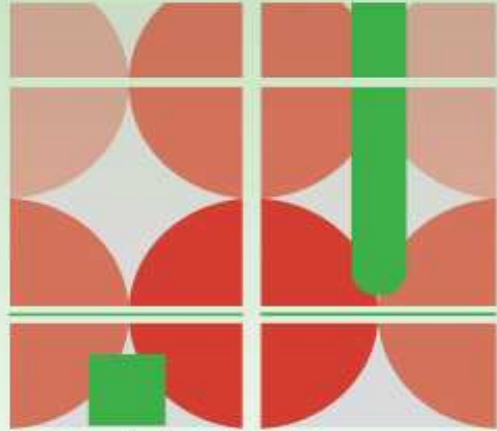


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**2008 NATIONAL
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FOR NEW URBANISM**

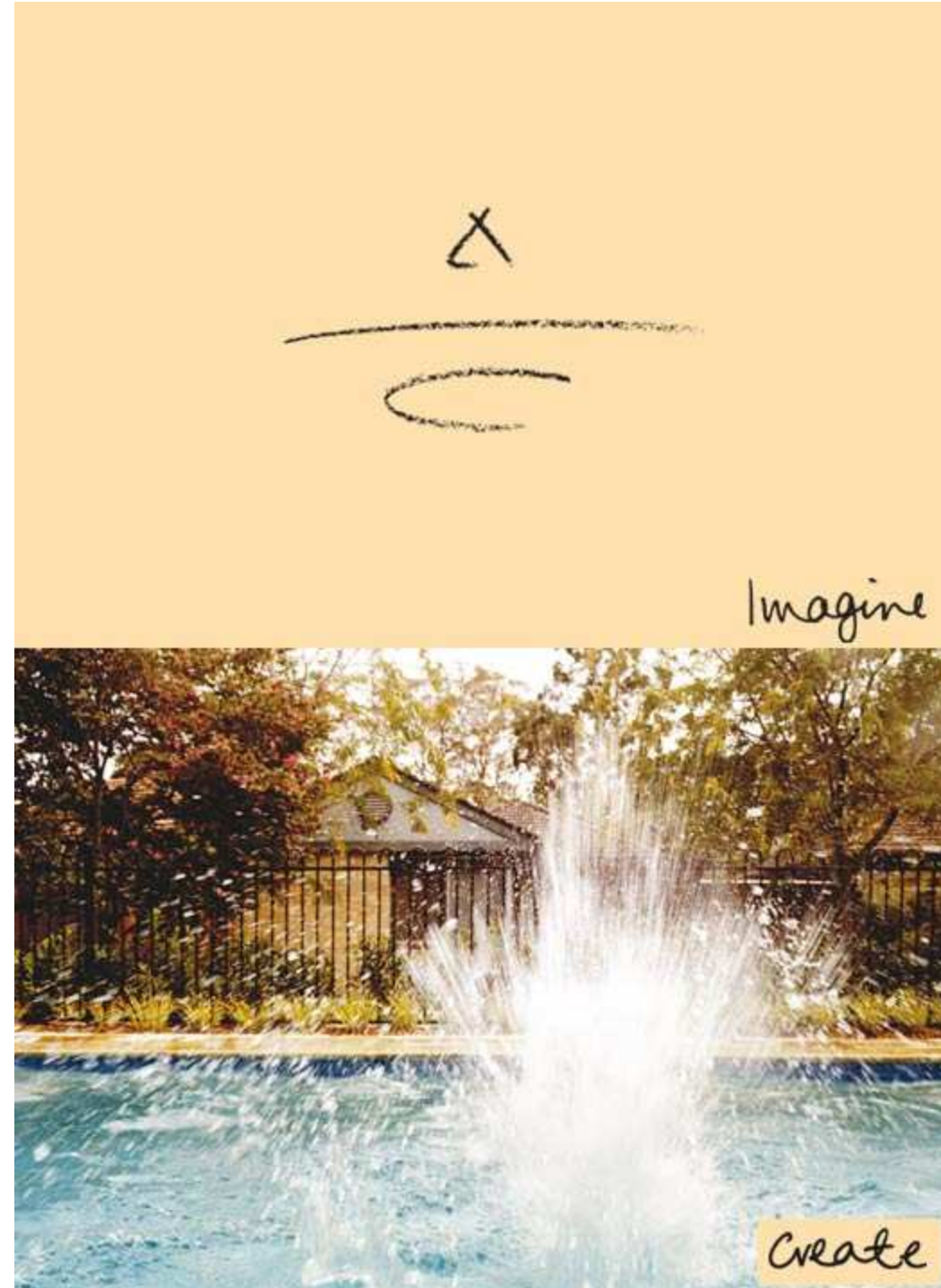
6th – 9th February, 2008





The role of Master Planned Communities in Developing Australian Cities – Yarrabilba – A Case Study

