

4. Amended Concept Plan

Street Type 1A/1B

- With median
- Reservation width 30 m (1A)
- Reservation width 25m (1B)

Street Type 1C

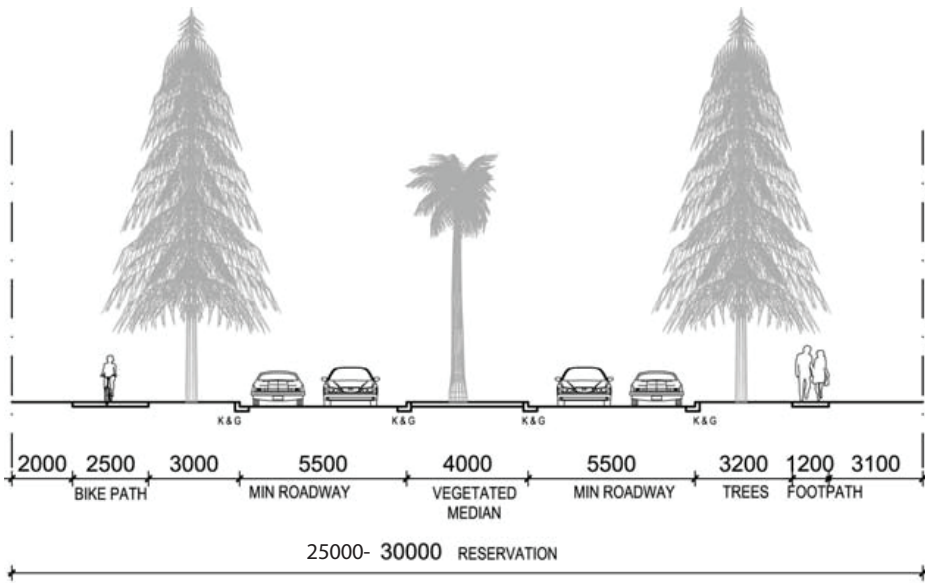
- No median
- Reservation width 25 m

Street Type 2A

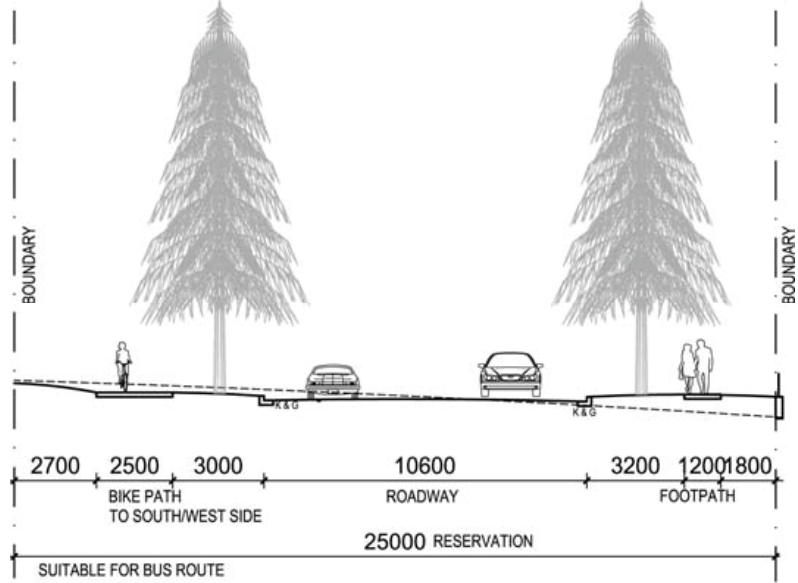
- Central 8m swale, 2x 5.5 m carriage ways
- 2x 4.5 m verges including 1.2 m pedestrian paths
- Reservation width 28 m

