



Neighbourhood 6

Area: ~2.5 Ha
Units: 98
Yield: ~39.2 U/Ha Gross

Neighbourhood 6 -
Masterplan Overview

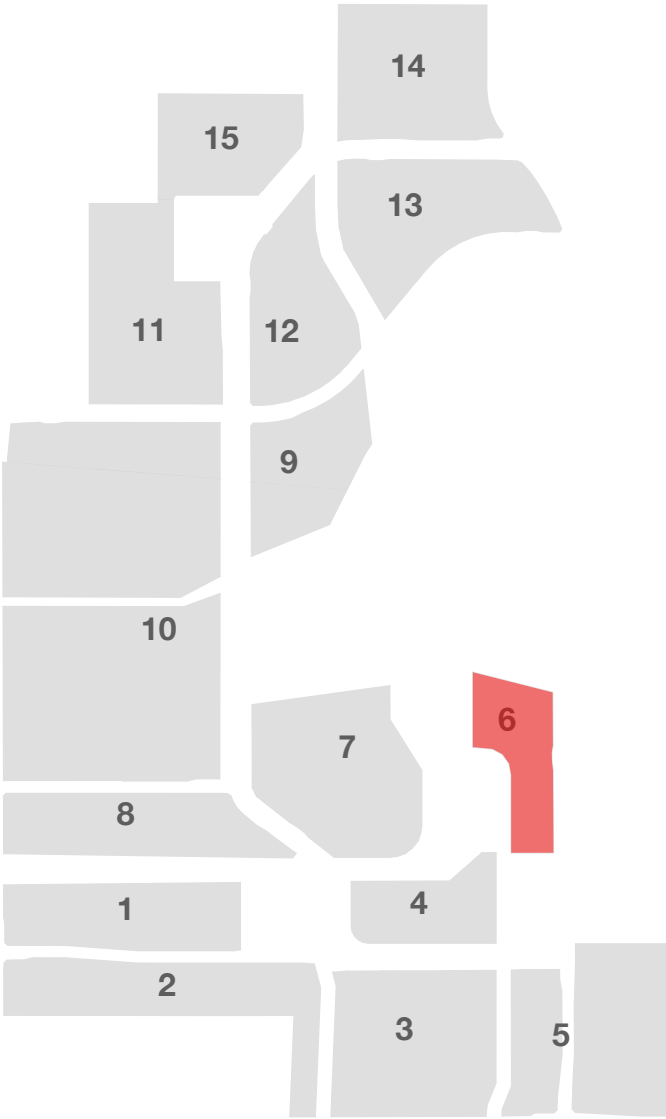
Sunfield

SUPPLEMENTARY
INFORMATION

NOTE:

This plan set supersedes the original masterplan in terms of neighbourhood lot layout, function diagrams, and yield.

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:
WINTON
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT		
Layout Name: N06 Studies Neighbourhood 6 - Masterplan Overview		
Scale: 1:750		Original Paper Size: A1
Job No.: 2677 01	Layout I.D.: 01	Revision: r.D



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)

