

Indicative Yield Calculations for Block 4 Section 235 Gungahlin Town Centre (East)

1 Introductory Notes

- It is understood that the site is to be released for development as Community Housing. Under the Territory Plan 'Community Housing' means *the use of land for affordable residential rental which is managed by a community housing provider*.
- It is noted that Block 4 Section 235 Gungahlin is currently zoned PRZ1 Public Open Space, but is subject to a Future Urban Area overlay and will be changed to a Community Facility zone as part of completion of a Subdivision Design Application (SDA) or a previous Estate Development Plan (EDP).
- The current Territory Plan does not have any mandatory requirements relating to density, building height, or site coverage for development in the Community Facilities zone.
- Although not part of the Territory Plan and not a mandatory requirement, the Community Facility Technical Specifications seek to limit buildings to 4 storeys (or 2 storeys when closer than 30m to a residential block).
- The Hill Thalys Design & Place Framework (D&PF), with buildings up to 8 storeys is not consistent with the Technical Specifications.
- The relevant provision of the Technical Specification relates directly to an Assessment Outcome in the Territory Plan which seeks to achieve: "*The height, bulk and scale of the development is appropriate, noting the desired zone policy outcomes and the streetscape*". Noting the likely future character and heights and scale of future buildings in this locality, a building taller than 4 storeys should be considered to be appropriate.
- It is noted that the existing Common Ground community housing on Block 2 Section 130, located on Community Facility zoned land approximately 100m west of the subject site, is part 6 storeys and part 5 storeys and was developed in accordance with the previous Territory Plan Development Code which had the same provisions as the current Technical Specification.

2 Scenario 1 – Hill Thalys D&PF

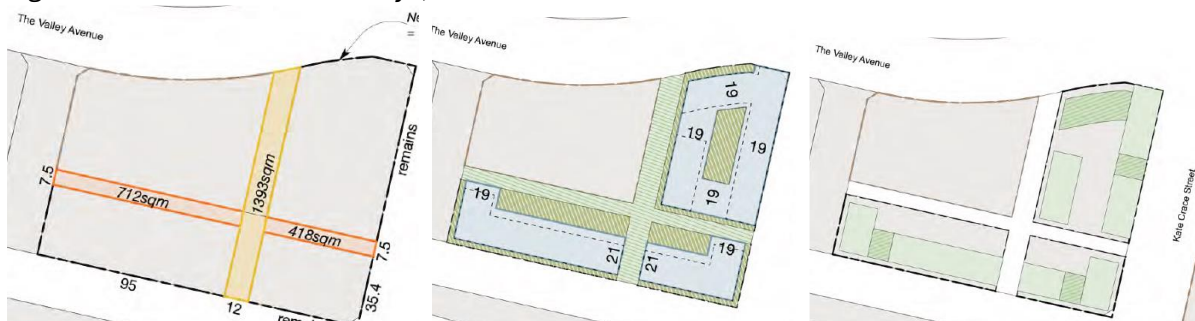
2.1 Assumptions

- That the Hill Thalys (D&PF) for Gungahlin Town Centre East will be implemented
- That development of the subject site consistent with the heights and building footprints shown in the D&PF, refer Figure 1, will be acceptable to the ACT Planning Authority.
- That Block 4 will be subject to laneways (or easements) together with site coverage and basement restrictions as shown in Figure 2.

Figure 1: Hill Thalys D&PF – Building Heights



Figure 2: D&PF – Laneways; Basement Areas and



2.2 Calculations

- The D&PF propose 3 buildings – 1 of 8 storeys with a footprint of 463m²; 1 of 3 storeys with a footprint of 198m²; and 1 of 6 storeys with a footprint of 402m². *
(* Note – areas approximate only, scaled from printed plans)
- Total building GFA is 6,710m².
- Allow between 5-10% GFA for building circulation and services. Using 7%, this leaves 6,240m².
- Allow for community housing units to be larger than units provided for general market. (Review of units for existing ‘Common Ground’ units in Dickson shows 1-bed units are approx. 65m²; 2-bed are 110m² and 3-bed are 170m² (excluding balconies).
- Assume 40% 1-bed; 40% 2-bed and 20% 3-bed units (consistent with Residential Technical Specifications and similar to the ratio of units in Common Ground Dickson). Although it is noted that the Common Ground development in Gungahlin Town Centre has 40 units, all of which are 1-bed units.
- Yield would be:
 - 24 x 1-bed units (or 40%) (24 x 65m² = 1,560m²)
 - 24 x 2-bed units (or 40%) (24 x 110m² = 2,640m²)
 - 12 x 3 bed units (or 20%) 12 x 170m² = 2,040m²)
 - **TOTAL 60 UNITS** (6,240m² GFA)

