

A.1.7.1 Minmi East Precinct

Minmi East Precinct (approx 80 ha) adjoins the existing Minmi township, along the northern side of Minmi Road. Minmi East Precinct connects the existing Minmi township with the new estates of The Outlook, Highland County and Fletcher.

The precinct is bounded by the existing Minmi township to the west, Blue Gum Hills Regional Park and Summerhill Waste Management Centre to the south, Fletcher to the east and Hexham swamp to the north.

The Concept Plan has identified and given consideration to the key attributes of the existing landscape within the Minmi East precinct, including riparian corridors, visually prominent ridge lines and the existing lake. These features have been incorporated into the overall structure of the precinct and will assist in strengthening the local 'sense of place'.

Future development within parts of the precinct is constrained by geotechnical issues resulting from previous open cut mining activities along the southern side of Minmi Road and the riparian corridor and flood plain in the north.

Minmi East will form a "gateway" to the existing townships of Fletcher and Wallsend, linking them with the existing Minmi Township and the proposed new settlement. To ensure a village character that sits within the landscape of the region, it is proposed that the existing Minmi Road become a village High Street. This will provide identity to the Minmi East Precinct and enhance connectivity with the existing developments to the west and north-east.

The general character of the precinct is to be contemporary urban, within a setting characterised by natural water bodies and native vegetation within the area. The precinct will provide for greater density (in comparison to the other precincts) and offer a diversity of lot sizes to cater for a range of household types. Lot sizes will range in area from 280m² to 900m², with a mix of dwelling types, including town houses; courtyard houses; shop-top apartments and detached traditional housing types. The absence of geotechnical constraints in parts of the precinct will enable development of up to 2-3 storeys. However, the predominant building height will be 2 storeys, with a maximum of 3 storeys along proposed High Street.

A sporting complex in the northern part of the Minmi East Precinct will contribute to the village character of the precinct and provide a social and cultural focus for the community. It is located to take advantage of the riparian corridors and existing heritage tracks in the area. Connectivity between the lake, Blue Gum Hills Regional Park, High Street and the sporting complex has been achieved through the network of open spaces and pedestrian routes within the site.



Legend

- Proposed Precinct Boundary
- Existing Heritage Railway Tracks
- Existing Creek Line
- ↔ Proposed Connectivity
- ▬ Road Corridor
- Proposed Passive Open Space
- Proposed Sports & Recreational Area
- Proposed Bio-retention / Detention Basins
- Proposed Lakes / Water Basins
- Traditional Character
- Lake Side Character
- High Street Character
- Park Side Character
- Creek Side Character



Figure A.1.7.1 Indicative Proposed Precinct - Minmi East Precinct

A.1.7.2 Minmi Extension Precinct – Heritage Character

Minmi Extension Precinct (approx 87ha) is located southwest of the existing Minmi township. The proposed new settlement is bounded by the F3 motorway to the west, Minmi township to the north east, Blue Gum Hills Regional Park to the east and Woodford Street to the south east.

Future development within the precinct is constrained by geotechnical constraints, riparian zones and flooding. The Garden House Park and Workshop Park heritage areas are key attributes that have been capitalised on in the overall layout of this precinct.

The relationship between future development in Minmi Extension and existing development within the Minmi township has influenced the overall urban form and structure of this precinct. Protecting the heritage character of the existing Minmi township has been a key consideration in the design of the precinct. Integration with the existing settlement pattern has been achieved through careful consideration of the existing built and natural landscape, and enhanced through the use of complementary materials, forms and landscape elements. Existing footpaths, streets and road linkages have been retained. Heritage items and places of historical significance have been incorporated into the passive open space network. The disused railway corridors are to be used for pedestrian and cycle links.

The relatively low density lot yield and proposed built form, including generous setbacks, will assist in protecting the heritage setting of the existing urban area, and views and vistas to/from the township. Lot sizes will range in area from 600m², which is consistent with the existing scale and character of the Minmi township. Constraints in relation to topography on the western slopes of the precinct have resulted in larger lot sizes (800m²+) in these areas.

The Minmi Extension Precinct will combine an eclectic mix of traditional and contemporary built forms, resulting in a pattern of development that is sympathetic to the heritage significance and historical character of the surrounding area. The natural setting of the precinct combined with lower densities will result in a rustic suburban character for this precinct.