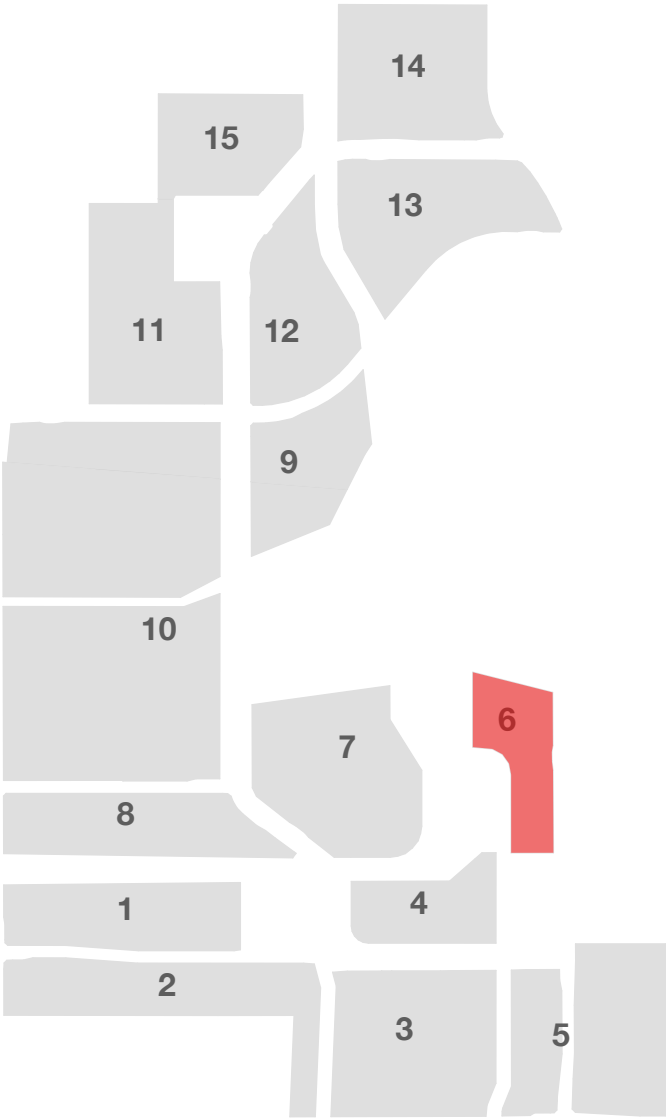
Type	Legal Width	Carriageway
Primary Road	Varies	Varies
Local Road	Nominal 16.00m	Nominal 6.00m
Two-way COAL	Nominal 6.00m	4.00m - 6.00m
One-way COAL	Nominal 6.00m	Nominal 4.00m
Pedestrian Lane Trafficable	Nominal 6.00m	3.00m
Pedestrian Lane	Nominal 6.00m	Nominal 3.00m

Neighbourhood 6 - Street Network

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**N06 Studies
Neighbourhood 6 - Street
Network**

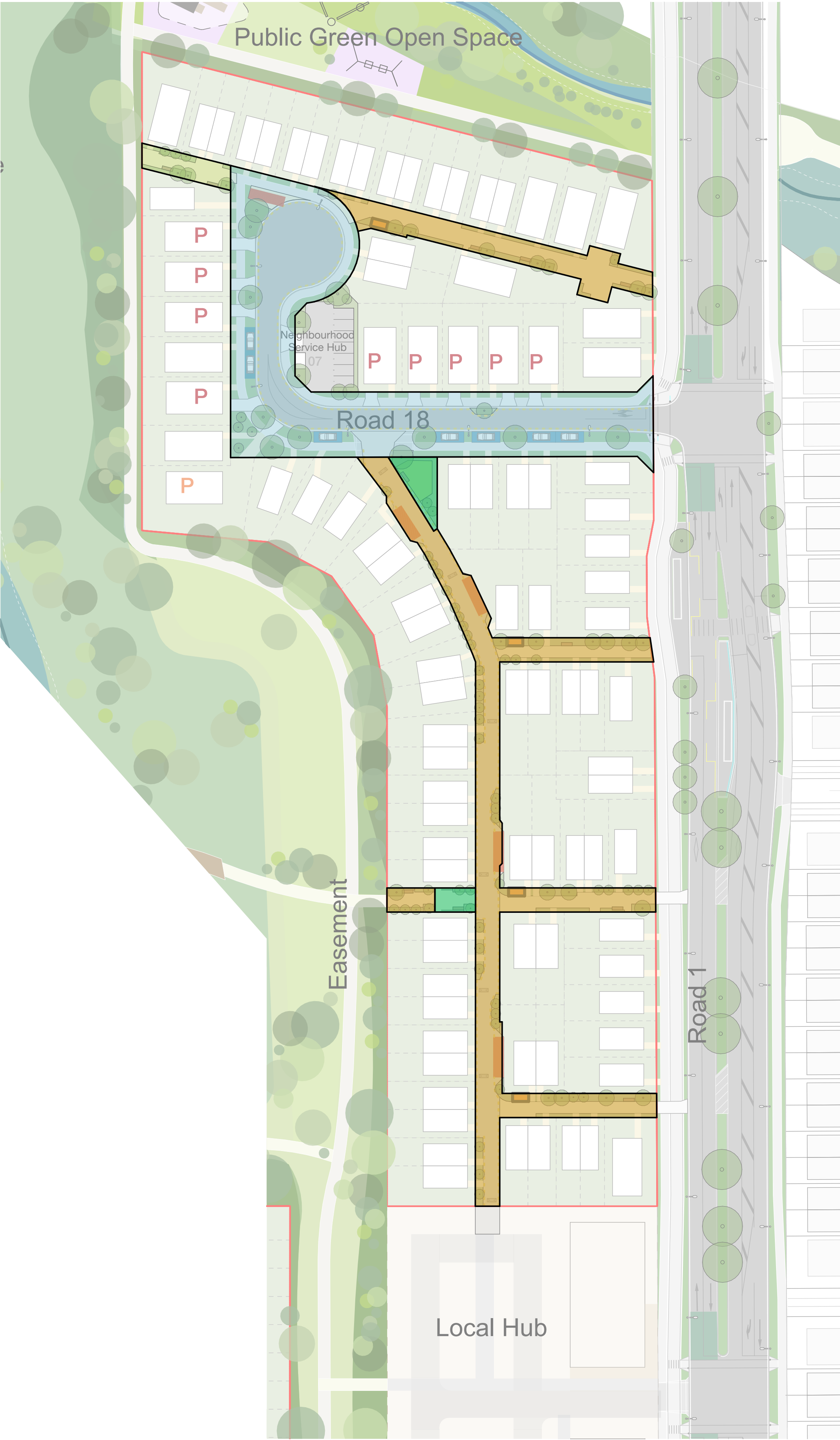
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Job No.:
2677 02