Michael Chapman
Principal Urban Designer
Lend Lease Communities



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WHO WE ARE

Portrait of a nation unveils tech-savvy Baby Boomers paranoid about crime in a water-cons

Owning a home still our passion

State of play

CRIME
About 70% of people believe their neighbourhoods are safer with crime. Car thefts were the biggest complaint, with 40% complaining of dangerous and noisy driving. Other commonly perceived problems were house burglaries (33%) and vandalism (25%).

CULTURE
About 16% of Australians - or 3.1 million - speak a language other than English at home. The six most common were Italian, Greek, Arabic, Cantonese, Mandarin and Vietnamese.

EDUCATION
The overall number of students continuing from Year 10 to Year 12 fell from 81.3% in 2002 to 79.2% in 2004.

Over a longer period, the statistics show senior school retention rates are now roughly back to where they were in 1999, after peaking in 2002.

HEALTH
People are living longer, but are more likely to be overweight and suffer diabetes or other chronic diseases. Life expectancy is continuing to improve, now averaging 83.3 years for females and 78.5 years for males. But about 7% of the population reported one or more long-term health conditions.

HOUSING
The number of established dwellings increased each year has almost doubled from 348,000 in 1996-99 to 686,000 in 2004-07. In 2006-07, the average loan size for first homebuyers was \$230,000, compared with about \$202,000 in 1994-95.

INCOME
The average real disposable household income was \$444 a week in 2005-06. That was 10% higher than the 2000-04 figure and 24% higher than 1994-95, when \$491 was the average weekly income.

INFORMATION TECHNOLOGY
About 4.7 million Australian households had internet connections in 2005-06, up from 1.7 million households in 1998.

LABOUR
The number of unemployed workers is continuing to fall. Unemployment peaked in the second August 2005 and August 2006.

MANUFACTURING
The contribution of the manufacturing sector to Australia's GDP declined from 19% in 2001-02 to 12% in 2000-04.

The cost of living
From the last financial year, food is 6.2% more expensive.

David Greenham

OLDSMID, wind, rickon, inhibited and paranoid about crime - that's the portrait of Australia and its people in 2006.

The latest Yearbook, published by the Australian Bureau of Statistics (ABS), captures an intriguing snapshot of the nation.

The annual Yearbook is a compilation of key figures that have previously been published. They do not automatically compare changes each year identified time periods - some data may be collected at five-year intervals while others may be collected more or less frequently.

The latest inflation conditions have led to a sharp increase in the cost of living last year - notably the cost of food, health care, education and housing.

But higher wages enabled households to meet many prices for goods and services.

The ABS calculated an average real disposable income of \$444 a week in 2005-06, the ABS showed - 10 per cent higher than 2000-04.

The 24.4 per cent increase averaged \$444 a week in 2005-06, the ABS showed - 10 per cent higher than 2000-04.

There is the fact we are doing well with a lot of savings, bringing in about 10 per cent more on shopping.

Despite concerns about housing affordability, Australians spent 100 billion more on housing in 2005-06, almost doubling the number of mortgages held over previous years.

Their mortgage were 10 per cent and the proportion with a mortgage had risen from 28 to 35 per cent by two years ago. The most recent figures revealed in the report.

The ageing population after is starting to bulk, with the ABS predicting people aged 65 and over will outnumber those aged 0-14 within a decade.

In the meantime, Australians have after with the internet choice in sign of fading, as the country now leads 47 million broadband connections - up from 1.1 million a decade ago.

The number of households with broadband internet access in 2005-06, doubled from the previous year to 2.3 million.

About 75 per cent of Australian before their neighbourhoods are best, with crime and violence, despite figures suggesting that from now to be replaced.

Car thefts were the biggest pain, with 40 per cent of respondents to a survey complaining of dangerous and noisy driving.

Other commonly perceived problems were house burglaries (33 per cent) and vandalism (25 per cent) and vandalism (25 per cent) and vandalism (25 per cent).