Street Type 2B

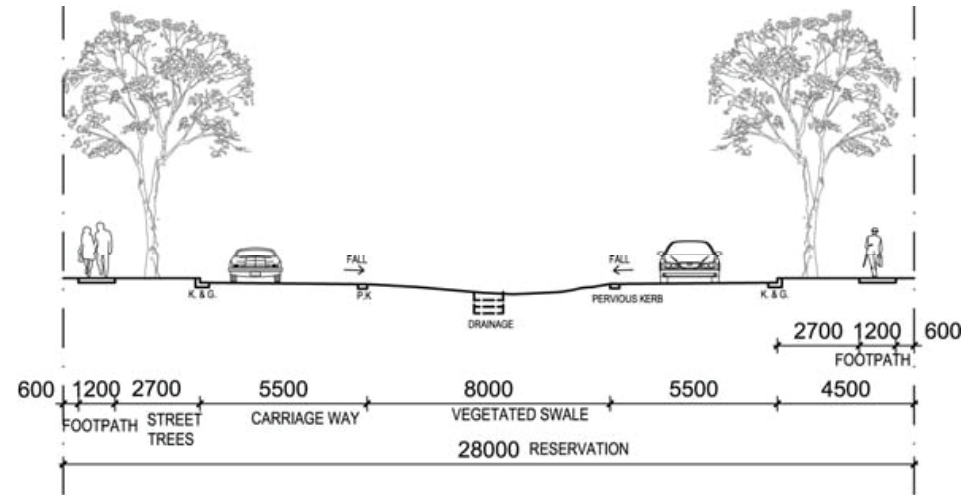
- Without swale
- Reservation width 23 m



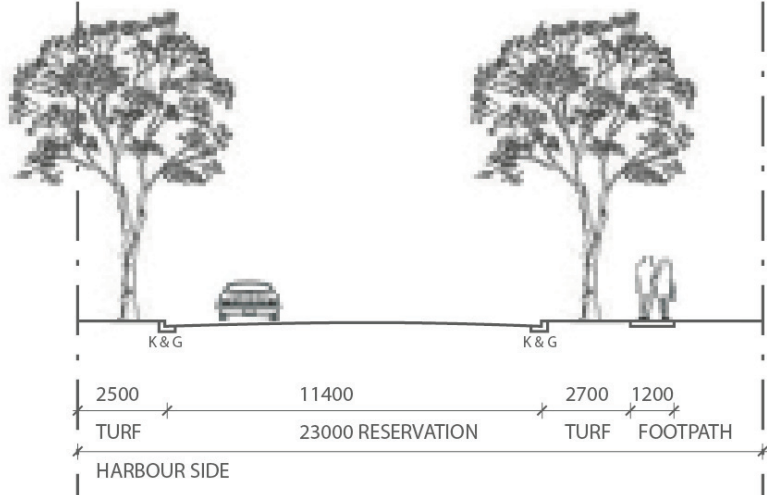
Street Type 1A/1B



Street Type 1C



Street Type 2A



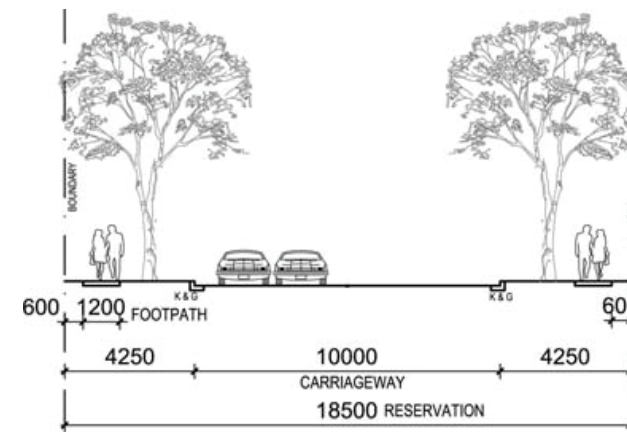
Street Type 2B

Street Type 2C

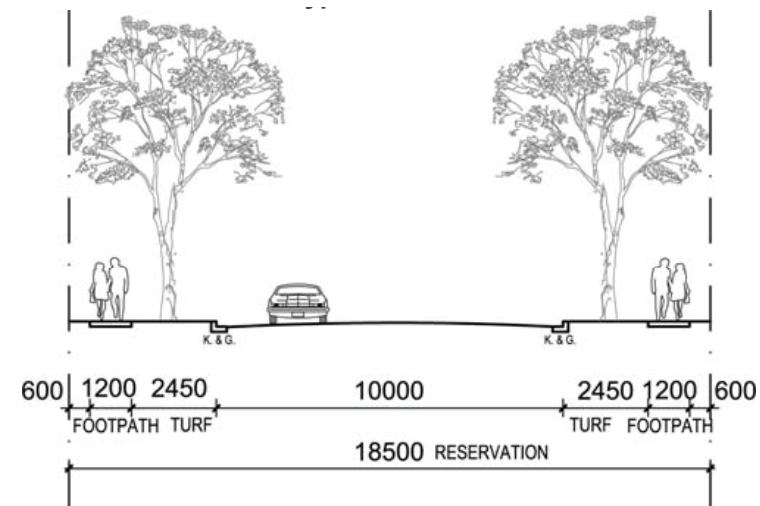
- Without swale
- Reservation width 18.5 m

