

**CONCEPT & PLANNING**

**STAGE 3 - CONCEPT & PLANNING**

The vision is applied to a place, as spatial options and options for the development program are explored, ensuring the best design is selected for the job.

In most circumstances, some agency approvals are required at this stage.



Ideas begin to be drawn into spatial locations in this stage.

**Concept Options for Development**

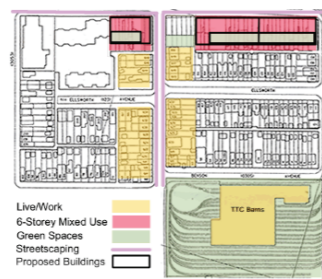
Option 1	Option 2	Option 3
200 boats	100 boats	400 boats
500 res	700 res	50 res
300,000 sqm retail	200,000 sqm office	500,000 sqm retail

Exploring options -- both spatial and development program options -- is an excellent way to understand how the vision could translate into a design.

**Testing of Development Program**

The development program and proposed land uses should also be tested at this stage to ensure an informed choice when selecting an option for development.

**Land Use Planning**



Land Use Planning refers to the distribution of land uses -- low density residential, mixed-use, retail, industrial, nature reserves, public space, etc. -- and is central to the character of an area. Often existing land uses must be changed to accommodate the new plan.

**Concept Plan**

A concept plan is drawn to illustrate the selected option and further develop it.