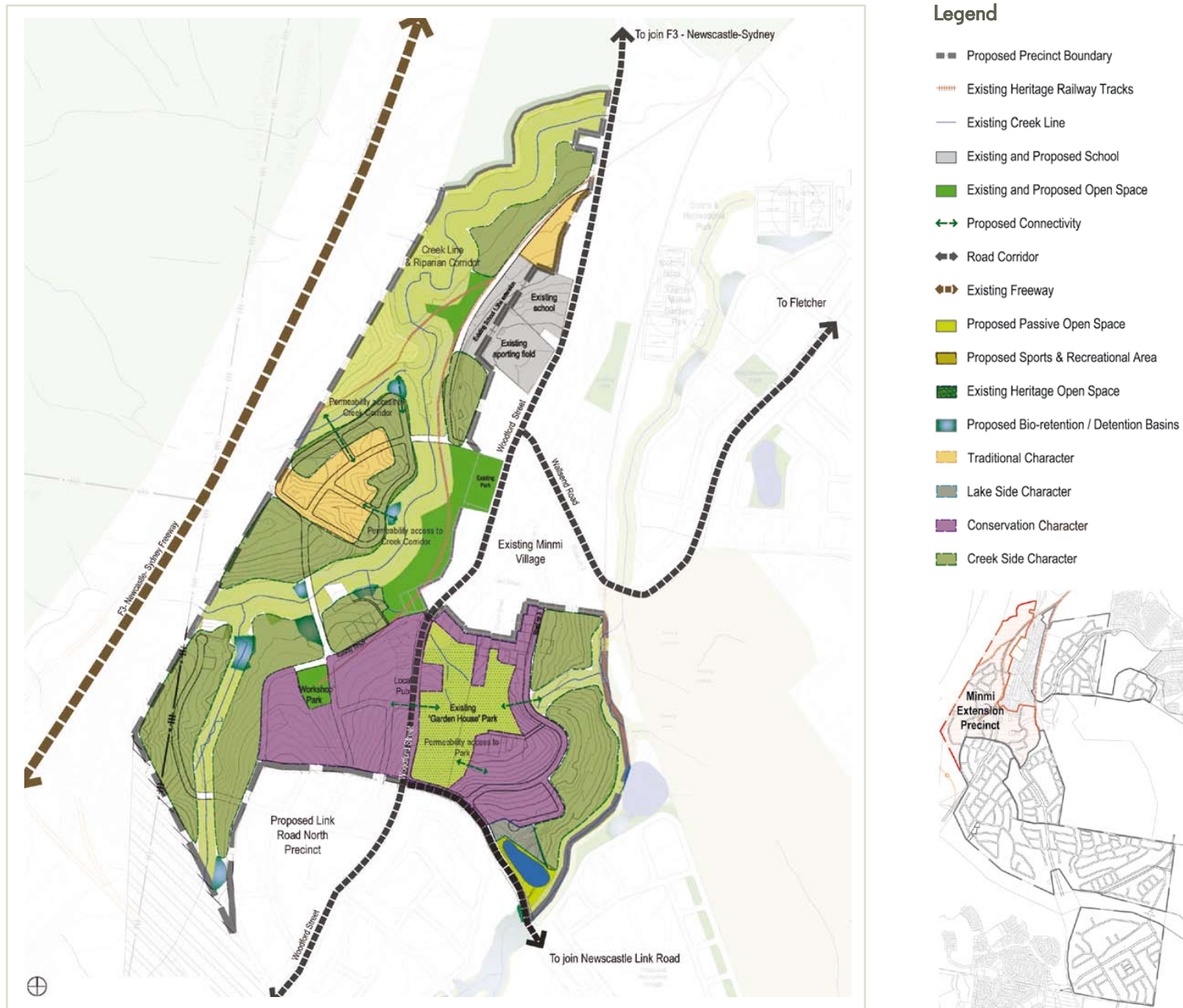


Figure A.1.7.2. Indicative Proposed Precinct - Minmi Extension Precinct

A.1.7.3 Village Centre Precinct – Activity Hub

Village Centre Precinct (approx 45 ha) is located in the heart of the subject site, adjacent to Garden House Park and the Blue Gum Hills Regional Park. The precinct contains significant areas of riparian corridor which are to be utilised as open space affected by geotechnical constraints.

The Village Centre will be a dynamic and vibrant urban hub, providing a range of services for adjacent precincts and the wider locality. The centre will contain higher order retail, office, public transport, cultural facilities, and residential uses. The design of the precinct has aimed to create an area that is attractive, sustainable and accessible to future residents. The mixed use nature of the precinct will assist in creating an area that remains active at all times of the week and caters for a broad range of users.

A retirement village is to be located immediately east of the Village Centre. The central location will ensure future residents of the retirement village have good access to necessary services.

The mixed use built form is to be concentrated along proposed Minmi Boulevard, creating a cohesive streetscape combining public domain within the surrounding open space network. A bus route is proposed along this boulevard, which will assist in achieving a vibrant and active village centre.

Given geotechnical constraints as a result of previous mining activities, development will be limited to predominantly single storey. Lot sizes range from approximately 300m², with increased density expressed through the built form along the proposed Minmi Boulevard. A mix of housing types is to be included within the precinct - with townhouses, courtyard housing and traditional housing typologies.

