

# Town Centre

## Concept Masterplan

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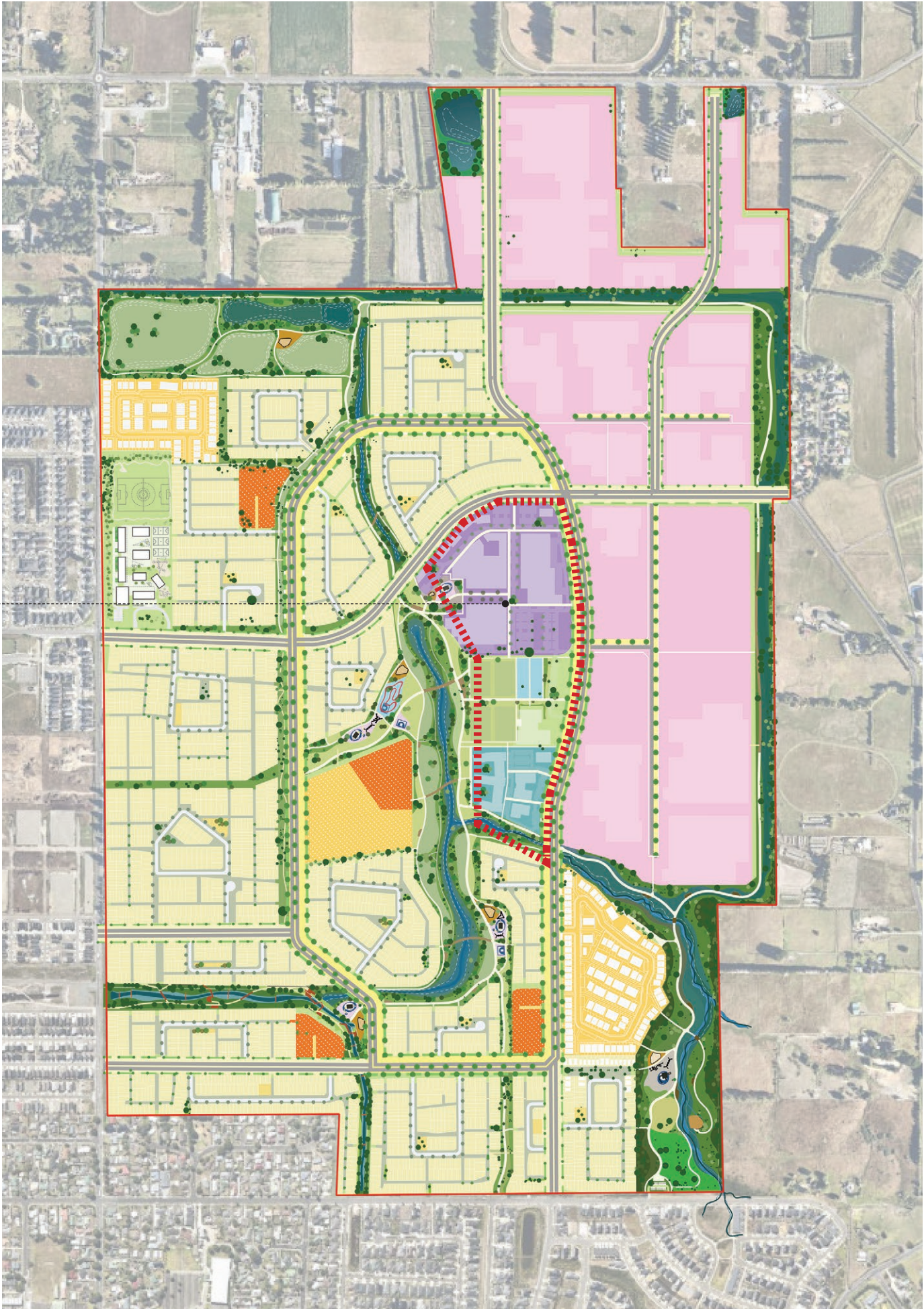




