## **LEGEND**

- REMNANT VEGETATION
- CIVIC
- MEDICAL CENTRE
- POLICE STATION
- PARKS AND NATURE RESERVE
- OFF-STREET PARKING
- STREET PARKING
- DOUBLE LENGTH STREET BAYS 7B
- RETAIL
- **FUTURE DEVELOPMENT**
- OPPORTUNITY SITE
- FUTURE COMMUNITY AREA
- 10 FUTURE DEVELOPMENT OPPORTUNITY (POSSIBLE RESIDENTIAL)
- FUTURE VISITOR CENTRE
- EXISTING PRIMARY SCHOOL

## **PARKING**

- ON-STREET 14 SINGLE LENGTH BAYS
- DOUBLE LENGTH BAYS
- TOTAL 32

### **OFF-STREET**

108 OFF STREET PARKING

(EXCLUDING PARKING FOR VISITOR CENTER, POLICE STATION AND CIVIC)

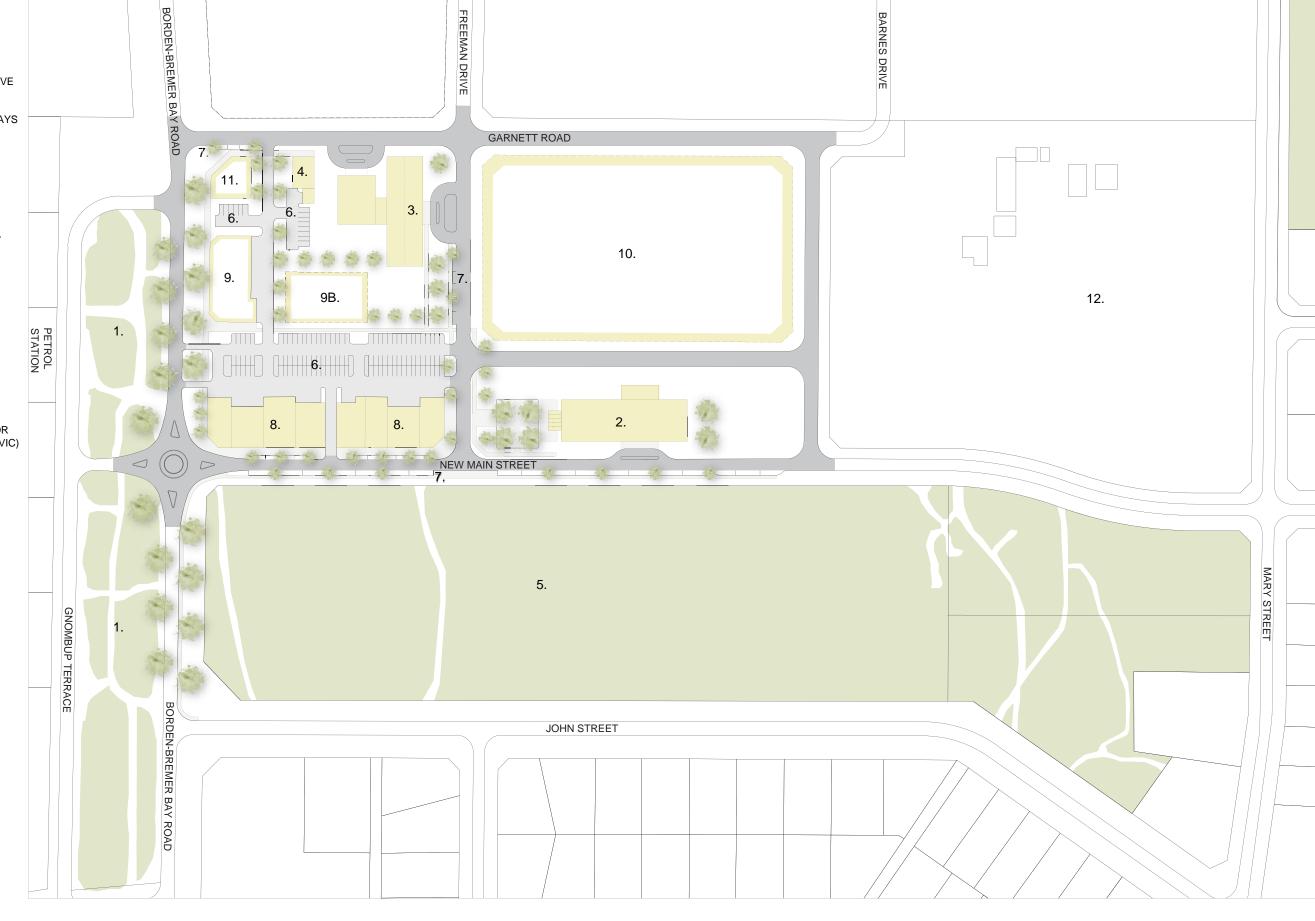
## RETAIL

TOTAL AREA: 2919 SQM

# **EXPLANATORY NOTES**

- 1. Lands swap required with school to facilitate new Nort-South main street. Alternate connection to north via diagonal road through parks and nature reserve subject to DEC endorsement.
- Future development oportunity sites allow for expansion should population growth support. Opportunity for 9B to be a community plaza/park space. Opportunity for activities such as weekend markets.
- Retail Floor plates to be adaptable to allow for flexibility, design should facilitate activation of both frontages and address each corner. Opportunity for shop top
- New entrance roundabout possibility of entrance statement feature.
- Retention of vegetation along eastern boundary of new town centre is an integral component of the masterplan. Creates ecological corridor/green link through Bremer Bay. Opportunity for passive





Note: Building locations and types of land uses are indicative only. Actual locations may change subject to further detailed design and market conditions.

