

RESIDENTIAL PRECINCT

Sunfield Masterplanned Community

05/02/2025

WINTON Sunfield

studiopacificarchitecture

Yield Study

Staging Plan Ref.		Neighbourhood area (Ha)	Units	Yield
Stage 1	Neighbourhood 1	3.8	155	40.33044949
Stage 1	Neighbourhood 2	4.9	195	39.83697484
Stage 3	Neighbourhood 3	5.9	232	39.37963496
Stage 3	Neighbourhood 4	2.5	98	39.9326849
Stage 6	Neighbourhood 5	5.7	215	37.56390231
Stage 4	Neighbourhood 6	2.5	96	38.96689032
Stage 5	Neighbourhood 7	5.8	219	37.80411599
Stage 2	Neighbourhood 8	4.0	160	40.05186717
Stage 15	Neighbourhood 9	3.4	126	36.77811994
Stage 2/14	Neighbourhood 10	18.9	784	41.5053086
Stage 11	Neighbourhood 11	5.7	221	38.66529501
Stage 10	Neighbourhood 12	4.0	150	37.21567226
Stage 8	Neighbourhood 13	5.1	202	39.37982622
Stage 9	Neighbourhood 14	5.1	219	42.89290093
Stage 11	Neighbourhood 15	3.4	125	36.89492326
	TOTAL	80.7	3197	39.59456748

Duplex vs Standalone Breakdown

	Count	%
2Bed Duplex	616	19.3%
3Bed Duplex	940	29.4%
Sum	1556	48.7%
Stand Alone		
3Bed Standalone	753	23.6%
4Bed Standalone	714	22.3%
4Bed Accessible	126	3.9%
5Bed Accessible	48	1.5%
Sum	1641	51.3%
Total	3197	98.5%

Housing Typology Split

	Count	%
2Bed	616	19%
3Bed	1693	53%
4Bed(accessible)	126	4%
4Bed	714	22%
5Bed(accessible)	48	2%
Total	3197	100%

Housing Typology Split of Each Neighbourhood

Housing Type	1	%	2	%	3	%	4	%	5	%	6	%	7	%	8	%
2Bed	26	17%	40	21%	62	27%	14	14%	32	15%	22	23%	44	20%	34	21%
3Bed	81	52%	103	53%	122	53%	50	51%	120	56%	54	56%	121	55%	89	56%
4Bed (accessible)	9	6%	12	6%	12	5%	8	8%	7	3%	1	1%	8	4%	2	1%
4Bed	37	24%	38	19%	32	14%	24	24%	52	24%	18	19%	42	19%	33	21%
5Bed (accessible)	2	1%	2	1%	4	2%	2	2%	4	2%	1	1%	4	2%	2	2%
TOTAL	155	99%	195	99%	232	98%	98	98%	215	98%	96	99%	219	98%	160	99%

Housing Type	9	%	10	%	11	%	12	%	13	%	14	%	15	%
2Bed	14	11%	162	21%	22	10%	30	20%	42	21%	50	23%	22	18%
3Bed	81	64%	418	53%	112	51%	64	43%	100	50%	112	51%	66	53%
4Bed (accessible)	3	2%	30	4%	11	5%	4	3%	4	2%	11	5%	4	3%
4Bed	26	21%	163	21%	74	33%	50	33%	52	26%	43	20%	30	24%
5Bed (accessible)	2	2%	11	2%	2	2%	2	2%	4	2%	3	2%	3	2%
TOTAL	126	98%	784	99%	221	99%	150	99%	202	98%	219	99%	125	98%

Average Lot Size by Neighbourhood and Duplex vs Standalone breakdown

		Lot Sizes and Duplex vs Standalone																							
		N1 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N2 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N3 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N4 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N5 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N6 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N7 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N8 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex Standalone	Lot Size																								
	~2bed Duplex	26	133		40	138		62	133		14	132		32	139		22	133		44	149		34	134	
	~3bed Duplex	48	163	48%	44	160	43%	56	158	51%	34	167	49%	60	155	43%	34	178	58%	90	170	61%	70	163	65%
	~3bed Standalone	33	191		39	208		66	214		16	210		60	196		20	230		31	232		19	218	
	~4bed Standalone	37	233		38	236		32	243		24	231		52	236		18	244		42	264		33	240	
	~4bed Accessible	9	266		12	274		12	301		8	253		7	264		1	481		8	245		2	247	
	~5bed Accessible	2	246	52%	2	257	57%	4	331	49%	2	291	51%	4	294	57%	1	242	42%	4	331	39%	2	353	35%
TOTAL		155		100%	195		100%	232		100%	98		100%	215		100%	96		100%	219		100%	160		100%

		Lot Sizes and Duplex vs Standalone																					
		N9 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N10 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N11 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N12 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N13 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N14 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	N15 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %	
Duplex Standalone	LotSize																						
	~2bed Duplex	14	148		162	132		22	138		30	142		42	139		50	138		22	137		
	~3bed Duplex	42	170	44%	244	161	52%	84	165	48%	16	179	31%	38	165	40%	58	157	49%	22	154	35%	
	~3bed Standalone	39	220		174	201		28	200		48	215		62	213		54	199		44	200		
	~4bed Standalone	26	235		163	236		74	232		50	246		52	237		43	230		30	232		
	~4bed Accessible	3	266		30	259		11	258		4	260		4	270		11	251		4	237		
	~5bed Accessible	2	330	56%	11	296	48%	1	317	52%	2	349	69%	4	359	60%	3	257	51%	4	302	65%	
TOTAL		126		100%	784		100%	220		100%	150		100%	202		100%	219		100%	126		100%	



1 Indicative Masterplan
Scale 1:5000



Note:

- Building footprints are for illustrative purposes only.
- For Housing Typologies refer to Design Controls.



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Prepared For:



Project Title:
Sunfield Masterplanned
Community

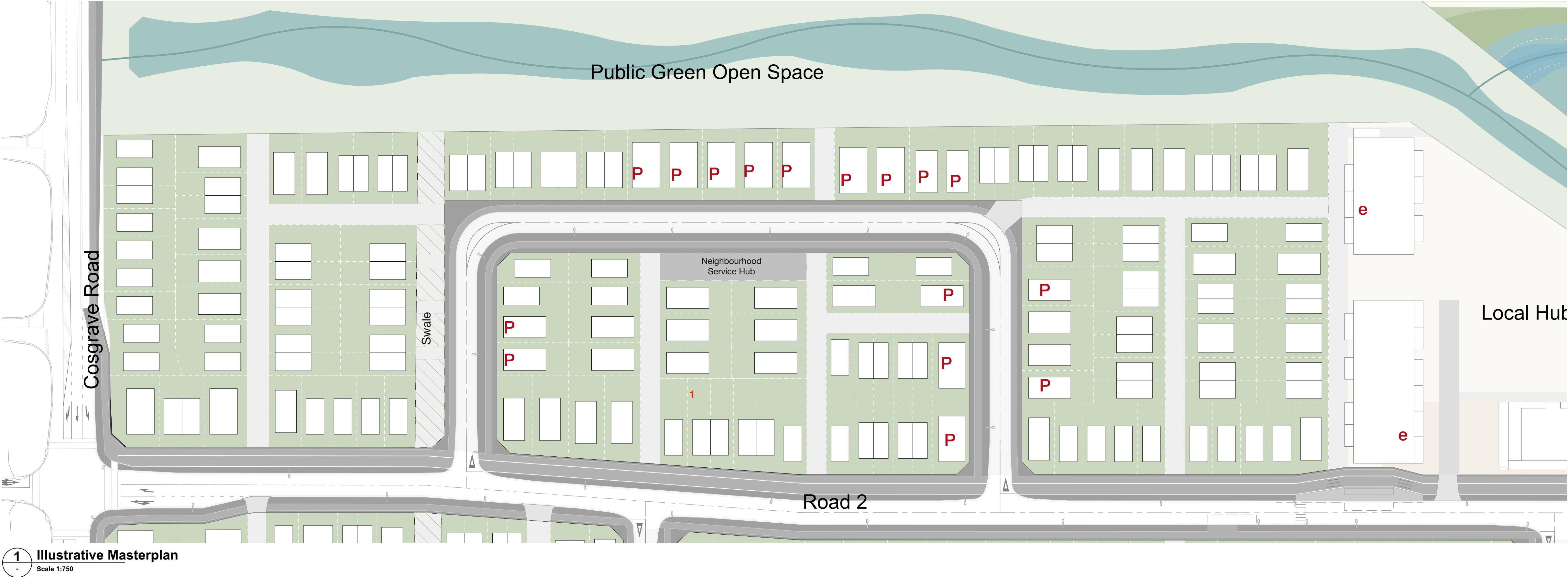
RESIDENTIAL PRECINCT

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Masterplan
Masterplan

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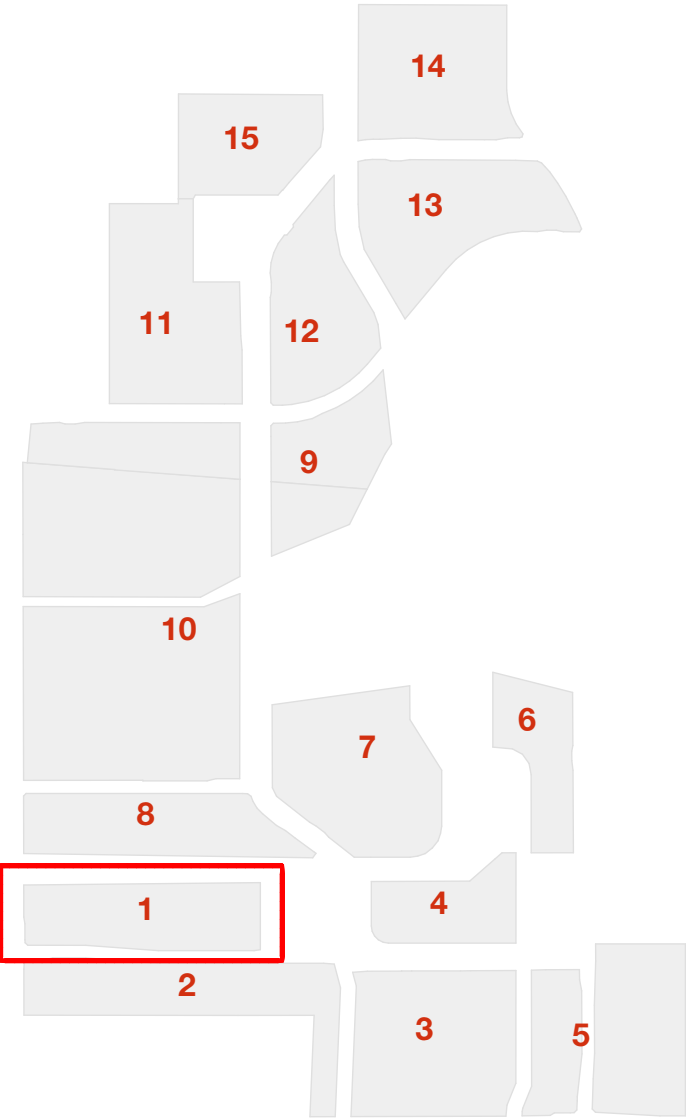
Job No.:
2677 M
Revision:
02

Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



LEGEND:

P One on-lot carpark



Neighbourhood 1

Area: 3.8 Ha
Units: 155
Yield: 40.3 U/Ha

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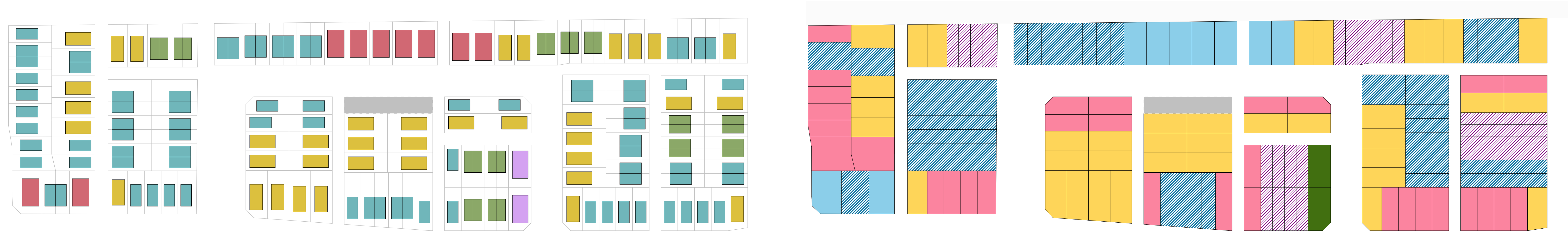
RESIDENTIAL PRECINCT

Layout Name:
**Neighbourhood
Illustrative Masterplan - N1**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D: N1-01 Revision: 02

Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



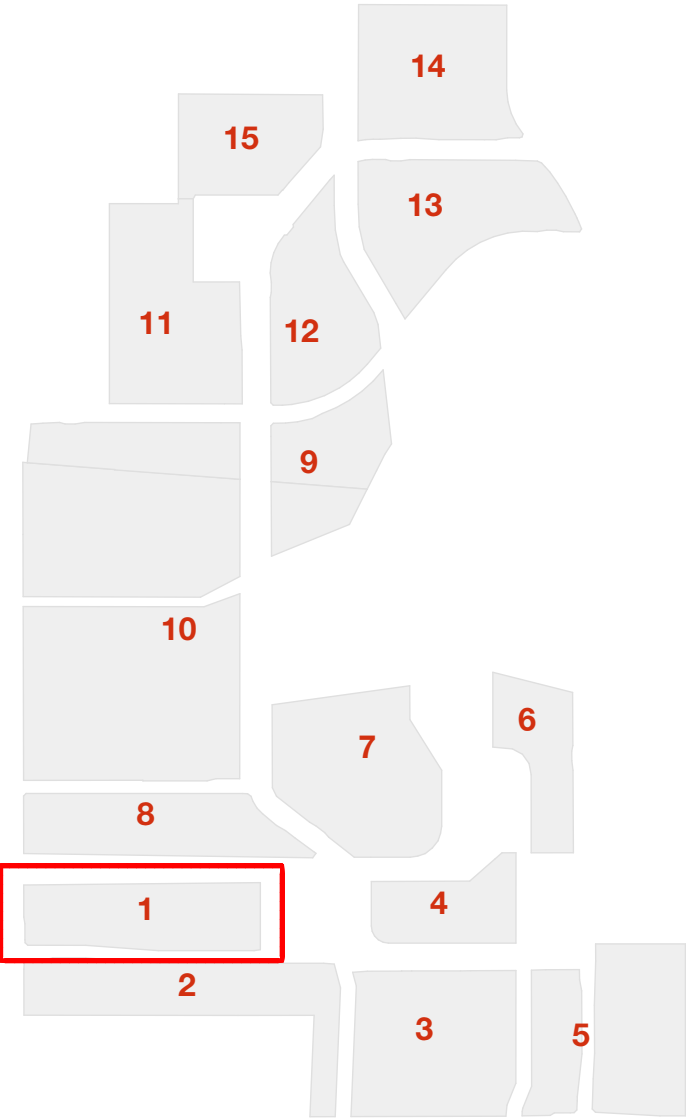
1 Housing Typology
Scale 1:1000

Neighbourhood 1	
Housing Size	Quantity
2Bed-N1	26
3Bed-N1	81
4Bed (Accessible)-N1	9
4Bed-N1	37
5Bed (Accessible)-N1	2
	155

2 Area Testing Mix
Scale 1:1000

Mix Free standing and Duplex

		N1 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex Standalone	Lot Size			
	~2bed Duplex	26	133	
	~3bed Duplex	48	163	48%
	~3bed Standalone	33	191	
	~4bed Standalone	37	233	
	~4bed Accessible	9	266	
	~5bed Accessible	2	246	52%
	TOTAL	155		100%



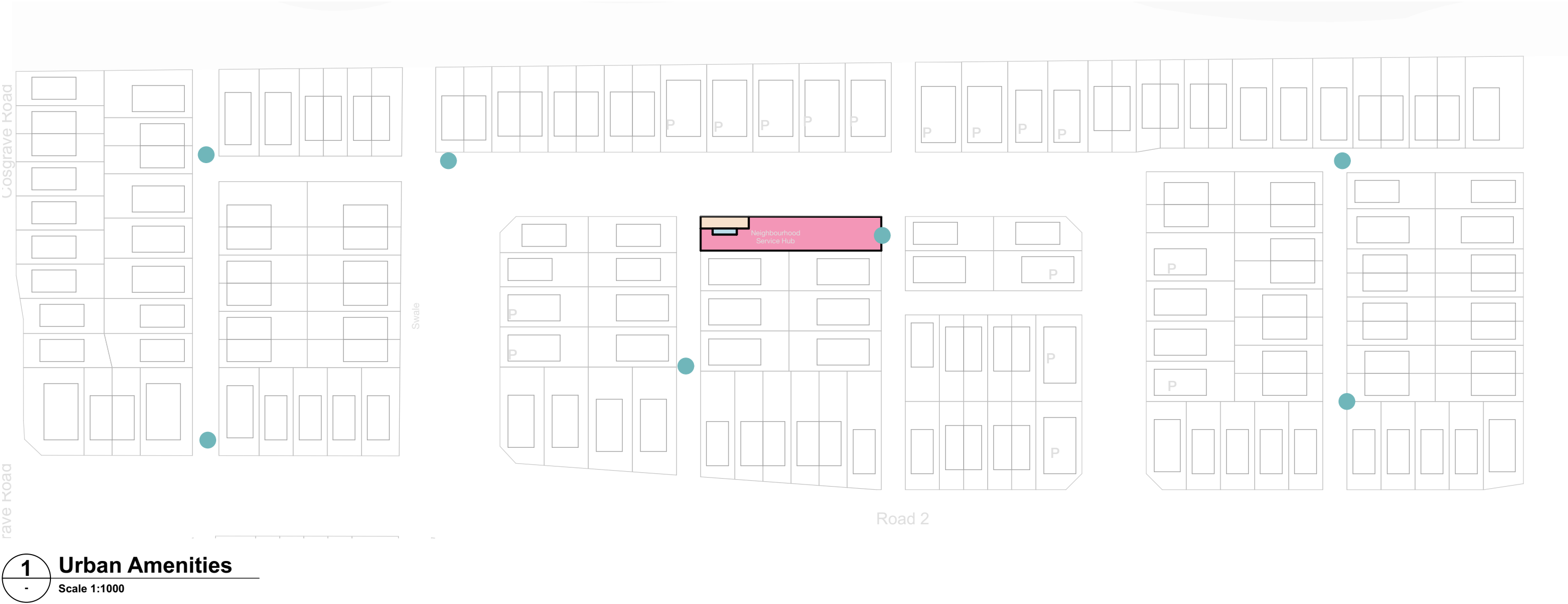
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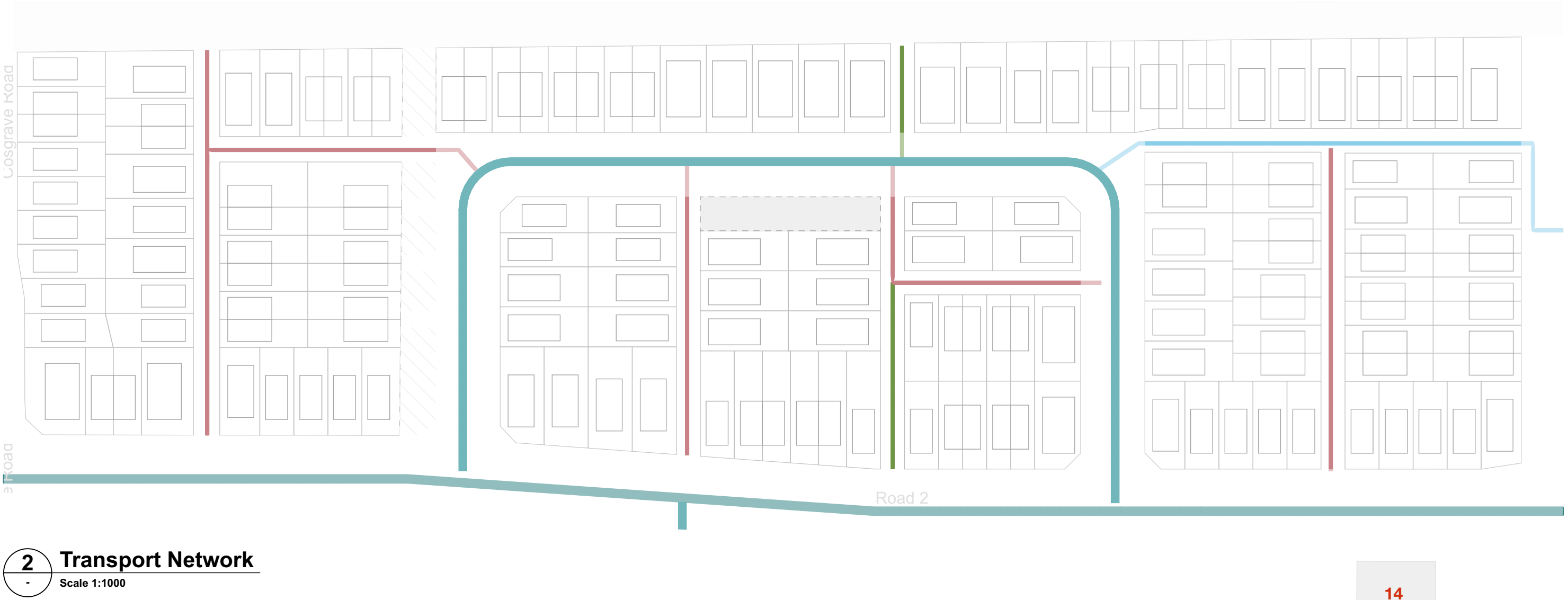
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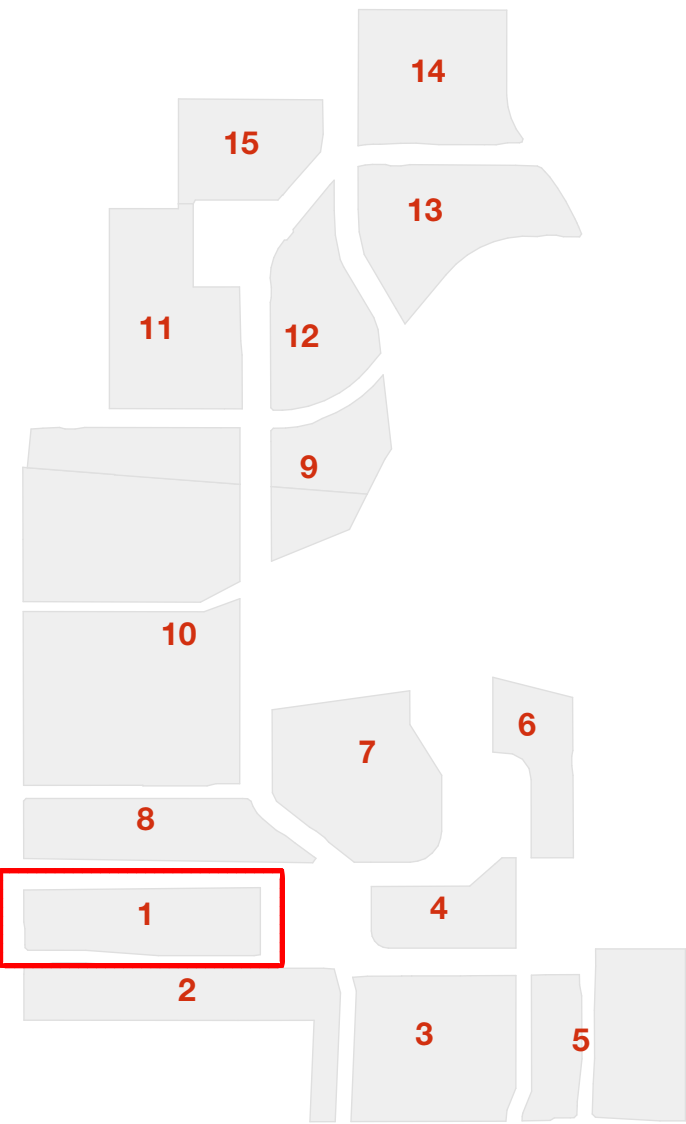
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Layout Name: Neighbourhood Housing Typology & Lot Sizes - N1	
Scale: 1:1000, 1:0.3413 Original Paper Size: A1	
Job No.: 2677	Layout I D: N1-02
Revision: 02	



- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Layout Name:
Neighbourhood Urban Amenities & Transport Network - N1

Scale: 1:1000 Original Paper Size: A1

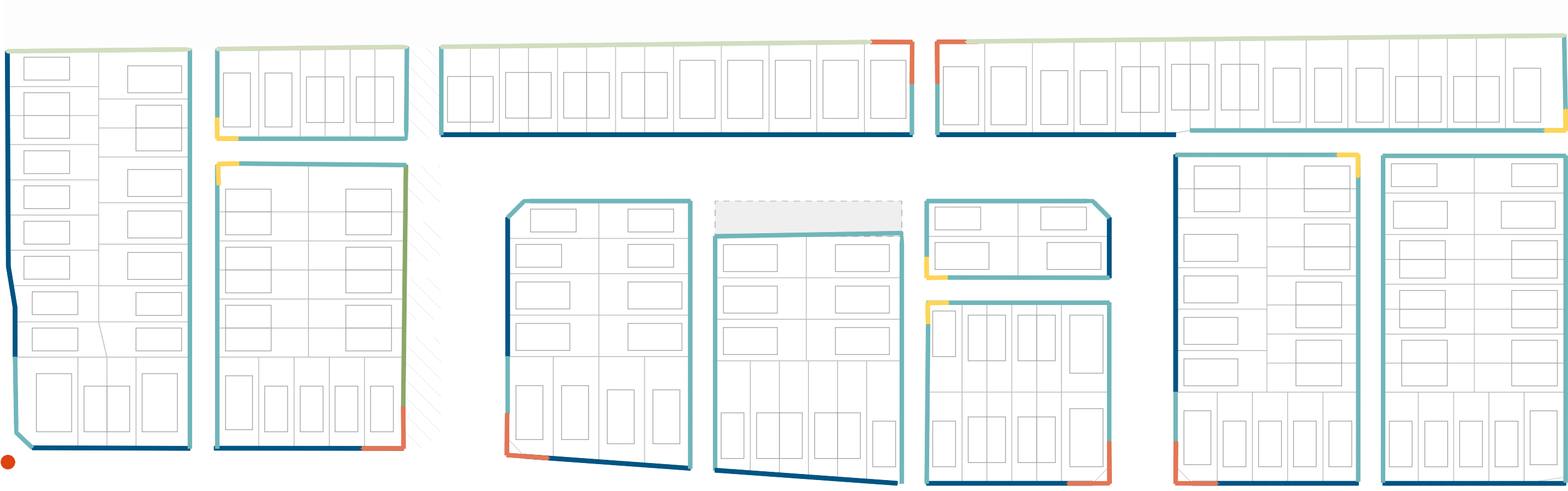
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Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



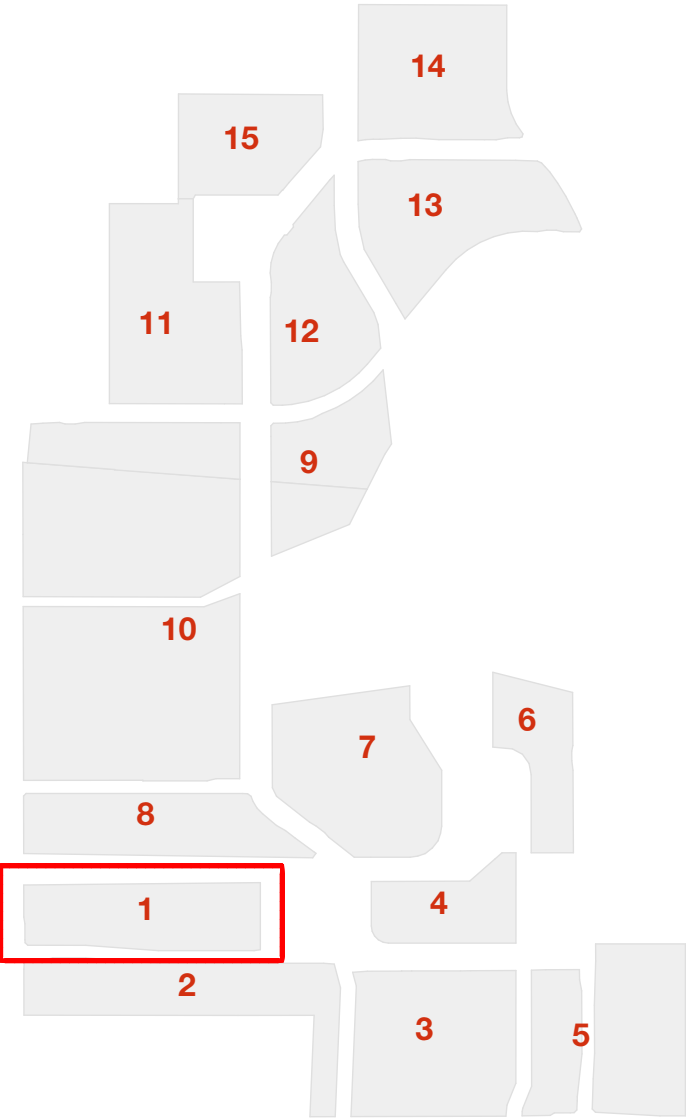
1 Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition
Scale 1:1000

- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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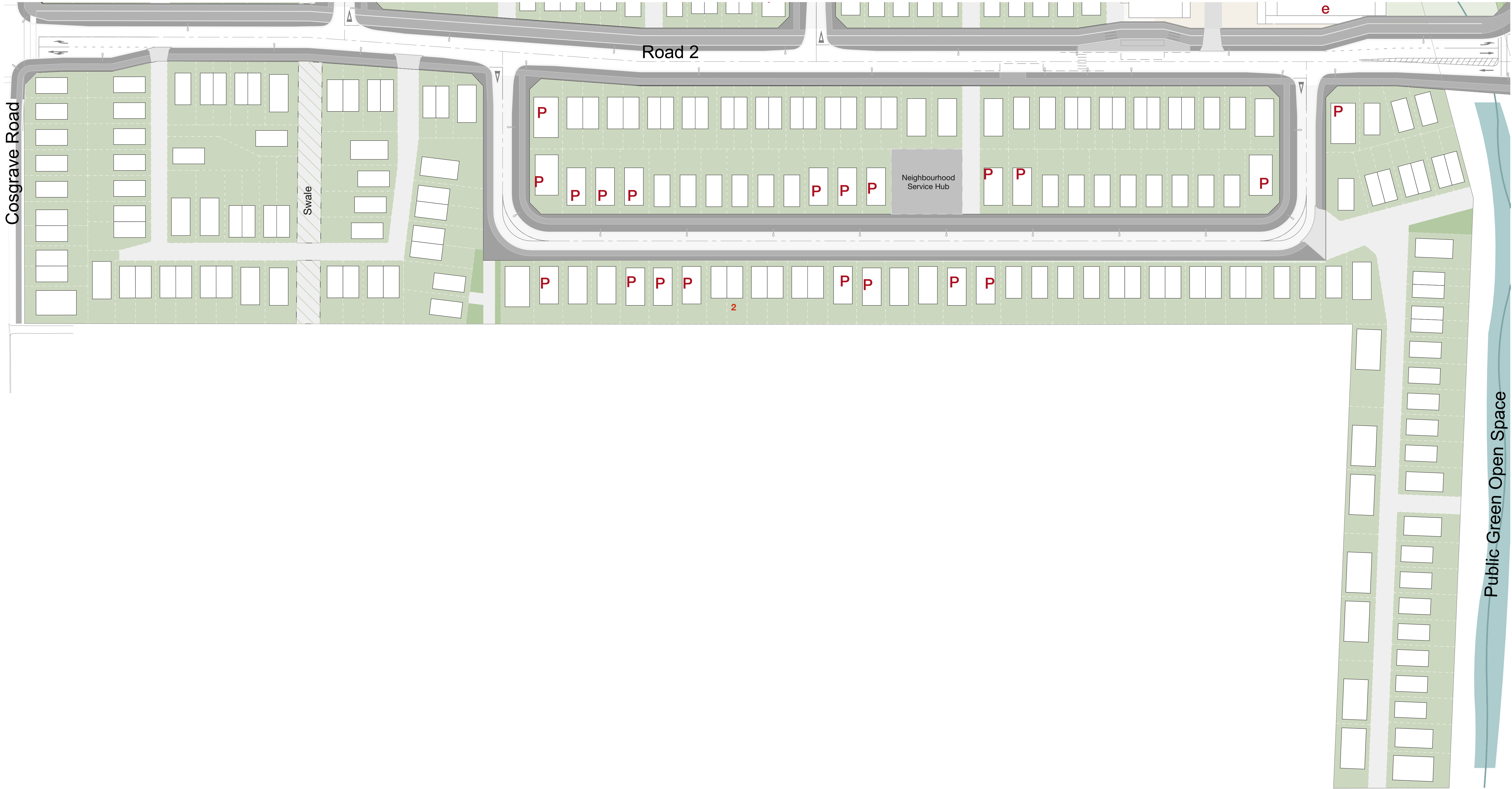
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N1

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 N1-04 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



1 Illustrative Masterplan
Scale 1:750

Neighbourhood 2

Area: 4.9 Ha
Units: 195
Yield: 39.8 U/Ha



LEGEND:
P One on-lot carpark



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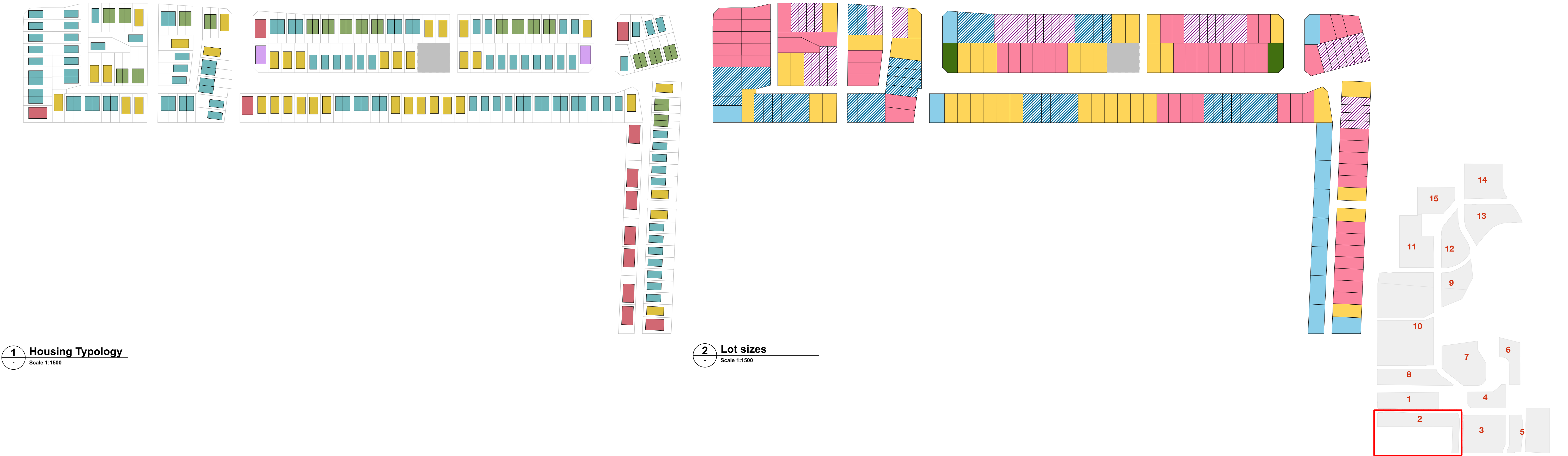
RESIDENTIAL PRECINCT

Layout Name:
**Neighbourhood
Illustrative Masterplan - N2**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N2-01 Revision: 02

Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC

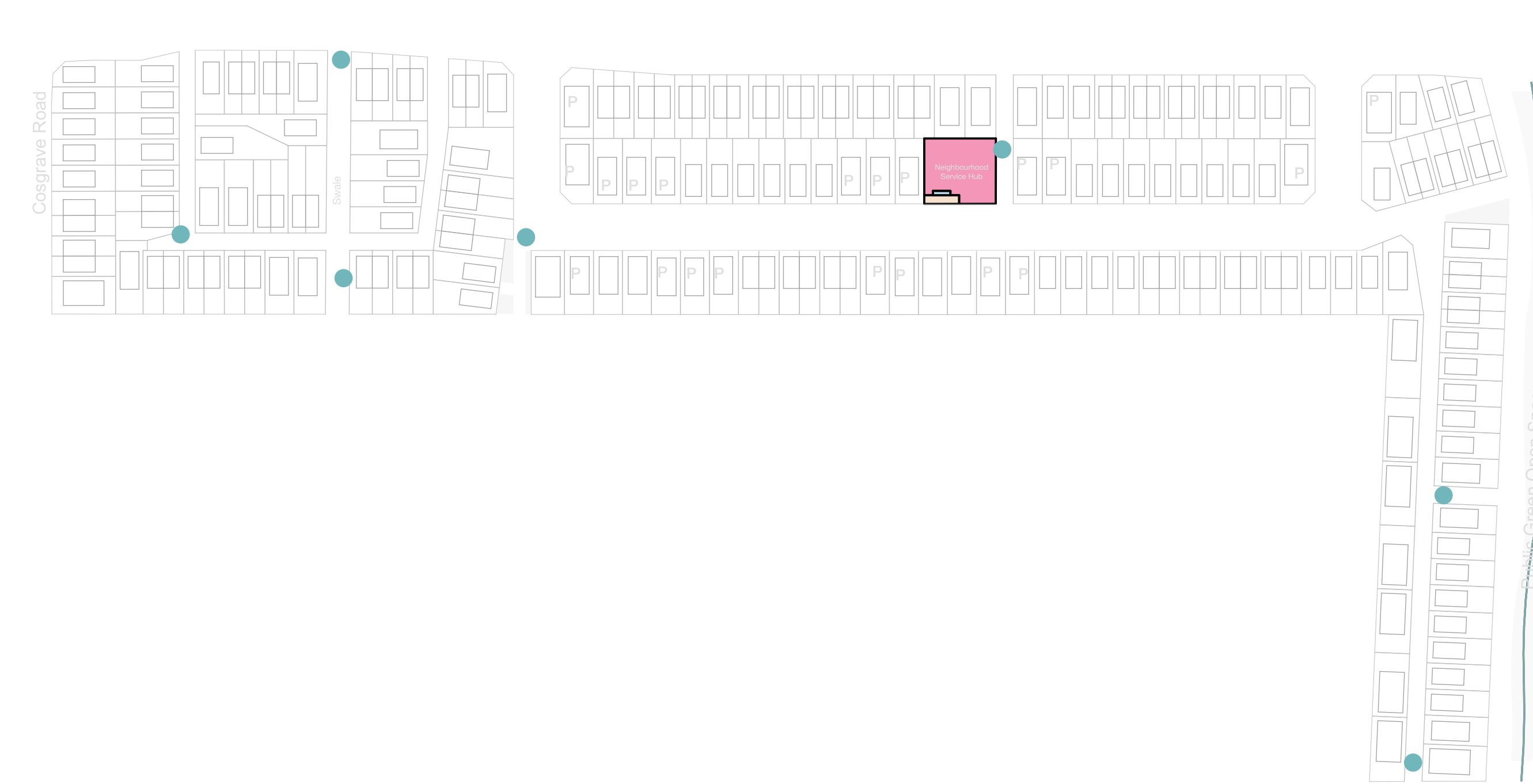


Neighbourhood 2	
Housing Size	Quantity
2Bed-N2	40
3Bed-N2	103
4Bed (Accessible)-N2	12
4Bed-N2	38
5Bed (Accessible)-N2	2
	195

Mix Free standing and Duplex				
	Lot Size	N2 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	~2bed Duplex	40	138	
	~3bed Duplex	44	160	43%
Standalone	~3bed Standalone	59	208	
	~4bed Standalone	38	236	
	~4bed Accessible	12	274	
	~5bed Accessible	2	257	57%
	TOTAL	195		100%

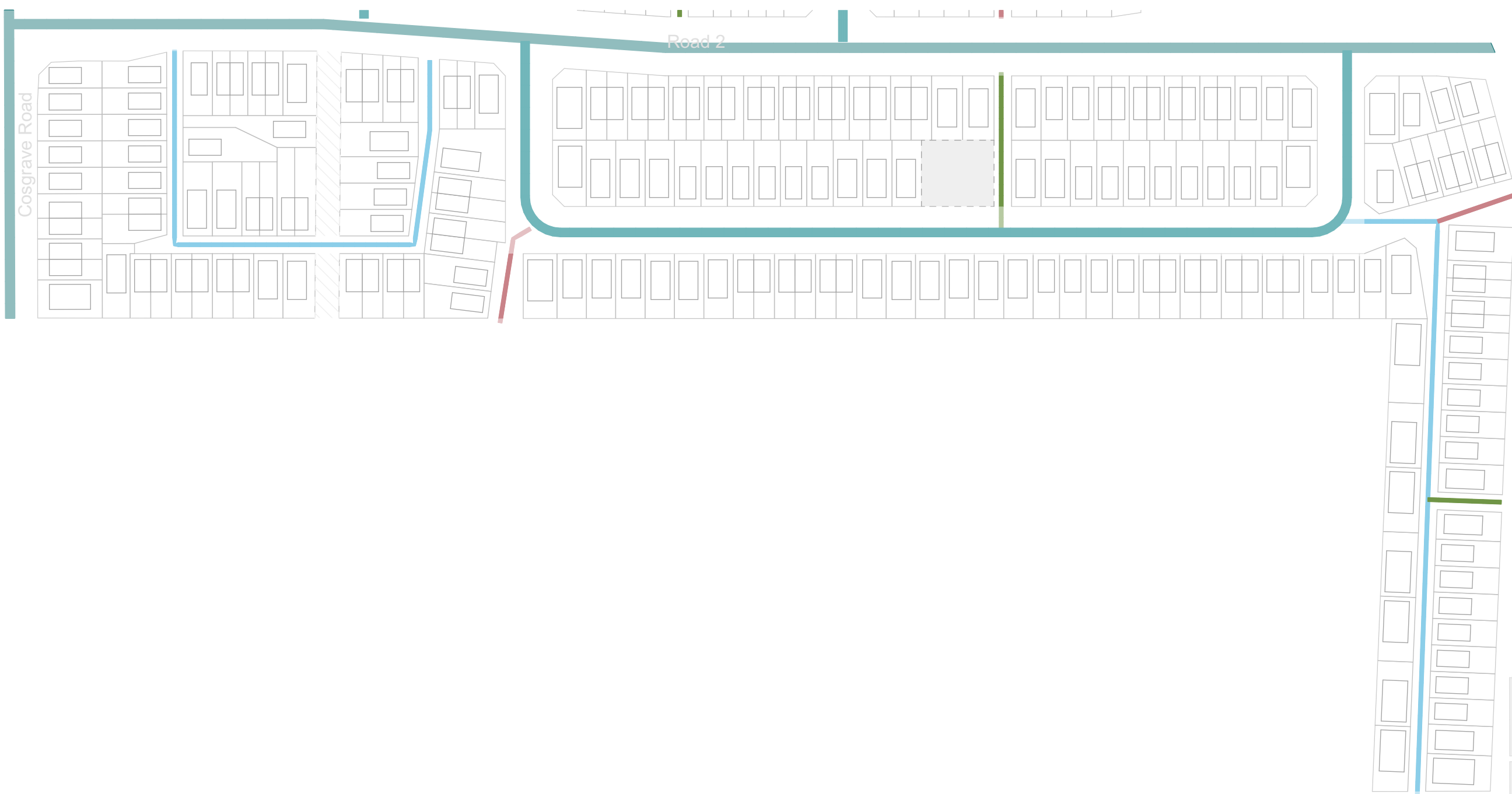
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1 Urban Amenities
Scale 1:1500

- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:1500

- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Layout Name:
Neighbourhood Urban Amenities & Transport Network - N2

Scale: 1:1500 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N2-03 Revision: 02

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1 Setbacks
Scale 1:1500

2 Edge Condition
Scale 1:1500

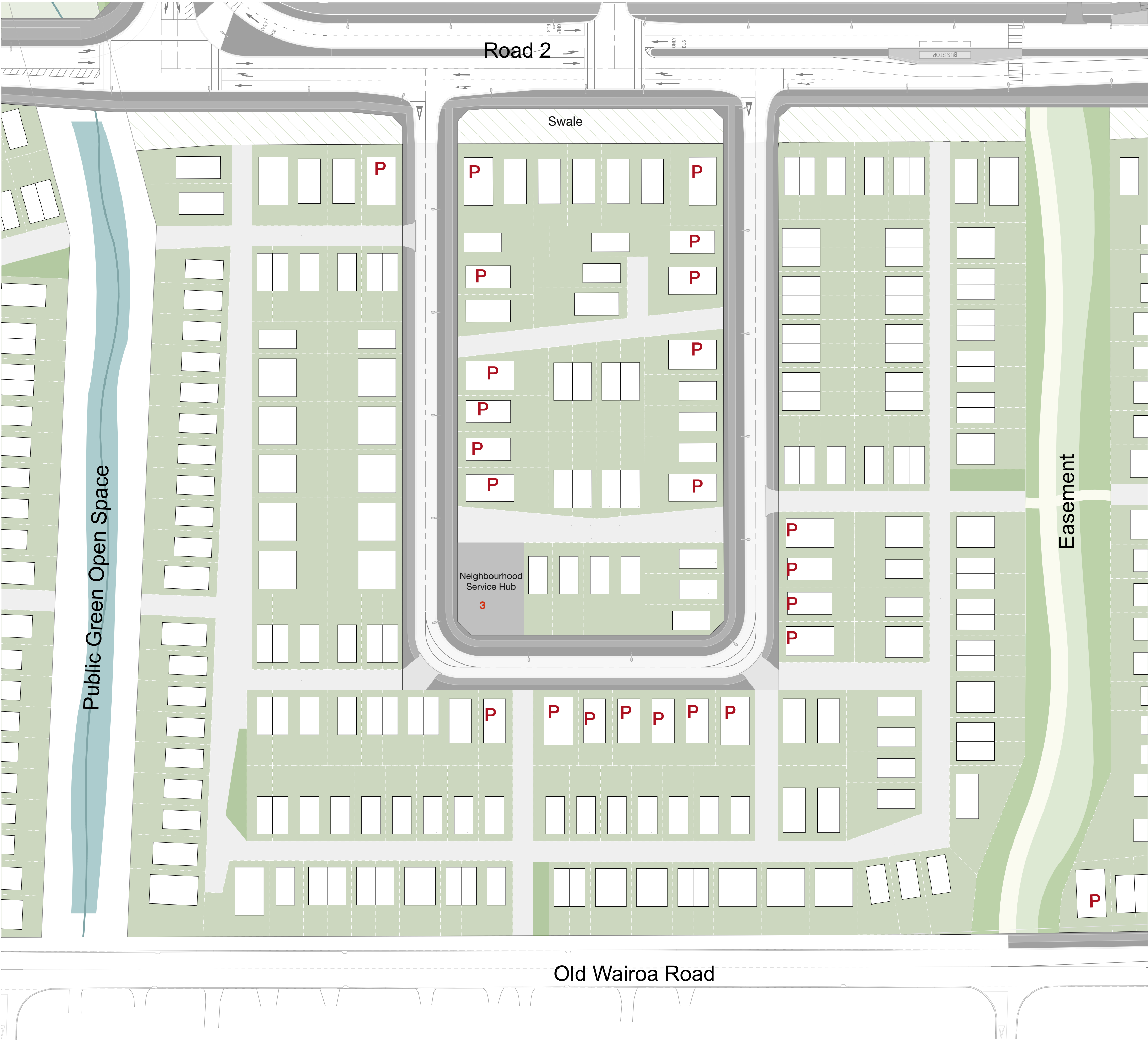
- LEGEND:**
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition

- LEGEND:**
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway

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Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N2
Scale: 1:1500 Original Paper Size: A1
Job No.: 2677 N2-04 Revision: 02
Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



1 Illustrative Master Plan 1/750
Scale 1:750



LEGEND:
P One on-lot carpark



Neighbourhood 3

Area: 5.93 Ha
Units: 232
Yield: 39.3 U/Ha

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Layout Name:
Neighbourhood Masterplan - N3
Scale: 1:750 Original Paper Size: A1
Job No.: 2677 Layout I.D.: N3-01 Revision: 02
Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC

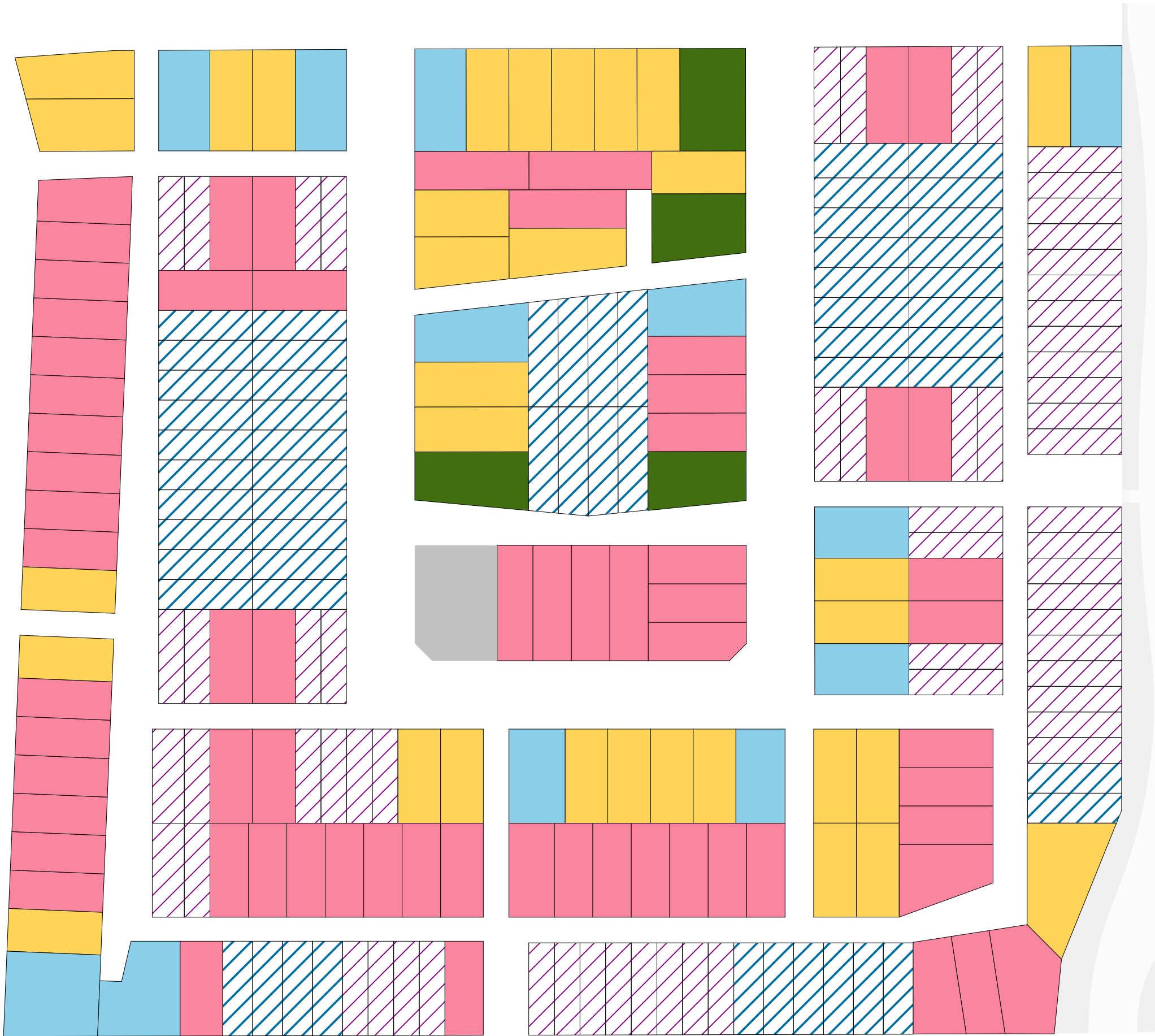


1

Housing Typology

Scale 1:1000

RC Housing Size - N 3	
Housing Size	Quantity
2Bed-N3	62
3Bed-N3	122
4Bed (Accessible)-N3	12
4Bed-N3	32
5Bed (Accessible)-N3	4
	232



