



# Master Plan Community Rating

Report produced :

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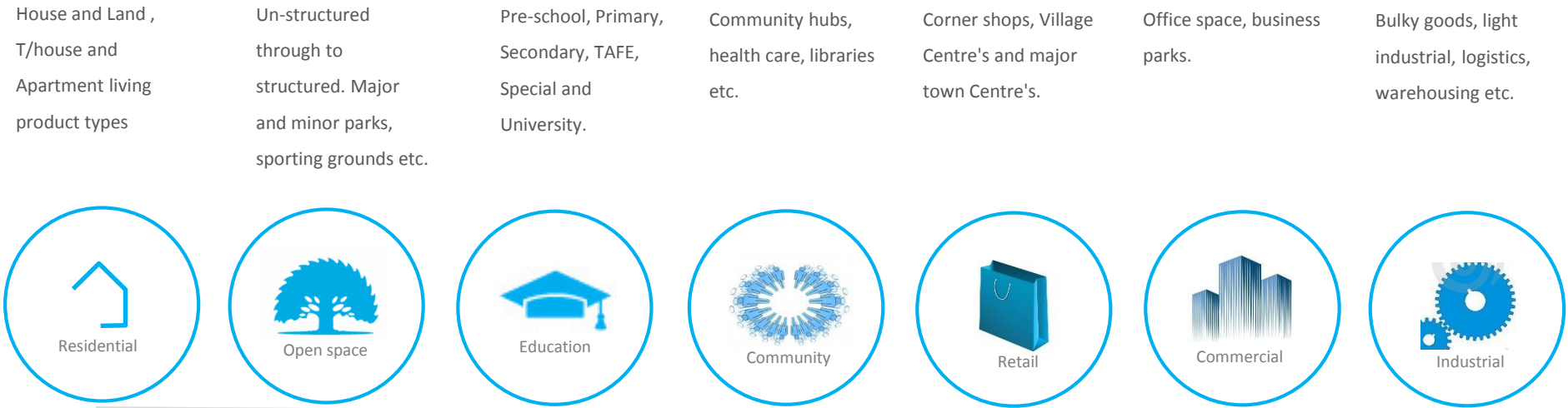
*Extract from Master Plan Community rating Research*

[www.nlsp.com.au](http://www.nlsp.com.au)

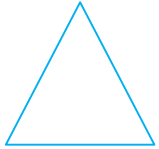
# Defining a Master Planned Community

Scale of project is not sufficient to categorise or define a Master Planned Community. A MPC is defined by the range and depth of components included within the vision.

The final mix and weighting will influence the “pitch” or focus of a MPC.



**NLSP**  
National Land Survey Program

  
Components of a MPC

# Master Planned Communities Segmented



Residential



Open space



Education



Community



Retail



Commercial



Industrial

- House & Land
- Town Houses
- Apartment
- Home Office
- Retirement
- Purpose

- Land Area (sqm)
- Sport ground
- Courts
- Major Parks
- Pocket Parks
- Green spines
- Walk/Bike
- Play grounds
- Lake / Waterway
- Golf
- Beach
- Pools

- Pre- School
- Primary
- Secondary
- TAFE
- University
- Purpose

- Hub
- Health
- Library
- Emergency

- Neighborhood
- Town Centre
- Land Area (sqm)
- Entertainment

- Business Ctre
- Town Houses

- Bulky Goods
- Industrial

## Note

Each of the major components have supporting attributes. The survey process was looking at the weighting and emphasis being placed on each attribute from the master plan point of view. It is understood that a project may include more or less than what they state publicly, however, what a project states publicly generally highlights their focus.

In addition to quantifying the above components, the survey process involved reading and assessing the published intent of the project.

# Master Planned Communities Segmented

Residential land estates will include some of the seven identified components. With MPCs, most if not all, are included within the master plan vision. The selection and weighting of each component will determine the Type of Master Planned Community.

## Residential

### Master Planned Communities

Residential, Open Space and Education are all clearly directly associated with the day to day requirements of a household. All these elements have a “family” scale i.e. they are seen and understood by the ordinary household unit.

## Urban

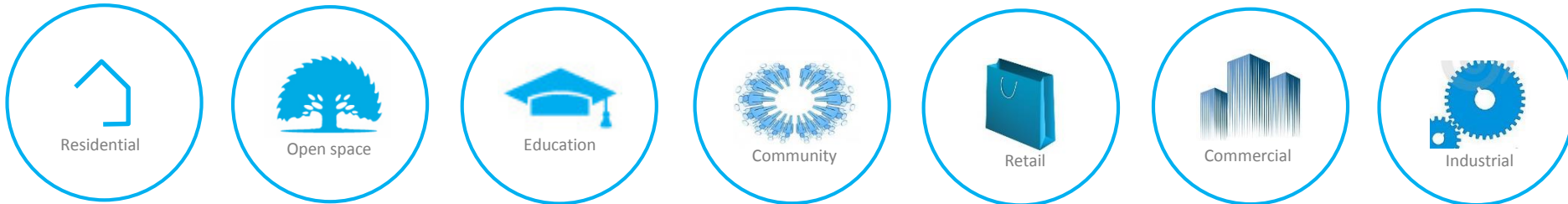
### Master Planned Communities

The MPC is an extended vision of the “Residential” MPC, increasing its weighting of Community, Education and Retail. The project is looking to provide the full spectrum of family living attributes without crossing the line into a “Polis” MPC.

## Polis

### Master Planned Communities

Components such as Retail, Commercial and Industrial are not always seen by the customer as being critical to deciding on where to live. These components tend to define a project as being “declinational” as opposed to being at “family” scale.



