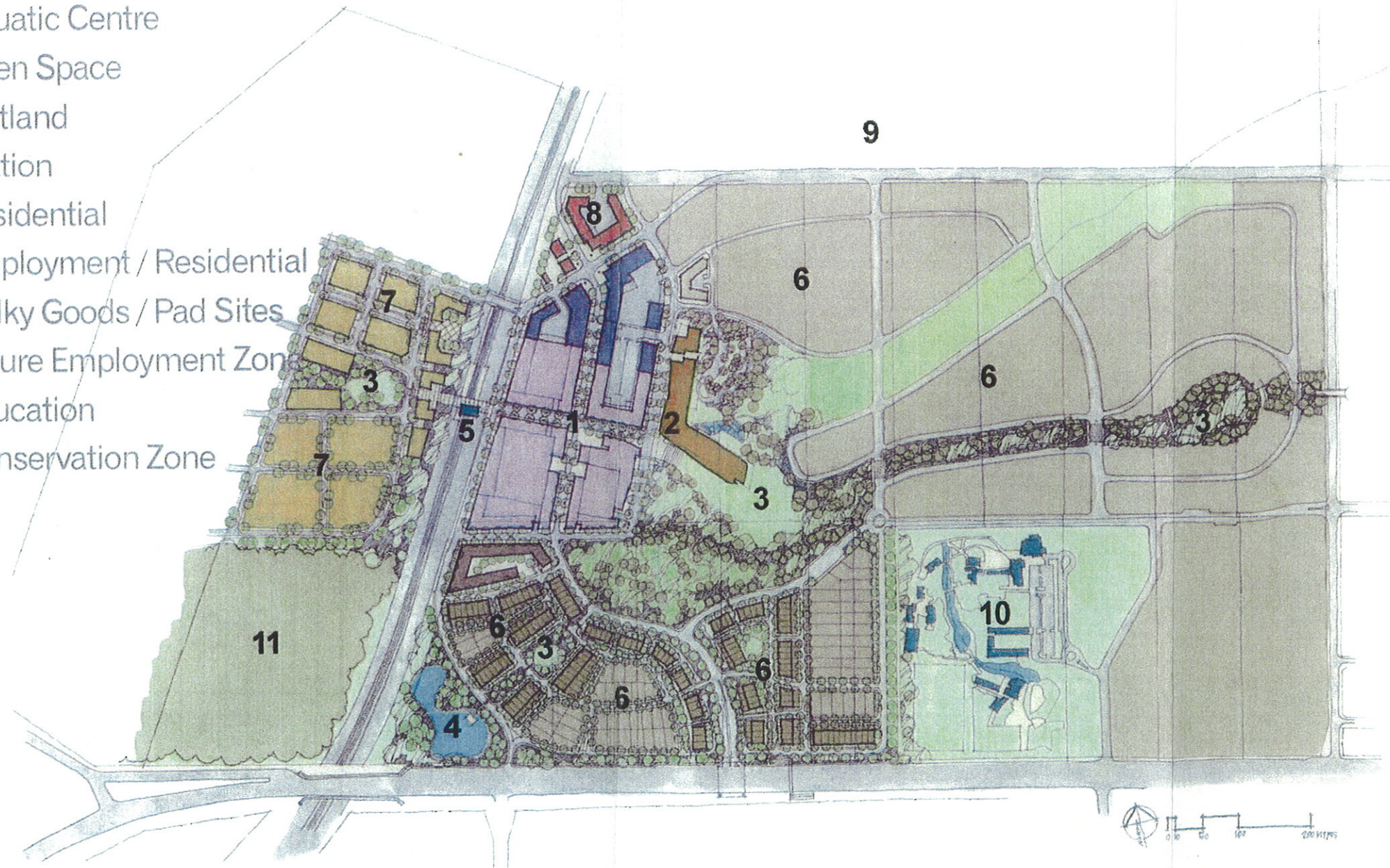


1. Town Centre Core
2. Aquatic Centre
3. Open Space
4. Wetland
5. Station
6. Residential
7. Employment / Residential
8. Bulky Goods / Pad Sites
9. Future Employment Zone
10. Education
11. Conservation Zone



3 Developed Masterplan

Attachment 6

Options:	1a		1b		2		3	
	Degree of Importance	Bottom of the Hill	Bottom of the Hill (compact)	Middle of the Hill	Top of the Hill			
Transport								
Strong nodal interchange	2	-3	-6	-6	0	3	6	
Public Transport access	3	-2	-6	-3	0	3	9	
Access to Link Road	2	-1	-2	0	1	2	3	
Pedestrian accessibility	2	-2	-4	-1	-2	2	6	
Access to Sparks Road	3	3	9	2	1	3	4	
Traffic intrusion in adjoining areas	2	0	0	0	-1	-2	0	
Transport Total			-9	-5	1	-2	-4	
Design and Aesthetics							21	
Green Ridge Protection	3	-1	-3	-1	-3	-2	-6	
Aesthetics of Rail line	2	-2	-4	-2	-4	3	6	
Integrated town centre	3	-3	-9	1	3	3	9	
Strength of the link to west of the rail	3	-3	-9	-3	-1	3	9	
Design Total			-34	-18	-6	3	39	
Economic and Practicality Issues								
Will the concept delay process	1	1	1	-3	-1	1	1	
Cost of Development	2	2	4	1	0	-1	-2	
Options for growth	2	1	2	1	2	2	4	
Viability of retail	3	2	6	1	3	0	0	
Can retail competition be achieved	2	-2	-4	-2	-4	-2	-4	
Economic Total			9	0	0	-2	-1	
TOTAL			-34	-23	-5		59	

Ratings: 3 very good, 0 neutral, -3 poor
Degree of Importance: 3 most important, 1 relevant but not most important