Manufacturing provided the largest contribution to export earnings but it is in a deficit, now representing 61 per cent of manufacturing's contribution to Australia's gross domestic product, contributing more than \$200 billion to national wealth during the past 20 years.

But only a handful of major new investments have been made in recent years and it is a fact to observe that water use by almost a quarter. Droughts have reduced the country's water capacity.

The agriculture industry - Australia's largest water consumer - cut water consumption by 23 per cent between 2000-03 and 2004-05.

Manufacturers consumed 2100 gigalitres in 2004-05, an 8 per cent decline since 2000-01.

When it comes to recreation, more Australians are taking short breaks overseas.

A total of 4.5 million short-term overseas departures were recorded last year, up on the highest year number.

The destinations were New Zealand, the US, Britain, Thailand and almost everything else, except in the.

Tourism recorded the second highest growth in use in the country, following health, which is growing from the rising focus.

The tourism industry saw 2.6 million people, up 4 per cent since 2002. International visitors to the country increased 50 billion in goods and services in 2005-2006. When we couldn't travel, we stayed at home - about 10 per cent of adults participated in shopping at home once a year - or maybe out more other entertainment.

Between 2000-2001, 12 million people attended a performance, art festival, the number of which were down 10 per cent.

GOING UP

- Wages
- Taxes
- Living expenses
- Obesity levels
- Diabetes
- Life expectancy
- Fear of crime
- Language other than English

GOING DOWN

- High school retention rates
- Government expenditure
- Holiday time
- Interest rates
- Manufacture of textiles and clothing

IT'S RAIN
'07 DEMO & M
AWESOME DEALS
\$24,999

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South East Queensland

Regional Plan 2005-2026

Amendment 1

October 2006

[Amendment 1 should be read in conjunction with the South East Queensland Regional Plan 2005-2026 as it replaces or amends certain sections.]

SEQ Regional Plan

Queensland the Smart State



 Queensland Government
Office of Urban Management
The Coordinator-General

SEQ Regional Plan

Housing demand

The projected population increase, combined with the continuing trend towards smaller households, will require an estimated 575,000 new dwellings in the region by 2026. There will also be a greater demand for a diversity of housing forms to match the needs of changing household structures, particularly an increase in one- and two-person households.

The average household size in SEQ in 2001 was 2.6 people. This is expected to decline to 2.45 people by 2011 and 2.29 people by 2026.

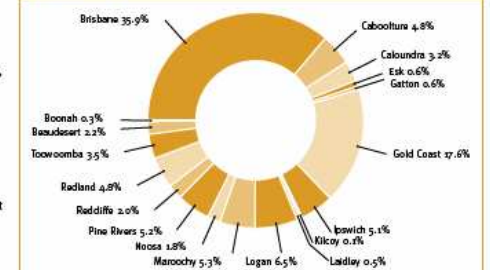
The falling household occupancy rates result from changes in the household structure in the region. By 2026, one- and two-person households are expected to account for around 60 per cent of all households. This trend will impact on the housing projections and type of dwellings required for the future and has been considered in the estimate of new dwellings.

The changing household structure and resulting reduction in average household size will mean the percentage growth in population will be higher than the percentage growth in dwellings.

Employment and services

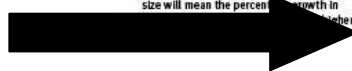
The increased population in SEQ will generate demand for around 425,000 new jobs by 2026. There will also be a wide variety of supporting infrastructure and services required, ranging from arterial roads, public transport and water storages to local parks, shops and community facilities. These demands will continue to create opportunities and also impose significant social, economic and environmental pressures on the region.

Figure 2 – Population distribution in the SEQ region by local government area (at 30 June 2004)

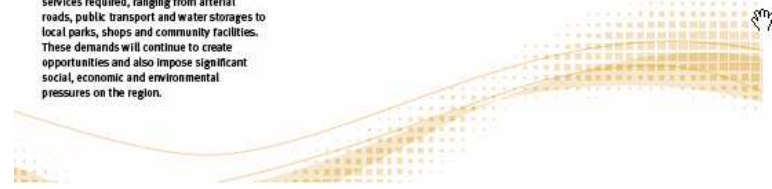


Source: Derived from Australian Bureau of Statistics, Regional Population Growth, Australia and New Zealand, 2002-2006, Cat No 3208.0 and companion data; ABS, Regional Population Growth (various editions), Cat No 3208.1; unpublished data; and Planning and Information Forecasting Unit sources.

