

Figure 3.5.5. View of Village Centre

Hamlet 2

The Moonee Hamlets subdivision pattern is based on a concept of distinct hamlets set in a landscape setting. These residential hamlets will form individual communities set around a Village Green but will also provide full permeability to surrounding bushland and to the beach beyond. The hamlets vary in size and street pattern, but are based on a consistent structural framework. Each hamlet is organised around a Hamlet Common that provides a focus and point of identity for that hamlet. The hamlets are separated by bush corridors that are contiguous with surrounding bushland and the bush buffer along Montefiore Parkway.

Hamlet 2 is the closest residential hamlet to the Village Centre Hamlet. It is entered from Montefiore Parkway along the Village Green. The local road through the community forms a spine off which the various car courts and pedestrian laneways provide access to individual dwellings.

The main route through the hamlet and the common slopes toward the south and allows for views out over the community toward the ocean. At the southern end of this common the local road turns West and links through the bush corridor to Hamlet 3. The linking roadway will cross over a drainage swale at the bush corridor forming a demarcation between hamlets.

Car courts and pedestrian lanes fan out from the local road in short lengths to the individual dwellings. The car courts will essentially be driveways to the dwellings and provide for visitor parking and residential parking. Garage driveways off this will provide for a carpark space on individual lots and garage access.

Pedestrian lanes provide access to the front of dwellings and define an informal neighbourhood gathering place where front porch life can take place. These spaces open out to the surrounding bush corridors and link to the larger bush track network. The pedestrian lanes vary in width reflecting the informal nature of the development. Along the northern edge of the hamlet a pedestrian lane provides access to the first row of dwellings and links the Village Green to the Village Centre Hamlet (Hamlet 1).

The Village Green Precinct is adjacent to Hamlet 2 at Montefiore Parkway. It provides space for The Moonee Hamlets community facilities such as tennis courts, swimming pool and community centre.



Hamlet 2 Elements

- 1 Single Dwelling Residential
- 2 Hamlet Common
- 3 Car Court
- 4 Pedestrian Lane
- 5 Pocket Park

Surrounding Elements

- 6 Village Green
- 7 Community Centre
- 8 Swimming Pool
- 9 Tennis Courts
- 10 Managed Bush Corridor
- 11 Bush Trail
- 12 Asset Protection Zone (APZ)
- 13 Fire Trail (Access to Beach)

..... Hamlet 2 Boundary

Figure 3.5.6. Hamlet 2 Plan and Surroundings



Figure 3.5.7. View along Entry Road to Hamlet 2.

3.6 Landscape and Open Space

3.6.1 Landscape Vision

The landscape setting will be a major theme and focus of the development, reinforcing the project vision of a series of villages seamlessly nestled within a restored and enhanced coastal landscape.

The key landscape principles will include the following:

- retain and protect sites of significant vegetation where possible including the headland, pockets of remnant littoral forest and sheltered gully forest (identified as Area 2 and 3 in the Environmental Constraints Assessment Study by EcoBiological October 2006);
- restore the coastal vegetation ecology to integrate with the National Park backdrop;
- integrate new buildings with the restored contours and landscape;
- establish green links as open space buffers between villages and as habitat corridors;
- keep the principle ridgeline(s) green with no buildings;
- provide a variety of public open spaces that complement local passive recreation needs with the natural ecology, heritage values and coastal setting of the area;
- public open spaces to be predominantly landscaped with indigenous species; and
- introduce Water Sensitive Urban Design (WSUD) principles to manage and polish the runoff from the site.