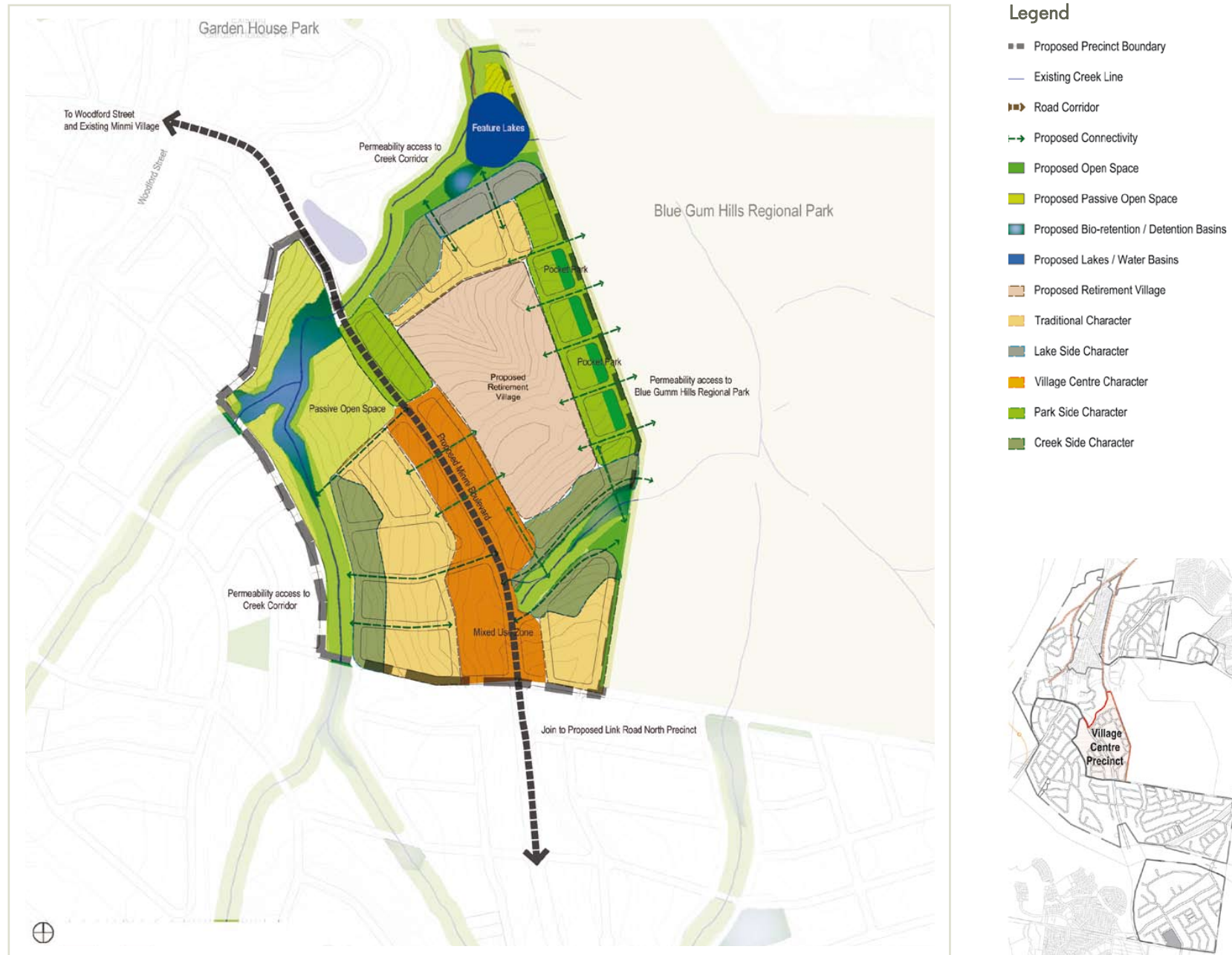


Figure A.1.7.3 Indicative Proposed Precinct - Village Centre Precinct

A.1.7.4 Link Road North Precinct – Bushland Character

Link Road North Precinct (approx 200 ha) is located along the northern side of Newcastle Link Road. The precinct is bounded by Blue Gum Hills Regional Park to the north, Xstrata owned lands to the east, Newcastle Link Road to the south and Woodford Street to the west.

The precinct is characterised by its undulating topography, with slopes and valleys defined by local creek lines. A number of riparian corridors traverse the precinct, providing access from Link Road to Blue Gum Hills Regional Park. These will form significant areas of public open space. In addition, further open space is proposed in the eastern portion of the precinct which incorporates items of aboriginal heritage.

The precinct will act as the southern gateway to the future community, providing direct access from Newcastle Link Road. The proposed Minmi Boulevard divides the precinct, providing access to Link Road South precinct and the Village Centre precinct. The unique natural setting, including the topography, riparian zones and native vegetation, has determined the character of this precinct. The overall design has attempted to capitalise on the natural beauty of the area to create a precinct in which future development will relate well to the existing landscape.

The southern portion of the precinct will be predominantly low density, with mixed use and medium density located in the northern area, close to the Village Centre precinct. The precinct will cater for a range of household types, with lot sizes from 300m². Housing typologies are to be a mix of medium and low density; including townhouses, courtyard housing, traditional and lifestyle housing. Development will be predominantly limited to single storey given geotechnical constraints, with up to 2 storeys possible on hillside areas.

The style of development on the hillsides will be influenced by topographical constraints. Built form will capitalise on the extensive views and vistas to the Blue Gum Hills Regional Park. The majority of vegetation in these areas will be retained, with an emphasis on protecting the ecology within the precinct. The future subdivision layout will take advantage of a vegetated outlook and good solar access.

Traditional character areas are generally located along the edge of riparian corridors within valleys.



Figure A.1.7.4. Indicative Proposed Precinct - Link Road North Precinct

A.1.7.5 Link Road South Precinct – School Precinct

Link Road South Precinct (approx 101 ha) is located on the southern side of Newcastle Link Road. The precinct is bounded by Minmi Road to the west, Newcastle Link Road to the north, Xstrata owned lands to the east and future urban lands to the south.

Link Road South Precinct is characterised by sloping topography and native vegetation, and is traversed by a riparian corridor and two electrical easements. The precinct adjoins Cameron Park to the west and is separated from the other precincts by Newcastle Link Road along its northern boundary.

As the precinct is located in close proximity to Cameron Park and the existing Edgeworth Village Centre, it is expected that future residents will have a strong connection to these existing developments.

The proposed boulevard acts as a collector road, connecting this precinct to the other precincts north of the Newcastle Link Road as well as Cameron Park, and providing a connection point for any future development to the south.

A key feature of this precinct is the proposed primary school, which is located on the southern boundary of the precinct. Medium density development will be located in areas adjacent the school, as well as surrounding the proposed neighbourhood park in the south western quadrant of the precinct. Lower density development will be located around the precinct perimeter. Lots from 280m² will provide for a diverse range of future housing typologies including town houses, courtyard housing, traditional and lifestyle housing. Future development will be predominantly 2 storey.



Legend

- | | |
|---|---|
| ■ ■ ■ Proposed Precinct Boundary | ■ Proposed Passive Open Space |
| — Existing Creek Line | ■ Proposed Open Space |
| +++ Existing Dual Power Pole Position | ■ Proposed Bio-retention / Detention Basins |
| — Existing Electricity Transmission Lines | ■ Proposed Lakes / Water Basins |
| --- Existing Transgrid Easement | ■ Proposed Landscaped Road Corridor |
| — Existing Energy Australia Easement | ■ Traditional Character |
| ◆ Existing Freeway | ■ Hill Side Character |
| ◆ Proposed Collector Road and Boulevard | ■ Park Side Character |
| ◆ Proposed Bus Route (Indicative Only) | ■ Creek Side Character |
| ↔ Proposed Connectivity | |
| ■ Proposed School | |



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

A.1.8 Proposed Character Areas

Development within the precincts is made up of a variety of character areas, which are discussed in further detail in the following sections.

A.1.8.1 Village Centre Character

Located along the proposed Minmi Boulevard within the Village Centre Precinct, the village centre will form a central gathering point for the adjacent communities. A range of building types and densities are proposed within the centre, which will assist in the creation of a centre that caters for a range of cultural needs and lifestyles.