The projected population increase, combined with the continuing trend towards smaller households, will require an estimated 575,000 new dwellings in the region by 2026.



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Key Drivers Shaping New Community Creation

- respect for the natural capital of a location

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Key Drivers Shaping New Community Creation

- respect for the natural capital of a location
- imposition of a physical capital (infrastructure) that supports the overall aims of the community and its desired ecofootprint

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Key Drivers Shaping New Community Creation

- respect for the natural capital of a location
- imposition of a physical capital (infrastructure) that supports the overall aims of the community and its desired ecofootprint
- socially sustainable places

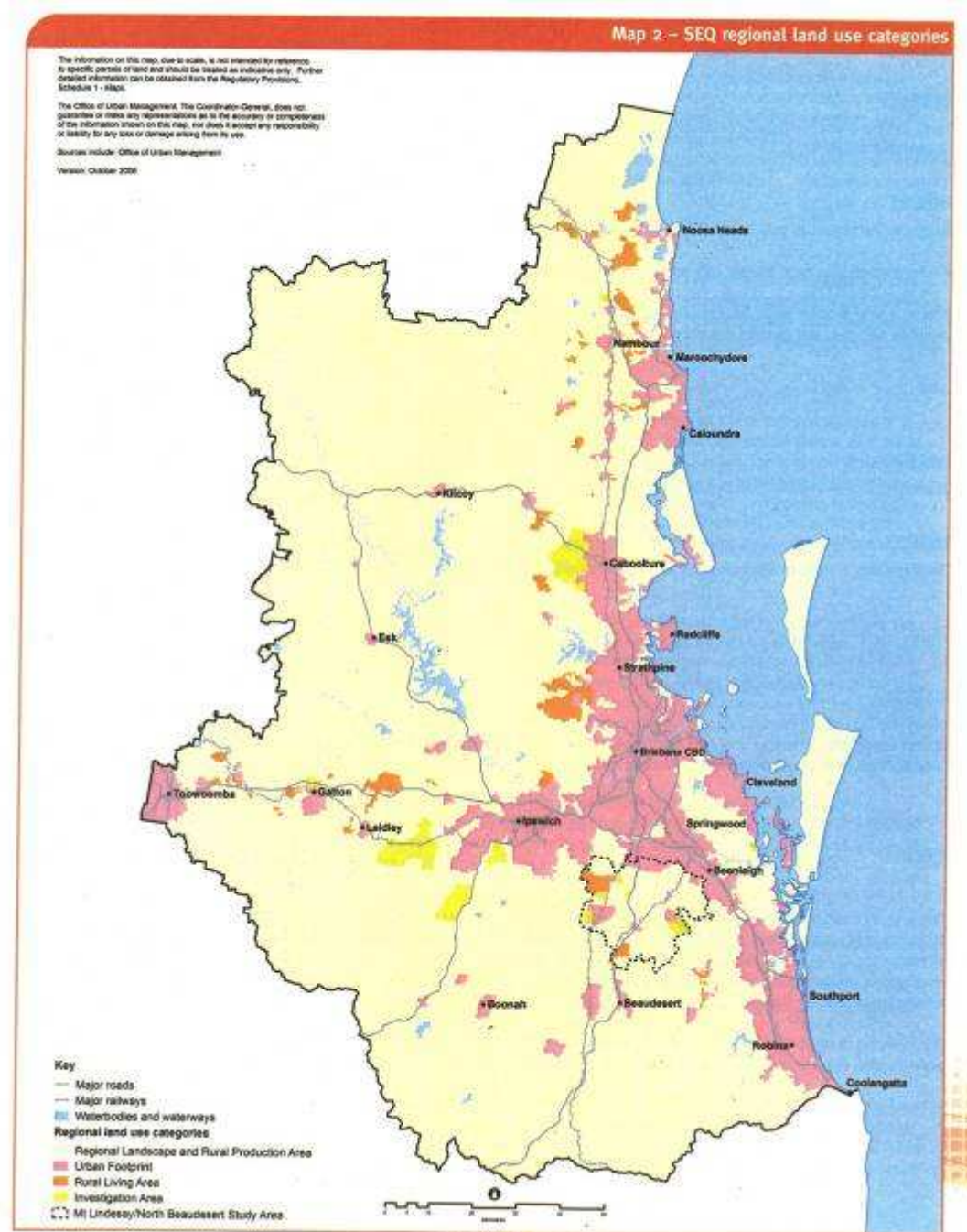
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Key Drivers Shaping New Community Creation