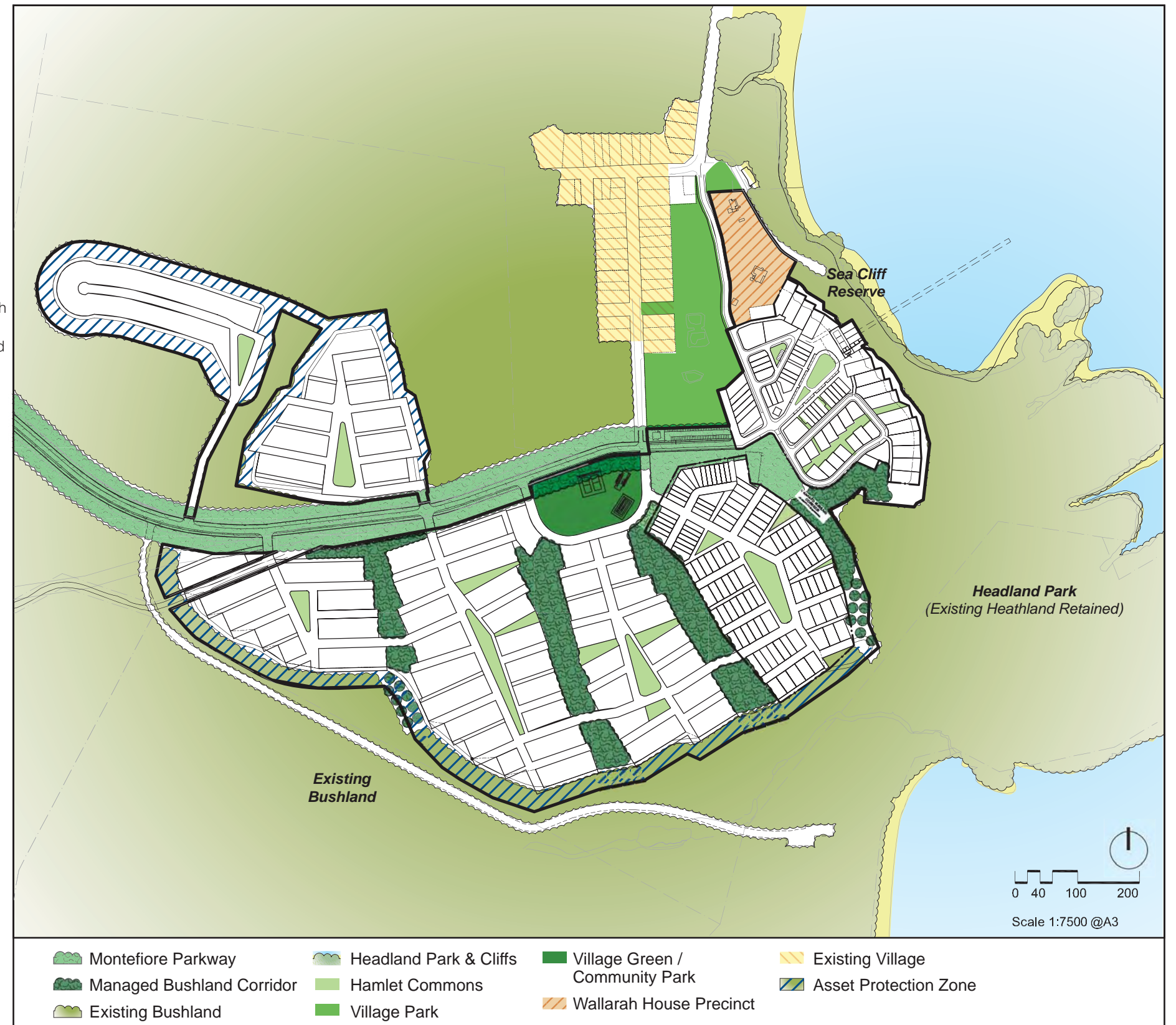


Figure 3.6.1. The Moonee Hamlets Landscape Structure Plan.

Legend

- | | |
|---------------------------|----------------------------|
| 1 Bin Building | 9 Asset Protection Zone |
| 2 Hamlet 1 Common | 10 Wallarah House Precinct |
| 3 Village Park | 11 Headland Reserve |
| 4 Coastal Walk | 12 Montefiore Parkway |
| 5 Village Green | 13 Hale Street |
| 6 Hamlet 2 Common | 14 Clarke Street |
| 7 Managed Bush Corridors | 15 Middle Camp Beach |
| 8 Future Road and Carpark | 16 Moonee Beach |



Figure 3.6.2. The Moonee Hamlets Landscape Masterplan.

3.6.2 Major Public Landscape Precincts

Sea Cliff Reserve and Coastal Walk

The existing coastal vegetation will be stabilised and integrated with an informal Park and Coastal Walk extending from Catherine Hill Bay to Moonee Beach. The Walk will integrate with existing tracks on the headland.

Headland Reserve

The headland together with the coastal heath vegetation will be conserved, enhanced and managed as public open space with walking trails.

Village Park

The land between the existing Catherine Hill Bay Village and the Wallarah House Precinct will be upgraded to a Village Park. The existing public open space at Catherine Hill Village will be enhanced as a public park with riparian planting, pathways, seats and interpretive playground.

Montefiore Parkway

Montefiore Parkway will be landscaped and enhanced with indigenous native trees to create a parkway along its entire length. A minimum 15 metre wide landscaped zone on each side of the street will provide a visual buffer to Catherine Hill Bay Village and maintain a green ridgeline.



Figure 3.6.3. Coastal Walk.



Figure 3.6.4. Headland Reserve.



Figure 3.6.5. Village Park.



Figure 3.6.6. Village Green.

The Village Green

A Village Green will be provided as a primary community gathering place for passive and active recreation. This open space situated along the ridge at Montefiore Parkway will provide facilities such as community rooms, change rooms, children's playground, swimming pool, tennis courts and an informal field.

Managed Bush Corridors (Green Links)

Managed 'Bush Corridors' of between 30 to 50 metre wide will act as landscaped buffers between the hamlets. These corridors will lead from the ridge at Montefiore Parkway to Moonee Beach and allow for pedestrian and cycle trails and an uninterrupted access way for residents and the public to reach the beach. Exercise locations and trail distance markers are to be provided in selected locations. The 'green links' also function as passive open space, habitat corridors and zones for water polishing ponds.

Hamlet Commons

A neighbourhood park will be provided within 400 metres (or 5 minute walk) of all dwelling lots. Their primary objective is to provide passive public open space for all ages and for neighbourhood residents to interact. Planted with predominantly native trees, these will take the form of the Hamlet Commons located as a focal point of identity for each hamlet. Each neighbourhood park will include footpaths, shade, informal play structures and seating.

