

LOT YIELD

Type	Lot No.	Loc 2099	Lot 6	Lot 4
Residential		110	16	13
Special Residential				14
P.O.S.		22.34%		15.06%



CROSSING POINT FOR DUAL USE PATH AT OCEAN BEACH ROAD INTERSECTIONS

DUAL USE PATH LOCATED IN SERVICE ROAD WHERE POSSIBLE

PUBLIC OPEN SPACE FOR PASSIVE / ACTIVE RECREATION AND RETENTION OF TREES

DRAINAGE (D1) & NUTRIENT STRIPPING

PUBLIC OPEN SPACE FOR THE PROTECTION OF VEGETATION AND GRANITE OUTCROP

RS, R10, R15 RESIDENTIAL DEVELOPMENT ON LOC.2099

SMALL LOCAL SHOP FOR ART / CRAFT AND CONVENIENCE ITEMS

DRAINAGE (D2) & NUTRIENT STRIPPING

MAJOR ACTIVE RECREATION PUBLIC OPEN SPACE

EXISTING ENTRY TO BE RETAINED

PRIMARY SCHOOL TO SERVE THE WIDER CATCHMENT (8.5ha shared equally)

SPECIAL DESIGN CRITERIA

- Design for this portion of Loc 2077 to have regard for protection of vegetation and location of granites (sheet and outcrop)
- Design to include lot sizes and drainage in accordance with Council requirements

CLEARED QUARRY PROVIDES FIRE BREAK

EXISTING WATER SUPPLY

BUSH RETENTION AND BUILDING PROTECTION ZONE

NEW 6m WIDE STRATEGIC FIRE BREAK ALONG REAR BOUNDARIES

LOTS 209 & 210 ARE TREE COVERED AND NOT TO BE DEVELOPED (THIS IS IN ACCORDANCE WITH LANDOWNERS REQUIREMENTS)

LOT 4 POS TO MAINTAIN NATURAL SETTING OF WEEDON HILL AS VIEWED FROM OCEAN BEACH ROAD

EXISTING FIRE BREAK FOR LOTS 209 & 210

LOW FUEL ZONES ON SPECIAL RESIDENTIAL LOTS

BUSH RETENTION AND BUILDING PROTECTION ZONE

5m PRIVATE ACCESS TO LOT 210

DRAINAGE AND NUTRIENT STRIPPING. EXTREME EVENT OVERLAND FLOW ALONG NATURAL FLOW PATH THROUGH LOT 6.

ROAD DIVIDES DEVELOPMENT FROM NON DEVELOPABLE AREA

R10 STRATA TITLE RESIDENTIAL DEVELOPMENT

BUFFER AREA MAY BE POS OR COMMON PROPERTY

- LOW KEY TOURIST ACCOMMODATION
- SHOP/RESTAURANT

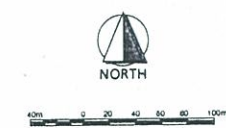
DRAINAGE & NUTRIENT STRIPPING

RIDLEY PLACE RETAINED AS CUL-DE-SAC. CONNECTION TO LOC 2077 VIA P.A.W. OR P.D.S.

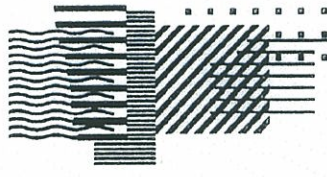
WEEDON HILL

OUTLINE DEVELOPMENT PLAN

Ocean Beach Road - Denmark



CLIENT
REPORT HOLDINGS PTY.LTD
DATE
January, 2001
Plan No.
93/27/13
Figure 6



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