2

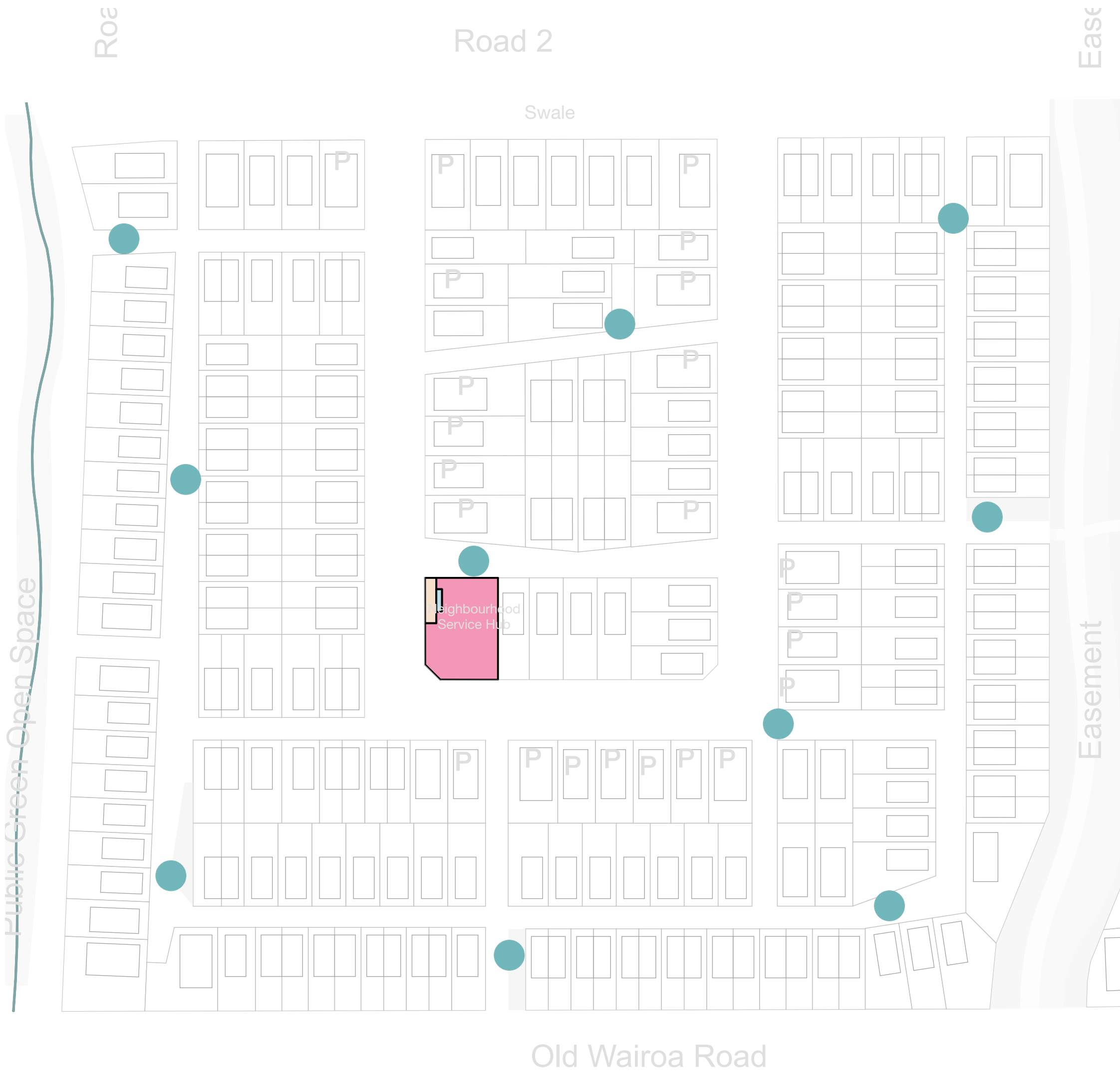
Lot sizes

Scale 1:1000

Mix Free standing and Duplex

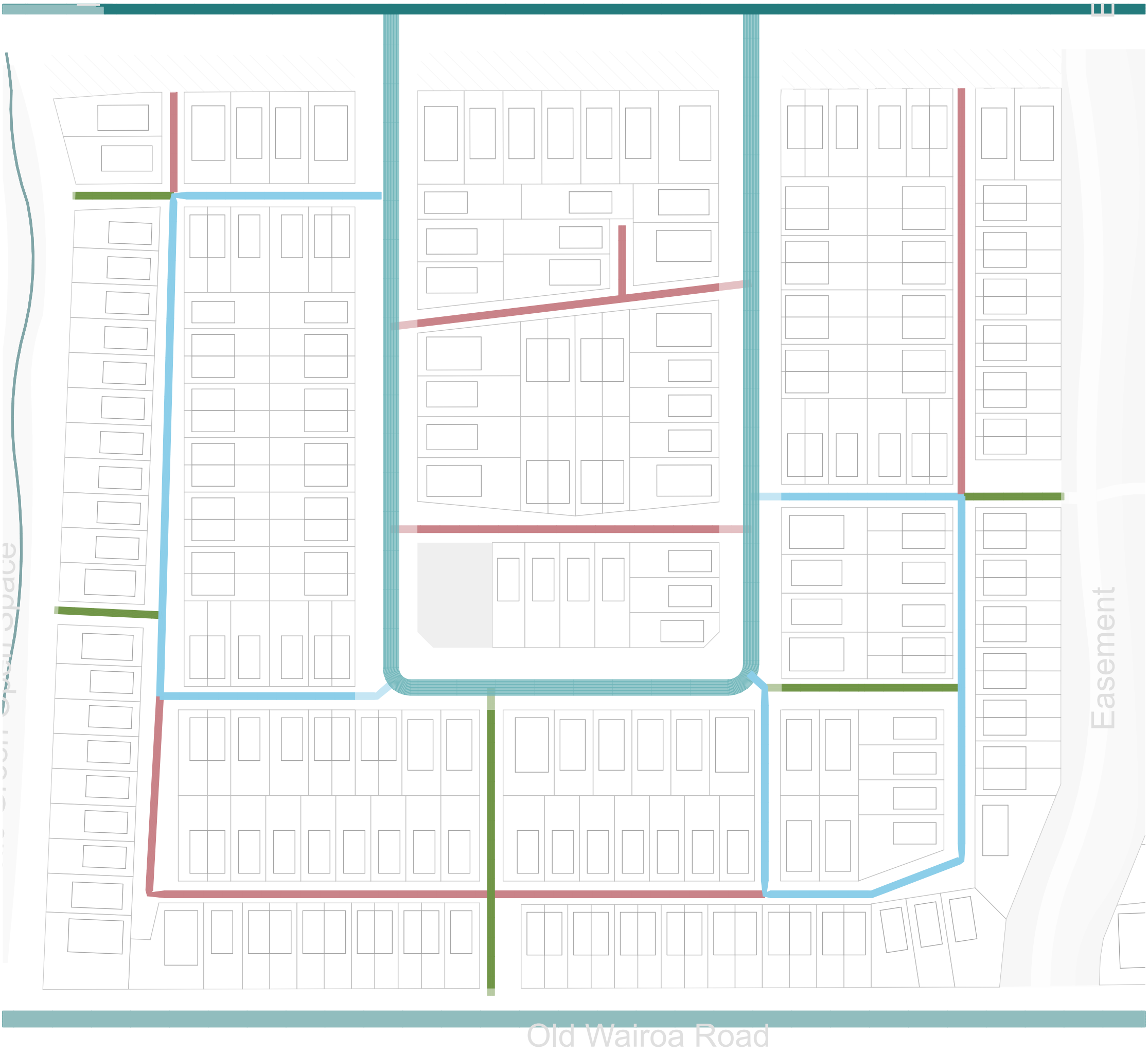
		N3 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex Standalone	Lot Size			
	~2bed Duplex	62	133	
	~3bed Duplex	56	158	51%
	~3bed Standalone	66	214	
	~4bed Standalone	32	243	
	~4bed Accessible	12	301	
	~5bed Accessible	4	331	49%
	TOTAL	232		100%





5 Urban Amenities
Scale 1:1000

- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



4 Transport Network
Scale 1:1000

- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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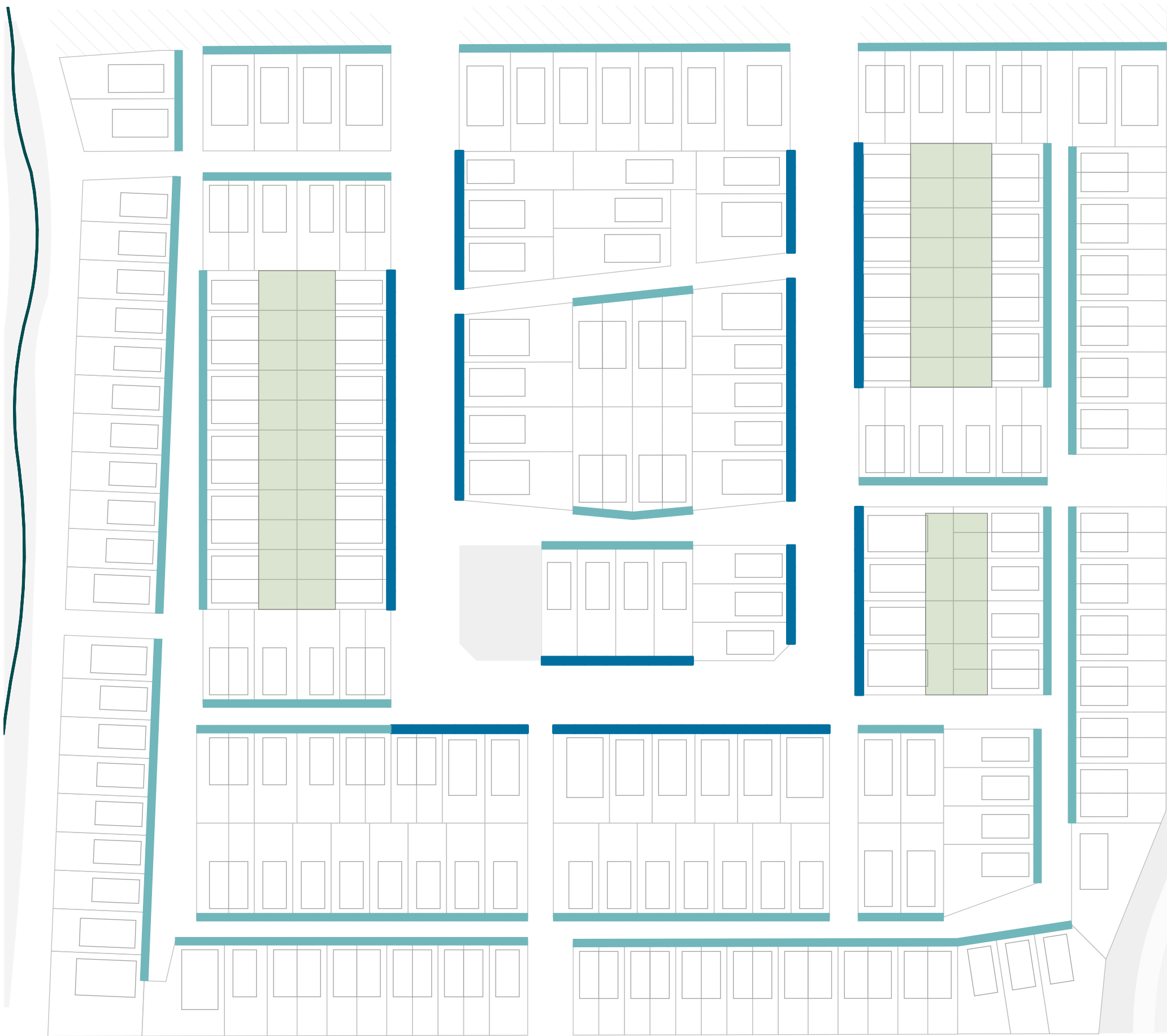
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N3

Scale: 1:1000 Original Paper Size: A1

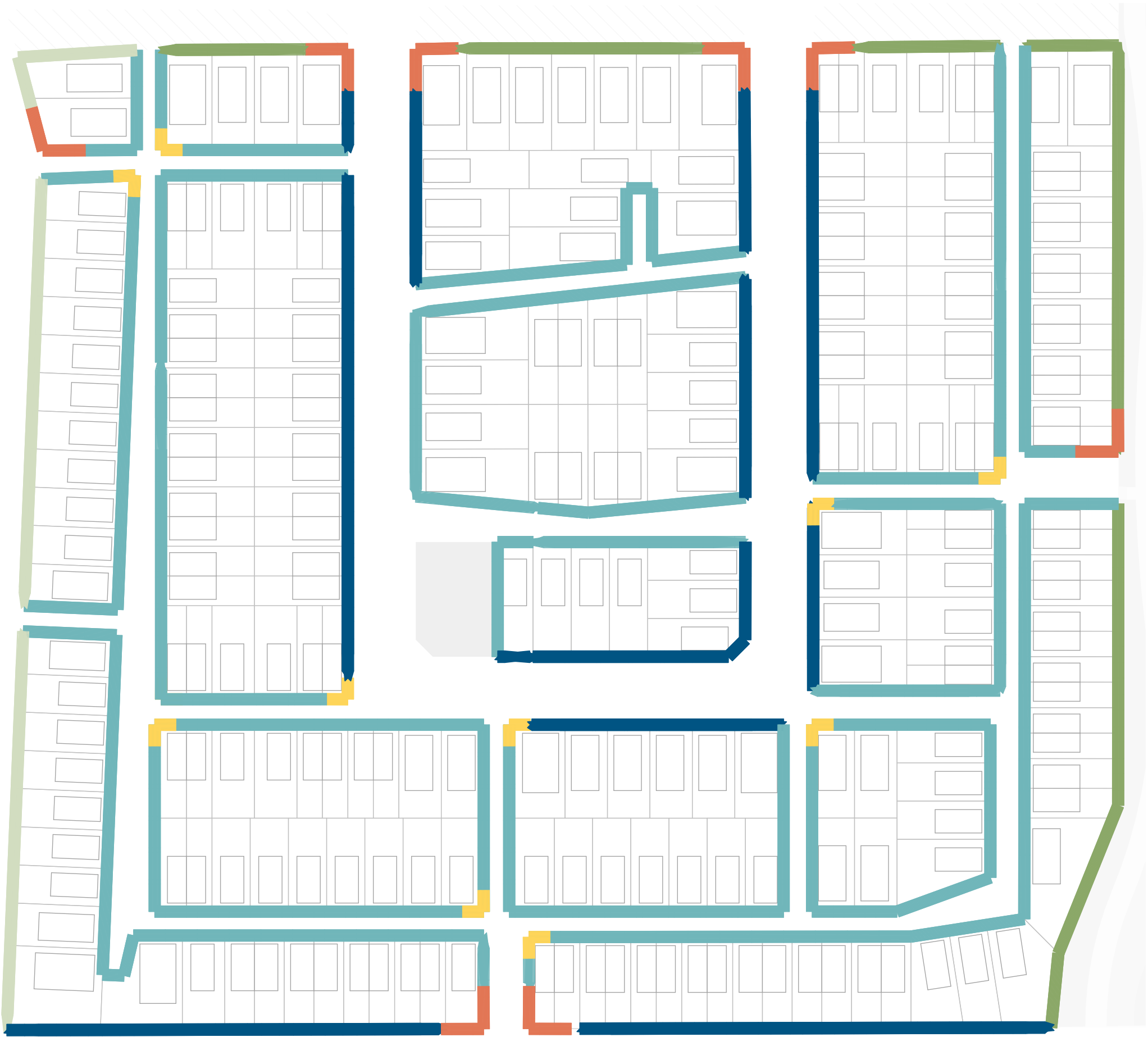
Job No.: 2677 N3-03 Layout I.D.: Revision: 02

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1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge condition and Threshold Treatments
Scale 1:1000

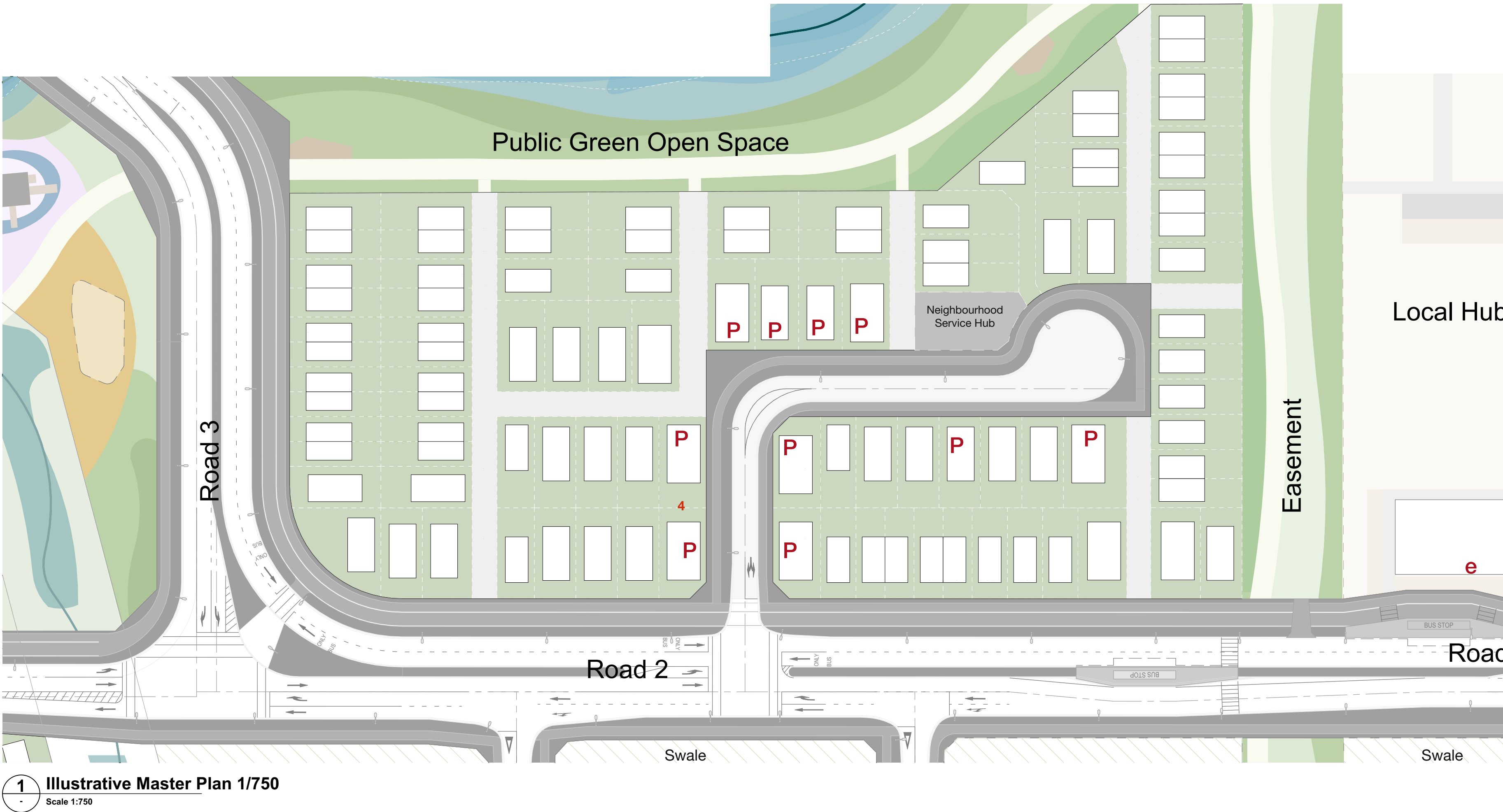
- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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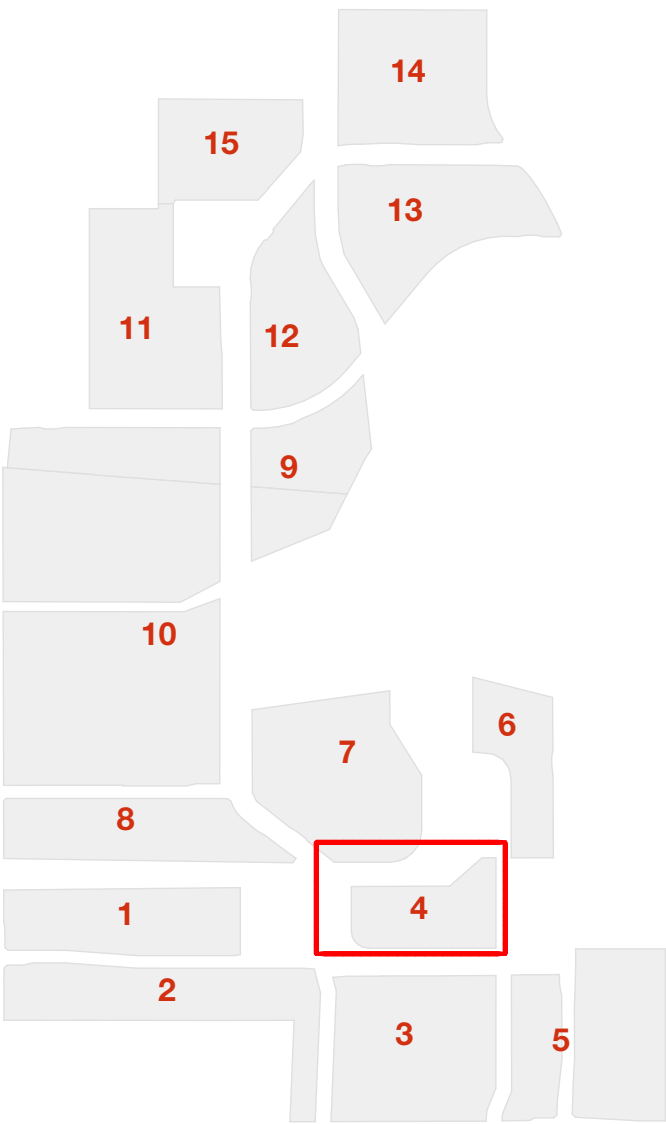
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Scale: 1:1000		Original Paper Size: A1
Job No.:	Layout I.D.:	Revision:
2677	N3-04	02
Printed: 05/02/2025,3:05 PM CAD Ref: 2677 Sunfield RC		



LEGEND:

P One on-lot carpark



Neighbourhood 4

Area: 2.5 Ha
Units: 98
Yield: 39.9 U/Ha

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Prepared For:

WINTON

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N4

Scale: 1:750 Original Paper Size: A1

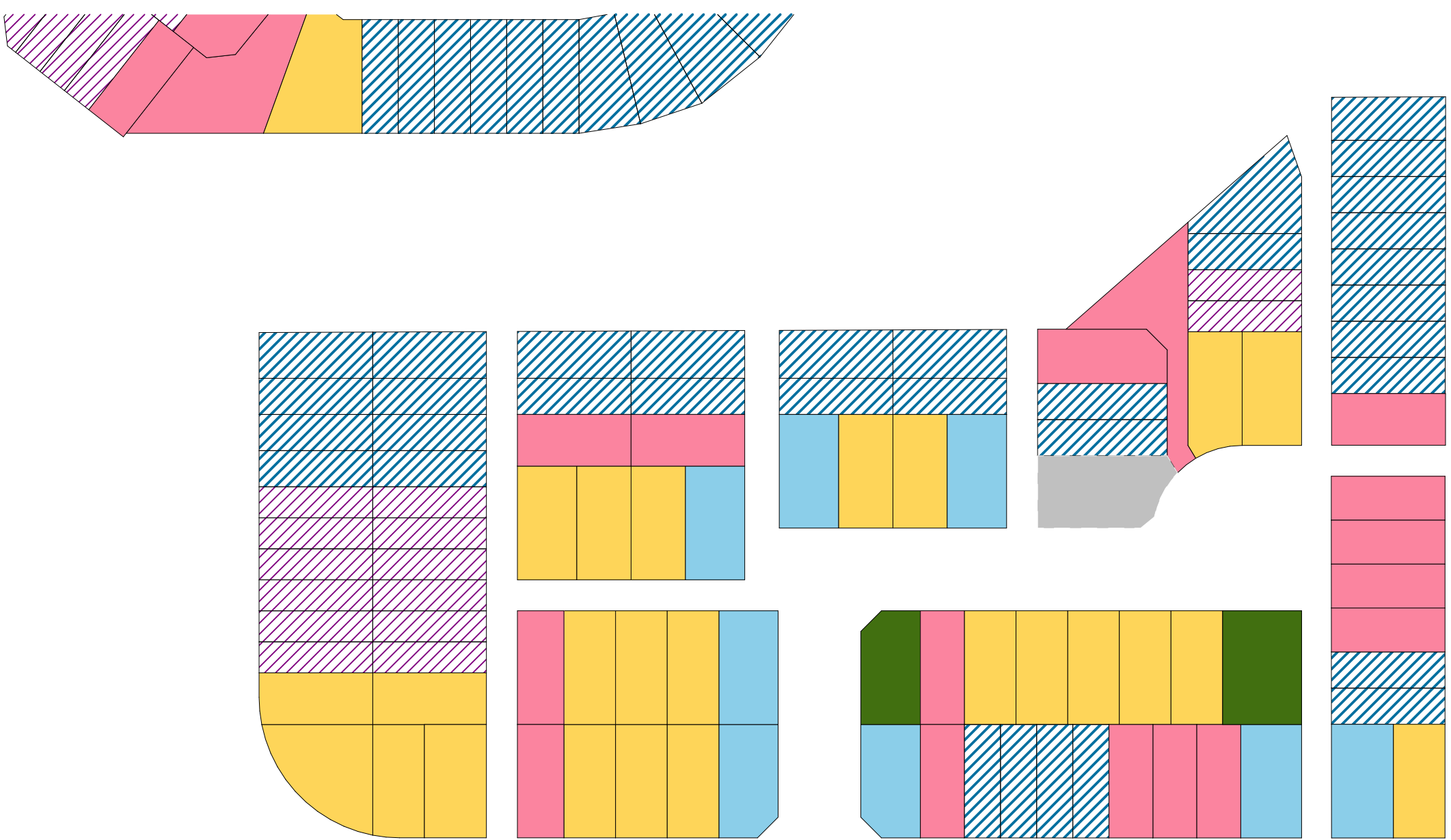
Job No.: 2677 Layout I D: N4-01 Revision: 02

Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC



1 Housing Typology
Scale 1:1000

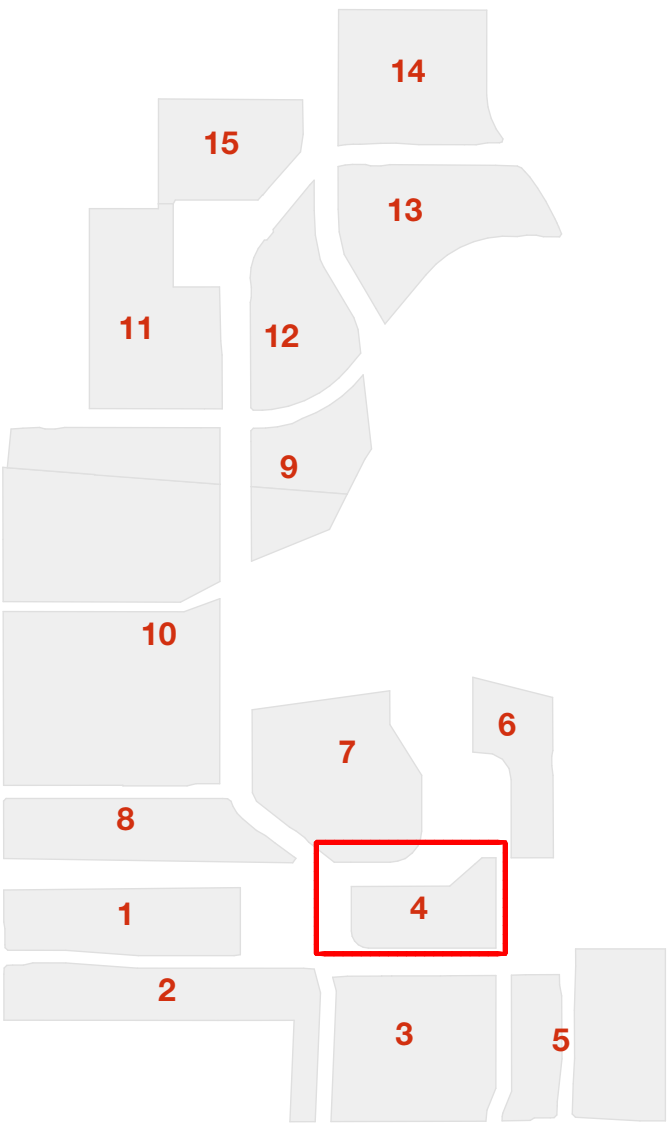
RC Housing Size - N 4	
Housing Size	Quantity
2Bed-N4	14
3Bed-N4	50
4Bed (Accessible)-N4	8
4Bed-N4	24
5Bed (Accessible)-N4	2
	98

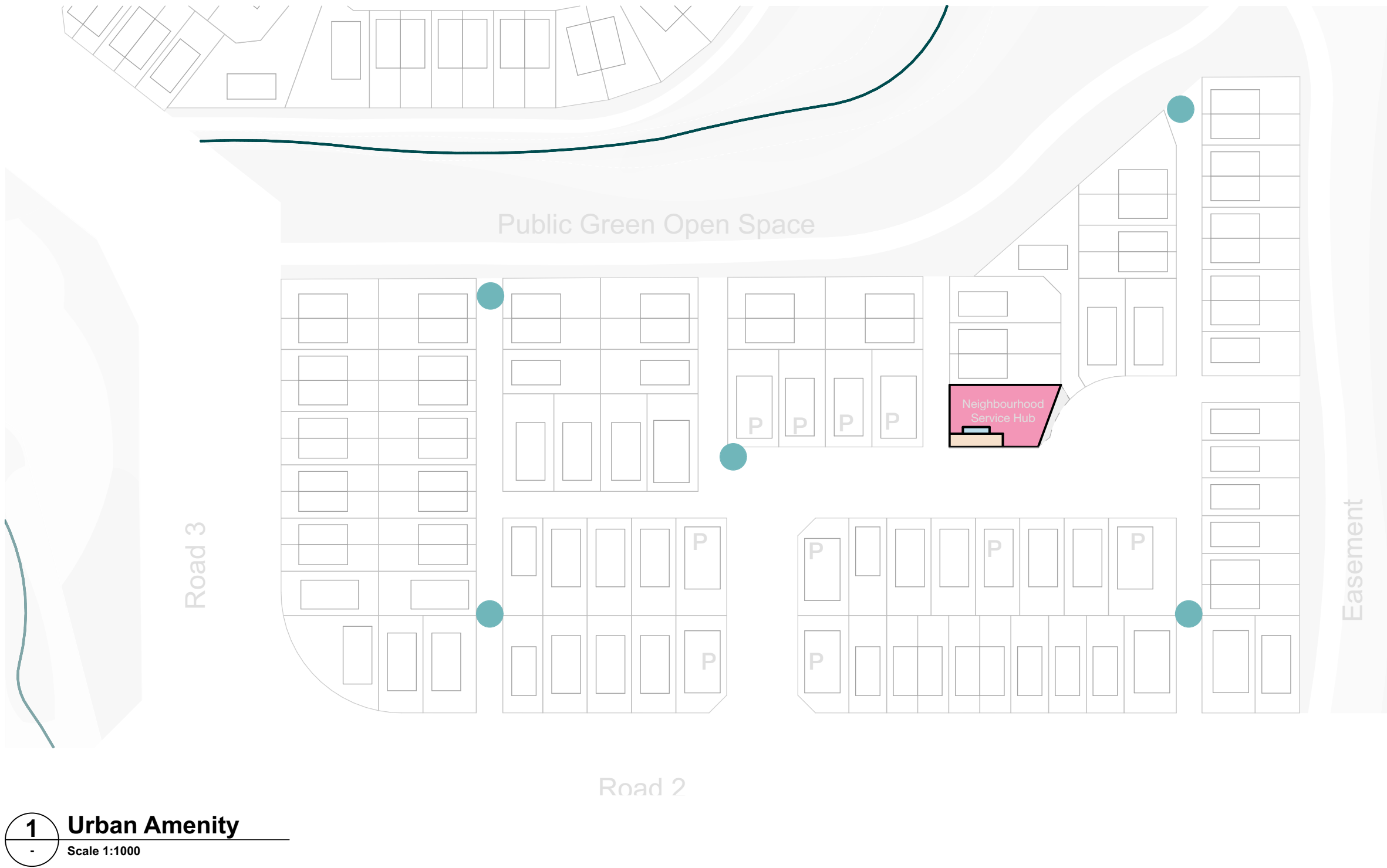


2 Lot sizes
Scale 1:1000

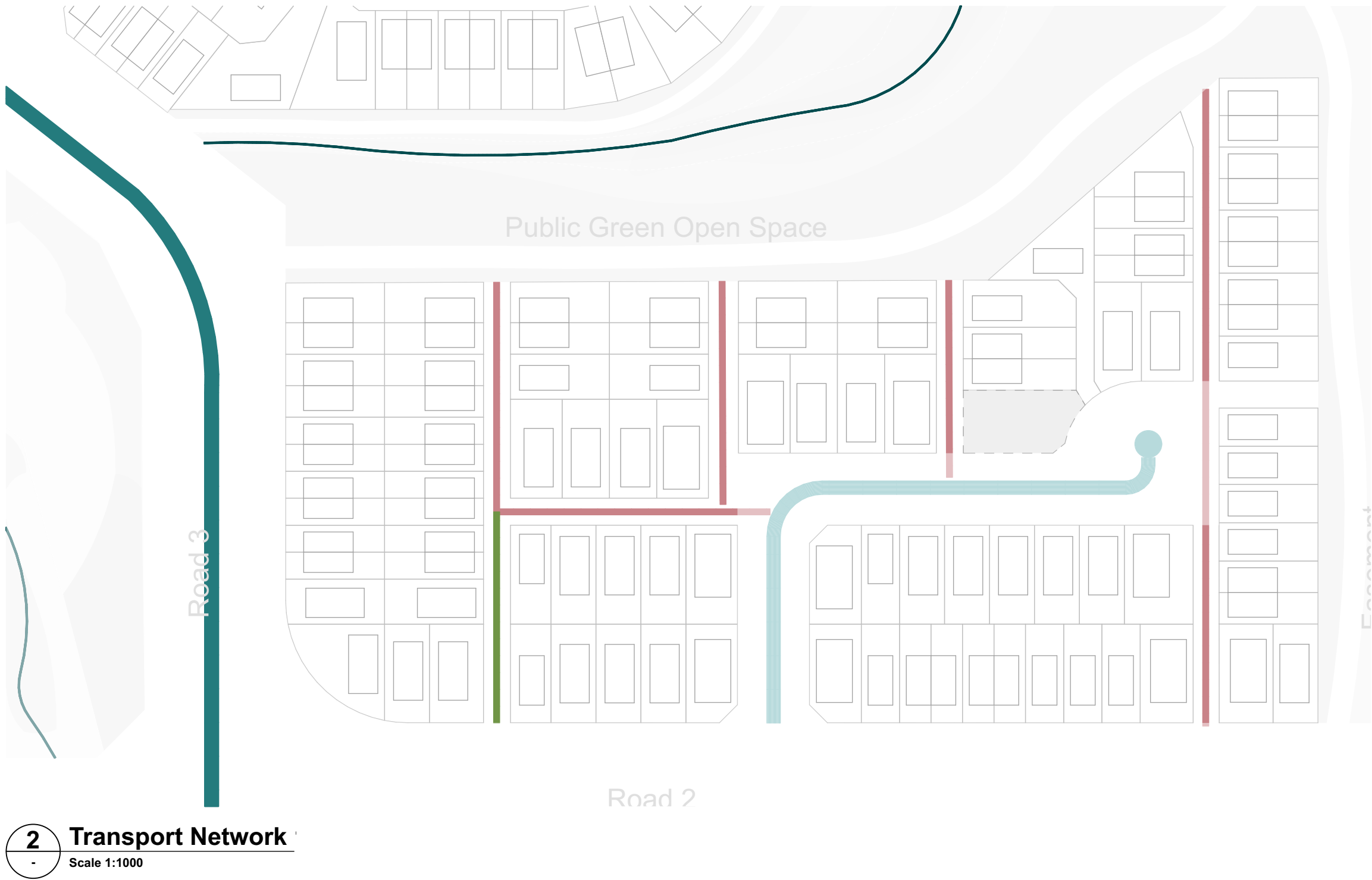
Mix Free standing and Duplex

		N4 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
	Lot Size			
Duplex	~2bed Duplex	14	132	
	~3bed Duplex	34	167	49%
Standalone	~3bed Standalone	16	210	
	~4bed Standalone	24	231	
	~4bed Accessible	8	253	
	~5bed Accessible	2	291	51%
	TOTAL	98		100%

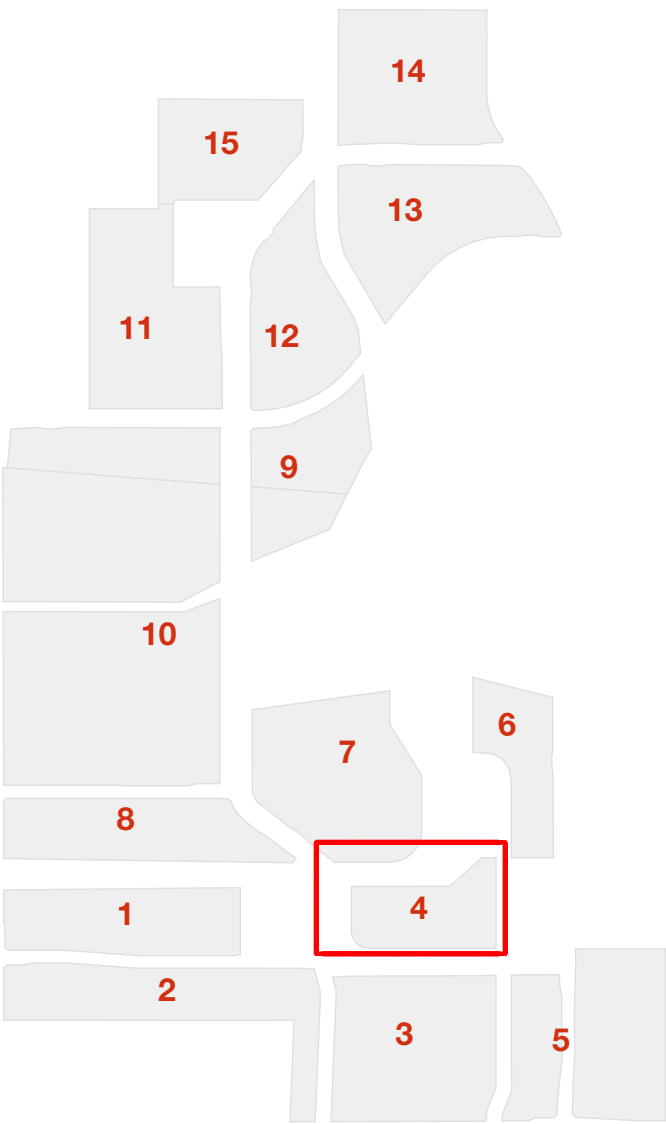




- LEGEND:
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



- LEGEND:
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane

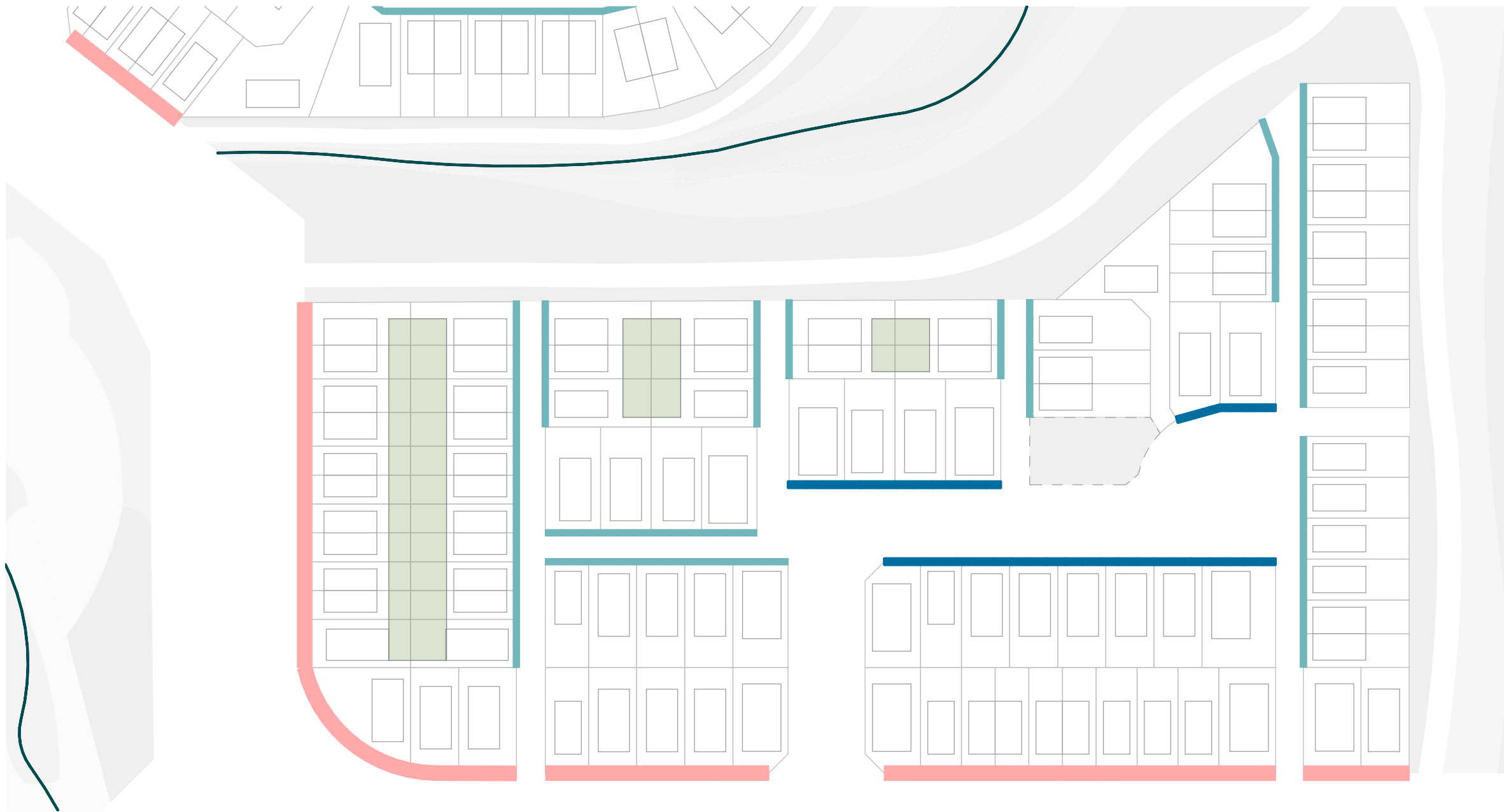


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Prepared For:
WINTON

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Urban Amenities & Transport Network - N4		
Scale: 1:1000		Original Paper Size: A1
Job No.: 2677	Layout I.D.: N4-03	Revision: 02
Printed: 05/02/2025, 3:05 PM CAD Ref: 2677 Sunfield RC		



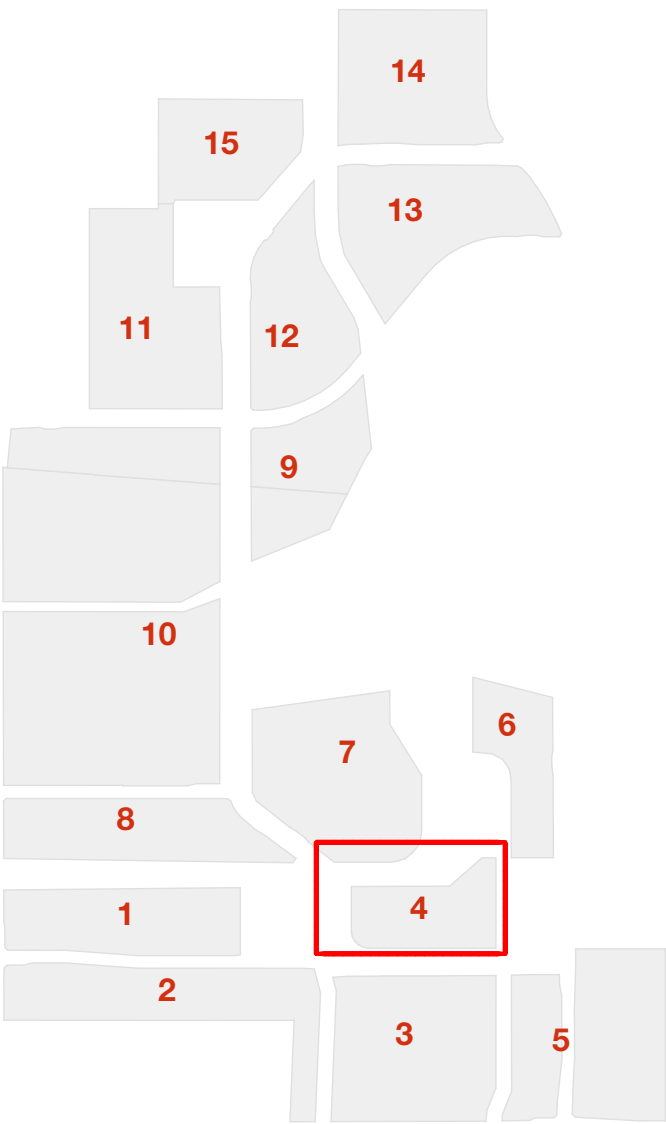
1 Urban Amenities
Scale 1:1000

- LEGEND:**
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Road Hierarchy
Scale 1:1000

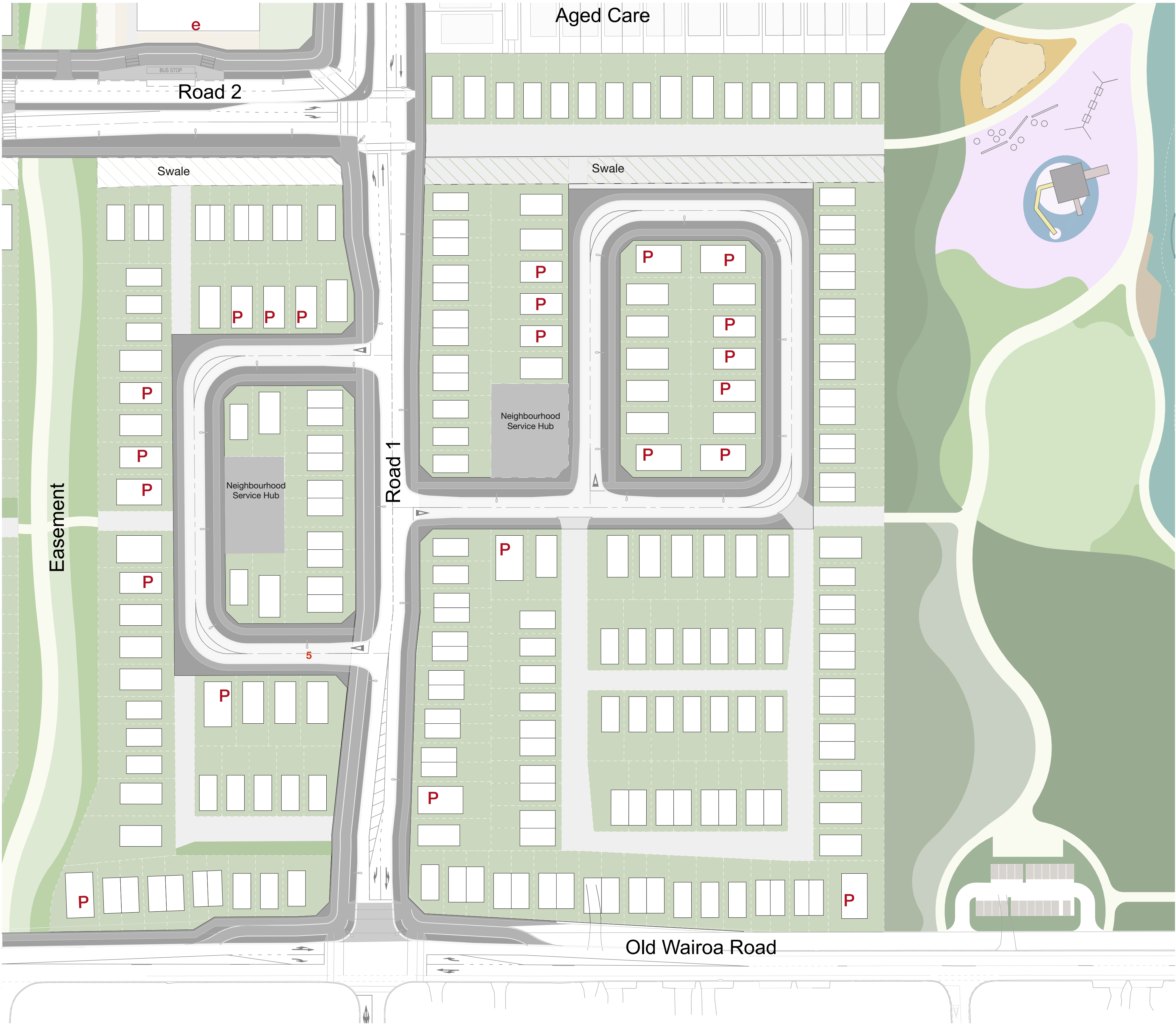
- LEGEND:**
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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Prepared For:
WINTON
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N4		
Scale: 1:1000		Original Paper Size: A1
Job No.:	Layout I.D.:	Revision:
2677	N4-04	02
Printed: 05/02/2025,3:06 PM CAD Ref: 2677 Sunfield RC		



LEGEND:

P One on-lot carpark



Neighbourhood 5

Area: 5.7 Ha
Units: 215
Yield: 37.5 U/Ha

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Prepared For:

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Project Title:
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Community**