- respect for the natural capital of a location
- imposition of a physical capital (infrastructure) that supports the overall aims of the community and its desired ecofootprint
- socially sustainable places
- economically prosperous places

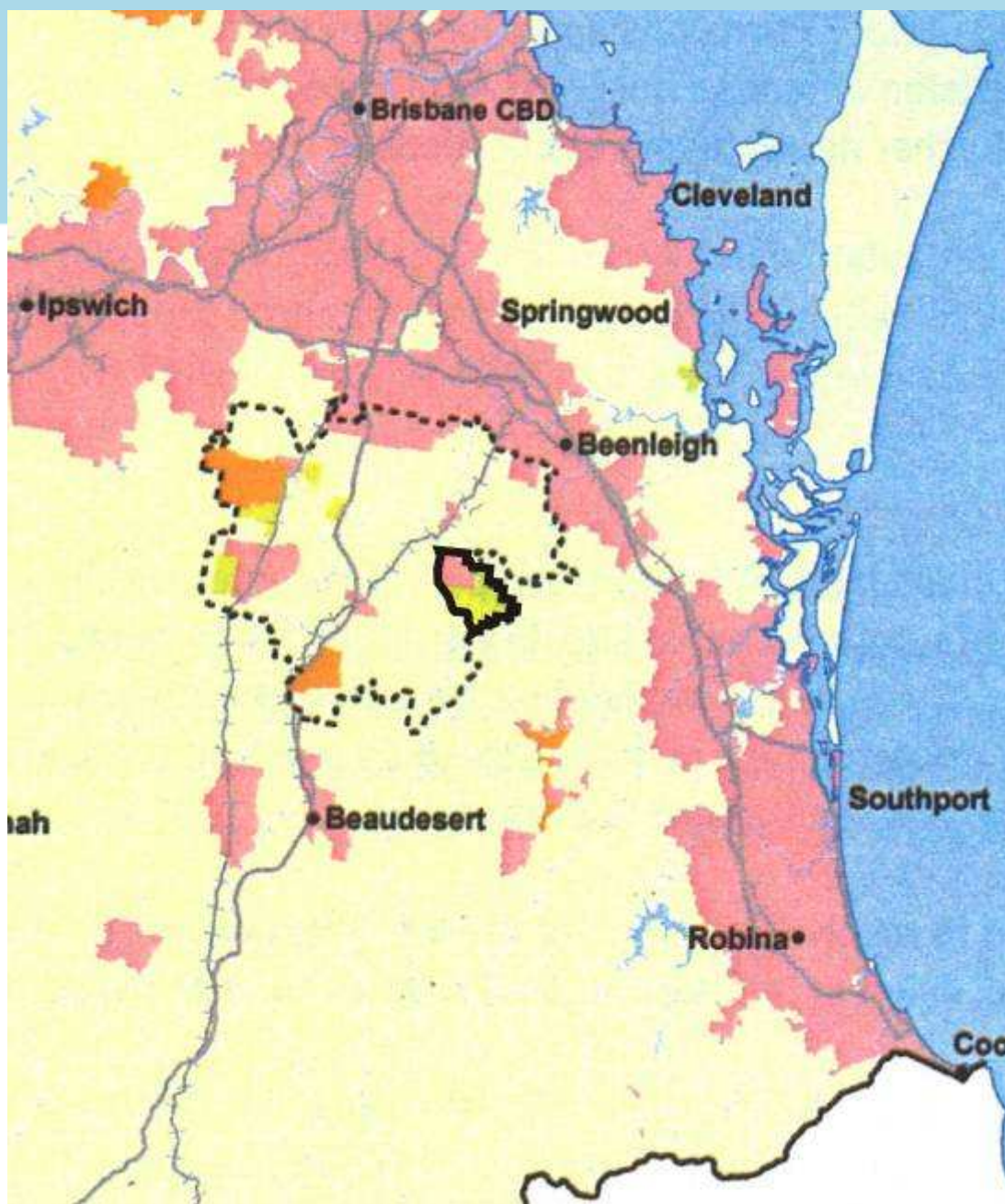
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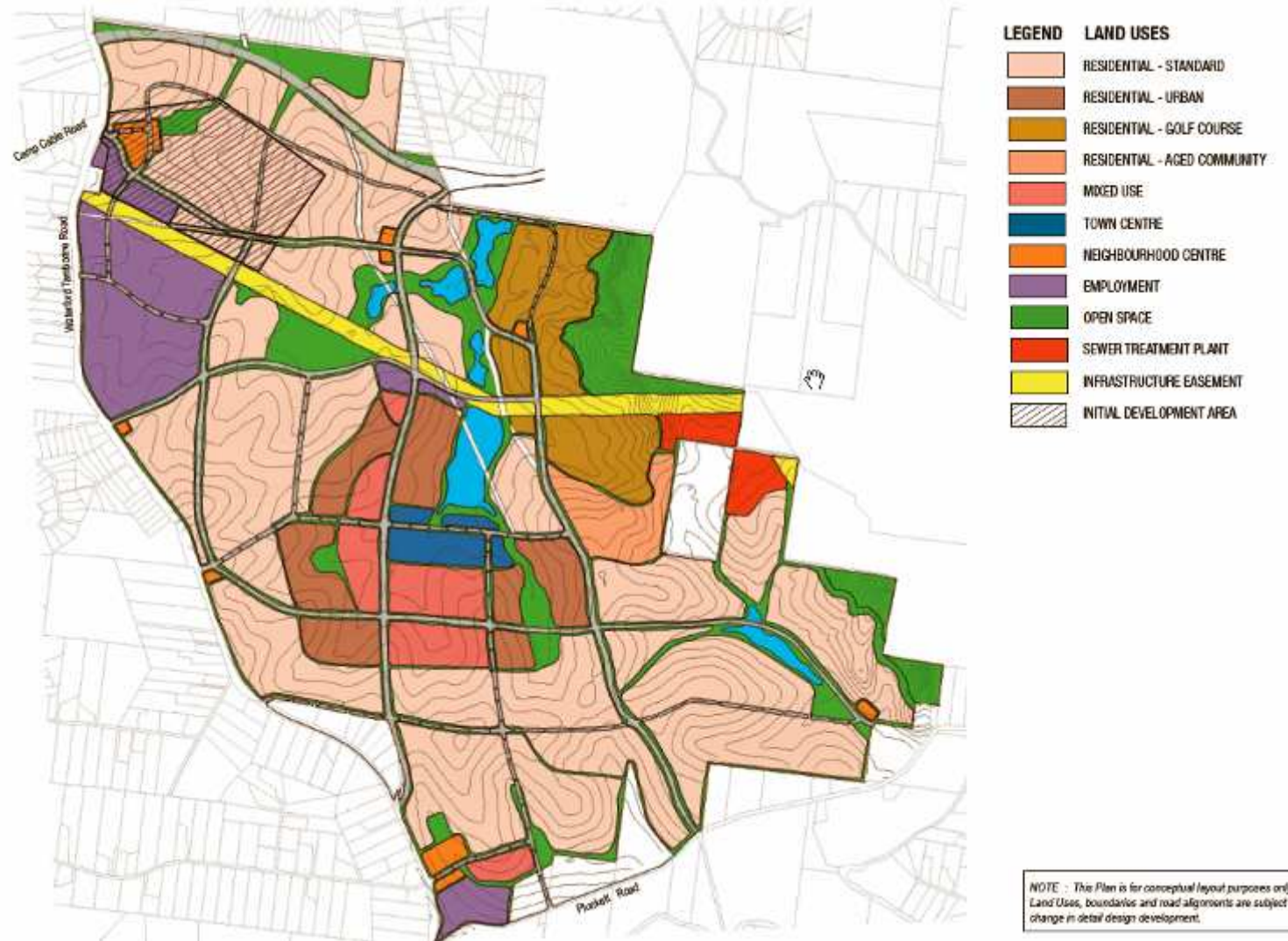