Density

Densities within the village centre will be relatively high, although development will be constrained to single storey. One larger lot has been included to cater for future community facilities.

Housing Types

Housing within the village centre character area will include attached townhouses, and courtyard and traditional housing.

Built Form and Scale

The built form will be uniform in bulk and scale. Buildings are to be single storey with a relatively continuous street frontage. The village centre will be framed by mixed use frontages and single storey townhouses and courtyard lots.

Future development will be constructed using light-weight materials and simple detailing, with a variety of building elements such as porches, verandas, entrances and roof forms.

Streetscapes

In order to ensure a vibrant and active street frontage, zero setbacks and higher densities are proposed along Minmi Boulevard. Building facades in this area are to be of a high architectural standard in order to enhance the public domain and achieve the desired streetscape character. Awnings that continue around corner buildings are to be provided along the street frontage.

Minmi Boulevard will be a broad street, with significant shared paths on both sides. Planting along both the median strip and the verges, combined with on street parking, will assist in achieving an active and vibrant street setting.

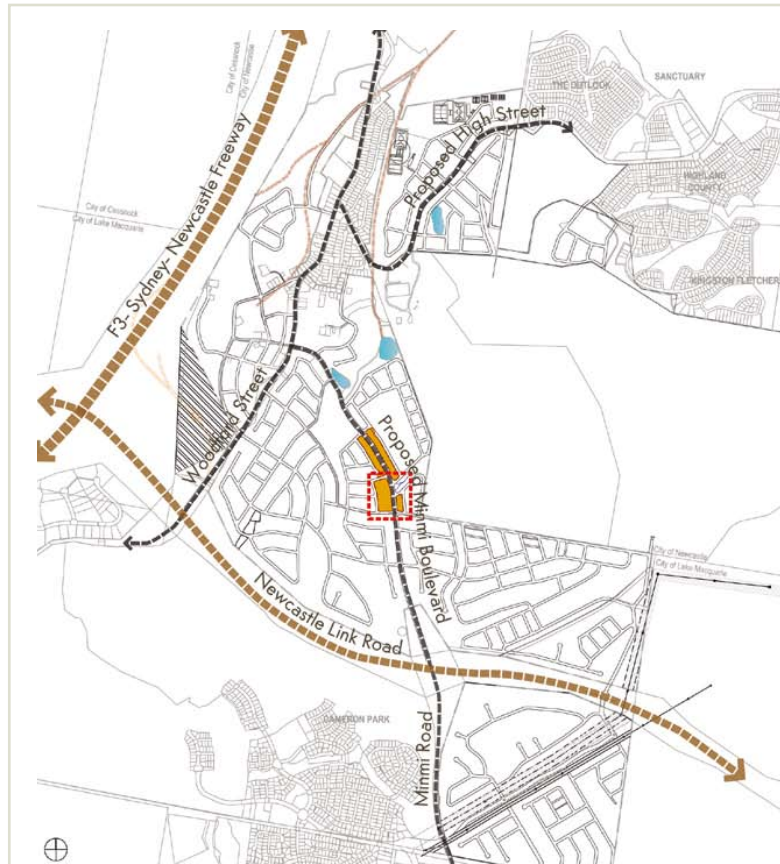


Figure A.1.8. Indicative Concept Layout - Village Centre Character



Figure A.1.9. Illustrative Snap Shot of Village Centre Neighbourhoods



Figure A.1.10. Illustrative Images of Village Centre Neighbourhoods

A.1.8.2 High Street Character

High Street will form the transition between the new community and the existing development of The Outlook at the north east end of the site. Higher density development will be concentrated in areas surrounding proposed public transport nodes.

Density

High Street is to be characterised by higher density development. The concentration of the density, expressed through two and three storey townhouse and mixed use development, will support public transport and create a walkable neighbourhood. To the rear of the buildings, a distinctive private realm will create courtyards for houses plus access to live/work accommodation.

Built Form and Scale

High Street is to be a mixed use area, characterised by buildings of predominantly 2 and 3 storeys. In order to activate the street frontage and promote a sense of urbanity, minimal setbacks combined with a consistent wall height will create a strong street edge.

To reflect the desired contemporary nature of High Street, roofs are to be metal and predominantly hipped or gabled.

Streetscapes

High Street is to be a vibrant retail precinct, with shops and commercial premises at street level and residential development above. It will consist of a significant road reserve, including large verge with shared paths on both sides and on street parking. A high level of architectural quality is to be utilised in buildings fronting the street. Awnings that continue around corner buildings are to be provided along the street frontage.

Housing Types

A range of housing such as attached townhouses, courtyard housing and some apartments are to be provided within the High Street character area. This variety in housing will cater for a range of household types and will promote a vibrant retail precinct. Retail premises are to be located at ground floor with residential above.



Figure A.1.11. Indicative Concept Layout - High Street Character



Figure A.1.12. Illustrative Snap Shot - High Street Neighbourhoods



Figure A.1.13. Illustrative Images of High Street Neighbourhoods

A.1.8.3 Traditional Housing Character

The Traditional Housing character area is represented in each of the precincts and reflects current trends and market demand. Traditional detached housing is the most common built form represented in suburban Australia.

Density

Densities within the Traditional Housing character area are to be lower to reflect the suburban character of these areas. Larger lot sizes will provide adequate land area for detached dwellings.

Built form and scale

Given the geotechnical constraints affecting substantial parts of the estate, dwellings within this character area will be predominantly single storey, although some areas along Link Road and High Street have the ability to support 2 storey dwellings.

In order to promote a more suburban character, moderate front and side setbacks are to be utilised in this character area. Garages are to be set back further than the dwelling so they do not dominate the street frontage and allow for landscaping.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing, which is to be utilised in this character area is to consist of predominantly pitched or gabled forms.