Street Type 3A - Main Circulating Street With Median

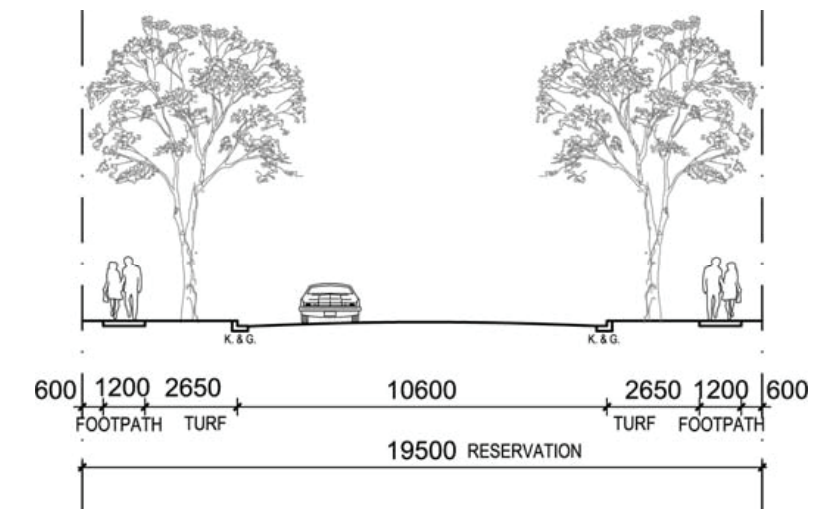
- 10 or 10.6 m carriageway
- Reservation width 18.5 or 19.5m



Street Type 2C



Street Type 3A



With Designated Bus Route

Street Type 3A

4. Amended Concept Plan

Street Type 3B

- No median
- Reservation width 15.5 m

Street Type 3C

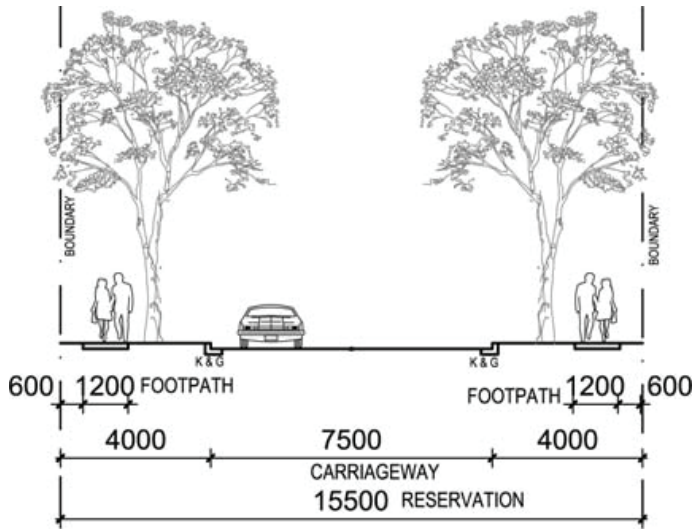
- No median
- Reservation width 13 m

Street Type 3D Beach Interface with Parking

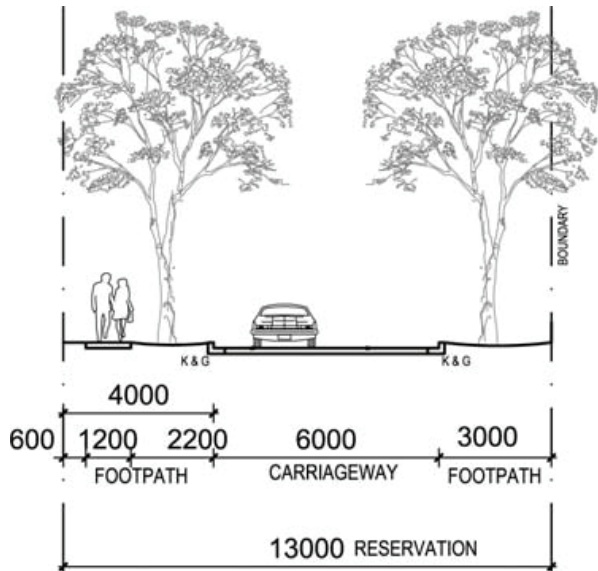
- 14.2m carriageway
- 2.1m parallel parking
- 6.7m roadway
- 5.4m 90° parking to beach side (in select locations)
- Reservation width 18.7m

