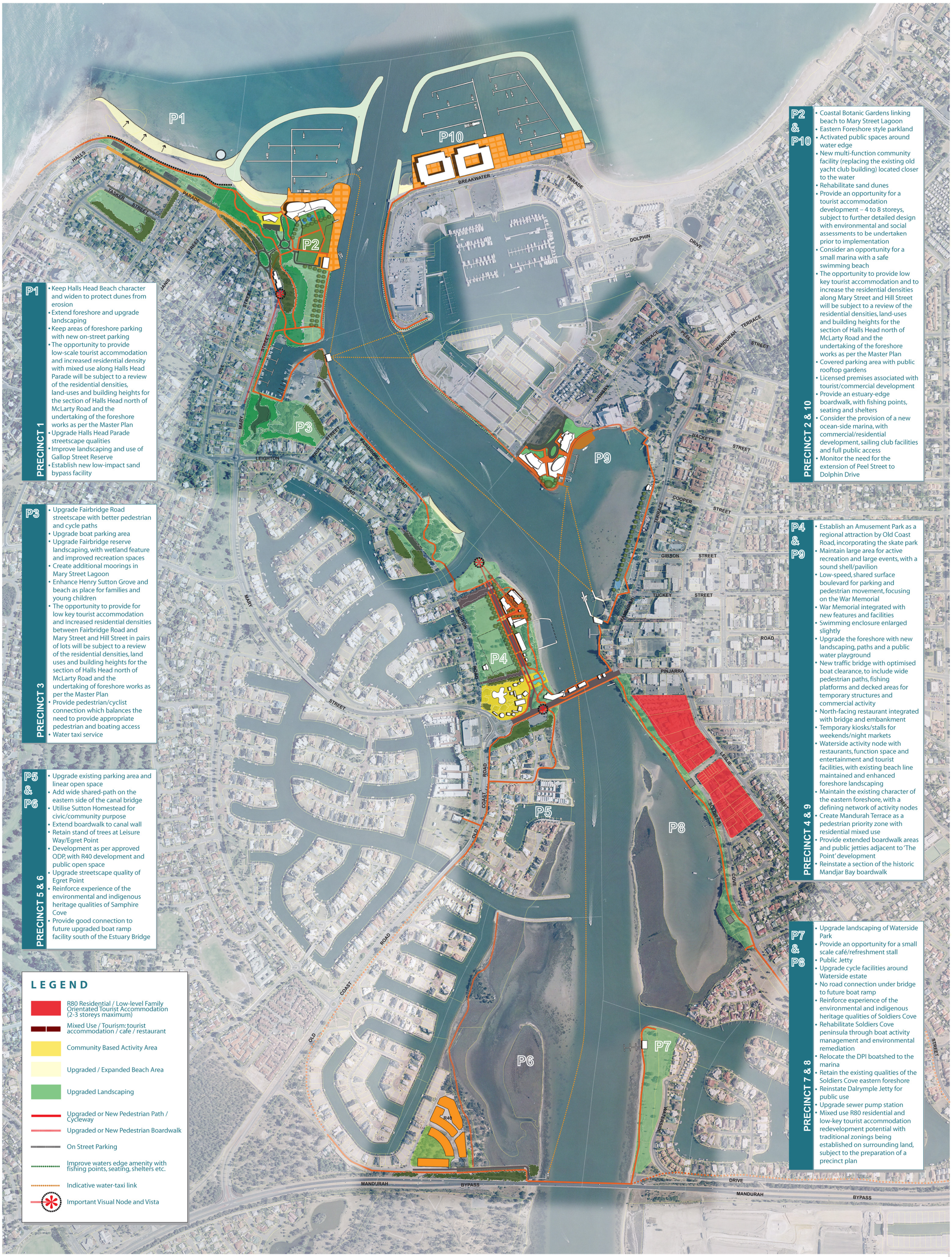

PRECINCT 1

P1

- Keep Halls Head Beach character and widen to protect dunes from erosion
- Extend foreshore and upgrade landscaping
- Keep areas of foreshore parking with new on-street parking
- The opportunity to provide low-scale tourist accommodation and increased residential density with mixed use along Halls Head Parade will be subject to a review of the residential densities, land-uses and building heights for the section of Halls Head north of McLarty Road and the undertaking of the foreshore works as per the Master Plan
- Upgrade Halls Head Parade streetscape qualities
- Improve landscaping and use of Gallop Street Reserve
- Establish new low-impact sand bypass facility