# Town Centre - Context Plan

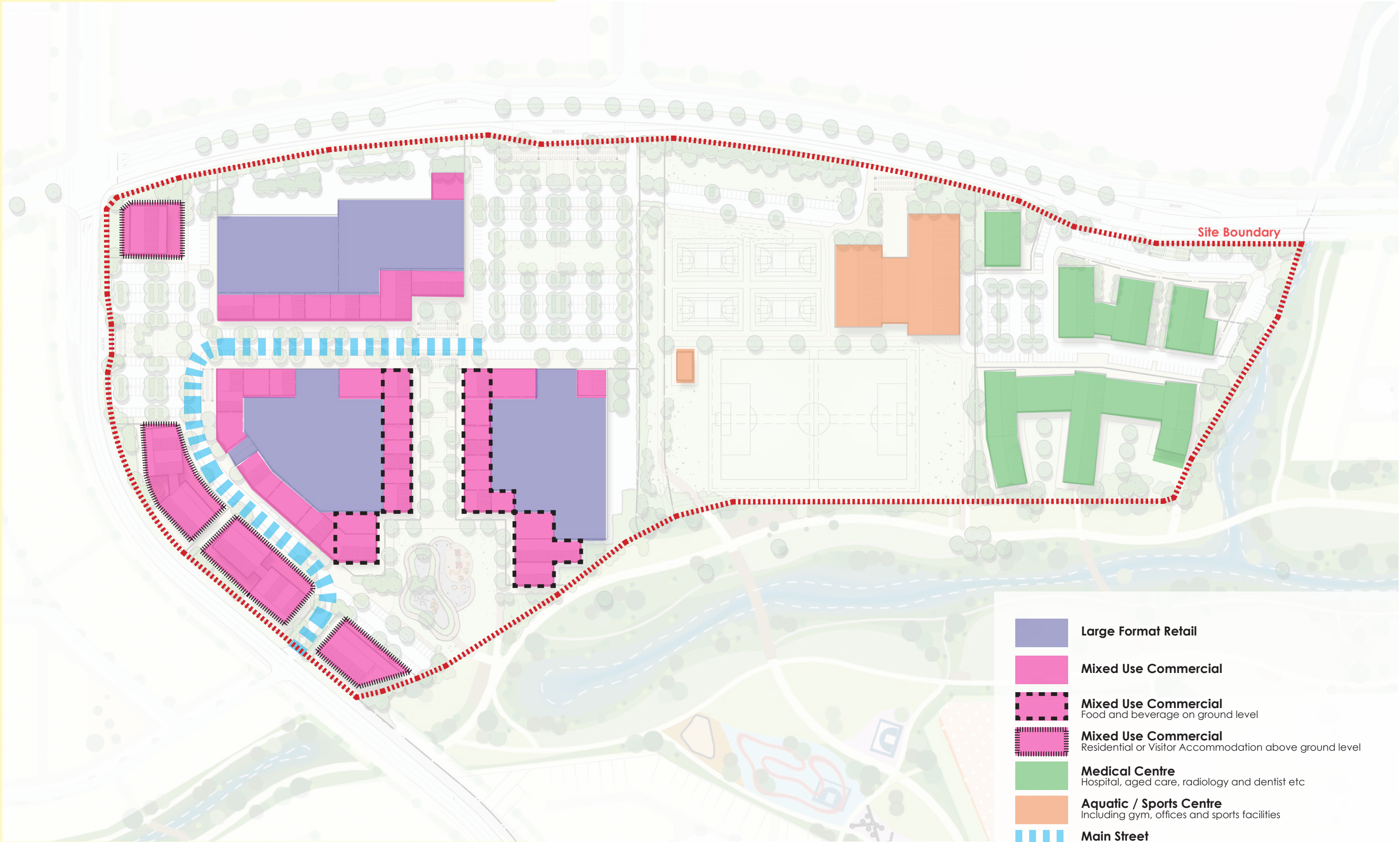
Town Centre Precinct

- Sunfield project boundary
- Residential Precinct
- Employment Precinct
- Town Centre Precinct**
- Health Care Precinct
- Aged Care Precinct
- Local Hub
- School
- Park
- Stormwater Reserve
- Green Connection/Shared Pathway