Given the geotechnical constraints affecting much of the estate, the majority of dwellings are to be constructed utilising a suspended floor construction method. Colours are to be recessive to complement any existing vegetation. Dwellings are to reflect the area's historical and industrial past through the inclusion of simple building elements and light weight construction materials.

Streetscapes

The lower densities and setbacks will result in a suburban streetscape character. Streets will include pedestrian footpaths on either side and street trees for privacy and amenity.

Housing

Housing will be predominantly low density detached housing.

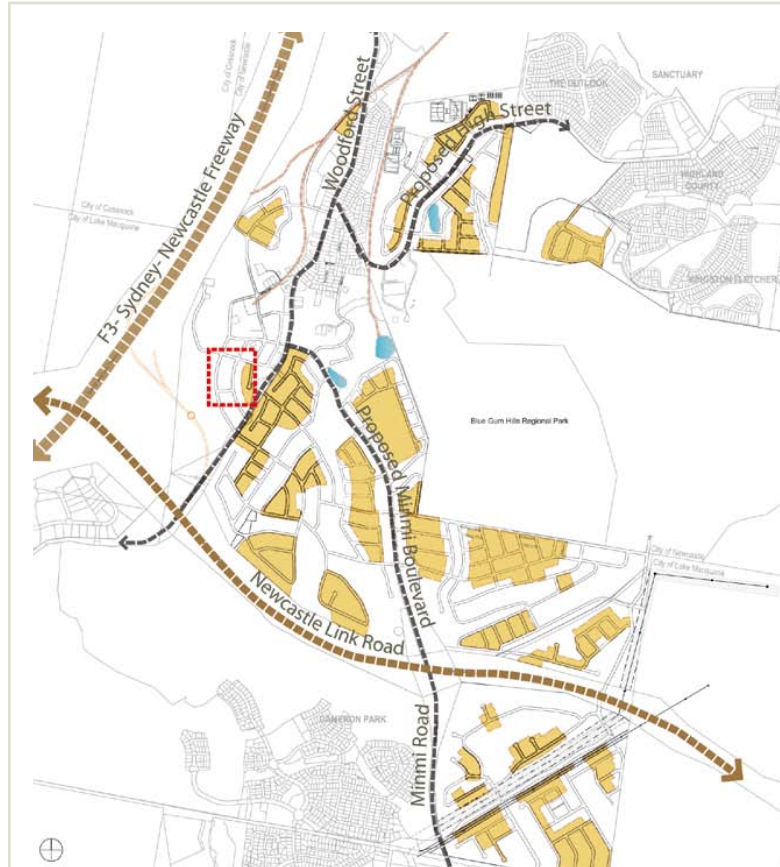


Figure A.1.14. Indicative Concept Layout - Traditional Character



Figure A.1.15. Illustrative Snap Shot of Traditional Housing Neighbourhoods



Figure A.1.16. Illustrative Images of Traditional Housing Neighbourhoods

A.1.8.4 Conservation – Heritage Character

The Heritage Character areas are situated adjacent to the existing Garden House Park. The mining heritage and natural setting of the locality have been the predominant issues considered in determining the desired character of these areas.

Density

The Heritage character areas are to be low density, which is consistent with the existing Minmi township. Large lot sizes will enable generous curtilages on each lot.

Built Form and Scale

The built form and scale within this character area is to reflect the existing heritage and natural setting. This will be achieved through utilisation of contemporary design and inclusion of generous setbacks and elevated verandas. Garages are to be set back from the street frontage. Geotechnical constraints mean that the majority of housing is to be single storey.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area and is to consist of predominantly pitched or gabled forms.

Given the geotechnical constraints affecting much of the subject site, the majority of dwellings are to be constructed utilising a suspended floor construction method. Colours are to be recessive to complement any existing vegetation. Dwellings are to reflect the area's historical and industrial past through the inclusion of simple building elements and utilisation of light weight construction materials.

Streetscapes

Large lots and generous setbacks will result in the creation of a formal urban character. Streets are to include parking and a pedestrian footpath on one side. Street trees will help to create a formal urban character and balanced streetscape.

Housing

Dwellings are to be predominantly detached single storey.



Figure A.1.17. Indicative Concept Layout - Conservation Character



Figure A.1.18. Illustrative Snap Shot of Conservation Neighbourhoods



Figure A.1.19. Illustrative Images of Conservation Character Neighbourhoods

A.1.8.5 Park Side Character

Neighbourhood parks located throughout the proposed development are designed to be the focal point for the surrounding residential development. The vitality and vibrancy of these areas is to be enhanced through the inclusion of medium density housing in close proximity to the parks.

Density

Development in this character area will be medium density, with both courtyard and townhouse lots.

Built form and scale

A visually interesting built edge will define the boundary of the adjoining public parkland. Setbacks are to provide separation between the proposed building forms. Clearly defined pedestrian entrances are to be accentuated by design features such as porches.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in these character areas is to consist of predominantly pitched or gabled forms.

Dwellings are to be constructed utilising either a suspended floor or slab on ground construction method, depending on geotechnical constraints. Heights are to be predominantly 2 storey. Colours are to be recessive to complement any existing vegetation. Dwellings are to be predominantly traditional brick veneer with light weight construction elements and simple detailing.

Streetscapes

Compact and varied medium density housing contributes to a visually interesting urban streetscape character. This is achieved through modulated and articulated building facades, in combination with landscape treatment. Streets within this character area are to include parking and a pedestrian footpath on one side.

Housing

A range of housing such as townhouses and courtyard housing will cater for a range of household types, such as young families or 'empty nesters'.



Figure A.1.20. Indicative Concept Layout - Park Side Character

Figure A.1.21. Illustrative Snap Shot of Park Side Neighbourhoods



Figure A.1.22. Illustrative Images of Park Side Neighbourhoods

A.1.8.6 Lake Side Character

Three feature lakes are located within the subject site; Minmi East, Minmi Extension and the Village Centre. These lakes provide the opportunity for increased density to be located on their periphery, which will promote these landforms as integral features of the landscape.

