

OPPORTUNITIES

TWO PEOPLE'S BAY – Albany satellite new town accommodating 15,000 dwellings for 30,000 people with some self-contained local industry / commerce / services orientated around eco-tourism.

Wind Farm – Sustainable power generation via Four (or five) 1.84 MW turbines atop 65m tower with 35m blades capable of producing ~ 8MW of electricity supplementing power input / output from SWIS network – one of the towers to operate as mobile telecommunications platform.

Two People's Urban Village – Located astride the major entry road (upgraded & separated curb & channel main street), with local shopping centre for commercial / retail services / professional offices with residential studio apartments over, and extending to the north into light service industrial zone. A separate 'Market Garden' estate for commercial production of perishable commodities operates in the existing irrigated pastureland.

Water Recycling Plant – In negotiations with WA Water Corporation establish a new waste water treatment plant and water recycling centre to promote local self-sufficiency and augment regional supply network through additional harvesting capacity. Pressure towers located at West Point and Entry Statement.

West Point Hotel – Iconic 6-star hotel resort, convention & entertainment centre overlooking Two People's Bay from north built around Betty's Beach Road. Exclusive private access arrangement to remainder of Two People's Bay urban area and small cove beach west point headland.

Quality Statement – It is the Developer's contention that the market in and around Albany in prime locations is ready for a major statement toward quality high-end high-value homes that demonstrate environmental awareness and sustainability by :

- ❖ Specification of building envelopes
- ❖ Specification of building design criteria
- ❖ Minimise trip generation and duration
- ❖ Minimise fossil fuel consumption
- ❖ Maximise recycling & waste reduction.

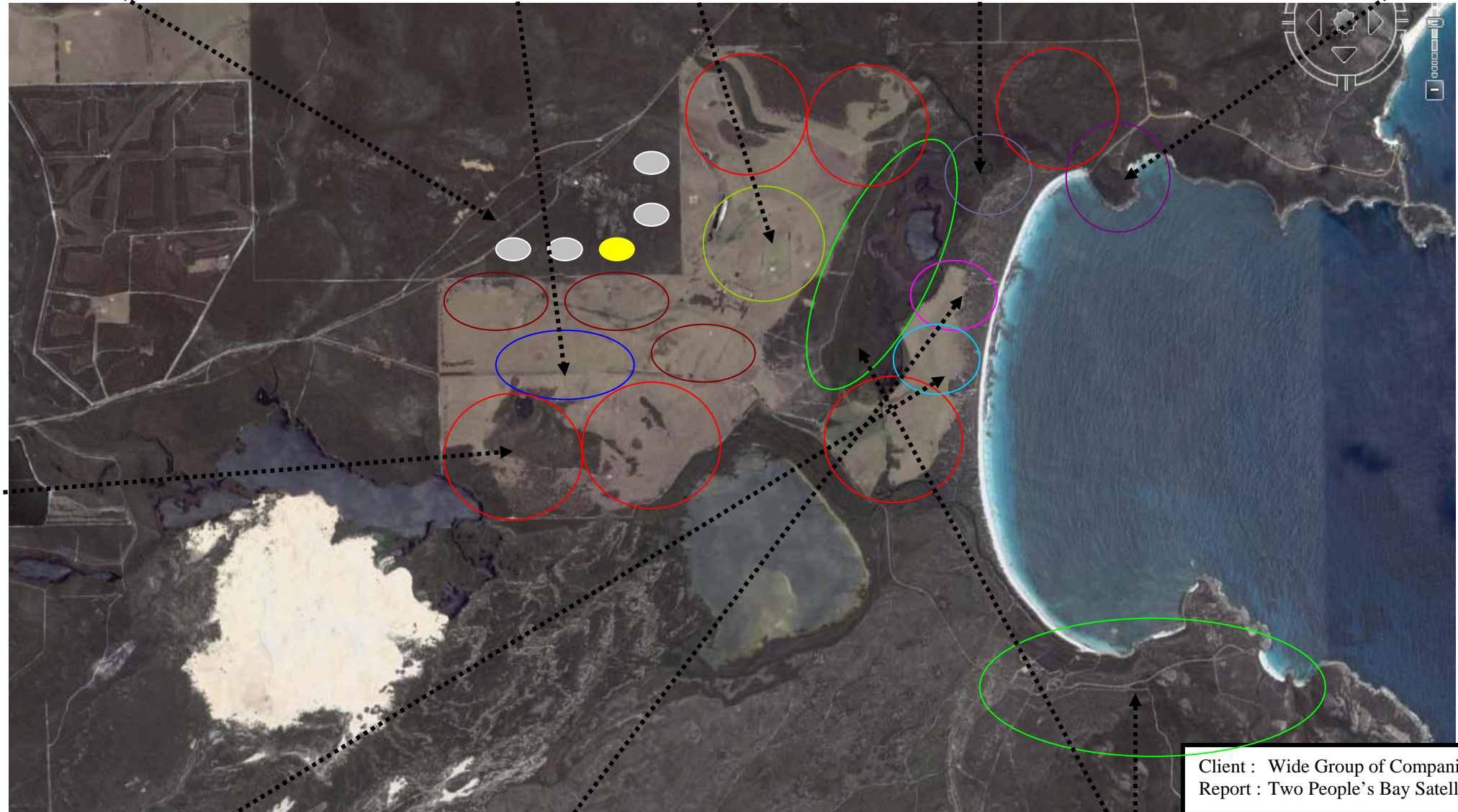
Urban Development – There are six (6) major release areas for conventional R10-25 residential lots typically occupying < 875m2 serviced by standard 6-8m road pavements, pedestrian footpaths, street trees and extensive reconstituted limestone block retaining walls. All properties would be connected to mains sewerage, mains water, mains storm water collection (for recycling), power, telecom, and town gas. There are three Special Residential locations for 2,000-5,000m2 blocks for expanded peri-urban activities (hobby farms).

Ecology – Clearly the location is ecologically sensitive, and urban design features throughout would focus on maintaining surface and groundwater quality to enhance habitat management and sustainability for terrestrial and marine biota.

Lowlands Residential Canal Estate – Extension of the marina via a single canal providing waterfront access blocks for large lot homes designed for ocean going motor launches and cruising yachts. Surplus storm water for flushing and nutrient management.

Two People's Bay Beach Resort & Sports Club – Located at the northern end of the coastal strip, the resort surrounds a canal boating marina with access channel through to Two People's Bay, and backs onto 27 hole golf course alongside Angove Lake.

Two People's Bay Environment Centre – Significant upgrade to facilities and provision of funding for Joint Venture Park Rangers / Tourism Guides associated with eco-tourism development of the Two People's Bay Catchment Management Area. Road construction and drainage for Two People's Bay Road to and including Valiant Road / Little Beach Road. Extensive pedestrian / cycle-way networks throughout linking facilities and promoting alternative vehicular access.



Client : Wide Group of Companies
Report : Two People's Bay Satellite New Town

Title : Opportunities
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Town Planning & Environmental Assessment