

COOMBS AND WRIGHT OPTION 3



INDICATIVE LAYOUT

	RESIDENTIAL BLOCKS
	TERRACE BLOCKS
	HIGH DENSITY RESIDENTIAL
	MIXED USE (OR COMMERCIAL/GOV'T)
	COMMUNITY FACILITY
	PUBLIC OPEN SPACE
	POSSIBLE PONDS
	Park / Residential - Subject to ACTPLA outcome of EPBC Referral

COOMBS AND WRIGHT OPTION 2



INDICATIVE LAYOUT

- RESIDENTIAL BLOCKS
- TERRACE BLOCKS
- HIGH DENSITY RESIDENTIAL
- MIXED USE OR COMMERCIAL CENTRE
- COMMUNITY FACILITY
- PUBLIC OPEN SPACE
- POSSIBLE PONDS
- Park / Residential - Subject to ACTPLA outcome of EPBC Referral

COMPARISON OF OPTION 2 & 3

(Based on preliminary design work)

Option's Goals	
Option 2	Option 3
Achieve acceptable northern orientation for all dwellings (20° west to 30° east).	Maximize the number of dwellings within the ideal solar orientation of 15° west to 20° east.

Response to Land Form	
Option 2	Option 3
Both options in Wright respond well to the rolling landform	Both options in Wright respond well to the rolling landform
The road layout is generally consistent with the major defining ridge and valleys in Coombs (2° twist).	The road layout in east Coombs ignores the major ridge line and valleys and is twisted by approximately 30° from the ridge line.
Road layout creates identifiable landmarks by aligning road with views of local hills and Black Mountain. This aids in way finding, e.g. "head towards Black Mountain, 2 nd street on the left, house with the red door"	The road layout does not take advantage of the unique site character and site opportunities.
	\$1.5 million of additional earthworks cost
	20,000m³ of additional earth excavation and offsite disposal.

Block Yields	
Option 2	Option 3
16 additional dwellings (13 single dwelling blocks and 3 multi units)	16 to 36 less dwellings (depending on park size in option 2).
The design creates a larger community park on the foreshore of the North Weston Pond (additional 1ha). If the park's size is reduced to match Option 3, the dwelling yield in Option 2 would increase by another 20 single dwellings.	To achieve the same dwelling yield additional land will be required elsewhere.
More economical use of land and produces a higher cash injection into the Territory budget by millions of dollars.	Longer vehicle trip will be required to reach the 16 – 36 displaced dwellings as they would be further from the centrally located Wright & Coombs.

Solar Efficiency	
Option 2	Option 3
Both options in Wright have 91% of blocks within the acceptable northern orientation of 20° west to 30° east. The other 9% of blocks are large enough to allow the house to be rotated to achieve the acceptable northern orientation.	Both options in Wright have 91% of blocks within the acceptable northern orientation of 20° west to 30° east. The other 9% of blocks are large enough to allow the house to be rotated to achieve the acceptable northern orientation.
All houses in Coombs are within the acceptable northern orientation of 20° west to 30° east.	All houses (335 single dwellings) are within the acceptable northern orientation of 20° west to 30° east. Of those 309 houses are within the ideal northern orientation of 15° west to 20° east.