PRECINCT 3

P3

- Upgrade Fairbridge Road streetscape with better pedestrian and cycle paths
- Upgrade boat parking area
- Upgrade Fairbridge reserve landscaping, with wetland feature and improved recreation spaces
- Create additional moorings in Mary Street Lagoon
- Enhance Henry Sutton Grove and beach as place for families and young children
- The opportunity to provide for low key tourist accommodation and increased residential densities between Fairbridge Road and Mary Street and Hill Street in pairs of lots will be subject to a review of the residential densities, land uses and building heights for the section of Halls Head north of McLarty Road and the undertaking of foreshore works as per the Master Plan
- Provide pedestrian/cyclist connection which balances the need to provide appropriate pedestrian and boating access
- Water taxi service

PRECINCT 5 & 6

P5 & P6

- Upgrade existing parking area and linear open space
- Add wide shared-path on the eastern side of the canal bridge
- Utilise Sutton Homestead for civic/community purpose
- Extend boardwalk to canal wall
- Retain stand of trees at Leisure Way/Egret Point
- Development as per approved ODP, with R40 development and public open space
- Upgrade streetscape quality of Egret Point
- Reinforce experience of the environmental and indigenous heritage qualities of Samphire Cove
- Provide good connection to future upgraded boat ramp facility south of the Estuary Bridge

LEGEND

- R80 Residential / Low-level Family Orientated Tourist Accommodation (2-3 storeys maximum)
- Mixed Use / Tourism: tourist accommodation / cafe / restaurant
- Community Based Activity Area
- Upgraded / Expanded Beach Area
- Upgraded Landscaping
- Upgraded or New Pedestrian Path / Cycleway
- Upgraded or New Pedestrian Boardwalk
- On Street Parking
- Improve waters edge amenity with fishing points, seating, shelters etc.
- Indicative water-taxi link
- Important Visual Node and Vista

PRECINCT 2 & 10

P2 & P10

- Coastal Botanic Gardens linking beach to Mary Street Lagoon
- Eastern Foreshore style parkland
- Activated public spaces around water edge
- New multi-function community facility (replacing the existing old yacht club building) located closer to the water
- Rehabilitate sand dunes
- Provide an opportunity for a tourist accommodation development – 4 to 8 storeys, subject to further detailed design with environmental and social assessments to be undertaken prior to implementation
- Consider an opportunity for a small marina with a safe swimming beach
- The opportunity to provide low key tourist accommodation and to increase the residential densities along Mary Street and Hill Street will be subject to a review of the residential densities, land-uses and building heights for the section of Halls Head north of McLarty Road and the undertaking of the foreshore works as per the Master Plan
- Covered parking area with public rooftop gardens
- Licensed premises associated with tourist/commercial development
- Provide an estuary-edge boardwalk, with fishing points, seating and shelters
- Consider the provision of a new ocean-side marina, with commercial/residential development, sailing club facilities and full public access
- Monitor the need for the extension of Peel Street to Dolphin Drive

PRECINCT 4 & 9

P4 & P9

- Establish an Amusement Park as a regional attraction by Old Coast Road, incorporating the skate park
- Maintain large area for active recreation and large events, with a sound shell/pavilion
- Low-speed, shared surface boulevard for parking and pedestrian movement, focusing on the War Memorial
- War Memorial integrated with new features and facilities
- Swimming enclosure enlarged slightly
- Upgrade the foreshore with new landscaping, paths and a public water playground
- New traffic bridge with optimised boat clearance, to include wide pedestrian paths, fishing platforms and decked areas for temporary structures and commercial activity
- North-facing restaurant integrated with bridge and embankment
- Temporary kiosks/stalls for weekends/night markets
- Waterside activity node with restaurants, function space and entertainment and tourist facilities, with existing beach line maintained and enhanced foreshore landscaping
- Maintain the existing character of the eastern foreshore, with a defining network of activity nodes
- Create Mandurah Terrace as a pedestrian priority zone with residential mixed use
- Provide extended boardwalk areas and public jetties adjacent to 'The Point' development
- Reinstate a section of the historic Mandjar Bay boardwalk

PRECINCT 7 & 8

P7 & P8

- Upgrade landscaping of Waterside Park
- Provide an opportunity for a small scale café/refreshment stall
- Public Jetty
- Upgrade cycle facilities around Waterside estate
- No road connection under bridge to future boat ramp
- Reinforce experience of the environmental and indigenous heritage qualities of Soldiers Cove
- Rehabilitate Soldiers Cove peninsula through boat activity management and environmental remediation
- Relocate the DPI boatshed to the marina
- Retain the existing qualities of the Soldiers Cove eastern foreshore
- Reinstate Dalrymple Jetty for public use
- Upgrade sewer pump station
- Mixed use R80 residential and low-key tourist accommodation redevelopment potential with traditional zonings being established on surrounding land, subject to the preparation of a precinct plan

MANDURAH FORESHORE FOCUS 2020 VISION
MASTERPLAN

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100m 0m 100 200 300m

12 September 2007 | 05/024

FIGURE 4.1