



Precinct Plan Vision

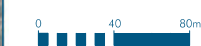
Create a vibrant town centre, with a strong sense of place that has buildings addressing street edges and corners, diversity of land uses and a safe, pedestrian orientated environment

Key Priorities

1. Facilitating High Quality Built Form
2. Facilitating High Quality Street & Public Spaces
3. Providing Activated Street Edges
4. Facilitating a Variety of Integrated Land Uses

Precinct Plan Notes

- 1 New retail development with outdoor plaza spaces with active street and external edges. Multi-storey mixed use and rooftop parking to be explored (as a potential solution in the event of a third stage being undertaken).
- 2 Creation of new main streets (as gazetted Public Roads) to provide improved access and movement in the Town Centre, well defined by active built form edges, multi-storey mixed use, on-street parking and frequent pedestrian crossings.
- 3 Mixed Use precinct with buildings to street edges and shared rear access for commercial and residential parking.
- 4 Existing Shopping Centre having the potential to gradually redevelop to have active retail/commercial edges along Peelwood Parade (which includes retention of significant tree), Glencoe Parade and the new north-south street, with 2-3 storeys of residential above retail.
- 5 New development to be built to street edges with on street parking and shared internal parking
- 6 Upgraded Peelwood Parade as a major boulevard with new landscaping, paving treatments, on street parking and refined intersections treatments which includes:
 - Roundabout at intersection of Mahogany Drive;
 - Retention of opening of median to Guava Way North to 'Farmer Jacks' centre;
 - Retaining Guava Way South as full movement with improvements;
- 7 New major avenue road connection between Peelwood Parade and Old Coast Road:
 - New intersection with new north-south main street (monitor need to close Sanford Crescent to vehicles);
 - New Glencoe Parade intersection;
 - Access to new east-west main street;
 - Restricted driveway access through rear laneways;
 - On-street parking;
 - New intersection with Balmoral Parade extension.
- 8 Retention of existing left-in/left-out intersection with Old Coast Road.
- 9 Existing public use site to be considered for disposal to fund development of community infrastructure within the broader district.
- 10 New bulky goods site sharing a rear boundary with the core retail centre which includes a contemporary design and standard of construction consistent with the mixed use town centre vision.
- 11 Medium Density Residential in close proximity to town centre, with active street edges and rear-laneway access for garages. Where a split density is shown, a Residential Density Code plan as required by the Precinct Plan Text will be required as part any subdivision.
- 12 Mixed use development opportunities along Peelwood Parade Glencoe Parade to be explored as a future modification to the Precinct Plan.
- 13 Retention and enhancement of pedestrian connections including potential medium density redevelopment.



25 June 2014 | 03/1159/002J | 1:4000 @ A3

MODIFICATION NO 2 (DRAFT)
Figure 1 - Indicative Development Plan

