

# A.1.4 Indicative Lot Layout

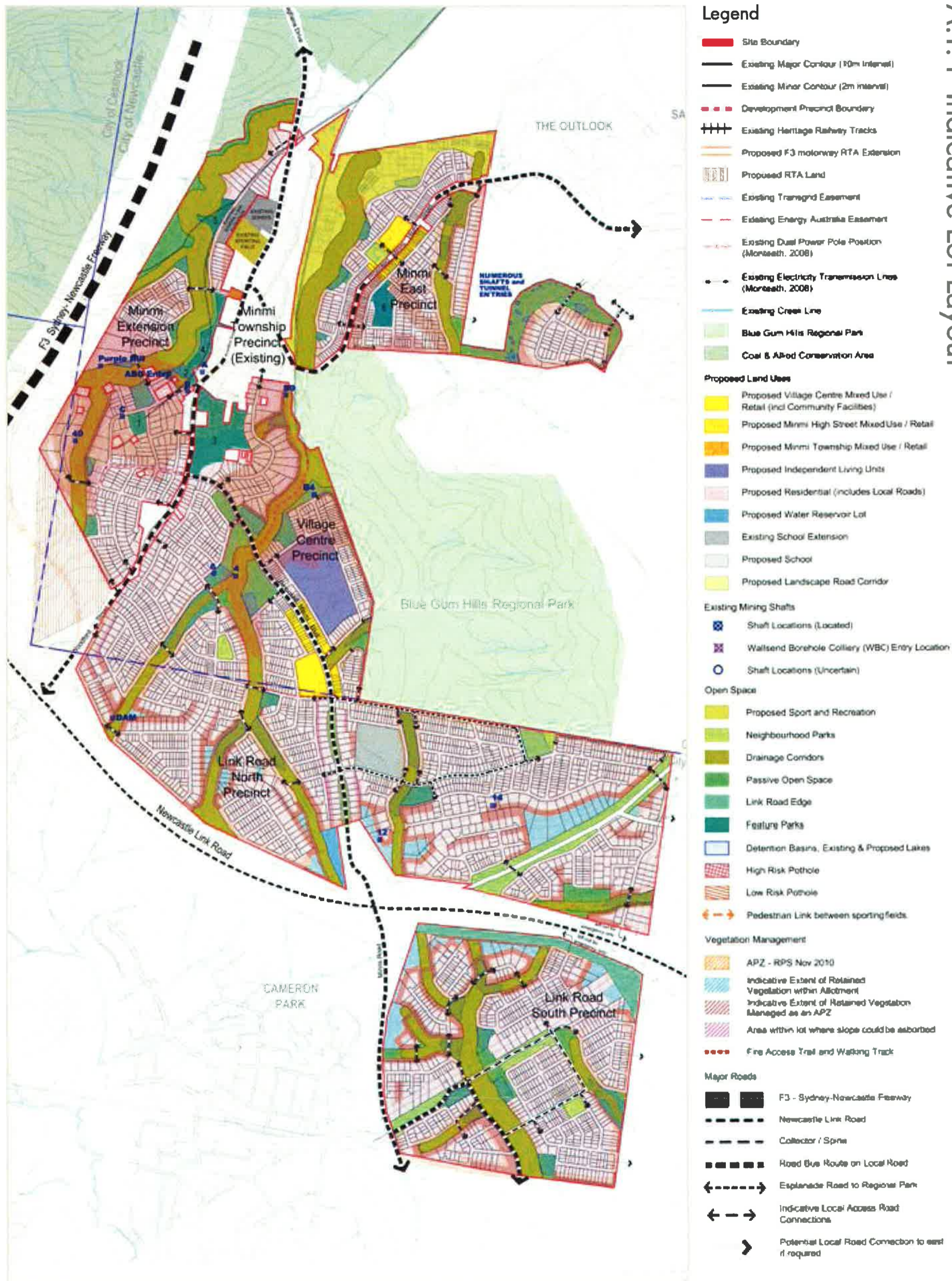