Density

Development in this character area will be medium density, with the inclusion of both courtyard and townhouse lots.

Built form and scale

A visually interesting built edge will define the boundary of the adjoining lakeside parkland. Setbacks are to provide separation between the proposed building forms. Clearly defined pedestrian entrances are to be accentuated by design features such as porches.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area is to consist of predominantly pitched or gabled roof forms.

Dwellings are to be constructed utilising either a suspended floor or slab on ground construction method, depending on geotechnical constraints. Heights are to be predominantly 2 storey, with some single storey. Colours are to be recessive to complement any existing vegetation. Dwellings are to be predominantly traditional brick veneer with light weight construction elements and simple detailing.

Streetscapes

Streetscapes are to capitalise on the natural lake-side setting, with street planting to complement the natural landform and existing vegetation. Streets within these character areas are to include parking and a pedestrian footpath on one side.

Housing

A range of housing such as townhouses and courtyard housing will cater for a broad range of household types.



Figure A.1.20. Indicative Concept Layout - Lake Side Character

Figure A.1.21. Illustrative Snap Shot of Lake Side Neighbourhoods



Figure A.1.25. Illustrative Images of Lake Side Neighbourhoods

A.1.8.7 Creek Side Character

The subject site is affected by a significant network of creeks and waterbodies, which have been incorporated into the various open space areas within the development footprint. Development adjoining these areas needs to address security and privacy issues associated with their location. Bushfire Asset Protection Zones (APZs) will be required in the rear portions of lots adjoining riparian vegetation, which will affect the siting of dwellings and ancillary structures, as well as future construction materials.

Density

A mix of medium and low density forms such as courtyard and detached housing is to be utilised in these character areas. Lot dimensions will be dependent on APZs.

Built form and scale

The proposed street and block pattern has been designed to retain the existing natural vegetation and to reduce the visual impact of development from the riparian areas. Given that bushfire APZs will affect the rear portions of lots adjoining riparian areas, dwellings are to be sited in the front of lots which will also assist in minimising adverse impacts on the creek areas. The grid street and block pattern defines the edges of the development and provides a distinct separation between private property and riparian open space.

A sensitive climatic response is to be articulated through building form and layout and through building elements, such as eaves and horizontal sunshades. Metal roofing which is to be utilised in this character area is to consist of predominantly pitched or gabled roof forms.

The majority of dwellings are to be constructed using a suspended floor construction method, given the geotechnical constraints affecting the area. Heights are to be predominantly up to 2 storey, with some single storey in areas affected by slope or geotechnical constraints. Colours are to be recessive to complement any existing vegetation.

Streetscape

The creek side housing built form will create the opportunity to retain the informal bushland character within these areas. Streets fronting riparian areas are to be relatively narrow, with a shared pathway to be located on the housing side of the road.

Housing

A range of detached and courtyard housing is to be utilised, with backyards that capitalise on their proximity to creeks and associated open space.



Figure A.1.26. Indicative Concept Layout Creek Side Character



Figure A.1.27. Illustrative Snap Shot of Creek Side Neighbourhoods



Figure A.1.28. Illustrative Images of Creek Side Neighbourhoods

A.1.8.8 Hill Side Character

The undulating topography of the subject site has provided an opportunity for the creation of distinct character areas on the slopes of the subject site. Development within the Hill Side character areas will be designed to capitalise on the extensive views and vistas from the slopes and will be sympathetic to the natural landscape. Future development will essentially form a transition between the urban and rural form.

Density

Given topographical constraints, densities in the Hill Side character areas are lower than other character areas, as larger lots are required to enable the construction of detached dwellings.

Built Form and Scale

Development in these areas will respond to the natural landscape, in particular the sloping topography. Proposed built form will be a mix of traditional masonry and contemporary lightweight architecturally designed housing types.

A combination of 2 storey and single storey detached built forms are proposed, depending on the location and topographical constraints. The overall massing of the proposed built form and building height is in response to the topography of the locality, proposed street widths, existing stands of vegetation and the alignment of the Creek.

The proposed built form includes design elements such as eaves and horizontal sunshades which allow for a sustainable climatic response. Predominantly hipped or gabled sheet metal roof forms and simple lightweight skillion roofed additions have been influenced by existing built forms within the township. External colours are to be recessive to complement the landscape setting.

Streetscape

The streetscape will reflect the transition between the urban and rural character. Generous setbacks from the street and elevated verandas are to provide an informal presentation to the street. This is to reflect the landscape setting and existing township settlement pattern and streetscape. Garages are located so as not to dominate the street frontages of individual dwellings. Separation between proposed individual detached dwellings will provide additional opportunities for landscape planting to complement the low-scale built forms.

The setbacks of dwellings from the front boundaries of individual allotments, separation between buildings and light weight construction elements will create the opportunity to enhance the landscape setting of dwellings within the streetscape so as to retain the informal bushland character.

Housing

Proposed dwellings in this character area will be predominantly single and up to 2 storey detached houses.



Figure A.1.29. Indicative Concept Layout - Hill Side Character



Figure A.1.30. Illustrative Snap Shot of Hill Side Neighbourhoods



Figure A.1.31. Illustrative Images of Hill Side Neighbourhoods

A.2 Landscape Concept Plan

The landscape character of the Lower Hunter North Lands is derived from a combination of its fundamental physical characters such as geology, topography, vegetation and the history of land use that has modified these characteristics. In broad terms four landscape character types have been identified across the site.

The Heritage Character of Minmi

Landscape Curtilage

The landscape character of the village is a reflection of past land use of farming and coal mining. Clearing of the land for development to support the coal mining industry has necessitated the removal of much of the natural vegetation leaving the village surrounded by large allotments and open fields establishing a strong rural character. A number of items of heritage significance add to the charm and character of the village and present themselves in a culturally sensitive setting e.g. Courthouse and Duckenfield railway embankment. The village of Minmi itself is characterised by freestanding hip and gable roofed cottages of which only a few remain in their original late 19th century state. The surrounding natural bush land setting is a strong characteristic of distant views from the village.