Street Type LN

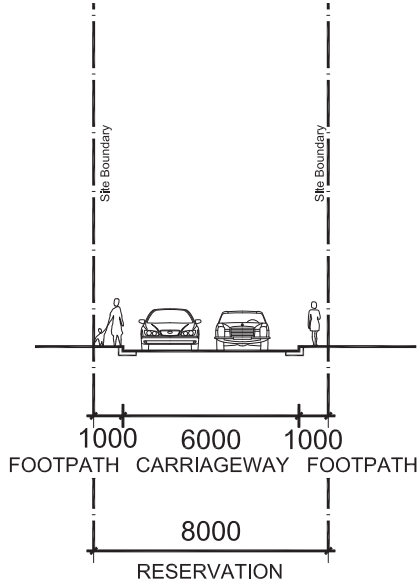
- No Median
- Reservation width 8 m
- 6m roadway



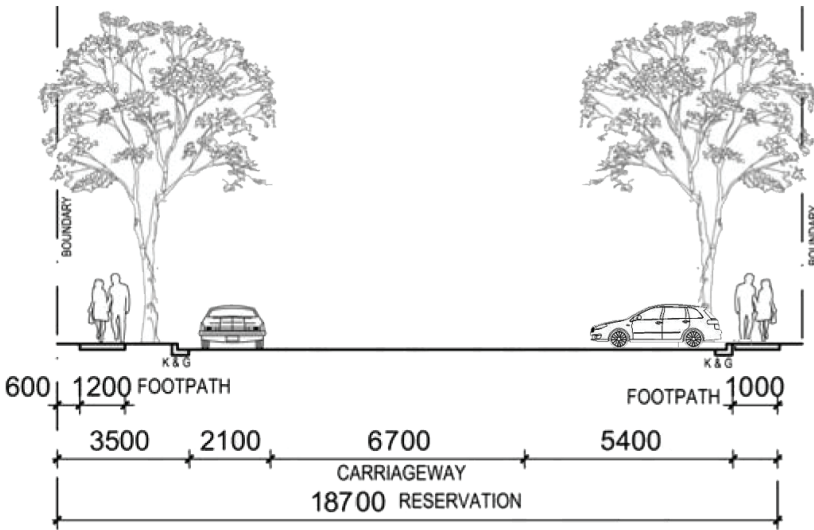
Street Type 3B



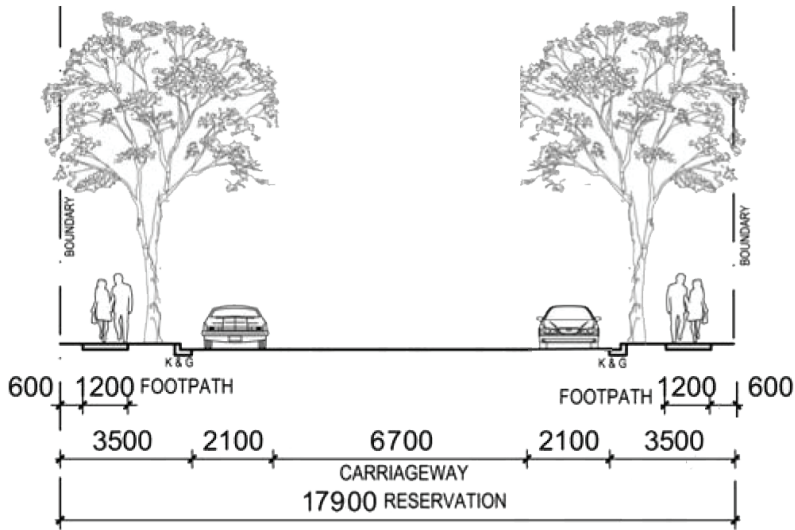
Street Type 3C



Street Type Lane