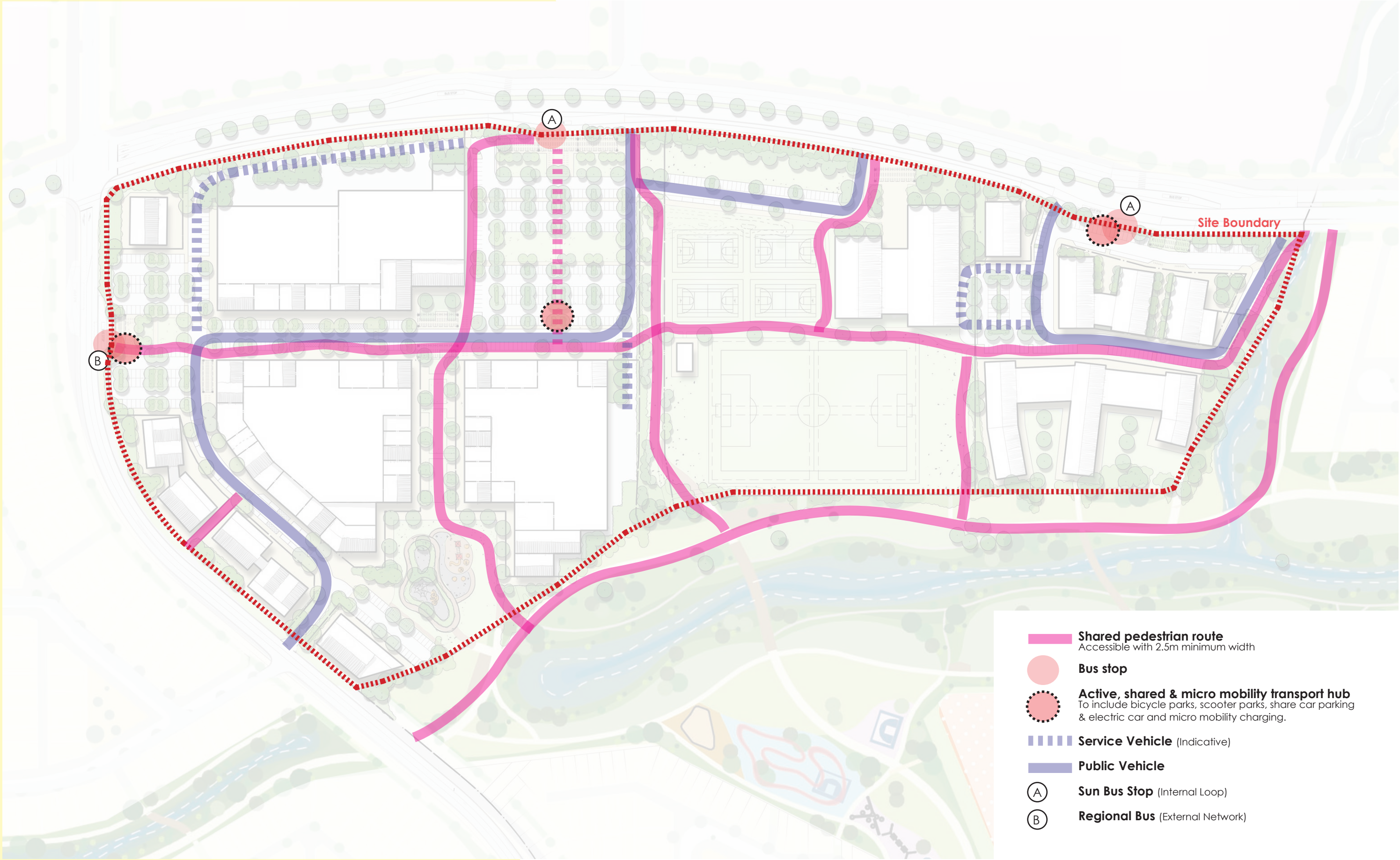


# Town Centre - Activity Areas





# Town Centre - Required Circulation & Transport Infrastructure



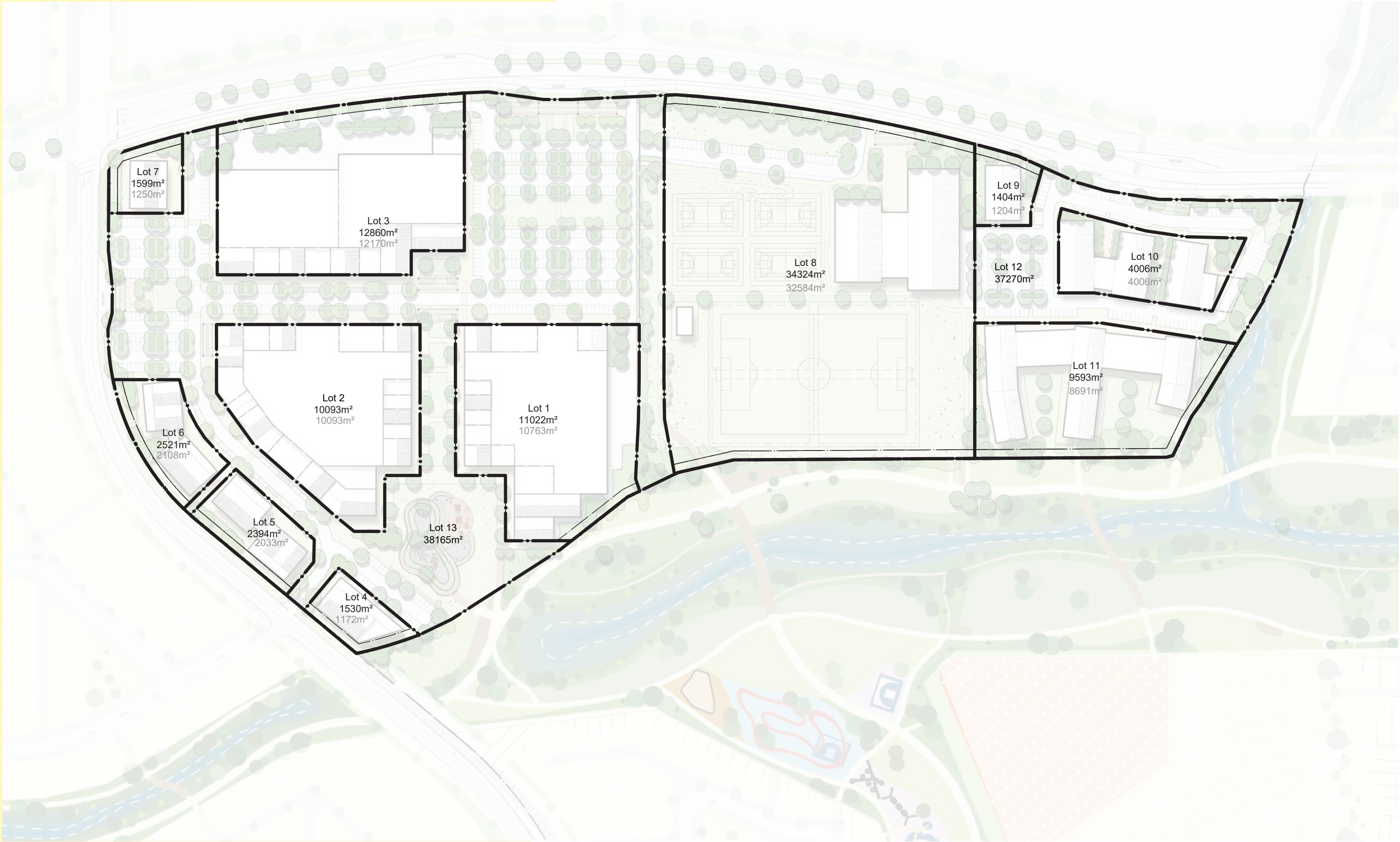


# Town Centre - Illustrative Masterplan





# Town Centre - Lot Plan

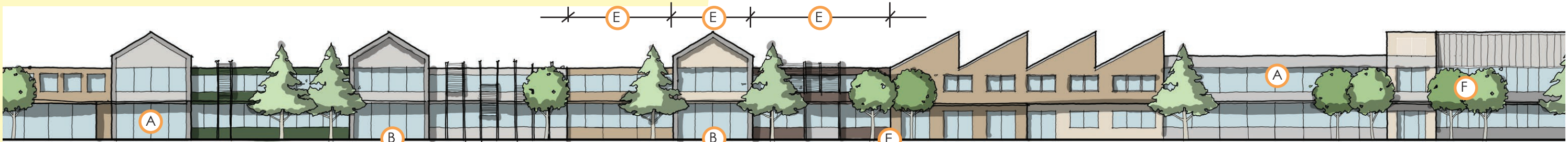




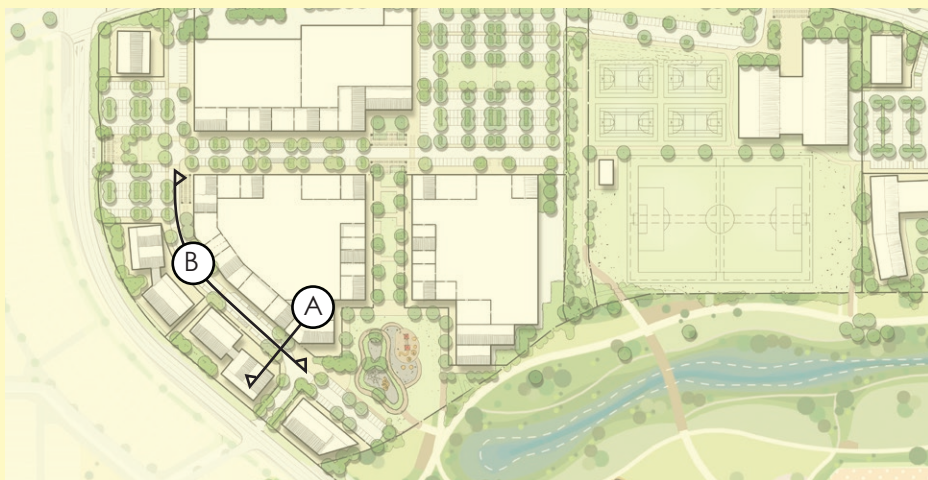
# Town Centre - Indicative Main Street Section and Elevation



Section (A)



Elevation (B)



- (A) Passive Surveillance**  
Level 2 tenancies that overlook the street are a key CPTED principle and make for a vibrant street. All level 2 tenancies shall have a visual link to the street.
- (B) Interaction with the street**  
The street is inward facing with regular tenancies interfacing with the street. A greater number of tenancies and entrances facing the street increases the chance of interaction. All tenancies shall have front doors that front the street
- (C) Vehicle Calming**  
The use of an irregular carriageway width, alternating finer grain materials and street trees introduces friction and will help signal to motorists that this is a slow speed environment
- (D) Pedestrian Priority**  
Crossing points are indicated through the use of level or raised thresholds with alternating materials
- (E) Facade Articulation**  
Increases amenity by adding interest and variance to the streetscape. It also introduces legibility and identity for businesses
- (F) Planting**  
Deciduous specimen street trees give vertical scale and shade in summer months while allowing light through in winter. Lower shrubs, grasses and ground-cover species in raised and level beds add a worthwhile amenity and seasonal change.