

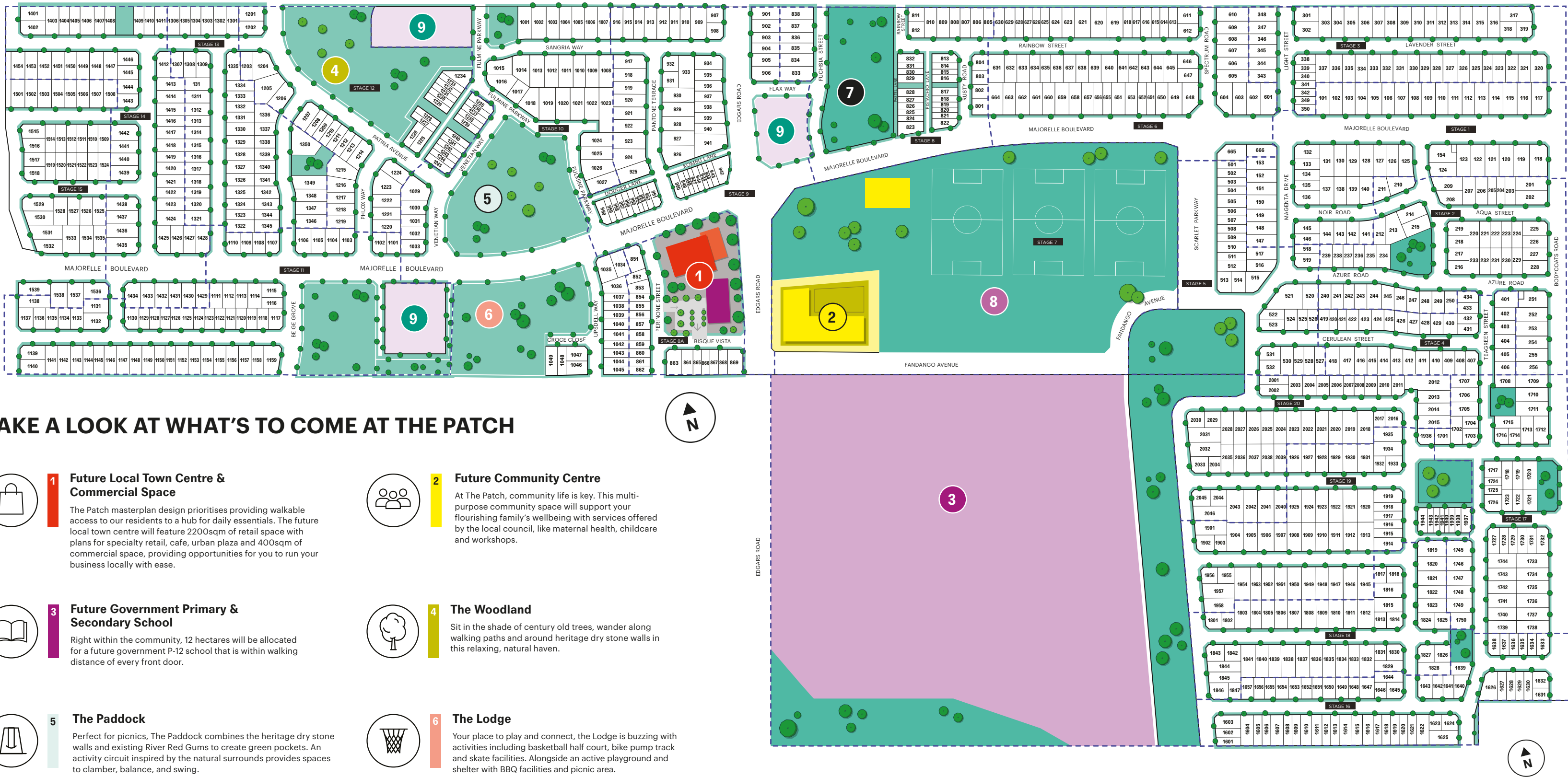


# MASTERPLAN









## TAKE A LOOK AT WHAT'S TO COME AT THE PATCH



### 1 Future Local Town Centre & Commercial Space

The Patch masterplan design prioritises providing walkable access to our residents to a hub for daily essentials. The future local town centre will feature 2200sqm of retail space with plans for specialty retail, cafe, urban plaza and 400sqm of commercial space, providing opportunities for you to run your business locally with ease.



