



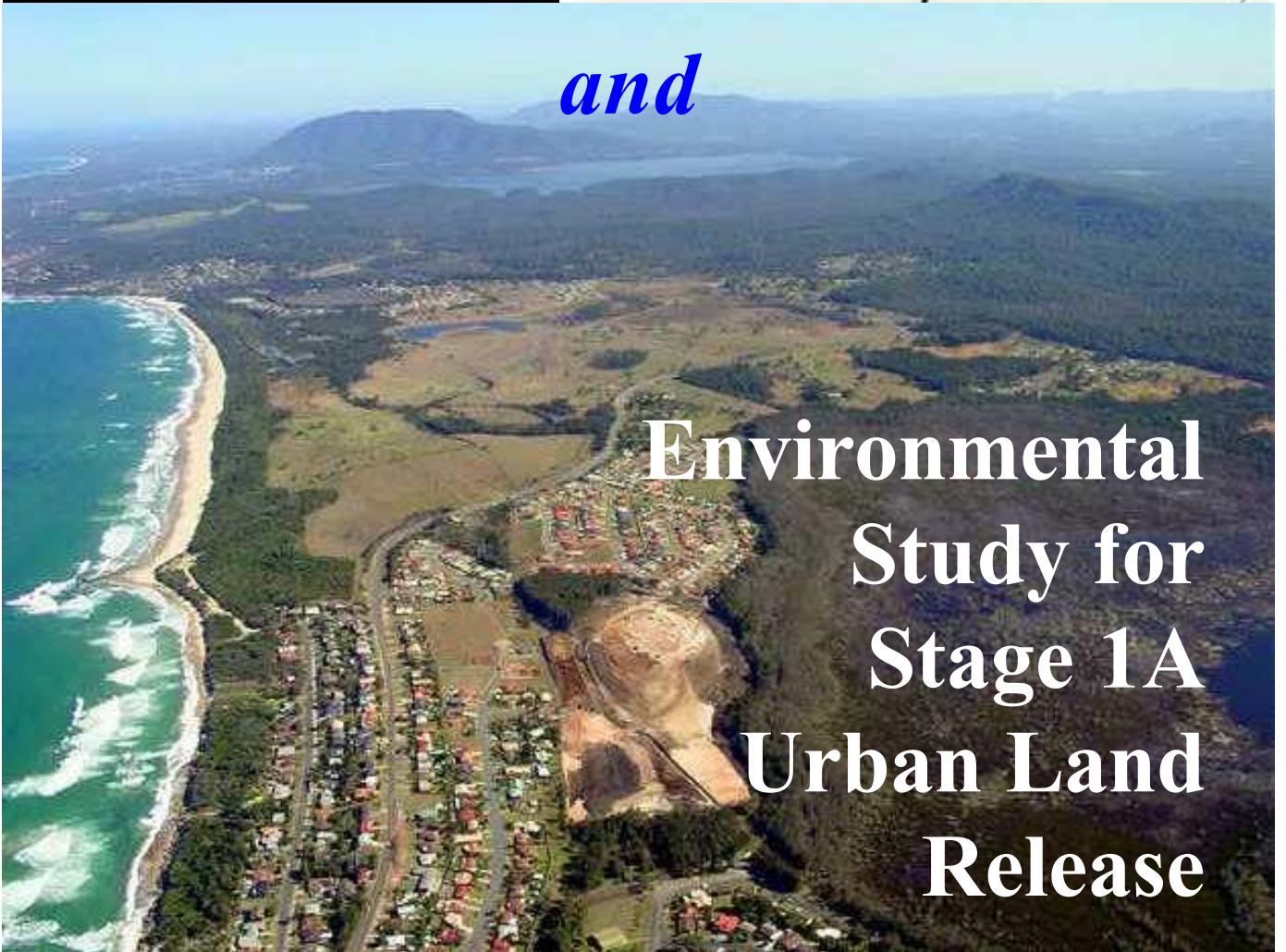
Lake Cathie and Bonny Hills

Urban Design Master Plan



and

Environmental Study for Stage 1A Urban Land Release



Lake Cathie and Bonny Hills Master Plan

The Master Plan adopted by Council on 9 February 2004 is based on the May 2003 Master Plan prepared by Deicke Richards. Some revisions were also made by Council on 19 July 2004.

