



4. Amended Concept Plan

4.1 Site Access, Street and Public Domain Framework

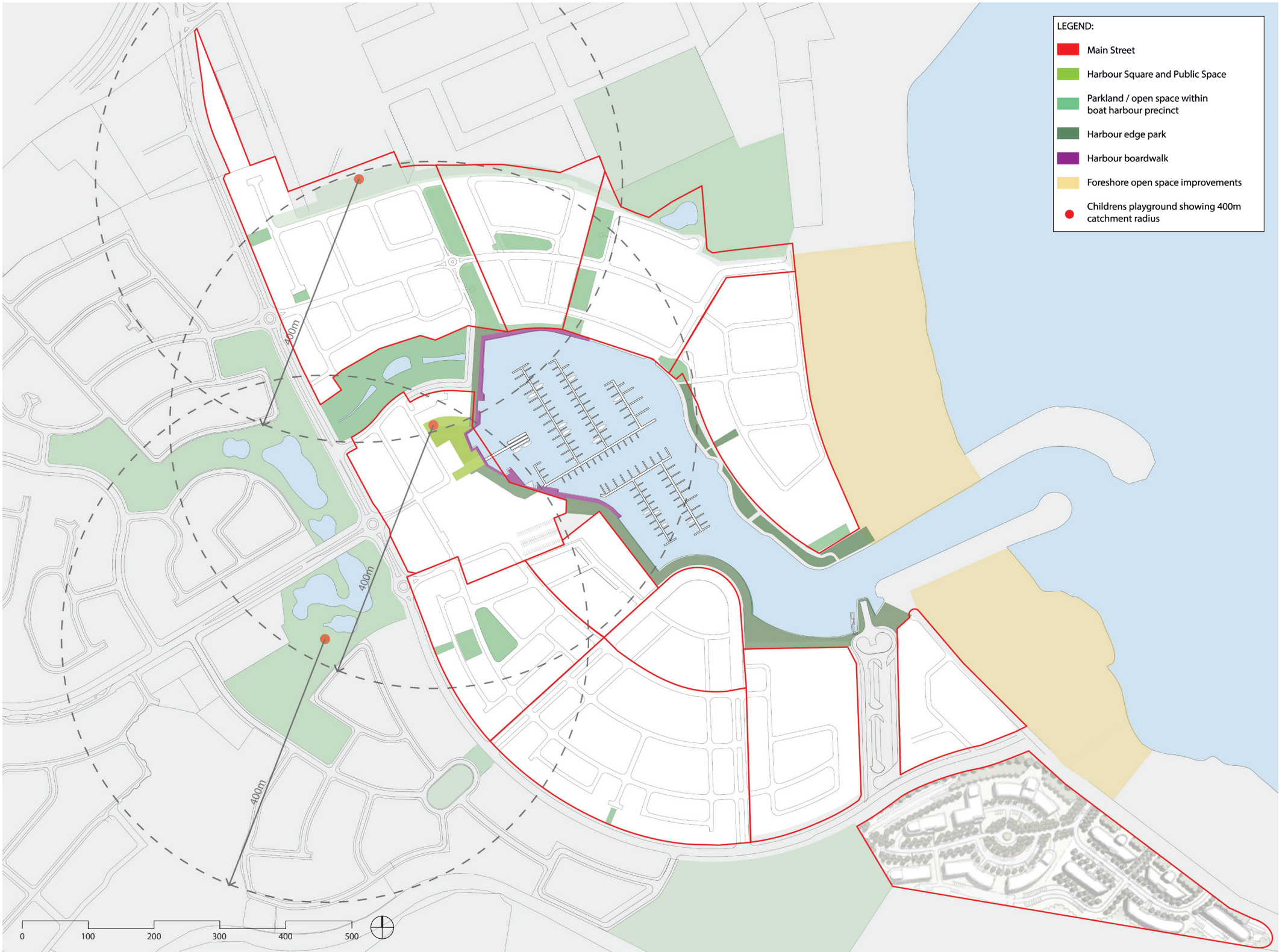
- The addition of low rise apartments on the waterfront with basement parking will reduce on street parking in this area

The landscape / open space principles set out in the Approved Concept Plan have been maintained as follows:

- Storm water and water quality facilities are unchanged
- The relationship to Shellharbour Village and Shellharbour South Beach is maintained
- Public pedestrian accessibility to the entire harbour foreshore is maintained
- The view potential for streets focussing on the Boat Harbour is maintained in the refined street configuration

Consistent with the Approved Concept Plan a total of 43 Ha of public open space is maintained (refer open space plan).

Within the precinct boundary a total of 8.5 Ha of usable open space has been set aside. This figure includes four local parks, foreshore open space and walkways. This quantum exceeds the revised Macroplan Social Infrastructure Assessment (submitted separately) assuming a potential total of 1,556 dwellings . Three playground are included as indicated.



4.2 Street Network and Types

The street network structure has been amended, with respect to the Approved Concept Plan as follows:

- The addition of streets immediately to the rear of apartment buildings addressing the waterfront which will provide for pedestrian foreshore walkways generally free of vehicle entries
- Rear lanes provided to terraces, avoiding street frontages dominated by driveways, allowing for more efficient on street parking for visitors

The approved hierarchy of streets has been maintained as follows:

- Avenues (type 1) have been maintained, namely Harbour Boulevard
- Connecting Streets (type 3) have been maintained
- Visual Corridors (type 2) have been amended as follows:
 - Precinct A – The Visual Corridor has been moved east so that a strong visual corridor extends from Harbour Boulevard to the Boat Harbour
 - Precinct C- Precinct C has been reconfigured to include a new neighbourhood park. Two strong visual corridors are achieved as per the approved concept plan.

The proposed amendments are illustrated in the Street Network Diagram.

Note: The street network diagram is conceptual and may be subject to minor change as design development progresses.

