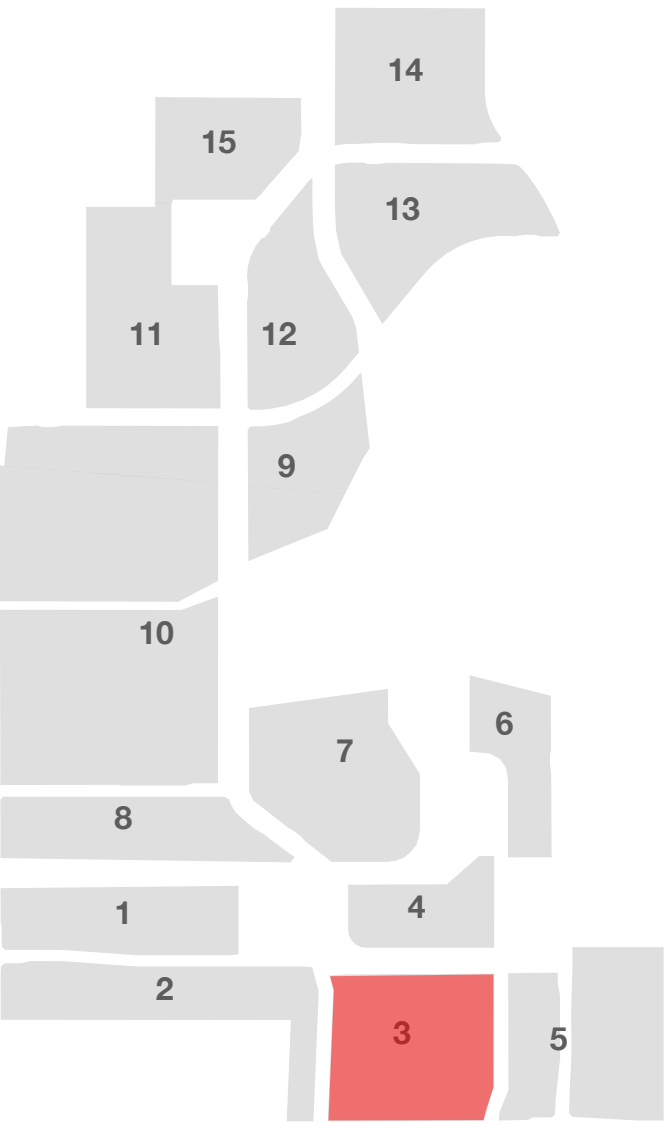


NOTE:

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Drawings illustrate the design intent of a typical neighbourhood and are to be finalised with Council as part of the Engineering Planning Approval process.



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Prepared For:



Project Title:
Sunfield Masterplanned Community

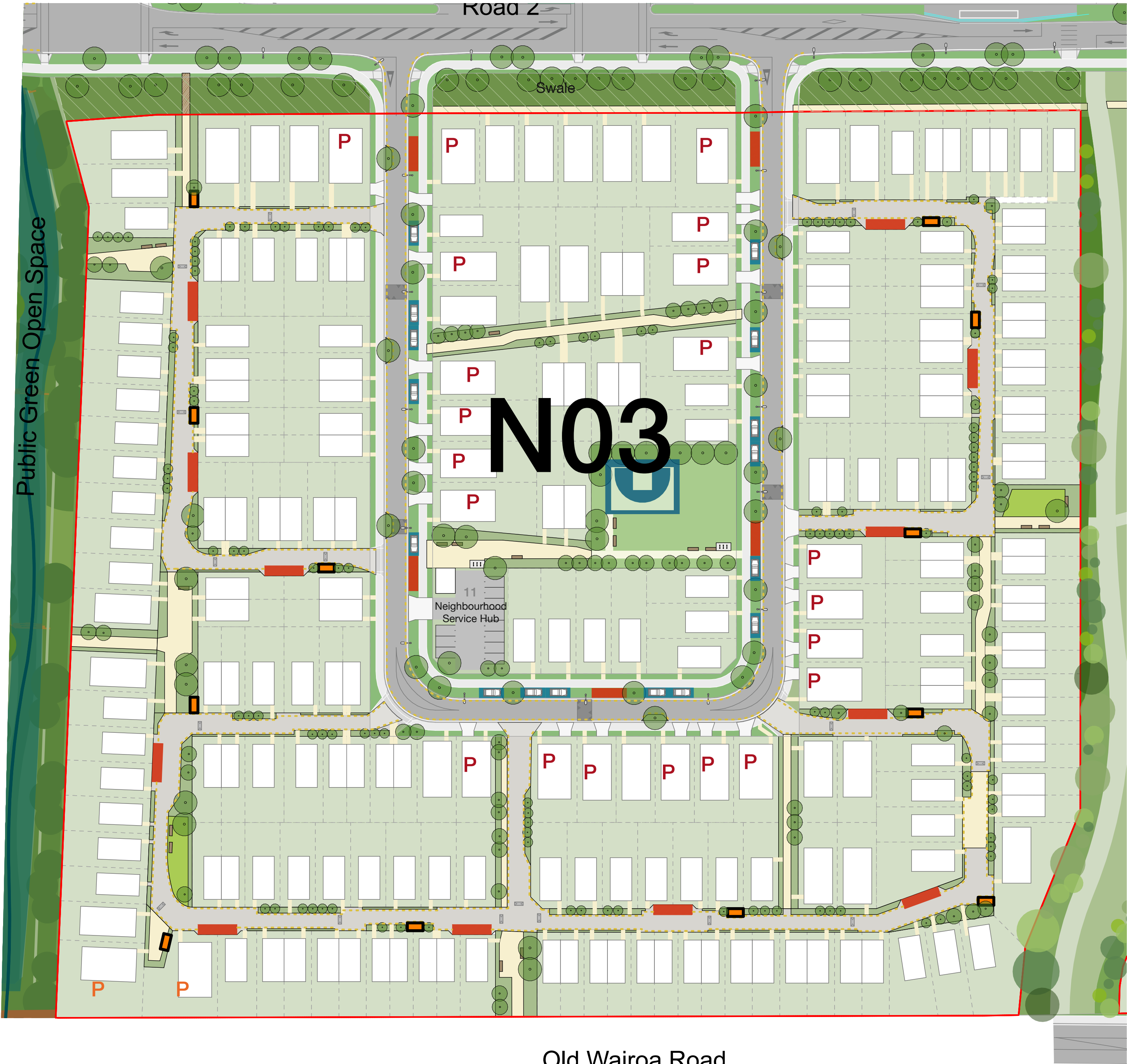
RESIDENTIAL PRECINCT

Layout Name:
**N03
Neighbourhood 03 -
Masterplan Overview**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: 01 Revision: r.D

Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC



Old Wairoa Road

Neighbourhood 03

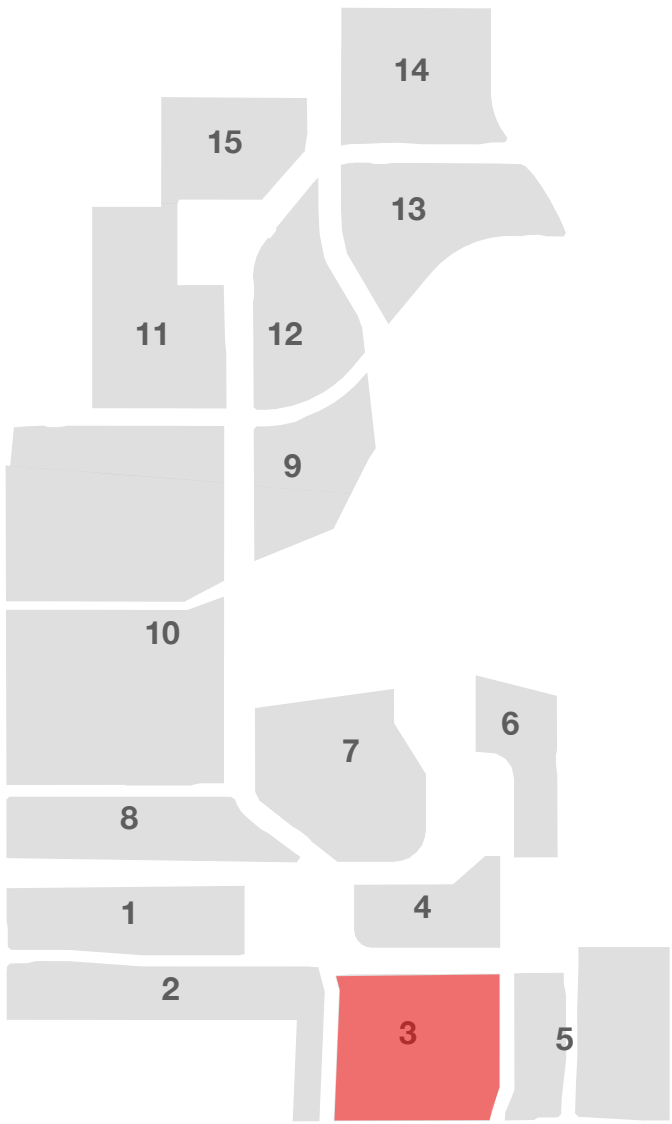
Area: ~5.9Ha
Units: 226
Yield: ~38.3 U/Ha Gross

Neighbourhood 03 -
Masterplan Overview

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Project Title:
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RESIDENTIAL PRECINCT

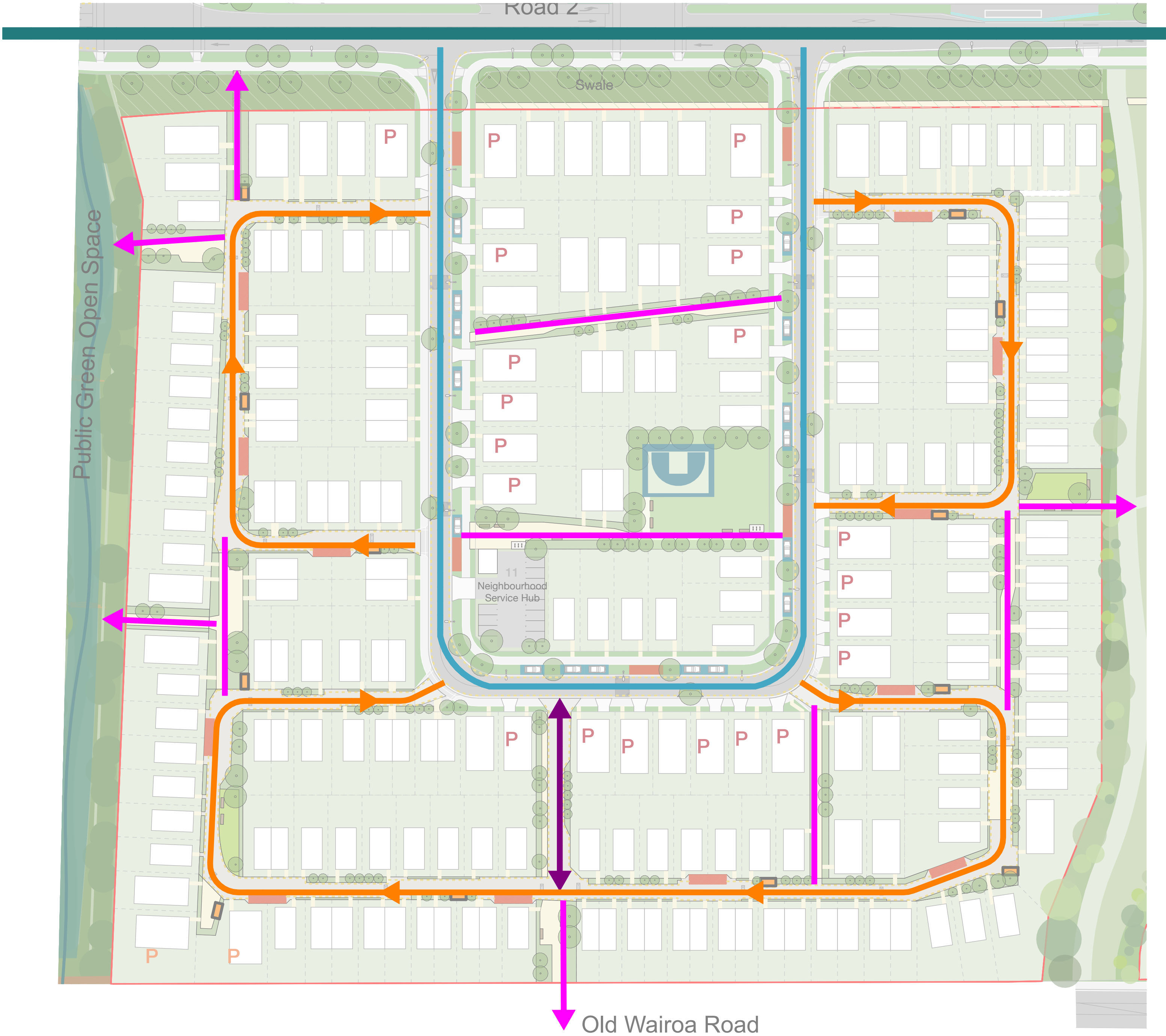
Layout Name:
N03 Neighbourhood 03 - Street Network

