

DRAFT CONCEPT PLAN

- A Marina Precinct**
Enhancement of the existing Yacht Club site; enhancement of the Mixed Use Precinct (including Marina and Fisherman's Co-op) with an appropriate mix of retail, serviced apartments, residential and function space; retention of Marine Command Office; and investment in hard stand and boat lift to increase capacity.
- B North of Marina Drive**
Establish a mix of office & commercial, short-stay accommodation, retail and residential uses.
- C Jordan Esplanade**
Create a Mixed Use Precinct north of the Jetty including cultural space, hospitality with outdoor seating and a new plaza connecting the Jetty Foreshore Precinct to retail and other services on Marine Drive. Further potential for interim use as at-grade public parking servicing the precinct in event mode and during peak season.
- E Train Station Precinct**
Establishment of a shared zoned comprising new outdoor activities area including a dedicated path to the beach.
- F Deep Sea Fishing Club**
Investment in foreshore public open space connecting to and through the boat ramp including pedestrian and cycling connections. West of Jordan Esplanade to feature mixed use retirement living and complementary hospitality facilities.



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| <p>LEGEND</p> <ul style="list-style-type: none"> - - - STUDY AREA RAILWAY LINE LOT BOUNDARY ✱ PROPOSED SCULPTURE LOCATION | <p>LAND USE:</p> <ul style="list-style-type: none"> RESIDENTIAL ACTIVE RETIREMENT/ RESIDENTIAL MIXED-USE (RETAIL+ SHORT-TERM STAY/ RESIDENTIAL) RETAIL ACTIVATION - GROUND LEVEL/ PODIUM POTENTIAL COMMUNITY/ COMMERCIAL DEVELOPMENT HOTEL COMMERCIAL CULTURAL CENTRE MULTI-DECK PARKING COMMUNAL OPEN SPACE JETTY4SHORES PROJECT | <ul style="list-style-type: none"> BOAT RAMP UPGRADE ZONE EXISTING BOAT MAINTENANCE AREA |
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