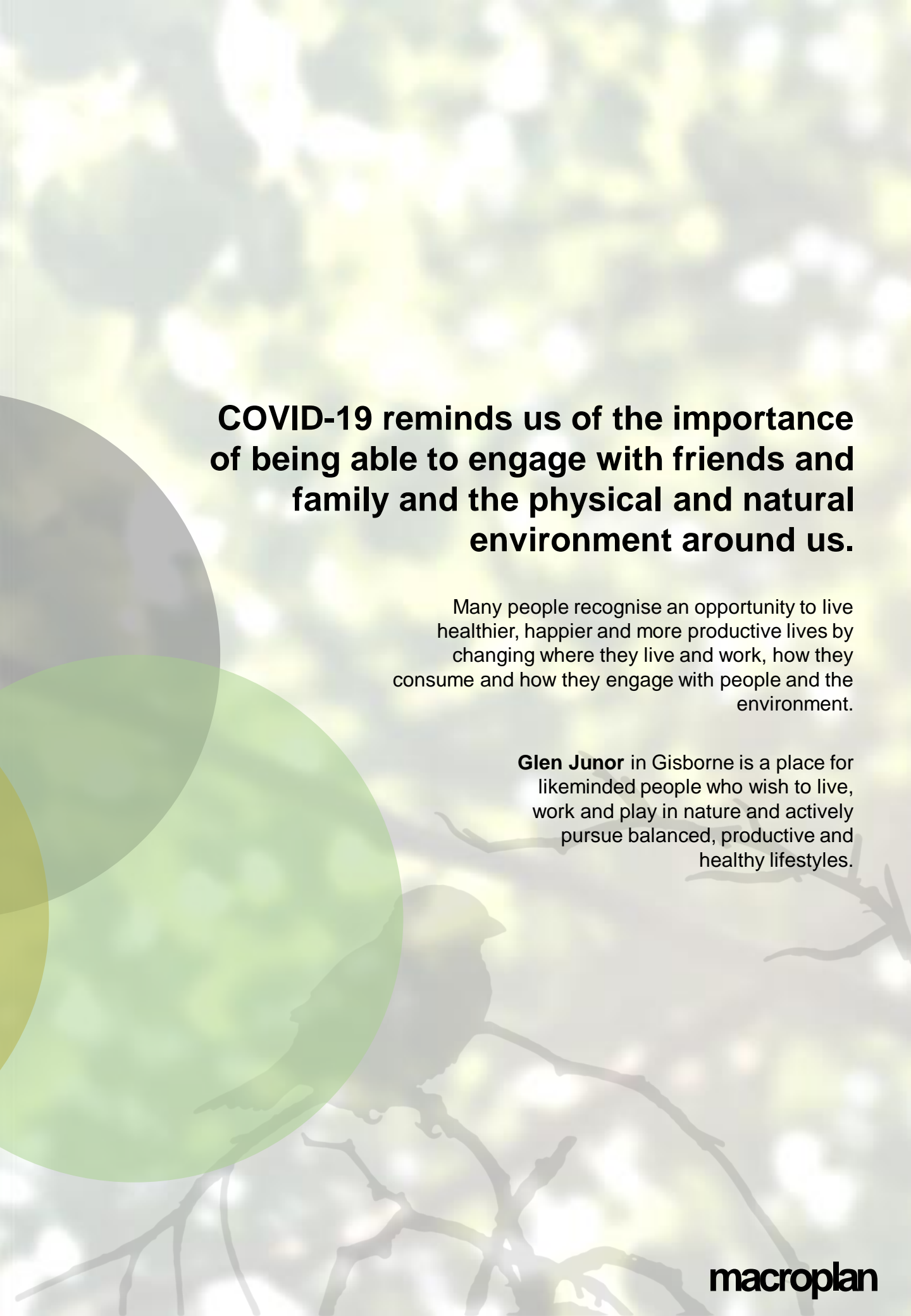




glen junor

A new model for economy
society & environment

macroplan



COVID-19 reminds us of the importance of being able to engage with friends and family and the physical and natural environment around us.

Many people recognise an opportunity to live healthier, happier and more productive lives by changing where they live and work, how they consume and how they engage with people and the environment.

Glen Junor in Gisborne is a place for likeminded people who wish to live, work and play in nature and actively pursue balanced, productive and healthy lifestyles.

The Big Picture

Global Trends in
Sustainability

The focus on mental and physical health has increased as a result of COVID-19

Price Waterhouse Coopers (PWC) Global Consumer Insights Survey (2020) shows that prior to the 2019 coronavirus (COVID-19) pandemic almost half of the world's urban consumers indicated they were making dietary changes (taking supplements, implementing plant-based food options or restricting certain food groups) to adopt a healthier lifestyle.

Following COVID-19 PWC consumer research has shown a huge, renewed focus not only on diet, but on the holistic concept of healthy living, with a significant shift towards self-care.

Respondents who indicated they were more focused on mental and physical health and wellbeing because of COVID-19

69%

Survey respondents indicated that government, the consumer, and the **producer** or **manufacturer** bear the most responsibility for encouraging **sustainable behaviours and/or lifestyle practices** and few expect the private sector to solve these issues on its own

64%

Medical Needs

Share of respondents who indicated they were more focused on taking care of medical needs

63%

Diet

Share of respondents who indicated they were more focused on taking care of their diet

“Customers don’t just want businesses and organisations to care about them; today they also expect companies to care about the planet by encouraging sustainable behaviours and/or lifestyle practices.”

- Price Waterhouse Coopers (PWC) Global Consumer Insights Survey 2020

There is renewed focus on the environment and being responsible for our carbon footprint in a post-COVID-19 world

According to PWC's Global Consumer Insight's Survey (2020), as customers become more interested in caring for themselves and the planet, they are also gravitating to models and systems that **have less of an impact on the planet**, meaning companies will need to **innovate** to meet the expectations and retain the loyalty of these customers.

Share of consumers who believe that companies should maintain efforts to improve environmental outcomes following COVID-19

75%

Source: Price Waterhouse Coopers (PWC) Global Consumer Insights Survey 2020

43%

Before COVID-19

Share of respondents who indicated they expected businesses to be accountable for their environmental impact

Our transition to an online economy has already taken place and set to continue after COVID-19

Before COVID-19, mobile shopping was comparable to other types of online shopping. Following COVID-19 mobile shopping has grown in popularity with 93% of PWC consumer research respondents indicating they will maintain current increased usage of mobile shopping

9%

Before COVID-19

Share of respondents who shopped for groceries online exclusively before COVID-19

63%

After COVID-19

Share of respondents who are buying more groceries online/by phone than before social distancing

86%

After COVID-19

Share of respondents who are likely to continue to shop online/by phone after COVID-19

Source: Price Waterhouse Coopers (PWC) Global Consumer Insights Survey 2020

PWC's consumer research study reveals that more than 54% of city dwellers who are already doing their shopping mostly online will **continue to use online grocery**. In fact, Grand View Research, a firm that tracks global e-commerce trends, predicts that the global online grocery market will reach US\$975bn by 2027, growing at an annual rate of 22.7% during the forecast period.