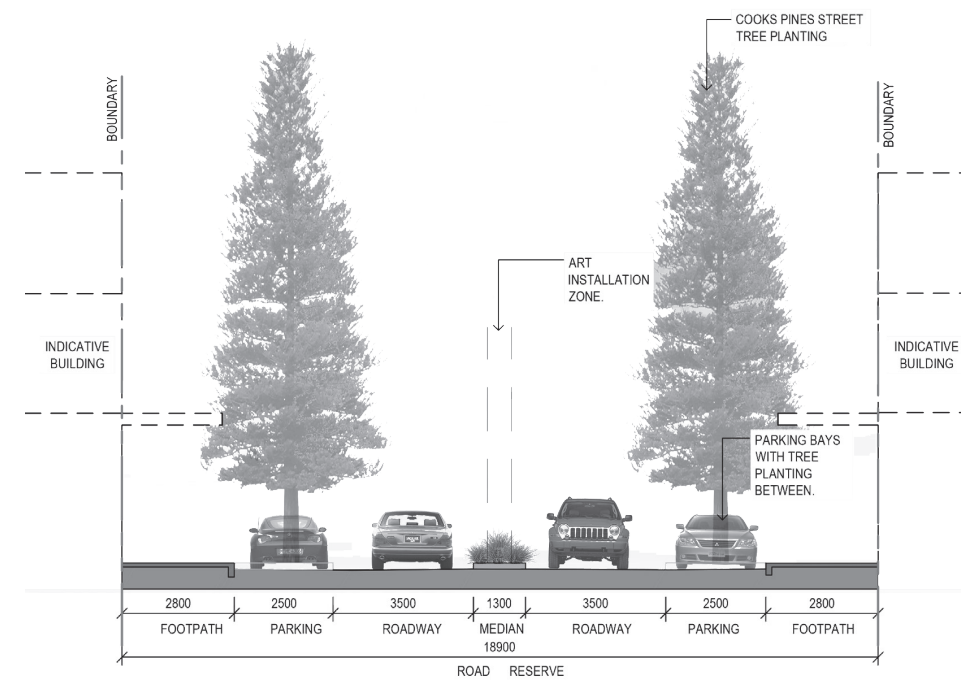
Street Type 3D (where 90° parking is to be located)



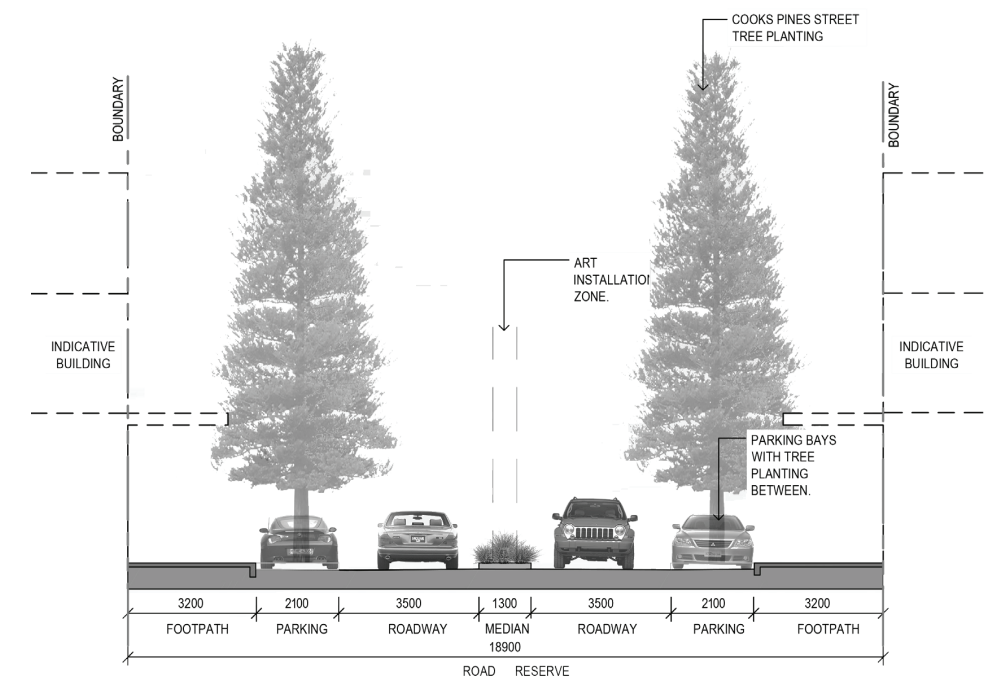
Street Type 3D (where no 90° parking is required)

Main Street Type 4

- Median
- Reservation width 18.9 m



Main Street Type 4 (East of Road 12)