Layout I.D.:
r.D

Revision:

Printed: 10/10/2025, 2:01 pm CAD Ref: 2677 Sunfield RC



LEGEND:

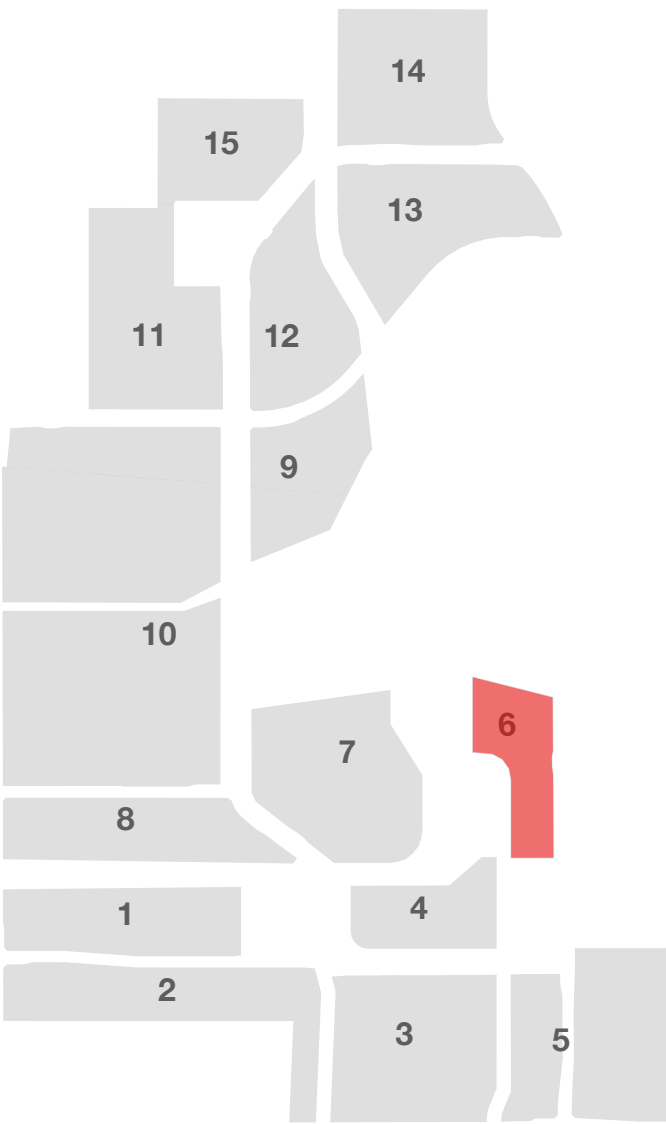
-  Vested Roads
-  Laneways / informal doorstep play (privately owned)
-  Micro pocket park (privately managed)
-  Vested Swale
-  Vested Accessway