What are the economic benefits in working at or close to home?

Boston Consulting Group's recent **Workplace of the Future Survey** reveals that most organizations believe their future workforce will be much more remote than ever before with surveyed companies expecting approximately **40% of employees to utilize a remote working model** in the future and thirty-seven percent of companies expecting more than **25% of employees will work in hybrid models** that combine remote and onsite work

15%-40%



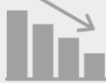
Increase in productivity for employees with appropriate remote access

10%-15%



Reduction in staff turnover

40%



Reduction in absenteeism

20%



Potential cost reduction in real estate and resource usage

54%

The share of employees who say they would change jobs for one that offered them **more flexibility**, which results in an average of 12% turnover reduction after a remote work agreement is offered.

Performance

With stronger autonomy via location independence, workers produce results with **40%** fewer quality defects.

Profitability

Organizations save an average of \$11,000 per year per part-time telecommuter, or **21%** higher profitability.

What are the challenges and disadvantages of a linear economy?

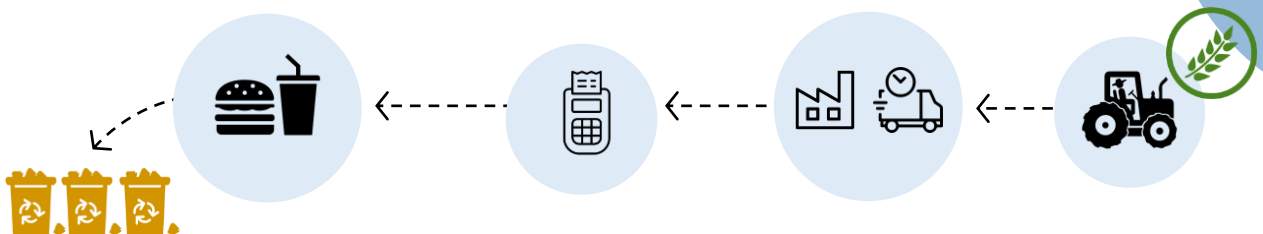
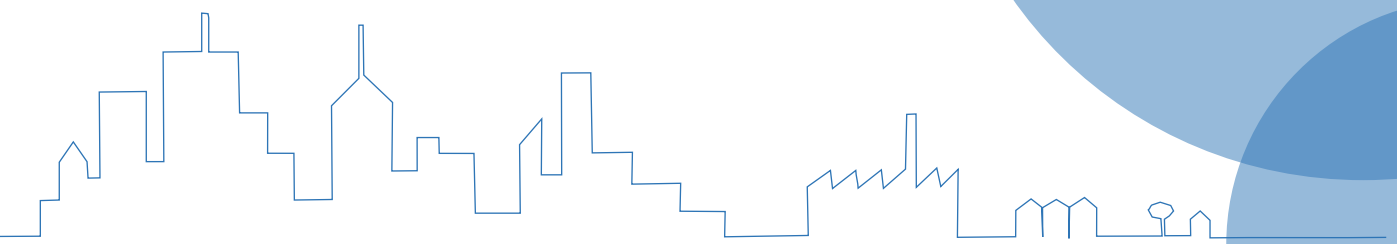
The linear economy relies on using finite resources such as land, water, minerals and fossil fuels. After consumption, products and packaging are often discarded instead of being recycled.

Human consumption and production creates waste and pollution, including harmful 'externalities' from farming, extraction and manufacturing activities.

Fertilizers, pesticides and other chemicals including toxic waste, pollution of air, atmosphere, water and soil impacts natural living systems, including human health and wellbeing.

“The ecological disadvantage of the linear economy is that the production of goods is at the expense of the productivity of our ecosystems. Excessive pressure on these ecosystems jeopardises the provision of essential ecosystem services, such as water, air and soil cleaning”

- Michelini, Moraes et al., 2017



What are the benefits and long-term advantages of a circular economy?

A circular economy is based on designs and principles that seek to minimise waste, pollution and externalities in consumption and production, whilst keeping products and materials in use, and regenerating natural systems.

Circular design prioritises regenerative resources during construction and production, optimising utility during in-use life and during end-of-life to sustain and preserve through re-use, recycling and lifetime extension.



Sources:

^ WEF (2019). Insight Report. The Global Competitiveness Report 2019. Retrieved from: http://www3.weforum.org/docs/WEF_TheGlobalCompetitivenessReport2019.pdf.

What are the global headline trends in resource use, waste, recycling and CO2 emissions?



Global population of 7.6 billion people worldwide[^]



Worldwide average **material consumption** 11.3 tonnes per capita / per year



Worldwide **energy usage** 13.1 billion tonnes of oil equivalent per year



Worldwide 25% **renewable energy consumption**

What are the global headline trends in resource use, waste, recycling and CO2 emissions?



The amount of **total resources** entering the global economy increased by 8.4% from 92.8 billion tonnes to 100.6 billion tonnes.



Globally **extracted resources** have increased by 9% between 2015 and 2017, from 84.4 to 92.0 billion tonnes[^].



Greenhouse gas emissions (CO₂e) went up from 50.6 billion tonnes in 2015, to 53.3 billion tonnes in 2017* The amount of material dispersed into the environment (as a result of undefined dissipative uses) amounted to 22.4 billion tonnes.

Source: www.circularity-gap.world/methodology

Notes

[^]note WU Global Material Flow Database. Retrieved from: <http://www.materialflows.net>

*Estimation based on: Olivier J.G.J. and Peters J.A.H.W. (2018). Trends in global CO₂ and total greenhouse gas emissions: 2018 report. The Hague: PBL Netherlands Environmental Assessment Agency

What are the global headline trends in resource use, waste, recycling and CO2 emissions?



Total amount of waste went from 19.4 billion tonnes in 2015 to 32.6 billion tonnes in 2017. Some 2.16 billion tonnes represent recovered waste from short-lived products, while 6.47 billion tonnes was recovered from stock depletion.



Recycled resources went up from 8.4 billion tonnes to 8.65 billion tonnes — however, with new recovery rates applied globally for waste coming from stock (2014) and to the EU only for waste from short-lived products (2016), this might prove a slight underestimate (with the actual figure probably closer to 9 billion tonnes).

Global ideas and principles / local policy directives and outcomes

Victoria is one of the most diverse and liveable places in the world. As Victoria experiences its third population boom as well as potential impacts of COVID-19, it indicates great challenges to manage growth in a healthier and more sustainable way.

Plan Melbourne (2017) outlines a range of key principles for guiding growth management in future, in which it highlights the '20-minute neighbourhoods' concept. Creating accessible, safe and attractive local areas where people can access most of their everyday needs within a 20-minute walk, cycle or local public transport trip, will support healthier and more inclusive neighbourhoods.

9m passenger km travel would be reduced and 370,000t daily greenhouse gas emission would be cut if 20-minute neighbourhoods exists across Melbourne

20-minute Neighbourhood Concept



Source: Plan Melbourne (2017)

Global ideas and principles / local policy directives and outcomes

The Victorian Public Health and Wellbeing Plan 2019-2023 highlights 10 priorities in building a public health and wellbeing system and achieve our vision of all Victorians enjoying the highest attainable standards of health, wellbeing and participation at every age.