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YB Locality



YB Structure Plan



YB NC1 Design



YB Vision



Yarrabilba

A QUALITY TOWN & A BETTER REGION

YARRABILBA'S CONTRIBUTION TO MANAGING SOUTH EAST QUEENSLAND GROWTH

Key Issues Confronting SEQ:

- Continued Demand**
 - 1.7 million people in metropolitan SEQ by 2031
 - Forecasted housing growth in SEQ
 - High demand for housing in metropolitan areas
- Limited Supply**
 - Many places suitable for development are required to be protected to approximately 30%
 - Land supply in the SEQ Coast corridor is declining to approximately 50%
 - The land required to support the population growth
- Fragmentation of Sites**
 - 70% of land supply in SEQ is available in 100-hectare blocks
 - 70% of land supply in SEQ is available in 100-hectare blocks

Opportunities:

- 100% of land supply in SEQ is available in 100-hectare blocks
- 100% of land supply in SEQ is available in 100-hectare blocks

DELFIN LEND LEASE'S VISION FOR YARRABILBA

To set a world benchmark in sustainable urban development.

The Desired Future for Yarrabilba

A prosperous, well-planned, healthy and progressive community, with a strong regional identity, thriving economy and sustainable environment.

Guiding Principles

- Environmentally responsible
- Accessible
- Secure
- Community and regional integration
- Highly planned

WHAT DELFIN LEND LEASE WILL DELIVER

A complete community...

Category	Community Services	Employment	Education	Recreation
COMMUNITY SERVICES	Community services and facilities for all residents, including day care, health care, police, fire, and emergency services.	Employment opportunities for all residents, including day care, health care, police, fire, and emergency services.	Education facilities for all residents, including day care, health care, police, fire, and emergency services.	Recreation facilities for all residents, including day care, health care, police, fire, and emergency services.
EMPLOYMENT	Employment opportunities for all residents, including day care, health care, police, fire, and emergency services.	Employment opportunities for all residents, including day care, health care, police, fire, and emergency services.	Employment opportunities for all residents, including day care, health care, police, fire, and emergency services.	Employment opportunities for all residents, including day care, health care, police, fire, and emergency services.
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A prosperous community...

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Employment Required

A target to create job opportunities for all residents in the local area.

Environmental Stagnant

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

Ease of accessibility for all...

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A small environmental footprint...

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YARRABILBA'S POSITIVE CONTRIBUTION TO THE REGION

Sets the Standards

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

Reduces Pressure

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

Employment and Services

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

• High demand for housing in metropolitan areas

COMMITMENT TO DELIVERY

Delfin Land Lease believes that Yarrabilba can provide the opportunity to create a thriving, prosperous and vibrant community. It is a unique opportunity to create a vibrant, prosperous and vibrant community. It is a unique opportunity to create a vibrant, prosperous and vibrant community.

Delfin Land Lease is committed to the delivery of a village of 10,000 residents and businesses in a sustainable, healthy, public transport and recreation. It is a unique opportunity to create a vibrant, prosperous and vibrant community.

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Paul Hickey
Paul Hickey
Chair, Delfin Land Lease

