

CONCEPT MASTER PLAN

VERSION 4 - CURRENT

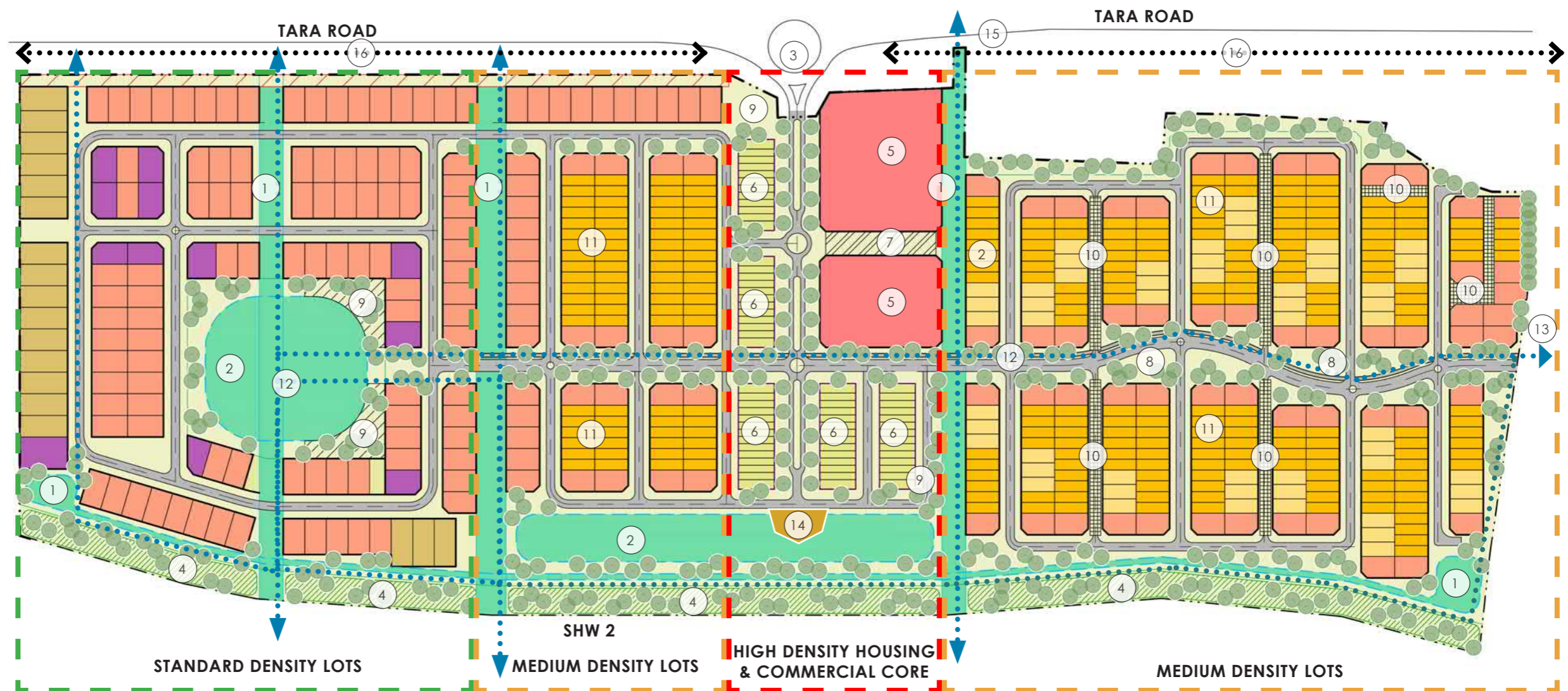
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KEY

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|--|--|--|--|---|
| 1. Stormwater swale | 5. Commercial area (19680 m ²) | 9. Playground / nature play | 12. Shared path network | 15. Potential signalised pedestrian crossing to Gordon Spratt Reserve |
| 2. Stormwater wetland | 6. Three-storey terrace houses | 10. Shared space laneways (home zones / woonerf streets) | 13. Potential vehicle & multi-modal transport entry/exit point | 16. Potential external shared paths linked to TCC path network |
| 3. Main entrance | 7. Central shared space market square / atea space | 11. Duplex housing clusters (single/double storey) | 14. Lookout deck over wetland area | |
| 4. Planted visual & acoustic mitigation bunds along TEL motorway | 8. Liner park space with fitness trail | | | |

LEGEND

- 260 Lot size 252m² (9X28m)
- 54 Lot size 336m² (12X28m)
- 195 Lot size 504m² (18X28m)
- 18 Lot size 720m² (18X40m)
- 12 Lot size varies from 500m² - 1000m²
- 66 2 Level terrace houses
- Commercial area
- Open space / parkland
- Swales & wetlands
- Native trees



FINAL CONCEPT MASTERPLAN | SCALE 1:2000@A1, 1:4000@A3 | FEBRUARY 2023