These priorities include tackling climate change and its impact on health, increasing health eating, increasing active living, improving mental wellbeing and others.

\$33.5m

in savings with 1% increase in physical activity levels of Victorians each year

The Wider Determinants of Health



Global ideas and principles / local policy directives and outcomes

In response to the significant increase in walking and cycling during the COVID lockdown, VicHealth is urging local governments to consider infrastructure in response to physical distancing concerns and the increases in foot traffic to lock in the benefits for physical and mental health.

A major survey conducted by Vic Health published recently reveals **76%** Victorians want their local and state governments to invest in footpaths and bikeways and **35%** Victorians planned to travel more by foot or bike than pre-COVID when restrictions ease.



76%

Victorians want their local and state governments to invest in footpaths and bikeways



2/3

may ride for transport more if bike lanes were physically separated from the road



35%

Victorians planned to travel more by foot or bike than they did pre-coronavirus when restrictions ease, but safety was a barrier for many



1/2

Victorians are concerned about travel to work, study and other destinations when restrictions ease

A large, mature tree with dense foliage of golden-yellow and brown leaves dominates the foreground. The tree's branches are thick and dark, creating a complex network against the sky. In the background, a building with a light-colored facade and a dark roof is partially visible, partially obscured by the tree's branches. The overall scene is bathed in warm, golden light, suggesting a late afternoon or early morning setting. The text is overlaid on the lower-left portion of the image.

Glen Junior

Proposal & Concepts

Glen Junor Proposal & Concepts

Glen Junor is a new model for how development in Gisborne can be done in a way that benefits the people in the community and the environment around them, today and forever.

The Glen Junor model is to use **50% of the land for urban development**, with the creation of a walkable neighbourhood that will become one of the most environmentally regenerative communities on the planet.

The remaining **50% of the land is for open space and community assets** that will be co-designed and created with the residents of Gisborne, for the benefit of our town today and into the future.

50%

of land will be returned to open space and community assets



Up to 1,000 energy self-sufficient dwellings at 8-star standards



Glen Junor Farm / Community Garden



Rural / Farming Activity Area



Gisborne Gorge



Wild Idea business incubator



Melbourne Water Tree Replanting



Jacksons Creek shared path and active transport network



Public transport network



Neighbourhood activity centre



Bio-link / Wildlife Corridors



Harry White / Think Big Memorial Park

Glen Junor Proposal & Concepts

Glen Junor is a visionary concept for a new, exemplar peri-urban mixed-use community closely connected to Gisborne in the Macedon Ranges. Glen Junor will be a vibrant and inclusive community shaped by a strong connection to and understanding of the region, as well as a commitment to social and environmental sustainability.

Glen Junor is a logical extension of the Gisborne Township instead of a stand-alone gated community. It enhances transport and traffic movements and creates new links between Gisborne and New Gisborne through enhanced access and transportation networks. Glen Junor reflects 20-minute neighbourhood principles..

Glen Junor requires a more progressive planning framework than the current Rural Living Zone. A more strategic plan that enables the contrasting values of the landscape of Glen Junor to be identified and optimised.

Glen Junor has the capacity to accommodate a meaningful portion of Gisborne's future population growth in a controlled and sustainable manner.

Glen Junor invests in renewable energy combating the effects of climate change, powered by renewable energy, demonstrating development can occur in a sustainable form and be a commercially viable for the wider development industry.

Glen Junor will lead the development of sustainable transport through its cycle path network, GisE-Bike and providing financial support to the GisBus service for a period of five years.



CONCEPT

Work in Progress

LEGEND

- Site Boundary - Glen Junior
- Jackson Creek Corridor
- Biolinks + Wildlife Corridors
- Rural: Farm Activities (No Build Zone)
- Community Food Garden / Urban Activities
- Indicative Park / Open Space
- Neighbourhood Activity Centre - Mixed Use
- Residential - Medium Density
- Residential
- Jackson Creek Buffer
- Threatened Species Program Area
- Priority Walking/Cycling Route



Glen Junior | 284 Kilmore Road, Gisborne
Macedon Ranges Shire Council
Concept Structure vPlan

REF NO: MIG GJV
DRAW NO: RD 3104
REV: F

SCALE: 1:10,000
DATE: 2024
NOTES: All dimensions are in meters unless otherwise stated.

F	000007	UP	EP
T	2023/24	EP	EP
D	2023/24	PC	EP
C	18/01/24	PC	EP
REV	1/1/2024	ES/AN	AP/PC

Trent & Chrissy McCamley & Family | ODONATA | amkinson | AUSTRALIAN ECOSYSTEMS | CJ ARMS | glen junior | robertsday

CLARKEOLOGY | macroplan | mccrindle | RMIT UNIVERSITY | RD | robertsday

1461 3 9920 5421 | robertsday.com.au

Glen Junor

Benefits of a more progressive planning framework than the current Rural Living Zone

Current Zoning Rural Living Zone

Capacity for **45 rural residential dwellings** on large lots at over 1 ha per lot, accommodating up to **120 residents** with **limited potential for housing diversity, density and affordability** as well as **minimum benefits for employment, environment and sustainability**

Glen Junor Proposal & Benefits

For every 1 hectare of urban development, a minimum of 1 hectare of land is set aside for **nature or community**

Over **100 hectares of open space** significant benefits for health and wellbeing

Major biodiversity benefits with **7,500 trees**

An **inclusive community** as an **extension of the Gisborne Township**

A **20-minute neighbourhood** integrated with the Gisborne township including active transport outcomes

A **community "Food Garden"** specialising in production of fresh local produce within walking distance of where it is consumed

Integrated movement network creating Gisborne loop for active transport

Up to **1,000 energy self-sufficient homes** at an average of **8-star energy efficiency**

A new **"farm visit destination"** with major drawcards being a community garden / threatened species wildlife centre and the Harry White / Think Big memorial, Maze, Lavender Farm

A **business incubator "Wild Idea"** that has a track record of creating jobs, new businesses that benefit the local community, township and environment

Glen Junior

Triple Bottom Line Themes



Economy

Key Themes

Regional economic growth
Employment growth
Local employment sustainability
Local employment self sufficiency
Sustainable services sector economy
Local food production



Society

Key Themes

Housing diversity
Housing affordability
Social participation
Inclusion
Healthy community
Connectedness
Community programs
Lifelong learning