Scale: 1:750 Original Paper Size: A1

Job No.: **2677** Layout I.D.: **01** Revision: **r.D**

Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC

Neighbourhood 03 - Street Network



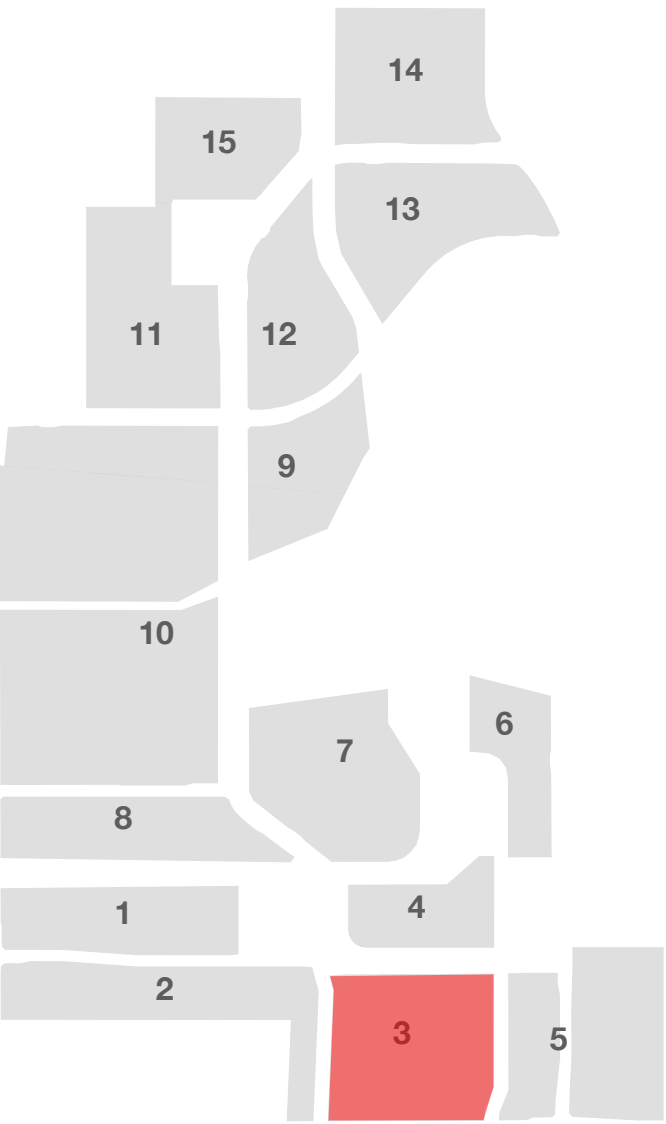
- LEGEND:**
- Primary Road (Vested)
 - Local Road (Vested)
 - Two-Way Trafficable Lane (Private)
 - One-Way Trafficable Lane (Private)
 - Pedestrian Lane (Private)
Trafficable for maintenance vehicles and delivery of large goods
 - Pedestrian Lane (Private)
 - Pedestrian Lane (Vested)

Type	Legal Width	Carriageway
Primary Road	Varies	Varies
Local Road	Nominal 16.00m	Nominal 6.00m
Two-way COAL	Nominal 6.00m	4.00m - 6.00m
One-way COAL	Nominal 6.00m	Nominal 4.00m
Pedestrian Lane Trafficable	Nominal 6.00m	3.00m
Pedestrian Lane	Nominal 6.00m	Nominal 3.00m

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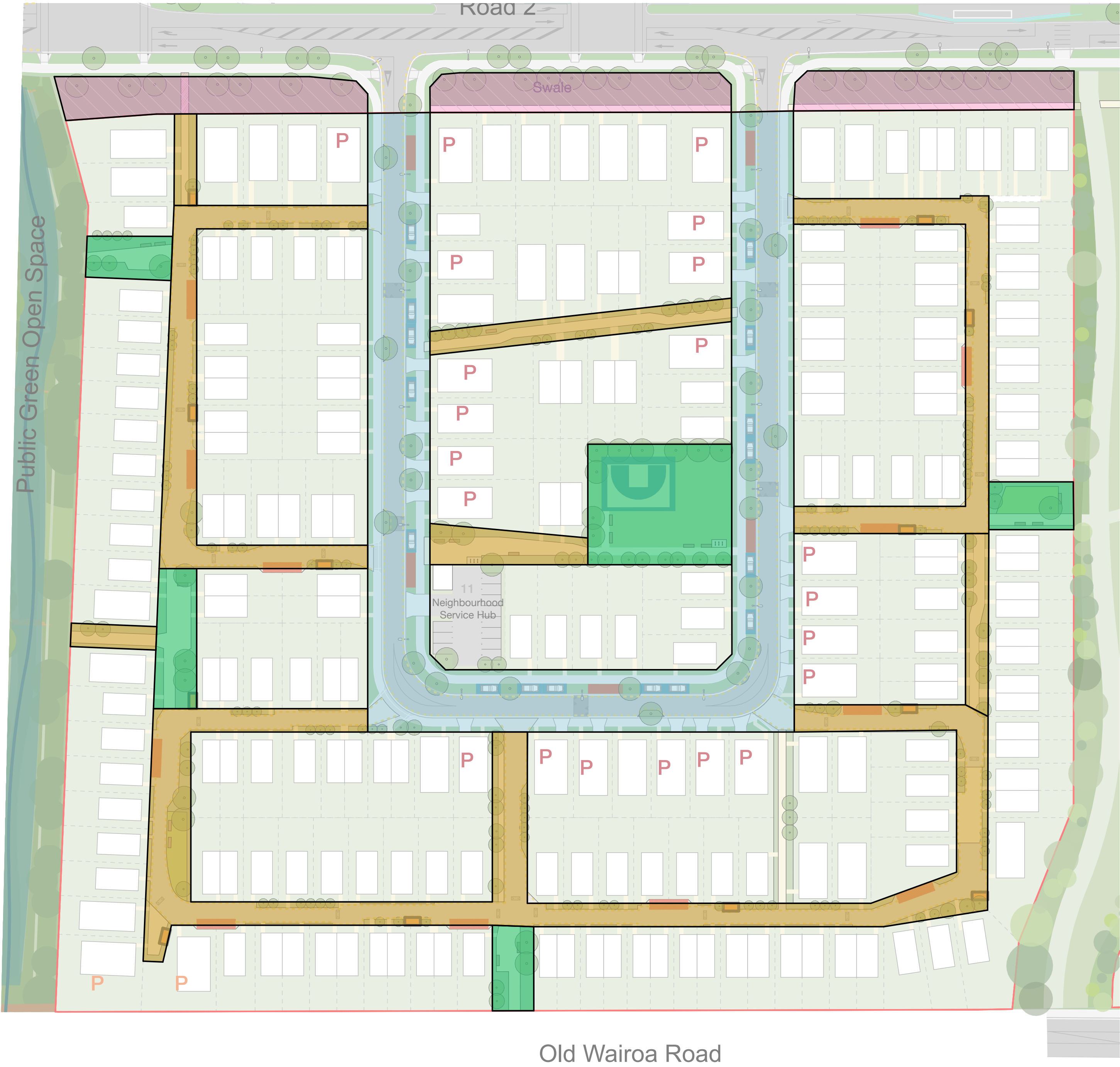
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Project Title:
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RESIDENTIAL PRECINCT		
Layout Name: N03 Neighbourhood 03 - Public Realm Ownership		
Scale: 1:750		Original Paper Size: A1
Job No.: 2677	Layout I.D.: 01	Revision: r.D
Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC		