Hexham Swamp Edge Character

The landscape character of this precinct is defined by a subtle undulating topography generally sloping to the North West. It is a transition landscape between the flat plains of Hexham Swamp and Spotted Gum Forest to the south. Open Woodland species dominate the landscape allowing natural light to penetrate the canopy and clear views out to the open sky. The distant views to the north across the broad flat landscape shaped by intermittent flooding reinforce the unique character of this area.

Forest Character

The Forest Precinct is characterised by dominant ridgelines, generally north facing valleys with steep east and west facing slopes. Valley creek lines are moist and enclosed, housing the Alluvial Tall Moist Forest species that create the dense tree canopy which characterises this precinct. Tall clear stemmed tree species dominate the upper canopy in the gullies and valley slopes. The eastern and western slopes are vegetated with Coastal Foothills Spotted Gum – Ironbark Forest. The western slopes tend to be warmer, drier and slightly more open in character due to their aspect and solar exposure. Towards the ridgelines a more open landscape character prevails with the increased transparency of the canopy exposing more sky.

Lake Macquarie Catchments Character

This precinct is separated from the rest of the development by its aspect and hydrology as well as the physical barrier of the Link Road. This portion of the site forms part of the Lake Macquarie catchments. It comprises land sloping south with steeply incised valleys descending from the ridge on which Link Road runs. Vegetation tends to be wetter and denser, particularly in the steeper south and east facing areas.

The character of the precinct is impacted by the transmission lines which bisect the precinct, and the adjacent developments.

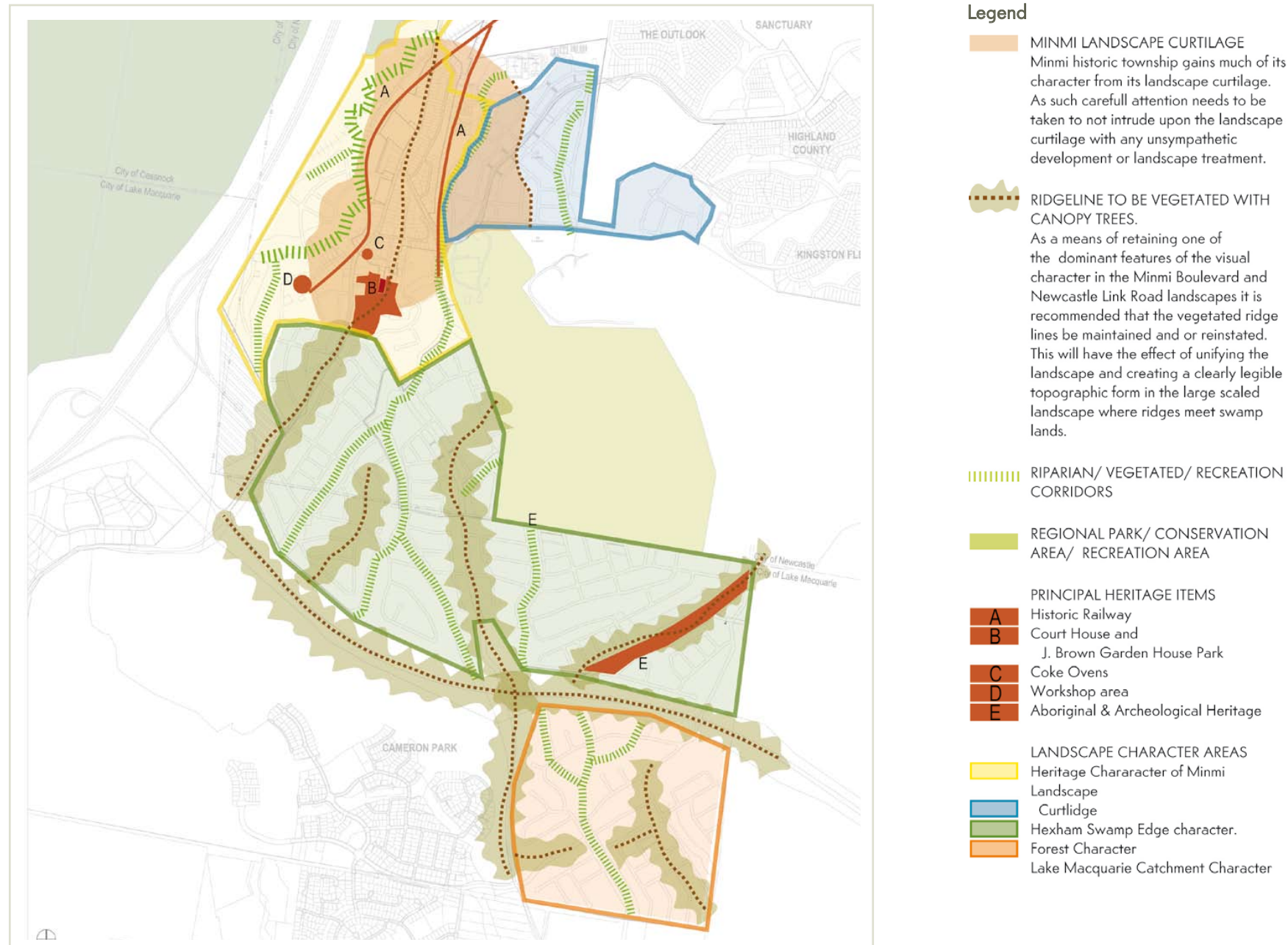


Figure A.2. Indicative Landscape Concept Plan

A.3 Development Staging Plan

Development staging is intended to be completed as follows:

- There will be five development stages within the proposed township development. These stages relate to the precincts within the development footprint and the existing occupant arrangements with Coal & Allied.
- The provision of infrastructure is to be undertaken in five packages that service each of the precincts.
- Delivery of the public domain and infrastructure in five stages is intended to be a robust mechanism for development. This ensures that services, roads and landscape are integrated.