Natural Capital & Respect

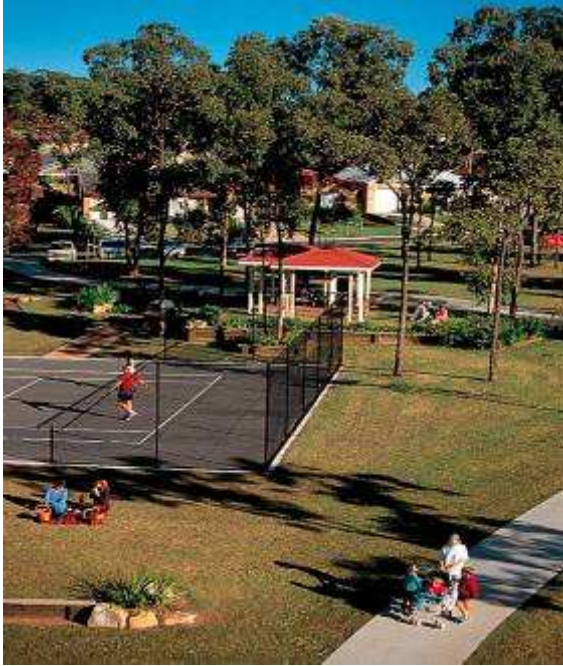


Physical Capital & Infrastructure



Socially Sustainable Place


Lend Lease



Economically prosperous place



Imagine
Create

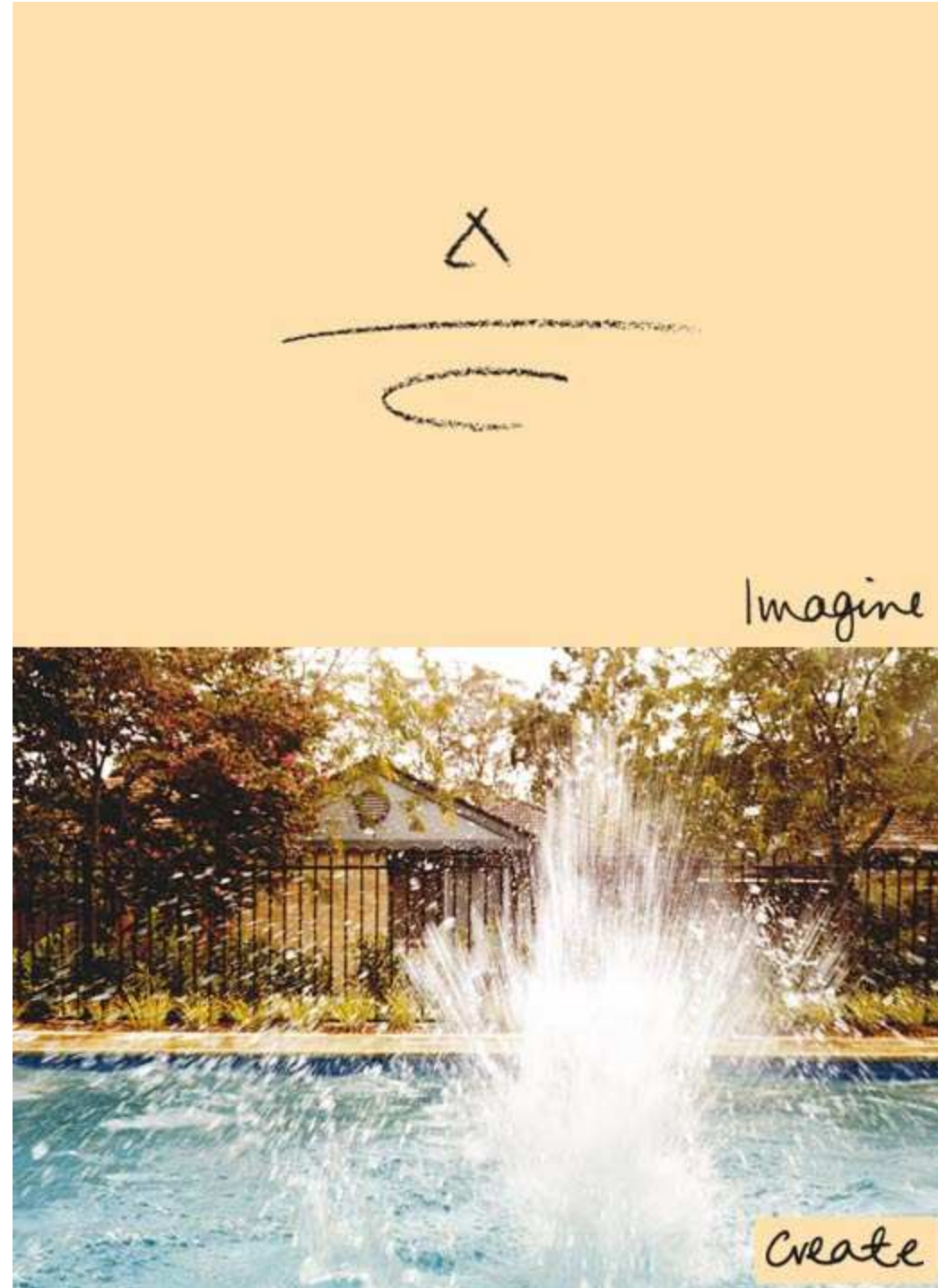

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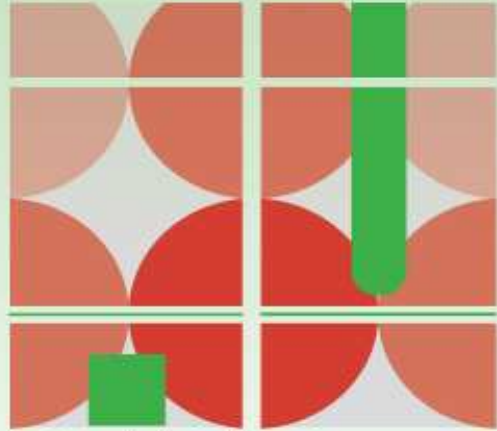


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