportunity or to change the opportunity;

- c) Ginninderry exercises or fails to exercise any of its other rights under or in relation to this Request for EOIs; or
- d) Ginninderry makes information available or provides information to a Respondent relating to its assets, procedures, and plans, EOIs, or any other future arrangements.

Addenda

Ginninderry may issue addenda to this Request for EOIs for the purposes of clarifying, amending or adding to it.

Respondents must acknowledge receipt of all addenda as part of completing and signing the Declaration set out in Schedule 1 of this Request for EOIs. Issued addenda will be numbered and Respondents are required to endorse the receipt attached to issued addenda and return receipts with their EOI.

All addenda issued will become part of the Request for EOIs and Respondents must respond to this Request for EOIs as amended by all addenda.

Ginninderry rights

Ginninderry may accept or reject any EOI regardless of compliance or non-compliance with this Request for EOIs.

Without limiting its rights at law or otherwise, and according to such processes as it may determine to be appropriate, Ginninderry may:

- a) amend this Request for EOIs;
- b) seek amended EOIs;
- c) consider and accept or reject any EOI that does not comply with this Request for EOIs;
- d) suspend or cease to proceed with the Request for EOIs process;
- e) vary or extend any time or date in this Request for EOIs for all or any Respondent or other persons;
- f) terminate further participation in the EOI process by any Respondent for any reason, regardless of whether the EOI submitted conforms with the requirements of this Request for EOIs;
- g) negotiate with any one or more Respondents (including negotiating with all Respondents without short listing) and allow any Respondent to change its EOI;
- h) terminate any negotiations being conducted with any Respondent;
- i) require additional information or clarification from any Respondent or anyone else or provide additional information or clarification;
- j) add to, alter, delete or reduce aspects of the opportunity or decide not to proceed with the opportunity
- k) publish or disclose the names of Respondent(s) (whether successful or unsuccessful); or
- l) allow or not allow a change to the membership of any Respondent or allow or not allow a related body corporate to take over an EOI in substitution for the original Respondent.

Ginninderry may forward any request for clarification of and any reply concerning the meaning of the content of this Request for EOIs to all known Respondents on a non-attributable basis.

Any time or date in this Request for EOIs is for the sole convenience of Ginninderry and does not create an obligation on the part of Ginninderry to take any action nor confer upon any Respondent a right to assume that any action will or must be taken on the date established.

Without limiting its rights under this clause, Ginninderry may conduct negotiations with any or all of the Respondents after the closing date specified in this Request for EOIs. In these negotiations, Ginninderry may seek variations to an offer or may seek supplementary EOIs in respect of any changes to the originally stated requirements.

Where this Request for EOIs provides that Ginninderry “may” do a thing, it may do so in its absolute discretion, at any time and without having to notify any Respondent or provide reasons.

Debriefing of respondents

Respondents may request an oral debriefing following the conclusion of the EOI process.

Respondents:

- a) requiring a debriefing should contact the Contact Officer;
- b) will be debriefed against the evaluation criteria contained in this Request for EOIs; and
- c) will not be provided with information concerning other EOIs, except for publicly available information and except in so far as comparative statements can be made without breaching confidentiality.

Applicable law

The law applying in the Australian Capital Territory applies to this Request for EOIs and to the EOI process. Each Respondent must comply with all relevant laws and with Australian Capital Territory policy in preparing and lodging its EOI and taking part in the EOI process.