

















### LEGEND

-  MANDATORY BUILDING LINE (REFER SECTIONS 6.2, 6.3 AND 7.5.2)
-  ADVISORY BUILDING LINE (REFER SECTIONS 6.4 AND 7.5.2)
-  INDICATIVE BUILDING ENVELOPE WITH MINIMUM BUILDING SCALE OF TWO STOREYS. (REFER SECTIONS 7.5.1 AND 7.5.4)
-  INDICATIVE COMBINED CAR PARKING AND BUILDING AREA
-  LOCATION PROPOSED STAGE ONE BUILDING (REFER SECTION 6.2)
-  LOCATIONS FOR LANDMARK BUILDINGS CREATED BY DISTINCTIVE ARCHITECTURE, SCALE AND USE (REFER SECTIONS 6.2.2 AND 6.4.2)
-  DISTINCTIVE STREET TREATMENT INCLUDING LANDSCAPING, PAVING, STREET FURNISHINGS, LIGHTING AND STREET PLANTINGS (REFER SECTIONS 6.3.1 AND 6.3.3)
-  ATTRACTIVE BUILDING FACADES INTERFACE WITH CAR PARKING (REFER SECTIONS 6.1.2 AND 7.6)
-  MAIN STREET ENVIRONMENT TO INCLUDE CONTINUOUS PEDESTRIAN SHELTER, QUALITY STREETSCAPE, APPROPRIATE LIGHTING, SIGNAGE AND LANDSCAPE, AND ACTIVE FRONTAGE USES AT STREET LEVEL (REFER SECTIONS 6.2.1 AND 6.2.3)
-  MAIN STREET FRONTAGE (REFER SECTIONS 6.2.1 AND 6.3.1)
-  DISTINCTIVE STREET TREATMENT (REFER SECTION 6.4.1)
-  INDICATIVE PEDESTRIAN AND/OR VEHICULAR ACCESS (REFER SECTION 6.3.2)
-  EXTERNAL MAJOR ROADS
-  PROPOSED TRAFFIC LIGHTS OR ROUNDABOUTS
-  MAJOR RECREATIONAL PATHS (ON-ROAD BIKE LANE ALONG THE EAST-WEST ROAD)
-  SECTOR BOUNDARY



## TOWN CENTRE FRAME 'A' PRECINCT TOWN CENTRE FRAME 'A' SECTOR PLAN

### SECTOR PLAN MAP

0 10 20 30 40 50 metres

Scale 1:1000 AT A3

File No. F 2.5.19

Dgn No. TCFA-SP1-F05

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FIGURE 5