Village Centre Common and Bin Terrace

The Village Centre, with its pedestrian friendly streetscape, will focus around a landscaped central common and a public 'terrace' on the roof of the Bin Building. The Village Centre Common will be an informal gathering area with seats and play sculpture, reflecting the industrial and maritime history of the site. The Bin 'Terrace', partly paved and partly decked in robust timbers, is a public space and lookout from which extensive local views can be enjoyed. The terrace will also form part of the Coastal Walk experience.



Figure 3.6.7. Managed Bush Corridors.

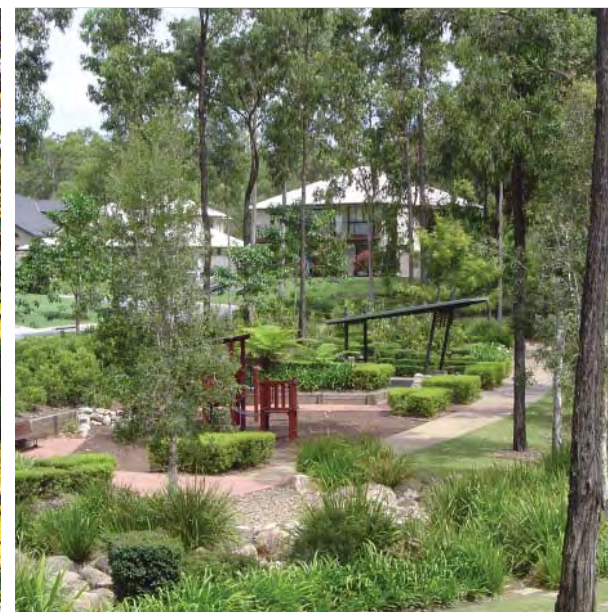


Figure 3.6.8. Hamlet Commons.

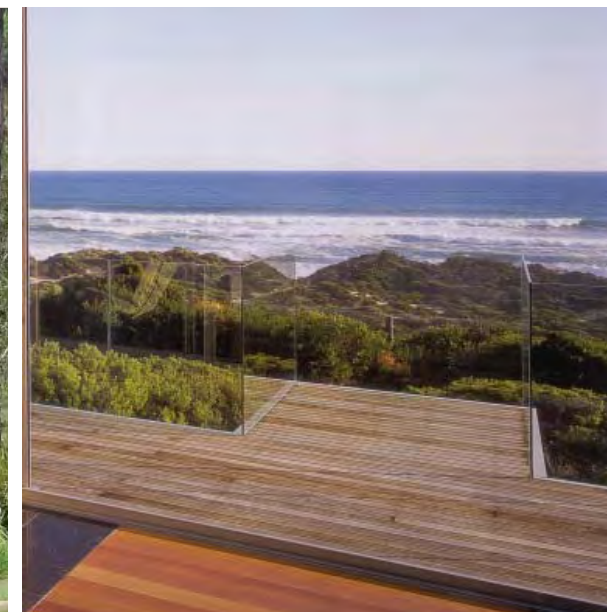


Figure 3.6.9. Bin Terrace.



Figure 3.6.10. Village Centre Common.



3.6.3 Private Open Space

All residential lots will be landscaped with a range of indigenous and exotic coastal species. In order to maintain a predominantly landscaped visual character of each hamlet. Typical landscape plans are provided in the Project Application plans.

3.6.4 Wallarah Gardens and Grounds Precinct

A sympathetic coastal landscape setting will complement Wallarah House, incorporating a series of garden precincts, lawns, fencing, planted hedges and augmenting the existing stands of Norfolk Island Pines.

3.6.5 Planting Principles

The key landscape principle is the revegetation of the disturbed site to create a visual structure dominated by landscape. In addition the planting design will:

- encourage a sense of place
- frame or screen views
- create scale
- define edges
- define road speed zones
- encourage wildlife habitat areas

The planting palette is based on endemic species and cultural plantings typical of coastal villages in the region. Tree planting within the neighbourhoods will include the following character precincts:

i) Montefiore Parkway

Montefiore Parkway: Species representative of Narrabeen Wallarah Sheltered Grassy Forest community including Angphora costata (Smooth Bark Apple), Eucalyptus piperita (Sydney Peppermint), Eucalyptus haemastoma (Scribbly Gum), Eucalyptus capitellata (Brown Stringybark) Eucalyptus acmenoides (White Mahogany), Corymbia gummifera (Red Bloodwood), Allocasurina littoralis (Black She Oak), Glochidion ferdinandi (Cheese Tree)

ii) Main Street Planting

Village Centre Main Street25
: Informal groups of Tuckeroo (*Cupaniopsis anar*) and *Araucaria heterophylla* (Norfolk Island Pine).

iii) Residential Street Planting:

Informally planted copses of indigenous street trees including *Angphora costata* (Smooth bark Apple), *Eucalyptus piperita* (Sydney peppermint), *Eucalyptus haemastoma* (Scribbly gum), *Eucalyptus capitellata* (Brown Stringybark).

iv) Major Parks/Village Green

Varieties of indigenous trees such as Tuckeroo and Banksias highlighted with occasional signature plantings of *Araucaria heterophylla* where appropriate.

