

The Site – Key Opportunities

An extension to Rocherlea

- Is well-connected to surrounding suburbs
- Supports walking, cycling, and easy movement
- Protects and enhances natural landscapes
- Provides new homes, streets, and community spaces designed for comfort, health, and wellbeing
- Strengthens Rocherlea's identity and creates a welcoming place for both current and future residents

A Connected Neighbourhood

- New link between Rocherlea and The Green, helping overcome the barrier of the Bell Bay rail line.
- Future extension of Waratah Road could form a loop with Reservoir Road, improving access, reducing local congestion, and making it easier to move between nearby suburbs.
- Better walking and cycling routes can connect parks, paths, and open spaces across the area.

Green Spaces and Natural Features

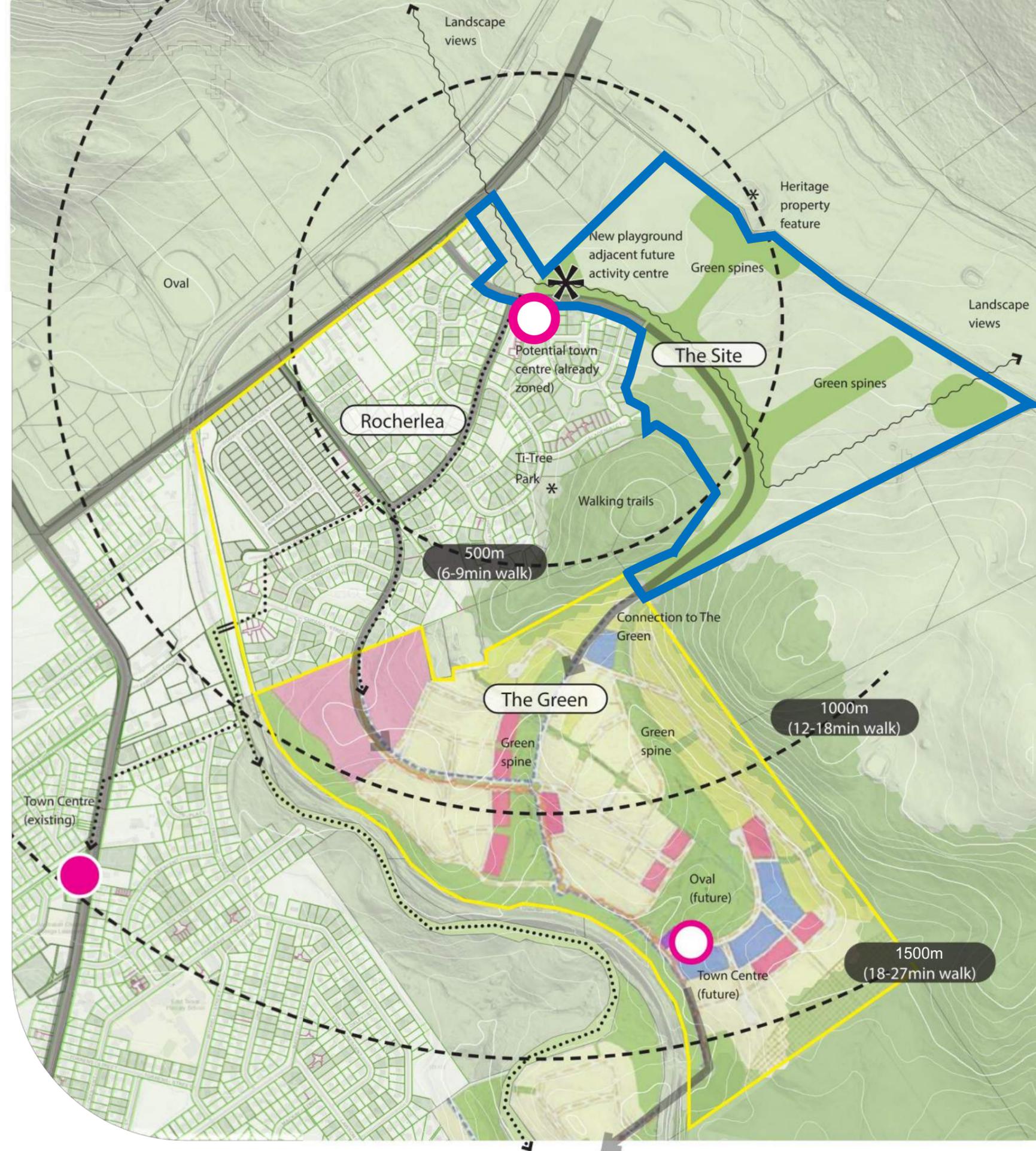
- Landform naturally supports “green spines” with tree-lined corridors that encourage walking, cycling, play, and relaxation.
- Spines lead to a natural low point with remnant vegetation, mature trees, and a heritage property that contribute to the area's natural identity.
- Bushland patches and wildlife habitats protected and connected through the design.