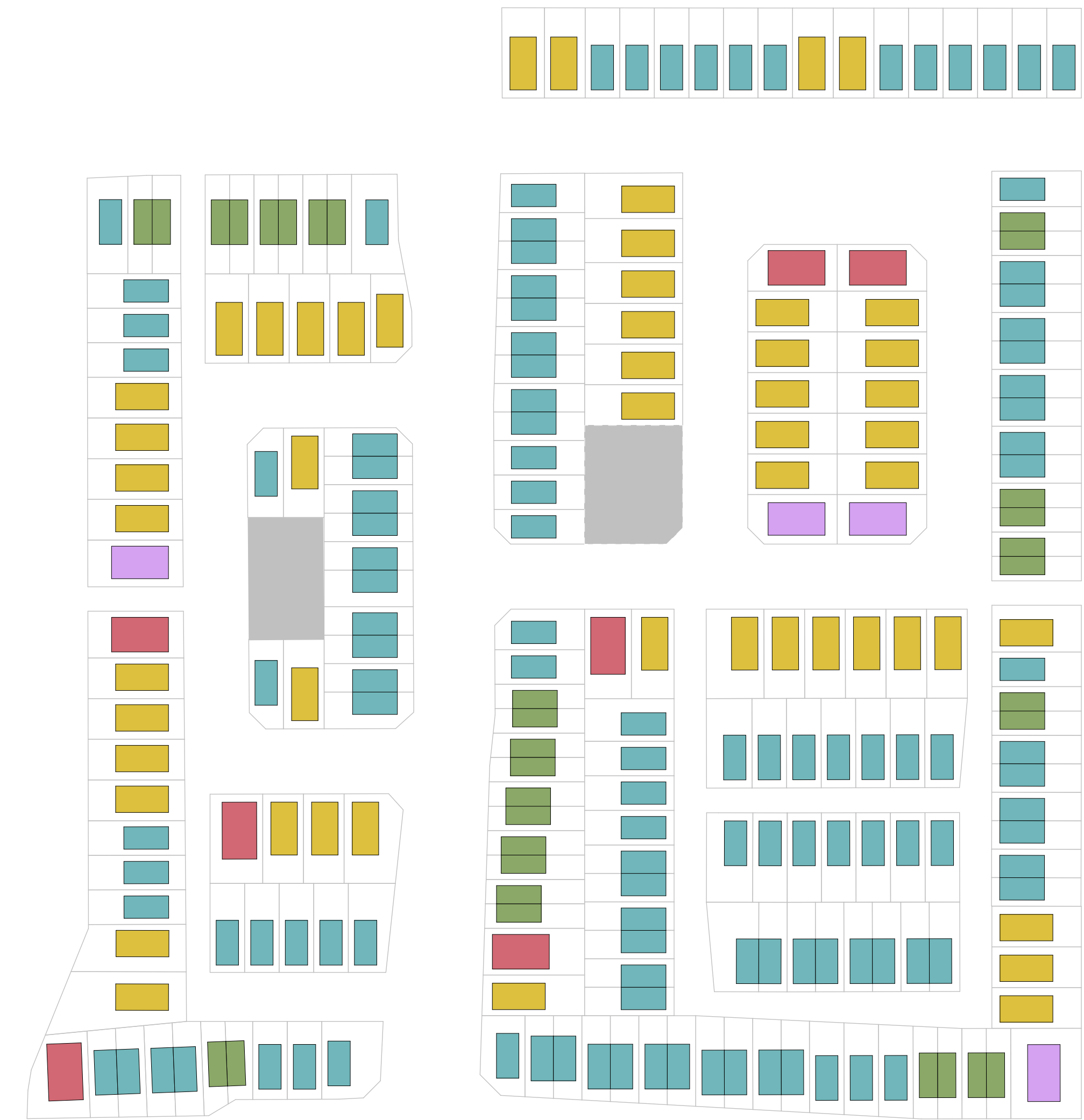
RESIDENTIAL PRECINCT

Layout Name:
**Neighbourhood
Illustrative Masterplan - N5**

Scale: 1:750 Original Paper Size: A1

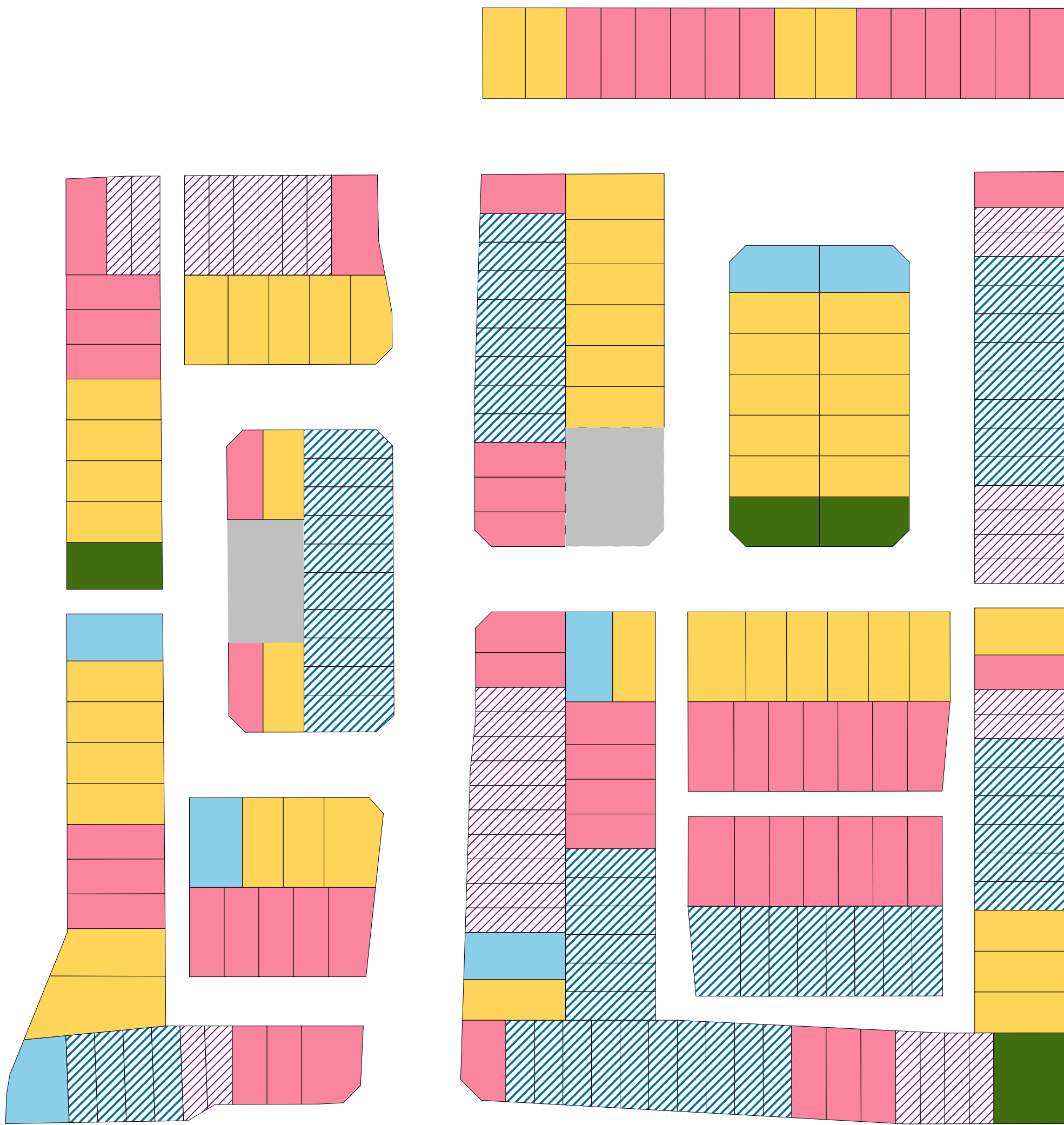
Job No.: 2677 Layout I.D.: N5-01 Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Housing Typology
Scale 1:1000

Neighbourhood 5	
House Size	Quantity
2Bed-N5	32
3Bed-N5	120
4Bed (Accessible)-N5	7
4Bed-N5	52
5Bed (Accessible)-N5	4
	215



2 Lot sizes
Scale 1:1000

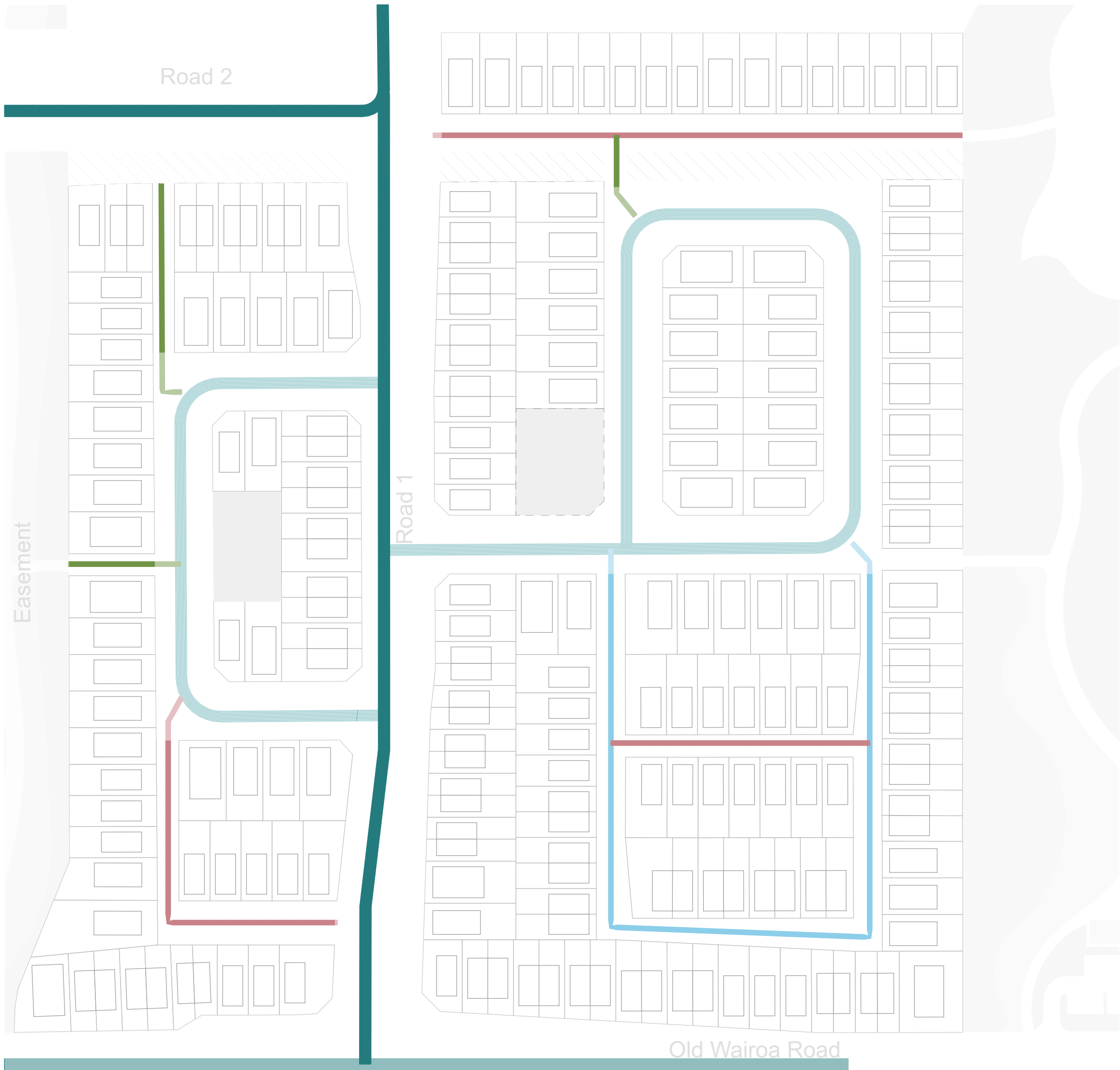
Mix Free standing and Duplex				
	Lot Size	N5 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	~2bed Duplex	32	139	
	~3bed Duplex	60	155	43%
Standalone	~3bed Standalone	60	196	
	~4bed Standalone	52	236	
	~4bed Accessible	7	264	
	~5bed Accessible	4	294	57%
	TOTAL	215		100%





1 Urban Amenity
Scale 1:1000

- LEGEND:
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:1000

- LEGEND:
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Project Title:
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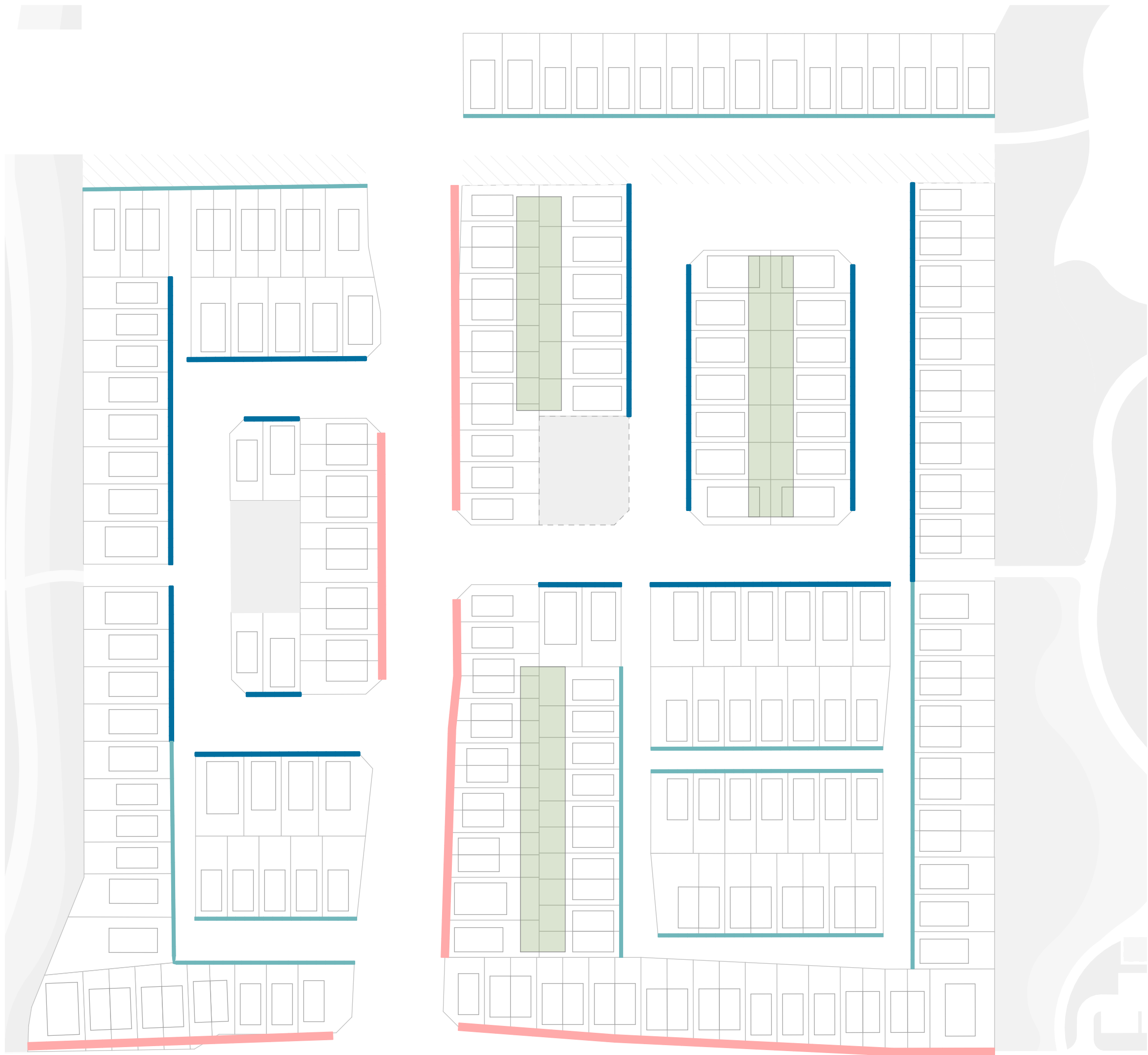
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N5

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 N5-03 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1000

- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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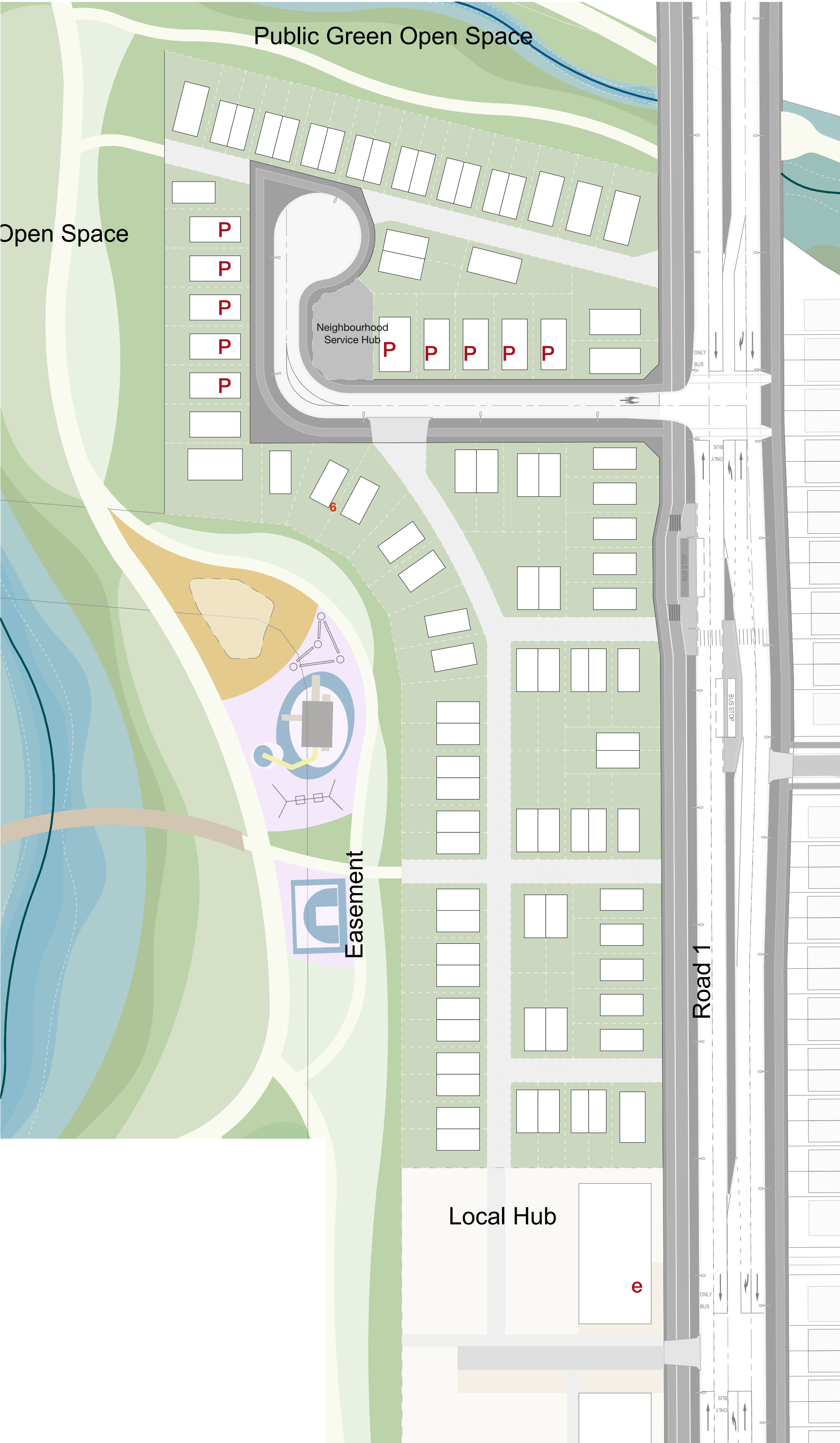
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N5

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 N5-04 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC

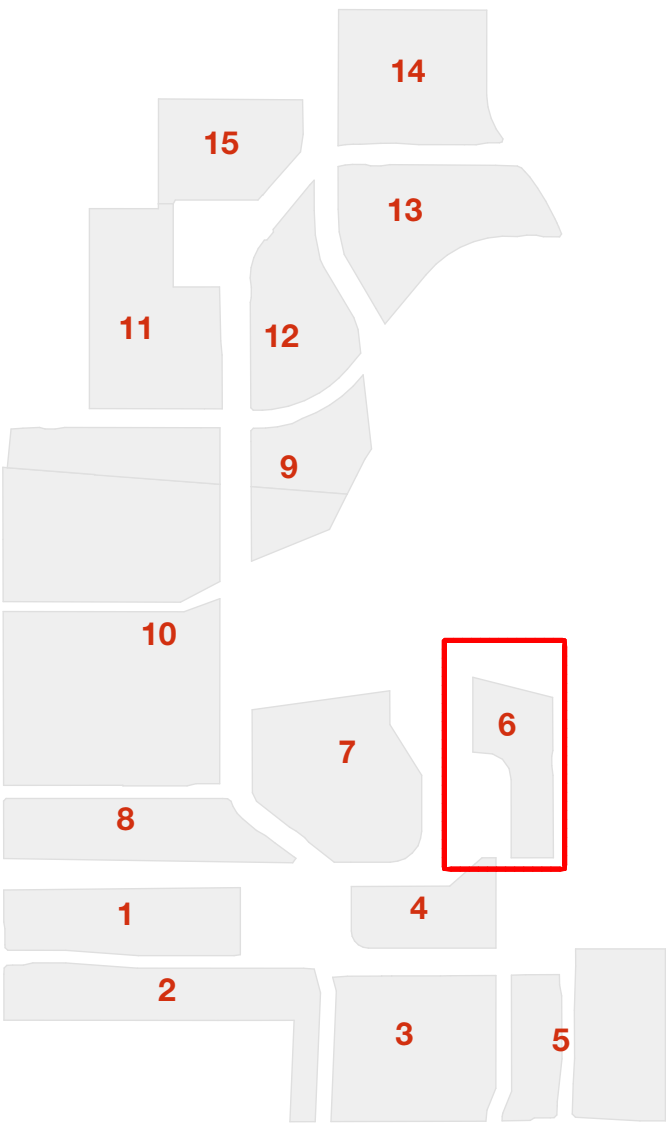


1 Illustrative Masterplan
Scale 1:750



LEGEND:

P One on-lot carpark



Neighbourhood 6

Area: 2.5 Ha
Units: 96
Yield: 38.9 U/Ha

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Prepared For:



Project Title:
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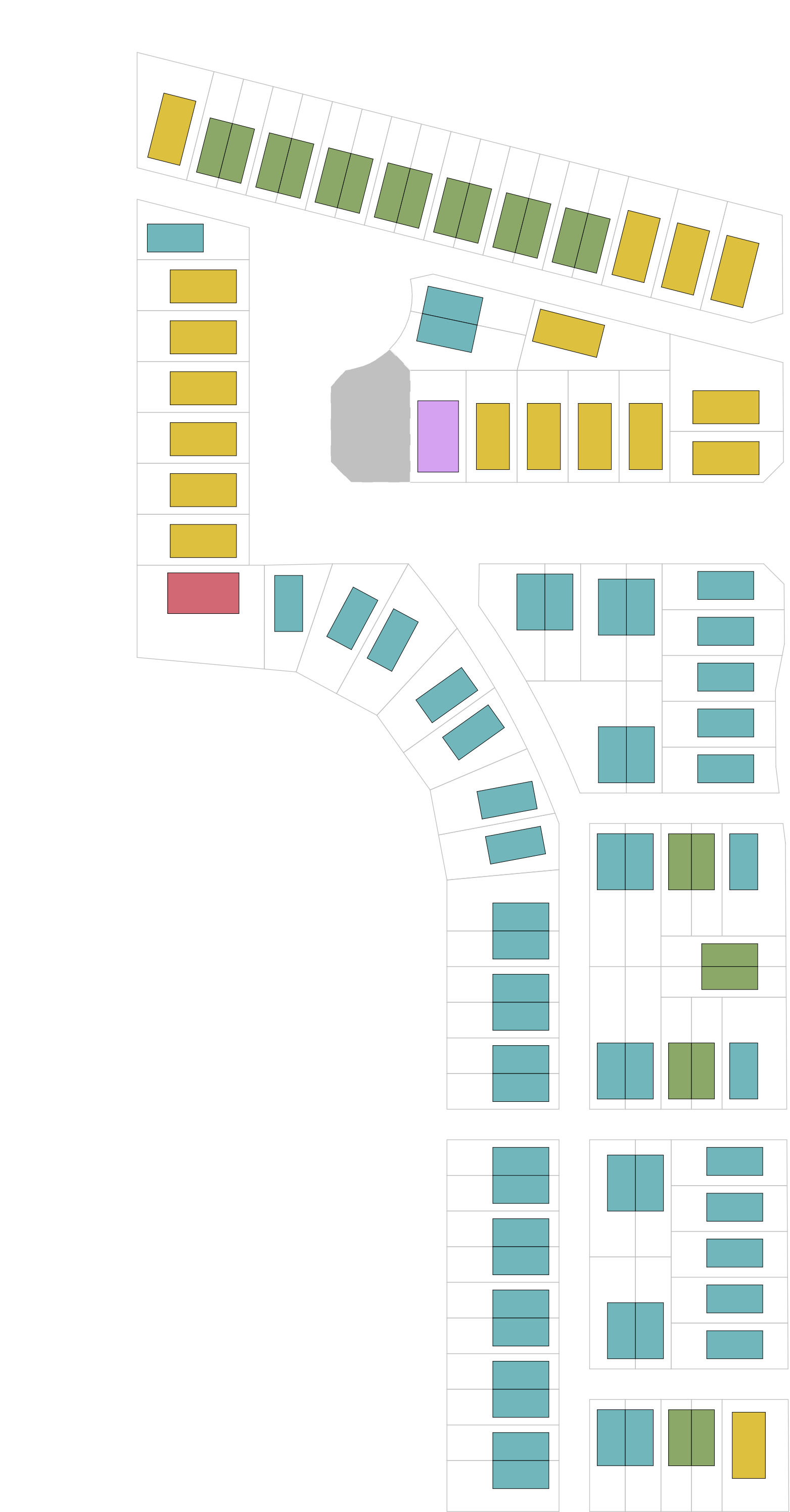
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N6

Scale: 1:750 Original Paper Size: A1

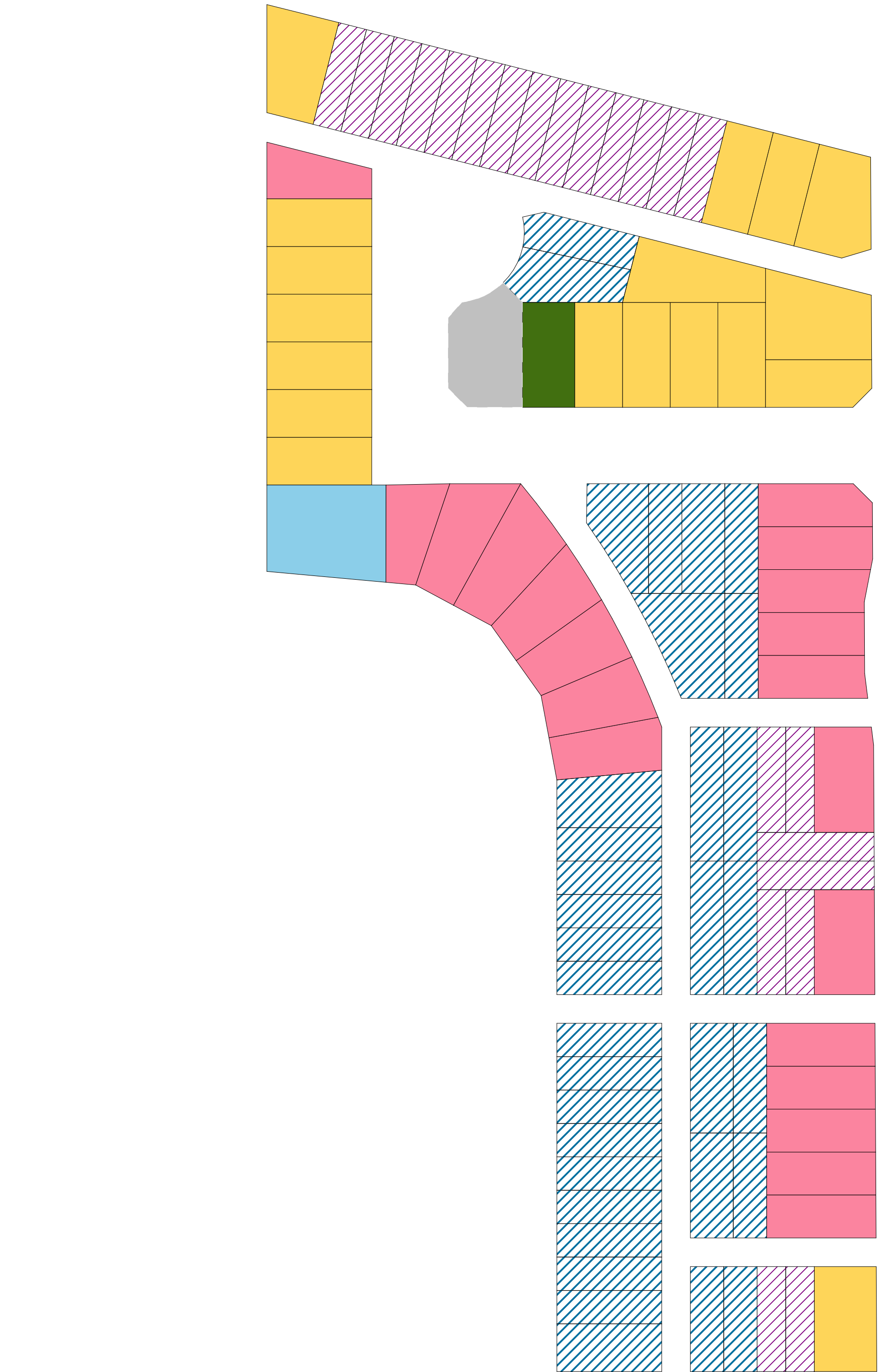
Job No.: **2677** Layout I.D.: **N6-01** Revision: **02**

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



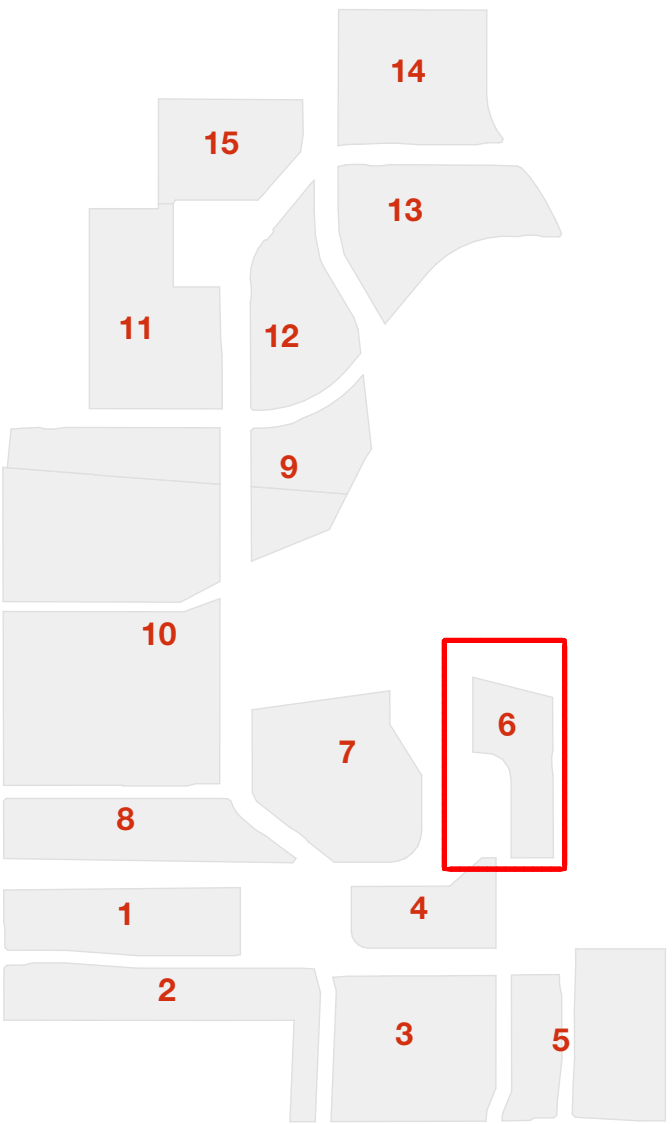
1 Housing Typology
Scale 1:750

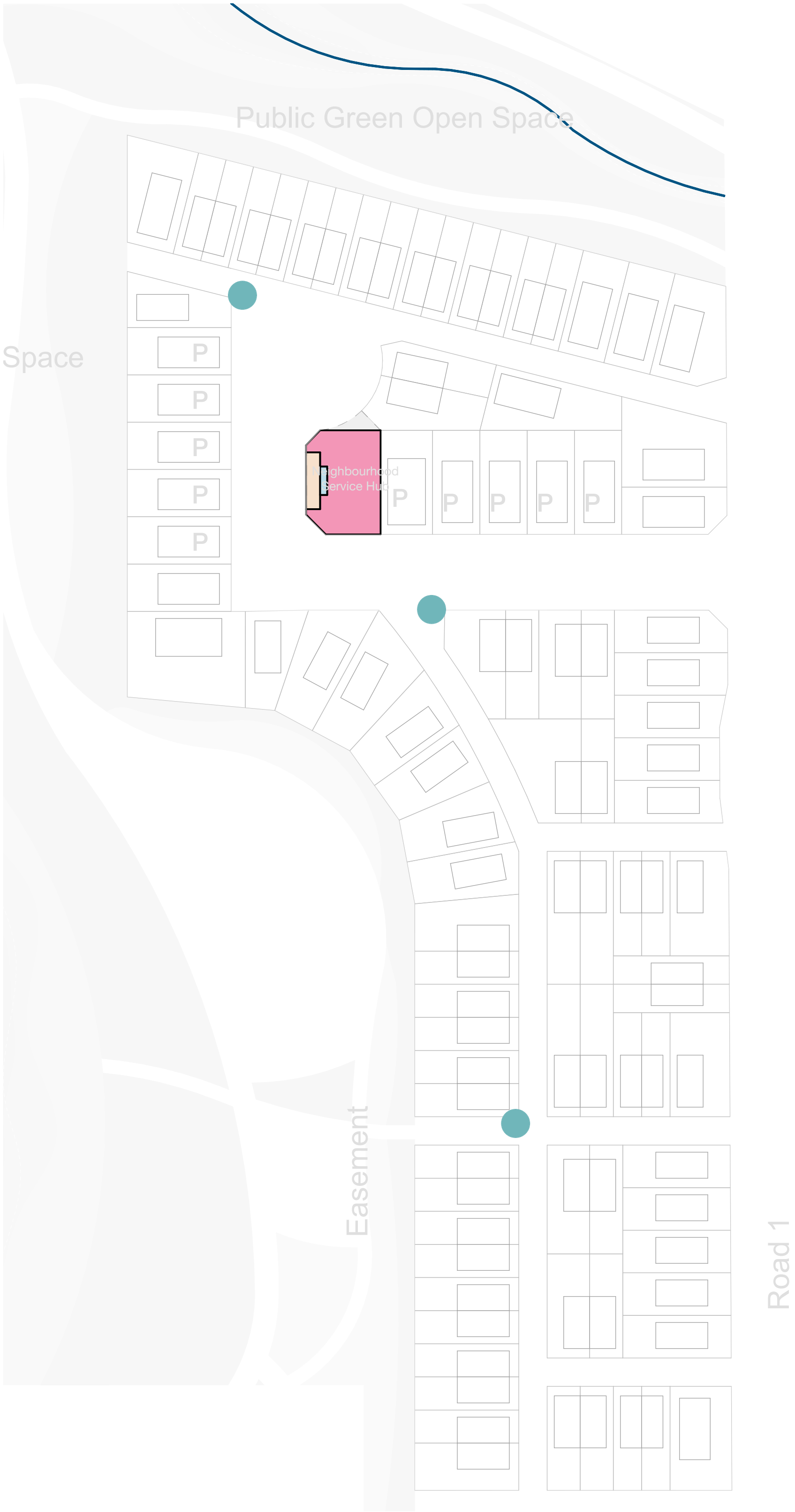
Neighbourhood 6	
Housing Size	Quantity
2Bed-N6	22
3Bed-N6	54
4Bed (Accessible)-N6	1
4Bed-N6	18
5Bed (Accessible)-N6	1
	96



2 Lot sizes
Scale 1:750

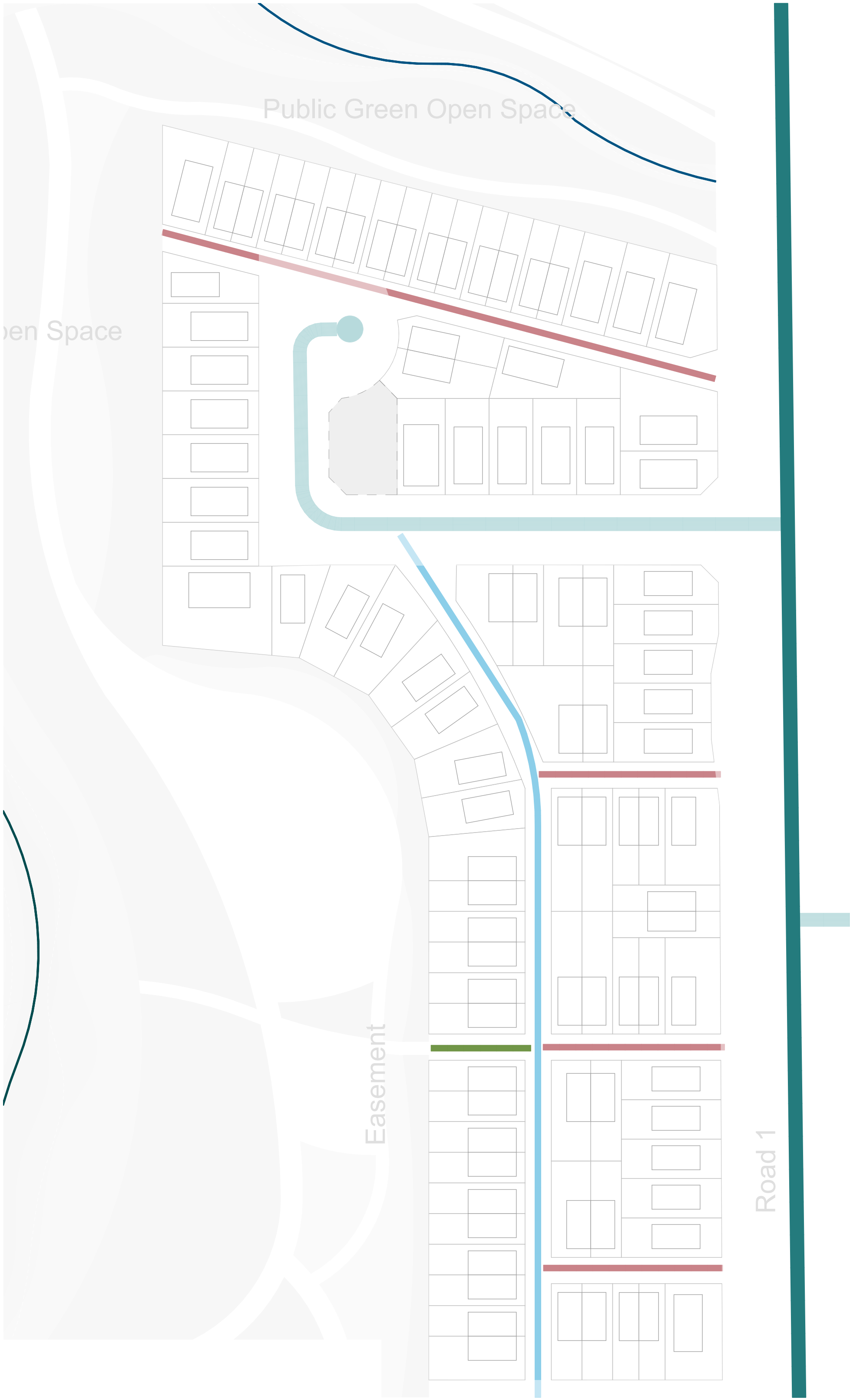
Mix Free standing and Duplex				
	LotSize	N6 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	~2bed Duplex	22	133	58%
	~3bed Duplex	34	178	
Standalone	~3bed Standalone	20	230	42%
	~4bed Standalone	18	244	
	~4bed Accessible	1	481	
	~5bed Accessible	1	242	
	TOTAL	96		100%





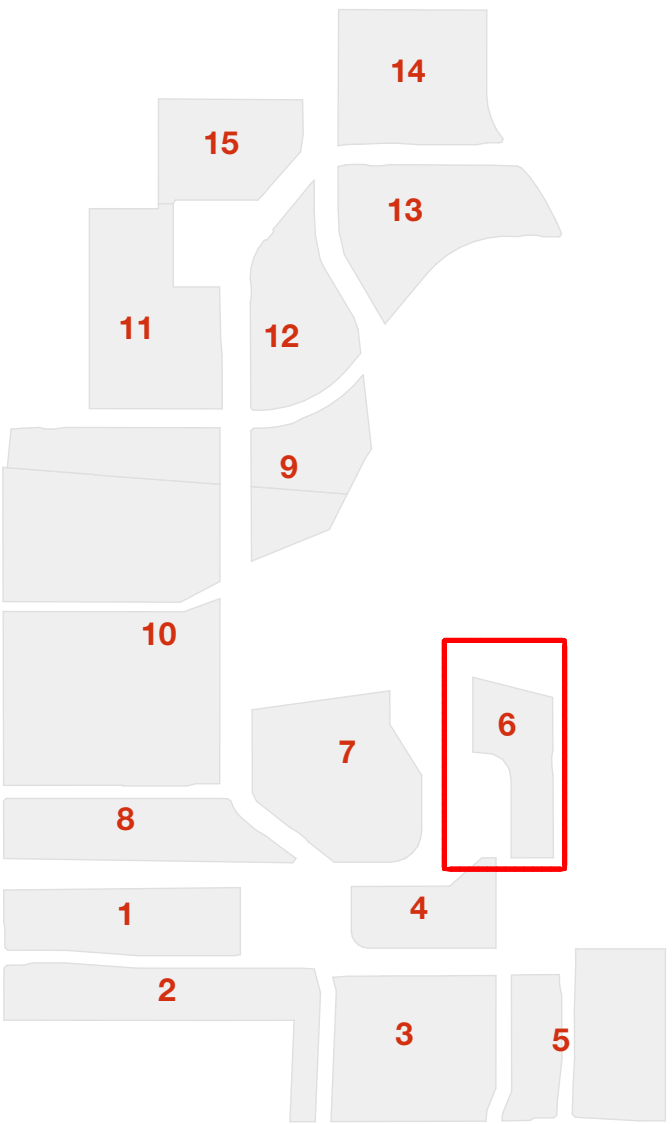
1 Urban Amenities
Scale 1:750

- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:750

- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Prepared For:
WINTON
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood
Urban Amenities & Transport
Network - N6

Scale: 1:750

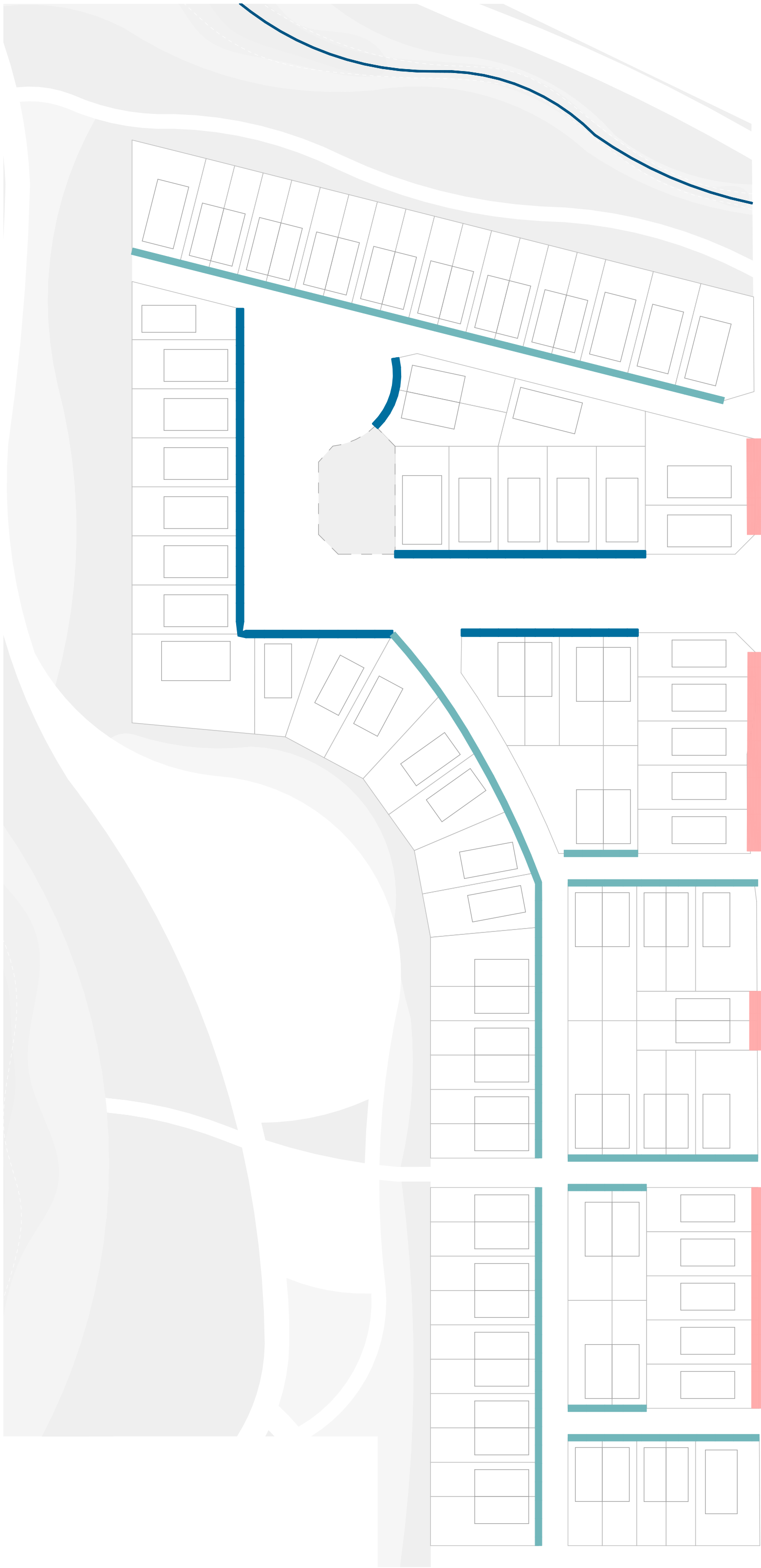
Original Paper Size: A1

Job No.:
2677

Layout I.D.:
N6-03

Revision:
02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Building Frontage Setbacks
Scale 1:750

LEGEND:

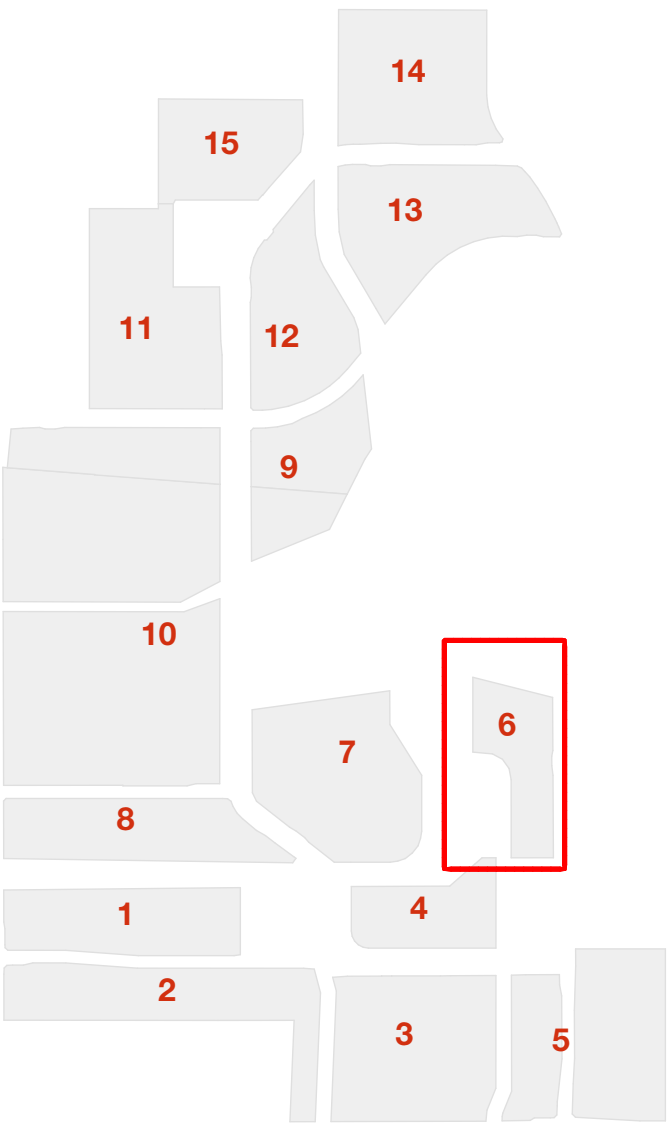
- Local Road Setback
- Varied Setback
- Deep Setback
- Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:750

LEGEND:

- Road Facing Edge Treatment
- Lane Facing Edge Treatment
- Green Open Space facing Edge Treatment (with access where possible)
- Green Open Space facing Edge Treatment (without access)
- Neighbourhood Gateway
- Corner (Wayfinding)
- Sunfield Gateway



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Prepared For:
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Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N6

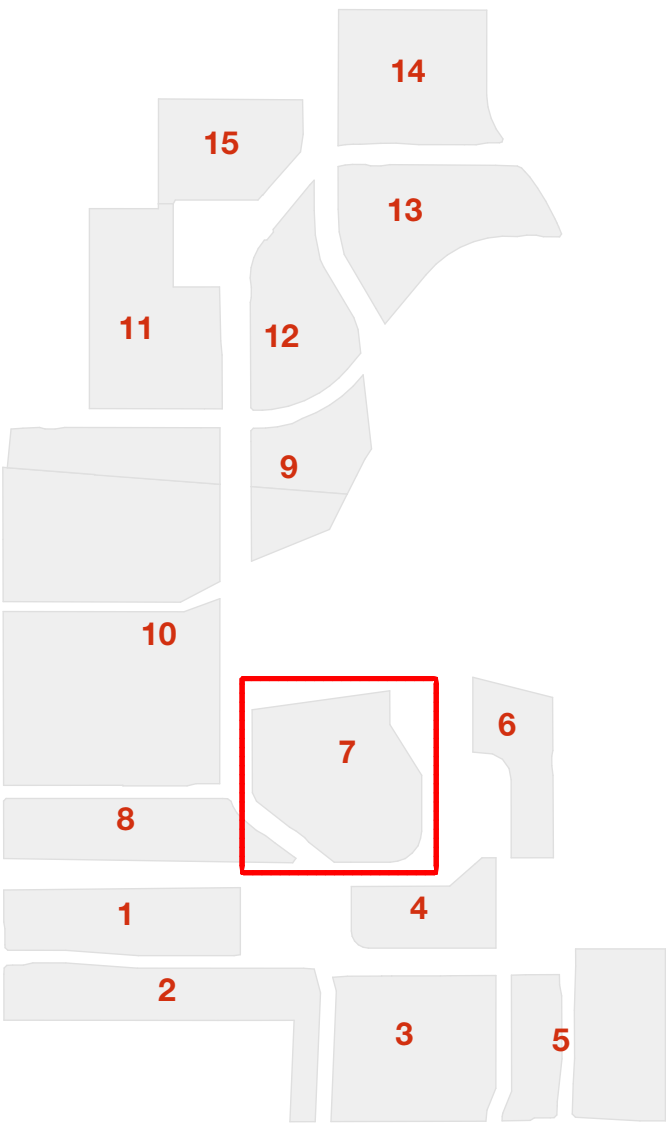
Scale: 1:750 Original Paper Size: A1

Job No.: 2677 N6-04 Layout I.D.: Revision: 02



1 Illustrative Master Plan 1/750
Scale 1:750

LEGEND:
P One on-lot carpark



Neighbourhood 7

Area: 5.8 Ha
Units: 219
Yield: 37.8 U/Ha

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Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N7