v) Hamlet Commons

Groupings of indigenous trees and shrubs such as *Eucalyptus haemastoma* (Scribbly gum), *Glochidion ferdinandi* (Cheese Tree), *Angphora costata* (Smooth Bark Apple) *Leptospermum laevigatum* (Coastal Tea Tree) *Banksia* varieties.

vi) Bush Corridors

These will be planted with indigenous trees and shrubs to match the range of vegetation assemblages found on the adjacent contour, ranging from Narrabeen Wallarah Sheltered Forest varieties on the ridge top to Coastal Headland Complex and Coastal Sand Wallum Heath Scrub on the lower slopes adjacent to Moonee Beach.

vii) Swale Landscapes

Stormwater swales planted with turf and macrophytes will be located within the road verge to perform storm water uptake and nutrient removal.

viii) Residential Landscapes

Native and exotic, salt tolerant species, such as *Albizzia*, *Lassiandra* and Frangipani will provide variety and colour within the private rear residential gardens and courtyards, Only non invasive species will be planted.

3.6.6 Open Spaces and Landscape Management Plan

A management plan will be prepared to address the ongoing management of the ecological, environmental and maintenance aspects relating to the public open space and Asset Protection Zones.

Public
Open Space



Acacia longifolia



Agave attenuata



Albizia julibrissim



Angophora costata



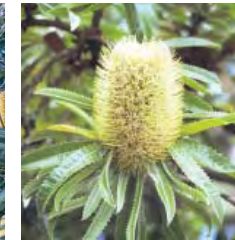
Araucaria heterophylla



Banksia - 'Birthday Candles'



Banksia integrifolia



Banksia serrata



Bougainvillea sp.



Carpobritus glaucescens



Cistus - 'Rockrose'



Clematis aristata



Cordylina Red Sensation



Cupaniopsis anacardioides



Dianella sp.



Dodonea triquetra



Eucalyptus botryoides



Eucalyptus peperita



Eucalyptus punctata



Eucalyptus umbra



Hakea dactyloides



Hebe 'La Seduisante'



Leptospermum laevigatum



Leptospermum lanigerum



Westringia fruticosa

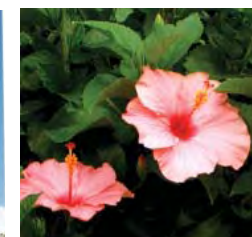
Private
Open Space



Agapanthus sp.



Hymenosporum



Hibiscus hybrid
Pink flower



Hydrangea regala



Lady Banksia Rose



Lassiaandra sp.



Lavendula dentata



Lomandra longifolia



Metrosideros excelsus



Olea europaea



Pandorea pandorana



Plumeria rubra



Plumeria rubra
'Golden Kiss'



Raphiolepis indica
var. Tashiroi



Raphiolepis umbellata



Tibouchina



Viburnum tinus

Figure 3.6.11. The Moonee Hamlets Planting Palette.



The Moonee Hamlets - Indicative Road Sections



Figure 3.6.12. Section A-A through Montefiore Parkway.

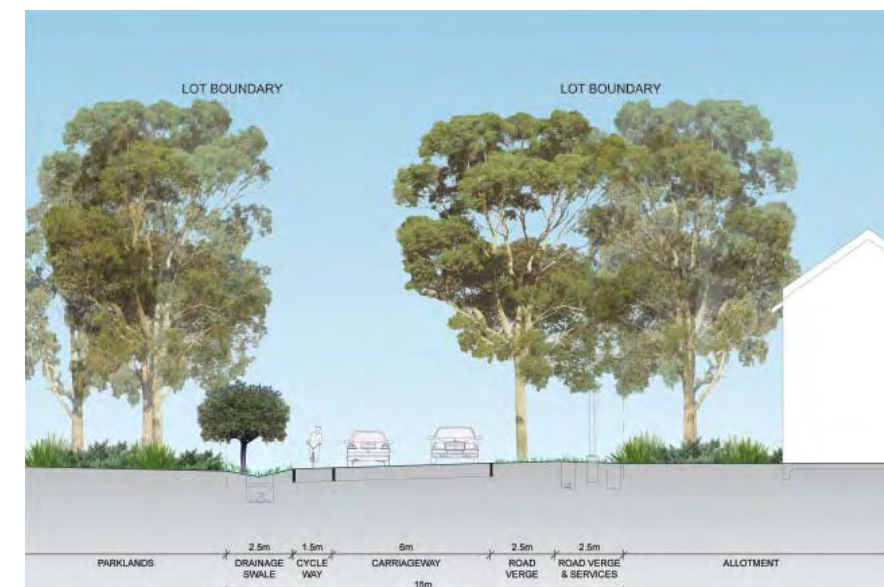


Figure 3.6.13. Section B-B through Hale Street with Cycleway.

