Land Use Concept for Berry Springs Rural Activity Centre

- **Legends**
  - Rural residential buffer to existing rural living areas
  - Residential
  - Commercial including mixed use and tourism
  - Community purposes and utilities
  - Open space and organised recreation
  - Development restricted by natural constraints
  - Proposed connector roads
  - Proposed local roads
  - Aquifer
  - Natural drainage lines

- **Key Points**
  - **Development restricted by natural constraints**
    - Retain open space as a buffer around the waste transfer station and to provide opportunities for recreational activities associated with the elevation.
    - Industrial development sited to minimise any potential for detrimental impacts of surface drainage on Berry Creek.

- **Opportunities**
  - Opportunities for collocated community purposes and associated open space that responds to constraints.
  - Consolidation of tourist activities subject to consideration of the capability of the land to support the intended development.
  - 35ha for commercial and future service commercial uses and 20ha for tourism related development.
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- **Amenities**
  - A local road network to better integrate the school with the activity centre, minimise local traffic on Cox Peninsula Road and provide opportunities for pedestrian and cycle connections.
  - Residential development provided with reticulated town water to minimise impacts on groundwater resources.

- **Consolidation**
  - Consolidation of tourist activities subject to consideration of the capability of the land to support the intended development.

- **Spatial Planning**
  - Residential development provided with reticulated town water to minimise impacts on groundwater resources.
  - Industrial development sited to minimise any potential for detrimental impacts of surface drainage on Berry Creek.

- **Connectivity**
  - Development restricted by natural constraints.
  - Natural drainage lines.

- **Strategic Planning**
  - Development restricted by natural constraints.
  - Natural drainage lines.

- **Environmental Considerations**
  - Industrial development sited to minimise any potential for detrimental impacts of surface drainage on Berry Creek.
  - Development restricted by natural constraints.