Scale: 1:750 Original Paper Size: A1

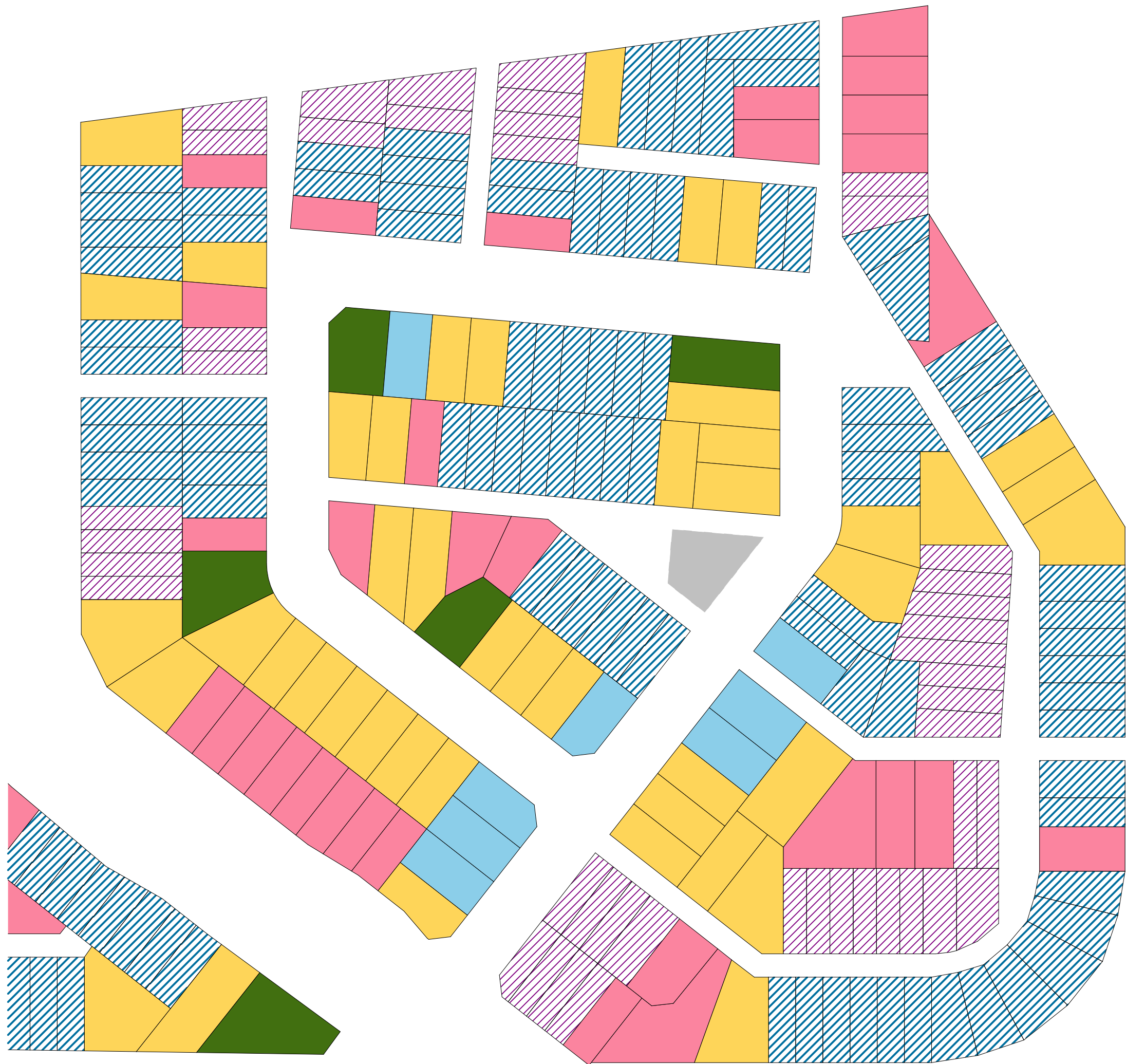
Job No.: 2677 N7-01 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



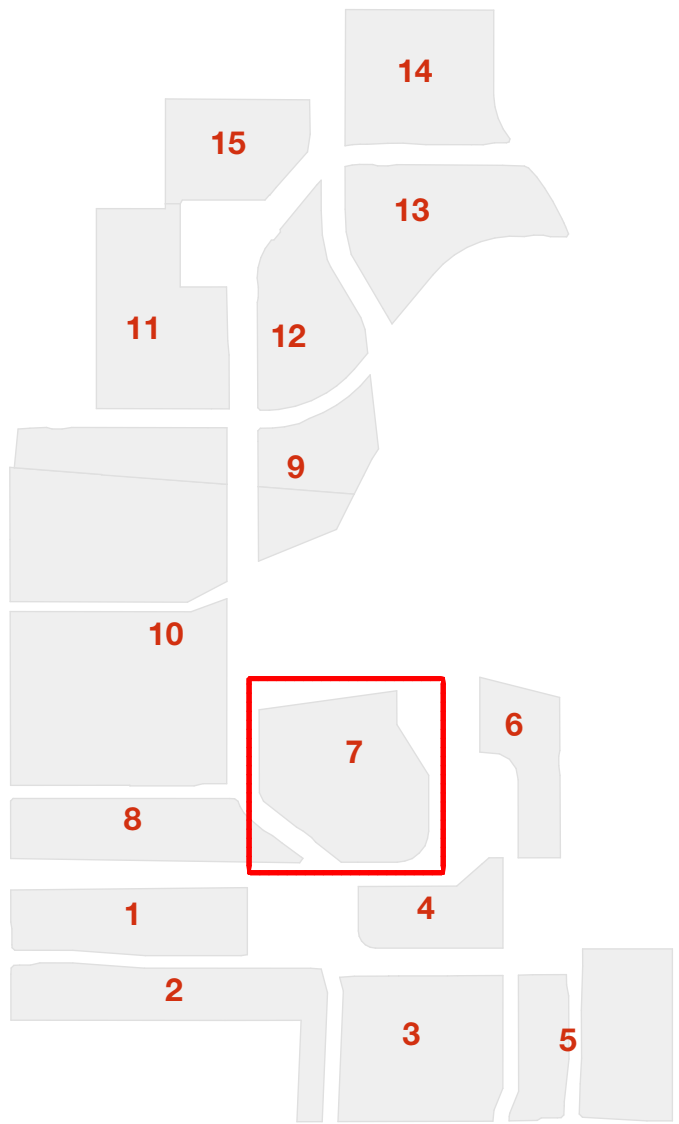
1 Housing Typology
Scale 1:1000

RC Housing Size - N 7	
Housing Size	Quantity
2Bed-N7	44
3Bed-N7	121
4Bed (Accessible)-N7	8
4Bed-N7	42
5Bed (Accessible)-N7	4
	219



2 Lot sizes
Scale 1:1000

Mix Free standing and Duplex				
	Lot Size	N7 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	~2bed Duplex	44	149	61%
	~3bed Duplex	90	170	
Standalone	~3bed Standalone	31	232	39%
	~4bed Standalone	42	264	
	~4bed Accessible	8	245	
	~5bed Accessible	4	331	
	TOTAL	219		100%



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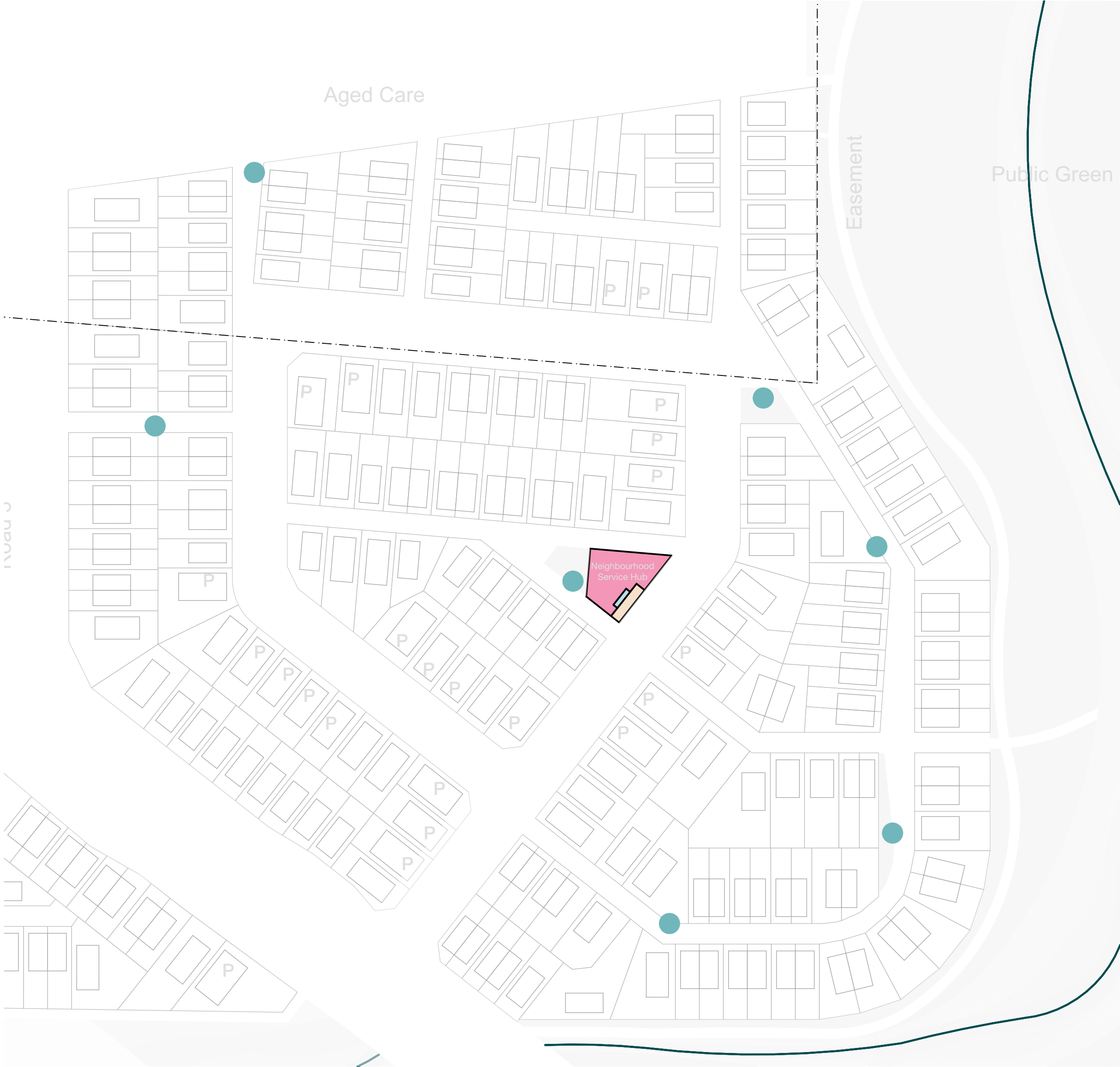
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Housing Typology & Lot Sizes - N7

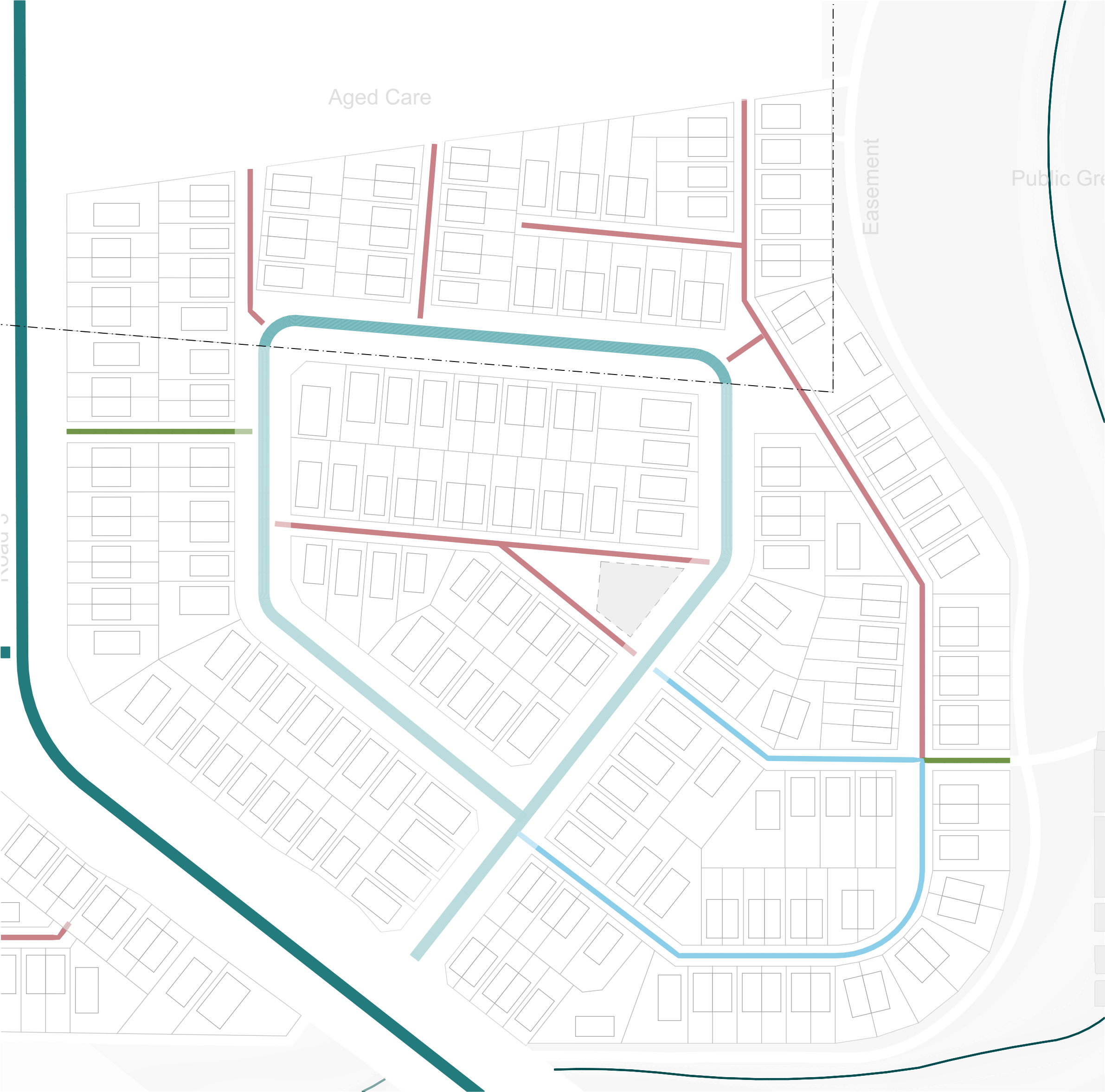
Scale: 1:1000, 1:0.3413 Original Paper Size: A1

Job No.: 2677 N7-02
Layout I.D.:
Revision: 02



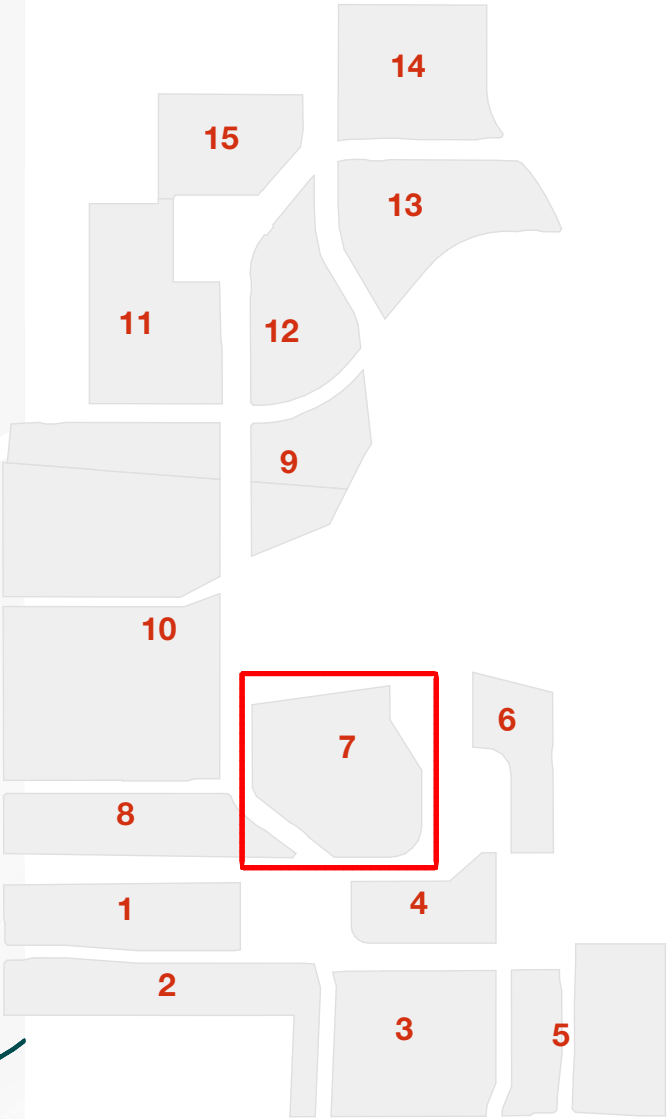
1 Urban Amenities
Scale 1:1000

- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:1000

- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N7

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N7-03 Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



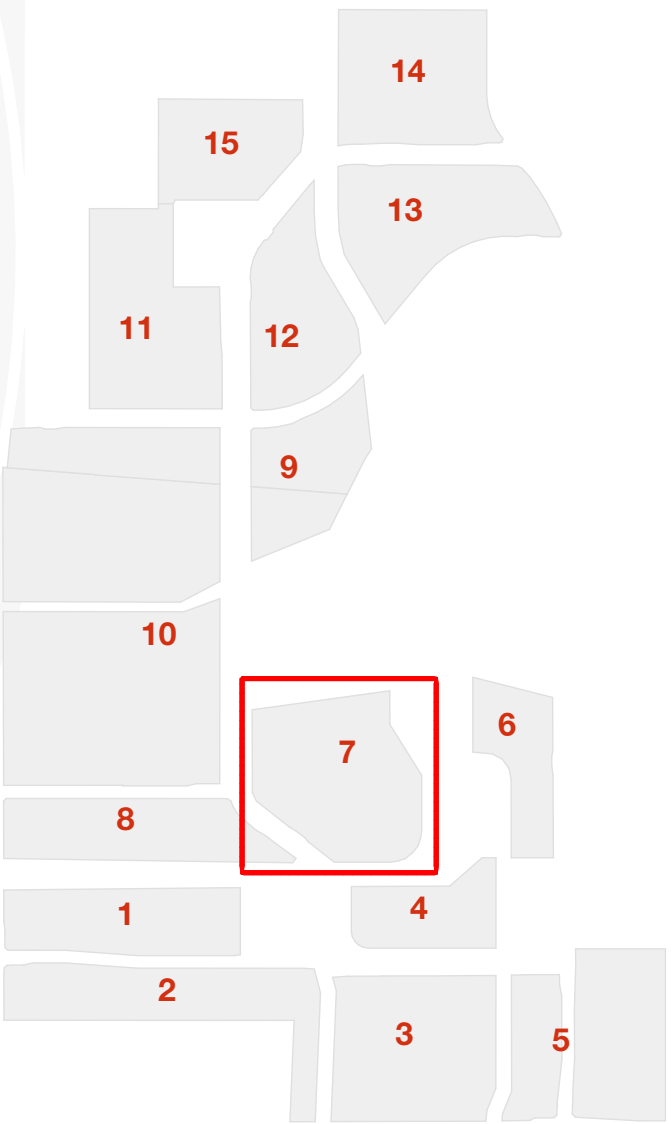
1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1000

- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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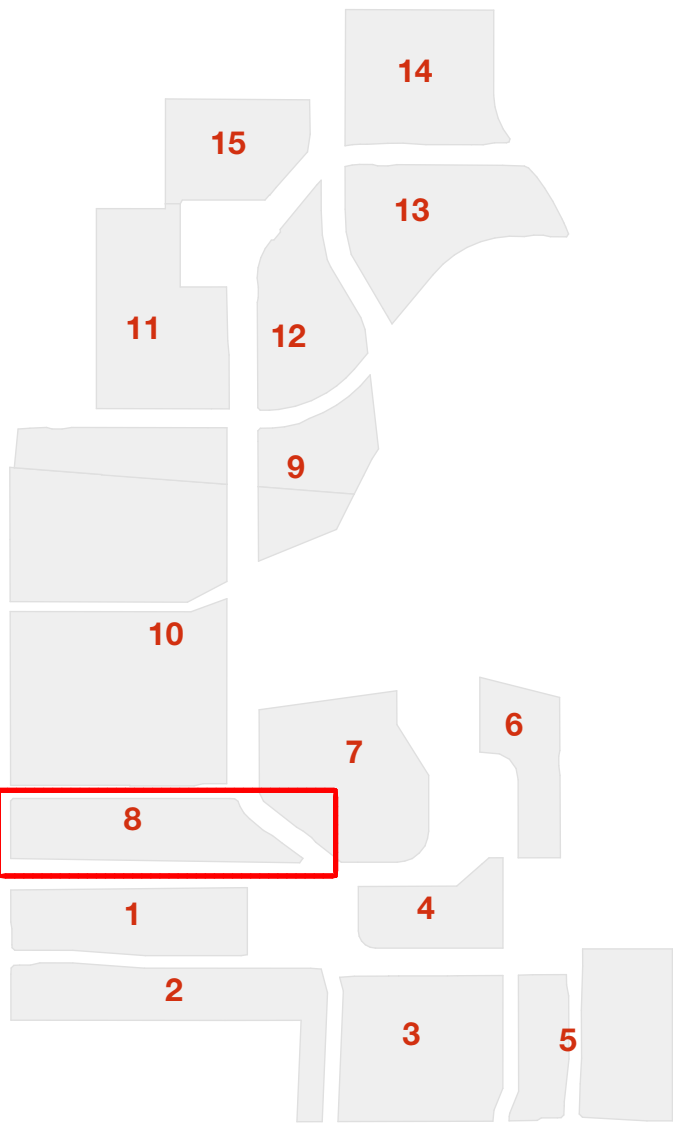
Prepared For:
WINTON
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N7		
Scale: 1:1000	Original Paper Size: A1	
Job No.: 2677 N7-04	Layout I D:	Revision: 02
Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC		



1 Illustrative Master Plan 1/750
Scale 1:750

LEGEND:
P One on-lot carpark



Neighbourhood 8

Area: 4 Ha
Units: 160
Yield: 40 U/Ha

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Prepared For:
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Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N8

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 N8-01 Layout I.D.: Revision: 02

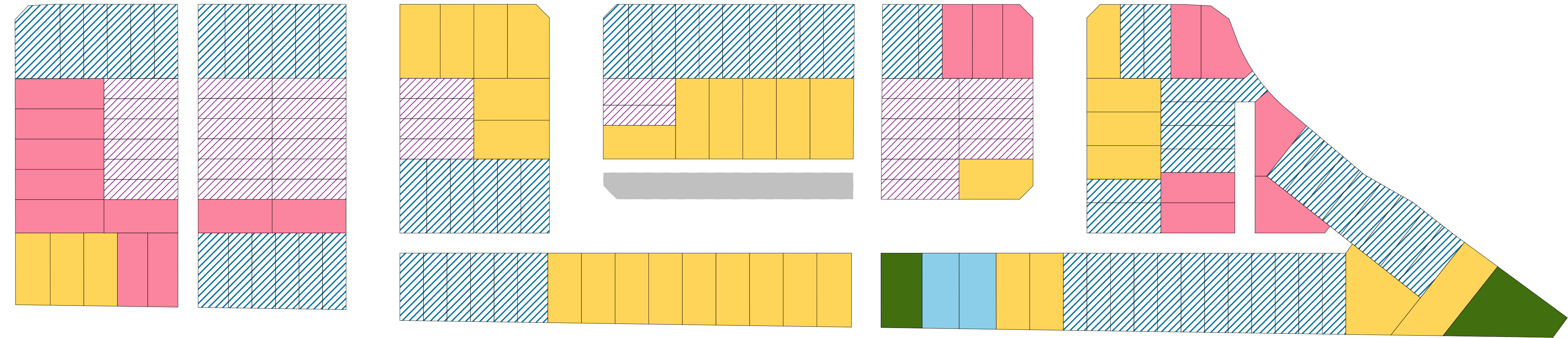
1

Housing Typology

Scale 1:750



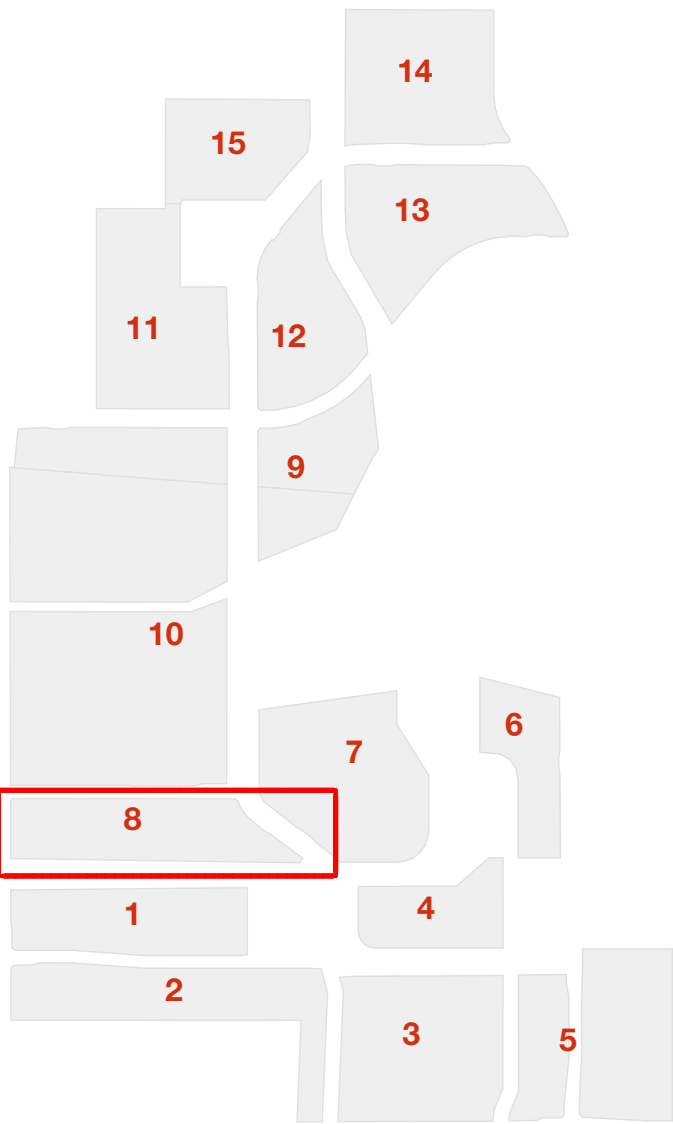
Neighbourhood 8	
Housing Size	Quantity
2Bed-N8	34
3Bed-N8	89
4Bed (Accessible)-N8	2
4Bed-N8	33
5Bed (Accessible)-N8	2
	160



2

Lot sizes

Scale 1:750



Prepared For:

WINTON

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Housing Typology & Lot Sizes - N8

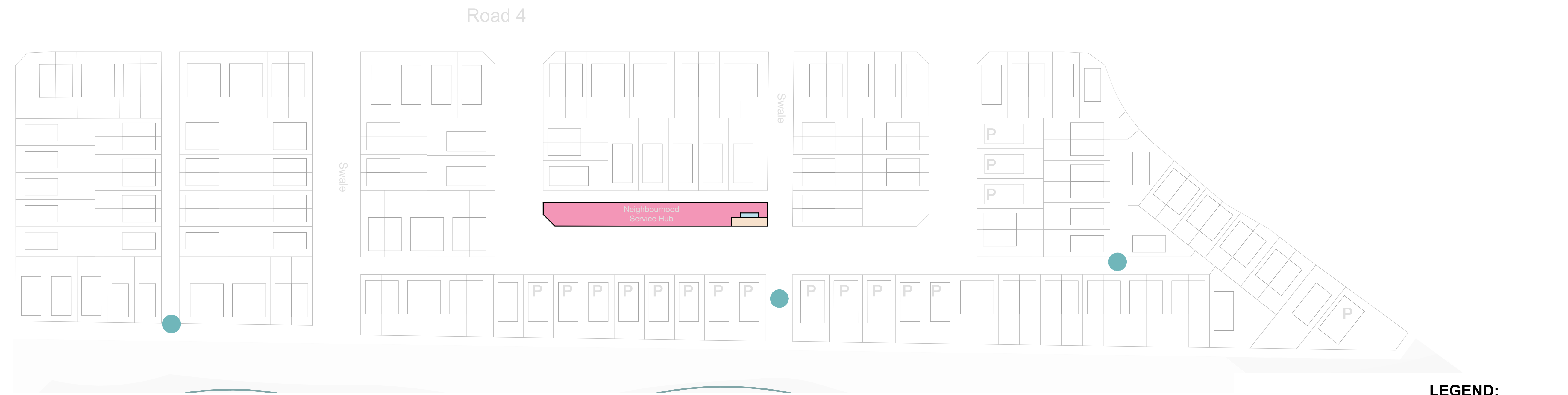
Scale: 1:750, 1:0.3413 Original Paper Size: A1

Job No.: Layout I.D.: Revision:
2677 N8-02 **02**

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC

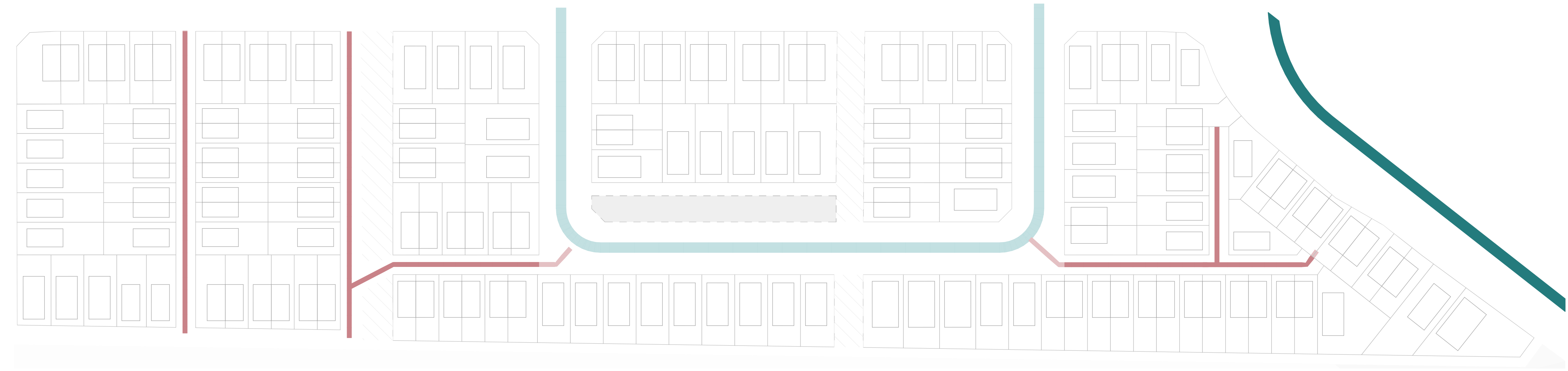
Mix Free standing and Duplex

		N8 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex Standalone	Lot Size			
	~2bed Duplex	34	134	
	~3bed Duplex	70	163	65%
	~3bed Standalone	19	218	
	~4bed Standalone	33	240	
	~4bed Accessible	2	247	
	~5bed Accessible	2	353	35%
	TOTAL	160		100%



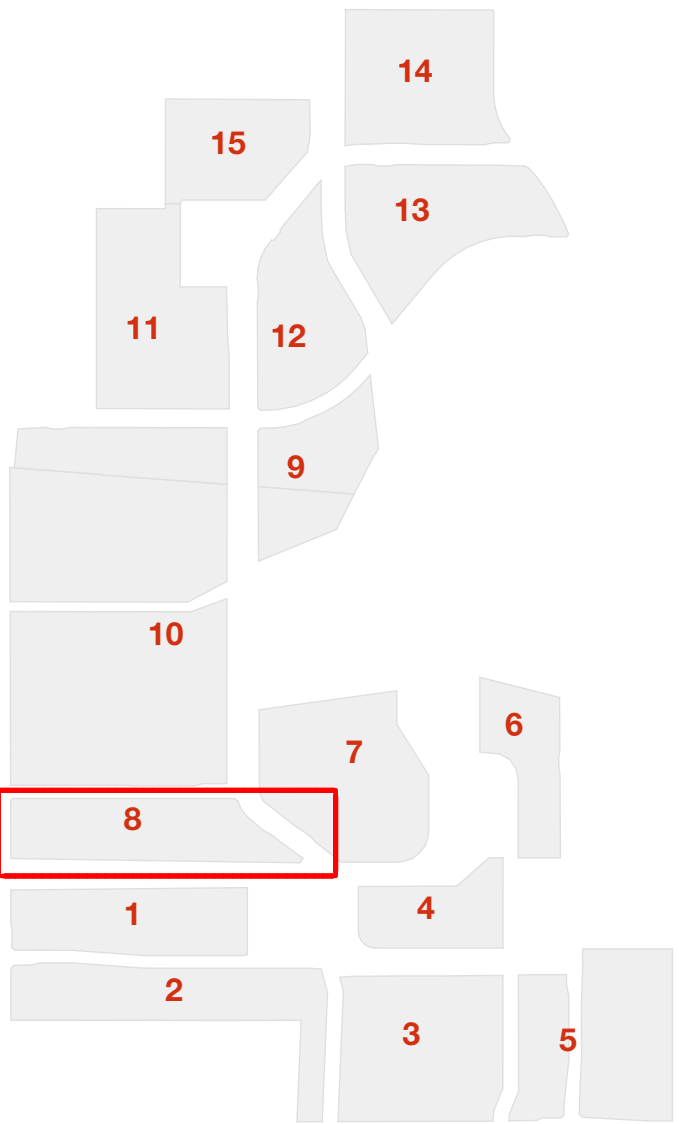
1 Urban Amenities
Scale 1:750

- LEGEND:
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:750

- LEGEND:
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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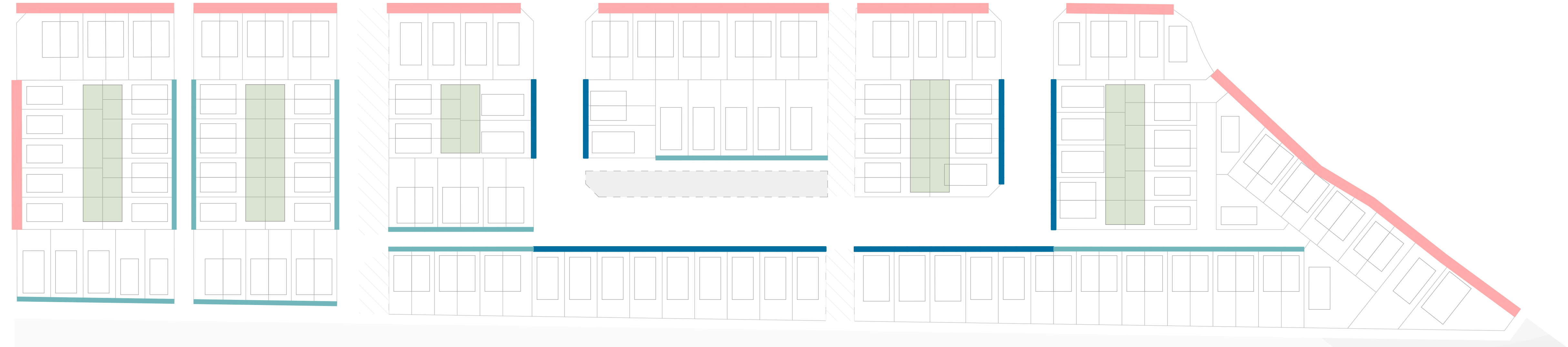
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N8

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N8-03 Revision: 02



1 Building Frontage Setbacks
Scale 1:750

LEGEND:

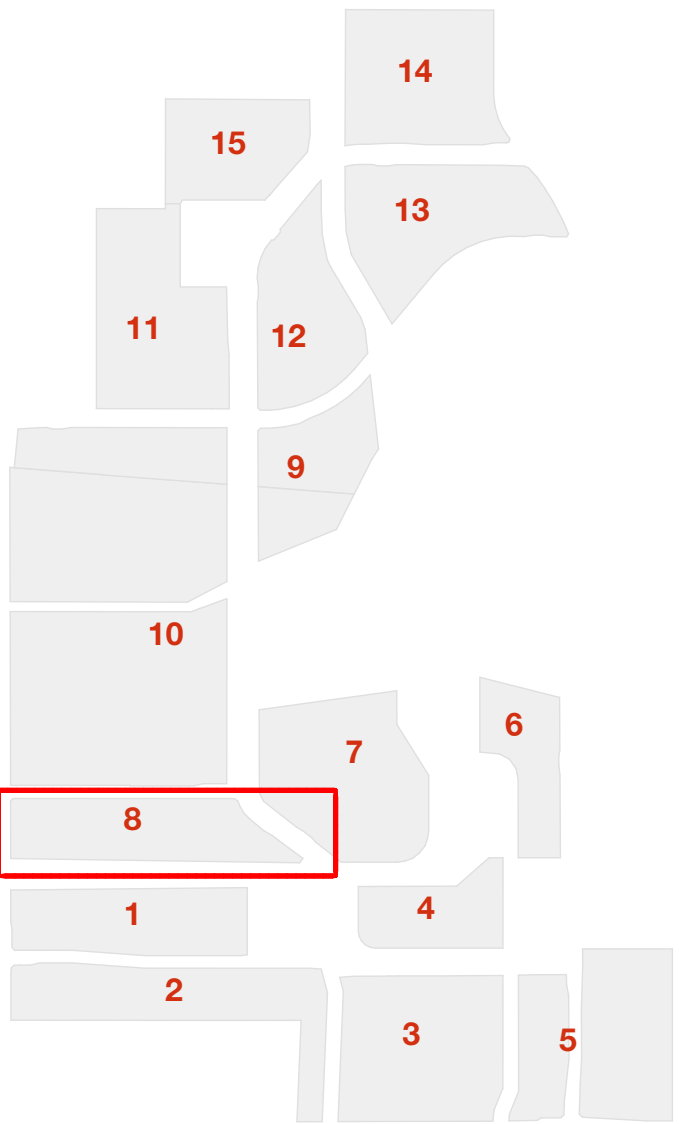
- Local Road Setback
- Varied Setback
- Deep Setback
- Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:750

LEGEND:

- Road Facing Edge Treatment
- Lane Facing Edge Treatment
- Green Open Space facing Edge Treatment (with access where possible)
- Green Open Space facing Edge Treatment (without access)
- Neighbourhood Gateway
- Corner (Wayfinding)
- Sunfield Gateway



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Project Title:
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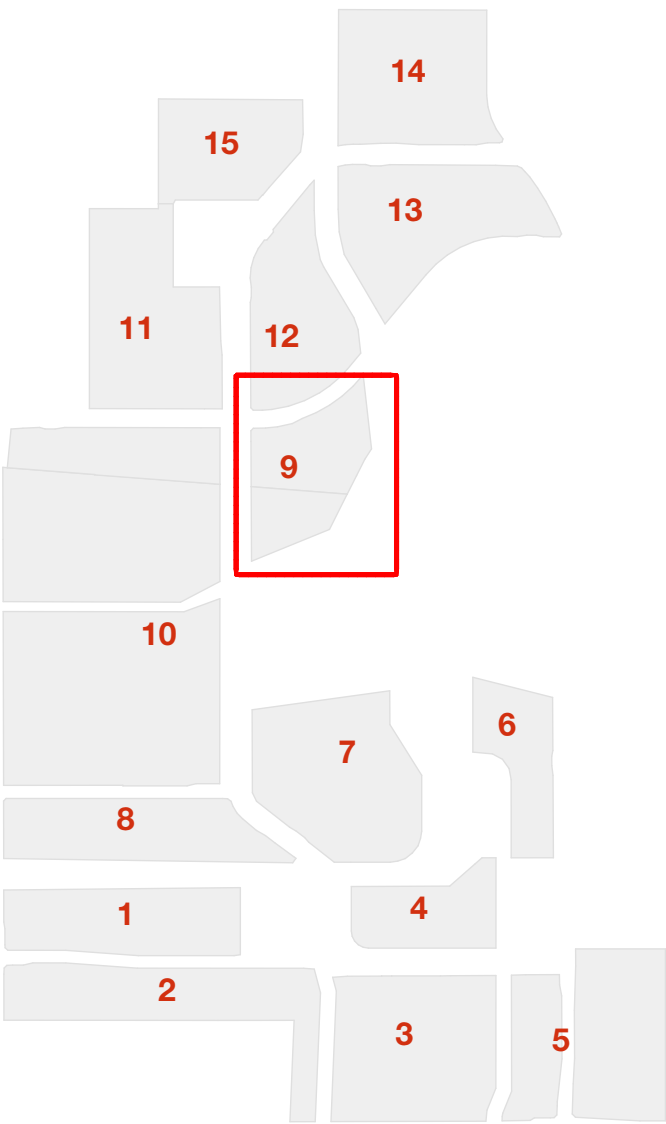
RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N8		
Scale: 1:750	Original Paper Size: A1	
Job No.: 2677	Layout I.D.: N8-04	Revision: 02
Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC		

LEGEND:

P One on-lot carpark



1 Illustrative Master Plan 1/750
Scale 1:750



Neighbourhood 9

Area: 3.4 Ha
Units: 126
Yield: 36.7 U/Ha

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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood
Illustrative Masterplan - N9

Scale: 1:750 Original Paper Size: A1

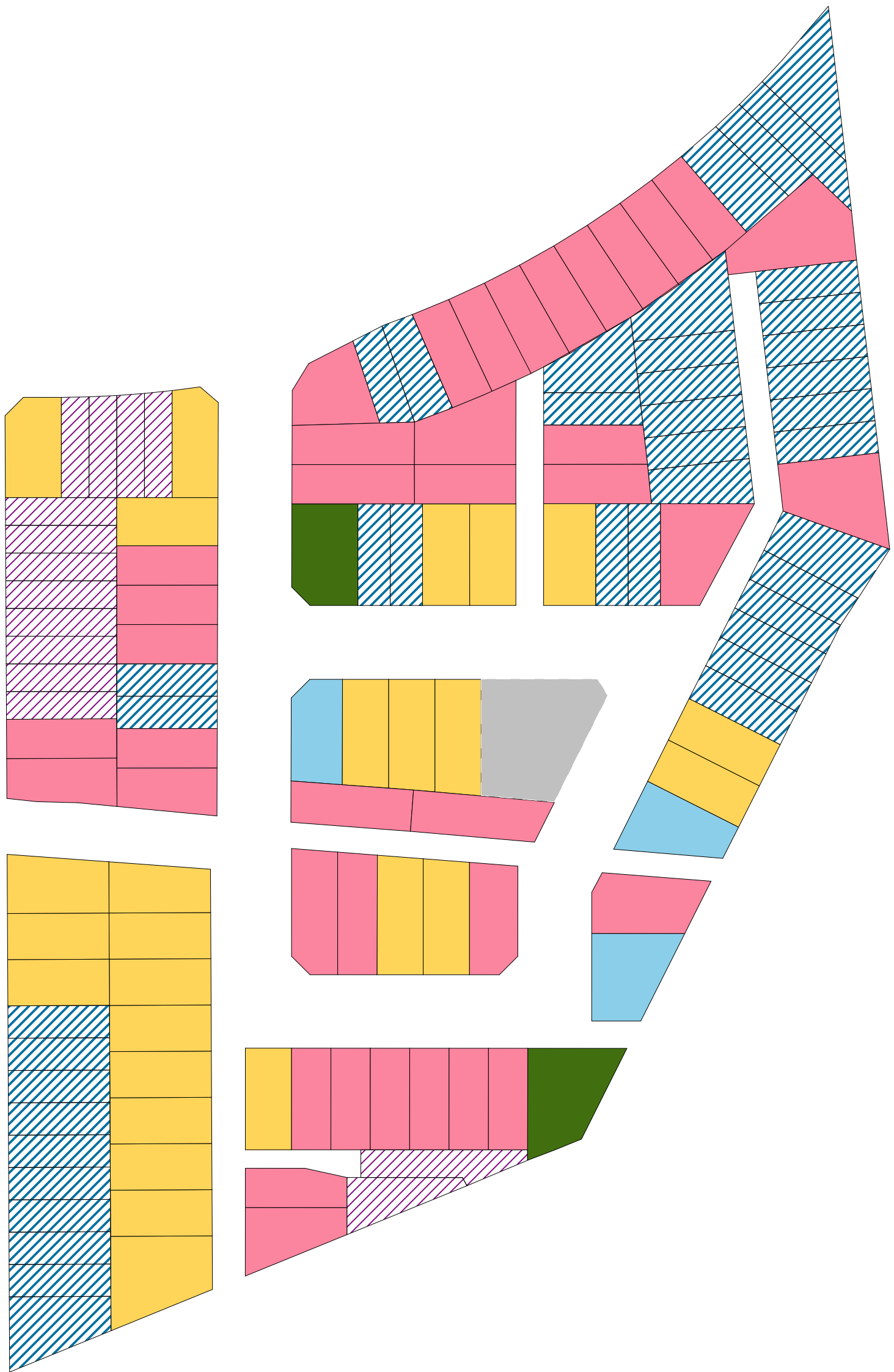
Job No.: 2677 Layout I.D.: N9-01 Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Housing Typology
Scale 1:1000

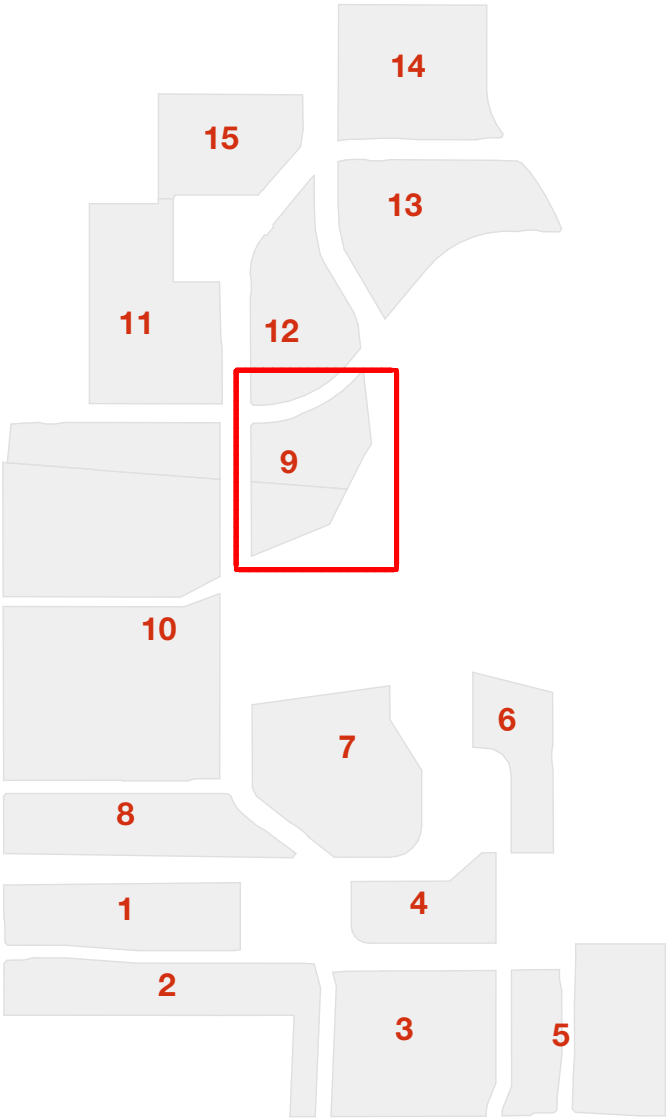
RC Housing Size - N9	
Housing Size	Quantity
2Bed-N9	14
3Bed-N9	81
4Bed (Accessible)-N9	3
4Bed-N9	26
5Bed (Accessible)-N9	2
	126



2 Lot sizes
Scale 1:1000

Mix Free standing and Duplex

		N9 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
	Lot Size			
	~2bed Duplex	14	148	
Duplex	~3bed Duplex	42	170	44%
	~3bed Standalone	39	220	
Standalone	~4bed Standalone	26	235	
	~4bed Accessible	3	266	
	~5bed Accessible	2	330	56%
	TOTAL	126		100%



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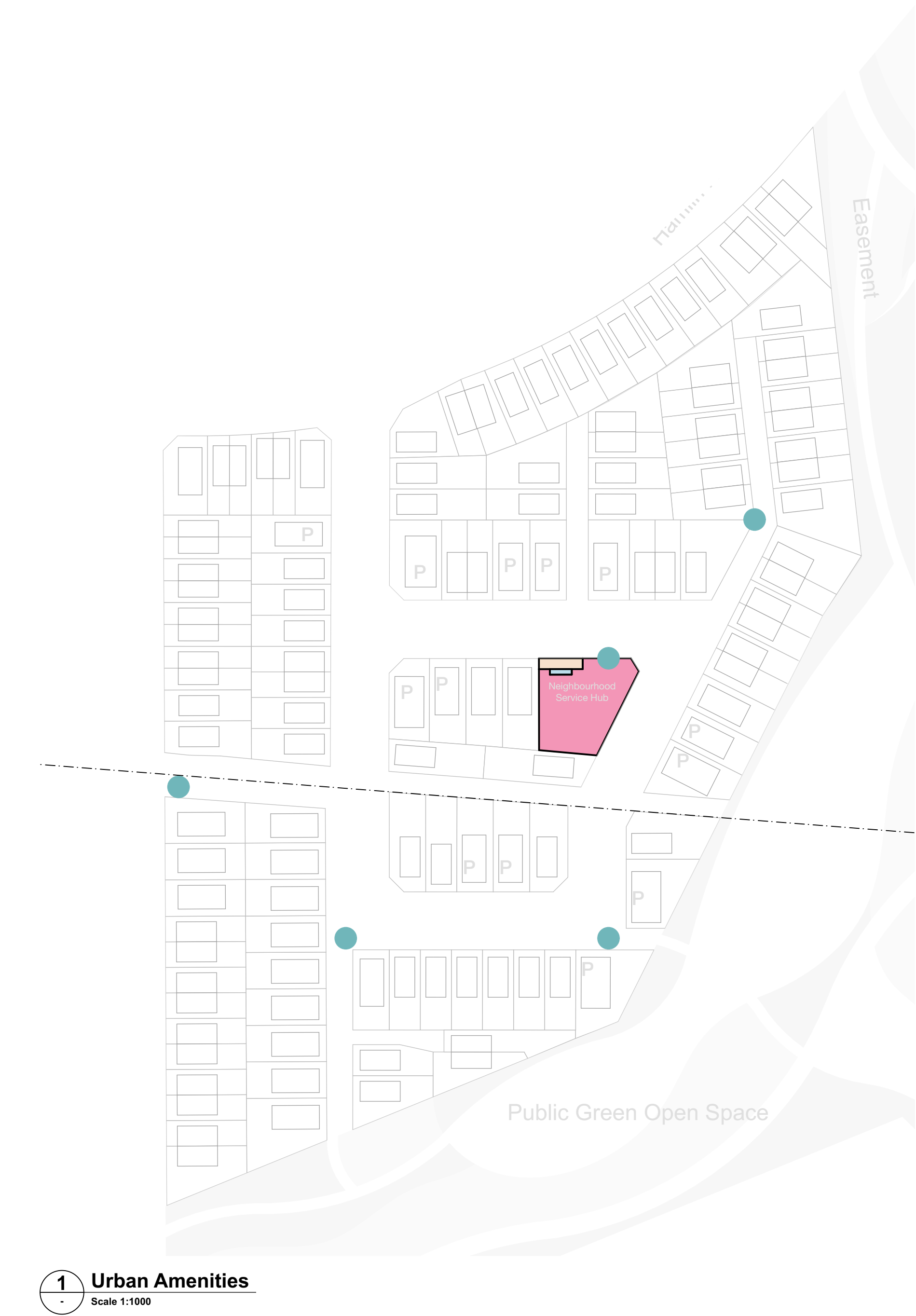
Project Title:
Sunfield Masterplanned
Community