Landscape-Led Living

- Site offers great views and strong natural character, ideal for a village-style residential area.
- Using blue-green infrastructure means stormwater can be managed in ways that also support nature, recreation, and climate resilience.
- Street layouts work with the landform and existing trees, making the neighbourhood feel established and grounded in its landscape.

A New Community Hub

- A new public open space becomes a central meeting place that supports daily life, social connection, and active lifestyles
- Proposed activity centre on Waratah Road, that may include facilities like:
 - Playground
 - BBQ facilities
 - Flexible community-use areas
 - Connection to potential new services, retail, or cafe



Transport Connections

Improved connections between the new neighbourhood areas

- Support a more cohesive and connected Rocherlea community.
- Shared open spaces that sit between the neighbourhoods rather than separating them

New road and transport connections

- Planned link between the existing Rocherlea, the subject site and the future Green development, making it easier for people to connect to the city and surrounding shops and services.
- Potential access to new bus services to make it easier to reach key destinations, including shops, services, schools, and nearby suburbs.

Future-proofed street layouts designed for safety and easy navigation

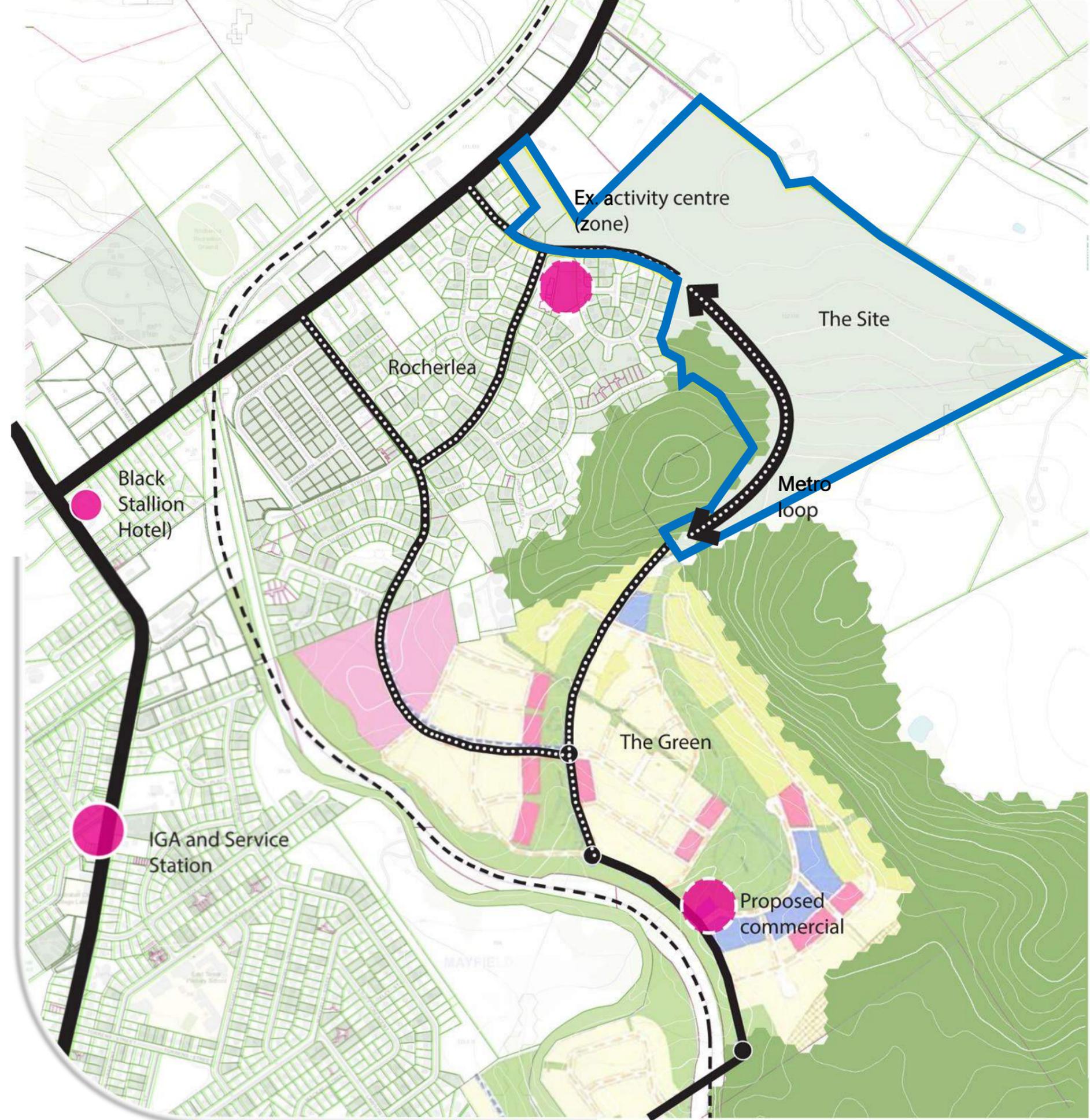
- Allowing the neighbourhood to adapt to changing transport needs over time, including community transport, ride-share, and new mobility options.
- Opportunities for traffic calming and safer intersections to reduce speeding and improve local road conditions.
- Helping reduce congestion and providing clear access for residents, visitors, and service vehicles.
- Well-placed signage to guide visitors
- Streets wide enough for waste trucks, emergency vehicles, and daily traffic without conflict

