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The Revised Draft Concept Master Plan

The Joint Venture's goal is to develop a diverse and healthy residential community.
Innovative and locally responsive community design is being used to create a high quality and environmentally sustainable new community.

The objectives of the draft Concept Master Plan include:

- Building a strong sense of community by creating a high quality living environment that is safe, attractive and enjoyable
- Drawing upon the character of Darwin and upon the natural setting
- Promoting environmental sustainability in community design – water sensitive urban design initiatives, climatically responsive neighbourhood layouts and the design of the built form
- Planning logical, safe and convenient vehicular access and pedestrian/bike movement
- Designing open spaces to incorporate existing natural features and provide diverse lifestyle opportunities with links to community recreation, education and health services
- Providing housing and lot size choice to enhance diversity, liveability and community safety
- Integrating with existing neighbourhoods, transport networks, local facilities and services
- Addressing the needs and lifestyles of Defence Force personnel and their families
- Acknowledging the social and cultural heritage values associated with the site to provide a strong 'sense of place'

KEY FEATURES

- A series of attractive neighbourhoods
- A range of housing types, with integrated medium density housing sites addressing parks and close to public transport opportunities
- Climate sensitive orientation and lot shape
- A feature central parkland providing an anchor for community, social and cultural pursuits, recreational opportunities, as well as sensitive stormwater management and habitat conservation
- Public transport servicing the neighbourhoods as the first residents move in as well as an integrated pedestrian and cycle network
- Conservation of significant native habitat and site features within the open space network.



- 1 CENTRAL PARK
- 2 LINEAR PARK
- 3 NEIGHBOURHOOD PARKS
- 4 DETACHED HOUSING LOTS
- 5 MEDIUM DENSITY HOUSING
- 6 EXISTING SENIORS' HOUSING
- 7 ELECTRICITY SUB STATION
- 8 EMERGENCY ACCESS
- 9 ROYAL DARWIN HOSPITAL
- 10 SANDY CREEK
- 11 SANDY CREEK CONSERVATION PARK
- 12 TRACY VILLAGE SOCIAL & SPORTS CLUB