RESIDENTIAL PRECINCT

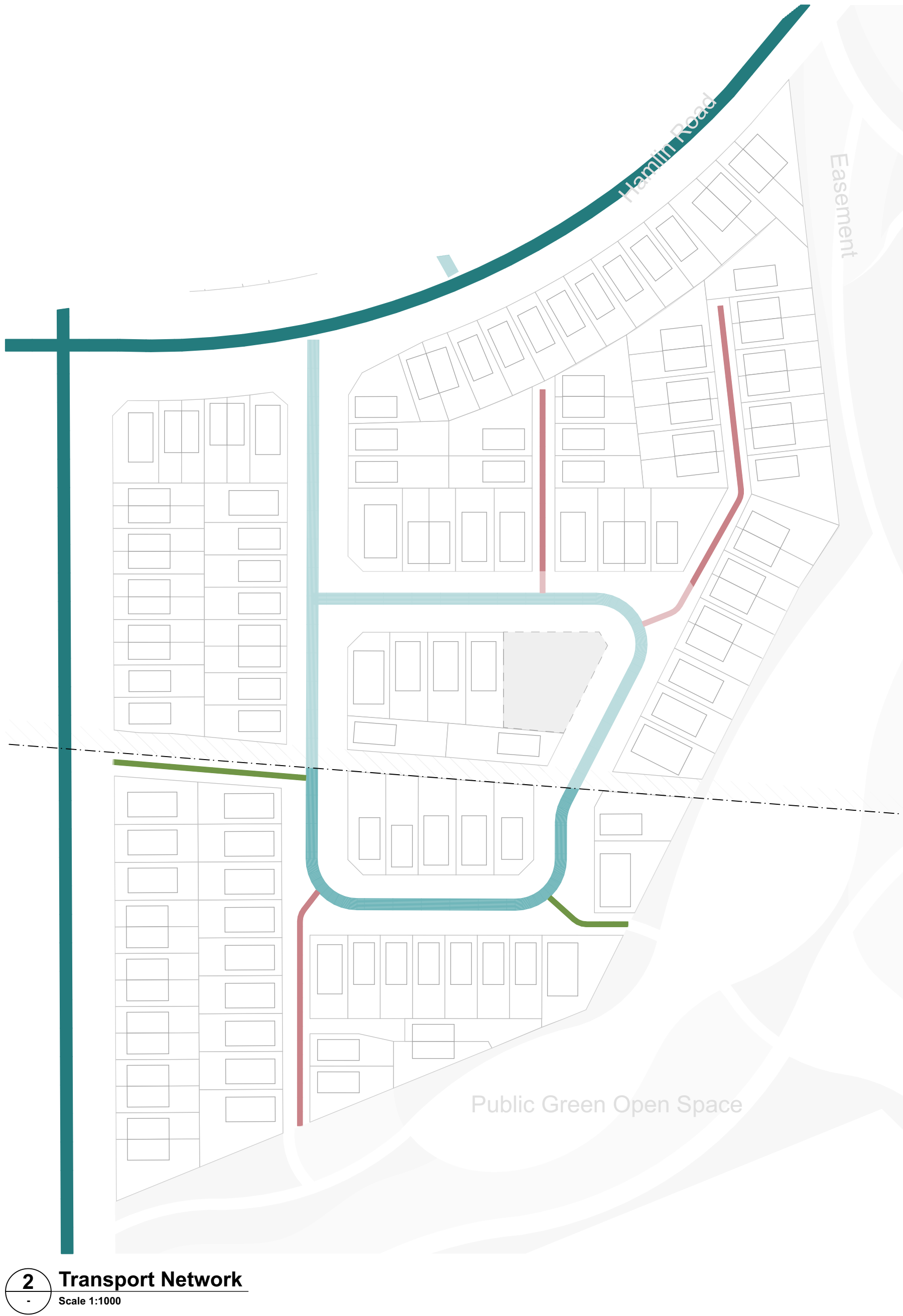
Layout Name:
Neighbourhood
Housing Typology & Lot
Sizes - N9

Scale: 1:1000, 1:0.3413 Original Paper Size: A1

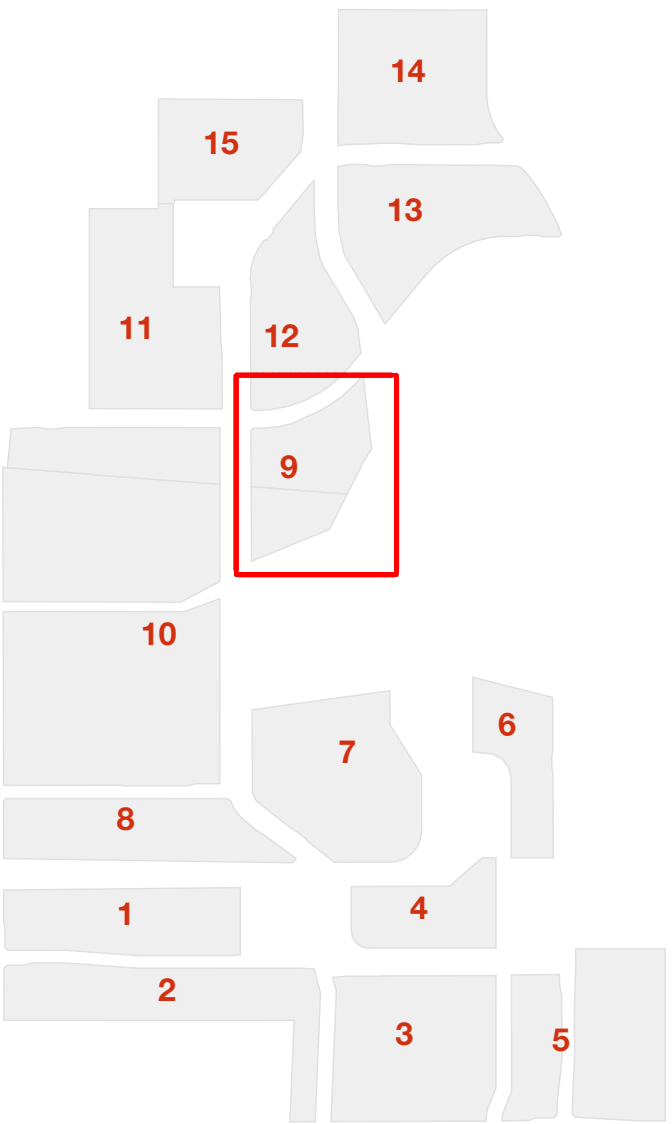
Job No.: 2677 N9-02
Layout I.D.:
Revision: 02



- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane

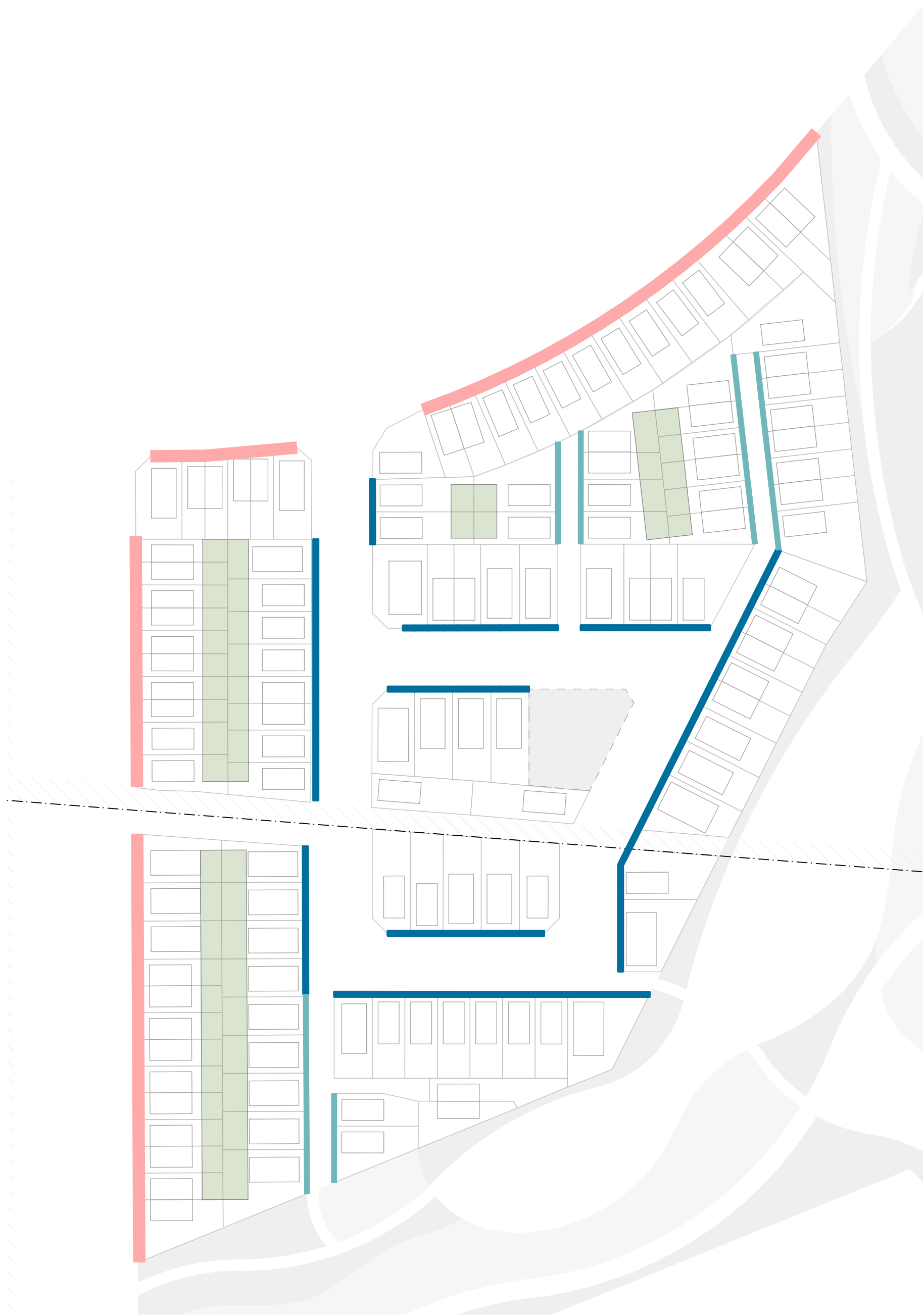


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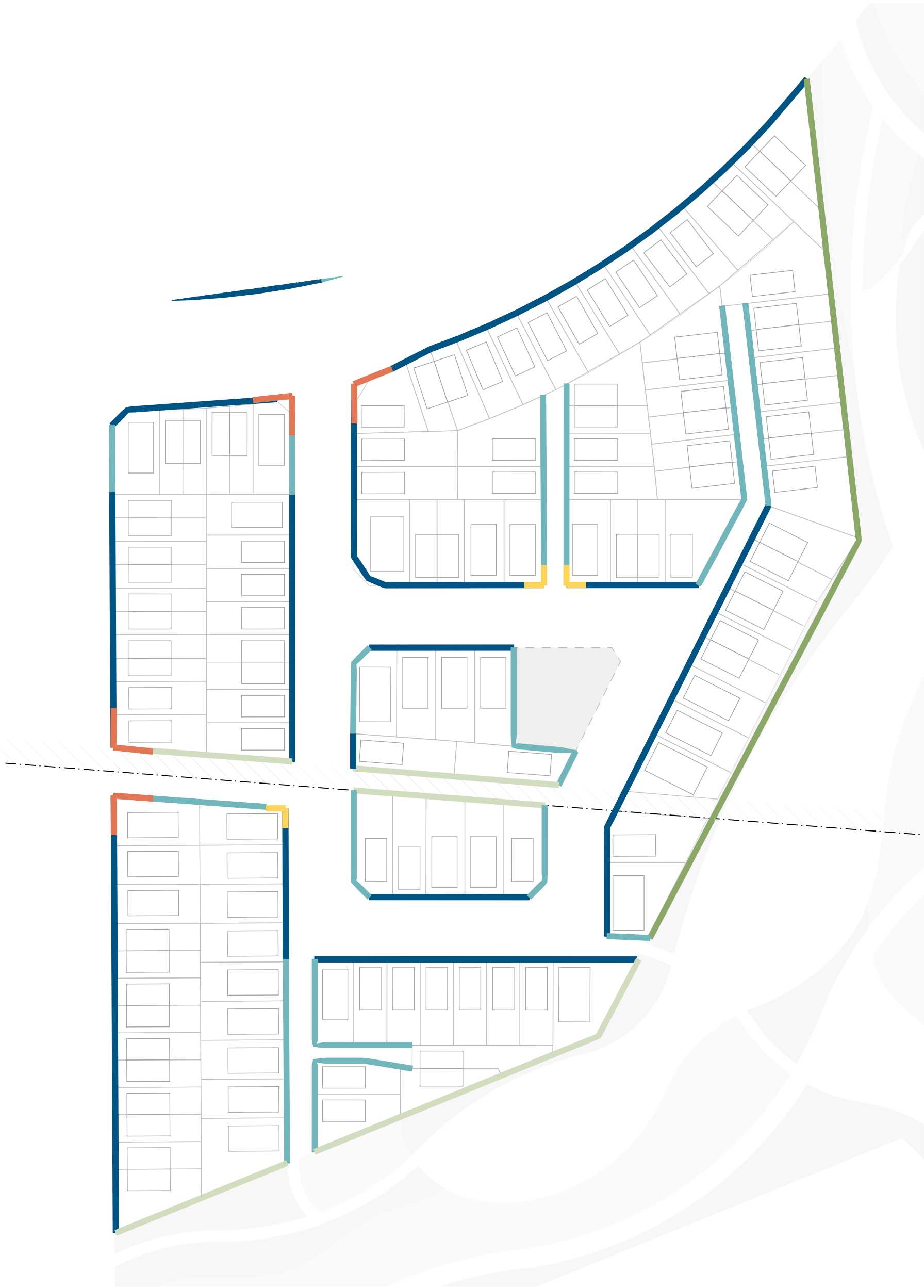
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Urban Amenities & Transport Network - N9		
Scale: 1:1000		Original Paper Size: A1
Job No.: 2677	Layout I.D.: N9-03	Revision: 02
Printed: 05/02/2025,3:06 PM CAD Ref: 2677 Sunfield RC		



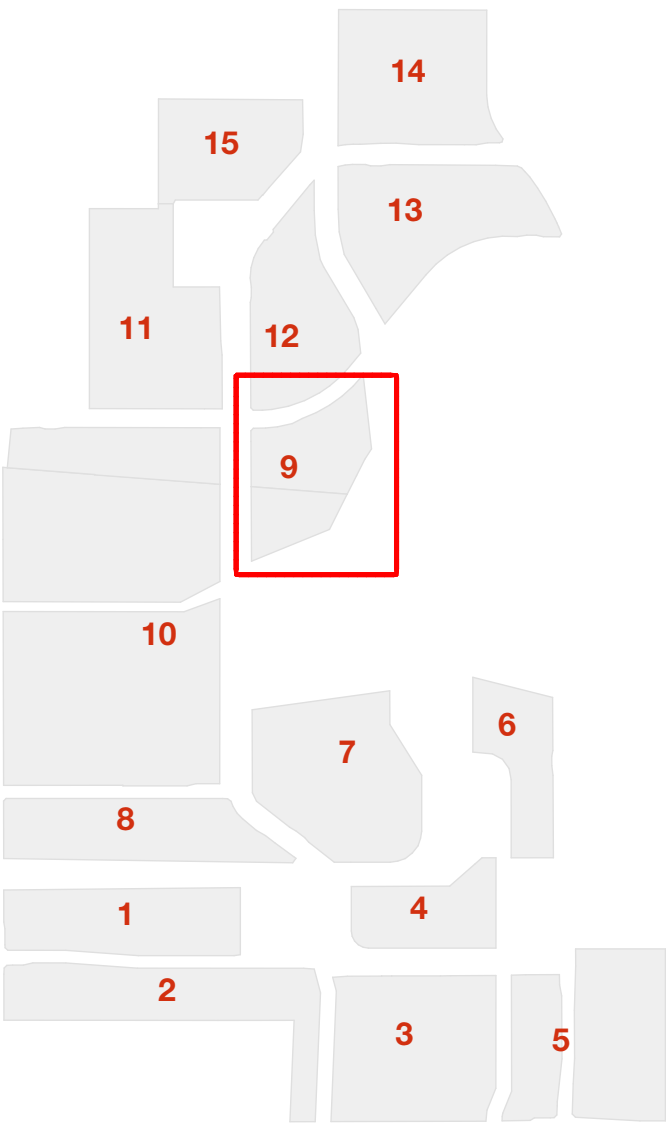
1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1000

- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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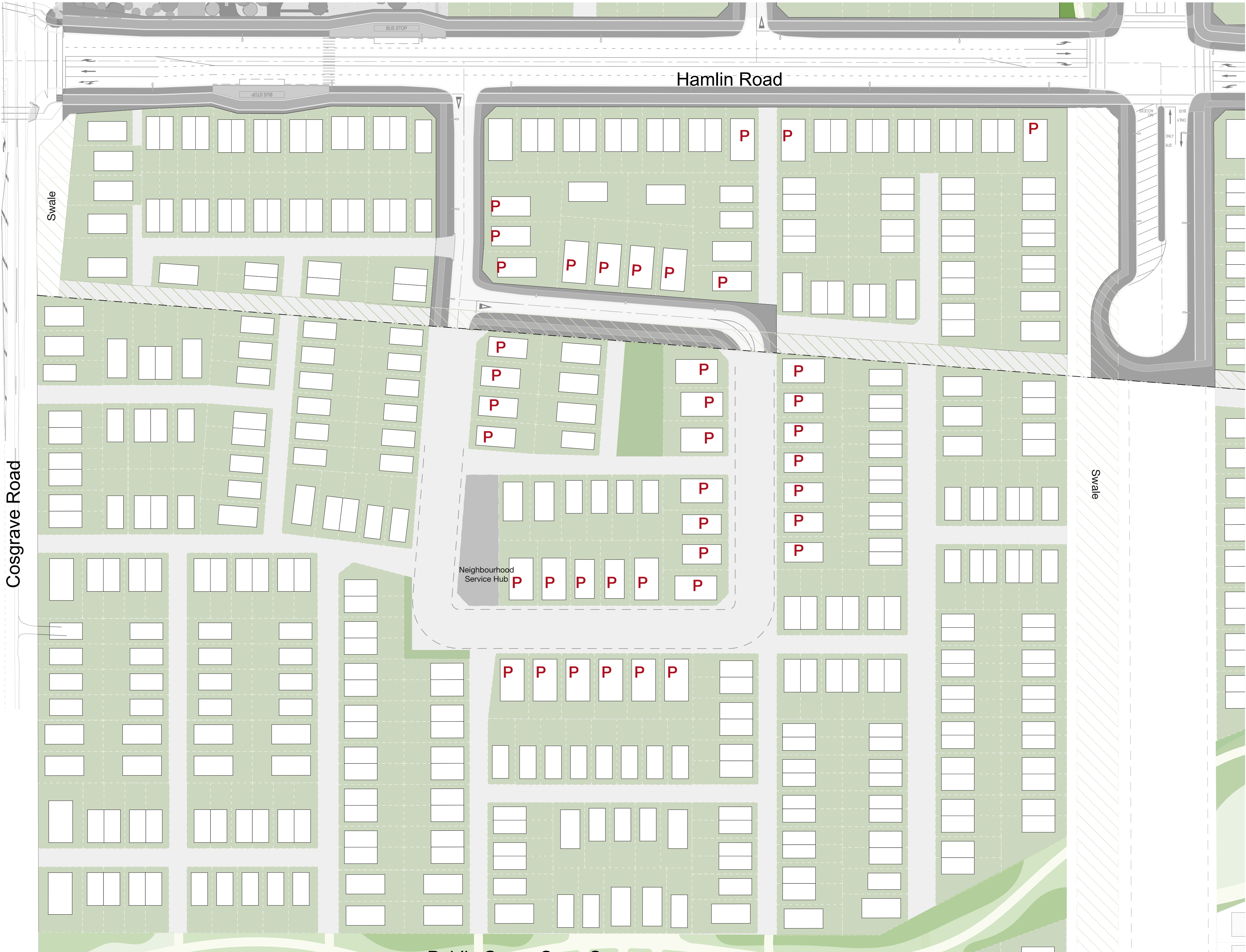
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N9

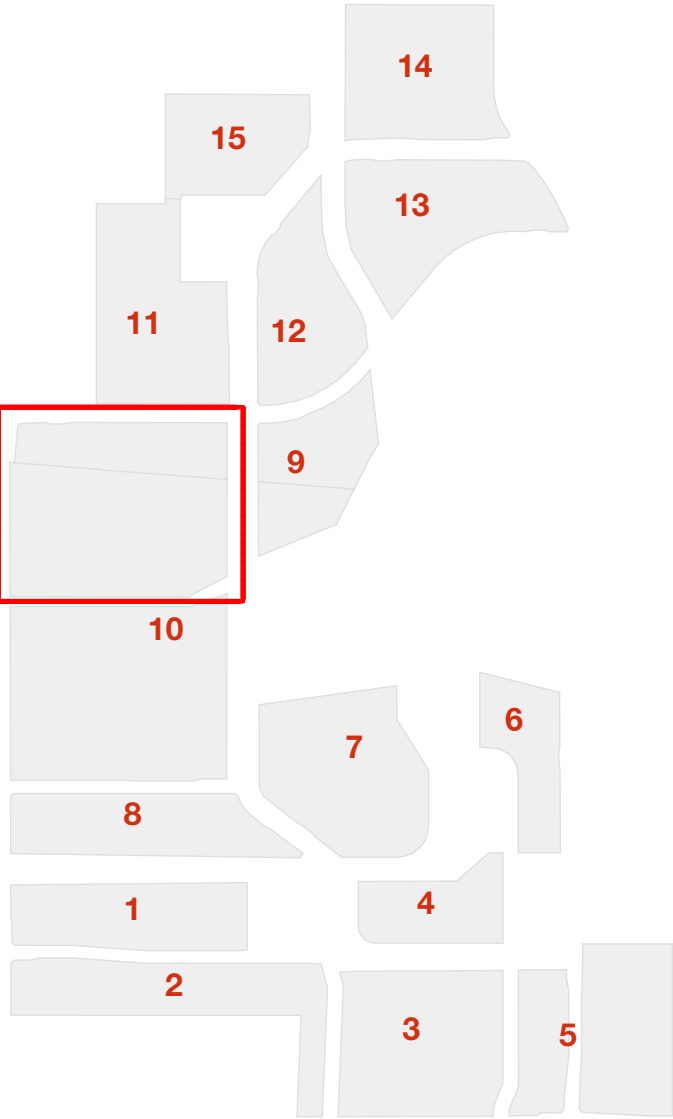
Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 N9-04 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



LEGEND:
P One on-lot carpark



Neighbourhood 10

Area: 18.9 Ha
Units: 784
Yield: 41.5 U/Ha

(Yield Above includes following page)

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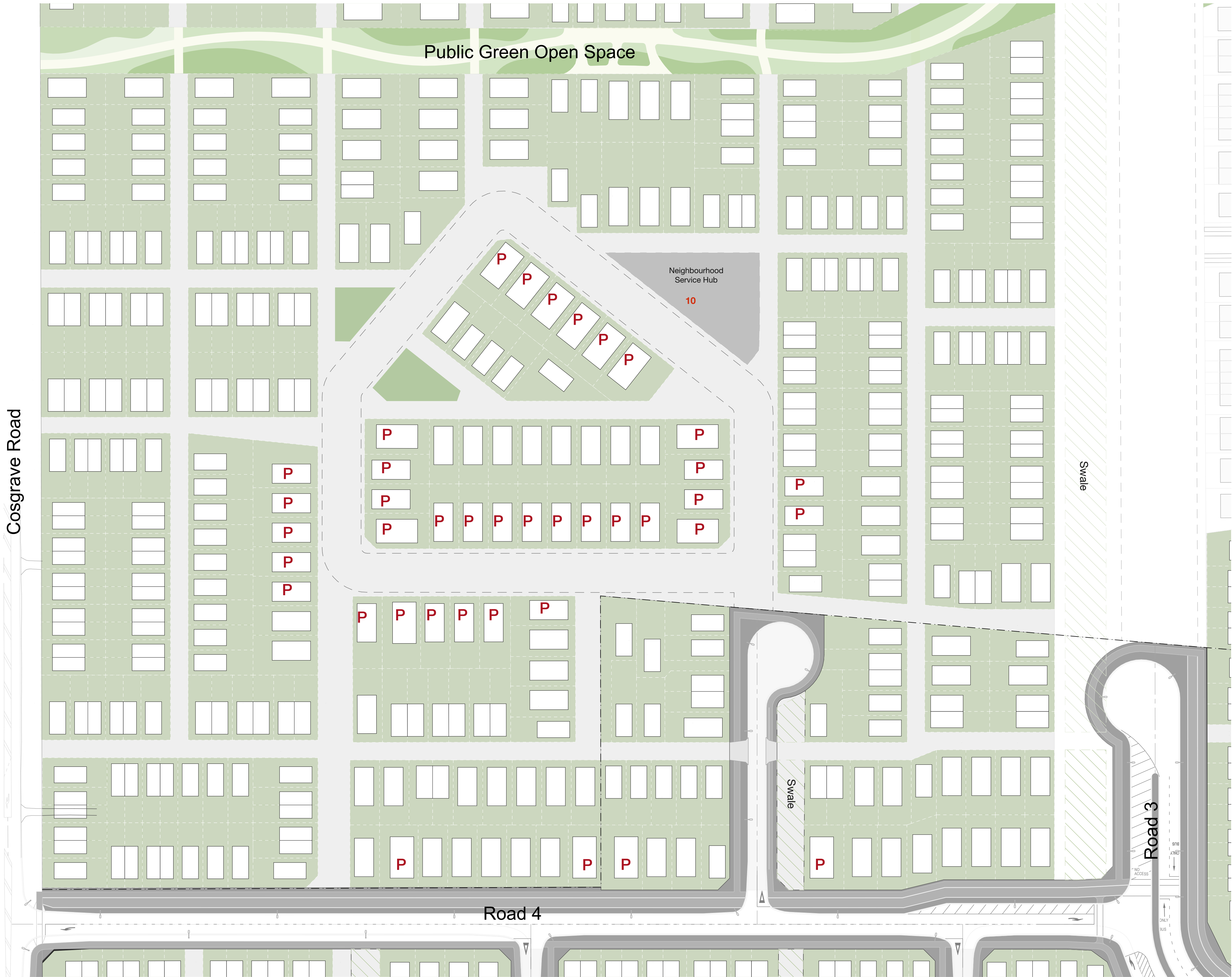
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N10_North

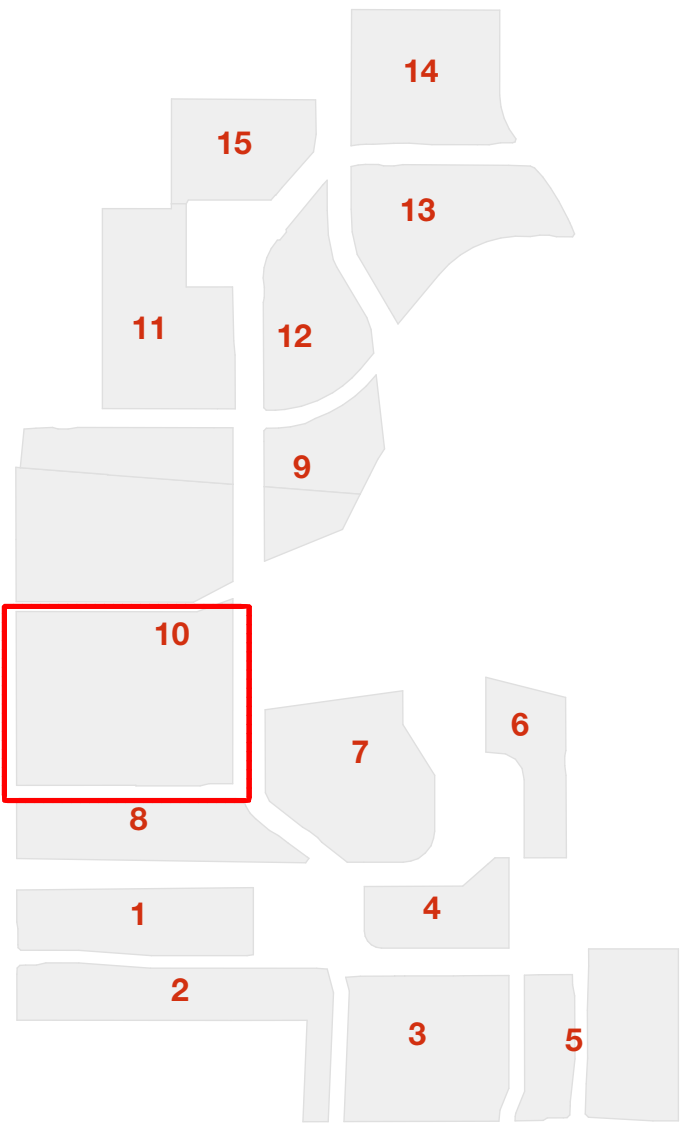
Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N10-01 Revision: 02

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1 Illustrative Master Plan 1/750
Scale 1:750



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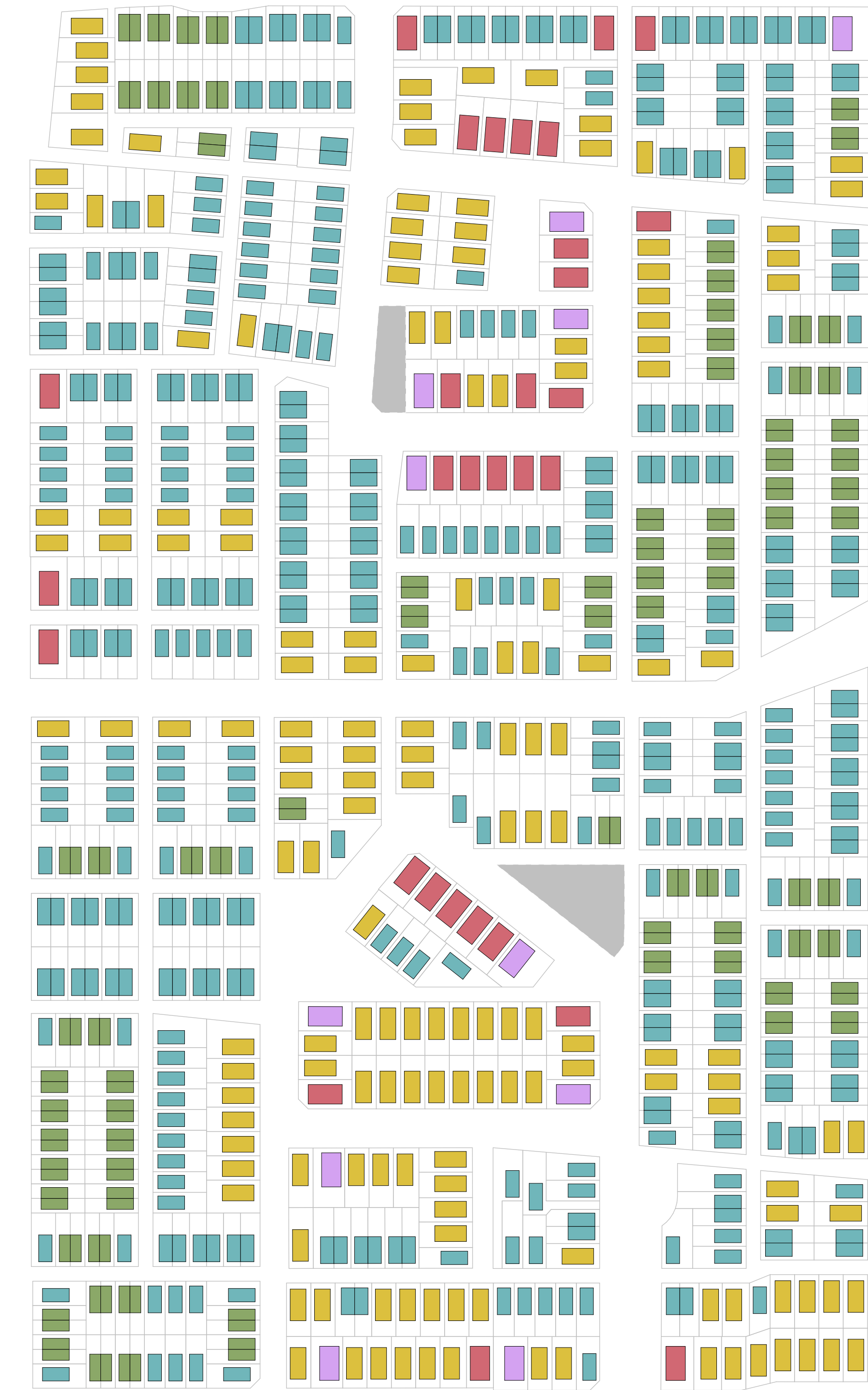
Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N10_South

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N10-02 Revision: 02



1 Housing Typology
Scale 1:1500

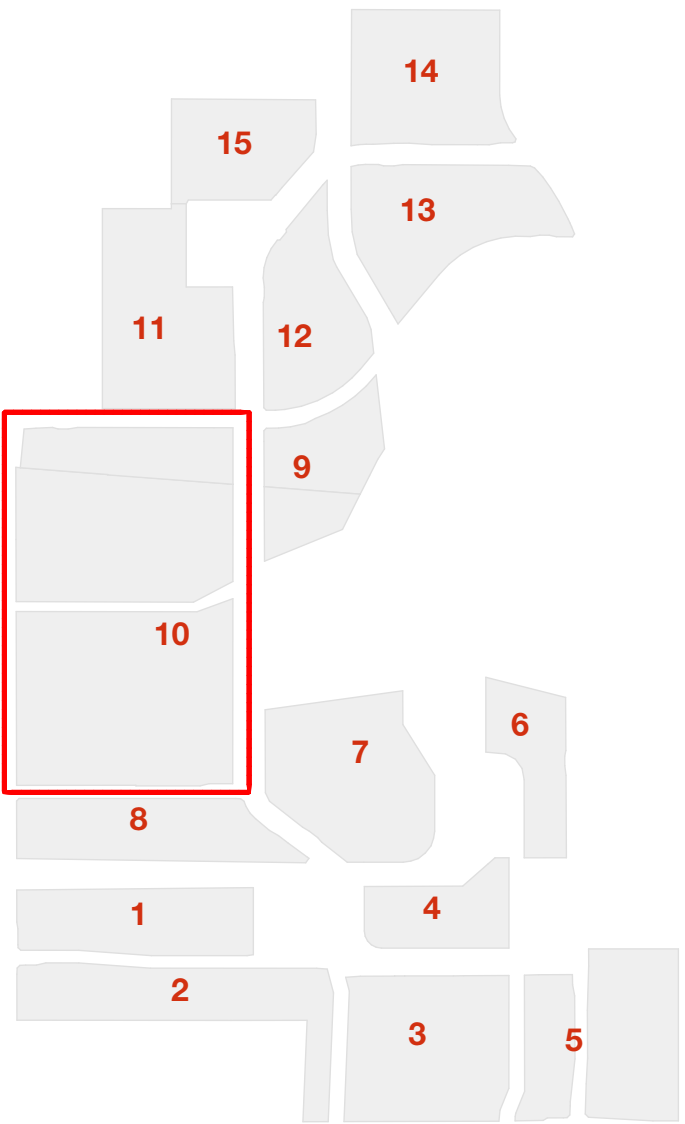
RC Housing Size - N10	
Housing Size	Quantity
2Bed-N10	162
3Bed-N10	418
4Bed (Accessible)-N10	30
4Bed-N10	163
5Bed (Accessible)-N10	11
	784



2 Lot sizes
Scale 1:1500

Mix Free standing and Duplex

	N10 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Lot Size			
~2bed Duplex	162	132	
~3bed Duplex	244	161	52%
~3bed Standalone	174	201	
~4bed Standalone	163	236	
~4bed Accessible	30	259	
~5bed Accessible	11	296	48%
TOTAL	784		100%



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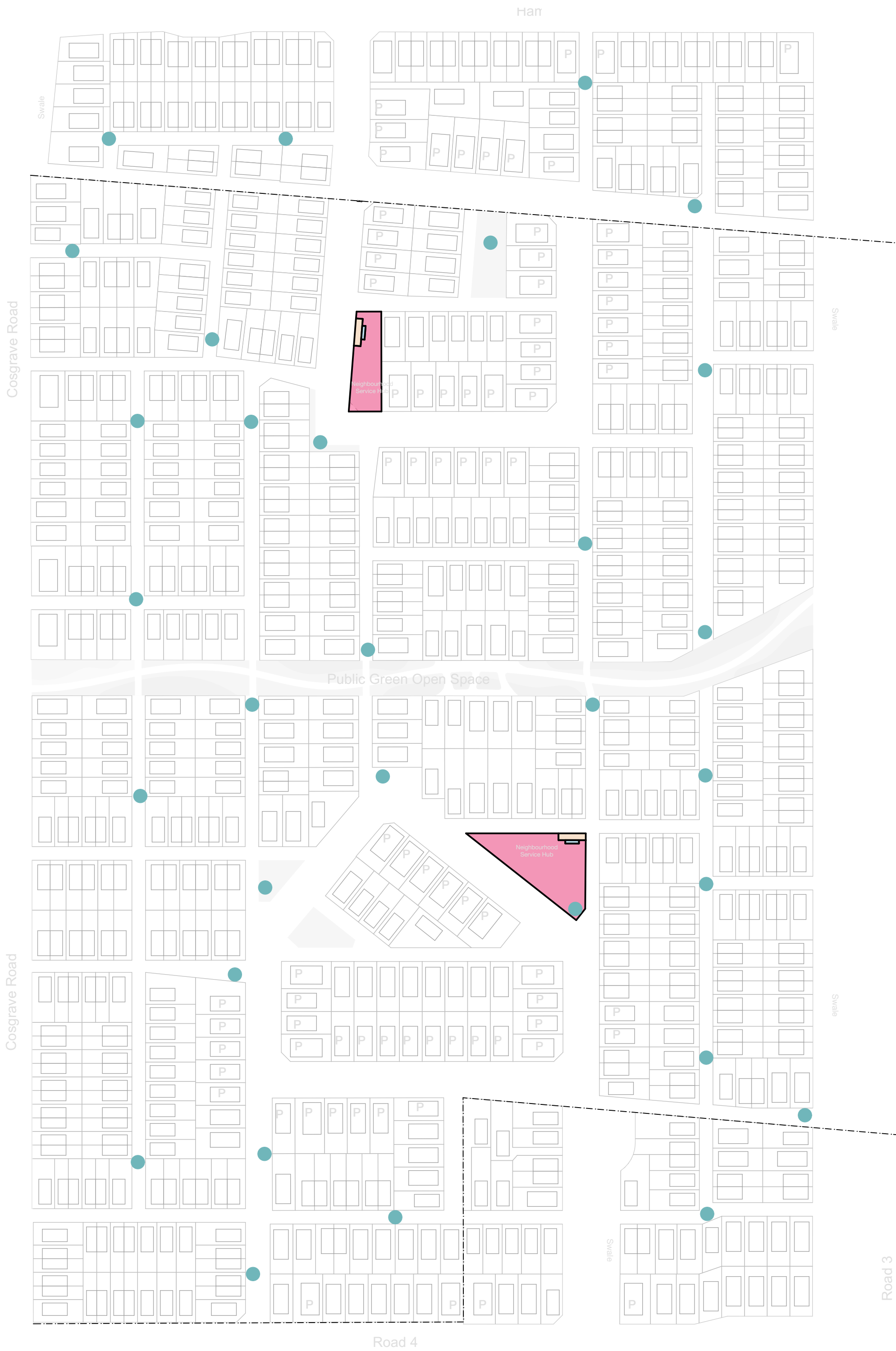
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood
Housing Typology & Lot
Sizes - N10

Scale: 1:1500, 1:0.3413 Original Paper Size: A1

Job No.: 2677 N10-03 Revision: 02

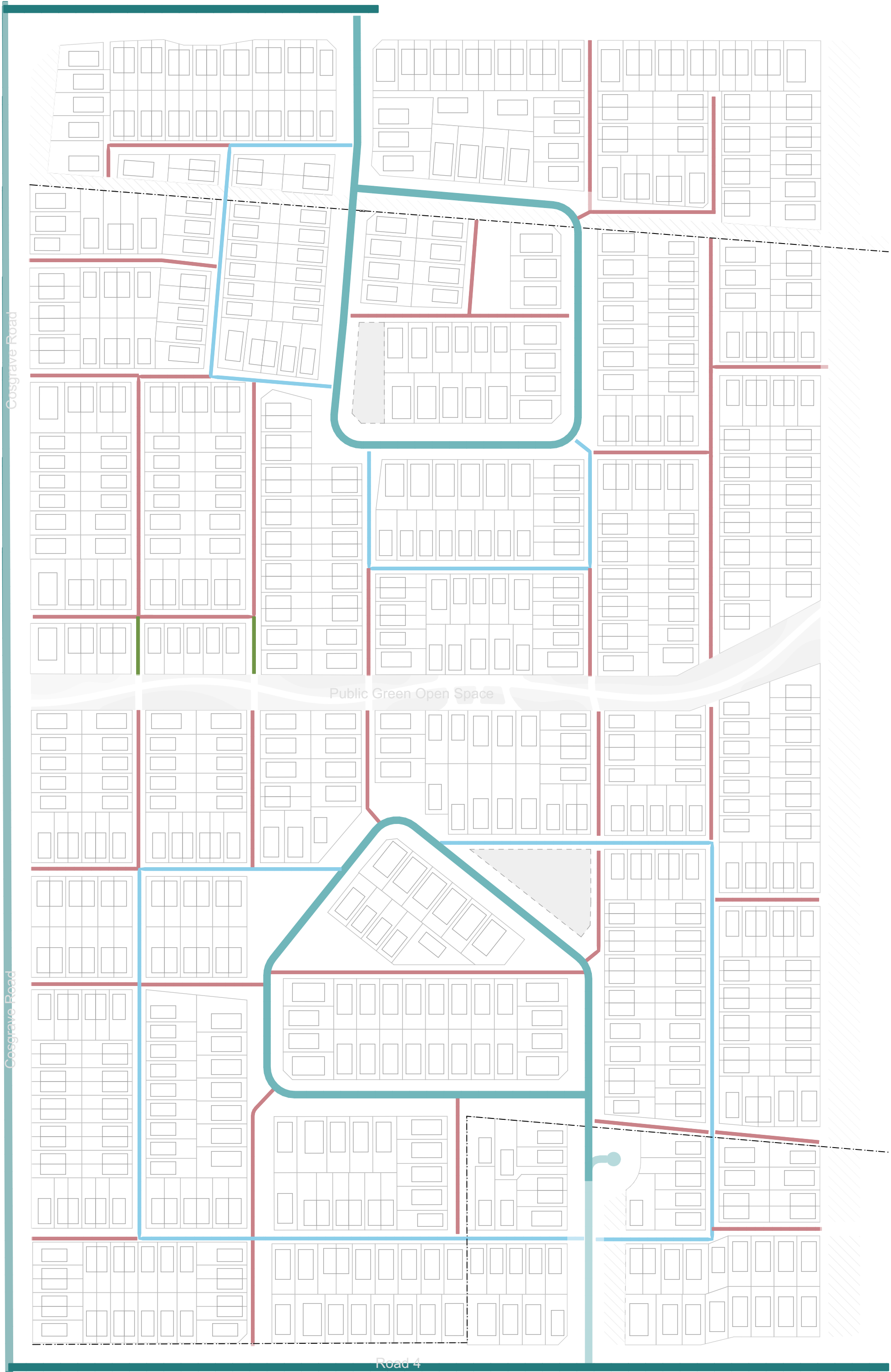
Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Urban Amenities
Scale 1:1500

LEGEND:

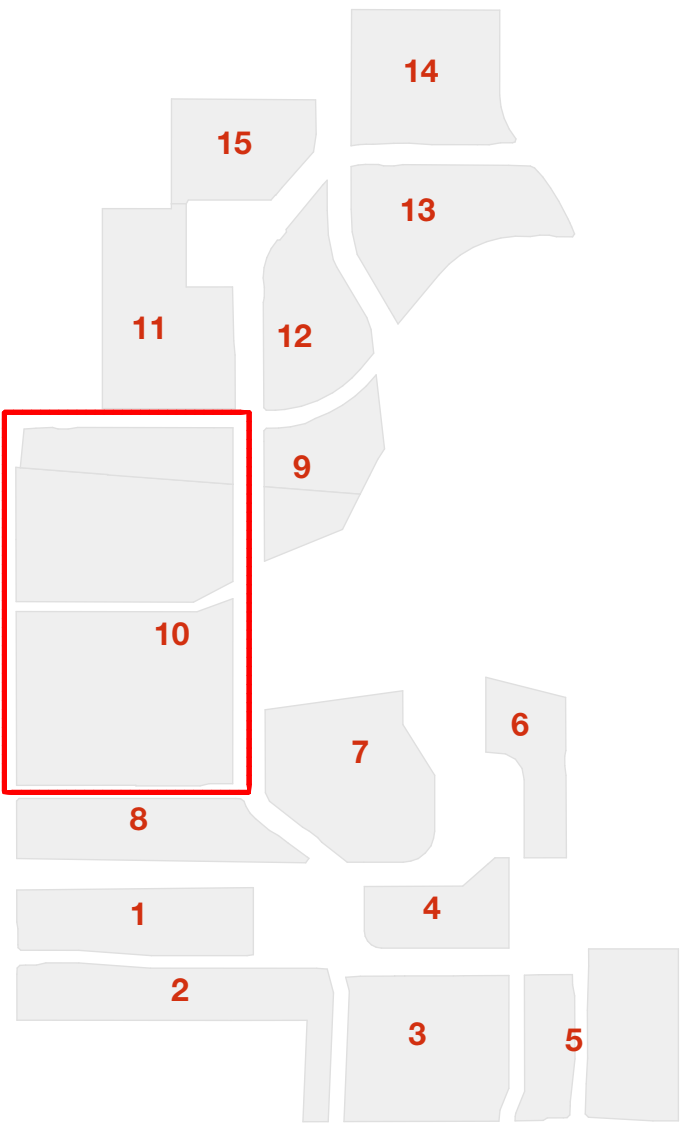
- Informal Urban Play
- Shared Car/ Visitor Carpark
- Drop-off/ Loading Zone
- Shelter



2 Transport Network
Scale 1:1500

LEGEND:

- Primary Road
- Local Road
- Trafficable Lane
- Lane
- Pedestrian Access Lane



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Layout Name:
Neighbourhood Urban Amenities & Transport Network - N10

Scale: 1:1500 Original Paper Size: A1

Job No.: 2677 N10-04 Layout I.D.: 02 Revision:

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1 Building Frontage Setbacks
Scale 1:1500

LEGEND:

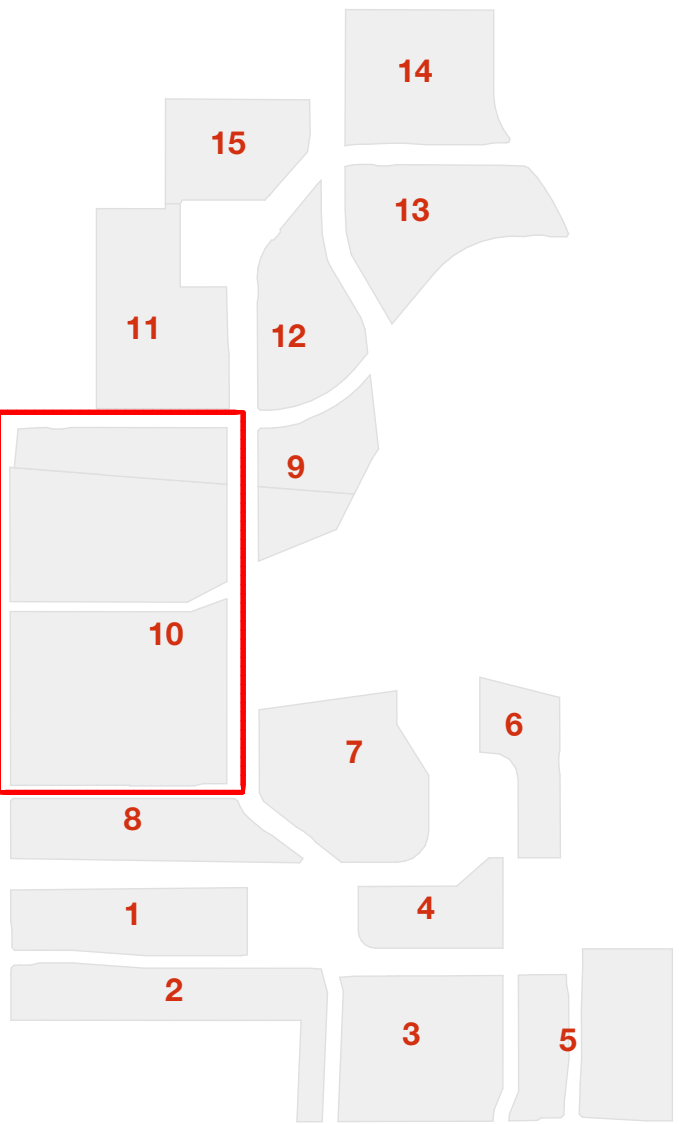
- Local Road Setback
- Varied Setback
- Deep Setback
- Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1500

LEGEND:

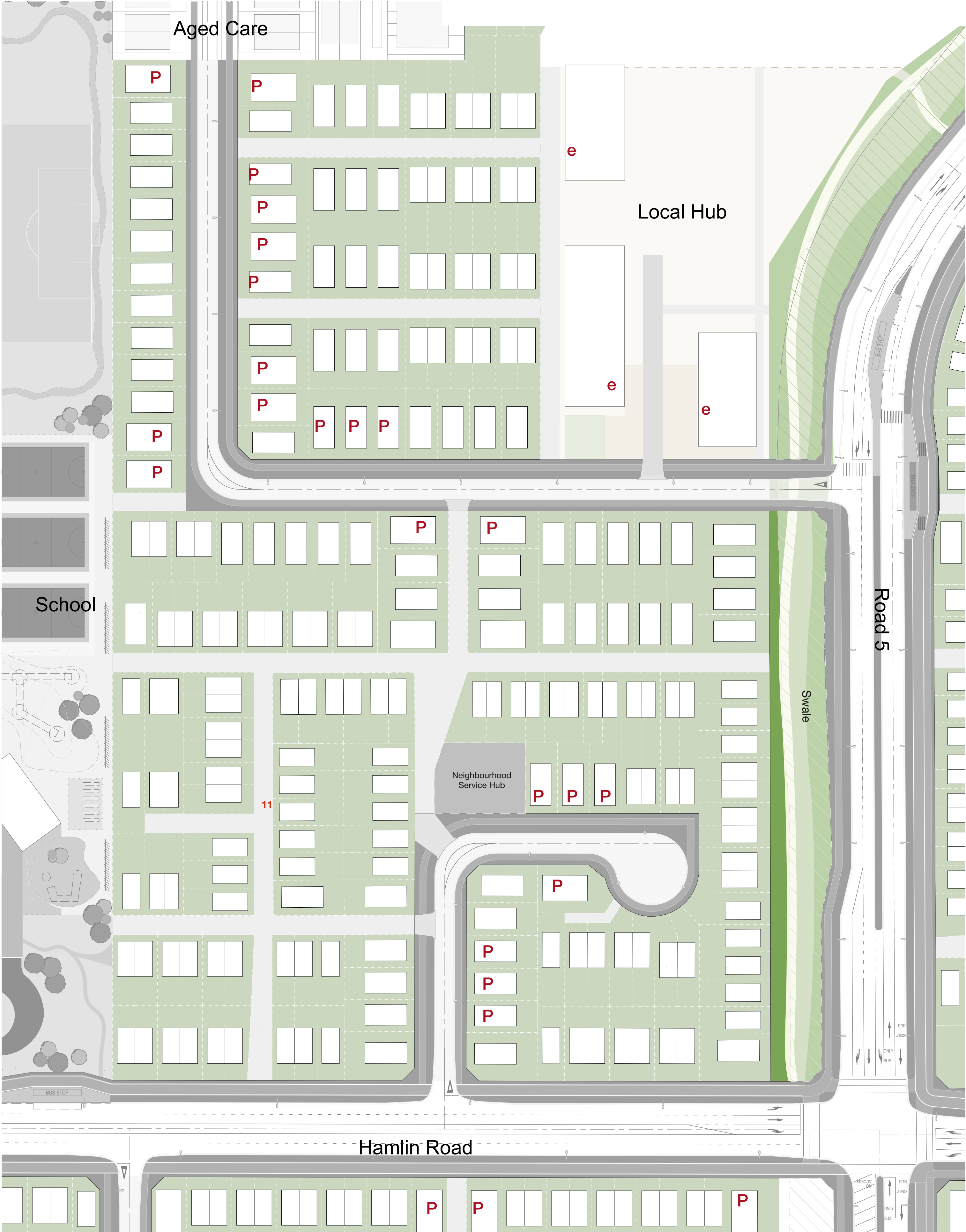
- Road Facing Edge Treatment
- Lane Facing Edge Treatment
- Green Open Space facing Edge Treatment (with access where possible)
- Green Open Space facing Edge Treatment (without access)
- Neighbourhood Gateway
- Corner (Wayfinding)
- Sunfield Gateway



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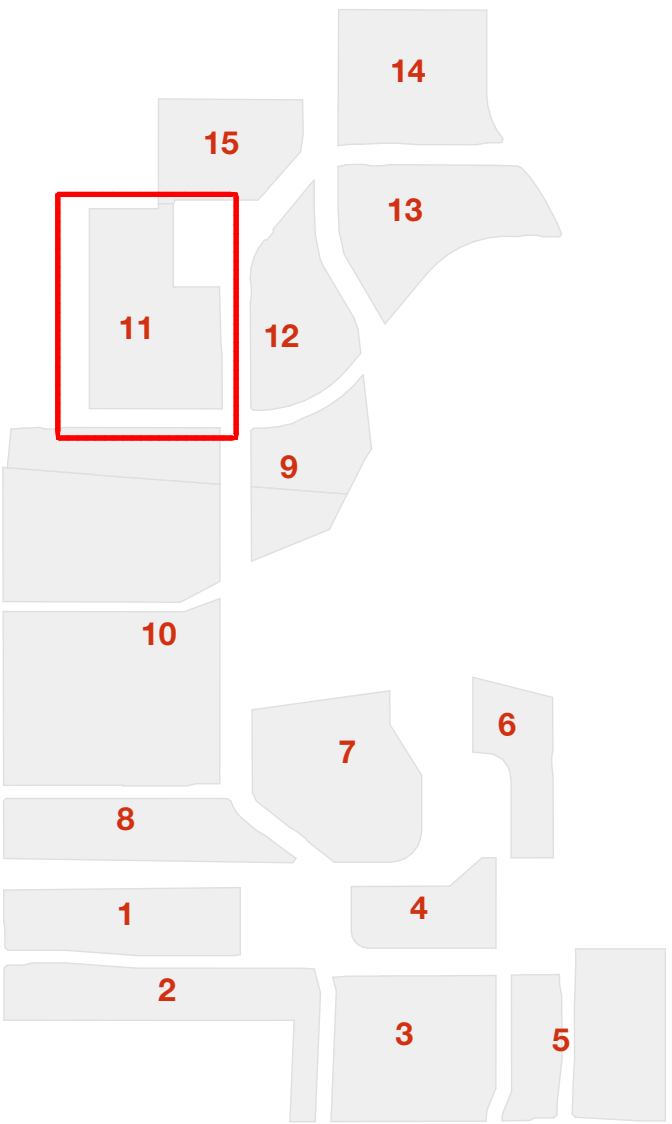
RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N10		
Scale: 1:1500	Original Paper Size: A1	
Job No.: 2677 N10-05	Layout I.D:	Revision: 02
Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC		



1 Illustrative Master Plan 1/750
Scale 1:750



LEGEND:
P One on-lot carpark



Neighbourhood 11

Area: 5.70 Ha
Units: 221
Yield: 38.6 U/Ha

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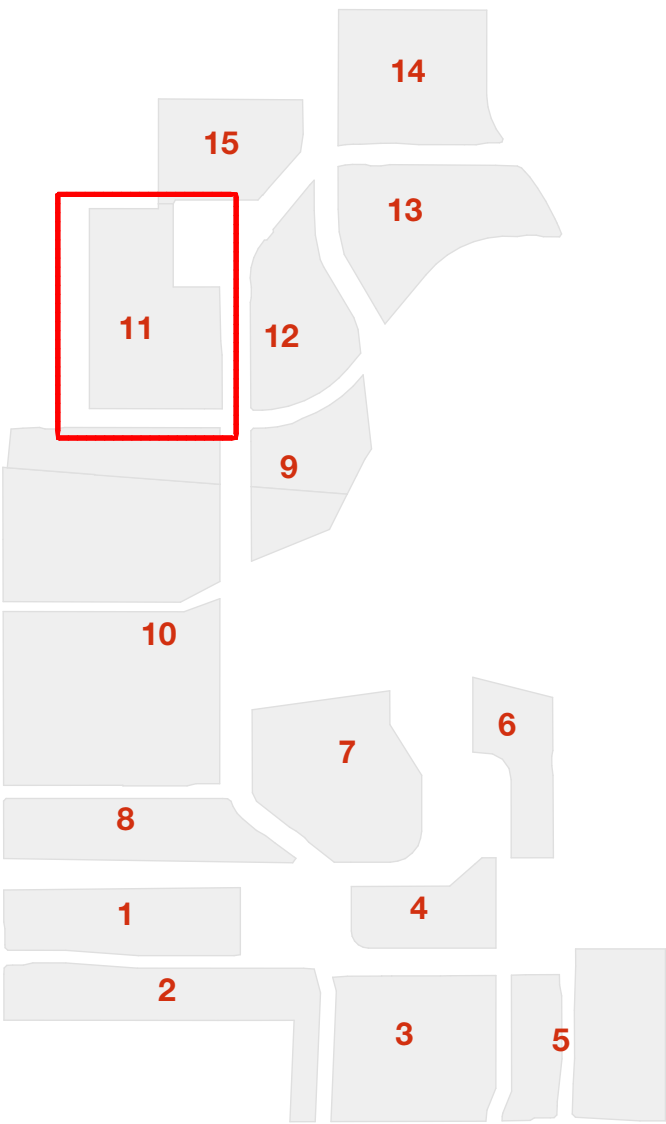
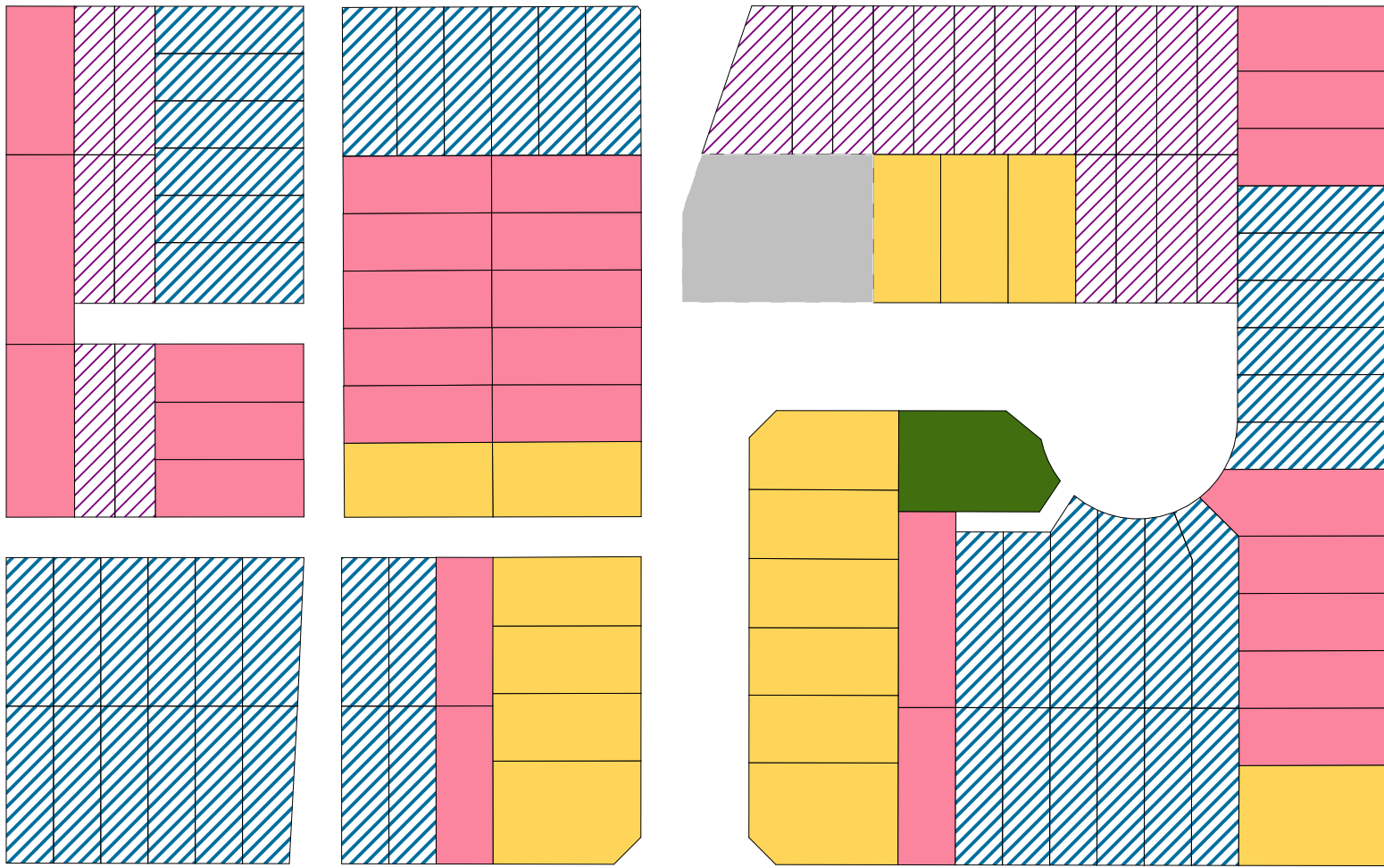
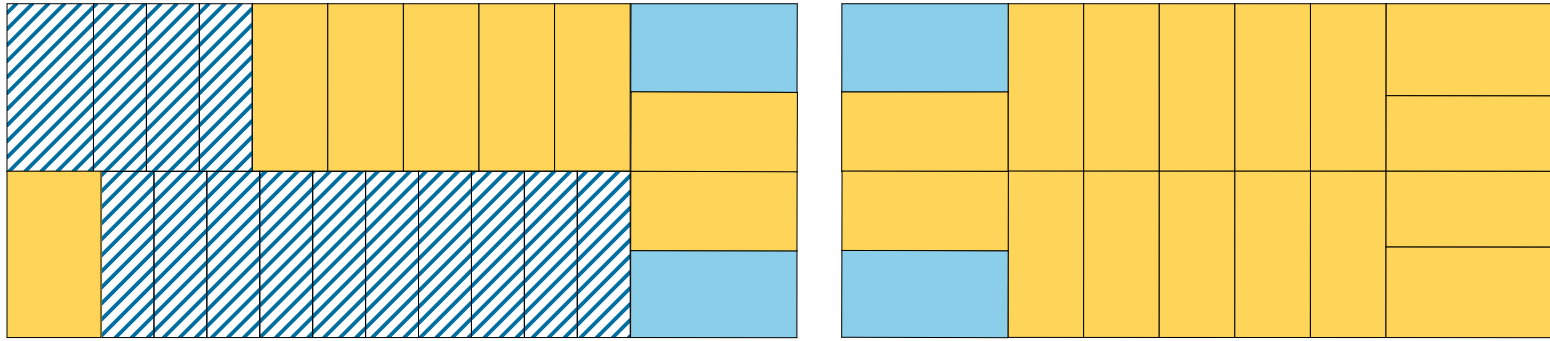
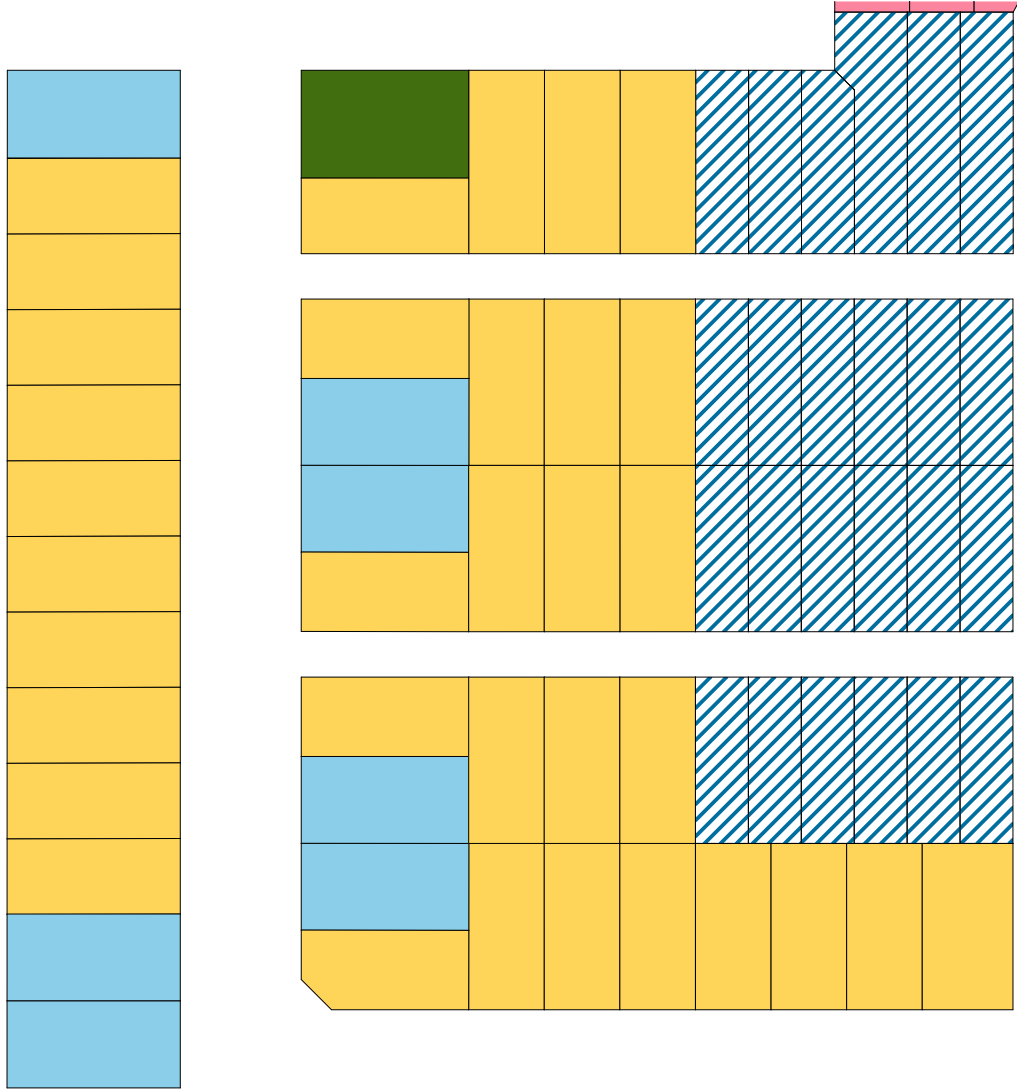
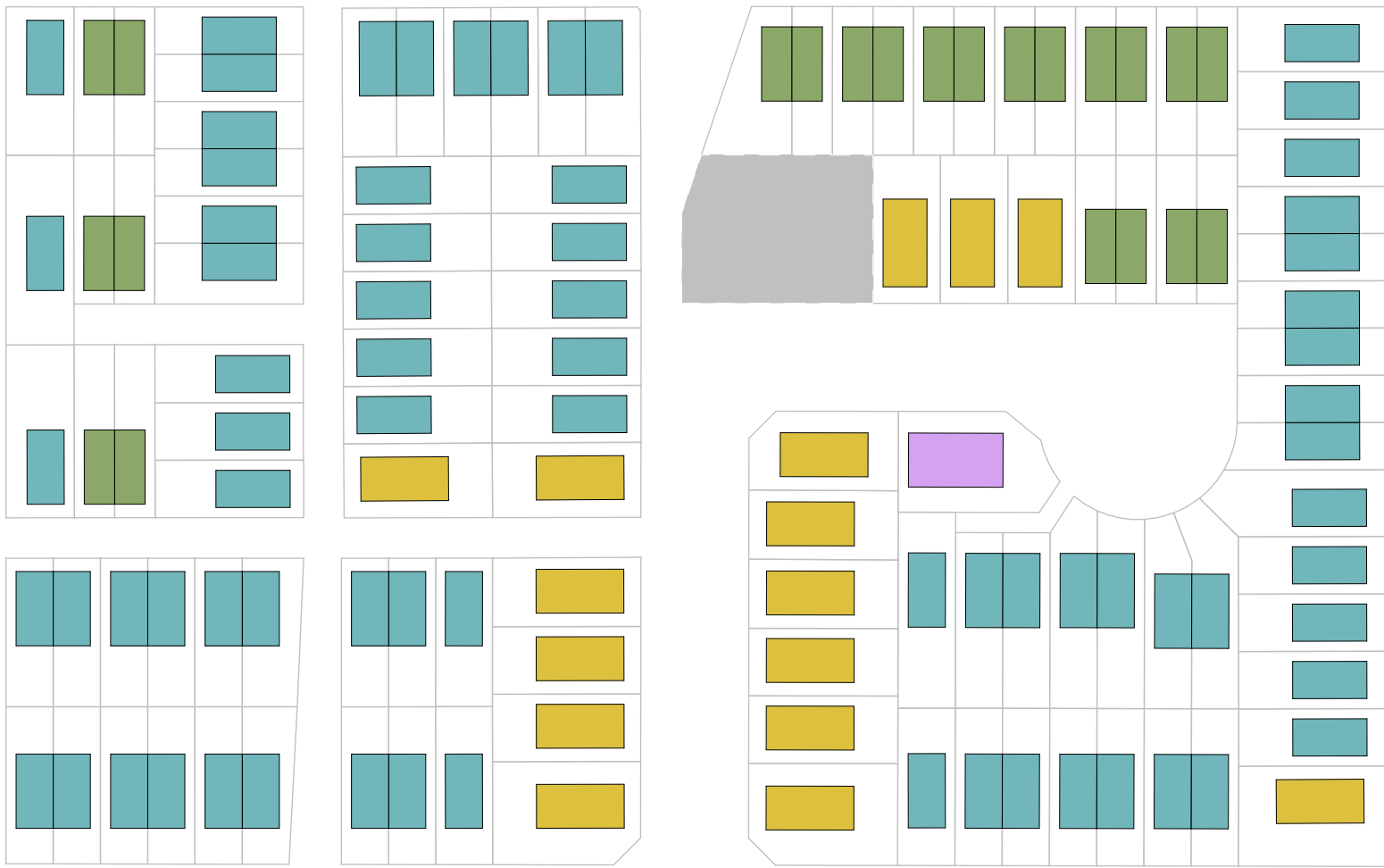
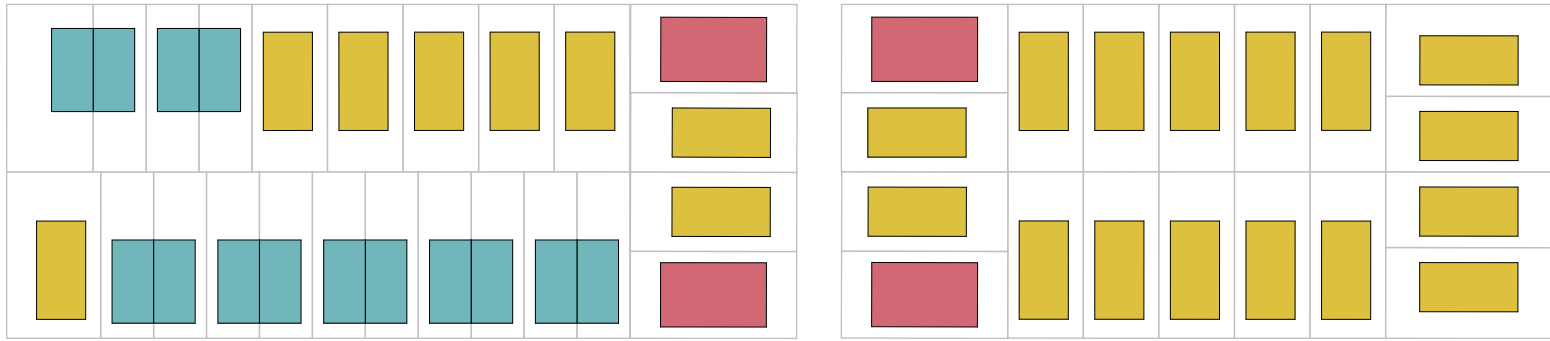
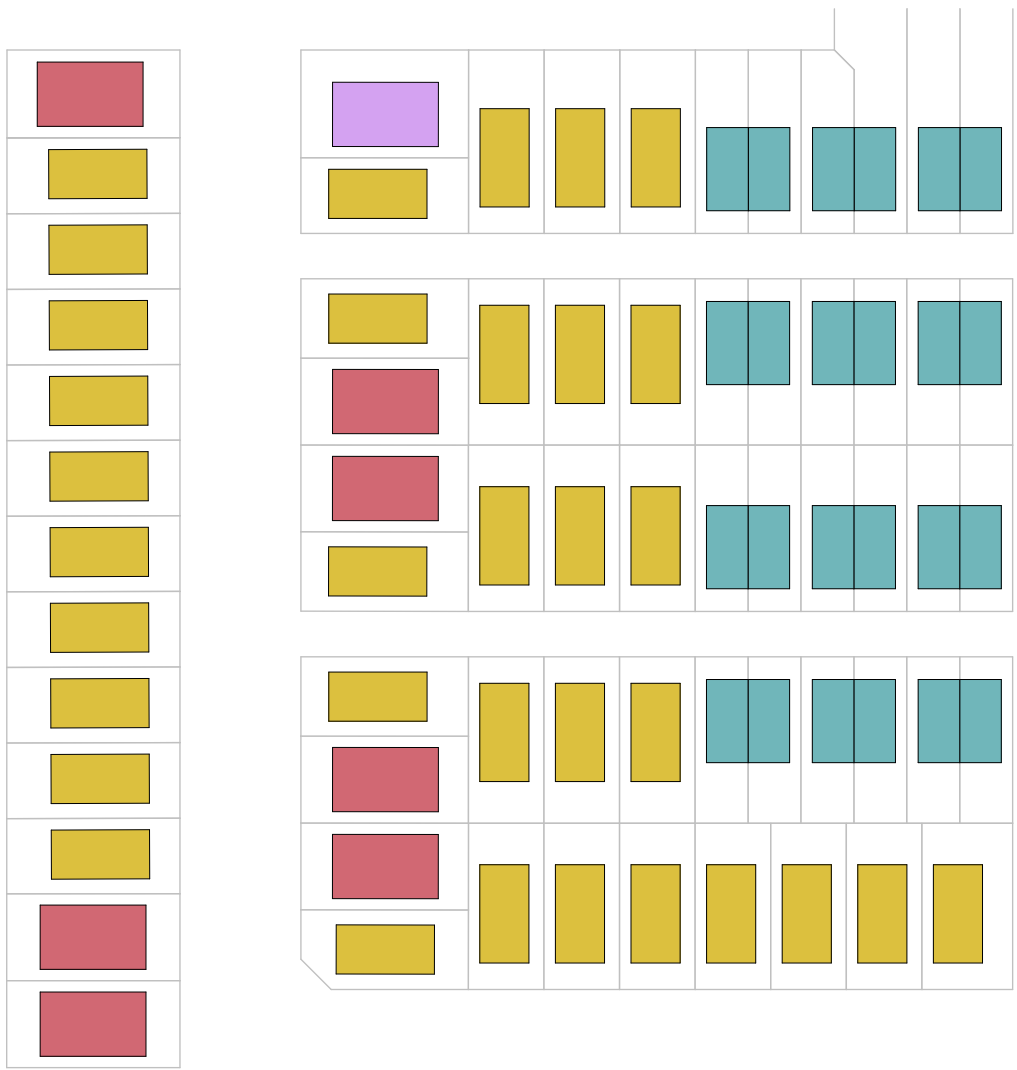
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N11

Scale: 1:750 Original Paper Size: A1

Job No.: **2677** Layout I.D.: **N11-01** Revision: **02**

Printed: 05/02/2025, 3:06 PM CAD Ref: 2677 Sunfield RC



1

Housing Typology

Scale 1:1000

RC Housing Size - N 11	
Housing Size	Quantity
2Bed-N11	22
3Bed-N11	112
4Bed (Accessible)-N11	11
4Bed-N11	74
5Bed (Accessible)-N11	2
	221

2

Lot sizes

Scale 1:1000

Mix Free standing and Duplex

		N11 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
	Lot Size			
Duplex	~2bed Duplex	22	138	
	~3bed Duplex	84	165	48%
Standalone	~3bed Standalone	28	200	
	~4bed Standalone	74	232	
	~4bed Accessible	11	258	
	~5bed Accessible	2	317	52%
	TOTAL	221		100%

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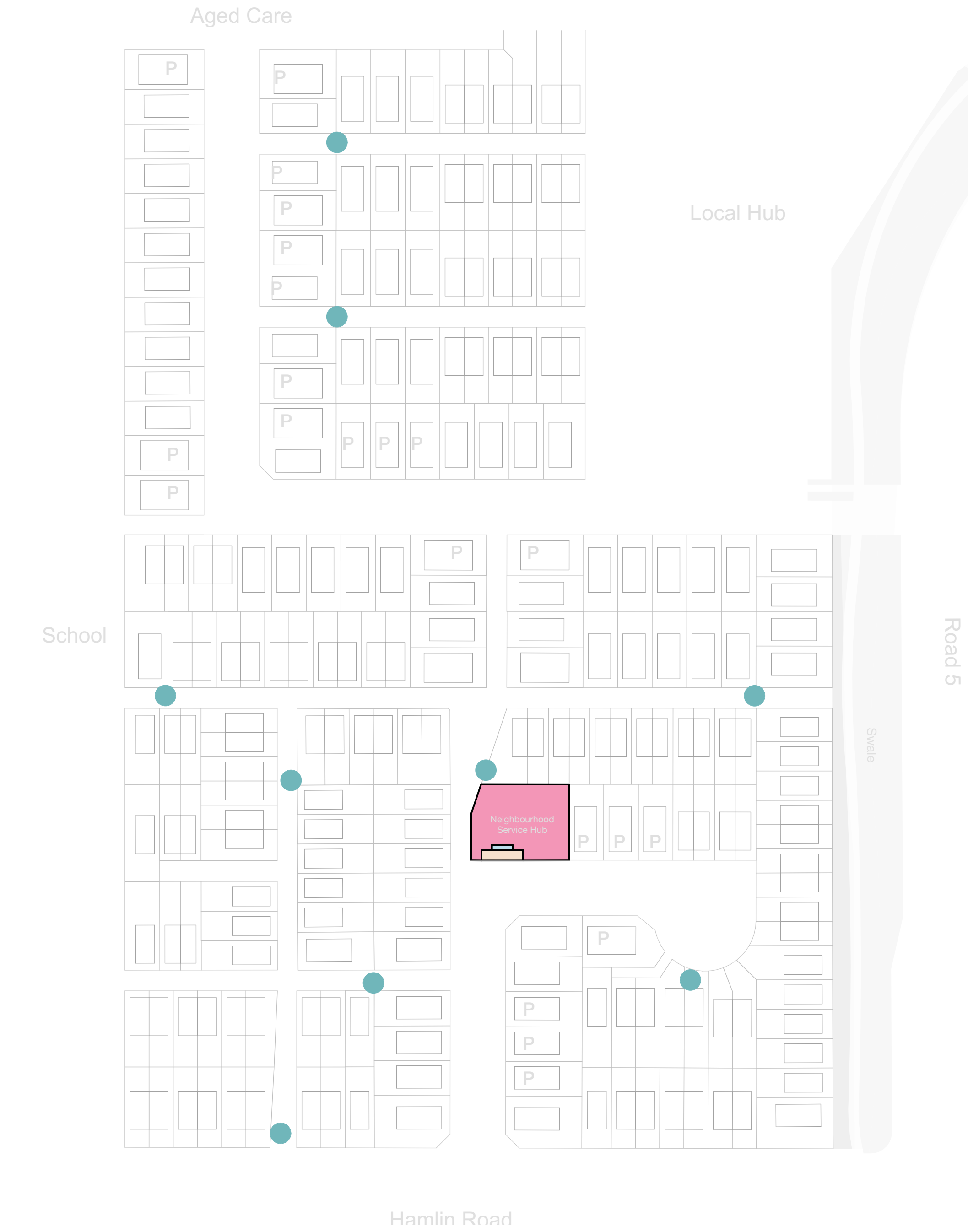
Project Title:
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Community

RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood
Housing Typology & Lot
Sizes - N11

Scale: 1:1000, 1:0.3413 Original Paper Size: A1

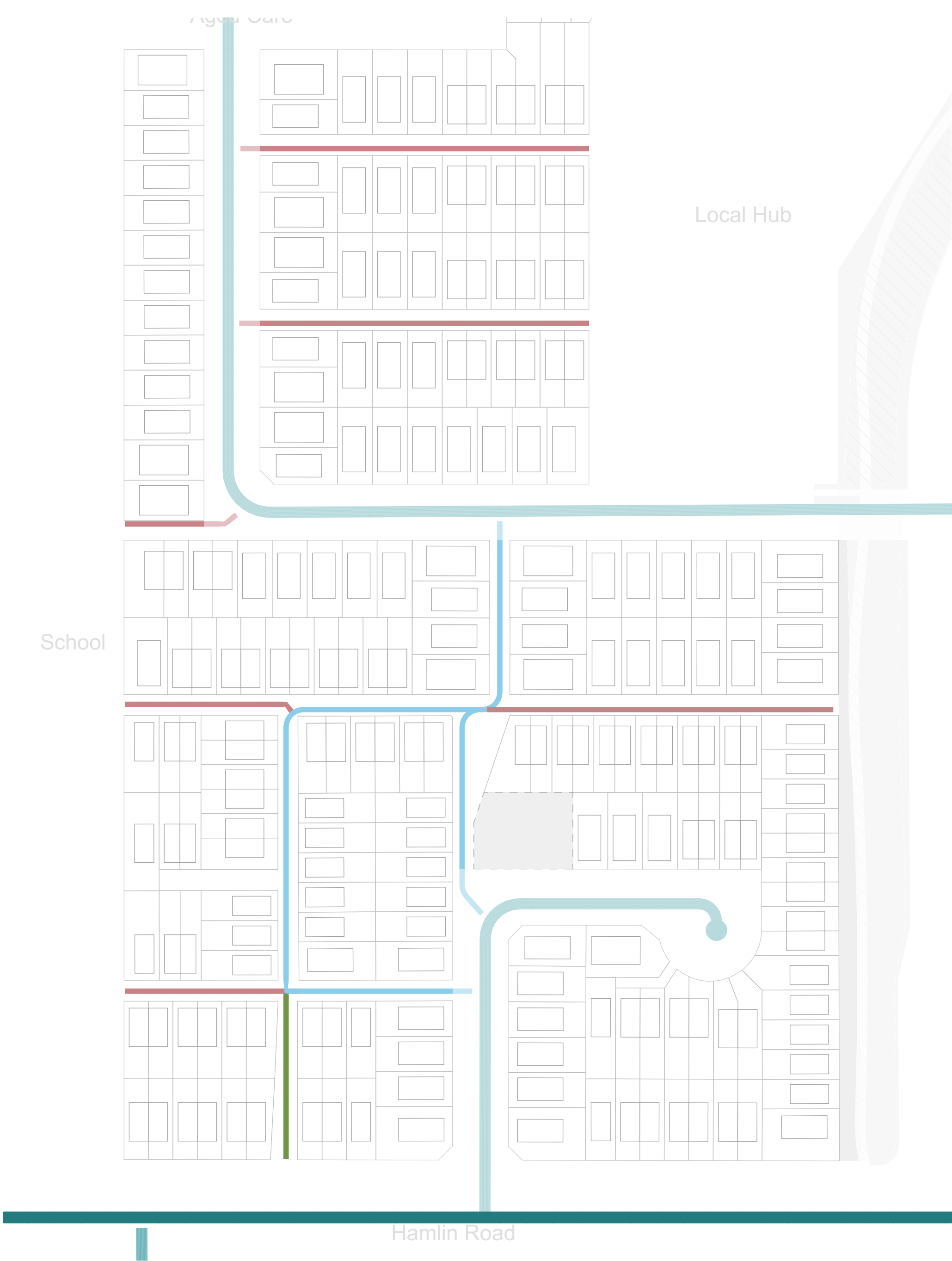
Job No.: Layout I.D.: Revision:
2677 N11-02 02



1 Urban Amenities
Scale 1:1000

LEGEND:

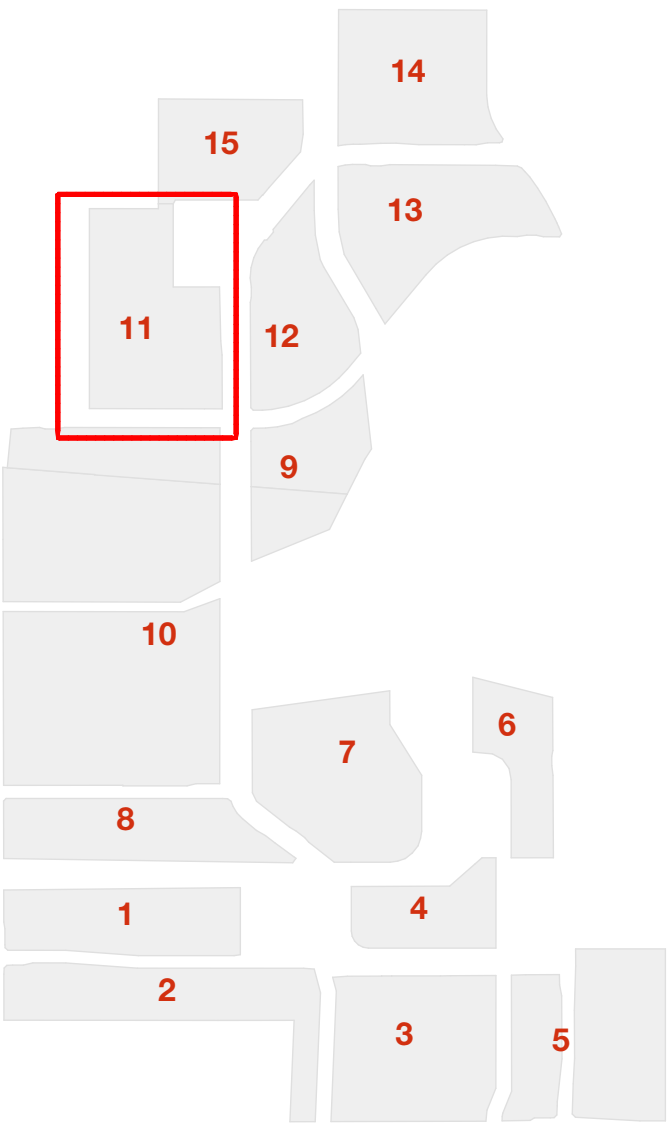
- Informal Urban Play
- Shared Car/ Visitor Carpark
- Drop-off/ Loading Zone
- Shelter



2 Transport Network
Scale 1:1000

LEGEND:

- Primary Road
- Local Road
- Trafficable Lane
- Lane
- Pedestrian Access Lane



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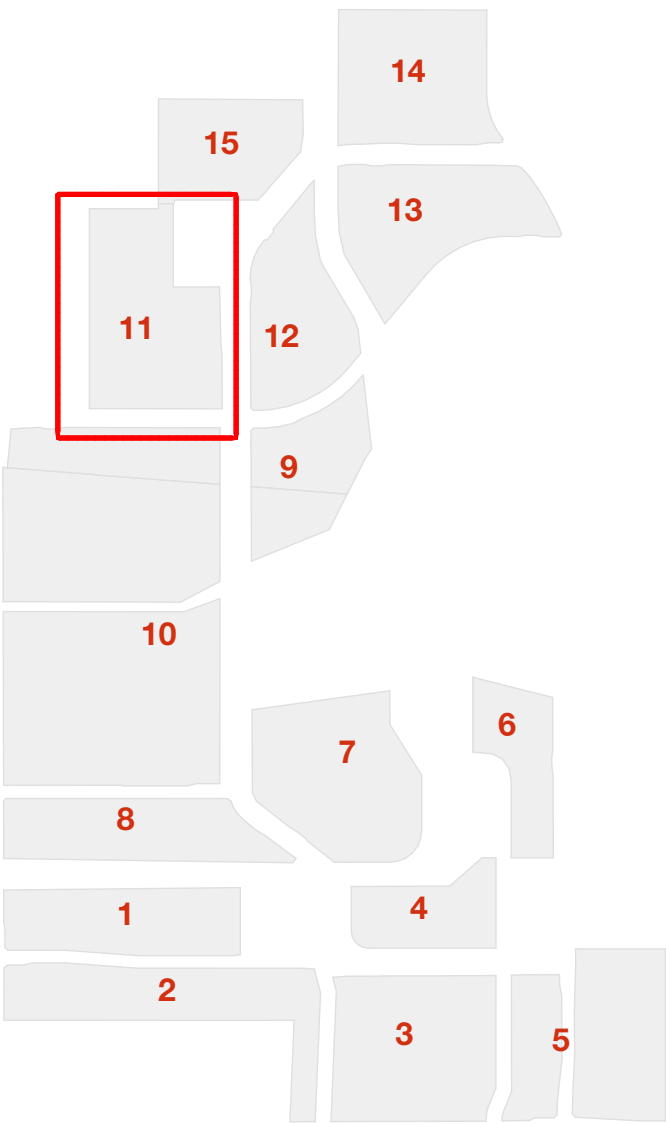
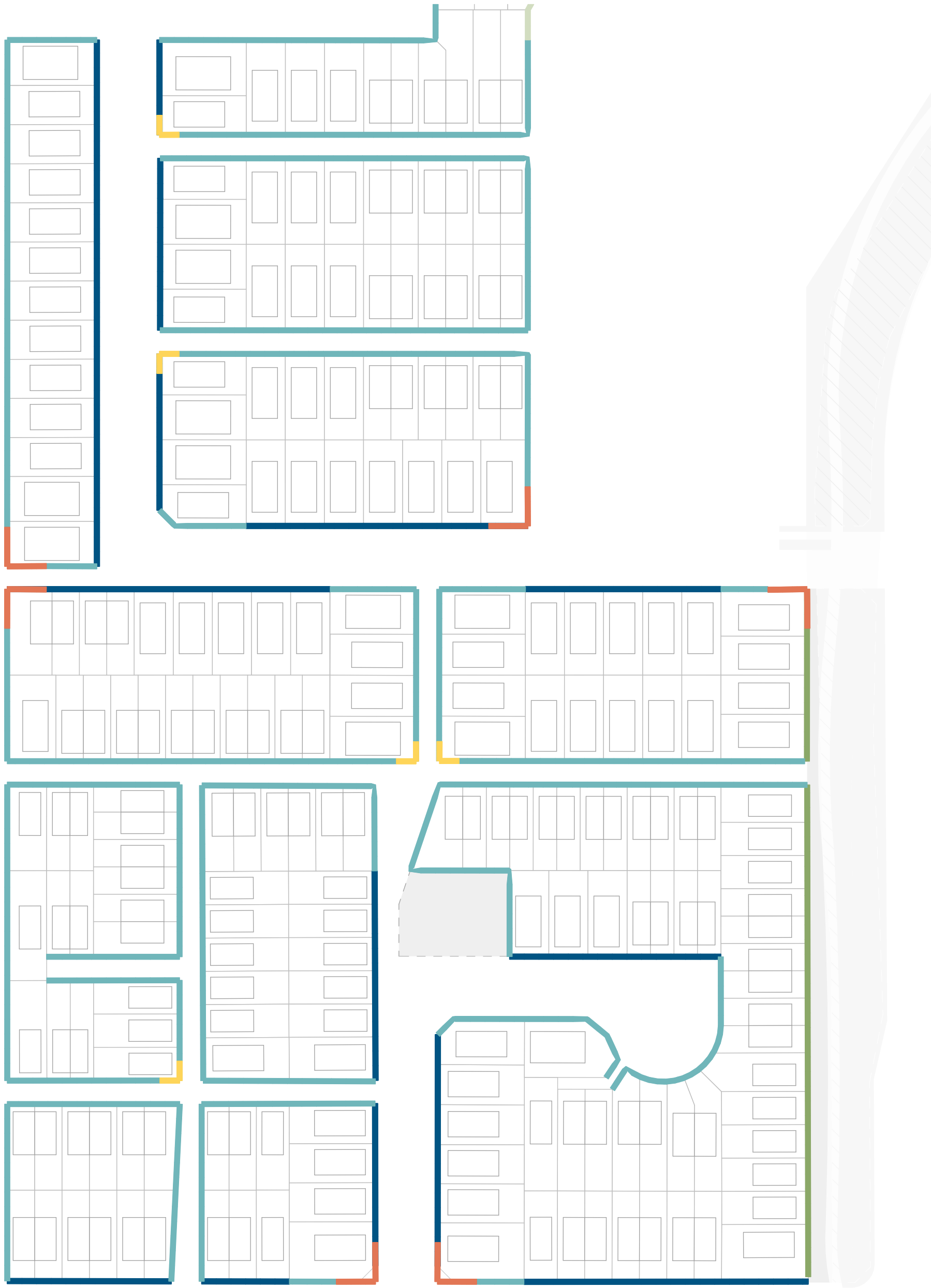
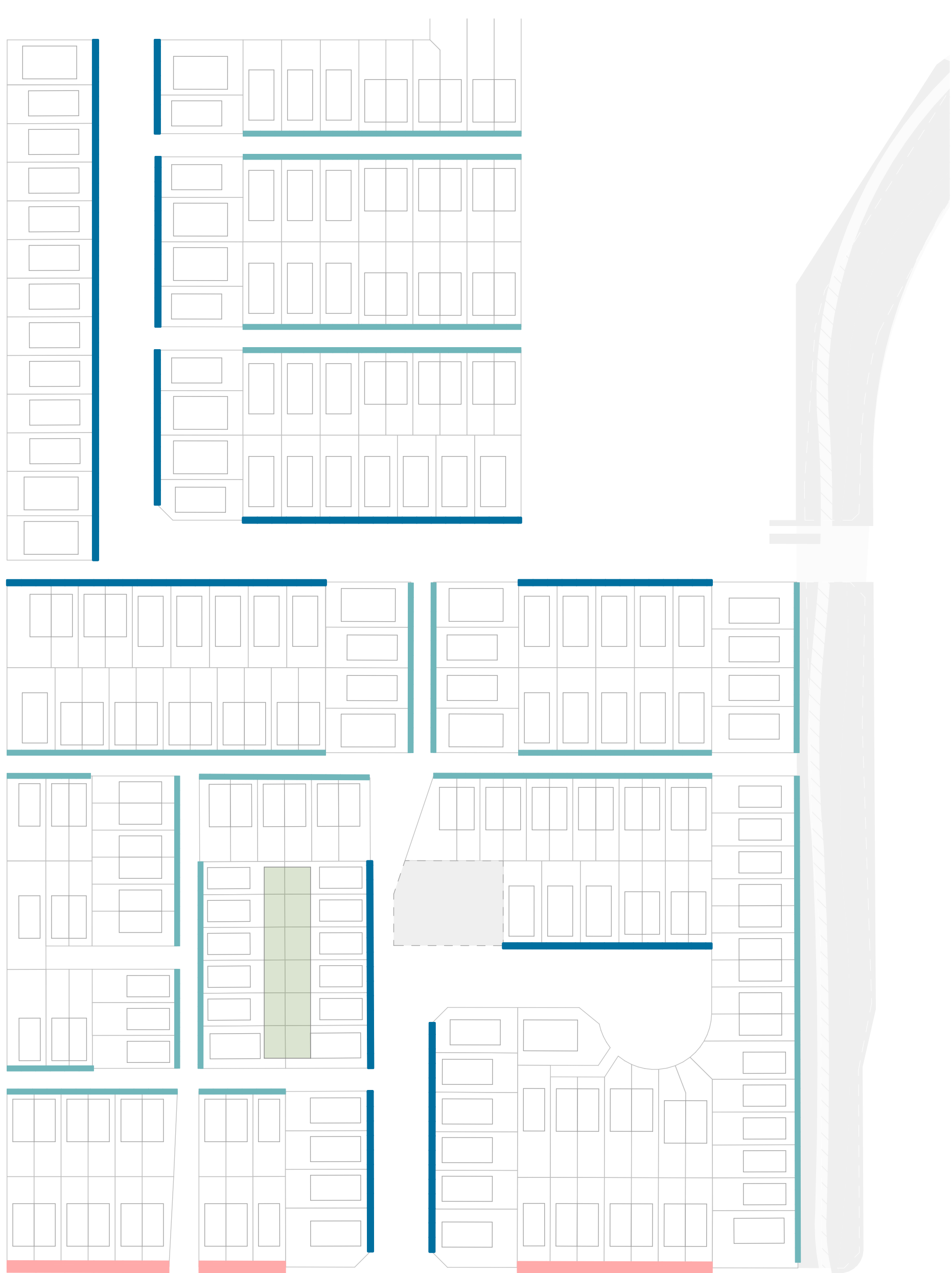
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N11

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N11-03 Revision: 02

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



1

Building Frontage Setbacks

Scale 1:1000

LEGEND:

- Local Road Setback
- Varied Setback
- Deep Setback
- Back to Back Setback Condition

2

Edge Condition and Threshold Treatments

Scale 1:1000

LEGEND:

- Road Facing Edge Treatment
- Lane Facing Edge Treatment
- Green Open Space facing Edge Treatment (with access where possible)
- Green Open Space facing Edge Treatment (without access)
- Neighbourhood Gateway
- Corner (Wayfinding)
- Sunfield Gateway

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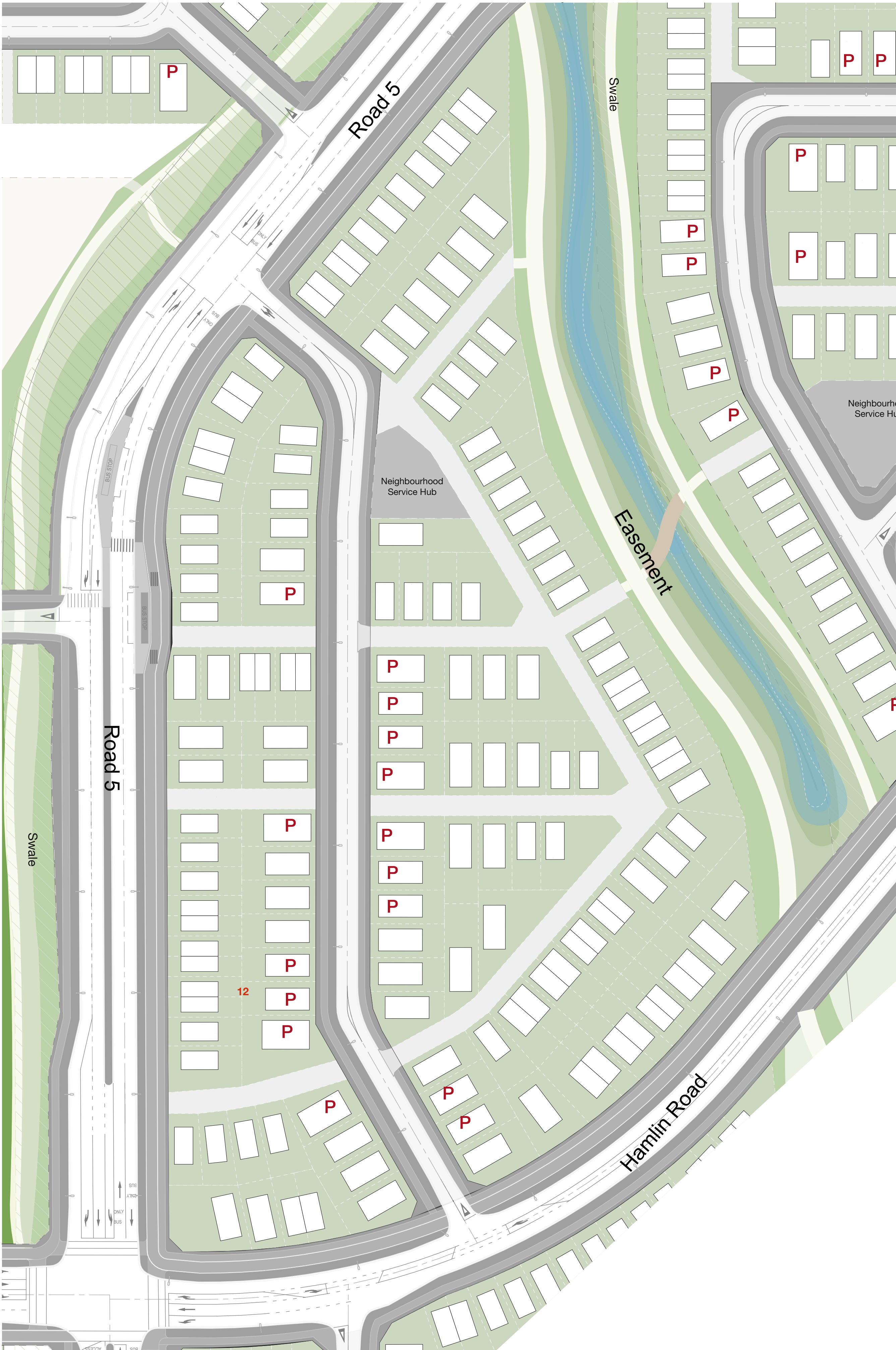
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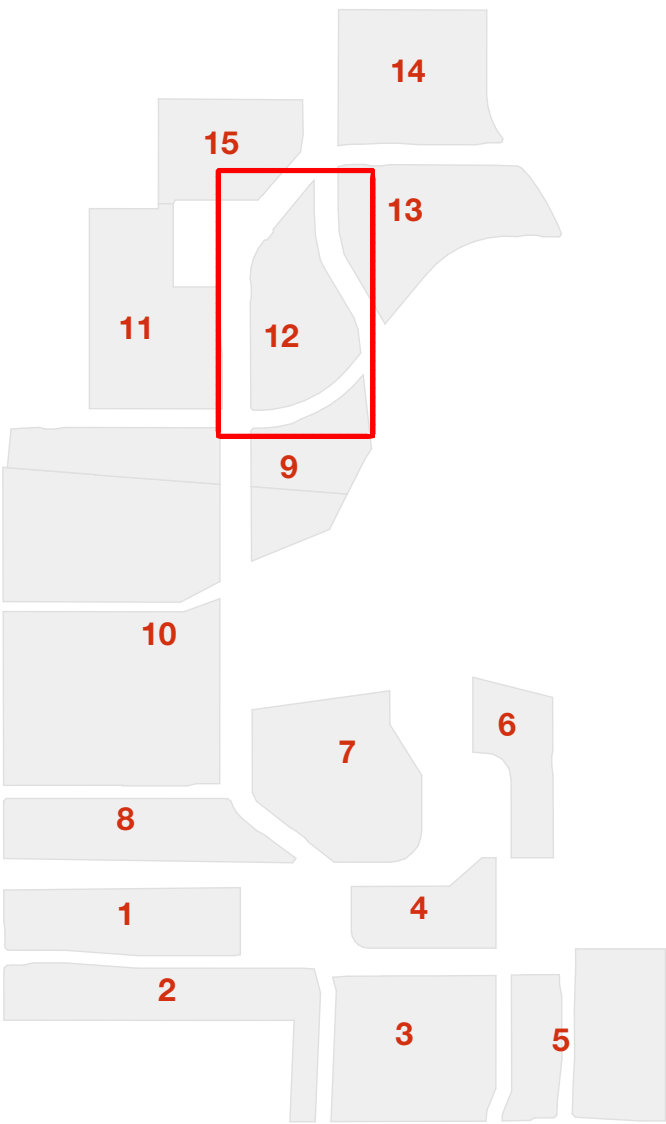
RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N11		
Scale: 1:1000	Original Paper Size: A1	
Job No.: 2677 N11-04	Layout I.D:	Revision: 02
Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC		



