

LEGEND

- 1 REMNANT VEGETATION
- 2 CIVIC
- 3 MEDICAL CENTRE
- 4 POLICE STATION
- 5 PARKS AND NATURE RESERVE
- 6 OFF-STREET PARKING
- 7 STREET PARKING
- 7B DOUBLE LENGTH STREET BAYS
- 8 RETAIL
- 9 FUTURE DEVELOPMENT OPPORTUNITY SITE
- 9B FUTURE COMMUNITY AREA
- 10 FUTURE DEVELOPMENT OPPORTUNITY (POSSIBLE RESIDENTIAL)
- 11 EXISTING PRIMARY SCHOOL

PARKING

ON-STREET

- 14 SINGLE LENGTH BAYS
- 18 DOUBLE LENGTH BAYS
- 32 TOTAL

OFF-STREET

- 108 OFF STREET PARKING

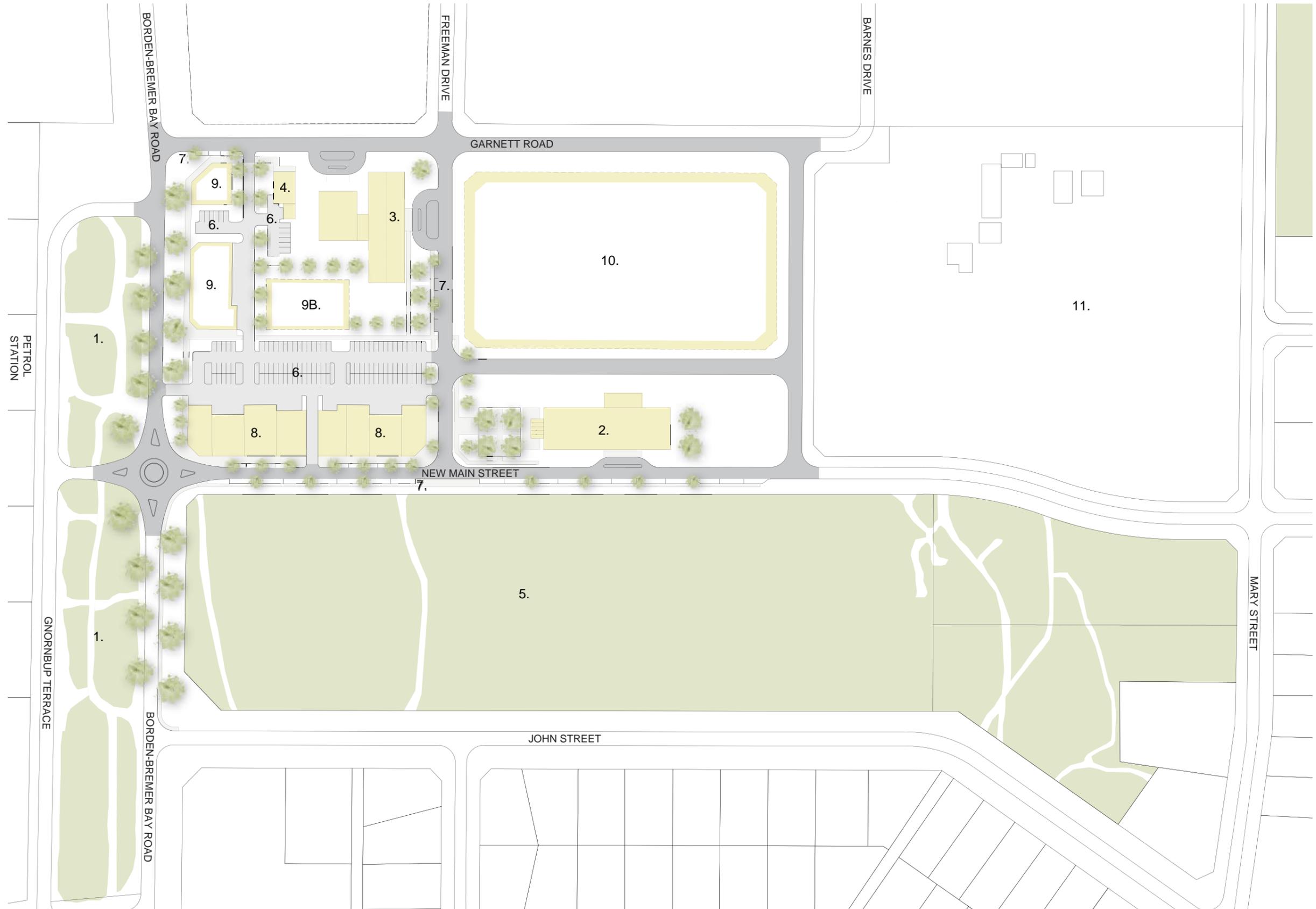
(EXCLUDING PARKING FOR VISITOR CENTER, POLICE STATION AND CIVIC)

RETAIL

TOTAL AREA: 2919 SQM

EXPLANATORY NOTES

1. Lands swap required with school to facilitate new North-South main street. Alternate connection to north via diagonal road through parks and nature reserve subject to DEC endorsement.
2. Future development opportunity 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.
3. 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 housing.
4. New entrance roundabout - possibility of entrance statement feature.
5. 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 recreation.



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