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Introduction

A1 Concept Plan and Landscape Concept Plan

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A1.1 Development footprint

Coal & Allied's landholdings at Catherine Hill Bay include 568 hectares of land that is currently contiguous with Munmorah State Forest.

The development footprint is 28.2 hectares which accommodate detailed ecological studies. The development footprints have been refined following a planning process that is based on McHargian principles of site design. Detailed attributes of ecological and cultural landscape systems were overlaid to determine constraints and opportunities for development.

Development is consolidated into a number of small self contained areas where there is existing development, or where previous disturbances have already occurred.

Location of the development footprint on the north minimises the visual impact to the existing Middle Camp settlement. Provision for a landscape curtilage around of the Middle Camp existing settlement protects its heritage streetscape and setting. Heritage items within the site such as the Workshop Shed and the Manager's House are retained and incorporated into superlots identified as open space.

The development footprint is now within two distinct parcels separated by Flowers Drive. Each are considered as individual hamlets to be located as follows:

- Area A (Sawmill Camp): 7.3 hectares is located north of the existing settlement on the eastern side of Flowers Drive, set within an existing clearing. It will be set back behind a buffer of proposed vegetation.
- Area B (Colliery Hamlet): 20.88 hectares is located to the west of Flowers Drive. North of the existing settlement. Development will be set back significantly from Flowers Drive.

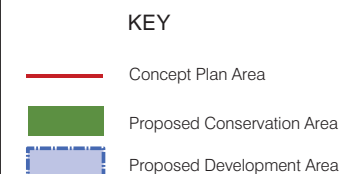


Figure A1.1.1 - Catherine Hill Bay conservation and development area