Environment

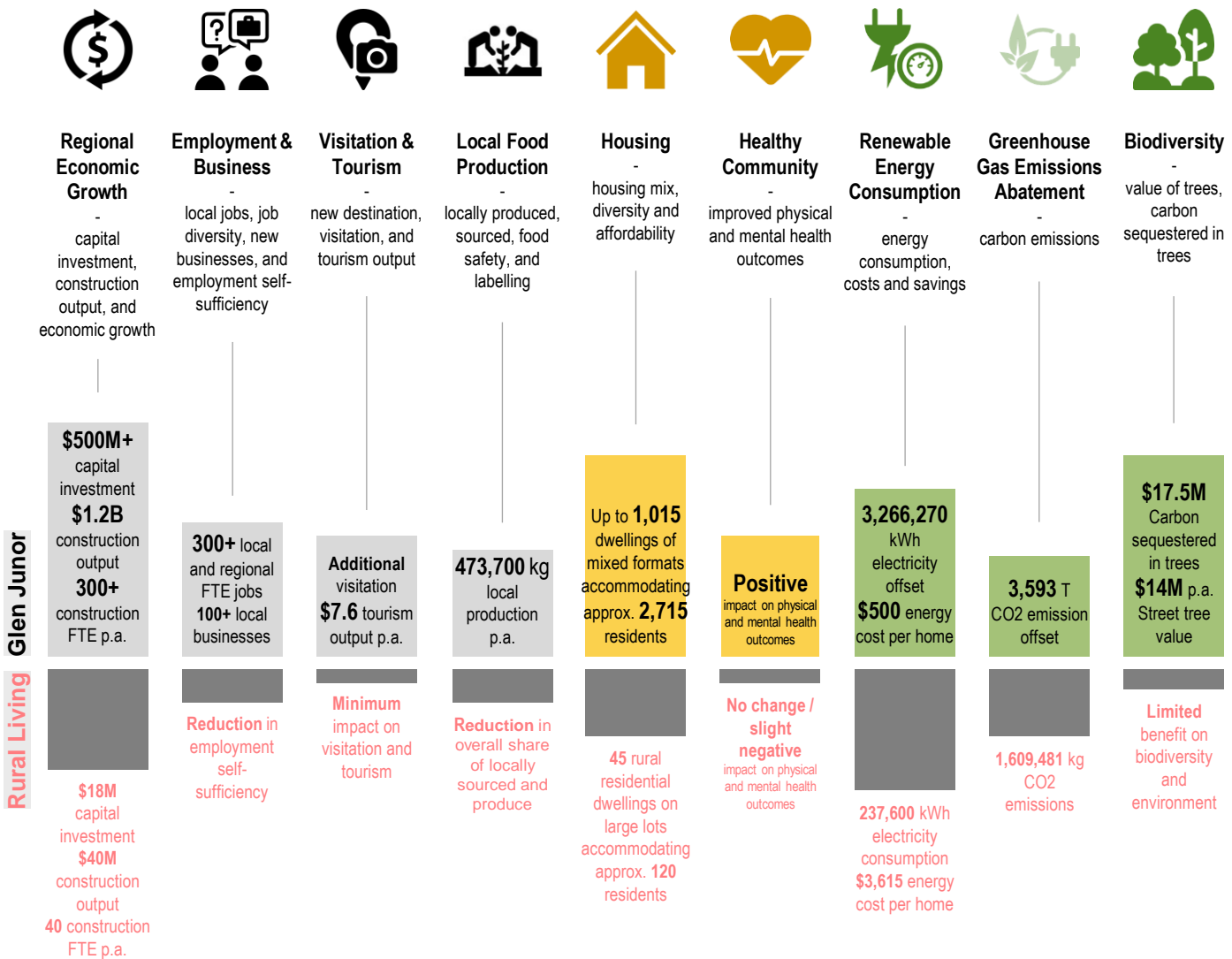
Key Themes

Clean and green
Environmentally sustainable
Food safety
Healthy food
Water reuse and recycling
Renewable energy
Biodiversity

Glen Junior

Triple Bottom Line Scorecard

The Glen Junior project is expected to generate significant **positive economic, social and environmental impacts** to Gisborne, as opposed to the business as usual Rural Living Zone scenario.



Note: All numbers presented are estimates based on several assumptions which are presented in the Compendium.

Glen Junior

Project Benefits

Timeline

The Glen Junior project is going to deliver **long-term benefits** for the economy, community and environment of Gisborne.



Note: assume approximately 10 years development timeframe for Glen Junior including site works occurring during year 1-2, roughly 30% of the proposed uses to be delivered during year 3-5, and full buildout around year 10. All numbers presented are approximation.



Economic Benefits

Local Investment

New Employment Opportunities

Local Business Investment



How does Glen Junor support regional investment and economic growth?

Glen Junor will generate over **\$500 million** direct construction expenditure generating **\$1.2 billion** total regional economic output including 325 construction related jobs and up to **327 ongoing jobs**.

Glen Junor will create local employment and enterprise opportunities and targeting youth employment leading to better economic and social outcomes including increased youth labour force participation.



\$523.0 M

Estimated capital investment



325 FTE p.a.

Total estimated construction related jobs



\$1.2 B

Total estimated construction output



327 FTE

Total estimated ongoing jobs

\$520m
direct capital investment

Balance Sheet Comparison – Glen Junor / Rural Living Estate

Glen Junor

\$500M+ capital investment
\$1.2B construction output
300+ construction FTE p.a.

VS

Rural Living

\$18M capital investment
\$40M construction output
40 construction FTE



How does Glen Junor support local and regional employment and business growth?

327 FTE

New full-time local jobs generated by Glen Junor including the proposed business incubator, activity centre, community garden / farm and tourism related jobs, plus at least **1,000 new jobs created in the region (1-job-per-household complementing existing regional jobs)** supporting **new enterprise opportunities** targeting youth employment outcomes will lead to better economic and social outcomes including improved youth mental health and participation

Balance Sheet Comparison – Glen Junor / Rural Living Estate

Glen Junor

300+ local FTE jobs on site
At least **1,000 total jobs** in the region (1 ob per household)
100+ local businesses

VS

Rural Living

Reduction in employment self-sufficiency



How does Glen Junor support local and regional employment and business growth?

Potential businesses:

agriculture, horticulture, food and beverage services, retail, tourism, cultural and creative industries, sustainability / environment / ecology industries, education and training, health and wellness, personal care and services

100+

new local businesses which are complementary and non-competing to the existing town centre

Glen Junor is home to the **Wild Idea Business Incubator**.

Wild Idea is a personalized, webinar-based incubation program that will take businesses from early-stage idea, through to commercial launch. It's a process of rapid growth for your business idea and you as a founder. It is supported by several experienced teams from government, business and conservation, including Odonata, NSW Government, NAB Foundation and Regen Catalyst.

Key Employment and Business Drivers



Wild Idea business incubator



Neighbourhood activity centre



Glen Junor Farm / Community Garden



Rural / Farming Activity Area

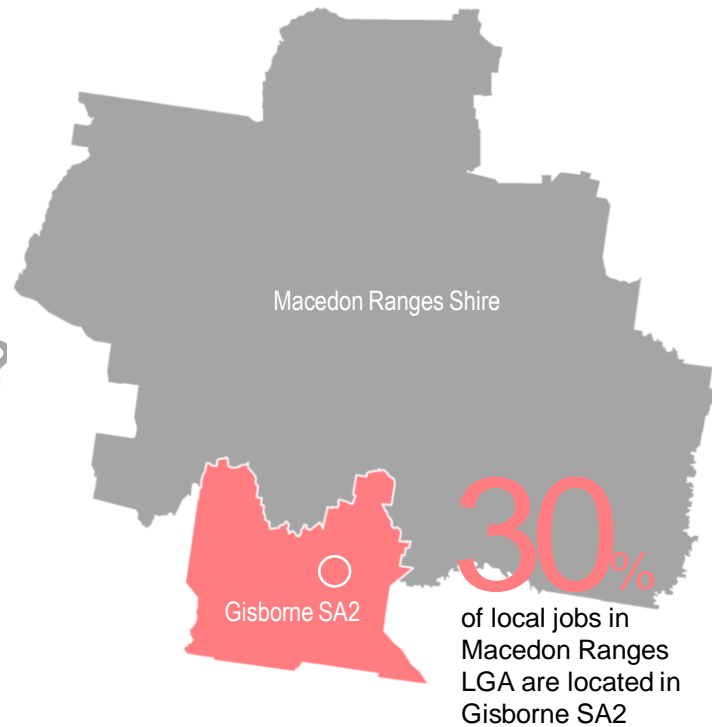


www.wildideaincubator.com

macroplan



How does Glen Junor support local and regional employment and business growth?

