

Yield Analysis Table - Neighbourhood 01

Prepared by Roberts Day, Melbourne
UD4902G NH1 Yield

Project: Googong New Town - Neighbourhood 01
Client: CIC
Date: 24th June 2009
Revision: J
Subdivision Plan Ref: -
Design Plan: UD1104H Concept Plan Review 240609
Prepared by: Koston Tang
Approved by: David Leone
Local Authority: City of Queanbeyan
Job Code: CIC G01

Design Plan - UD1104H 240609				Design Plan - UD1103B UD1103B NH1 Design Plan 171208		Nov 08 - UD4903 Overall Yield I UD1505 Overall Yield I 080908	
A Gross Area - GA	119.22 ha			116.32 ha		111.76 ha	
1 Gross Area - NH1 A	119.22 ha						
B Deductions - Encumbered Land (Drainage)	5.20 ha	4.36 % of GA		3.20 ha	2.75 % of GA	2.76 ha	2.47 % of GA
1 Drainage DR1	0.17			0.15			
2 Drainage DR2	0.12			0.29			
3 Drainage DR3 (Googong Club Common)	2.00			2.00			
4 Drainage DR4	0.12			0.12			
6 Drainage DR5	0.15			0.15			
7 Drainage DR6	1.13			0.49			
8 Drainage DR7	1.51						
C Gross Developable Area - GDA	114.02 ha	95.64 % of GA		113.12 ha	97.25 % of GA	109.00 ha	97.53 % of GA
D Schools	5.12			6.45		6.00	
1 Primary School	3.00			3.40		3.00	
2 Private School	2.12			3.05		3.00	
E Village Centre	0.51			0.70		1.00	
1 Commercial/Retail/Civic	0.32			0.32		1.00	
1 Parking Courts (Village Centre)	0.19	0.17 % of GDA		0.38			
F Gross Residential Area - GRA	108.38 ha	95.06 % of GDA		105.97 ha	93.68 % of GDA	102.00 ha	93.58 % of GDA
G Road Reserve	31.63 ha	29.19 % of GRA		32.46 ha	30.63 % of GRA	29.42 ha	28.84 % of GRA
H Local Open Space	13.02 ha	12.01 % of GRA		9.07 ha	8.56 % of GRA	8.84 ha	8.67 % of GRA
1 POS 1 (Googong Club Mini Common, including Club Googong site)	2.57			2.64			
2 POS 2 (Day 1 Entry)	0.19						
3 POS 3 (Civic Space)	0.12			0.12			
4 POS 4 (Northern Entry Tree Reserve North)	1.03			0.76			
5 POS 5 Local park	0.30						
6 POS 6 Local park	0.21						
7 POS 6 Local park	0.50			0.50			
8 POS 7 (Club Googong - tier 4)	0.39						
9 POS 8 Local Park	0.15						
10 Recreation Reserve A	4.50			4.46			
11 Recreation Reserve B (including Club Googong site)	3.06						
POS 2				0.25			
POS 7 (Underpass Park)				0.13			
POS 8 (Day 1 Entry)				0.21			
I Nett Subdivisible Area - NSA	63.73 ha	58.80 % of GRA		64.44 ha	60.81 % of GRA	63.74 ha	62.49 % of GRA
Gorman Home Super lot	0.42 ha						
Odour buffer rural residential allotments	3.40 ha						
Standard Residential	59.91 ha						

J Preliminary Lot Mix/ Yield - NH1

Design Plan - UD1104H 240609

R1 Zone - General Residential

Lot type	Frontage	Av. Lot Depth	Avg. size sqm	Yield		Yield as % of Total	Yield as % of Total
Terraces	6m	30m	180	55	lots	4.4%	12.3%
	7.5m	30m	225	98	lots	7.9%	
Small Courtyard	10m	32m	320	46	lots	3.7%	20.3%
	11m	32m	352	71	lots	5.7%	
	12.5m	32m	400	135	lots	10.9%	
Large Courtyard	14m	32m	448 (h)	206	lots	16.6%	23.5%
	15m	32m	480	85	lots	6.9%	
Large House	16m	32m	512	250	lots	20.2%	37.7%
	18m	32m	576	218	lots	17.6%	
Estate Homes	20m+	32m	640	69	lots	5.6%	5.6%
Rural Living (Buffer Zone)			4857	7	lots	0.6%	0.6%
Total Dwellings				1240		100.0%	100.0%

Lot type	indicative building footprint	Avg. size sqm	no. of units
Studio Units*	8m x 8m	64	48

* indicative only and not represented within the design plan

NOTES + ASSUMPTIONS

- a All areas in table above are measured in hectares unless otherwise noted.
- b Areas are approximate only and are subject to site survey, concept planning and detailed design.
- c NH1 East layout/inclusions are indicative only and are subject to design studies and confirmation of required buffer to WRP and allocation for Gorman home.
- d Drainage areas are subject to further engineering and design studies.
- e Regional recreation areas and school site areas require further negotiation with relevant authorities.
- f Buffers and offsets require confirmation and further negotiation with relevant authorities.
- g Lot Mix is preliminary and for discussion purposes.
- h 448m² lots to be revised to 450m² at detailed design stage - set to NSW housing code compliance
- i please note POS 4 Northern Entry Tree Reserve South park replaces was previous POS 4 Underpass Park
- k Areas to be confirmed in progression of NH1 East CAD layout. Areas indicative of previous NH1 East Layout 270109

Googong Water Recycling Plant Output

