

4. Amended Concept Plan

4.3 Views and Vistas

- Generally, the amended plan maintains the previously proposed vistas, generally providing lines of sight from the edges of the precinct to the Boat Harbour.
- Additional visual links within precincts towards the open space have been added
- Vistas across Precincts G and H have been further refined, including visually linking a new public open space in Precinct H to the Town Centre (refer to Views and Vistas Diagram).

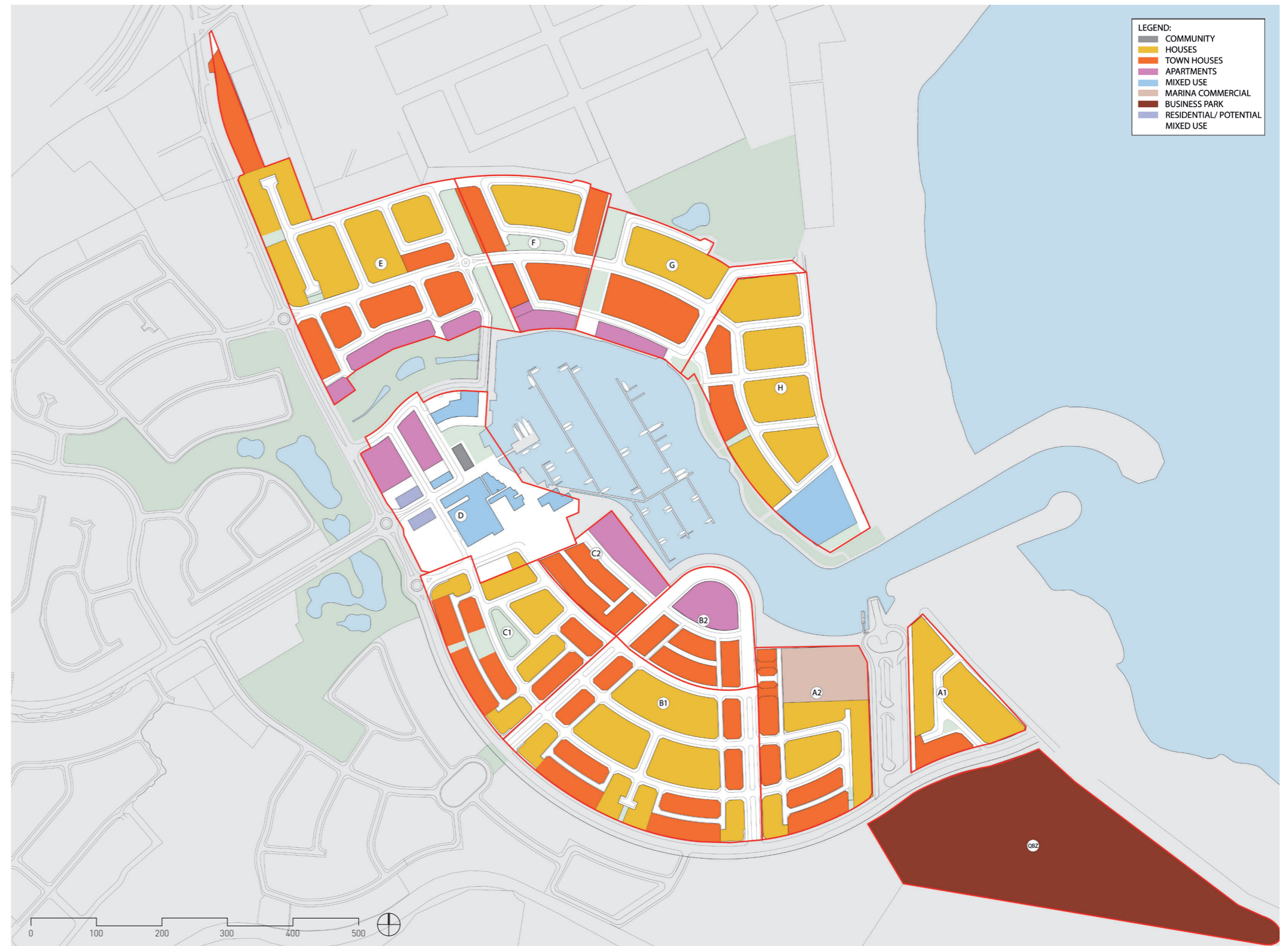


Views and Vistas →

4.4 Accommodation Types

- The approved Concept Approval anticipated the following accommodation types:
 - Community
 - Houses
 - Townhouses
 - Apartments
 - Mixed Use
 - Residential / Potential Mixed Use
- The Amended Concept Plan has further refined block layouts as well as a finer grain distribution of dwelling types (refer to Housing Typologies Diagram).
- Block configurations and dimensions have been developed to accommodate a diverse range of dwelling types including:
 - Garden apartments that will appeal to families
 - Midrange apartments will provide choices for young couples and empty nesters.
 - Smaller apartments providing an affordable entry to the Waterfront market.
- This diversity will support a more sustainable community
- The various building types have been located to optimise solar access and activate or provide a high level of visual surveillance of street frontages.
- Lane ways have been developed to improve residential street frontages
- Streets have been located to separate apartments from both medium density housing and other dwellings. This improves privacy (visual and acoustic) as well as built form / street scape

Housing Typologies Plan →



NOTE: Plan subject to change and represents upper development type & yield

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4.5 Built Form

4.5.1 Height

The built form strategy has been refined, responding to the scale and context of the public domain as described below:

- The introduction of additional low rise apartments (3-6 storeys) to provide additional housing diversity and density co located with amenity
- Apartments are located in the Town Centre, on the waterfront, and on open space. This provides Town Centre activity as well as an expansive outlook
- Apartments provide an active edge to the street and public open space, and are configured not to over shadow other developments.
- Medium density dwellings are located generally in the vicinity of the apartments separated by a street with density increasing to the Harbour foreshore and Town Centre. Terraces also more strongly define key view corridor streets
- Lower density dwellings are proposed in precinct H to provide a premium housing type to ensure the full range of residents are attracted to this community