LEGEND:

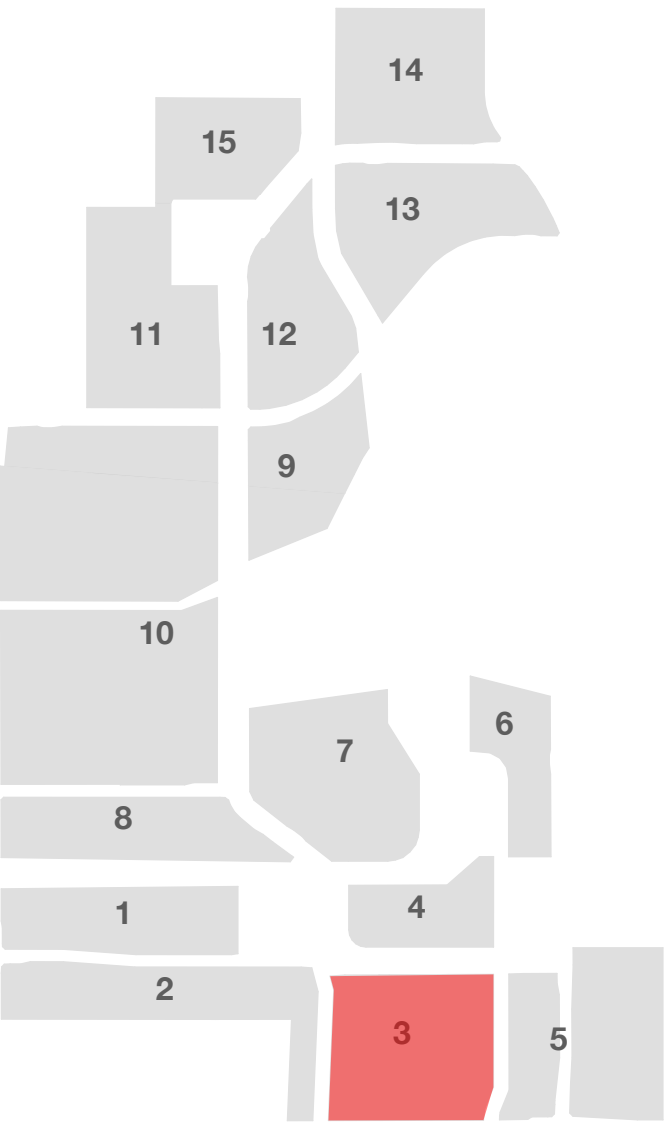
- Vested Roads
- Laneways / informal doorstep play (privately owned)
- Micro pocket park (privately managed)
- Vested Swale
- Vested Accessway

