

Legend

General Details

- Precinct Boundary
- Parcel Boundary
- Lifestyle Buffer
- Community Centre
- Integrated Tourism Attraction
- Environmental Protection
- Blackbutt Forest (to be retained)
- 30m PMAV Offset
- Major Recreation Park
- Wetland
- Wallum Swamp Froglet Habitat Protected

Streetscape

- Connector Street
- Tree lined boulevard/street
- Parallel indented on-street parking encouraged
- Shared use (vehicle+ped) zone through to market garden
- 3.0m Wide Off Street Pedestrian / Cycle Path
- 3.0m Wide Recreational Trail
- 1.5m Wide Pedestrian Path

Interfaces

- Desired building frontage / setback with building articulation and screen planting
- Required landscape edge
- Landscape buffer between carparking and wetland or street
- Building entrance - preferred location
- Vehicle access - preferred location
- Preferred pedestrian entrance
- Pedestrian thoroughfare
- Potential site entry for service vehicles only

Internal Landuse Outcomes

- Conference Centre - preferred location
- Community Use - preferred location
- Potential Nursery / Market Garden - preferred location
- Potential Eco Education / Interpretive Centre - preferred location
- Potential Accommodation - preferred location
- Carparking - preferred location - Community Centre
- Carparking - preferred location - Exclusive Use
- Internal vehicle circulation route
- Indicative building footprint
- Potential Tree Top Walk



Note: Ancillary buildings associated with nursery / market garden.