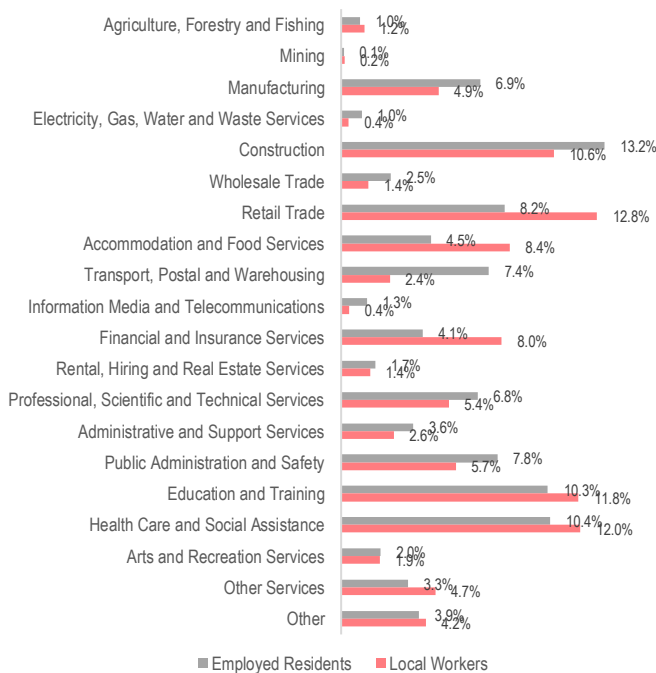


Fact Sheet

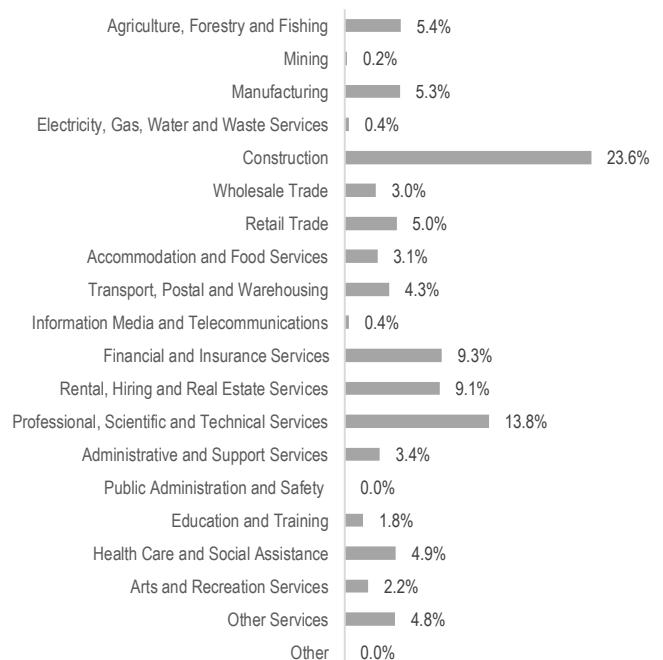
As at the 2016 Census, the Gisborne SA2 is home to **12,831 residents**, **6,188** of which were employed. There were approximately **1,200** local businesses providing **3,739 local jobs** in the Gisborne SA2 as at 2016, indicating employment servicing ratio of 0.29 jobs per resident.

Of all employed residents living in the Gisborne SA2, **27.7%** also work in the same area, whilst the balance of **72.3%** travelling out of Gisborne for work. Of all workers working in Gisborne, **46.1%** also live in the same area, whilst **53.9%** travelling from elsewhere to Gisborne for work.

Industries of Employment, Gisborne SA2, 2016



Industries of Businesses, Gisborne SA2, 2019







How does Glen Junor support tourism visitation to the region?

Glen Junor will create **new tourism attractions** that will stimulate significant growth in tourism visitation to the region each year generating **\$7.6 million** in estimated tourism output for the regional economy each year.

Key attractions include Harry White / Think Big Memorial Park, Glen Junor Farm / Community Garden, Jacksons Creek shared path / active transport network, Gisborne Gorge / sightseeing / outdoor events / picnicking, Rural / Farming Activity Area / Lavender Farm Guided tours and urban tree replanting projects.

Outdoor art and sculpture will feature throughout the precinct showcasing the works of local and international artists.



Significant Tourism Visitation

Mostly day-trippers, local and community visitors



\$4.2 M p.a.

Estimated direct visitor expenditure



\$7.6 M p.a.

Total estimated regional tourism output

\$7.6m
Total tourism output per annum

Balance Sheet Comparison – Glen Junor / Rural Living Estate

Glen Junor

Additional visitors

\$7.6m

tourism output p.a.

VS

Rural Living

Minimum
impact on visitation
and tourism



How does Glen Junor support tourism visitation to the region?

The Glen Junor proposal and concepts align with the key directions and strategies outlined in the *Macedon Ranges Visitor Economy Strategy 2019-2019*, including:

Direction 1 – promotion and brand awareness;

Direction 2 – development of product strengths and investment in emerging opportunities; and

Direction 3 – advocacy, industry collaboration and best practice deliver.

The Strategy also highlighted a range of key product and experience opportunities, a portion of which could be potentially addressed and delivered at Glen Junor.



Key Tourism Attractors / Visitation Drivers

	Harry White / Think Big Memorial Park
	Glen Junor Farm / Community Garden
	Melbourne Water Tree Replanting
	Bio-link / Wildlife Corridors
	Jacksons Creek shared path / active transport network
	Rural / Farming Activity Area / Lavender Farm Guided tours
	Gisborne Gorge / sightseeing / outdoor events / picnicking



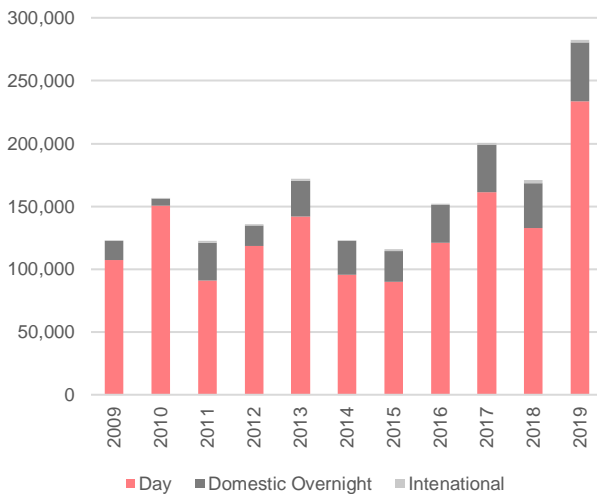
How does Glen Junor support tourism visitation to the region?