Neighbourhood 03 - Public
Realm Ownership

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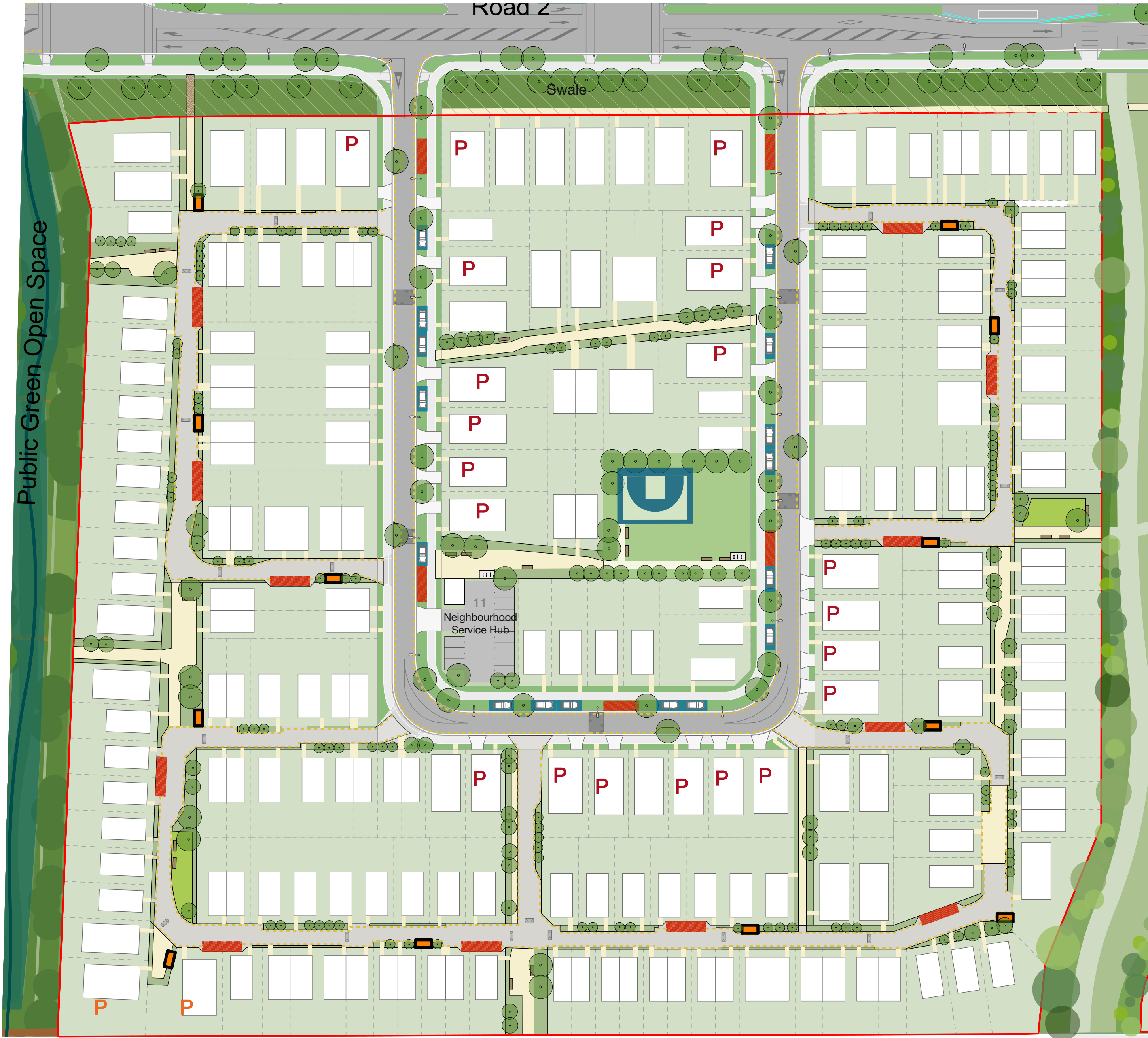
RESIDENTIAL PRECINCT

Layout Name:
**N03
Neighbourhood 03 - Parking**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 01 Layout I.D.: Revision:
r.D

Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC



Old Wairoa Road

LEGEND:

	Number of Parks
P One on-lot carpark (as per RC) (Pad or Garage)	21
P Proposed New One on-lot carpark (Pad or Garage)	2
P Potential New on-lot carpark (Pad only - no garage)	