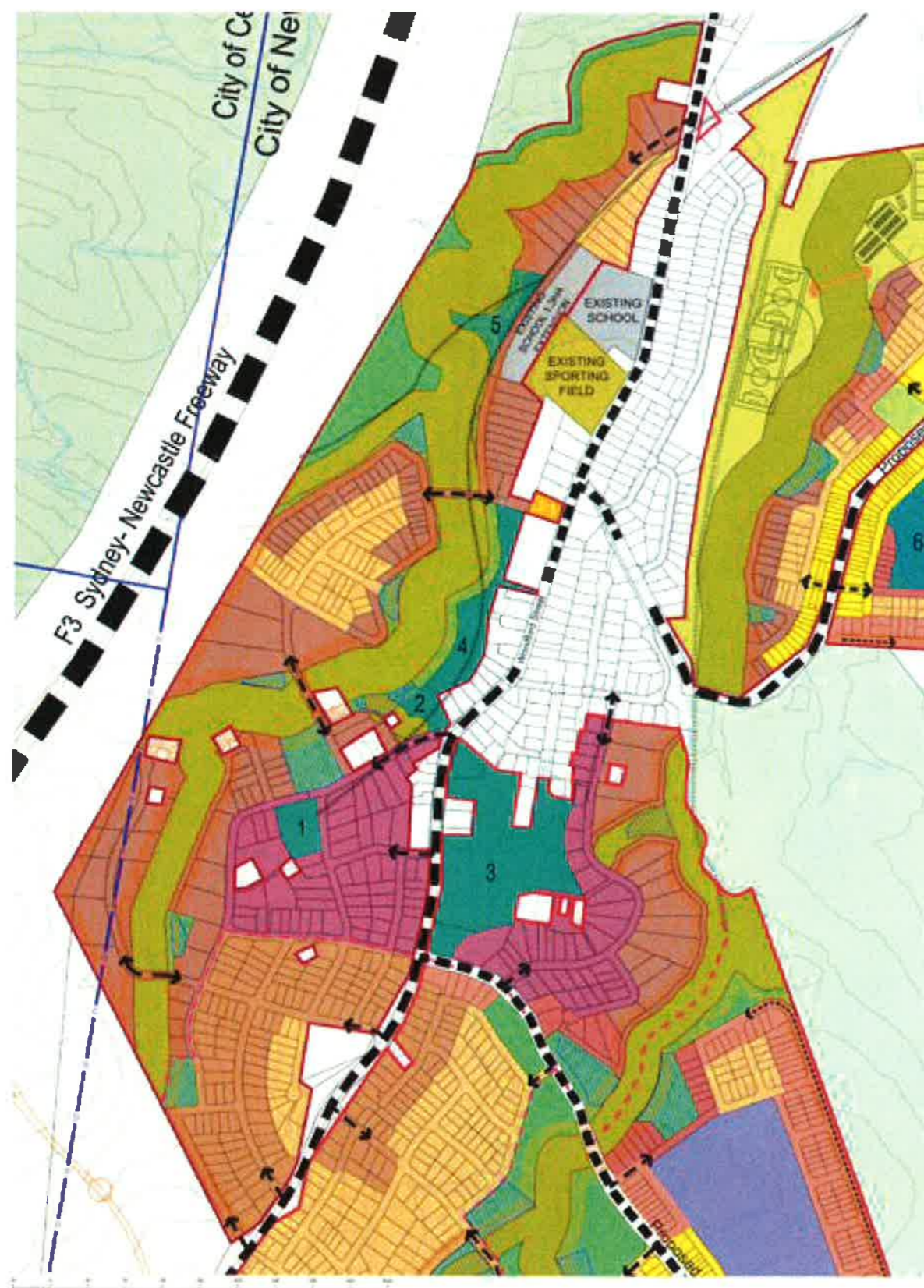