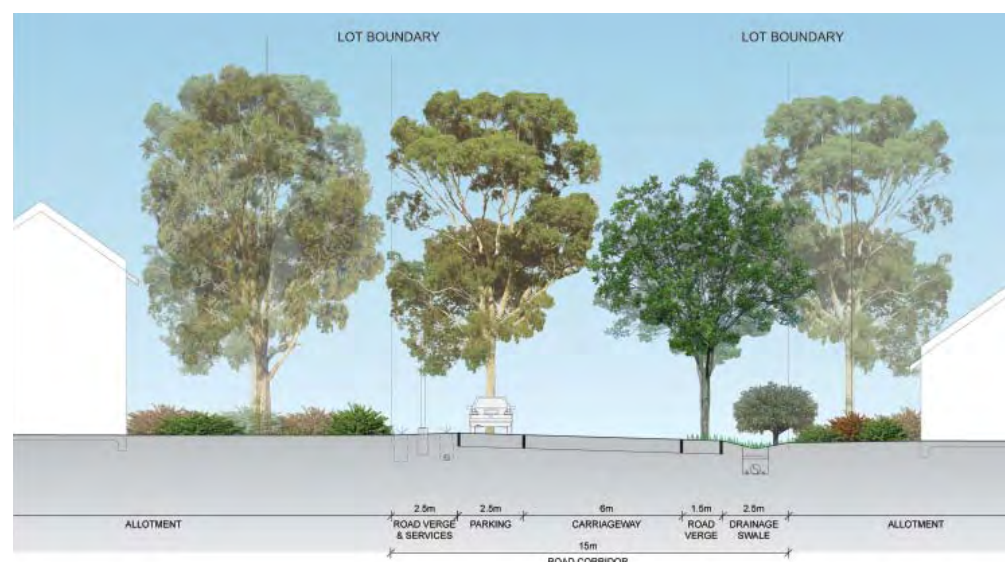


Figure 3.6.14. Section C-C through 15 metre Wide Local Road - With Parking.

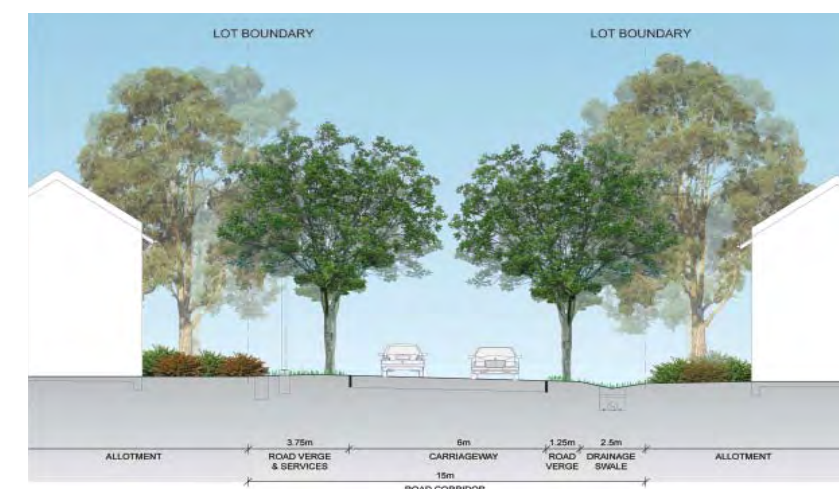


Figure 3.6.15. Section D-D through 15 metre Wide Local Road - No Parking.

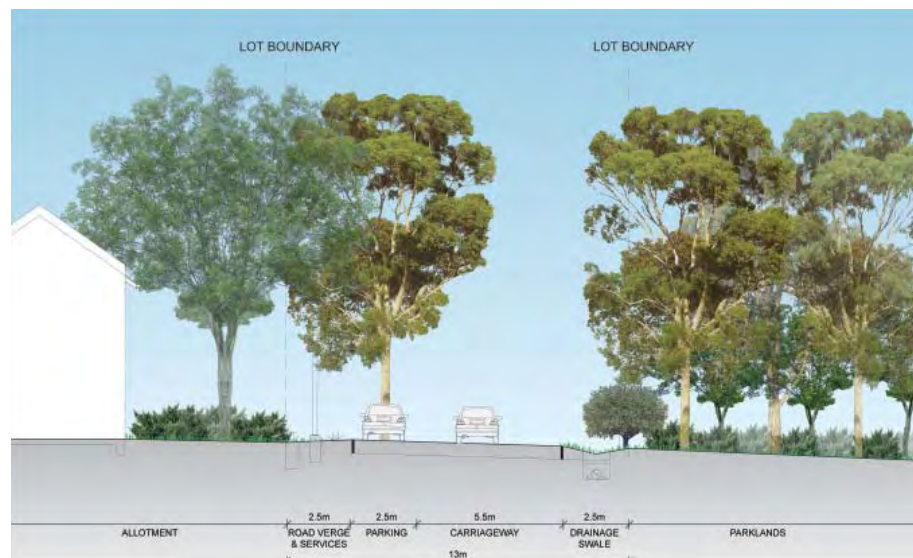


Figure 3.6.16. Section E-E through One Way Local Road.