1 Illustrative Master Plan 1/750
Scale 1:750



LEGEND:
P One on-lot carpark



Neighbourhood 12

Area: 4.0 Ha
Units: 150
Yield: 37.2 U/Ha

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Sunfield Masterplanned Community

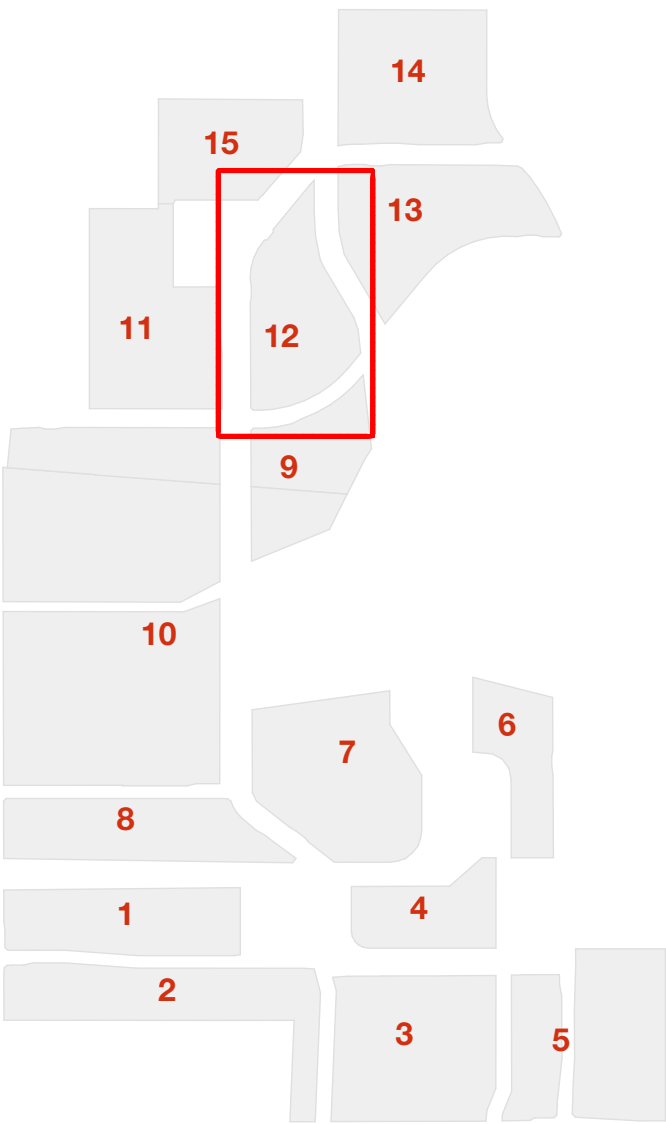
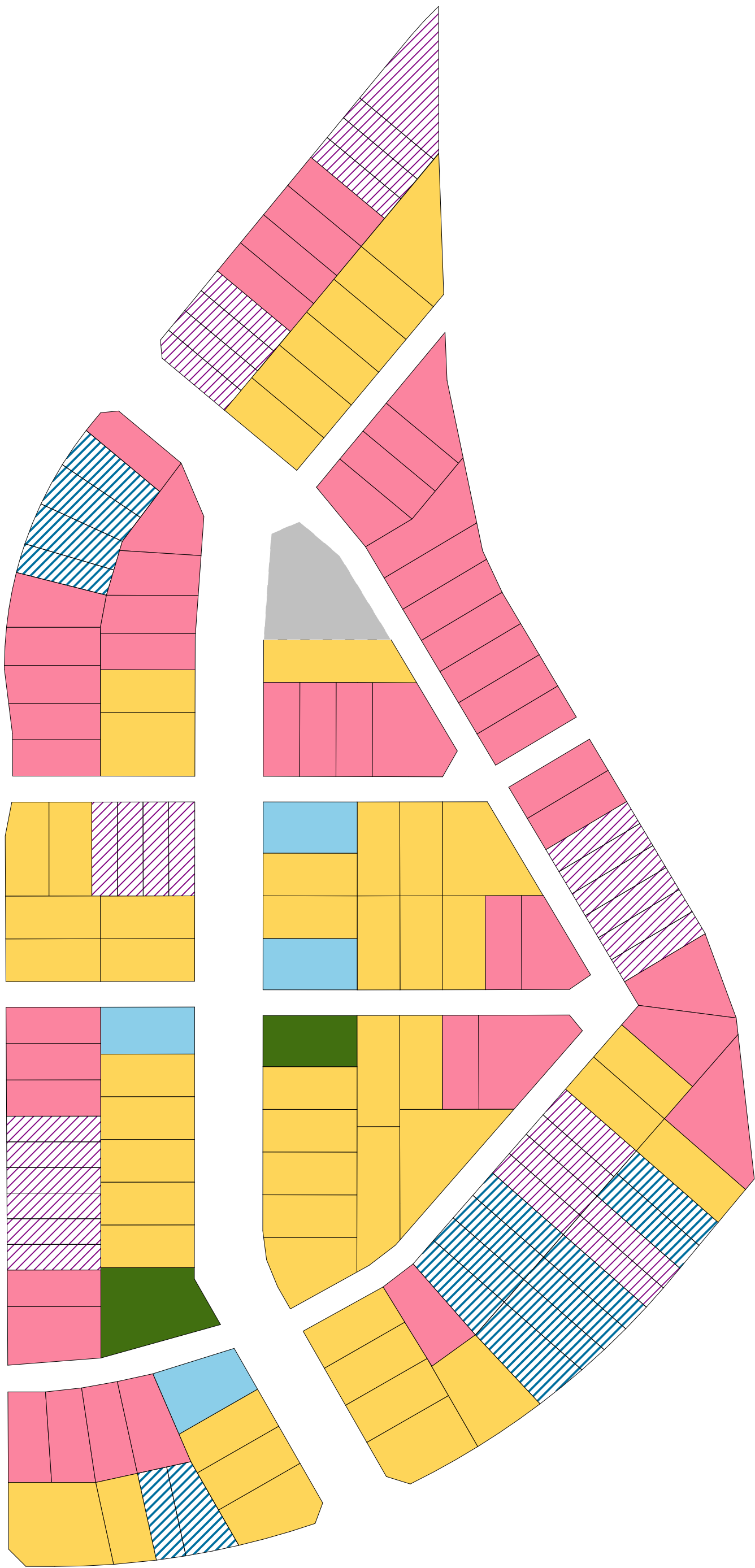
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N12

Scale: 1:750 Original Paper Size: A1

Job No.: **2677 N12-01** Layout I.D.: **02** Revision:

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



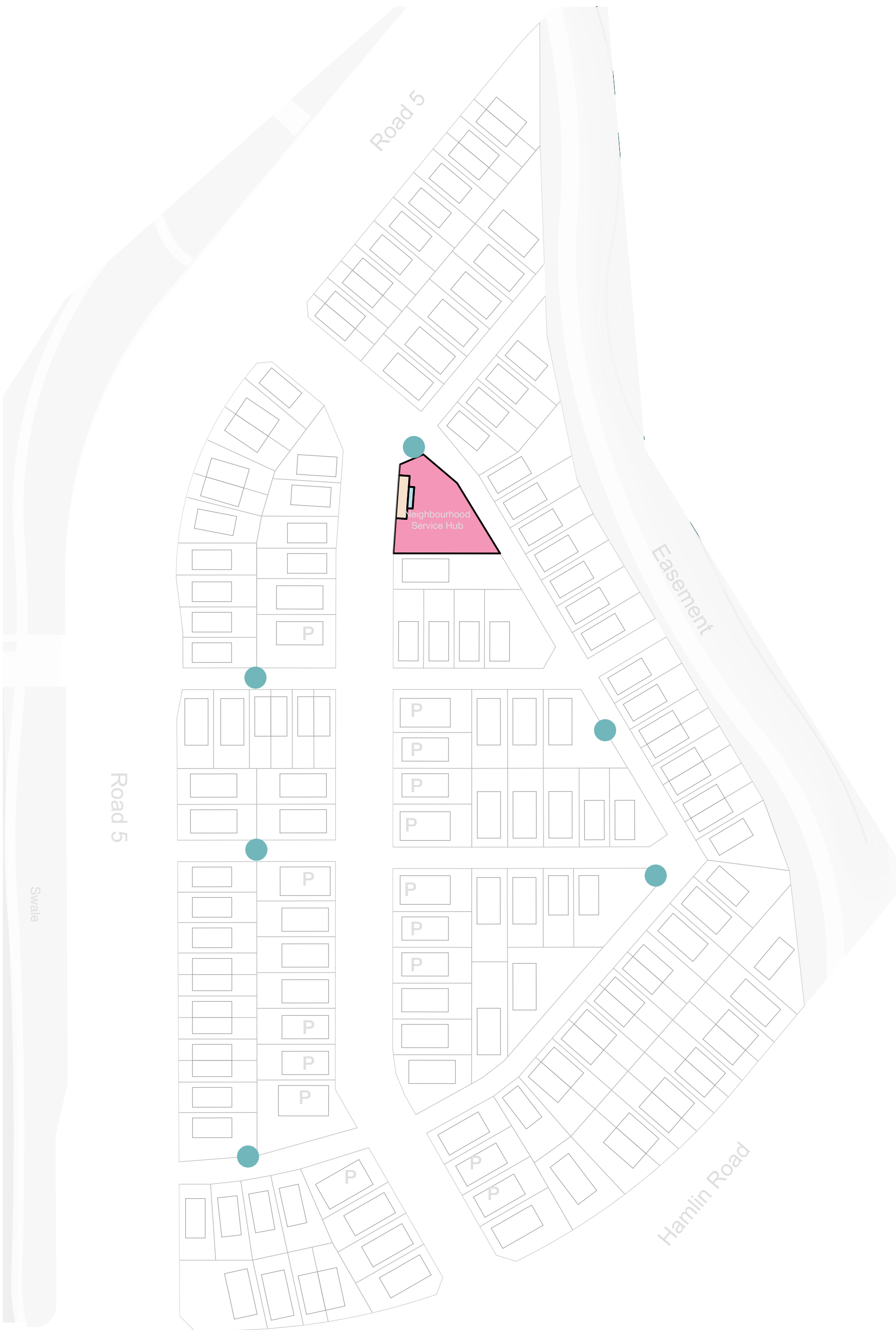
1 Housing Typology
Scale 1:1000

RC Housing Size - N12	
Housing Size	Quantity
2Bed-N12	30
3Bed-N12	64
4Bed (Accessible)-N12	4
4Bed-N12	50
5Bed (Accessible)-N12	2
	150

2 Lot sizes
Scale 1:1000

Mix Free standing and Duplex

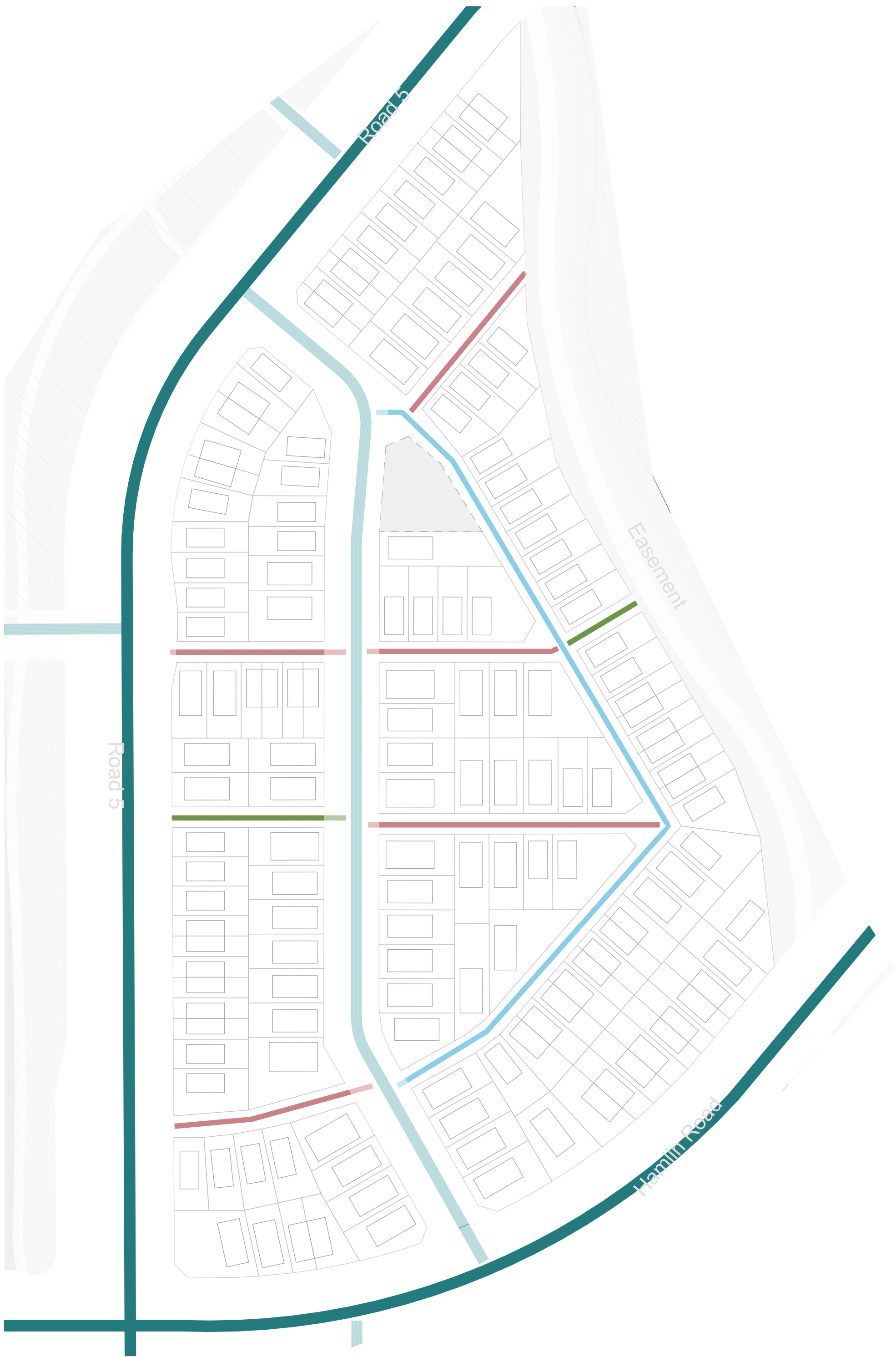
		N12 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Lot Size				
Duplex	~2bed Duplex	30	142	
	~3bed Duplex	16	179	31%
Standalone	~3bed Standalone	48	215	
	~4bed Standalone	50	246	
	~4bed Accessible	4	260	
	~5bed Accessible	2	349	69%
TOTAL		150		100%



1 Urban Amenities
Scale 1:1000

LEGEND:

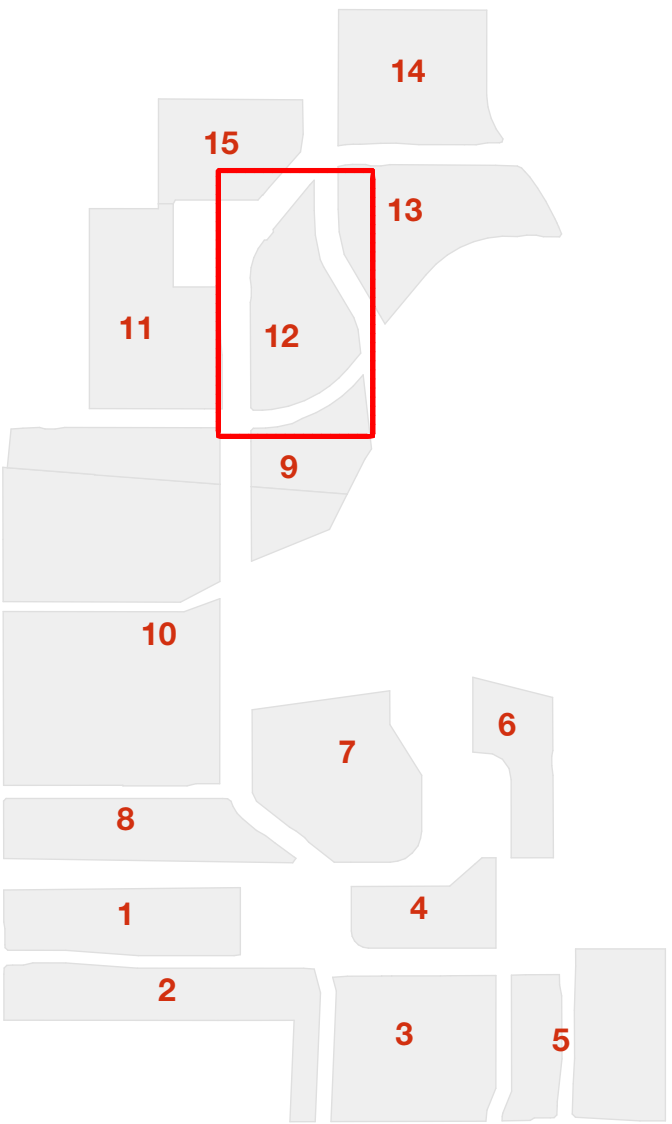
- Informal Urban Play
- Shared Car/ Visitor Carpark
- Drop-off/ Loading Zone
- Shelter



2 Transport Network
Scale 1:1000

LEGEND:

- Primary Road
- Local Road
- Trafficable Lane
- Lane
- Pedestrian Access Lane



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Project Title:
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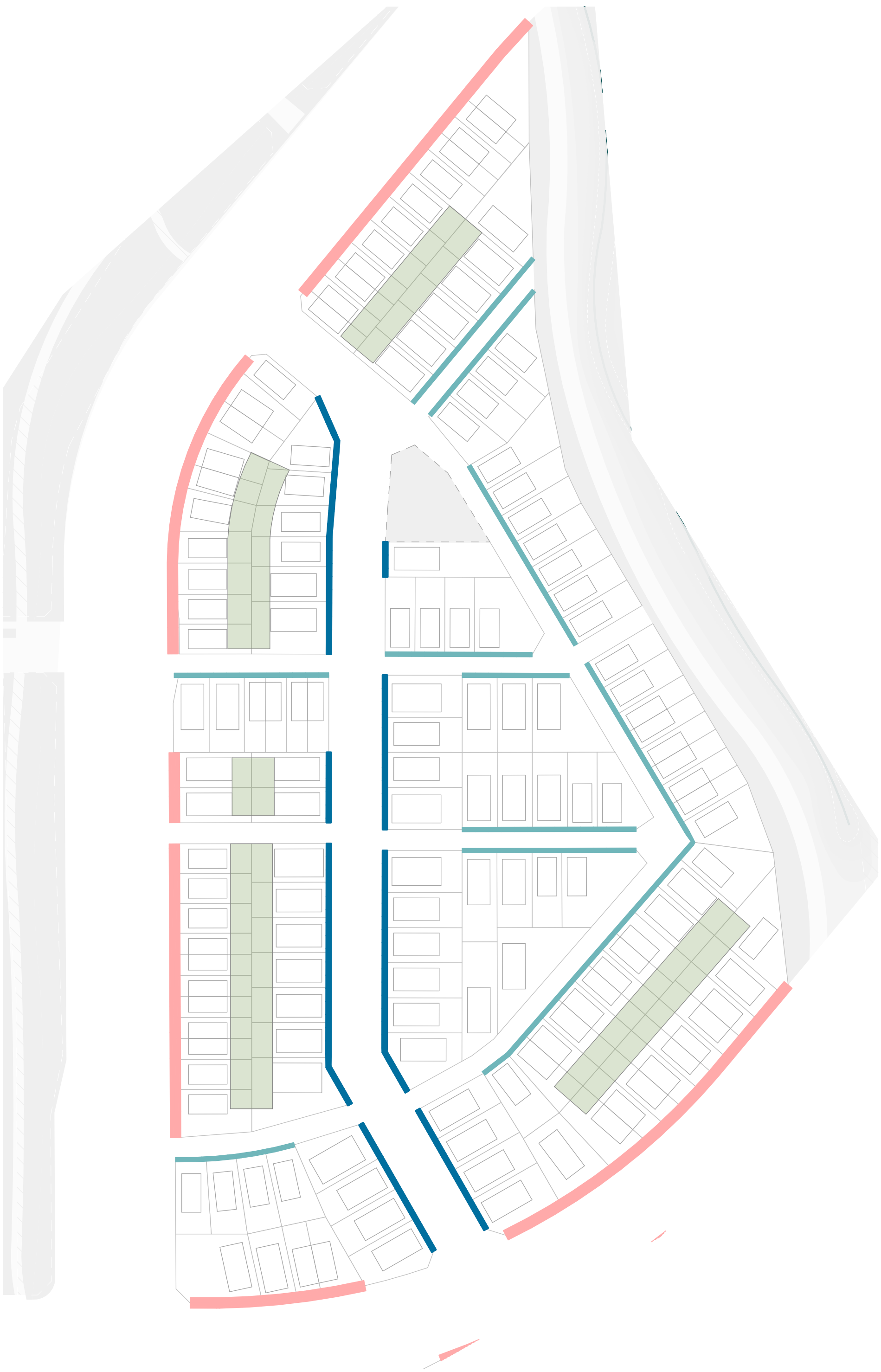
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N12

Scale: 1:1000 Original Paper Size: A1

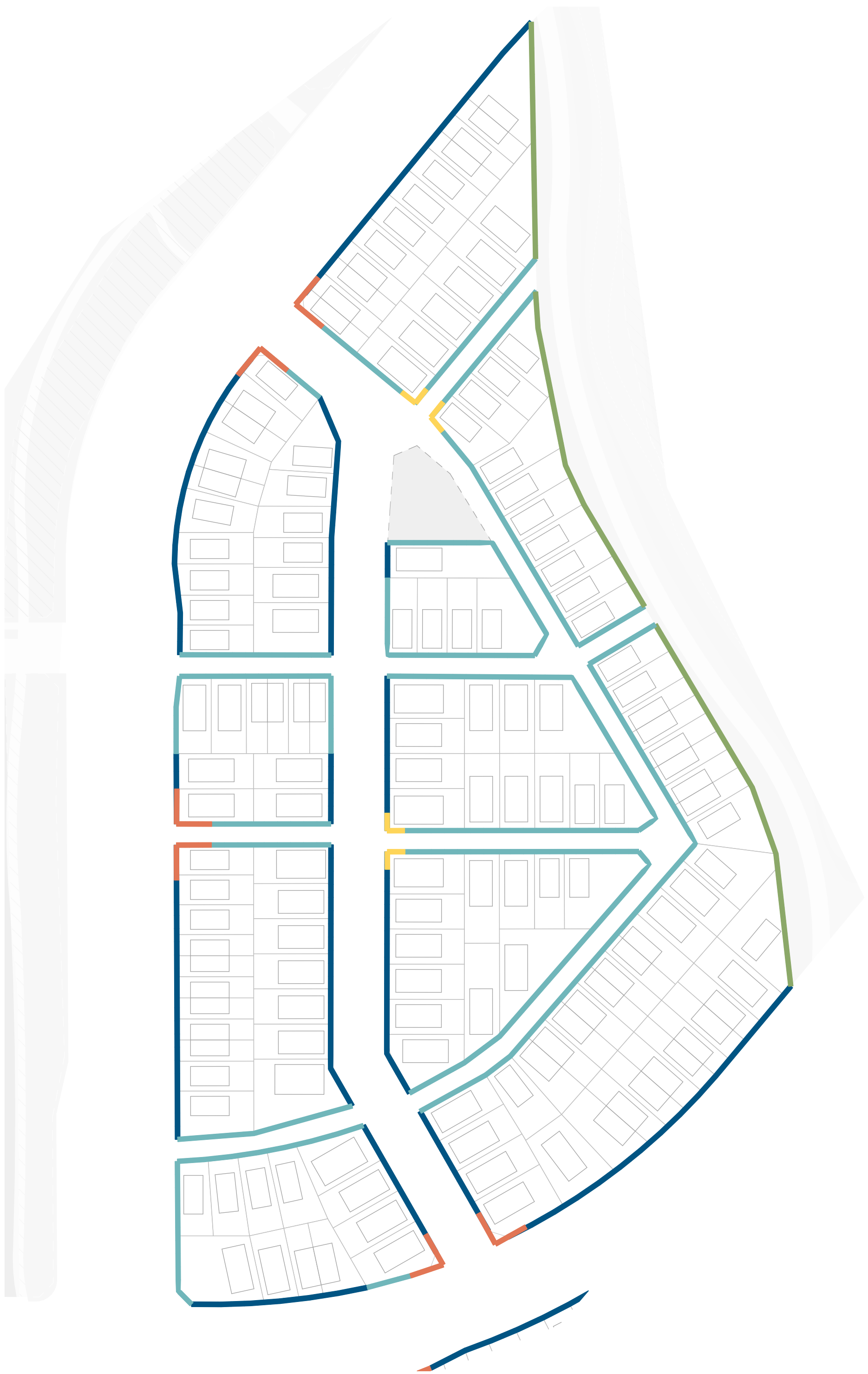
Job No.: 2677 Layout ID: N12-03 Revision: 02

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



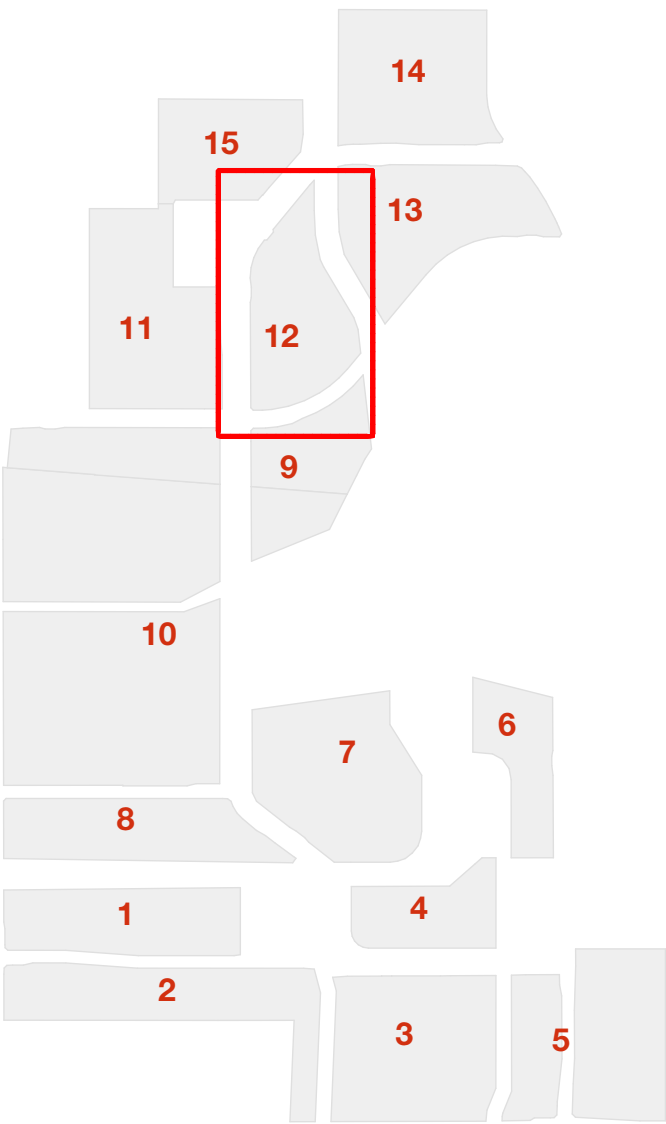
1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1000

- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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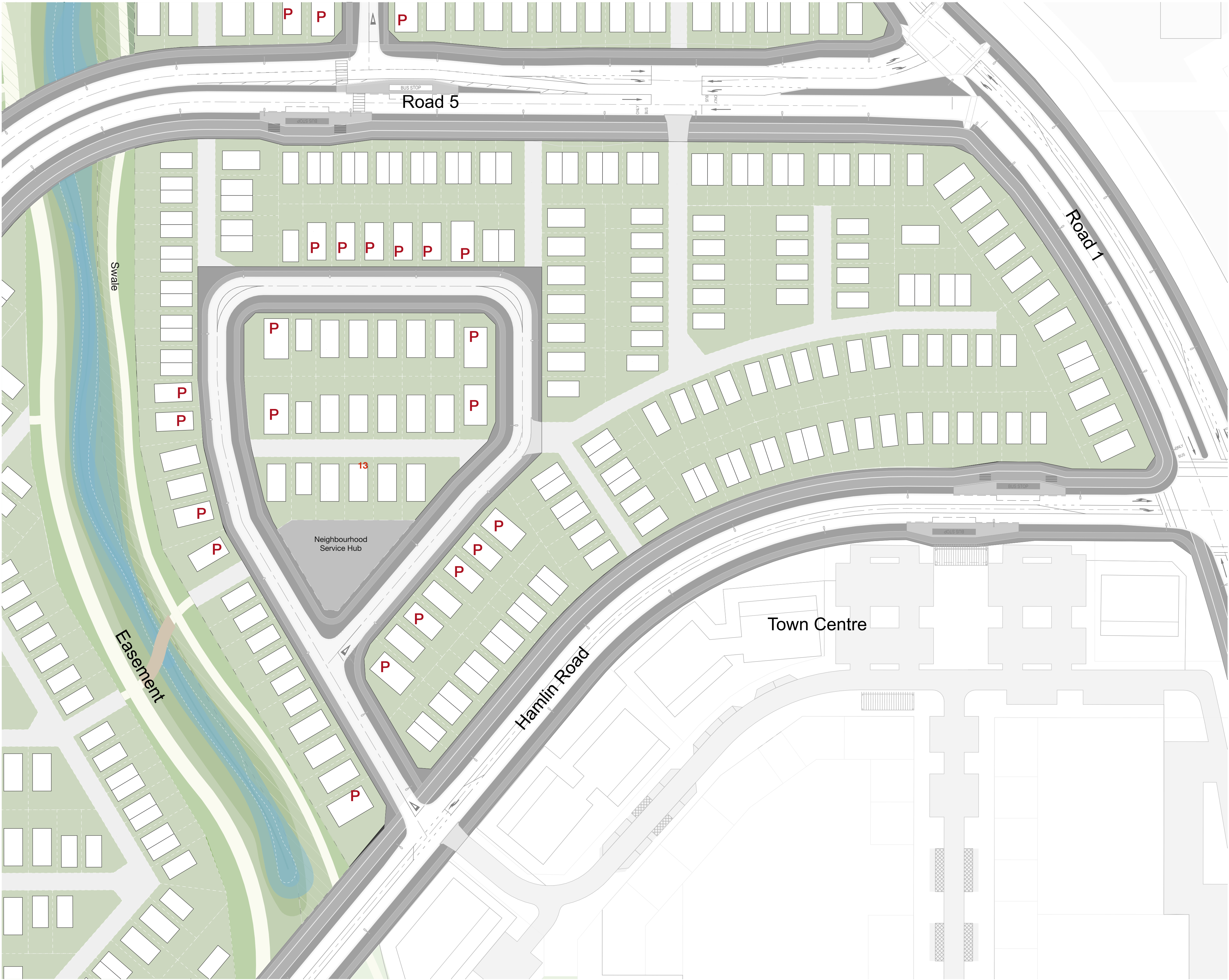
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood
Building Setbacks & Edge
Condition - N11

Scale: 1:1000 Original Paper Size: A1

Job No.: 2677 N12-04 Layout I.D.: Revision: 02

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC

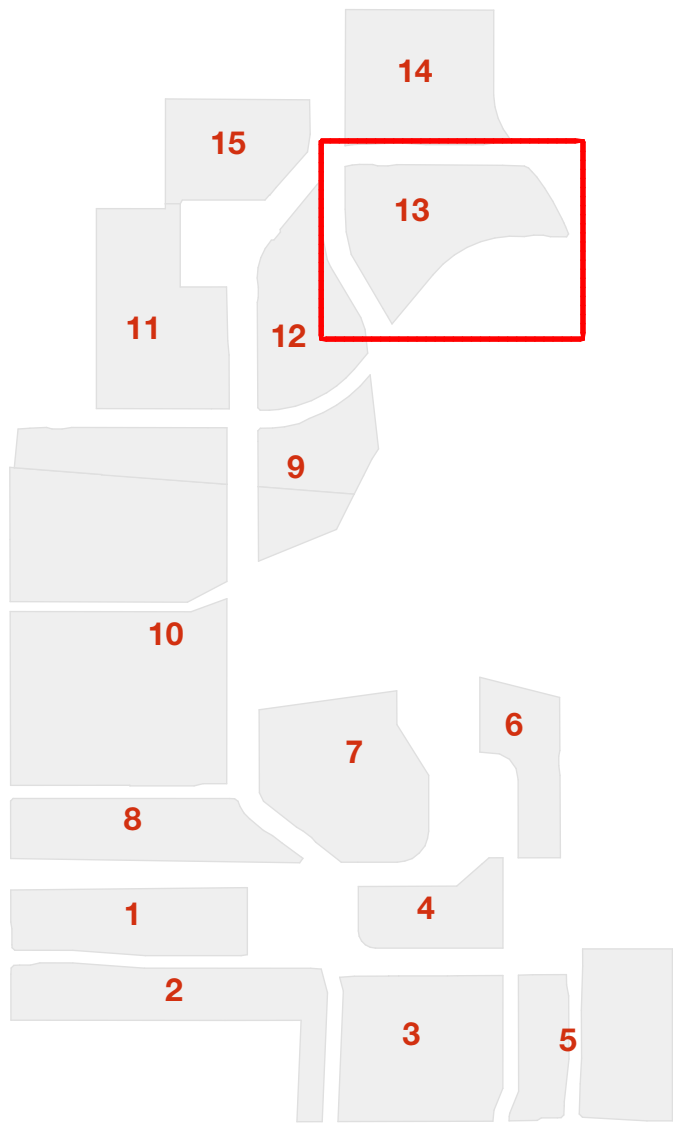


1 Illustrative Master Plan 1/750
Scale 1:750



LEGEND:

P One on-lot carpark



Neighbourhood 13

Area: 5.1 Ha
Units: 202
Yield: 39.3 U/Ha

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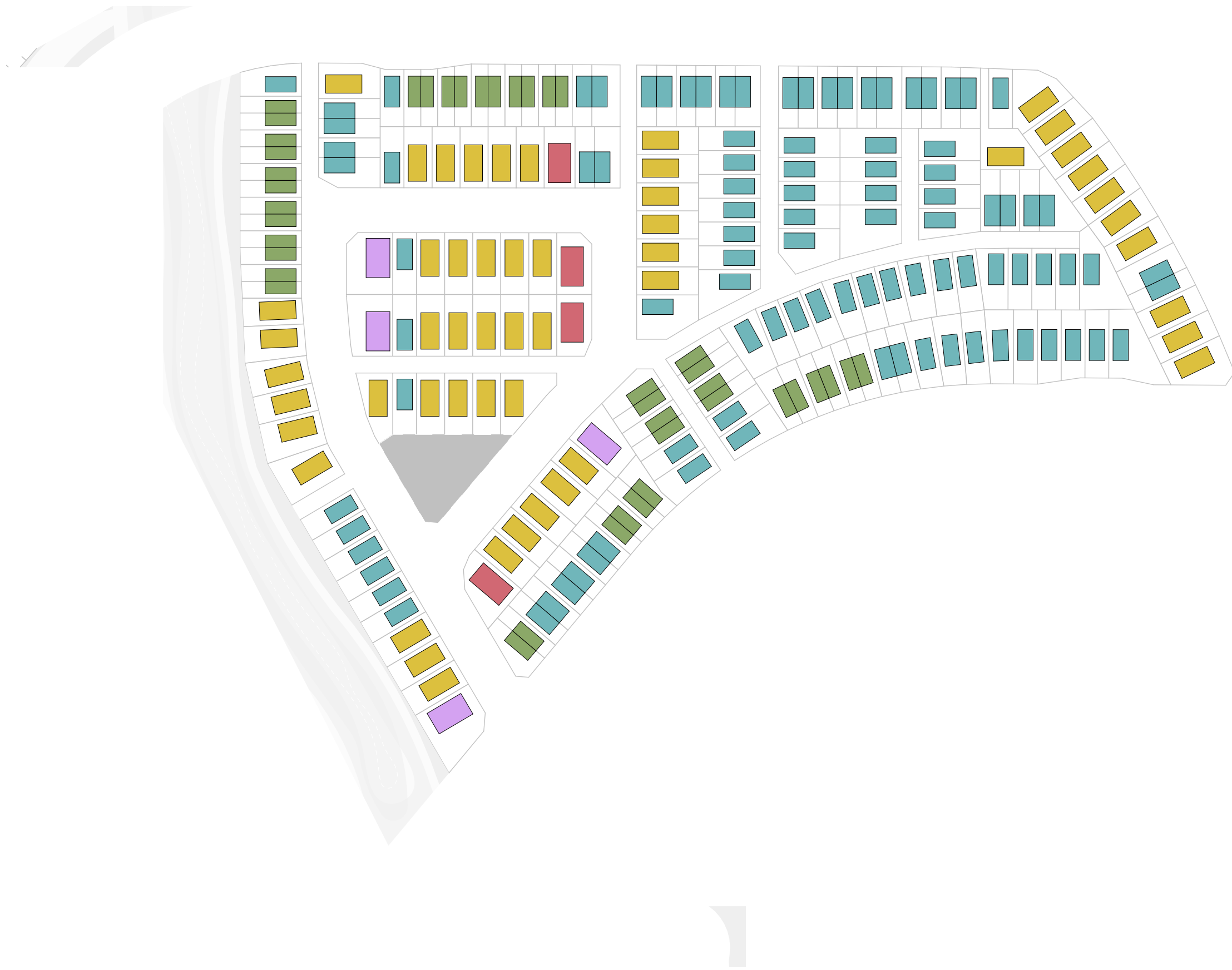
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N13

Scale: 1:750 Original Paper Size: A1

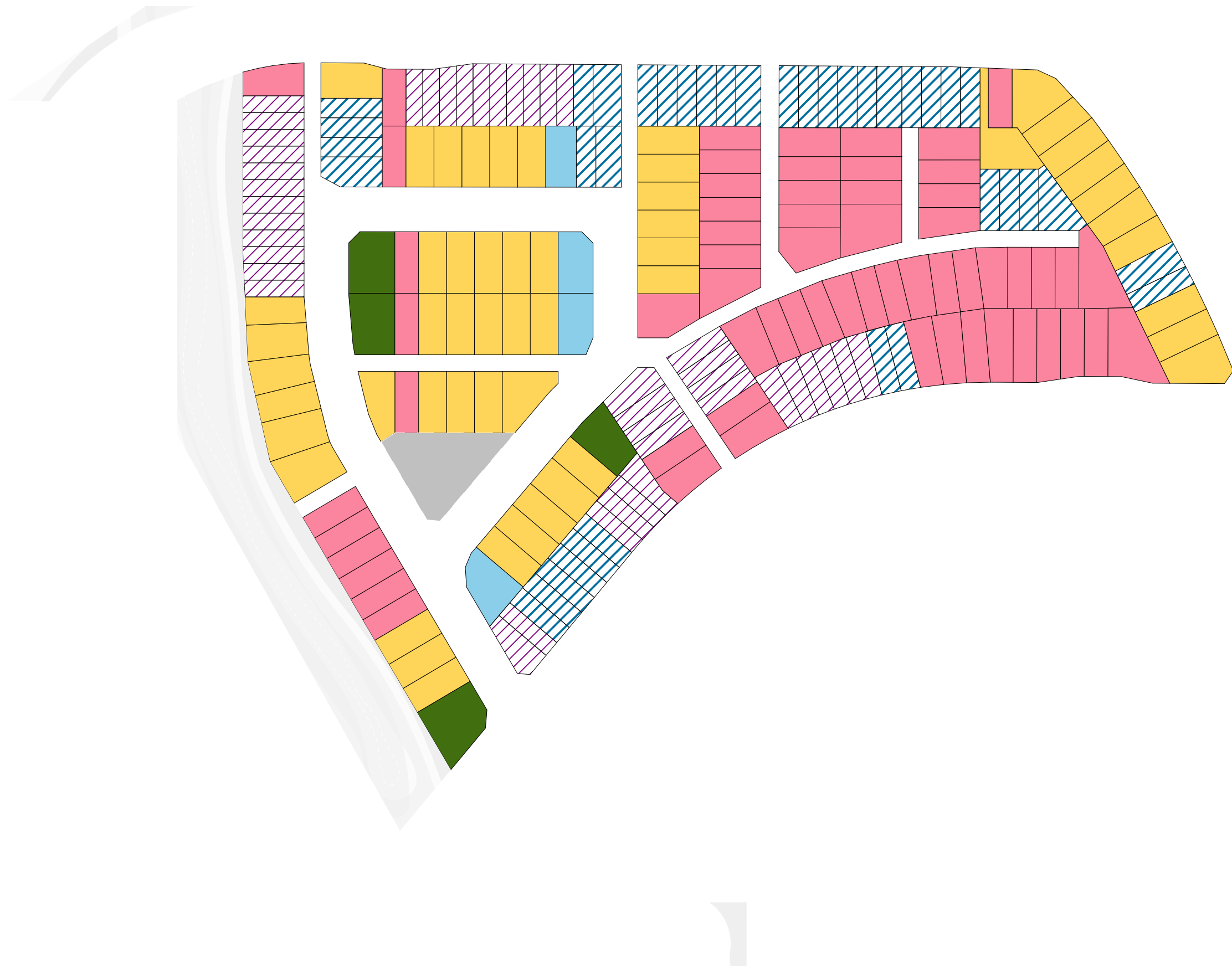
Job No.: 2677 Layout I.D.: N13-01 Revision: 02

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



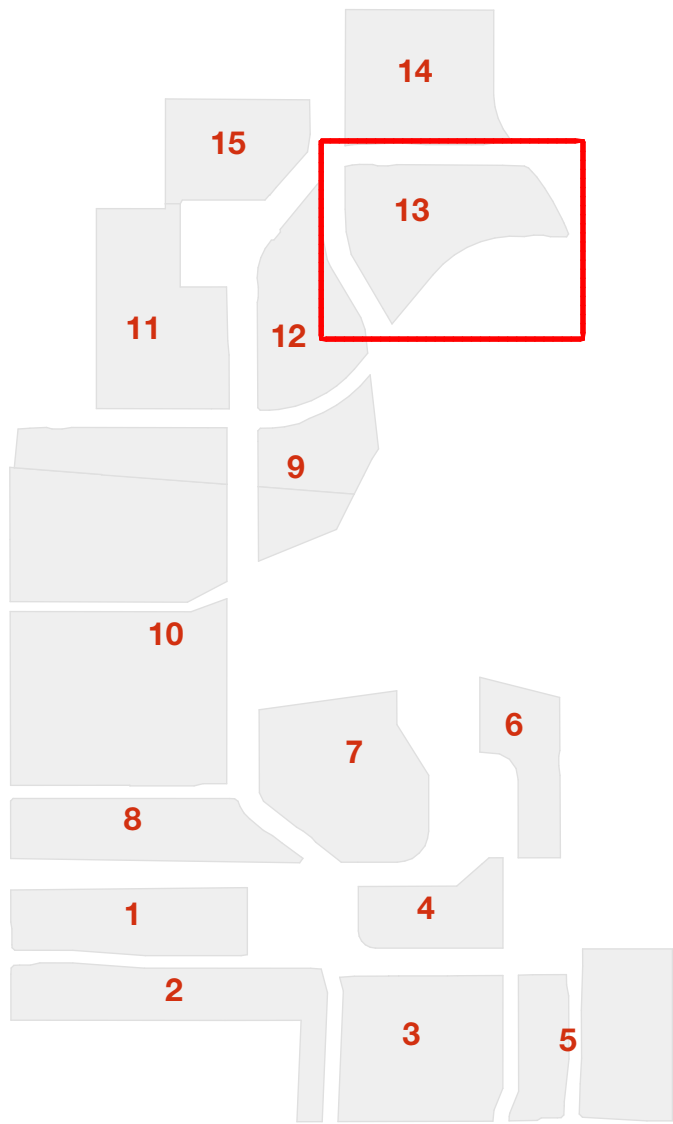
1 Housing Typology
Scale 1:1500

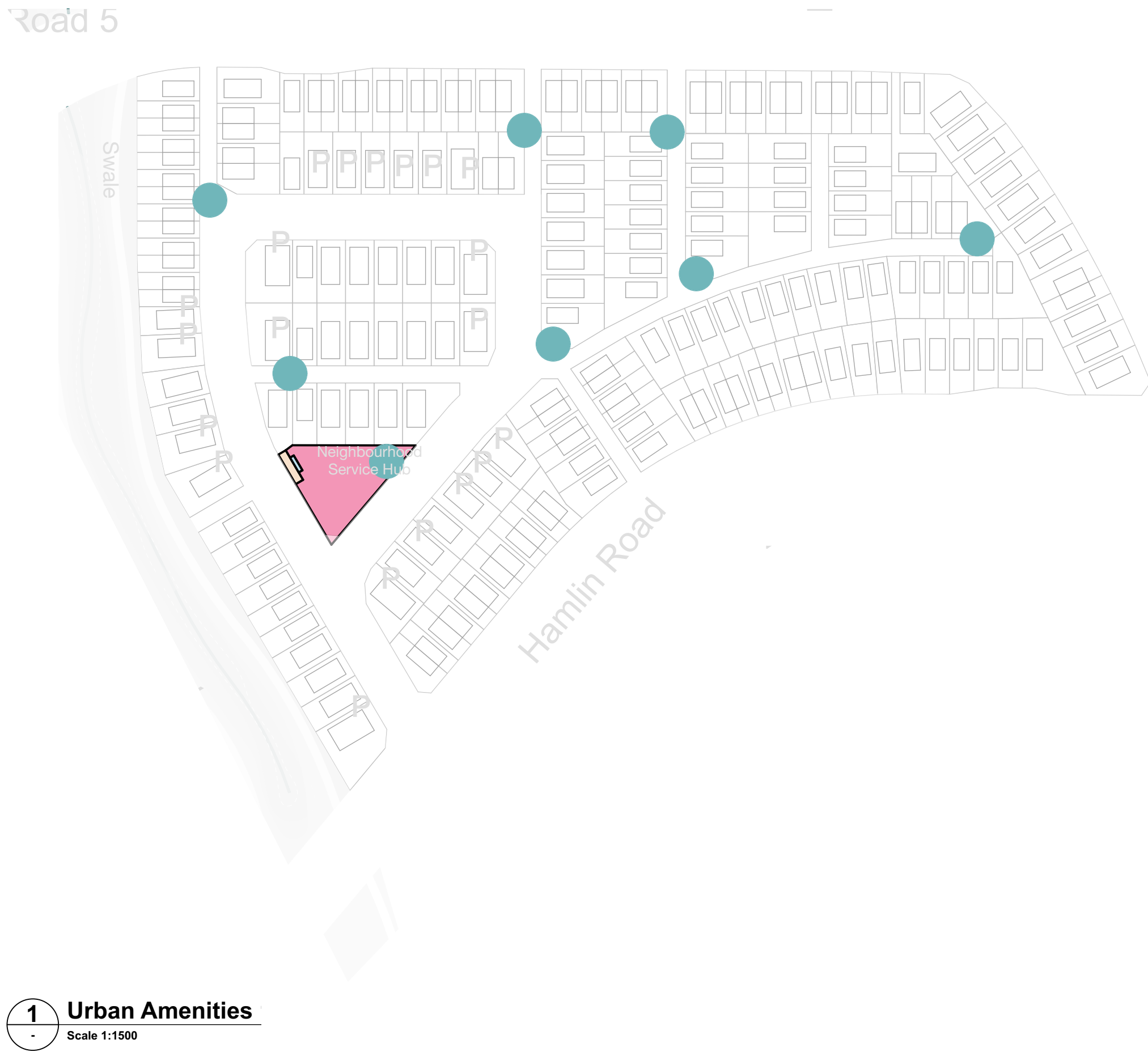
RC Housing Size - N13	
Housing Size	Quantity
2Bed-N13	42
3Bed-N13	100
4Bed (Accessible)-N13	4
4Bed-N13	52
5Bed (Accessible)-N13	4
	202



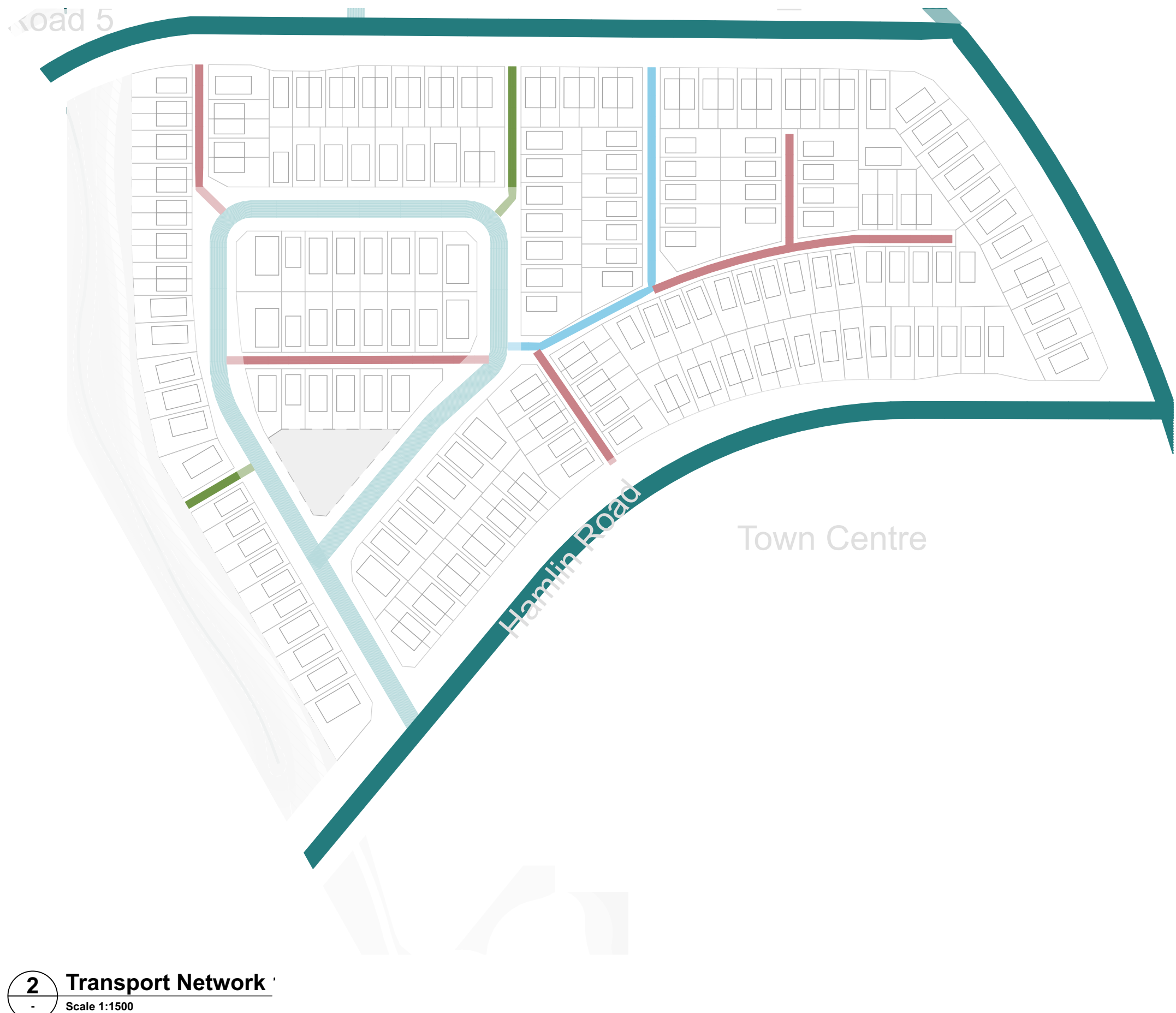
2 Lot sizes
Scale 1:1500

Mix Free standing and Duplex				
		N13 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex Standalone	Lot Size			
	~2bed Duplex	42	139	
	~3bed Duplex	38	165	40%
	~3bed Standalone	62	213	
	~4bed Standalone	52	237	
	~4bed Accessible	4	270	
	~5bed Accessible	4	359	60%
	TOTAL	202		100%