Staging the development in this regard will ensure that each precinct will have access to open space network facilities.

Stage 1 – Minmi East Precinct:

- Residential dwelling units ranging from townhouse, courtyards, traditional and lifestyle lots;
- Medium density/Mixed use development;
- Delivery of public domain and infrastructure, sporting and community facilities;
- New local streets network, proposed sporting field and recreational park and associated infrastructure.

Stage 2 – Link Road South Precinct

- Residential dwelling units; ranging from townhouse, traditional, courtyard and lifestyle lots.
- School Precinct; total of 3.2 ha (approximate)
- Proposed bus route linking from School zone to Newcastle Link Road.
- Proposed Landscaped Collector Road corridor running between easement line.
- Delivery of public domain including the landscape tree retention zone; fauna corridor, local park line and associated infrastructure required for development
- New local streets network and associated infrastructure.

Stage 3 – Minmi Extension Precinct:

- Residential dwellings units ranging from traditional, courtyard and lifestyle heritage lots;
- New Minmi Boulevard and associated infrastructure;
- Delivery of public domain including Workshop Park and Garden House Park, the linear park and part of the heritage walk and associated infrastructure required for development;
- New local streets network and associated infrastructure.

Stage 4 – Village Centre:

- Residential dwelling units ranging from townhouse, courtyard and traditional lots;
- Mixed Used development including community facilities;
- One super lot for independent living units on a total area of 7.6ha (approximate);
- Delivery of public domain and associated infrastructure required for development;
- New local streets network and associated infrastructure.

Stage 5 – Link Road North Precinct:

- Residential dwelling units ranging from courtyard, traditional and lifestyle lots;
- One lot for commercial and fire station use;
- Delivery of public domain including the landscape tree retention zone; heritage open space; water reservoir area, two local parks and associated infrastructure required for development;
- New local streets network and associated infrastructure.

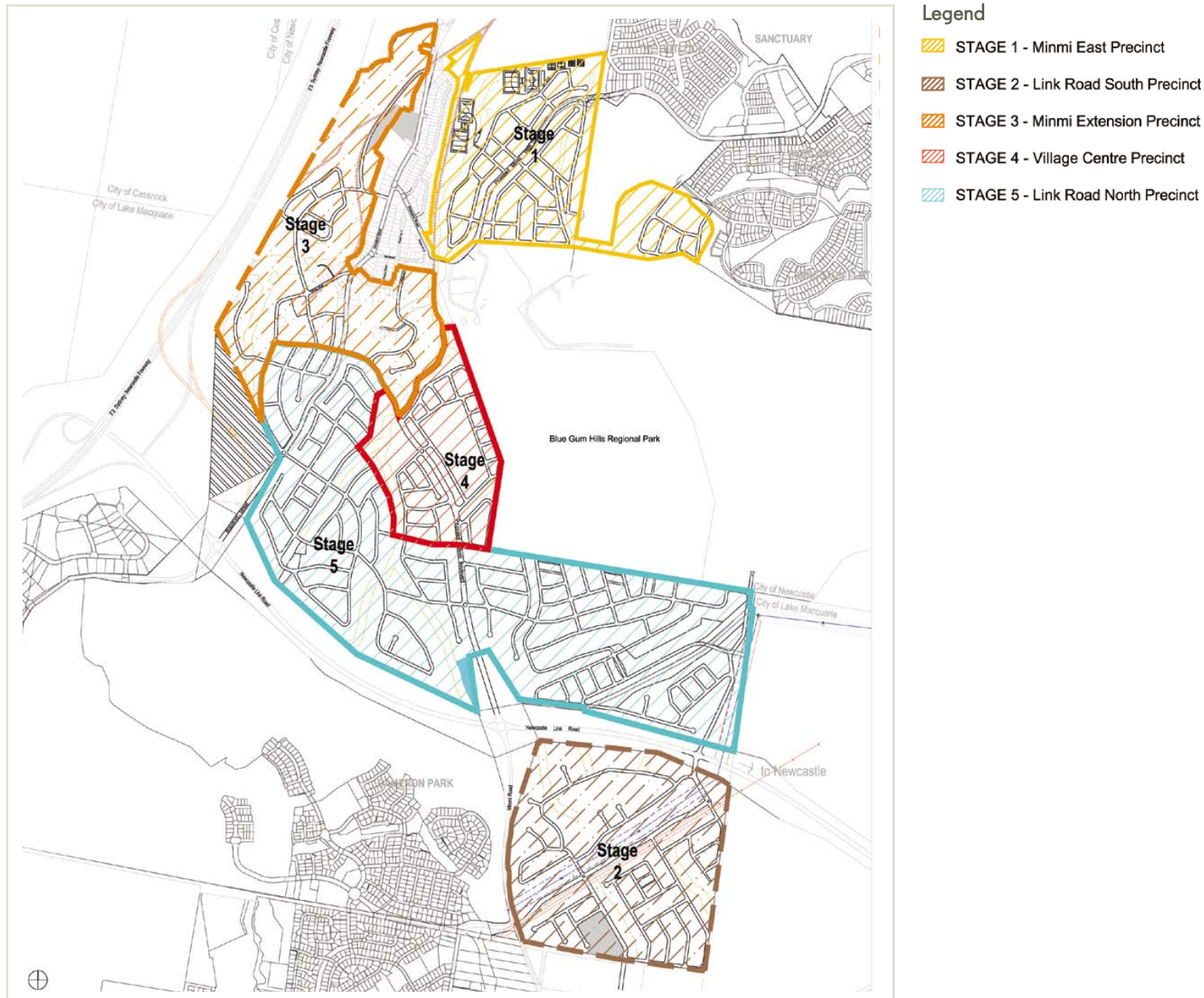


Figure A.3.1. Indicative Staging Plan