Fact Sheet

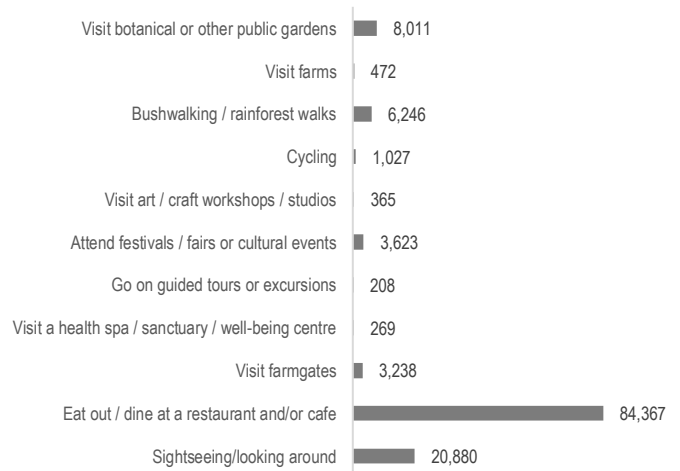
The total visitation to the Gisborne SA2 has generally trended upward during the last 10 years and peaked at **282,381** trips during 2019. With approximately **80%** being day-trippers, about half of the visitors travelled to Gisborne visiting friends and relatives and around one third for holiday. The top international markets are United Kingdom, New Zealand and other Europe.

The chart below refers to several relevant visitors activities that could be potentially located at Glen Junor based on the proposed offerings. The most popular activities have been eating out / dining at a restaurant / café, sightseeing / looking around and visiting botanical or other public gardens.

Historic Visitation, Gisborne SA2, 2009-2019



Selected Activities of Visitation, Gisborne SA2, 2015-2019 Average



Source: Tourism Research Australia

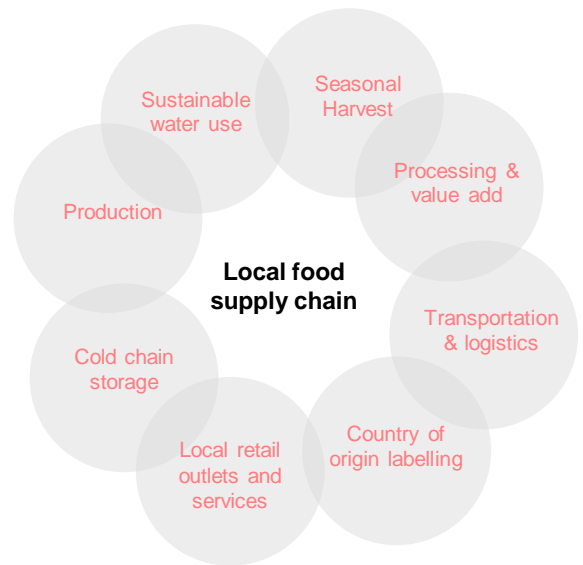




What are the economic and environmental benefits of locally produced food and local food choices?

473t

Tonnes of locally produced food products and supply chain opportunities for 10-15 local enterprises with a focus on providing residents and consumers with healthy and sustainable food choices, farm visits, education, horticultural innovation and harvesting programs, local employment opportunities, food safety, local sourcing and nutrition labelling.



Balance Sheet Comparison – Glen Junor / Rural Living Estate

Glen Junor

473,700 kg
local food
production p.a.

VS

Rural Living

Reduction
in overall share of
locally sourced and
produced foods and
food services

A person wearing a white t-shirt is shown from the chest up, with their arms raised high in the air. The background is a dense, out-of-focus canopy of bright green leaves, suggesting a park or a wooded area. The lighting is bright and natural, creating a sense of openness and vitality.

Community Benefits

Diverse & Affordable Housing
Physical & Mental Health
Wellbeing & Connectedness



How does Glen Junor create new diverse and affordable housing outcomes for the region?

Glen Junor will create up to **1,000 new dwellings** comprising a **mix of dwellings** including a range of affordable housing types catering for up to 2,715 residents.

Glen Junor will deliver 8-star self-sufficient dwellings and healthy built environments that encourage active engagement with nature supporting thriving, connected, inclusive communities with positive environmental and health and wellbeing benefits for residents.



Up to 1,015

Self sufficient dwellings with mix of formats representing **38%** of projected dwelling demand between 2016-2036



2,715

Residents accommodated representing **39%** of projected dwelling demand between 2016-2036

Balance Sheet Comparison – Glen Junor / Rural Living Estate

A diverse mix of dwelling types offered at a significant discount of current median rural living prices.

\$740k vs **\$1.4m**
Median house price vs Median rural residential sales price

Glen Junor

Up to **1,015**
new dwellings
2,715
New residents accommodated

vs

Rural Living

45
new dwellings on large rural residential / living lots



How does Glen Junor create new diverse and affordable housing outcomes for the region?

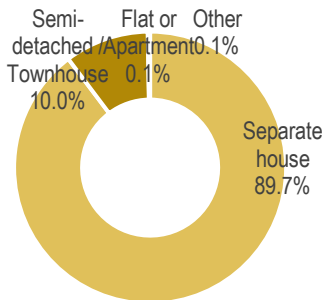
Fact Sheet

There were approximately **4,804 private dwellings** in the Gisborne SA2 as at 2016. The current dwelling stock is largely homogeneous with almost 90% being detached houses and only around 10% being other residential types.

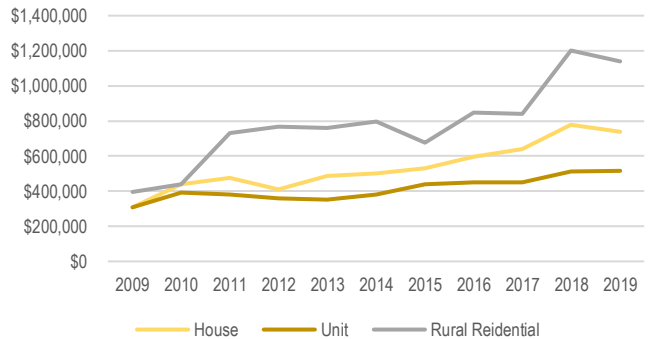
The median sales price for houses in Gisborne was **\$740,000**, the median price for units was **\$515,000** and the median price for rural residential was **\$1,140,000** in 2019.

Victoria in Future 2019 forecasts the total population is expected to reach **20,272 persons** by 2036, a growth of 6,061 persons from 2019, and a total of **7,466 dwellings** will be required to accommodate the projected population growth, indicating an addition of **2,662 dwellings** required during 2016-36.