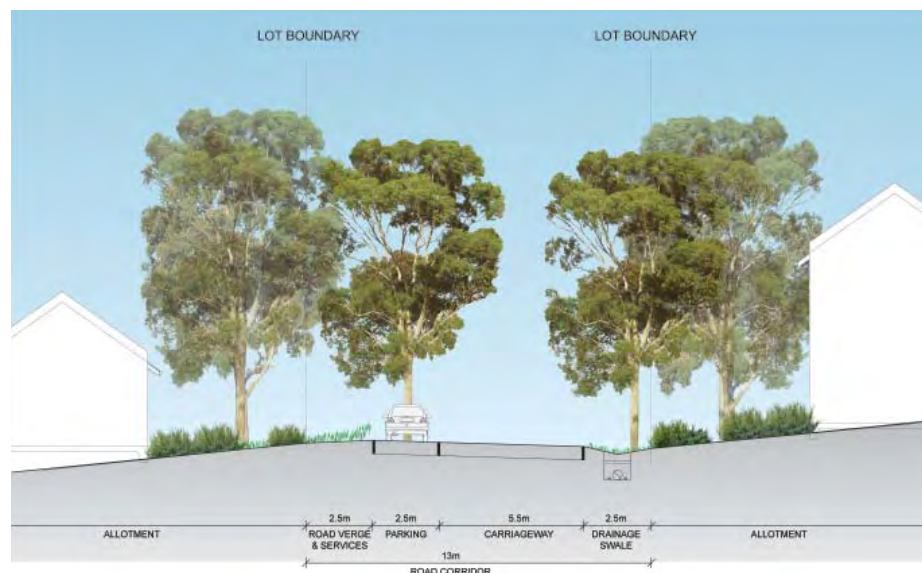


Figure 3.6.17. Section F-F through Car Court.



Figure 3.6.18. Proposed Intersection of Flowers Drive and Hale Street.



Figure 3.6.19. Plan and Section G-G through Pedestrian Walkway.

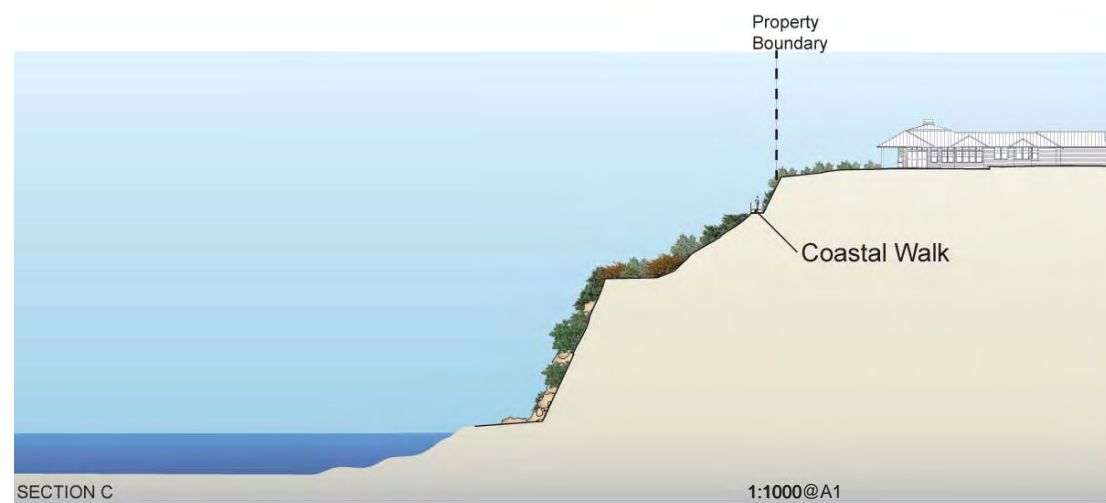
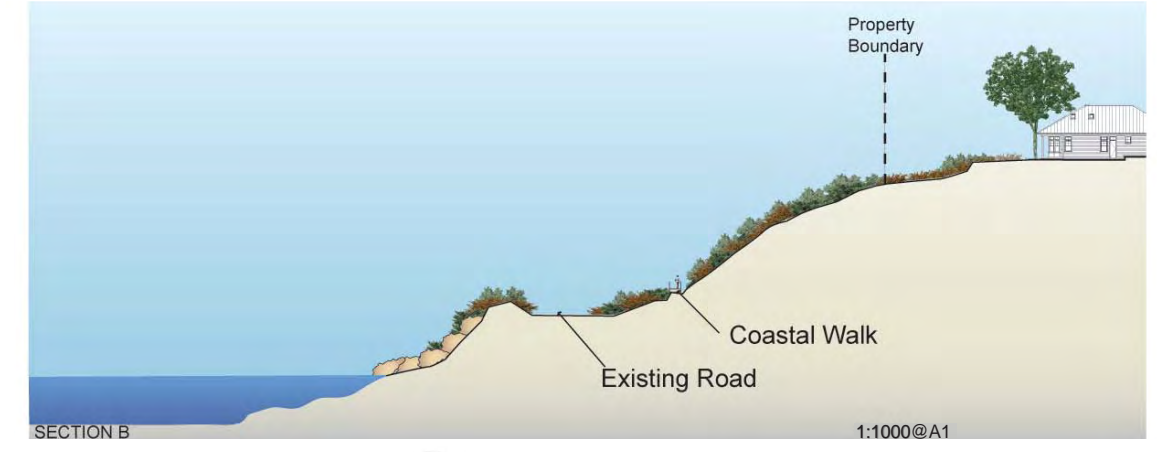
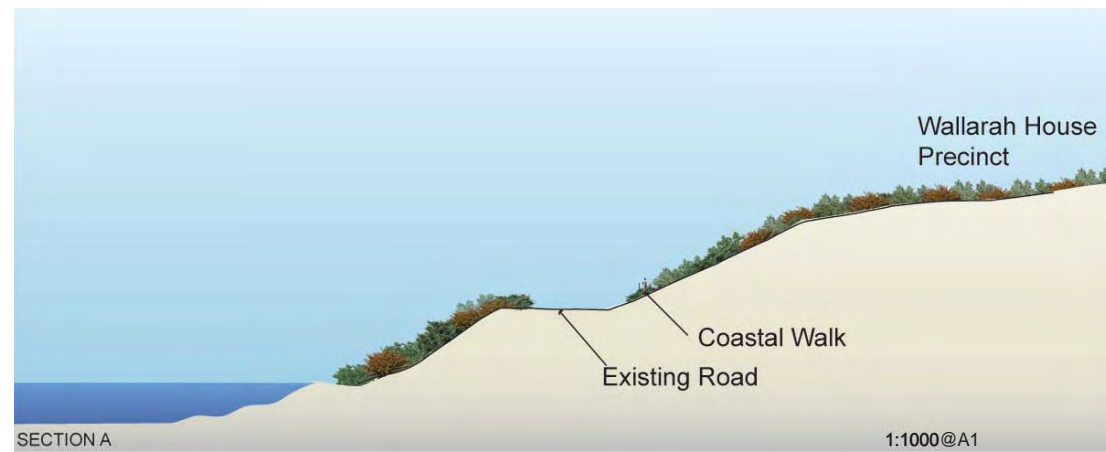


