

## Urban Development – Greenfield Subdivision

### Harrison 4 Estate

#### Project Overview

Harrison Four is the final land release in the suburb of Harrison, located approximately 2.5 km south east of the Gungahlin Town Centre in Canberra. The development will include a mix of residential blocks to cater for anticipated dwelling demand. Harrison 4 comprises 31.5 hectares of undeveloped land, bounded by the Well Station Heritage precinct to the north and a proposed extension to Well Station Drive to the south. It is proposed to develop Harrison 4 in two stages. The Harrison 4 Estate Development Plan provides for 355 blocks and 4 MU blocks, totaling 420 dwellings across the two stages.

#### Scope of Services

Brown Consulting has provided the following services:

- In conjunction with the town planner, developed preliminary planning principles into a proposed estate design.
- Community and stakeholder consultation in the form of public information sessions, a presentation to the Gungahlin Community Council and newsletters.
- Preparation of the Estate Development Plan (EDP) including road and block layout, services master planning, preliminary road and block grading for both stages of Harrison 4.
- The remaining works at Harrison 4 includes preparing the Development Application, finalising the detailed design and documentation and preparation of tender documents.

#### Key Project Components

Significant components of Harrison 4 project include:

- A road and block layout that maximises internal and external solar access for housing, provides a diverse housing mix including affordable housing and take advantage of external views.
- Steep terrain that has required on block grading and retaining walls to assist house construction and minimise construction impact on the Well Station Heritage Precinct.
- Management of stormwater flows from a large upstream catchment that flows into a natural gully within the estate.
- A number of Water Sensitive Urban Design features including grassed swales, two water quality control ponds and passive street tree watering.
- The interface of the Harrison 4 Estate with the proposed Well Station Drive extension.

### Fast Facts

- **Client:** Land Development Agency
- **Location:** Harrison, Canberra, ACT
- **Date completed:** Detailed design of Stage 2 is due for completion in November 2010.
- **Key responsibilities:**
  - Estate Planning
  - Community Consultation, and
  - Detailed Design