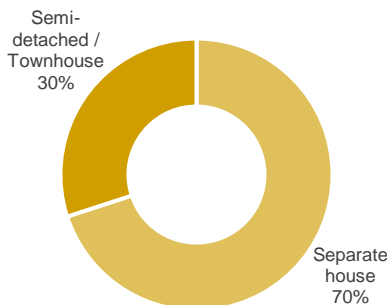
Current Dwelling Mix, Gisborne SA2, 2016



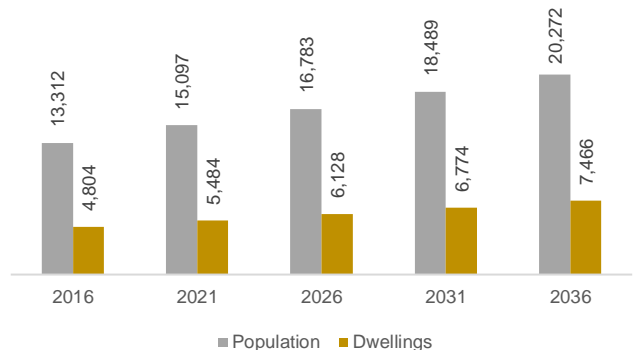
Historic Residential Prices, Gisborne SA2, 2009-2019



Potential Dwelling Mix, Glen Junor



Projected Population and Dwellings, Gisborne SA2, 2016-36



Source: ABS Census 2016, RP Data, Victoria in Future 2019





How does Glen Junor support improved health and wellbeing outcomes for residents?

Glen Junor will deliver passive light and energy dwelling that allow residents to contribute to energy and water savings whilst **actively engaging with the surrounding natural environment** including tree planting, Jacksons Creek shared paths, Gisborne Gorge, rural farming areas and Community Garden.

This will support connected, inclusive and thriving communities resulting in positive environmental and health and wellbeing outcomes.

Balance Sheet Comparison – Glen Junor / Rural Living Estate

Glen Junor

Positive
impact on physical
and mental health
outcomes

VS

Rural Living

No change / slight
negative impact
on physical and
mental health
outcomes

69%

Share of respondents to PWC Global Consumer Insights Survey who indicated they were more focused on mental and physical health and wellbeing because of COVID-19

Key Sustainability Initiatives Supporting Health & Wellbeing



Glen Junor Farm / Community Garden



Melbourne Water Tree Replanting



Bio-link / Wildlife Corridors



Jacksons Creek shared path / active transport network



Rural / Farming Activity Area / Lavender Farm Guided tours



Gisborne Gorge / sightseeing / outdoor events / picnicking



How does Glen Junior support improved health and wellbeing outcomes for residents?

An umbrella review conducted to assess **relationships between the built and natural environment and health** indicates the following findings.

Provision of access and engagement opportunities with the natural environment:

^ **Improved** physical activity, active travel and mental health outcomes

✓ **Reduced** CVD mortality risk

Aesthetic park improvement:

^ **Increased** first-time park users, and physical activity among children and older adults

Participation in physical activity in an outdoor setting:

^ **Improved** mental health outcomes

The biophilia hypothesis suggests that humans possess an innate tendency to seek connections with nature and other forms of life.

There is significant evidence to support the idea that Glen Junior, compared to a rural residential subdivision, will result in:

^ **Increased physical activity;**

✓ **Reduced mortality risk from cardiovascular disease; and**

^ **Better mental health outcomes.**



Environmental Sustainability

Renewable Energy

Greenhouse emissions reduction

Biodiversity



What are the environmental benefits of sustainable energy initiatives at Glen Junor?

The Glen Junor development will feature an overall negative carbon footprint, resulting from solar power generation offsetting the CO2 emissions of the residential portion of the development.

Up to 1,000 homes will be built as energy self-sufficient to an 8-star energy efficiency rating, with electricity being supplied by a network of solar infrastructure developed alongside the residential component of the development.



\$500 p.a.
Estimated energy cost per home



-3,266,270 kWh
Total estimated estate electricity consumption



-3,593 tonnes
Estimated estate CO2 emissions*

\$500_{pa}

Estimated energy cost per home

Balance Sheet Comparison –
Glen Junor / Rural Living Estate

Glen Junor

3,266,270 kWh electricity offset
3,593 tonnes carbon emission offset
\$500 energy cost per home

VS

Rural Living

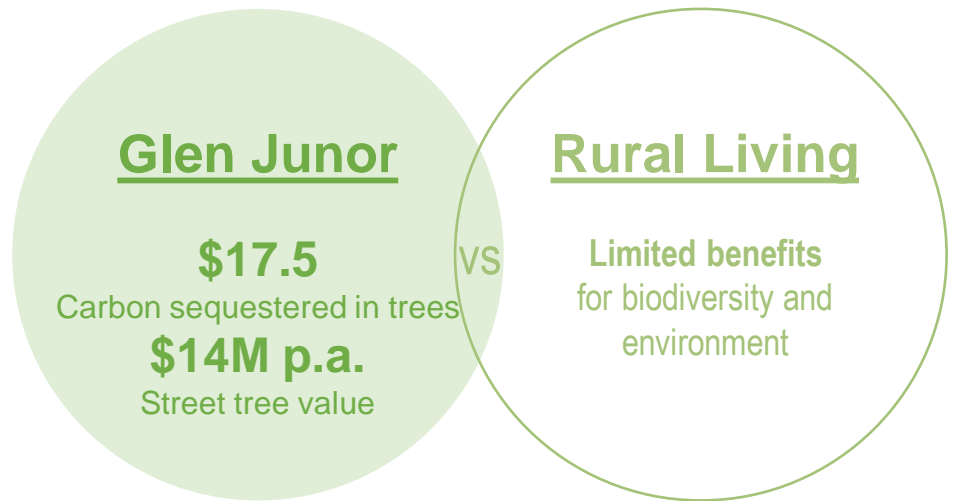
237,600 kWh electricity consumption
\$3,615 energy cost per home



How does Glen Junor support improved biodiversity outcomes for Gisborne and surrounding region?

Glen Junor will plant **additional trees / vegetation with significant carbon emissions sequestration value** to reinforce and complement the natural environment and play a key role in supporting surrounding native flora and fauna corridors including Jacksons Creek and Gisborne Gorge.