Figure 3.6.19. Sections through Coastal Walk.

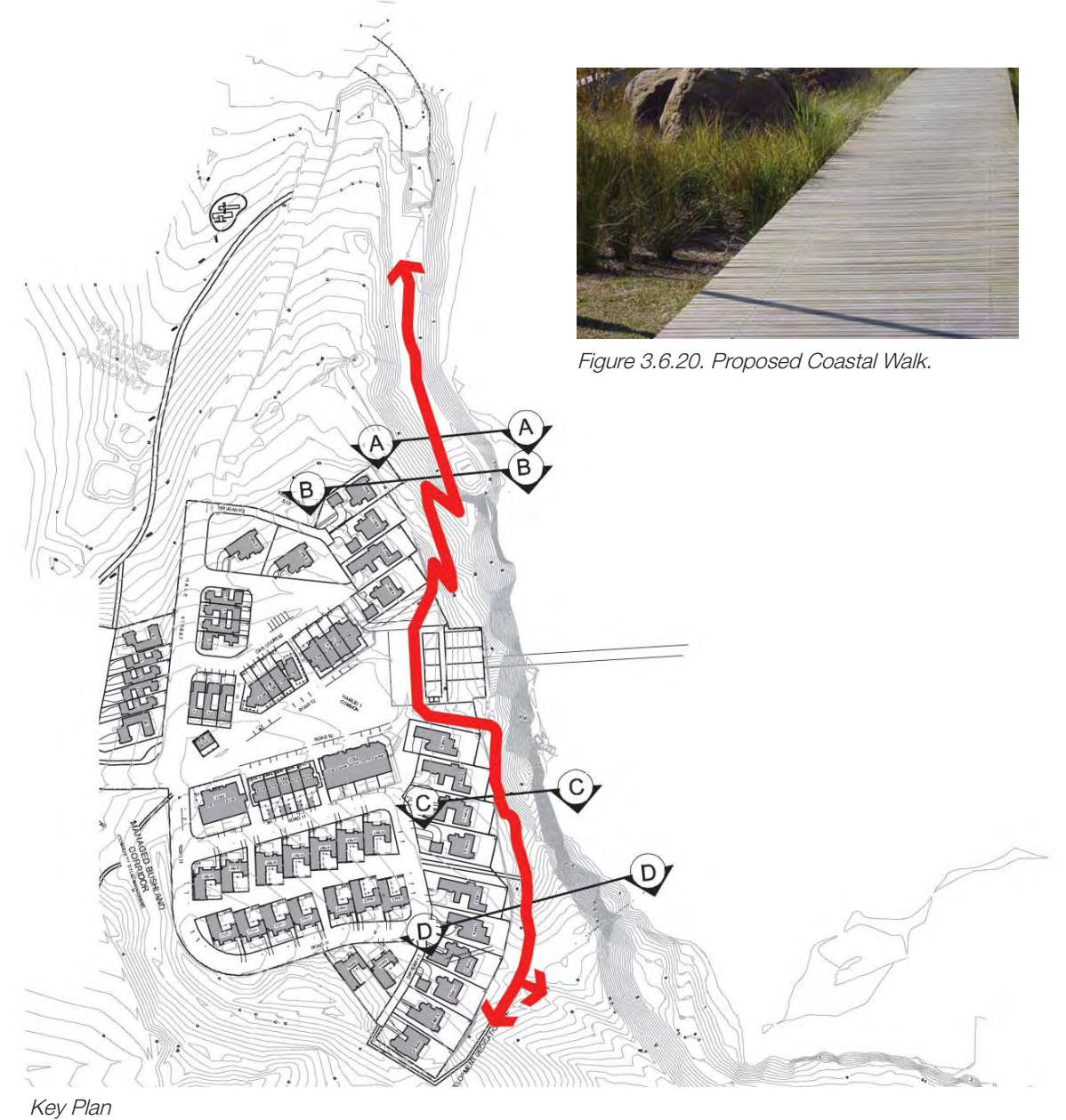




Figure 3.6.21. View toward Coastal Walk from Courtyard Houses in Hamlet 1.