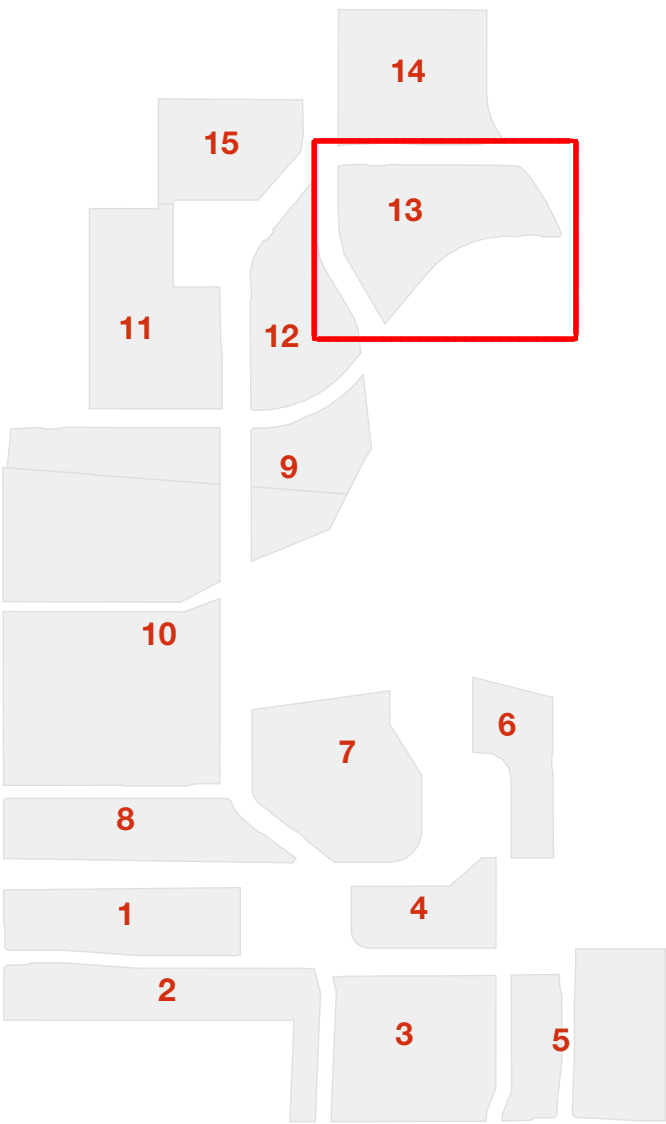




- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Layout Name:
Neighbourhood Urban Amenities & Transport Network - N13

Scale: 1:1500 Original Paper Size: A1

Job No.:	Layout I.D.:	Revision:
2677	N13-03	02

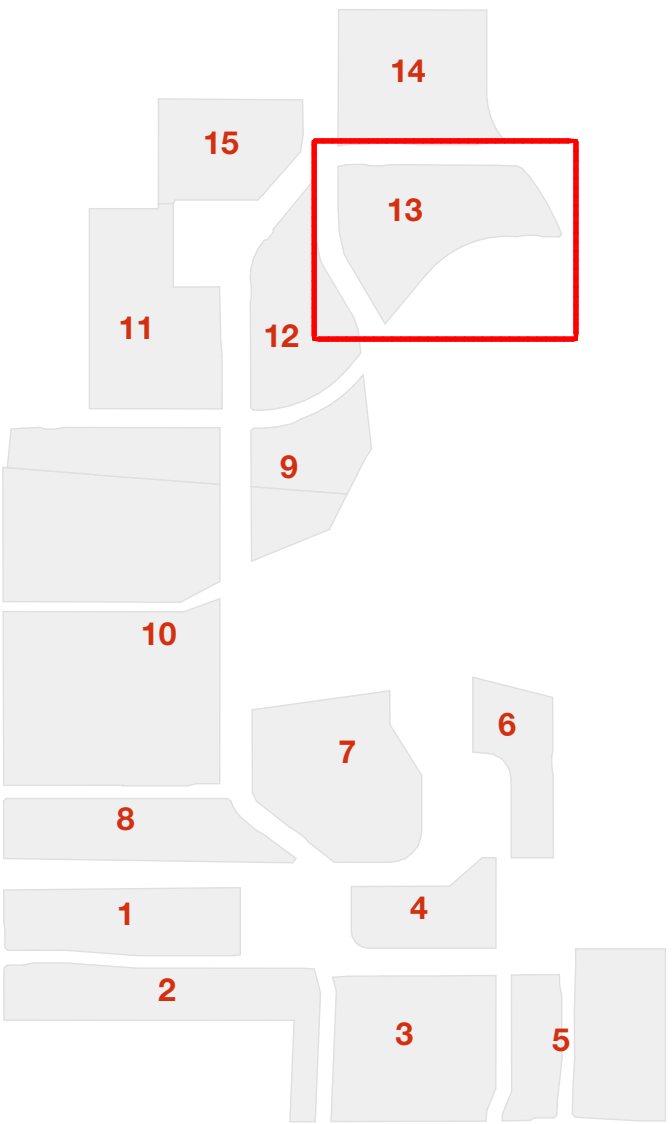
Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



- LEGEND:**
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



- LEGEND:**
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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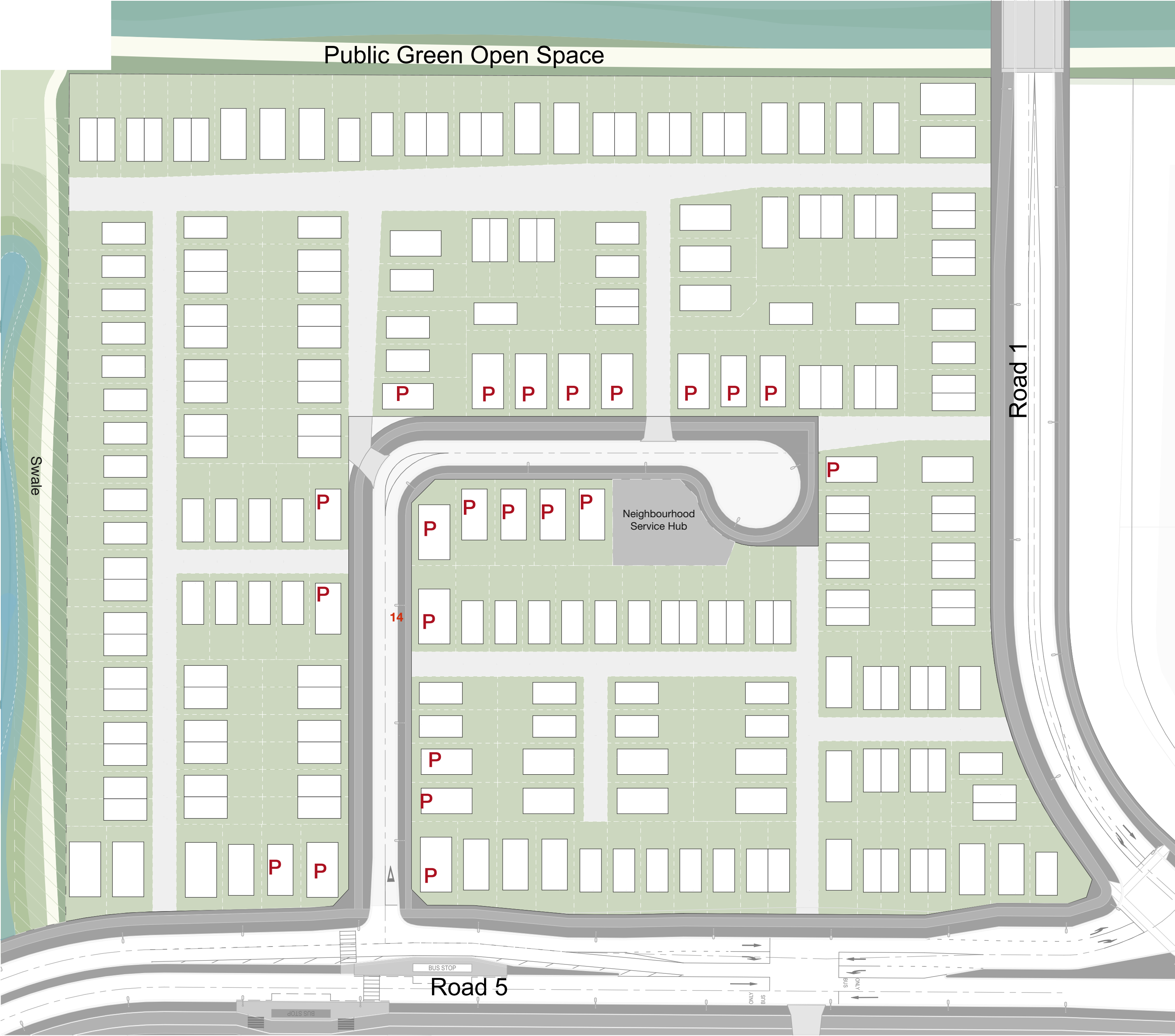
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Building Setbacks & Edge Condition - N13

Scale: 1:1500 Original Paper Size: A1

Job No.: **2677 N13-04** Layout I.D.: Revision: **02**

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



1 Illustrative Master Plan 1/750
Scale 1:750

LEGEND:
P One on-lot carpark



Neighbourhood 14

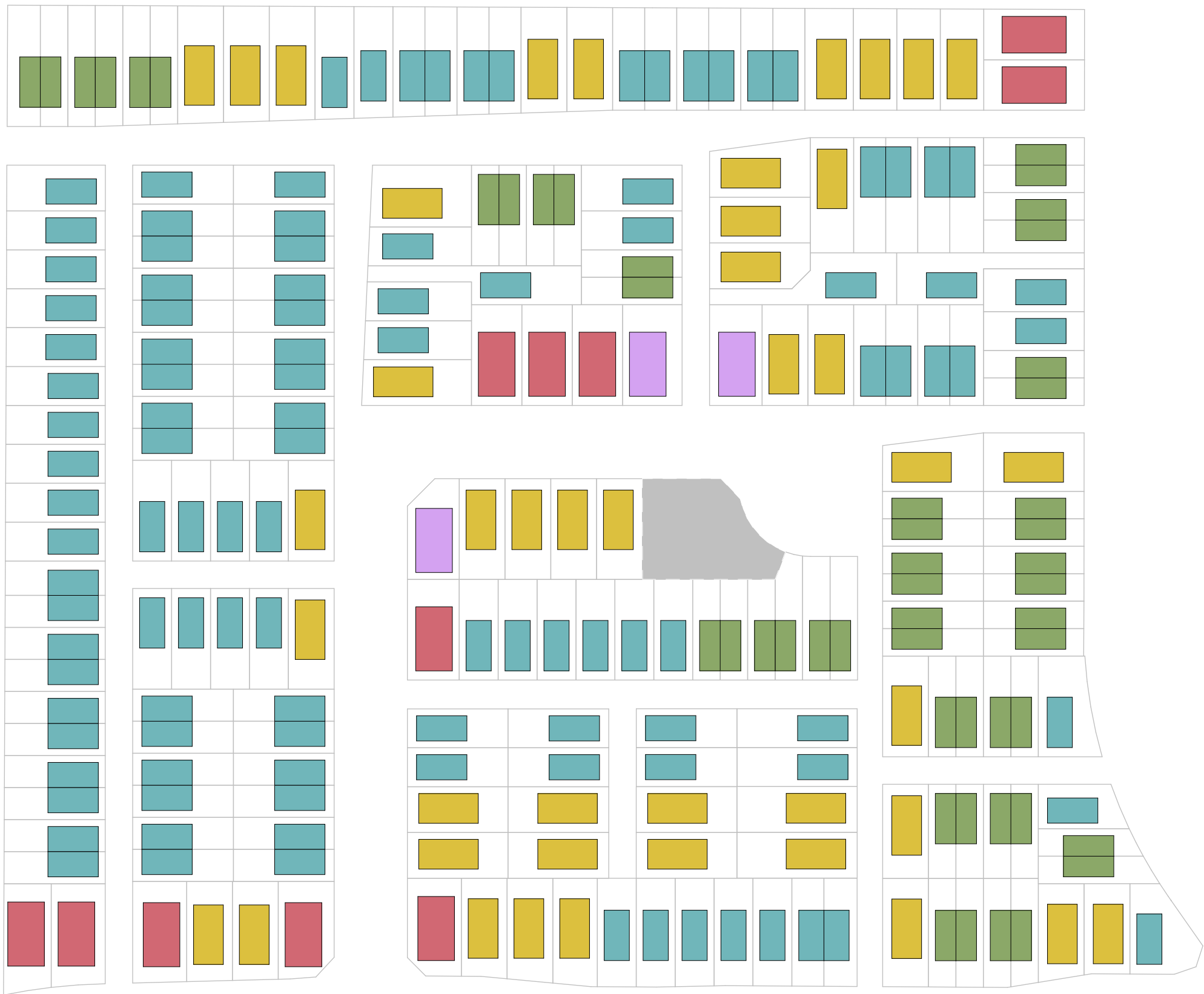
Area: 5.1 Ha
Units: 219
Yield: 42.9 U/Ha

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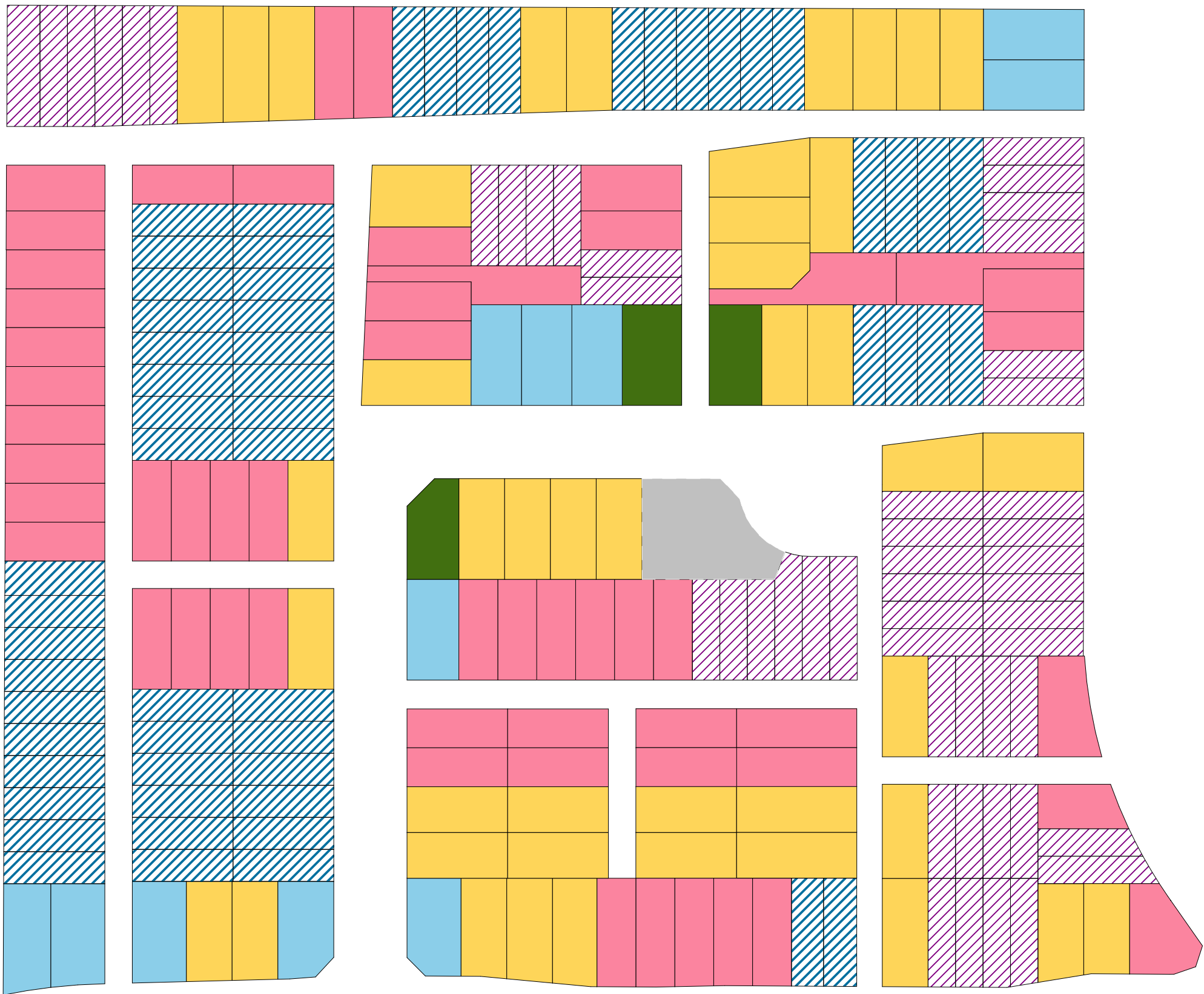
RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Illustrative Masterplan - N14
Scale: 1:750 Original Paper Size: A1
Job No.: 2677 Layout I.D.: N14-01 Revision: 02
Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



1 Housing Typology
Scale 1:1000

RC Housing Size - N 14	
Housing Size	Quantity
2Bed-N14	50
3Bed-N14	112
4Bed (Accessible)-N14	11
4Bed-N14	43
5Bed (Accessible)-N14	3
	219

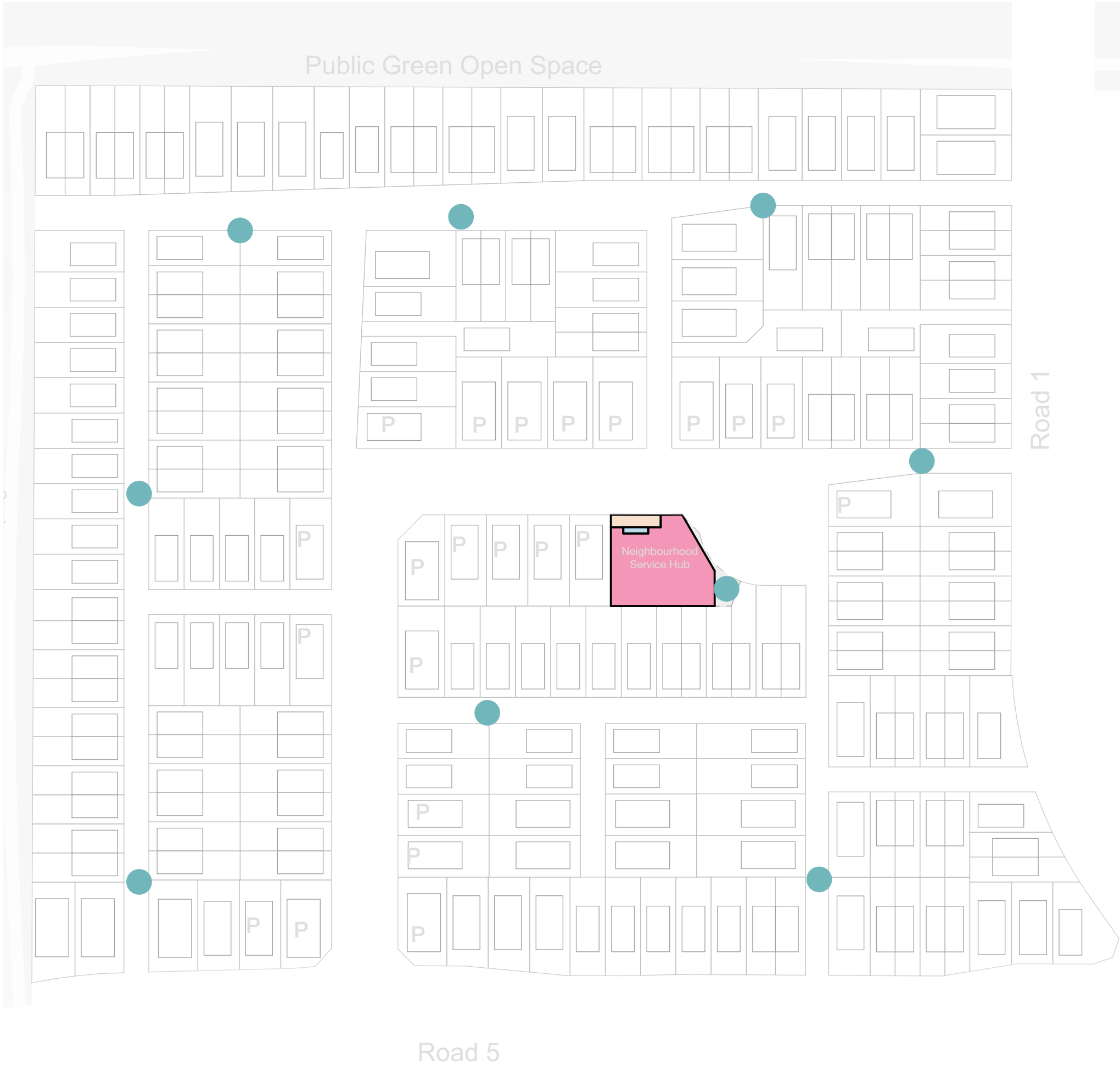


2 Lot sizes
Scale 1:1000

Mix Free standing and Duplex

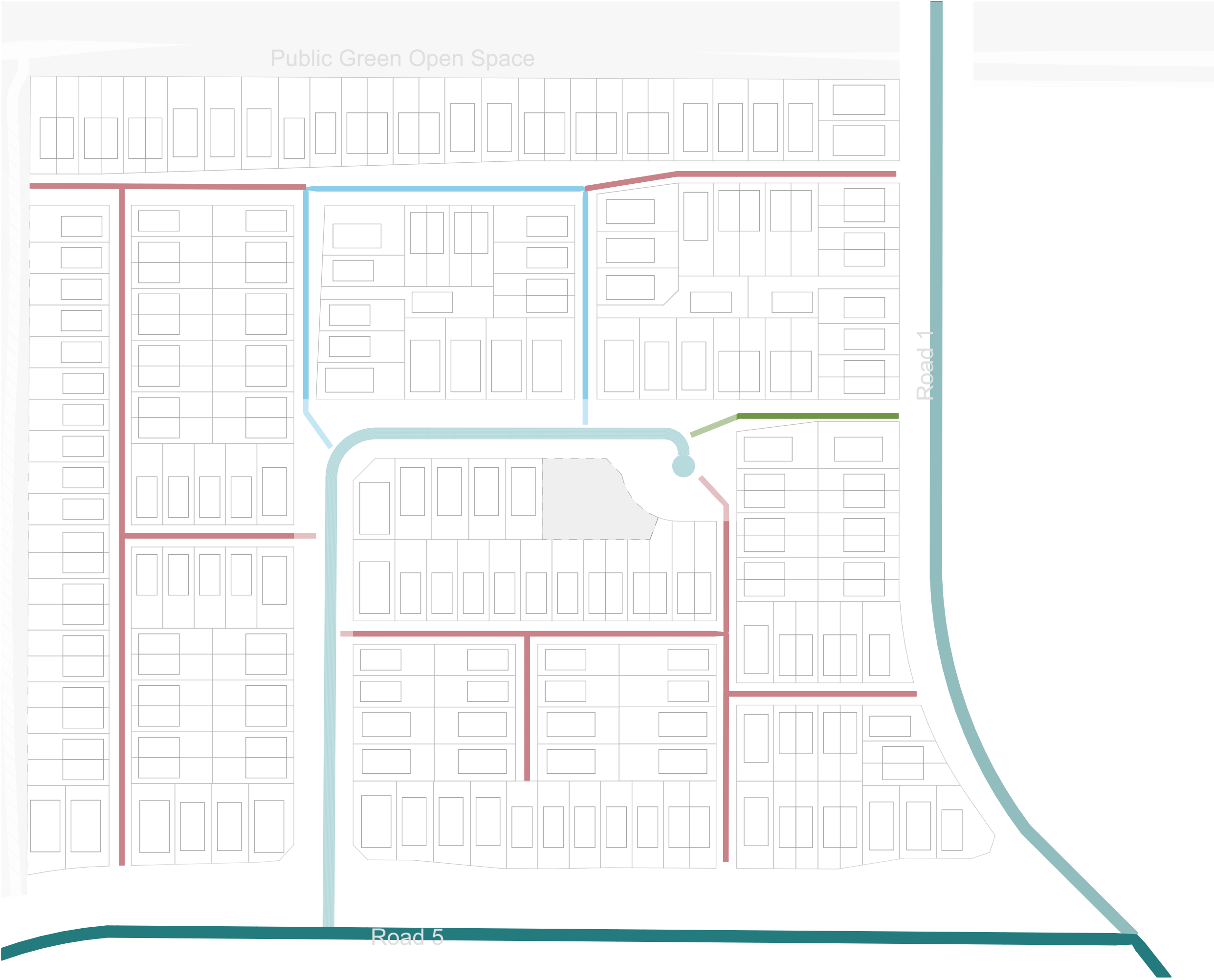
		N14 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	Lot Size			
	~2bed Duplex	50	138	
Standalone	~3bed Duplex	58	157	49%
	~3bed Standalone	54	199	
	~4bed Standalone	43	230	
	~4bed Accessible	11	251	
	~5bed Accessible	3	257	51%
	TOTAL	219		100%





1 Urban Amenities
Scale 1:1000

- LEGEND:**
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter



2 Transport Network
Scale 1:1000

- LEGEND:**
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane



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Layout Name:
Neighbourhood Urban Amenities & Transport Network - N14

Scale: 1:1000 Original Paper Size: A1

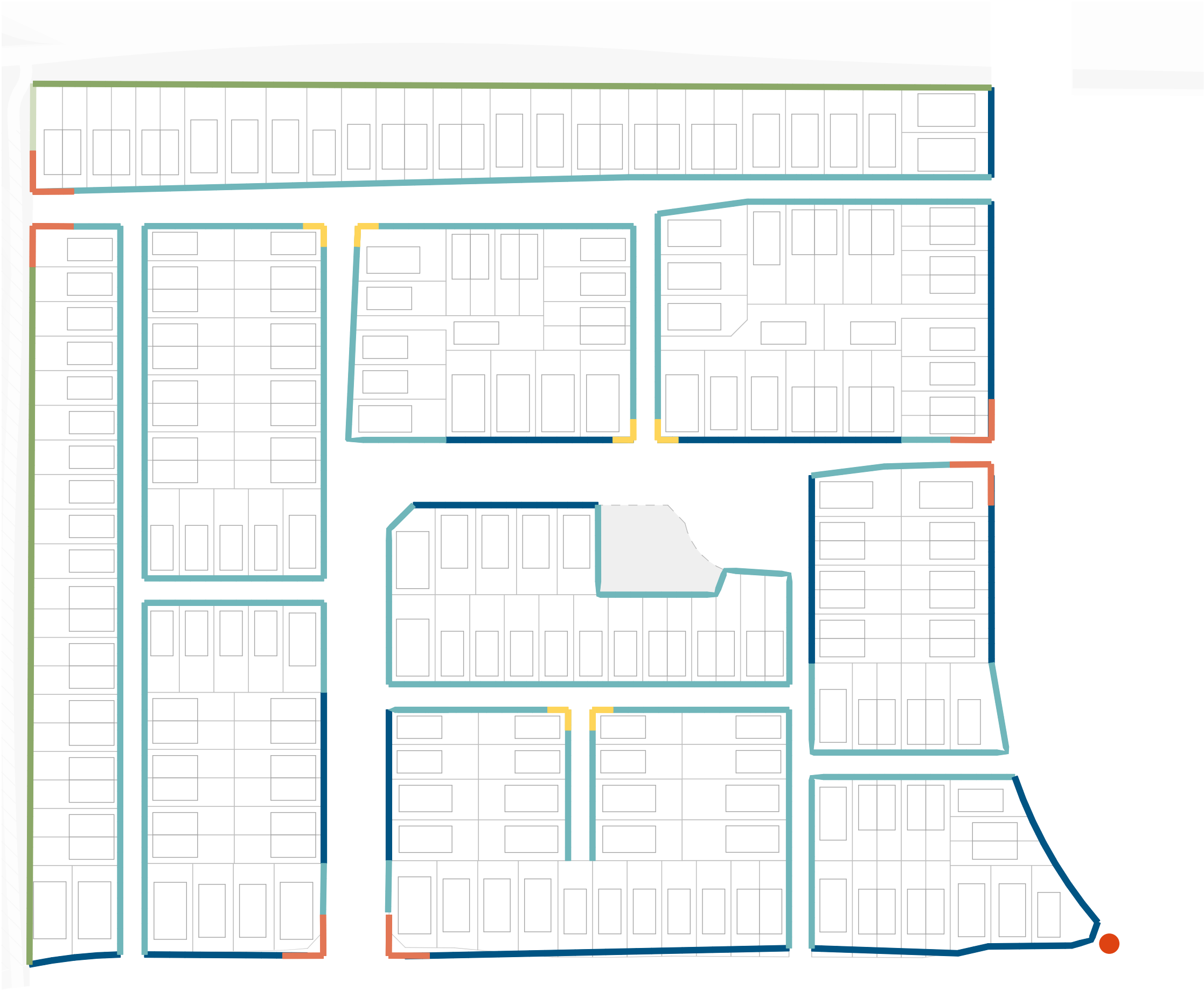
Job No.: 2677 Layout I.D.: N14-03 Revision: 02

Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC



1 Building Frontage Setbacks
Scale 1:1000

- LEGEND:
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



2 Edge Condition and Threshold Treatments
Scale 1:1000

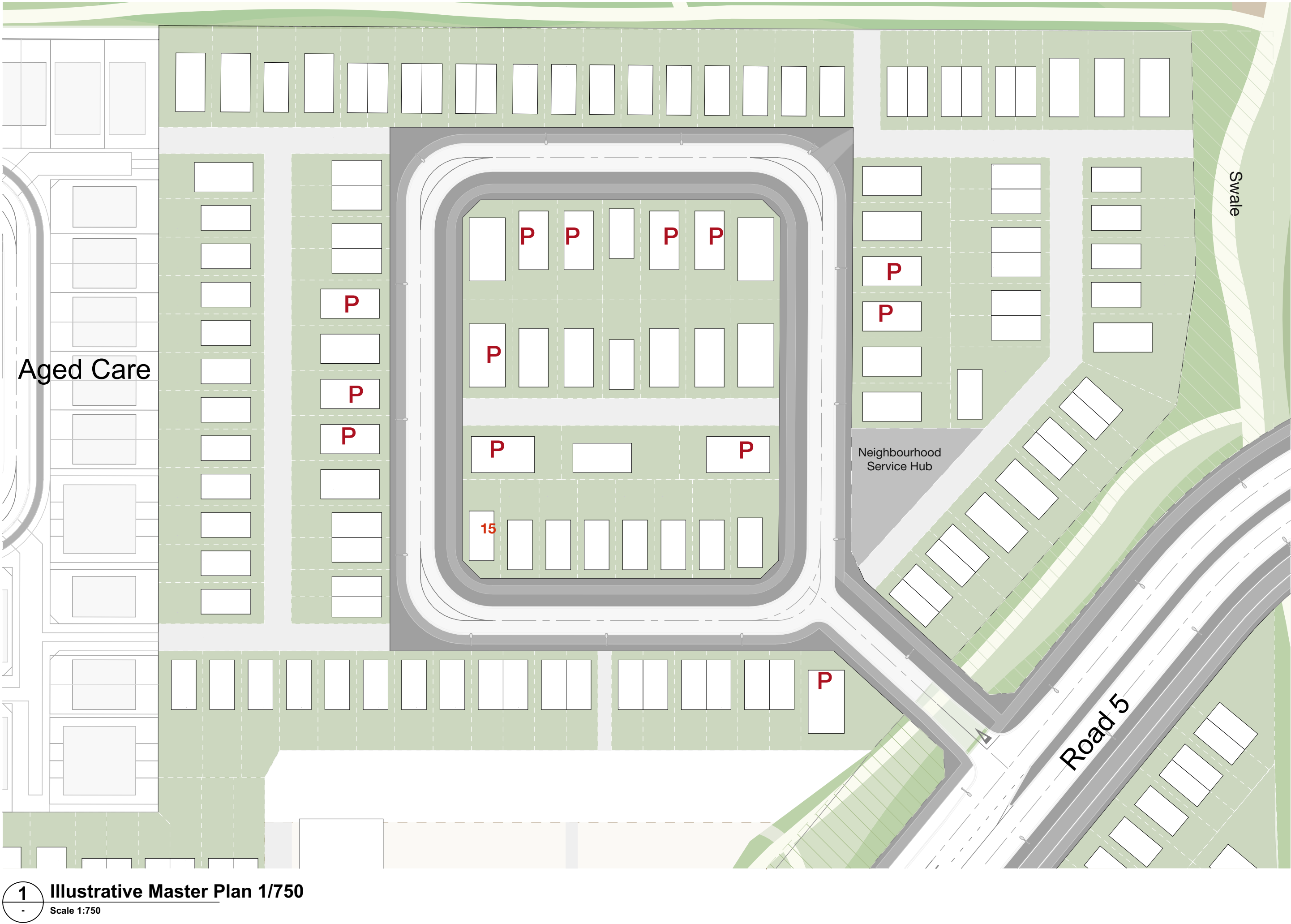
- LEGEND:
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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RESIDENTIAL PRECINCT			
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N14			
Scale: 1:1000		Original Paper Size: A1	
Job No.: 2677 N14-04	Layout I.D.:	Revision:	02
Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC			



LEGEND:

P One on-lot carpark



Neighbourhood 15

Area: 3.4 Ha
Units: 125
Yield: 36.9 U/Ha

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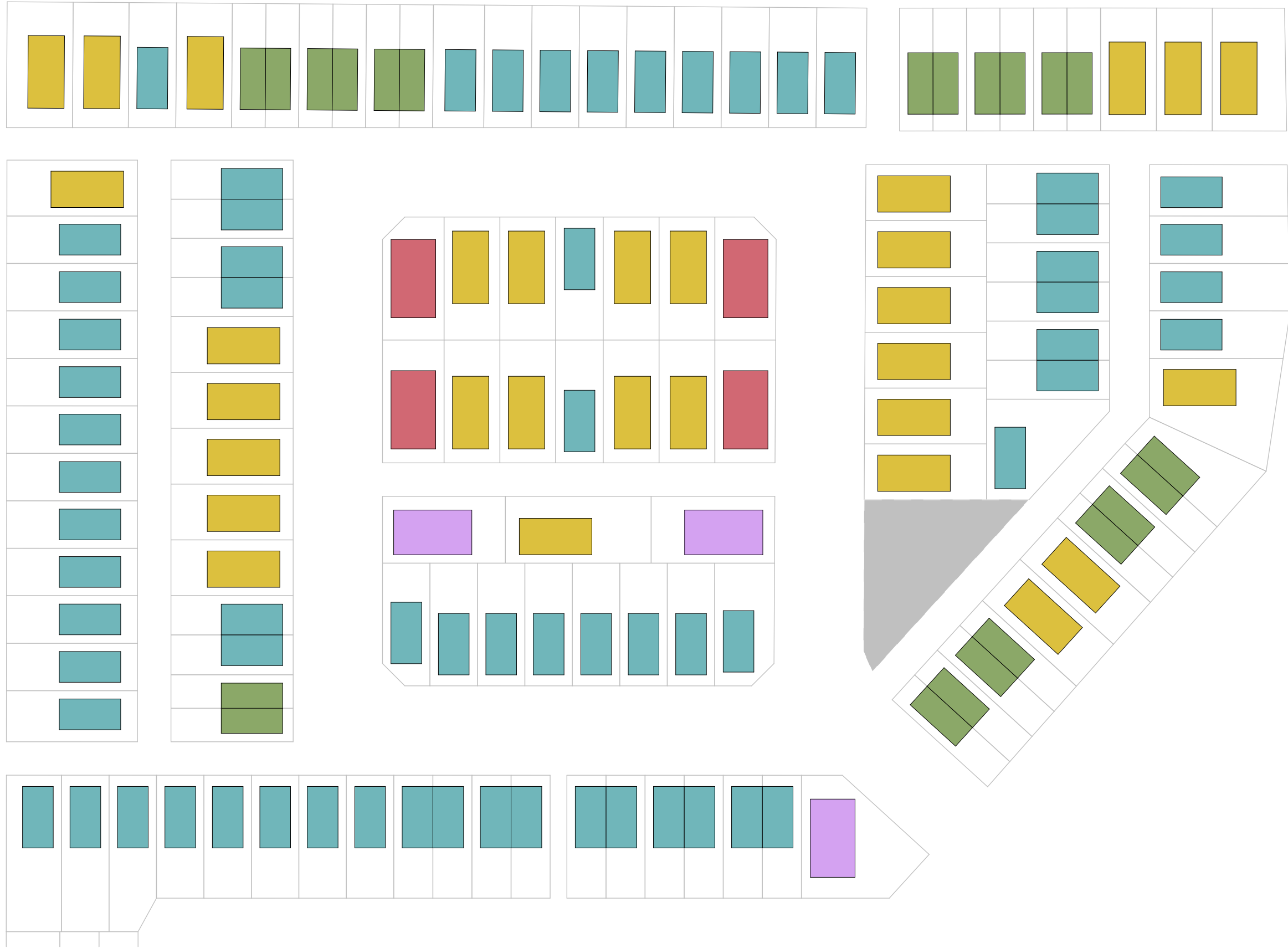
Prepared For:
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Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
**Neighbourhood
Illustrative Masterplan - N15**

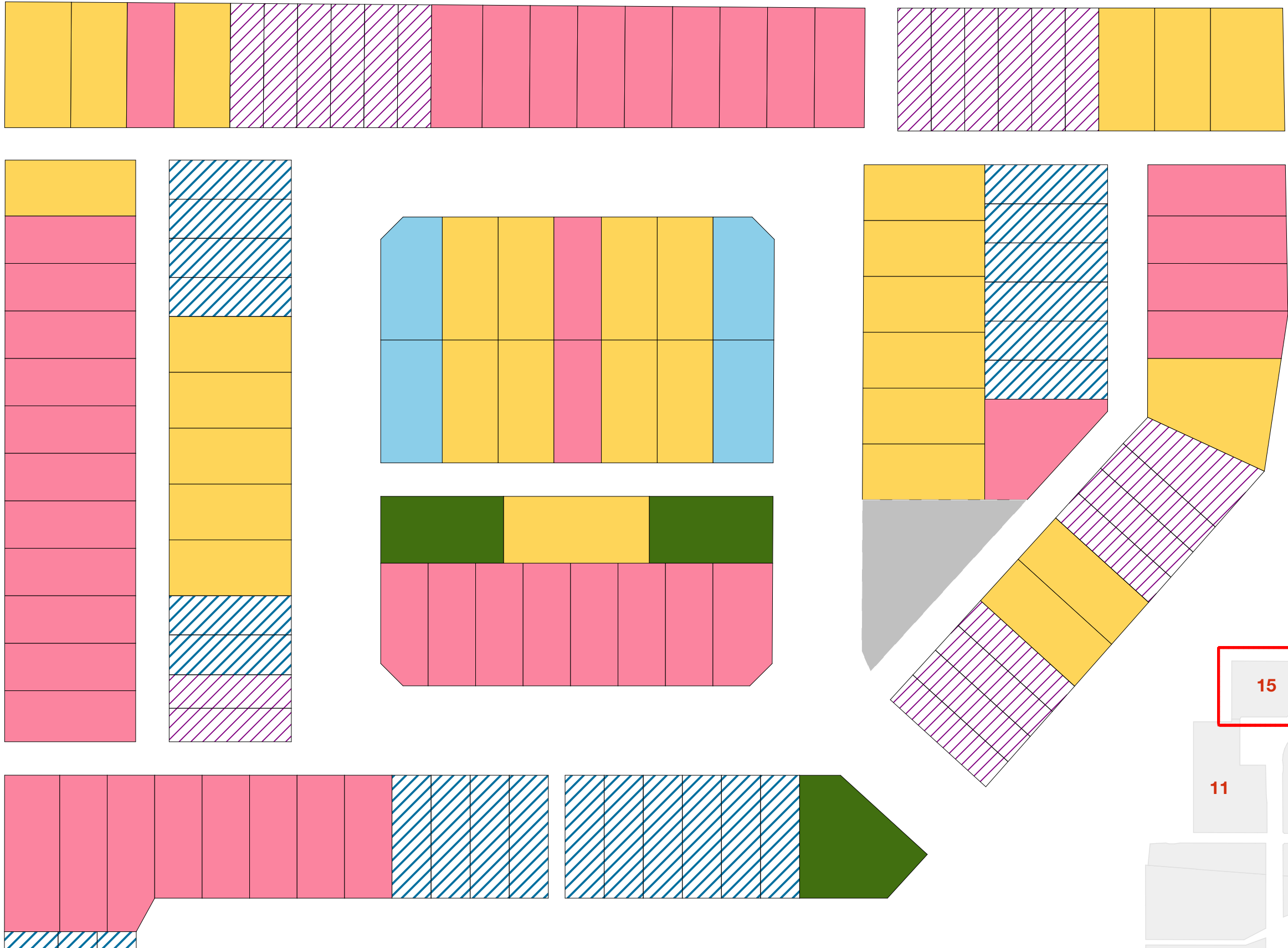
Scale: 1:750 Original Paper Size: A1

Job No.: 2677 Layout I.D.: N15-01 Revision: 02



1 Housing Typology
Scale 1:750

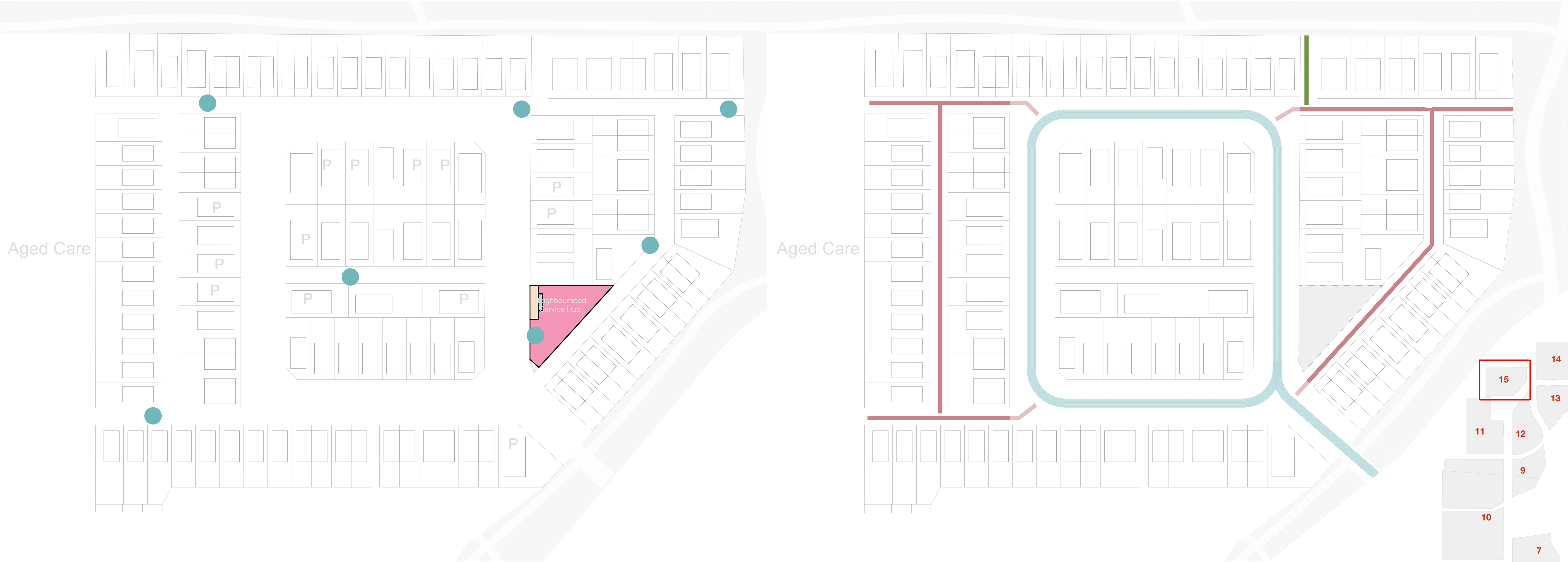
RC Housing Size - N 15	
Housing Size	Quantity
2Bed-N15	22
3Bed-N15	66
4Bed (Accessible)-N15	4
4Bed-N15	30
5Bed (Accessible)-N15	3
	125



2 Lot sizes
Scale 1:750

Mix Free standing and Duplex				
		N15 (Num. Lots)	Avg. Lot Size (m2)	Dup vs SA %
Duplex	Lot Size			
	~2bed Duplex	22	137	
Standalone	~3bed Duplex	22	154	35%
	~3bed Standalone	44	200	
	~4bed Standalone	30	232	
	~4bed Accessible	4	237	
	~5bed Accessible	3	302	65%
	TOTAL	125		100%





1 Urban Amenities
Scale 1:750

2 Transport Network
Scale 1:750

- LEGEND:
- Informal Urban Play
 - Shared Car/ Visitor Carpark
 - Drop-off/ Loading Zone
 - Shelter

- LEGEND:
- Primary Road
 - Local Road
 - Trafficable Lane
 - Lane
 - Pedestrian Access Lane

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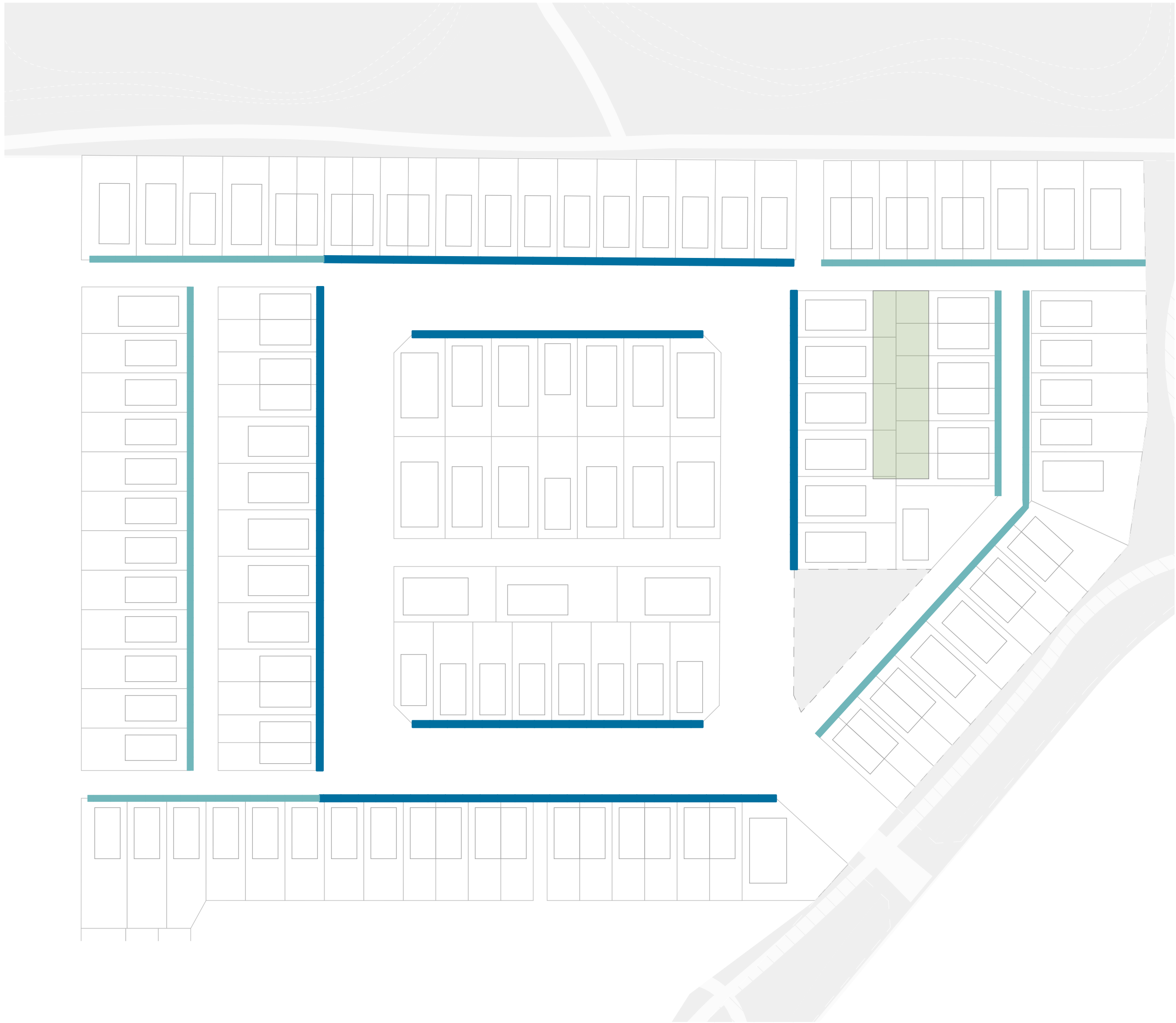
Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
Neighbourhood Urban Amenities & Transport Network - N15

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 N15-03 Layout I.D.: Revision: 02



1 Building Frontage Setbacks
Scale 1:750

- LEGEND:**
- Local Road Setback
 - Varied Setback
 - Deep Setback
 - Back to Back Setback Condition



1 Edge Condition and Threshold Treatments
Scale 1:750

- LEGEND:**
- Road Facing Edge Treatment
 - Lane Facing Edge Treatment
 - Green Open Space facing Edge Treatment (with access where possible)
 - Green Open Space facing Edge Treatment (without access)
 - Neighbourhood Gateway
 - Corner (Wayfinding)
 - Sunfield Gateway



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RESIDENTIAL PRECINCT		
Layout Name: Neighbourhood Building Setbacks & Edge Condition - N15		
Scale: 1:750		Original Paper Size: A1
Job No.: 2677 N15-04	Layout I.D.:	Revision: 02
Printed: 05/02/2025, 3:07 PM CAD Ref: 2677 Sunfield RC		