2.3 Notes on Calculations

- The overall block area is 2,895m². The D&PF proposes a building footprint of 1,063m², which is only about 37% of the total site area. This is a very low site coverage for a town centre location.
- The inclusion of laneways (established as easements under the D&PF) result in about 1,050m² (or over 1/3 of the site) being utilised to achieve a break-up of the ‘super-block’ in order to achieve a finer grain urban design outcome.
- The above calculation does not consider any GFA that would be used for any ‘social enterprise’ activities, staff areas, resident ‘break-out’ spaces and community use tenancies which are often included as part of community housing projects. Inclusion of any, or all of the above (presumably at ground level) would result in a reduced yield of up to 10 units.
- Based on residential use (noting that under the Definitions to the Territory Plan Community Housing is a form of Residential Use), 60 units would require 99 car

parking spaces. This would necessitate at least 2 basements, based on the basement area limits shown on the D&PF.

- Due to the town centre location, proximity to light rail and the likelihood that tenants will either not own a car or not own more than 1 car, there is a strong argument for future development to provide reduced parking. Potentially 1 space per unit, plus staff parking.

3 Scenario 2

3.1 Assumptions

- Block 4 Section 235 Gungahlin is zoned CFZ Community Facility
- The site is released without the Hill Thalys D&PF restriction

3.2 Calculations

- Site area = 2,895m².
- Assume 30% site area allocated for deep soil planting, canopy cover and movement through the site, with these areas being communal open space for residents.
- 70% site cover of 2,895m² allows a building footprint of 2,026m².
- Based on 4 storeys as per the Community Facility Technical Specification, this results in a GFA of 8,104m².
- However, assuming that future surrounding buildings will be predominately higher than 4 storeys, it is considered that a **6-storey** building would be appropriate. The adjacent 'Sierra' residential development is 6-storeys at the street frontage with 2 additional recessed floors.
- The grassland reserve is approximately 35m south of the southern boundary of the subject site. A 20m high building (6-storeys) along the southern boundary will cast a shadow at midday on the winter solstice about 35m. As such, a 6-storey building should not impact the grassland reserve.
- A 6-storey building would result in a GFA of 12,156m².
- Allowing 7% circulation and building services (as per previous scenario), this leaves about 11,300m² GFA.
- Allowing 100m² per unit average this would result in a yield of **113 units**. (However: see notes below).

3.3 Notes to Calculations

- The yield of 113 units does not allow for any GFA that would be used for any 'social enterprise' activities, staff areas, resident 'break-out' spaces and community use tenancies which are often included as part of community housing projects. Inclusion of any, or all, of the above would require about 900m² for communal purposes (based on the Common Ground Dickson Development) and a reduced yield of up to 9 units, for the remaining 10,400m².
- The average area allowed per unit, while consistent with current market standards, is smaller than that provided in other community housing developments.
- The existing 'Common Ground' units in Dickson have 1-bed units at approx. 65m²; 2-bed at 110m² and 3-bed at 170m² (excluding balconies).
- Allowing for the above, the revised Yield would be:
 - 40 x 1-bed units (or 40%) (40 x 65m² = 2,600m²)
 - 40 x 2-bed units (or 40%) (40x 110m² = 4,400m²)
 - 20 x 3 bed units (or 20%) (20 x 170m² = 3,400m²)
 - **TOTAL 100 UNITS** (10,400m² GFA)
- Notwithstanding ground floor uses, the above calculations allow for 8 x1-bed + 8 x 2-bed + 4x3-bed units per floor (or a total of 20 units per floor, based on a GFA per floor of 2,040m²). As such, if a taller building was proposed the anticipated yield could simply be increased by 20 units per floor above 6-storeys. Noting that a taller building will have a shadowing impact on the grasslands reserve to the south.

4 Conclusion

- The potential yield for community housing on Block 4 Section 235 Gungahlin is considered to be between **60 units** (based on implementation of the Hill Thalys D&PF) and **100 units** based on a 6-storey building, typical market conditions and unit sizes and bedroom ratios similar to other community housing projects.