3.7 Access, Parking and Circulation

The objectives of The Moonee Hamlets related to access, parking and circulation are:

- Provide a coordinated access and circulation network designed to conveniently and safely serve the Village community in terms of:
 - Pedestrian movement;
 - Private motor vehicles;
 - Bicycles;
 - Public transport;
 - Service and emergency vehicles; and
 - Car parking.
- Provide a level of public access and permeability comparable to that existing in the adjacent residential neighbourhood.
- Provide any necessary external traffic and circulation improvement works arising from the development in a coordinated and timely fashion.
- Minimise hardstand area and potential surface run-off and maximise potential stormwater absorption and area available for soft landscape treatment.

Location	No. Public Parking Spaces
Hamlet 1	57
Hamlet 2	68
General	60

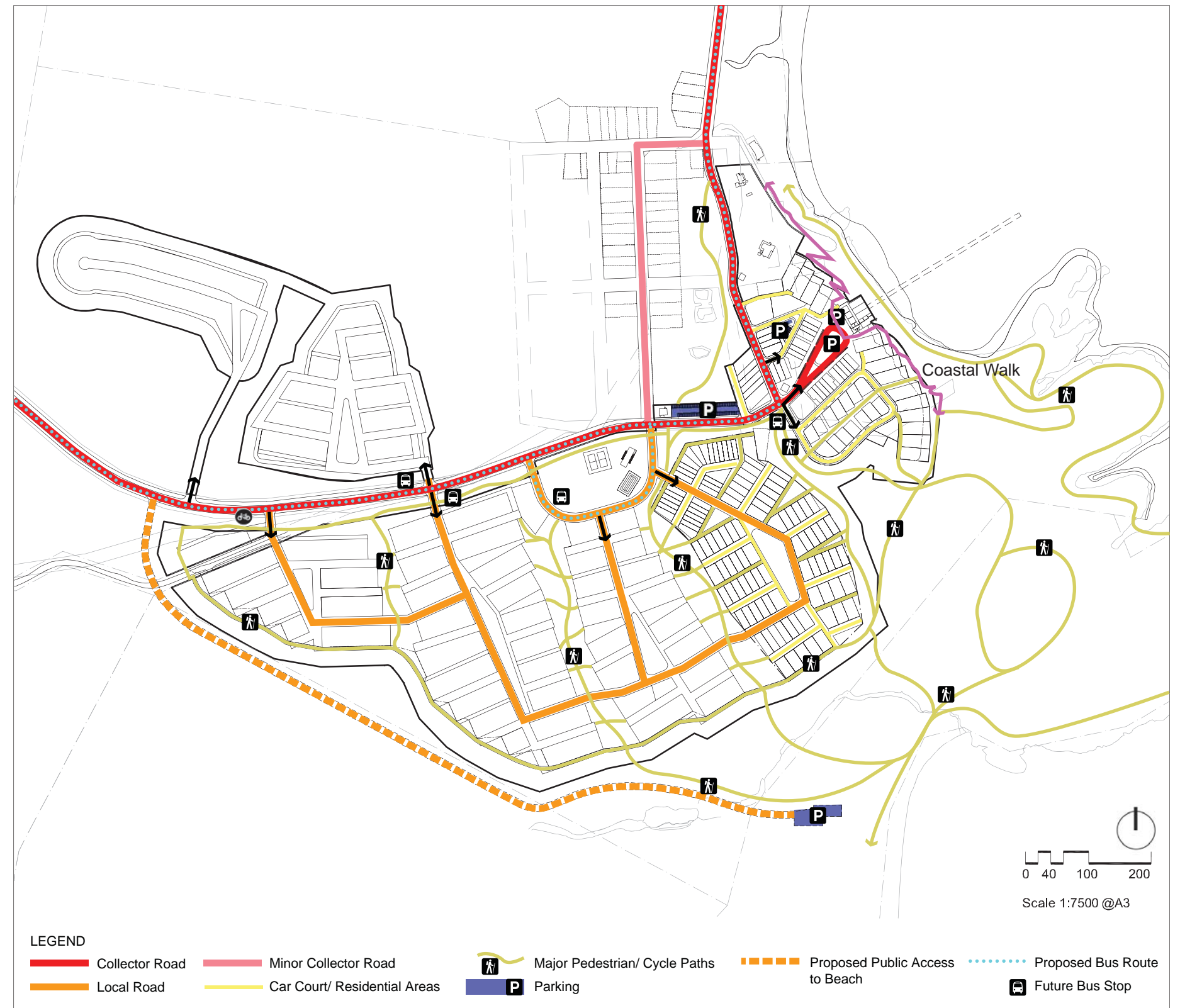


Figure 3.7.1. The Moonee Hamlets Access, Parking and Circulation Plan.