Neighbourhood 6 - Public Realm Ownership

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LEGEND:		Number of Parks
P	One on-lot carpark (as per RC) (Pad or Garage)	9
P	Proposed New One on-lot carpark (Pad or Garage)	1
P	Potential New on-lot carpark (Pad only - no garage)	
	Loading Zones	6
	On-street carpark/ Ride-share/ Time restricted visitor park.	7
	Neighbourhood Service Hub	7
	E-banks (cars, scooters, bikes)	To be determined at a later stage based on resident demand
	Ride-share	

TOTAL POTENTIAL RESIDENTIAL CARPARKS	17 (excluding Loading Zones and 'Time restricted visitor parking')
Note, additional uncovered parking available at the Local Hub	~115 additional total (up to 3 to be constructed for N06)

SUMMARY:

98 lots serviced by 20 parks

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

Neighbourhood 6 - Parking

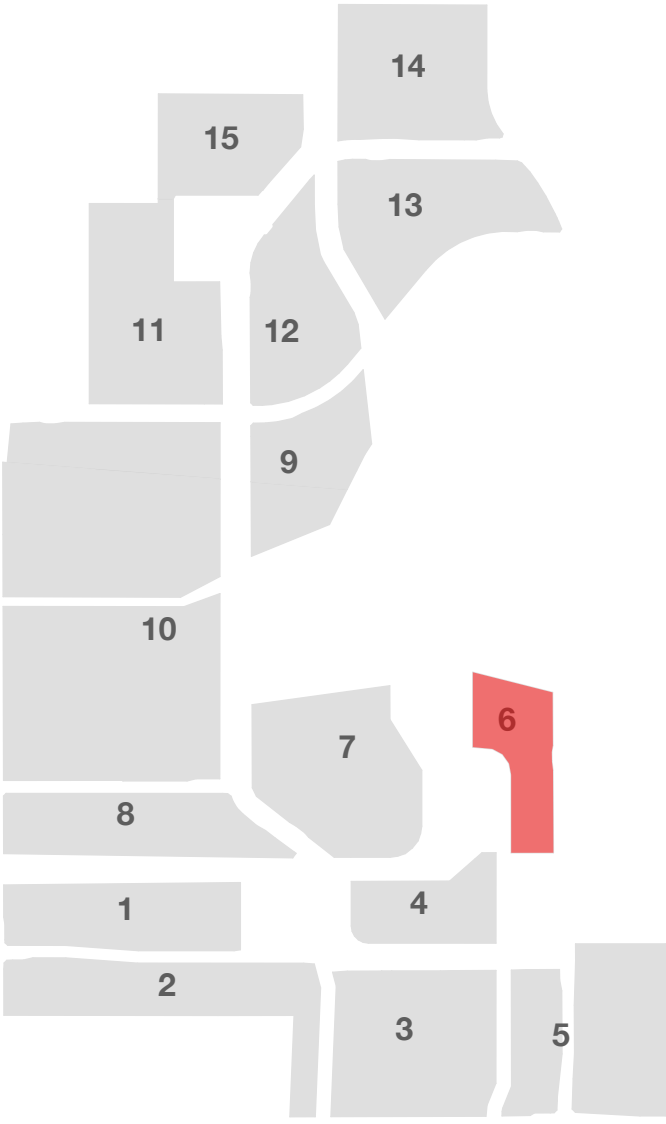
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LEGEND:

- Lots with Council bin collection on vested roads (no collection off Sunfield Loop)
- Communal Bin Store (to be used by the lots without Council collection)
- Private waste collection access route

