

A1.2 Concept Plan



Figure A1.2.1 - Illustrative concept plan

The Concept Plan is for:

- The equivalent of 623 dwellings in 62.24 hectares with an overall density of 10 dwellings per hectare.
- A bushland reserve is located within the main drainage line of the estate, providing on site stormwater filtration within a bushland setting.
- A landscape buffer along Kanangra Drive which maintains existing landscape character and screens the estate from Kanangra Drive.
- Three new parks located on the eastern edge of the site contiguous with the conservation lands and its recreational opportunities by the foreshore.

Two distinct hamlets will be created within the development footprint, separated by the bush reserves. Each hamlet thus forms a pocket of development surrounded by bushland. The development will have:

- Limited access from Kanangra Drive so as to minimise potential traffic congestion points on Kanangra Drive.
- A perimeter road that forms part of the Asset Protection Zone.
- A street grid hierarchy that is defined by a major north-south road and an east-west road cross axis.
- A street pattern that maximises the number of east-west streets connecting the public domain visually to the foreshore conservation area.

The proposal includes a public footway along the foreshore that will link the public domain of the proposed development to the existing settlement at Gwandalan subject to Department of Environment, Climate Change and Water approval. A defined footway will protect the foreshore by confining public access to a manageable corridor.