The following maps are an overview of the key land use layout as adopted and revised by Council, and do not show all the details contained in the maps in the Deicke Richards Master Plan.

A Changes to the Maps

1. Roads

1. No north-east link to Explorers Way, as this is no longer possible. The collector road immediately south of Lake Cathie now links back to Ocean Drive.
2. Collector roads through shopping centre and on northern side of Ocean Drive moved eastward by 35m.
3. Collector road link to Ocean Drive to west of Ocean Woods has been adjusted in line with approved subdivision.
4. New Collector road within St Vincents to provide internal access to proposed Catholic schools.
5. Local road within eastern half of St Vincents modified to be similar to their proposal.
6. Local road below hilltop village located just inside 100m buffer to SEPP 26 Littoral Rainforest.
7. Future northern extension from Forest Parkway identified.

2. Land uses

8. District centre moved eastward by 35m.
9. Neighbourhood shops and medium density area at southern junction of internal collector road and Ocean Drive deleted, as collector road no longer located here.
10. Site for Catholic schools identified, and buildings restricted to higher land.
11. Site for Government Primary school resized to 4 Ha. (No provision for High School.)
12. Details in McGilvray Road area shown as indicative, and subject to future investigation.
13. Eastern portion of St Vincents land between STP buffer and Milland shown as tourist development site, excluding 50 m corridor on eastern boundary.
14. Adjustments linked with changes in road and corridor alignments.

3. Corridors

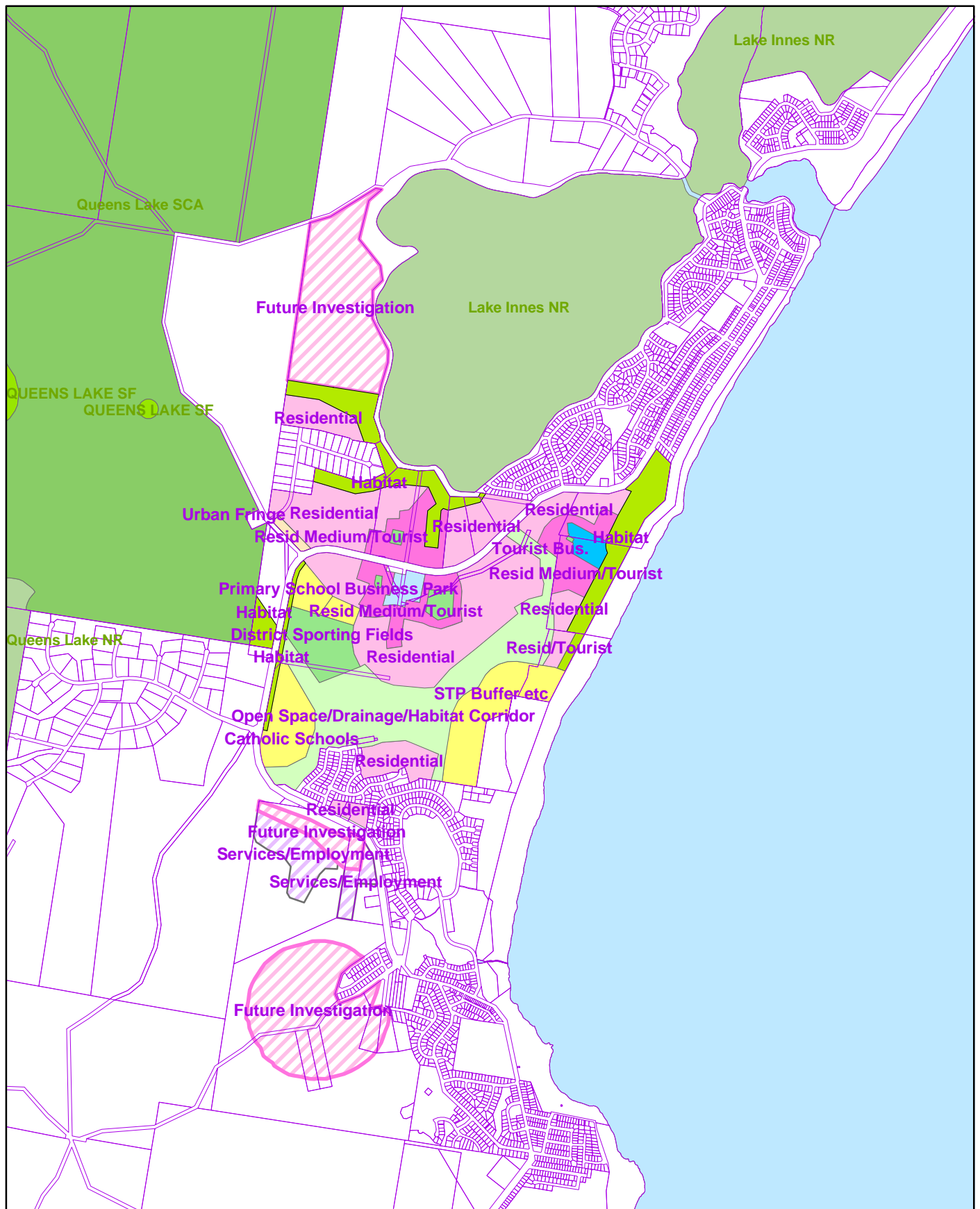
15. Deletion of the corridor between Ocean Drive and Lake Cathie.
16. Widths within St Vincents reduced.
17. Corridor along eastern side of Ocean Drive between Houston Mitchell Drive and Bonny View Drive.

