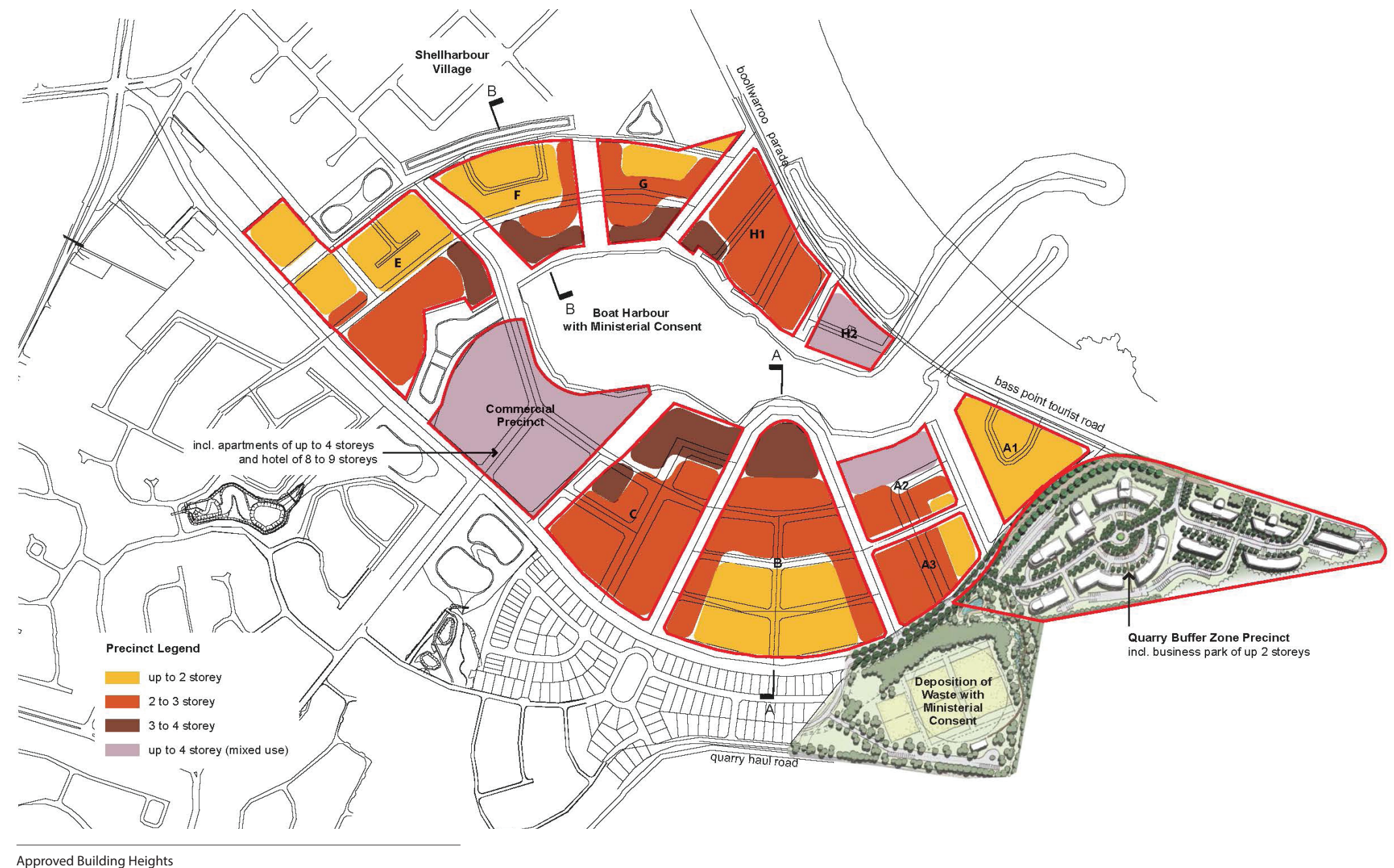


3.3 Residential Amenity

- Street and block layouts should be developed to optimise residential amenity including outlook, solar access and privacy
- Dwellings should be planned and orientated to achieve best possible views and outlook
- Privacy should be achieved by building siting, dwelling design and the layout of the private open space

3.4 Land Use and Building Types

- A mix of low and medium density housing types should be maintained to attract a wide range of residents throughout the precincts in conformity with the built form strategy
- Medium density dwellings should typically be located to minimise overshadowing of adjoining properties and open spaces
- Medium density dwellings should be sited to maximise views



4. Amended Concept Plan

The following section describes proposed amendments to the overall Concept Plan, explaining the rationale. More detail regarding each precinct is set out in Section 5. As noted in the introduction, the amendments to the Approved Concept Plan maintain the urban design principles and urban design structure including the public domain framework of connective streets, views and vistas, open space and the public waterfront.

The following master plan configuration refinements are proposed:

- Minor re-configuration of individual blocks to accommodate a range of building types to provide flexibility as the market changes over time. Block widths can accommodate a range of dwelling types
- Configuration of each block to accommodate buildings in such a way that they address the street. Specific modifications allow apartment buildings to address the public waterfront pedestrian edge with vehicle address on a new street immediately to the rear
- The combination of block pattern and building types will enliven and contribute positively to the public domain

The following built form amendments are proposed:

- Additional height is proposed to accommodate the introduction of low and mid-rise apartments. The proposed apartments are located and scaled to create an appropriate scale to surrounding areas, in particular open spaces and the waterfront. Additional height is also accommodated in the Town Centre consistent with the amenity standards set out in the Apartment Design Guide
- Modification of the location of the hotel within in the Town Centre to better activate the core by providing attractions at both the north and south edges of the Town Centre

These amendments will provide greater amenity for residents by providing; additional convenient and affordable accommodation in the Town Centre, and views and lifestyle amenity on the waterfront apartments.

The following amendments are proposed to further enhance the public domain. Details in respect of each of the urban design elements are set out below.