

This RUZ area could accommodate future residential use although the western section has some vegetation constraints.

The area zoned RLZ could accommodate residential use in the future, although development will be constrained by topography and the need to protect vegetation in parts.

Part of the area zoned LDRZ contains high quality vegetation. It is envisaged that future subdivision would allow appropriate vegetation protection.

Land zoned RLZ has longer term potential for residential development. Parts of this area are subject to vegetation and topographic constraints.

Enhance town entry and promote wilderness gateway role

The R1Z area that is not currently subdivided contains high quality vegetation. It is envisaged that any future subdivision will allow appropriate protection.

Enhance surf life saving facilities at both surf beaches (Bastion Point and Betka river)








Some areas of the R1Z land contain high quality vegetation and future development may be constrained by the need to protect vegetation.

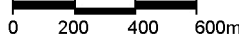
Shared path linking right through from Karbeethong to Bastion Point. Dedicated path improves pedestrian safety

Development focused around town centre and wharf to create activity hub

Town centre enhancement

Key:

-  Town Entry Treatment
-  Proposed town boundary <15year
-  Residential development area to 2020
-  Proposed dual use path
-  Key areas of open space and golf course
-  Town Centre
-  Industrial area




WILLINGTON PART OPPORD

COASTAL TOWNS DESIGN FRAMEWORK

Mallacoota STRATEGY PLAN
Plan 4