■ Loading Zones	17
■ On-street carpark/ Ride-share/ Time restricted visitor park.	16
Neighbourhood Service Hub	11
★ E-banks (cars, scooters, bikes)	To be determined at a later stage based on resident demand
▲ Ride-share	

TOTAL POTENTIAL CARPARKS

34 (excluding Loading Zones and 'Time restricted visitor parking')

Note, additional uncovered parking available at the Local Hub

~115 additional total
(up to 12 to be constructed for N03)

SUMMARY:

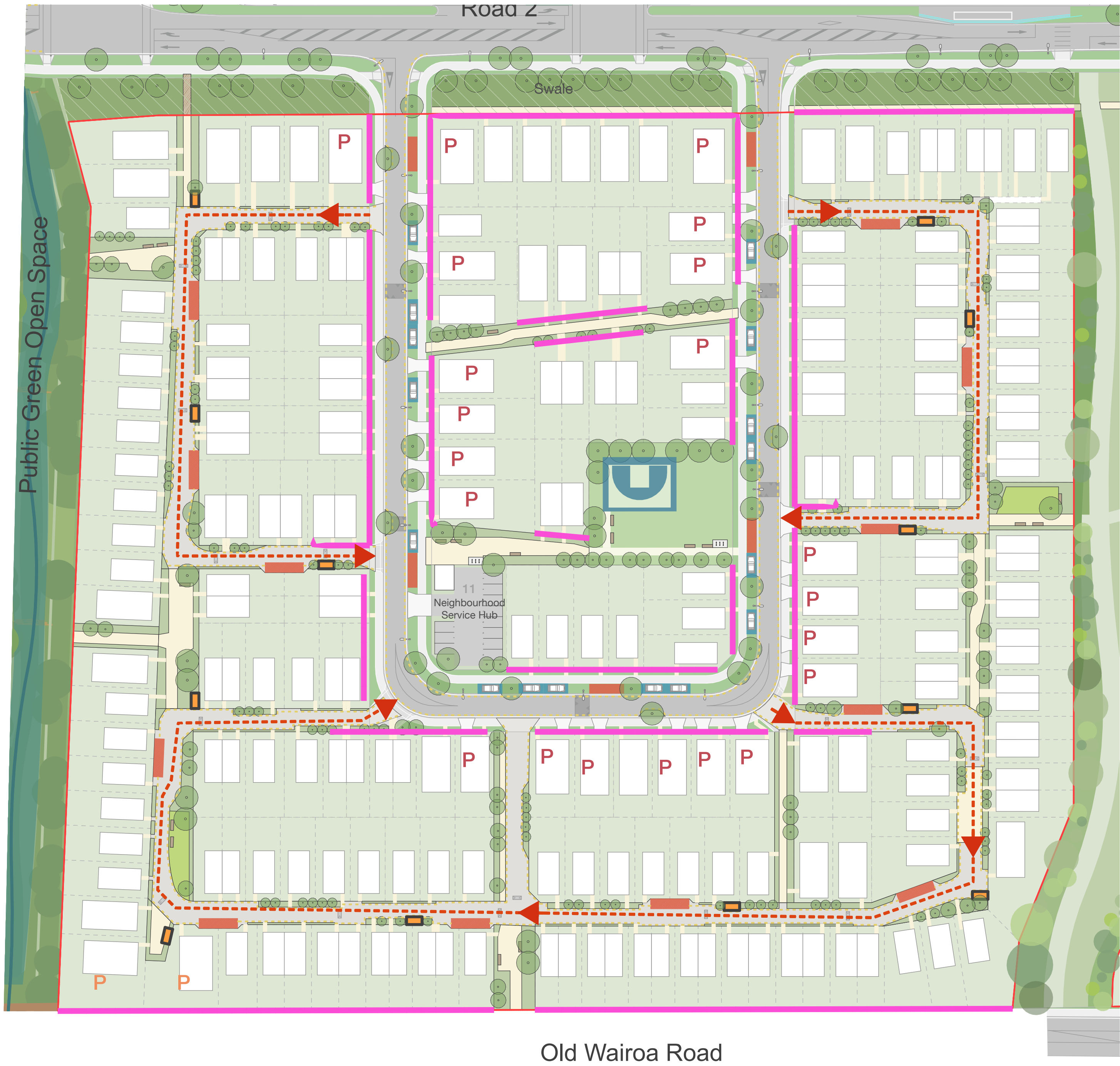
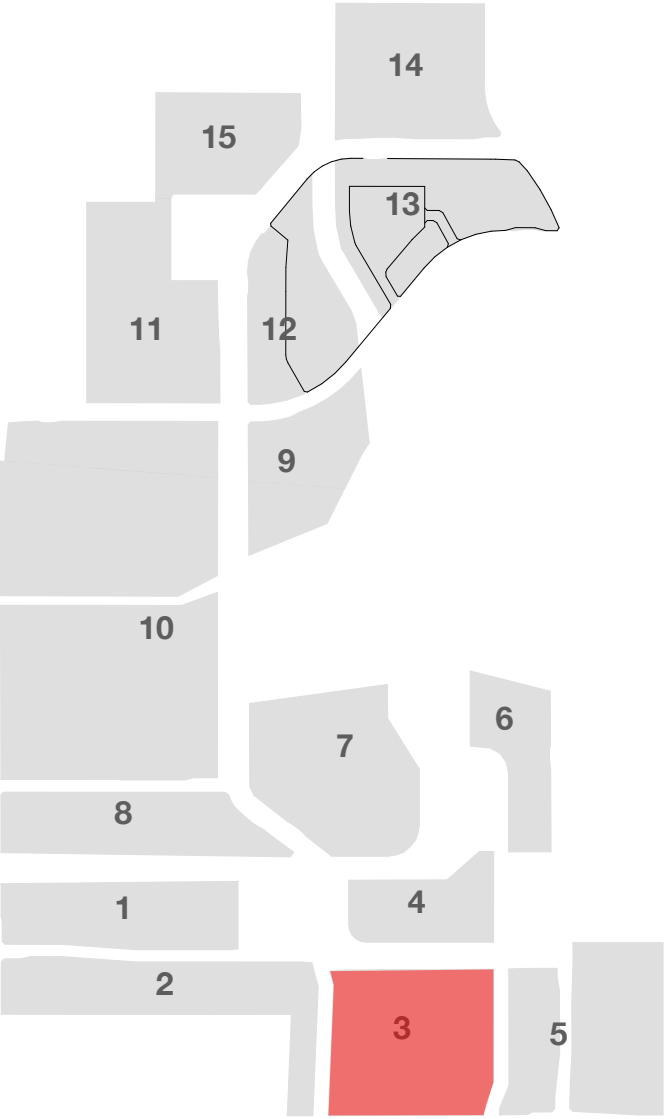
226 lots serviced by 46 parks