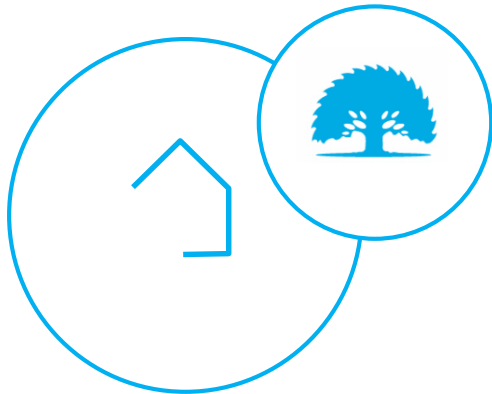
# Master Planned Communities Segmented

## “Residential” Master Planned Communities

A Residential MPC can range from a simple “cut and carve” type subdivision, through to an expanded residential community with educational and community facilities. There are three sub sets to a Residential MPC.

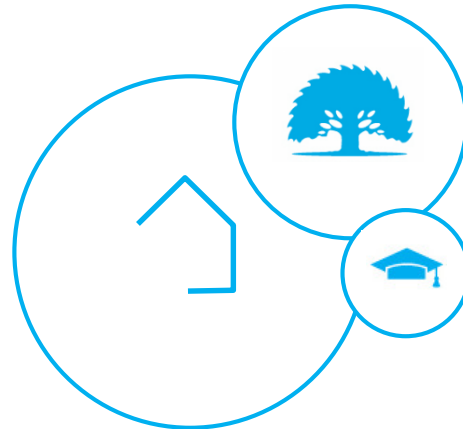
### C-Grade Residential Living MPC

A focus on street layout, mix of home types and styles, supported by varying qualities in open space placement and use.

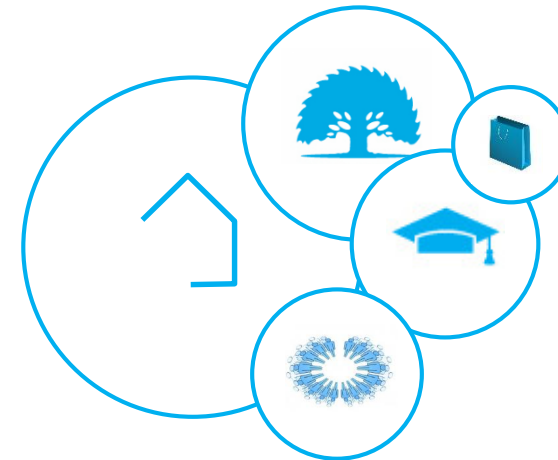


### B-Grade Residential MPC

B-Grade Residential projects generally offer a third component. Education or Community tend to be the options.



A-Grade Residential projects will introduce a higher representation of the primary family components, while introducing a localised retail offering.



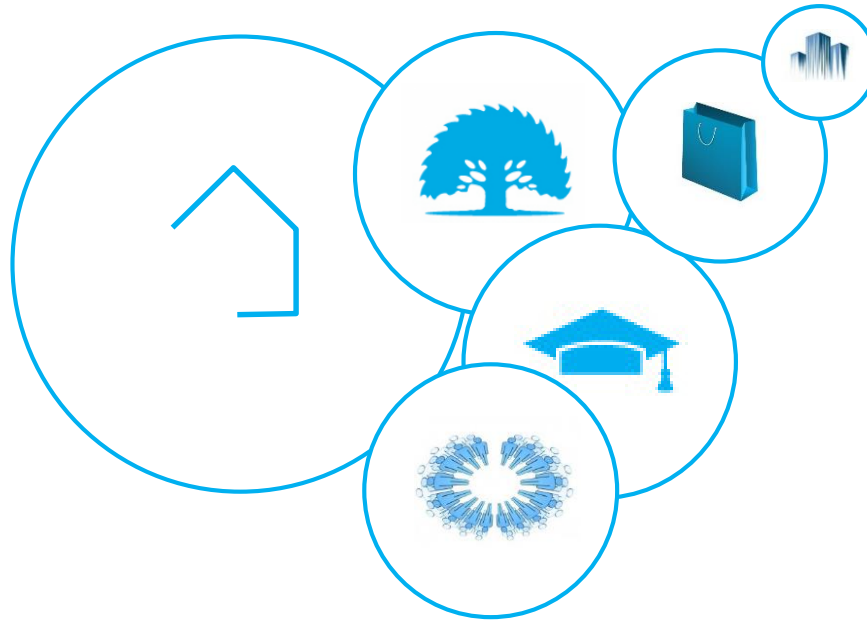
# Master Planned Communities Segmented

## “Urban” Master Planned Communities

An Urban MPC is defined by a wide range of components; with all components still resonating at a “family” scale.

The main differences between a Residential MPC and an Urban MPC can be summarized as;

- A greater range of housing types i.e. M/density.
- Open space is more structured i.e. recreational.
- Education range is wider and deeper i.e. Secondary schools, higher count.
- Community is more than a word, it will have a “hub” or meeting place.
- Retail will be either a modest town Centre with minimal inclusions.
- There could be a small component of Office or mixed use; usually within the retail hub.



# Master Planned Communities Segmented

## “Polis” Master Planned Communities

Polis MPCs are defined by the volume of space given to non local components. The project is often setup to be a destination or a response to a wider regional retail and employment issue.

The focus is not just on making the local household unit feel fully satisfied, but more about convincing the wider world, that they can be fully satisfied through the proposed offering; whether they live there or not.

The common trait with this MPC is the scale of Retail, Commercial and to a lesser extent the Industrial components. The other residential components are always included, however, they tend to be “bit” players when it comes to the wider vision.