Neighbourhood 6 - Refuse Strategy

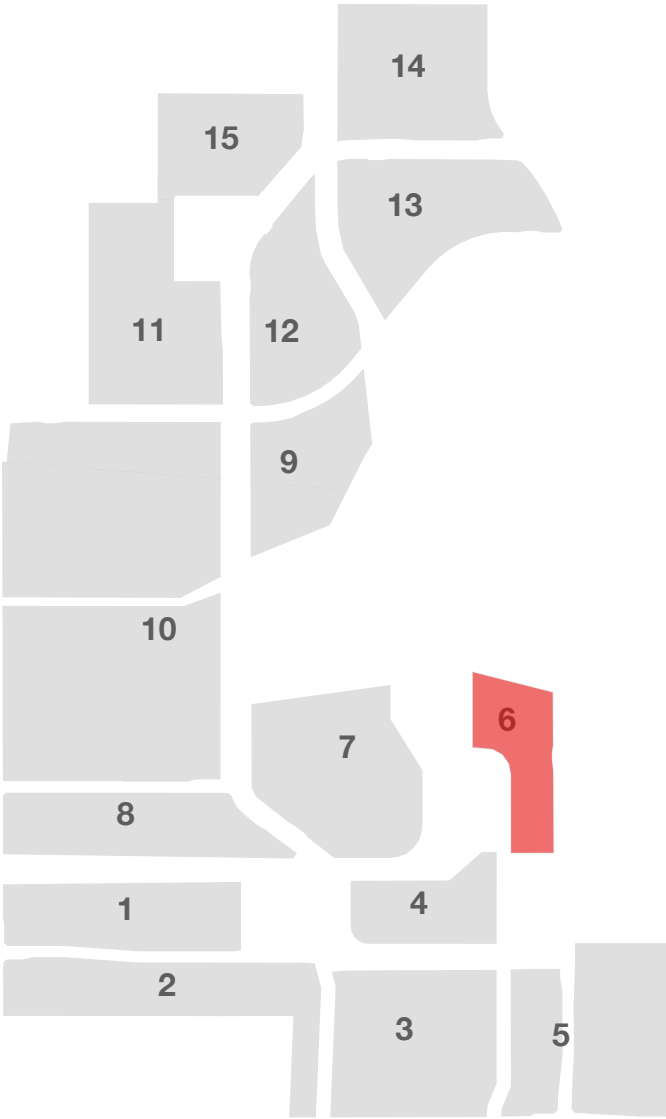
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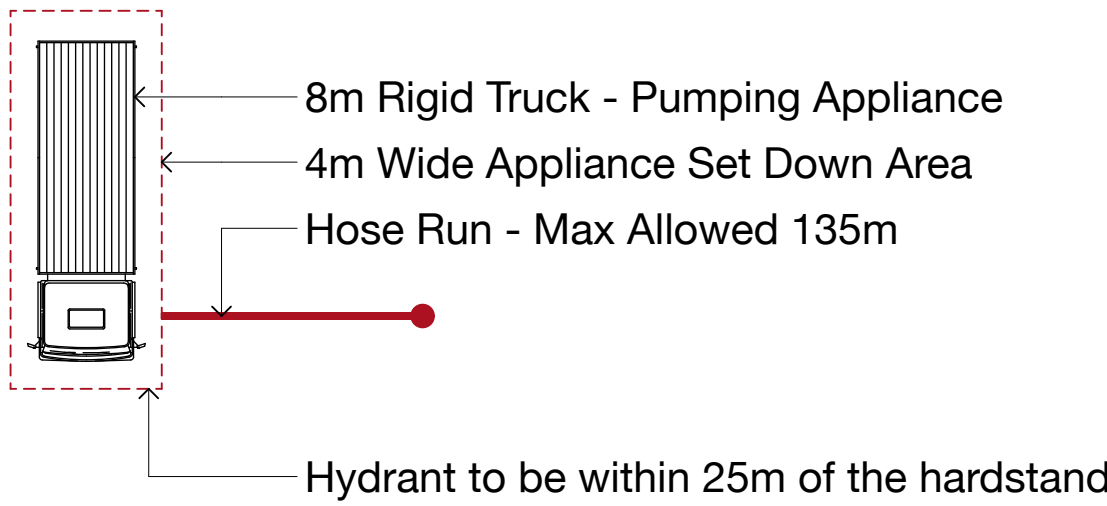
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LEGEND:



Neighbourhood 6 - Fire Access Strategy (Laneways)