Car parking ratio =
1 dwelling : ~0.1 carpark (on-lot)
1 dwelling : ~0.1 carpark (common parking areas)

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- LEGEND:
- Lots with Council bin collection on vested roads
 - Communal Bin Store (to be used by the lots without Council collection)
 - Private waste collection access route

Neighbourhood 03 - Refuse Strategy

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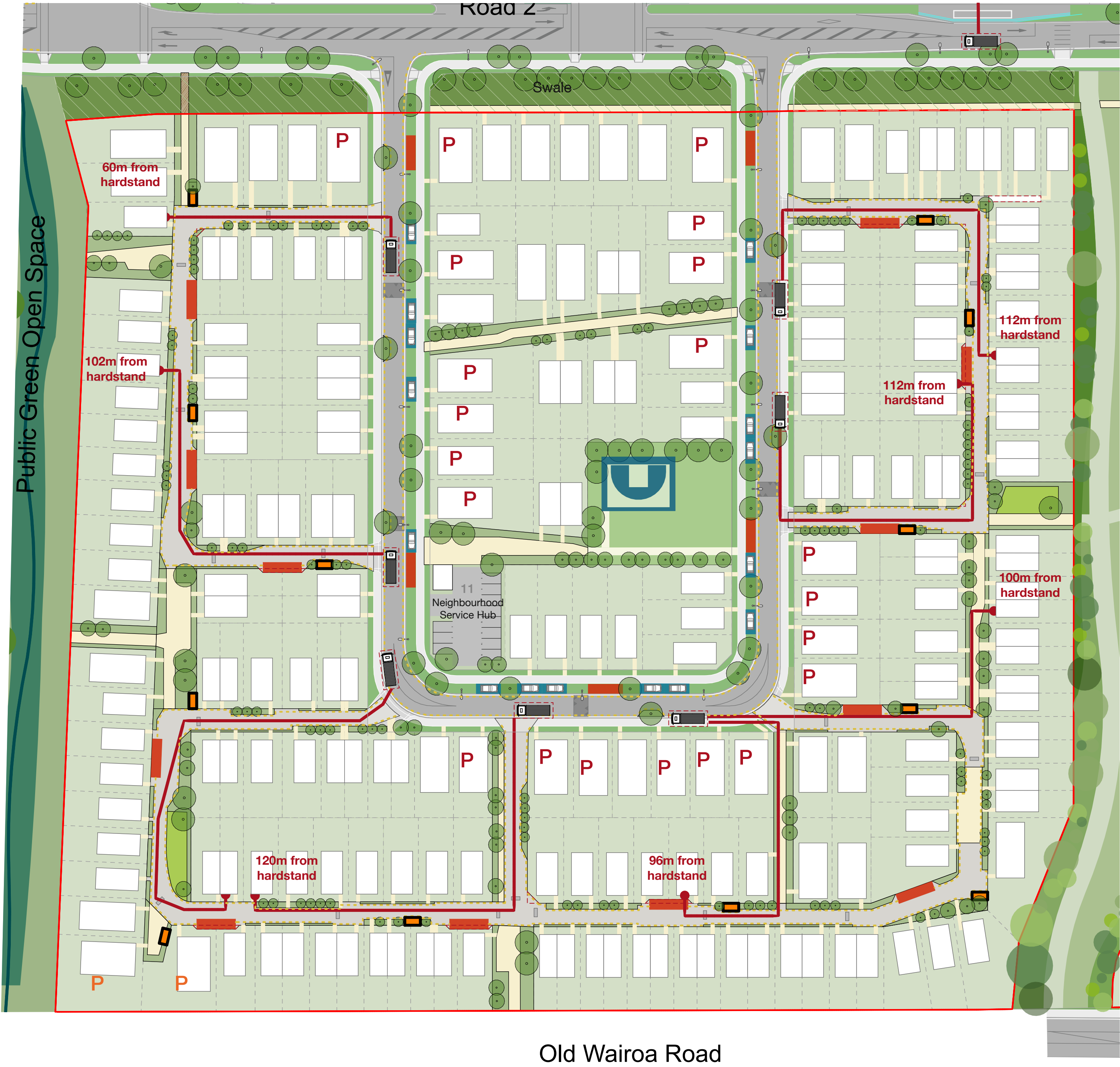
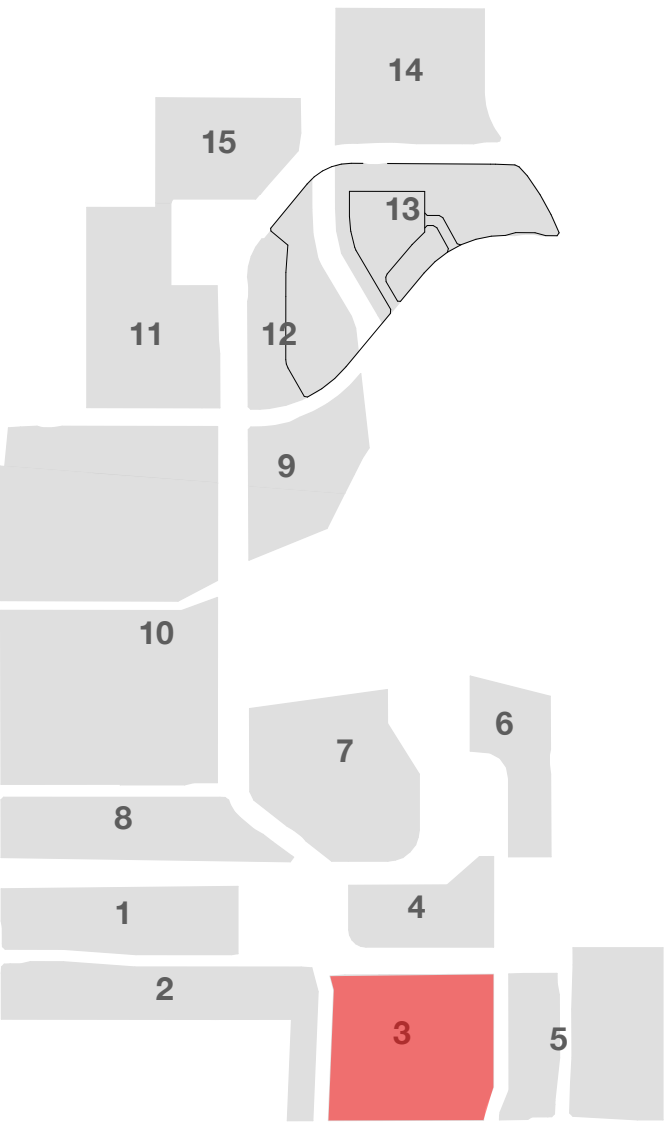
Prepared For:
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Project Title:
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RESIDENTIAL PRECINCT		
Layout Name: N03 Neighbourhood 03 - Refuse Strategy		
Scale: 1:750		Original Paper Size: A1
Job No.: 2677	Layout I.D.: 01	Revision: r.D
Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC		

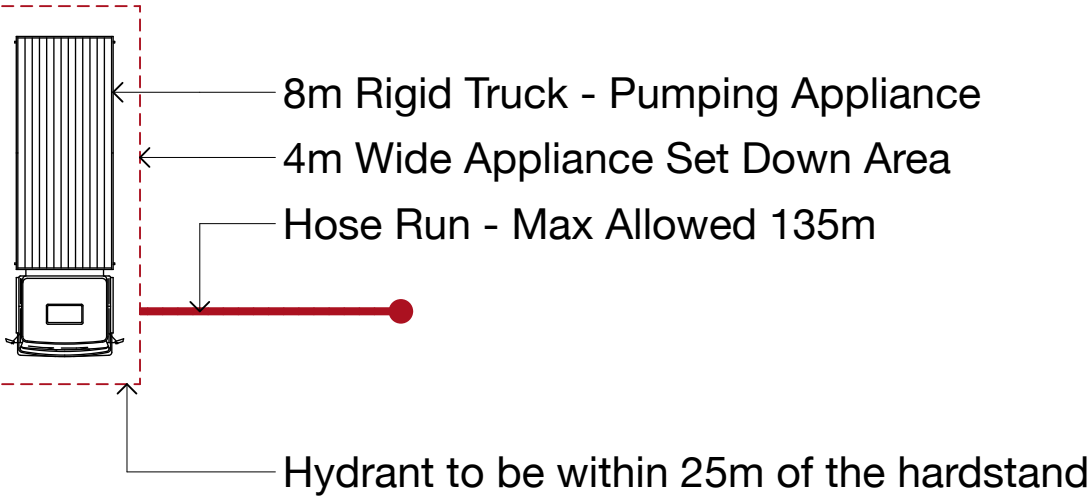
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LEGEND:



Neighbourhood 03 - Fire
Access Strategy (Laneways)

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**Sunfield Masterplanned
Community**