18. Corridor link identified west of Ocean Drive, linking to Queens Lake State Conservation Area.

B Changes to the Text

The key changes are:

1. Update 2001 population estimates based on census results as contained in **1 Background** and **7 Conclusions**.
2. Remove reference to road linking to Explorers Way in **5 Greater Lake Cathie and Bonny Hills Township**.
3. In **6.5 Coastal Hilltop** modify Built form details in text and perspective view notes to allow 3/4 storey mixed use development in the village centre, subject to high design quality which is compatible with adjoining sites. Also change Aerial perspective label to “.. from north west”.
4. Description of the proposed treatment of the 100m strip of land adjoining the SEPP No 26 Littoral Rainforest.
5. Text to clearly state that the Master Plan is an urban design concept, with precise land use boundaries to be defined by more detailed planning controls.
6. Land for future stages (including Services/Employment area) to state that the boundaries are based on preliminary analysis of features such as topography and vegetation, and will be refined by more detailed study.
7. There is to be a 10m buffer between Ocean Drive and residential development.
8. Clearly state that drainage corridors are to be designed and constructed to also serve as wildlife corridors.



Lake Cathie - Bonny Hills Master Plan, 2004

Hastings Council

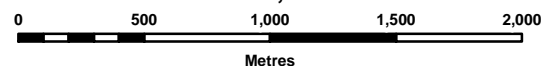
Map 1. Overview of Land Use Changes



Adopted:
9/02/2004
Revised:
19/07/2004.

*This illustrates what
will be in the final
document.
To be read in
conjunction with the text.*

1:30,000





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Adopted:
9/02/2004.
Revised:
19/07/2004.

18 August 2004

Map 2. Future Development Area Concepts

Roads Proposed
(only some Local are shown)

Collector Local

*This illustrates what
will be in the final
document.
To be read in
conjunction with the text.*

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0 200 400 600 800 1,000
Metres