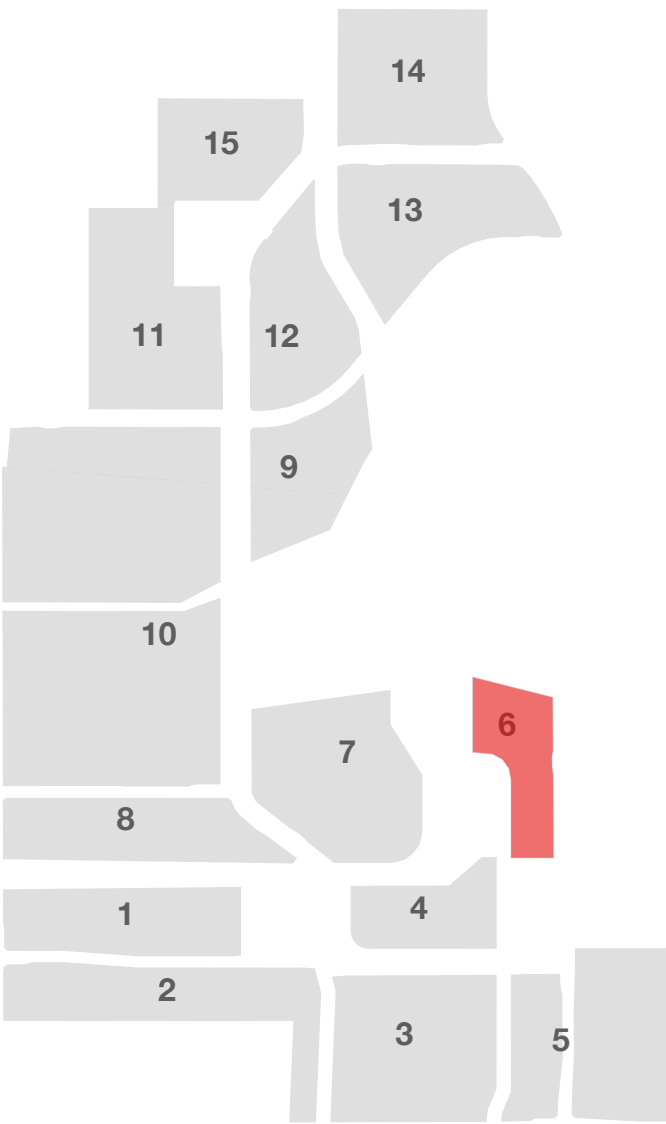
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Neighbourhood 6 - Fire Access Strategy (Laneways)

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Printed: 10/10/2025, 2:01 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 6 - Signage (Laneways)

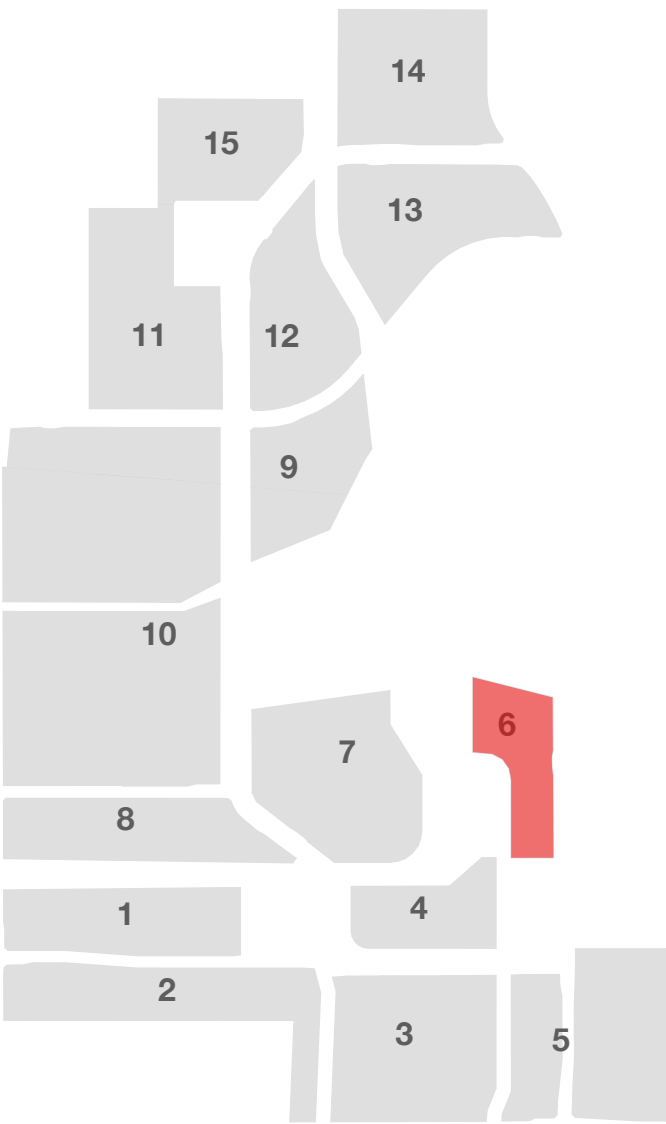
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Job No.: 2677 07 Layout I.D.: Revision: r.D