Main Street Type 4 (West of Road 12)

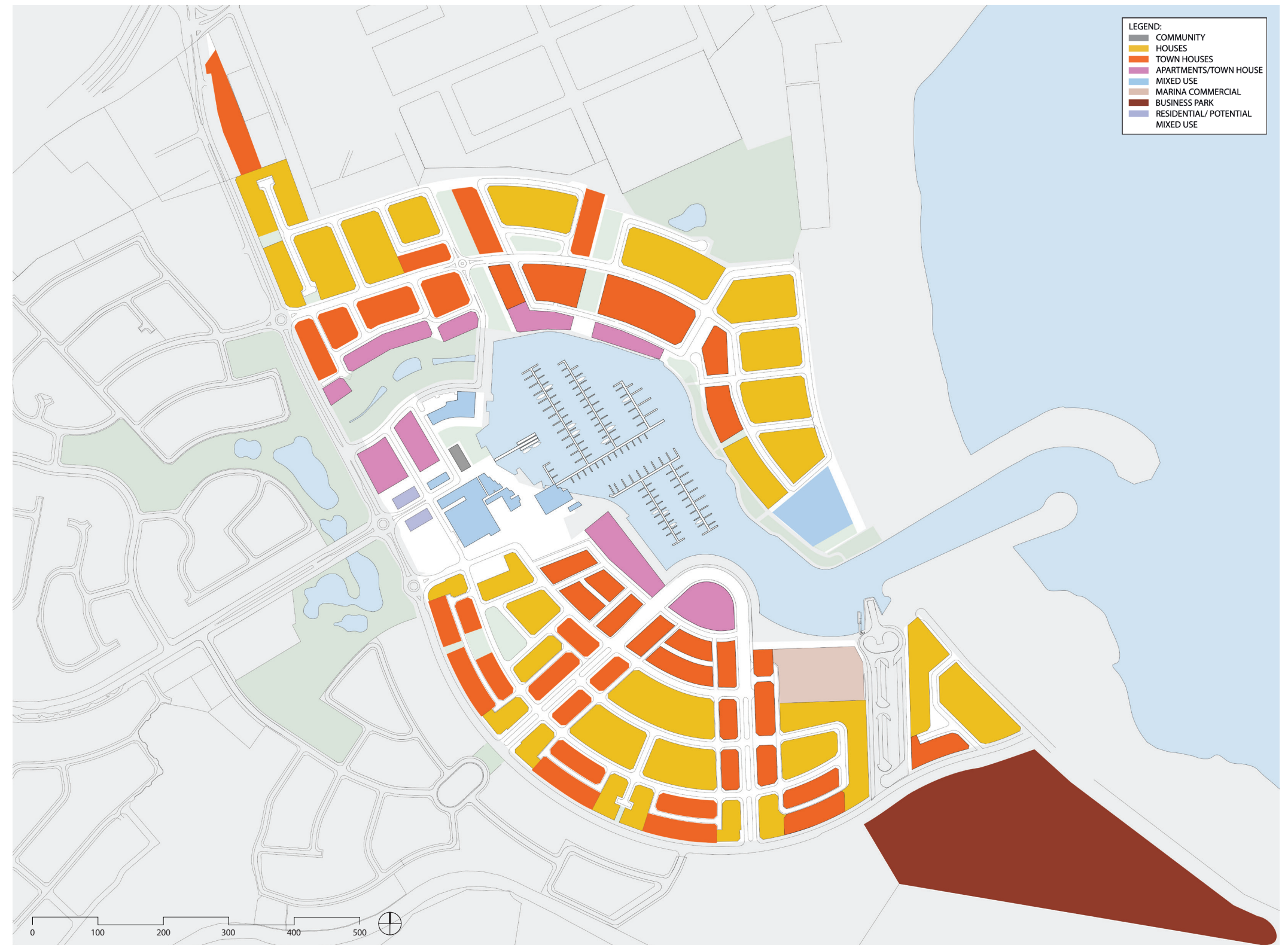
4.3 Views and Vistas

- 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).



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
- The plan allows housing flexibility along the harbour foreshore, in the town centre and adjacent to the wetlands by anticipating potential for apartments and/or townhouses. This enables the plan to respond to future housing needs



4. Amended Concept Plan

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

Building Height (or height of building) means:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

Note – ground level (existing) means the ground level indicated on the plans approved under the relevant subdivision development approval."

Height Plan

