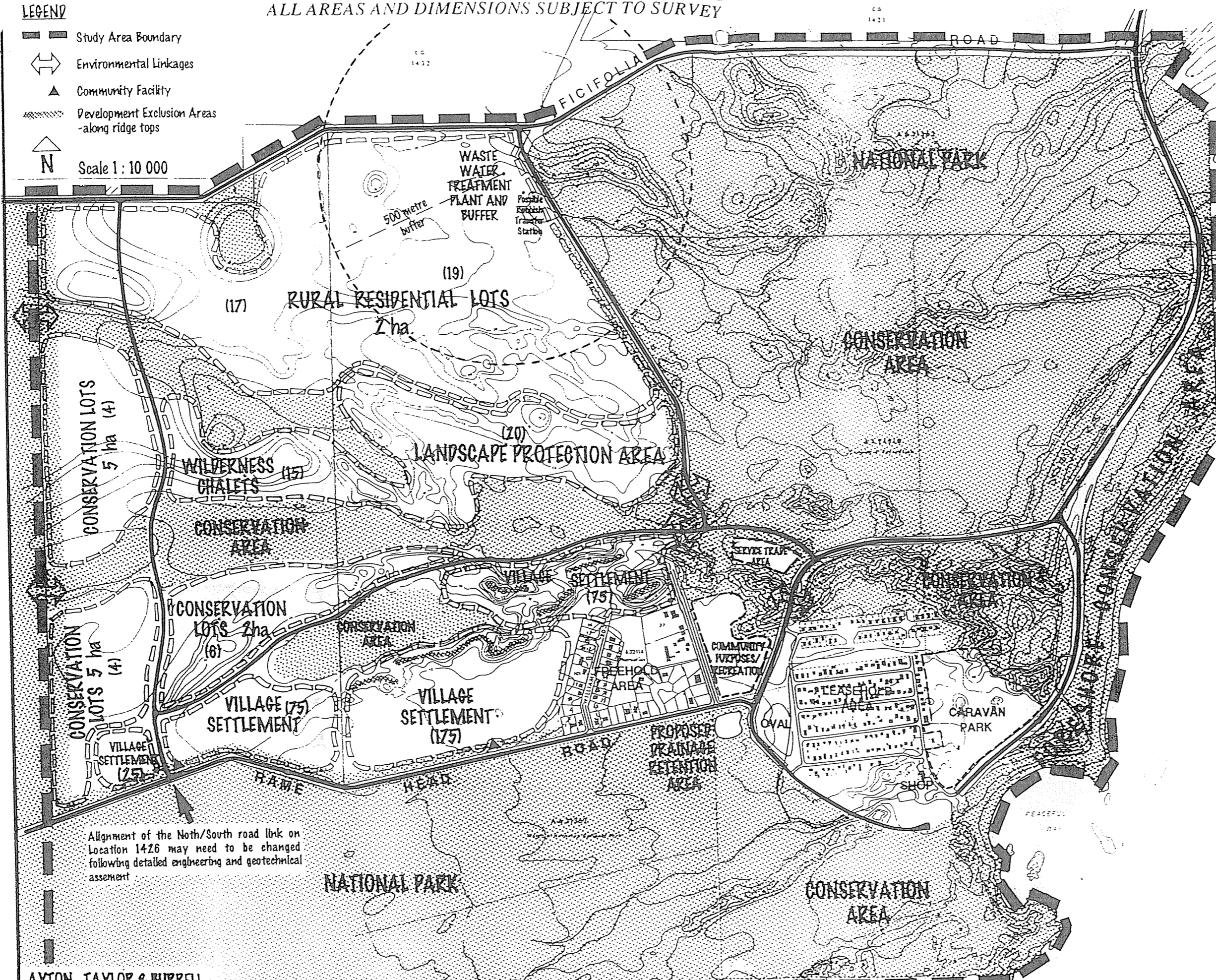


LEGEND

- Study Area Boundary
- ↔ Environmental Linkages
- ▲ Community Facility
- Development Exclusion Areas - along ridge tops
- N Scale 1 : 10 000

ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY



- VILLAGE SETTLEMENT AREAS**
- General Area set aside for fully serviced residential development.
 - Form of development to be based on fine grained character of existing leasehold area and avoid suburban sprawl effect of standard freehold subdivision.
 - Detailed design to take into account potential visual impact, poorly drained areas, potential erosion of dune ridge tops and integration with proposed conservation areas.
 - All drainage to be retained on site and directed to landscaped drainage basins. Existing open drainage system to be modified to overcome existing problems in leasehold area.
 - Development to be staged over study period.
 - Approximate lot potential shown in brackets and is subject to detailed assessment at rezoning / subdivision stages of development.
- EXISTING LEASEHOLD AREA**
- Reticulated potable water supply and deep sewerage to be provided to leasehold sites.
 - Council to consider options for financing provision of services to leasehold sites including strata titling or a combination of strata titling and leasehold sites.
 - Existing character of leasehold area to be retained by retaining vegetation and narrow road widths.
 - Council to consider improving existing drainage system in cooperation with further development of freehold land.
 - Council to address existing pedestrian / vehicular conflict at crossing point between the caravan park and beach.
- CONSERVATION AREAS**
- Integrate and link proposed conservation areas with existing Parks and Recreation reserves and National Park.
 - Possible ceding of conservation areas on private property to public agencies.
 - Allow for walk trails and public access.
- CONSERVATION LOTS**
- Large lots with conservation covenants ensuring no clearing and appropriate management to retain environmental qualities.
- LANDSCAPE PROTECTION AREA**
- Low key development, subordinate to environmental constraints. May include wilderness chalets and clustered special residential development.
- RURAL RESIDENTIAL LOTS**
- Large lots on land which has largely been cleared and requires ongoing management.
 - Provide for low density development around the proposed waste water treatment plant.
- SERVICE TRADE AREA**
- Provide area for light industrial/service trades such as storage, builders yard, plant nursery etc.
 - Area to be landscaped and screened from access roads.
- COMMUNITY FACILITY**
- Provide for a local shop, village green / playground.

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PEACEFUL BAY LOCAL STRUCTURE PLAN

JUNE 2001

Figure 6