RESIDENTIAL PRECINCT

Layout Name:
**N03
Neighbourhood 03 - Fire
Access Strategy (Laneways)**

Scale: 1:750 Original Paper Size: A1

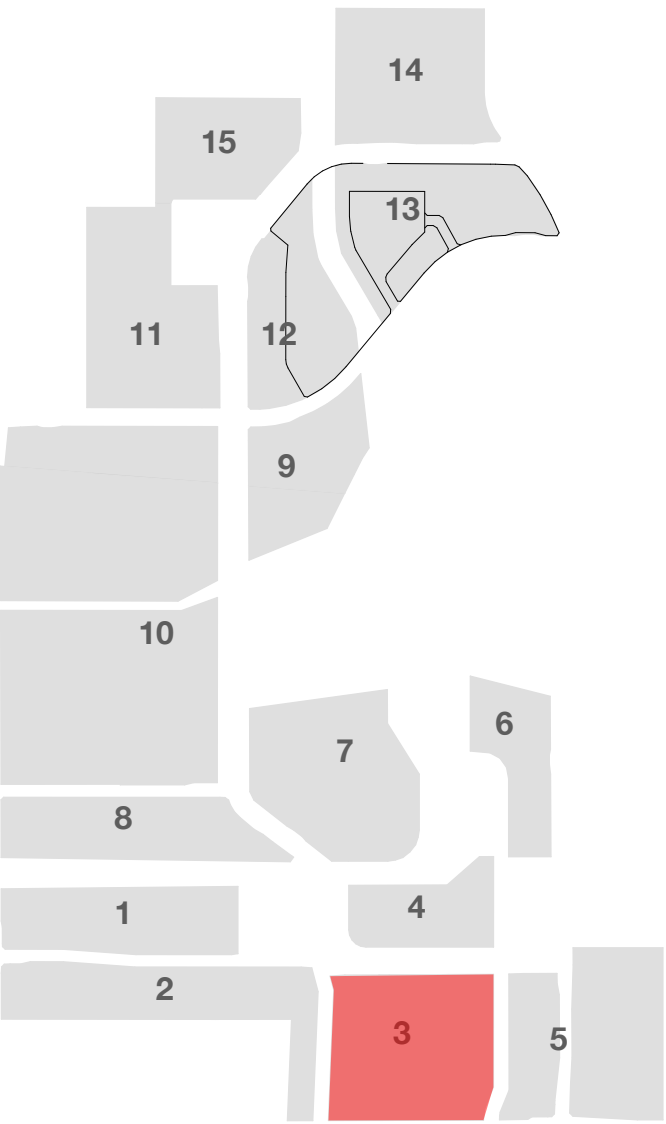
Job No.: 2677 Layout I.D.: 01 Revision: r.D

Printed: 10/10/2025, 1:59 pm CAD Ref: 2677 Sunfield RC

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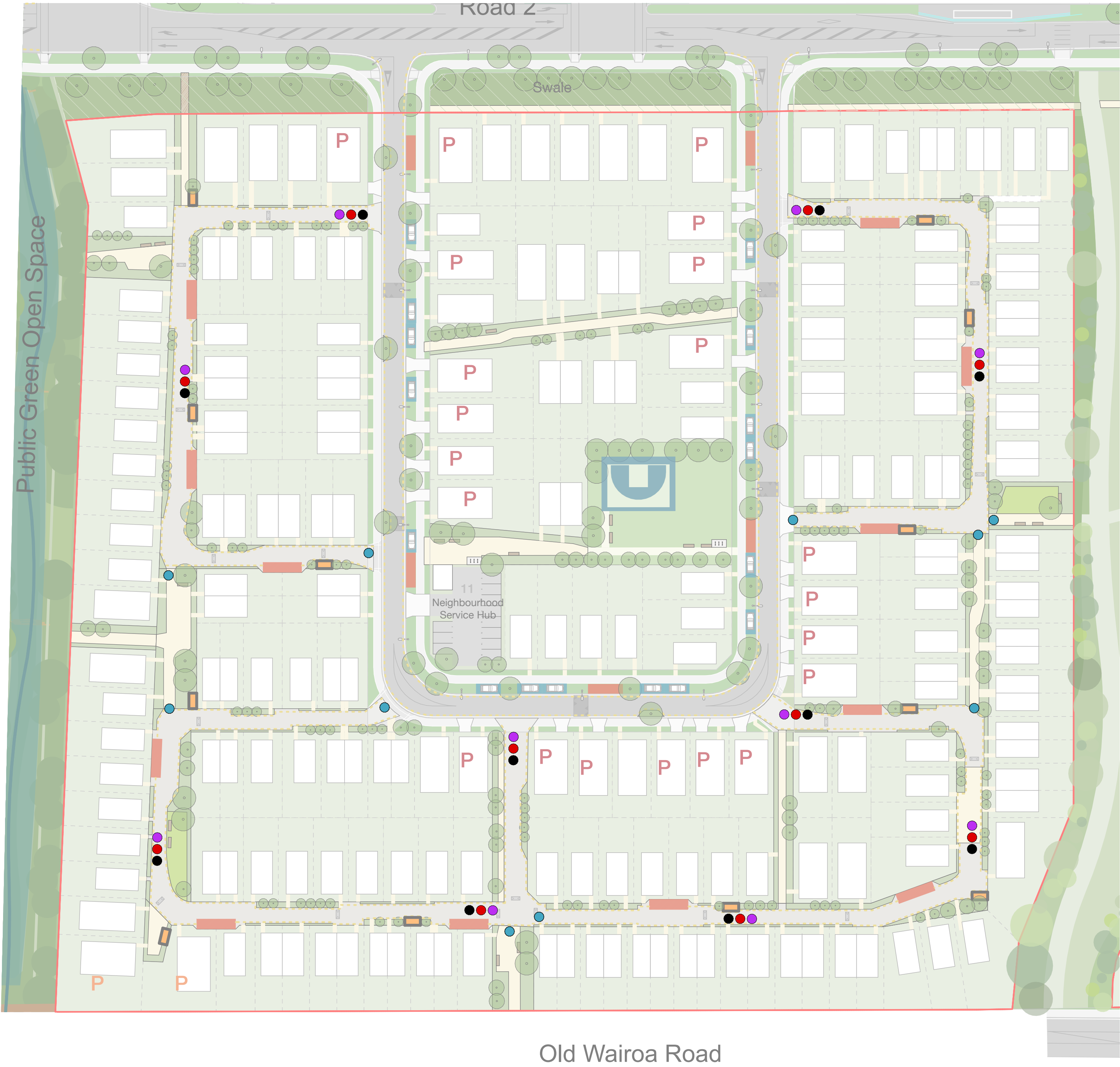
RESIDENTIAL PRECINCT

Layout Name:
**N03
Neighbourhood 03 - Signage
(Laneways)**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 01 Layout I.D.: Revision:
r.D

Printed: 10/10/2025, 2:00 pm CAD Ref: 2677 Sunfield RC



LEGEND:

- Emergency and service vehicles only
- 10 km/h speed zone
- No Parking
- No Vehicle Access



Note: All trafficable lanes wider than 4m are marked with broken yellow lines for no-parking.

Neighbourhood 03 - Signage
(Laneways)