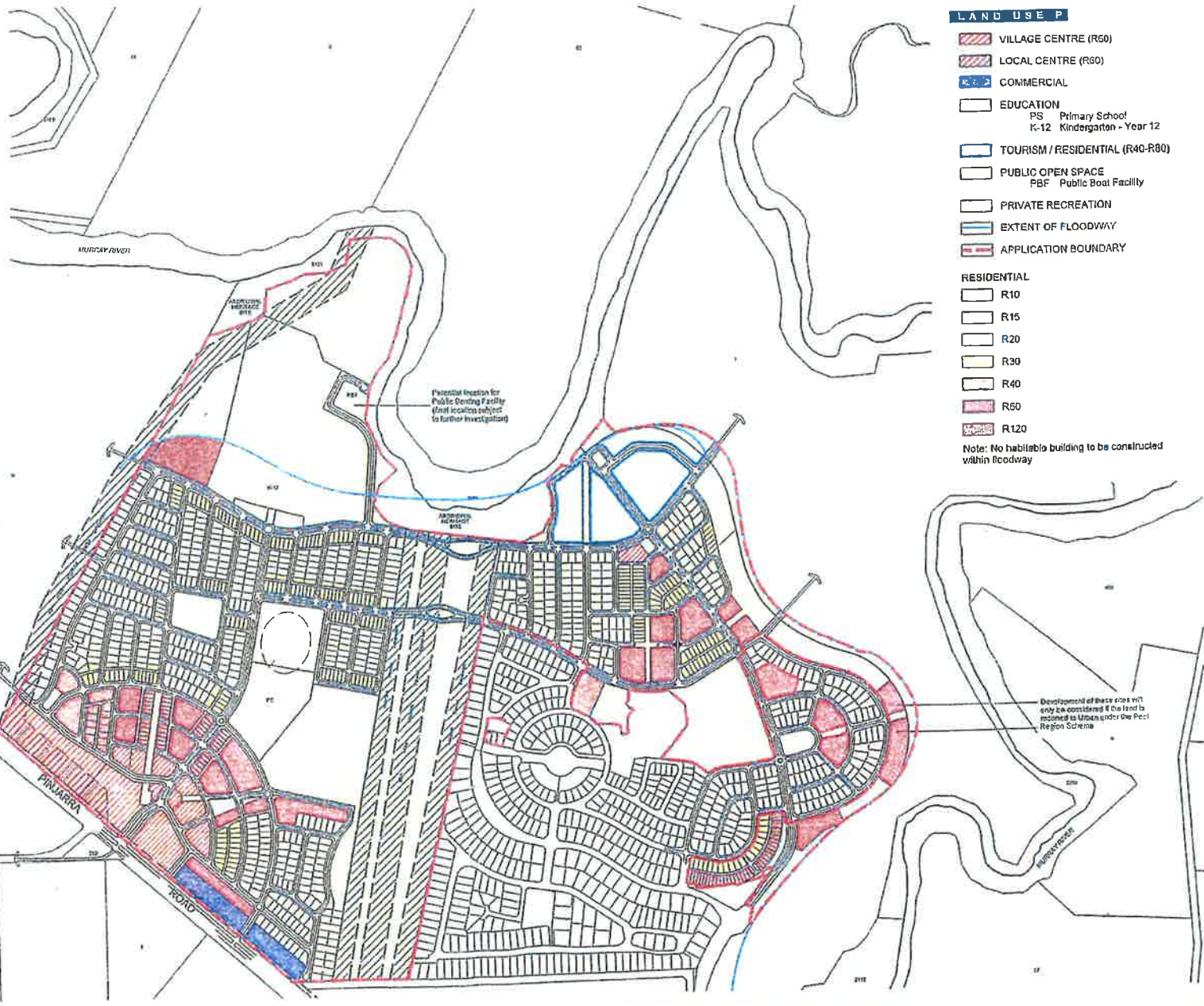


NOTES

- Design Guidelines are to be prepared for the village centre at the subdivision stage (prior to the clearance of conditions).
- An Outline Development Plan is to be prepared for the tourism/residential precinct prior to subdivision and development.
- A potential third access point to Pinjarra Road may be reviewed with MRWA and Council in the future.
- The boat ramp is subject to further approval in consultation with the relevant agencies.
- Where relevant to a particular subdivision application area, the following will be required at subdivision stage (prior to the clearance of conditions) and should be implemented as part of the progressive subdivision of land:
 - Urban Water Management Plan
 - Wetland Management Plan
 - Foreshore Management Plan
 - ASS and Dewatering Management Plan
- Prior to subdivision and development of the village centre the following may be required:
 - The realignment of Bencham Road intersection and access arrangements into the proposed village centre to be addressed in more detail.
 - Acoustic assessment and measures to mitigate noise impacts on residential development in proximity to Pinjarra Road if required.



LAND USE P

- VILLAGE CENTRE (R60)
 - LOCAL CENTRE (R60)
 - COMMERCIAL
 - EDUCATION
 - PS Primary School
 - K-12 Kindergarten - Year 12
 - TOURISM / RESIDENTIAL (R40-R80)
 - PUBLIC OPEN SPACE
 - PBF Public Boat Facility
 - PRIVATE RECREATION
 - EXTENT OF FLOODWAY
 - APPLICATION BOUNDARY
- RESIDENTIAL**
- R10
 - R15
 - R20
 - R30
 - R40
 - R50
 - R120

Note: No habitable building to be constructed within floodway