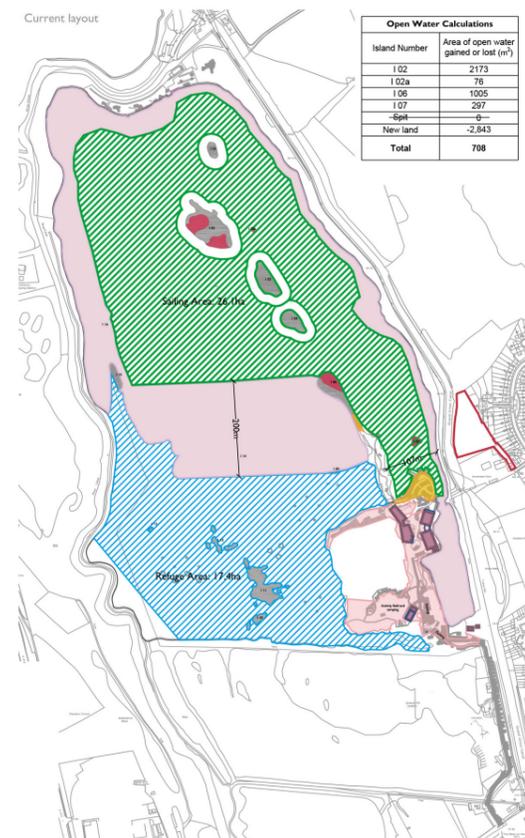
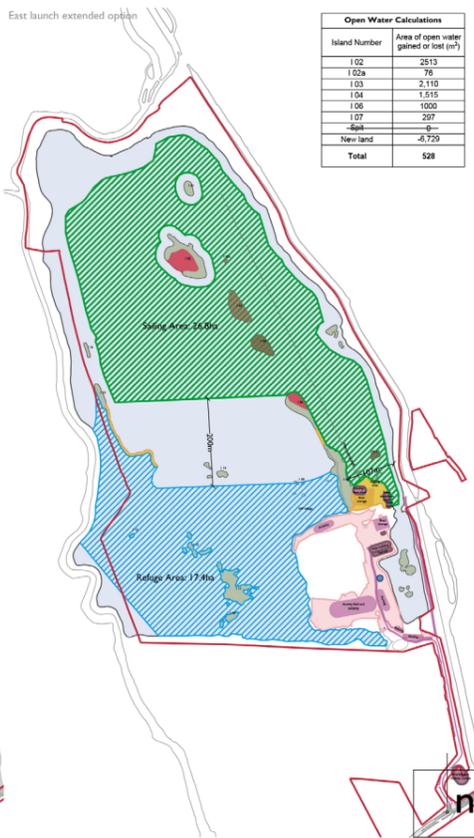


# LOCATING THE SAILING CLUB & ACTIVITY CENTRE



In developing the masterplan to avoid and minimise ecological impact and maximise the area of undisturbed water in relation to sailing area, the location of access point into the water was a critical variable.

A series of alternative locations were tested based on the principle that water birds on the water would be disturbed within 100m from disturbance on land and 200m from on water.

Development of the existing Broadwater Sailing Club site on the northern shore had to be discounted as a high pressure gas main is located beneath the site and for safety and legal reasons, no development is permitted.

The adjacent studies illustrate the potential sailing areas in green, undisturbed wildlife refuge in green and access point into the water (which typically require some made ground) shown in orange. The unhatched light blue zones would not be accessed by water craft and would act as buffer zones.

The optimal location was found to be at the southern extent of the eastern channel as this would create clear separation between sailing and the wildlife refuge at both operational and construction phases as provided by the existing string of wooded islands with proposed screening of the limited gap.

In addition, the eastern channel will provide a protected location for water activities away from the main ecological assets.



Previously submitted



New revised scheme