Figure A.1.4. Indicative Lot Layout



Figure A.1.7.1 Minmi East Precinct



**Legend**

- Site Boundary
- - - Precinct Boundary
- LGA Boundary
- Blue Gum Hills Regional Park
- Coal & Allied Conservation Area
- Creek Centreline
- APZ - RPS 2010

**Precinct Character Areas\***

- Traditional Character
- Hill Side Character
- Creek Side Character
- High Street Character
- Conservation Character

**Open Space**

- Drainage Corridors
- Passive Open Space
- Feature Parks
- Detention Basins, Existing & Proposed Lakes

\*Note: Character Area boundaries are approximate and subject to detailed survey and design.

**Feature Parks**

1. Workshop Park
2. Coke Oven Park
3. Addition To Garden House Park
4. Minmi Edge & Entry Parks
5. Minmi Edge Parks
6. Lake Park

Figure A.1.7.2. Indicative Proposed Precinct - Minmi Extension Precinct



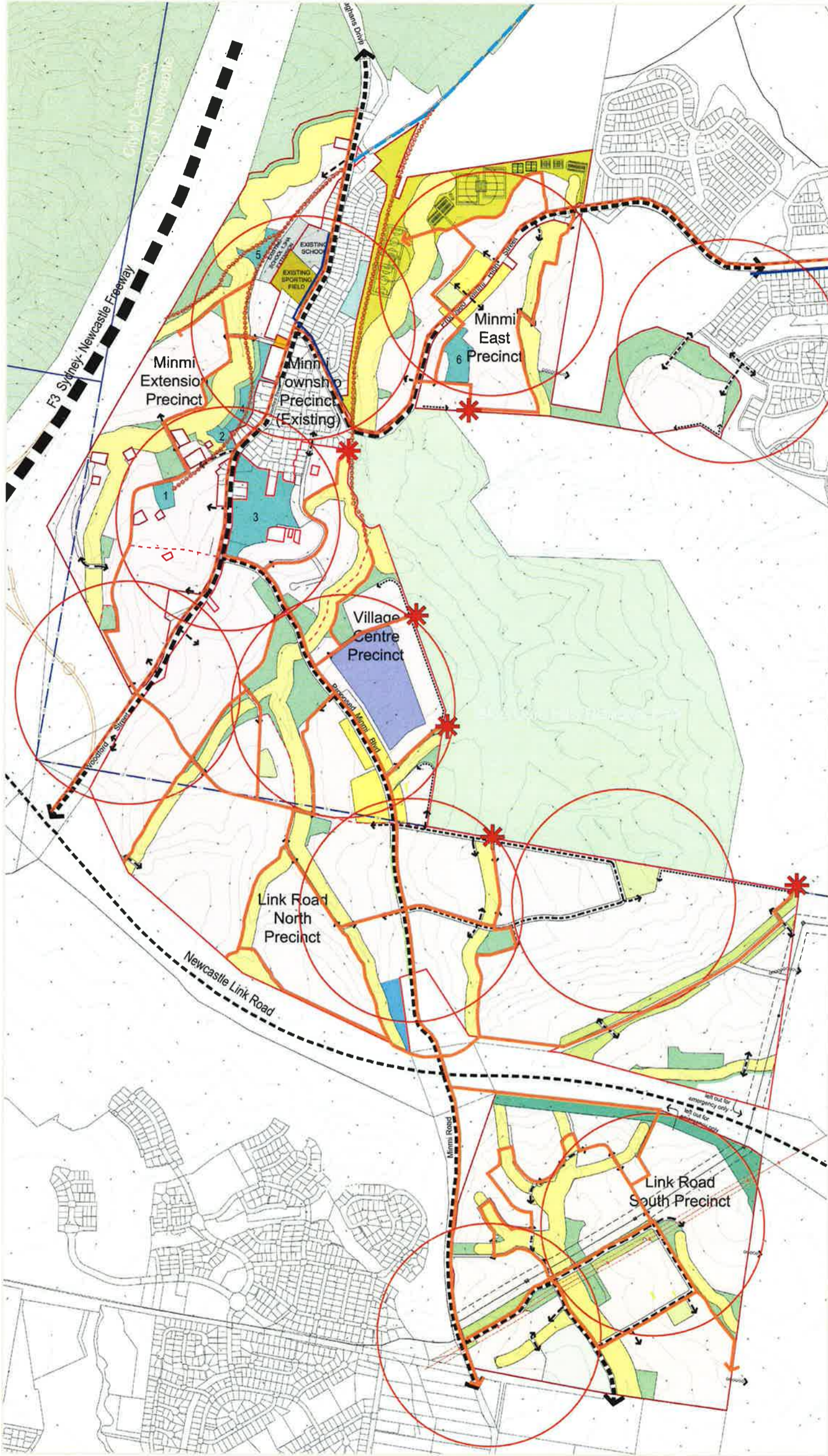
Figure A.1.7.3 Village Centre Precinct



Figure A.1.7.4. Link Road North Precinct



Figure A.1.7.5. Indicative Proposed Precinct - Link Road South Precinct



- ### Legend
- Site Boundary
  - Existing Major Contour (10m Interval)
  - - - - Development Precinct Boundary
  - + + + + Existing Heritage Railway Tracks
  - Proposed F3 motorway RTA Extension
  - Existing Transgrid Easement
  - - - - Existing Energy Australia Easement
  - ⊗ ⊗ ⊗ Existing Dual Power Pole Position (Monteath, 2008)
  - + — Existing Electricity Transmission Lines (Monteath, 2008)
  - Blue Gum Hills Regional Park
  - Coal and Allied Conservation Area
- #### Proposed Land Uses
- Proposed Village Centre Mixed Use / Retail (incl Community Facilities)
  - Proposed Minmi High Street Mixed Use / Retail
  - Proposed Minmi Township Mixed Use / Retail
  - Proposed Independent Living Units
  - Proposed Residential (includes Local Roads)
  - Proposed Water Reservoir Lot
  - Existing School Extension
  - Proposed School
  - Proposed Landscape Road Corridor
- #### Open Space
- Proposed Sport and Recreation
  - Neighbourhood Parks
  - Drainage Corridors
  - Passive Open Space
  - Link Road Edge
  - Feature Parks
- #### Major Roads
- F3 - Sydney-Newcastle Freeway
  - - - - Newcastle Link Road
  - - - - Collector / Spine
  - + + + + Road Bus Route on Local Road
  - ← - - - - → Esplanade Road to Regional Park
  - ← - - - - → Indicative Local Access Road Connections
  - Potential Local Road Connection to east if required
- #### Access
- 400m Transit Catchment
  - Off Road Shared Pedestrian Pathway / Cycleway
  - ○ ○ ○ Shared Pedestrian Pathway / Cycleway along alignment of heritage Railway Tracks
  - ✳ Potential Pathway Connection to Regional Park
- #### NCC Regional Cycleways
- - - - On Road Cycle - Proposed (R10 & R11)
  - Off Road Cycle - Existing
  - - - - Off Road Cycle - Proposed (R9)

Figure B.1.1. Conceptual Access & Movement

Note:  
Access to regional park to be restricted as per BGHRP Plan of Management.