Balance Sheet Comparison – Glen Junor / Rural Living Estate



\$17.5m

Value of carbon sequestered in trees cumulatively over 10 years

Key Sustainability Initiatives Supporting Biodiversity Outcomes



Glen Junor Farm / Community Garden



Melbourne Water Tree Replanting



Bio-link / Wildlife Corridors



Jacksons Creek shared path / active transport network



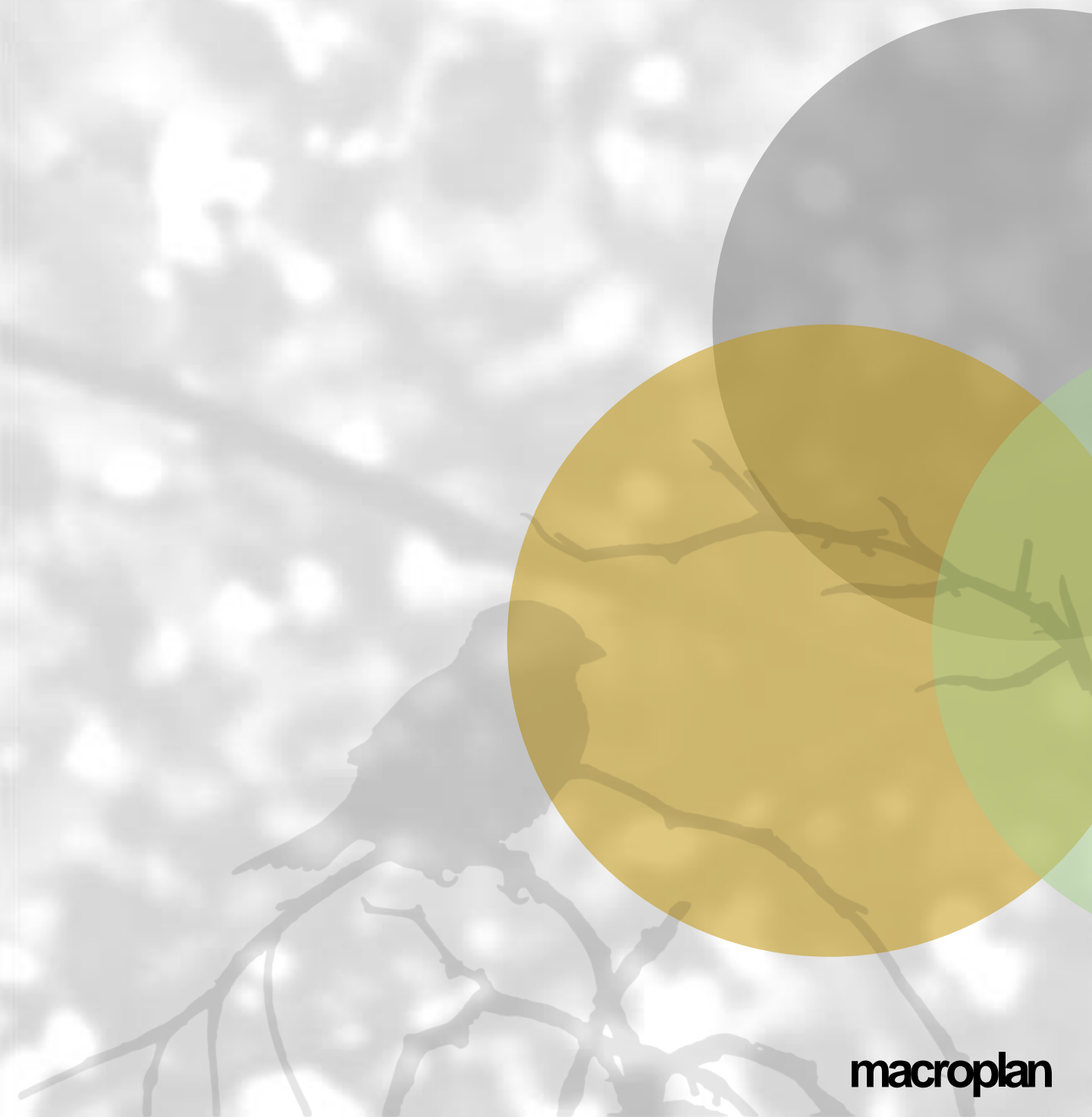
Rural / Farming Activity Area / Lavender Farm Guided tours



Gisborne Gorge / sightseeing / outdoor events / picnicking

Compendium

Key Assumptions



Compendium

Key Assumptions



ECONOMY



Economic Growth

Estimated investment for capital works has been established largely based on the *Rawlinsons Australian Construction Handbook* and reference to The Cape development located at Cape Paterson.

Some key cost items and assumptions are listed below.

- Construction of rural residential at \$350,000 per dwelling;
- Construction of sustainable residential of the Glen Junor concept at \$450,000 per dwelling including sustainable features;
- Construction of a neighbourhood activity centre at \$1,500 per sqm GFA;
- Construction of business incubator at \$2,000 per sqm GFA;
- Construction of the 11-hectare community garden / farm at approximately \$200 per sqm.

The following items have been excluded in the current assessment, subject to further instructions.

- Land acquisition;
- Site remediation;
- Site services and headworks;
- Access and internal roads.

The cost estimates are preliminary only and to be independently verified by a quantity surveyor subject to final plans.



Employment & Business

Whilst the construction phase employment is based on the ABS Input-Output (I-O) multipliers, the direct onsite employment during operational phase is estimated using the following employment density assumptions.

- Operation, management and maintenance of community garden / farm at around 10 FTE jobs;
- Operation, management and maintenance of rural / farming activity area at approximately 2 FTE jobs;
- Management and maintenance of green spaces at approximately 2 FTE jobs;
- Tours of the site and surrounds at approximately 2 FTE jobs;
- Neighbourhood activity centre at 22 sqm per job;
- Business incubator at 10 sqm per job;
- Average employment size at 2.3 FTE per business.

The indirect employment during operational phase is also estimated based on the ABS I-O multipliers.



Visitation & Tourism

Estimated visitation at Glen Junor is based on historic visitation to the Gisborne SA2, the types of activities likely to be located at Glen Junor and estimated market share.

Tourism Research Australia (TRA) reported that the average visitor expenditure at the Macedon Ranges LGA is \$119 per trip.

The *State Tourism Satellite Accounts* released by TRA indicates tourism multiplier at 0.82, which has been used in estimating the total tourism output.

Compendium

Key Assumptions



Local Food Production

The study *Small-scale Urban Agriculture Results In High Yields But Requires Judicious Management Of Inputs To Achieve Sustainability* conducted by Robert McDougall, Paul Kristiansen, Romina Rader indicated that the average yield of small-scale urban agriculture is 5.94 kg per sqm. This has been applied in estimating potential local food production at the Glen Junor community garden / farm.

An estimated 70% yield land ratio has also been assumed based on benchmarks with several other existing community farms.



SOCIETY



Housing

The number of residents accommodated is based on projected average household sizes and private dwelling occupancy as indicated in Victoria in Future (VIF 2019).



ENVIRONMENT



Energy Consumption & Greenhouse Gas Emissions

The Glen Junor development is being built targeting energy self-sufficient at an 8-star energy efficiency rating, with electricity being supplied by a network of solar infrastructure developed alongside the residential component of the development.

To this end, the following assumptions have been made:

- Electricity generation produces 1.07 kg of carbon emissions per kWh of electricity.
- Natural Gas use produces 0.5 kg of carbon emissions per kWh.
- Energy consumption rates of rural homes is in line with averages for the area sourced from the St Vincent de Paul Society's "Victoria Energy Prices January 2020" report.



Biodiversity

A study conducted by the Melbourne University *Urban Trees: Worth More than They Cost* indicates the following estimates of environmental economic values of trees growing in an Australian city:

- Approximately 12.5 tonnes carbon sequestered per tree with \$20 per tonne;
- Street tree value at approximately \$200 per annum.

These value indicators have been used in estimating the value of trees to be planted at Glen Junor.

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macroplan