### 2 Future Community Centre

At The Patch, community life is key. This multi-purpose community space will support your flourishing family's wellbeing with services offered by the local council, like maternal health, childcare and workshops.



### 3 Future Government Primary & Secondary School

Right within the community, 12 hectares will be allocated for a future government P-12 school that is within walking distance of every front door.



### 4 The Woodland

Sit in the shade of century old trees, wander along walking paths and around heritage dry stone walls in this relaxing, natural haven.



### 5 The Paddock

Perfect for picnics, The Paddock combines the heritage dry stone walls and existing River Red Gums to create green pockets. An activity circuit inspired by the natural surrounds provides spaces to clamber, balance, and swing.



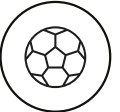
### 6 The Lodge

Your place to play and connect, the Lodge is buzzing with activities including basketball half court, bike pump track and skate facilities. Alongside an active playground and shelter with BBQ facilities and picnic area.



### 7 The Spur

Lends itself to a range of structured activities, recreational equipment and kick-about spaces, this park is perfect for a neighbourhood bootcamp.



### 8 Future Active Open Space

The future active open space will feature over 6 hectares of recreation with three soccer pitches, sports pavilion, and vast green space.



### 9 Medium Density

Refined, beautiful, balanced and connected, the medium-density homes offer plenty of options for families to live and grow in a thriving new neighbourhood.

# YOUR WALKABLE NEIGHBOURHOOD

The Patch is masterplanned to become the bustling local neighbourhood of your own. Natural landscapes with stunning River Red Gums, native plants and heritage dry stone walls are protected, paying tribute to the past. The future village town centre, community centre, schools and a range of active and serene parks are designed to celebrate urban convenience and livability all at your doorstep.

The masterplan is indicative of current and proposed amenity and infrastructure and is subject to change without notice as the development progresses. Some proposed amenity is being delivered by third parties and is subject to development approvals, statutory approvals and construction. Timings and outcomes are outside of Jinding's control and subject to change and delay.



# A THRIVING FUTURE

The destination is local at The Patch and the future is even brighter. Here's what's in store for the community.



## WALK TO SCHOOL

The Patch is adjacent to a planned Government Primary and Secondary School, early morning drop offs are just a short stroll.

## YOUR PLACE TO WORK

The commercial space in the Local Town Centre allows you to run your business locally with ease and reap the benefits of a walkable commute.



## DAILY ESSENTIALS

Pick up groceries, or veggies for dinner without the hustle and bustle of larger supermarkets or shopping centres at your local.

## PARK YOURSELF OR PLAY HARD

From sporting fields, to parks and playgrounds that will delight kids of all ages – activity is just around the corner.



Artist Impression: The Spur park at The Patch

#atthepatch

# BEYOND THE PATCH



### Parks and Recreation

- 1 Craigieburn Golf Course
- 2 Craigieburn Grasslands
- 3 Epping Golf Driving Range
- 4 Bundoora Park Golf Course
- 5 Cooper Street Grasslands
- 6 Epping Soccer Stadium
- 7 John Ilham Memorial Reserve
- 8 Future Parks

### Retail and Supermarkets

- 18 Craigieburn Central Shopping Centre
- 19 Pacific Epping Shopping Centre
- 20 Broadmeadows Central Shopping Centre
- 21 Woolworths Epping North
- 22 Coles Epping Plaza
- 23 Aldi Epping Plaza
- 24 Woolworths Craigieburn Plaza
- 25 Coles Craigieburn
- 26 Aurora Village Shopping Centre
- 27 Future Major Town Centre

### Education

- 9 Craigieburn Secondary College
- 10 Roxburgh College
- 11 Harvest Home Primary School
- 12 Epping Views Primary School
- 13 Epping Secondary College
- 14 Rose Garden Epping Kids Early Learning Centre
- 15 St Monica's College
- 16 Future Government Primary & Secondary School

### Health and Emergency

- 28 Lyndarum Family Clinic
- 29 Estia Health Epping
- 30 Epping Medical Centre
- 31 Epping Police Station
- 32 Northern Hospital
- 33 Dental One Epping
- 34 Aurora Epping Dental Clinic
- 35 Wollert CFA Fire Station
- 36 Wollert General Store

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### **The Patch Sales Suite**

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