Safer walking, cycling, and road links

- Including better footpaths, crossings, and lighting to support all ages and abilities
- Creating a simple loop connection between Waratah Road and Reservoir Road to help people get around more easily and safely.
- Safer walking routes so kids can reach the playgrounds or school without crossing busy streets
- A continuous cycle loop connecting both neighbourhoods to the broader community.

Accessibility for everyone a priority

- Footpaths and crossings designed for prams, mobility scooters, wheelchairs, and people with limited mobility.
- Kerb ramps at every crossing
- Smooth, continuous surfaces without trip hazards



Landscape and Open Space

Connected green network

- The development will link parks and green spaces across all three neighbourhoods, creating a continuous network of places to walk, play, and relax.
- Green corridors in The Green will follow the natural valley landforms, making the most of the existing landscape.
- Open spaces and shared paths will connect the two new neighbourhoods with Rocherlea, helping create a stronger, more unified community.
- A new trail network (shown with the white dashed line on plans) will connect key spaces and make it easier to move around without a car.

Spaces that build community

- A mix of larger parks and small pocket spaces for sitting, play, and informal gatherings
- Community hub near Waratah Road with playground, BBQ, and flexible lawn areas
- Streets fronting parks for activity, safety, and natural surveillance
- Space for community projects (e.g., gardens, micro-play spots)
- Streets adaptable for community transport, ride-share, and future mobility
- Porous network allows new connections over time

Healthy, walkable streets

- Tree-lined streets for shade and cooler pavements
- Safer crossings, slower-speed intersections, clear lighting (CPTED principles)
- Accessible paths for prams, mobility scooters, wheelchairs, and all ages

Working with the land and water

- Design shaped by gentle ridges and shallow valleys
- Most rainwater naturally flows to a low point near Russells Plains Road, which makes it an ideal location for stormwater features.
- Water-sensitive urban design (WSUD): swales, bio-retention, and wetlands that manage heavy rain, clean water, cool the area, and support habitat

Planting that supports nature—and place

- The site has a strong native vegetation identity, with existing bushland reserves on both sides, remnant gums, and heritage pine trees near the historic property.
- Where possible, existing mature trees will be kept to retain character and provide shade.

