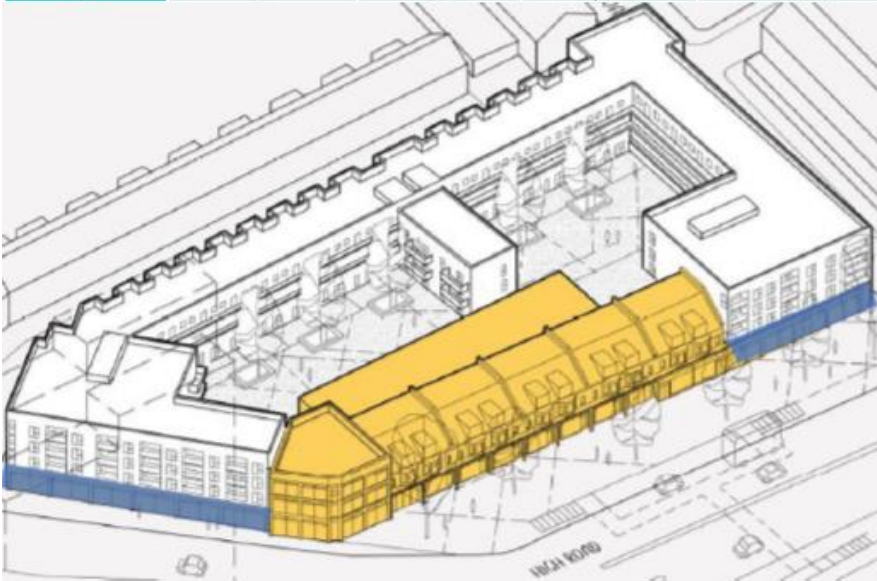


Appendix 7 – Wards Corner site development options

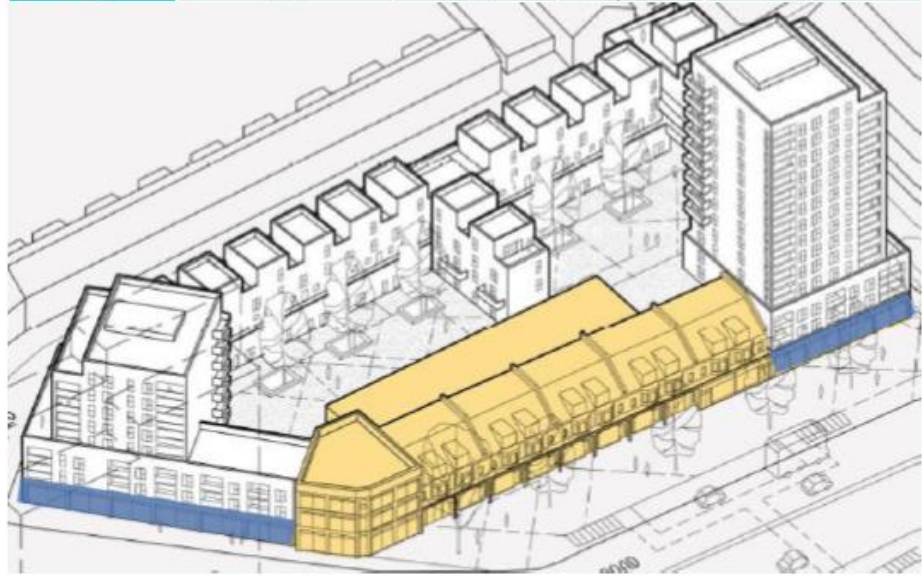
'Moderate' development option

Residential for sale	Residential Social Rent	Total Residential	Retail Sq m net	Net to gross ratio
54	51	105	1,589	70.79%



'Maximised' development option

Residential for sale	Residential Social Rent	Total Residential	Retail Sq m net	Net to gross ratio
68	76	144	1,328	64%



'Community Plan'
 New residential
 New retail