

A1.4 Proposed Hamlets

The Hamlets are characterised by small pockets of development surrounded by an open space framework of green ridges and parks. The development footprint of each hamlet in Middle Camp is defined as follows:

Area A: Sawmill Camp

- This hamlet is contained by Flowers Drive and its associated landscape buffer, the steep topography surrounding it to the north and east and the old railway line to the south. It will be accessed from Flowers Drive to the north of the existing settlement.

Area B: Colliery Hamlet

- This hamlet is contained by Middle Camp Gully to the north, the ridge and Pitt Road to the south, Flowers Drive to the east and steep topography to the west.

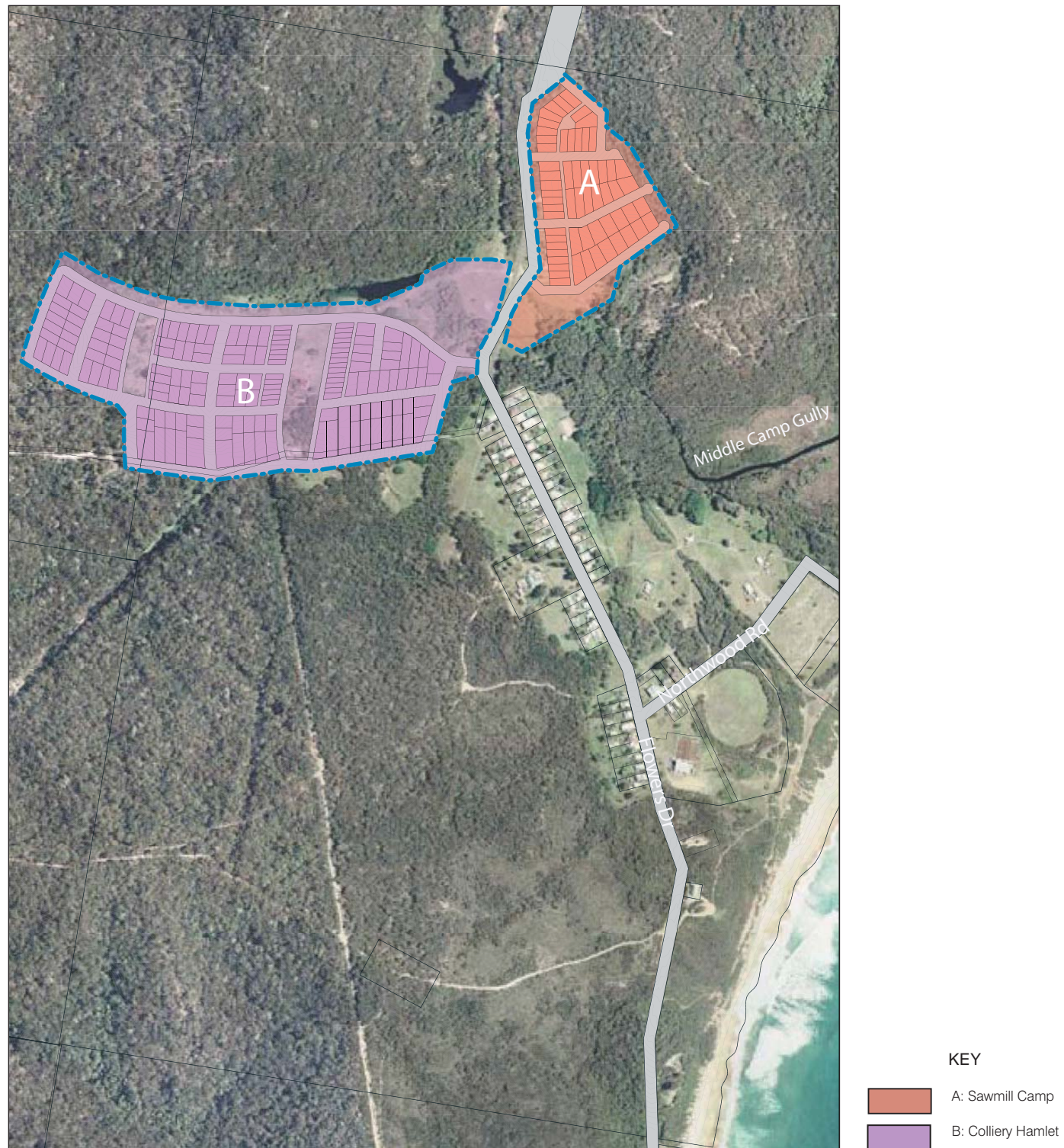


Figure A1.4.1 - Proposed hamlets

A1.5 Desired Future Character: Landscape

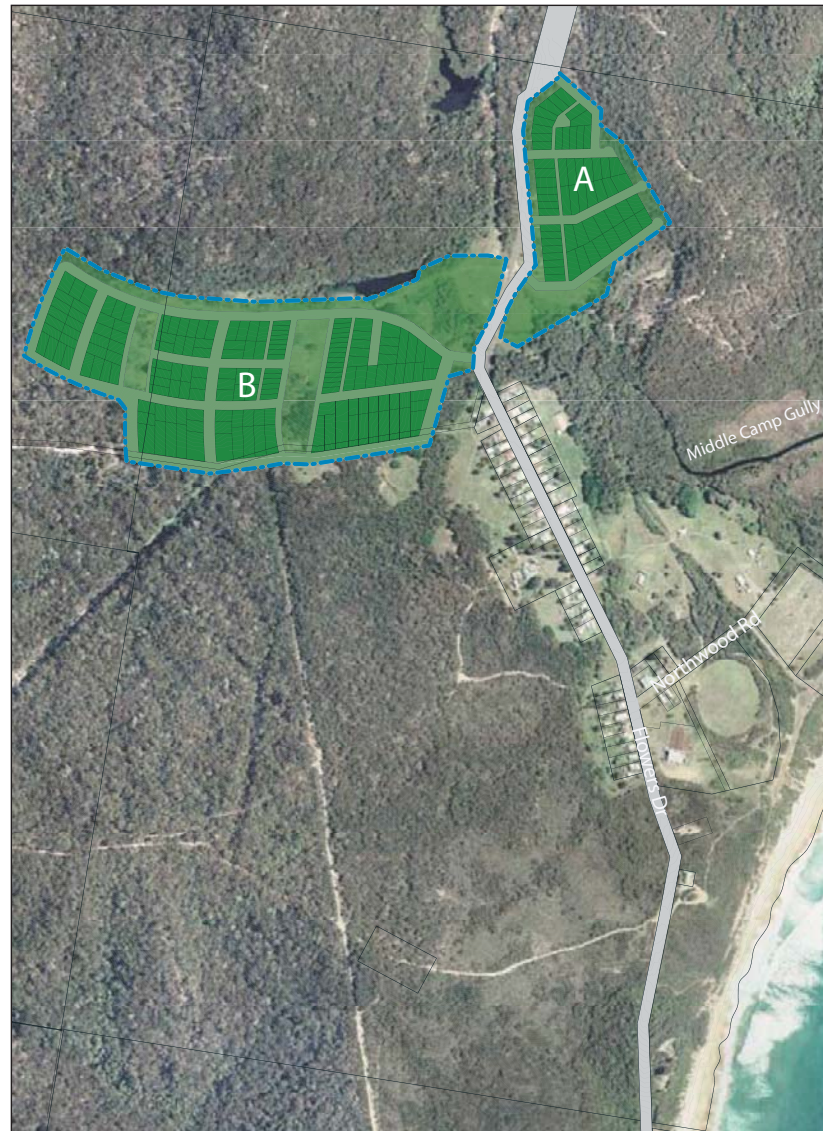


Figure A1.5.1 - Landscape character type

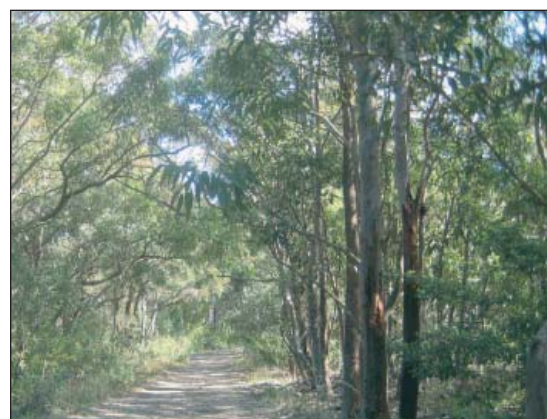


Figure A1.5.2 - Existing forest landscape



Figure A1.5.3 - Tree lined streets



Figure A1.5.4 - Maintain informal bush character and edges on streets

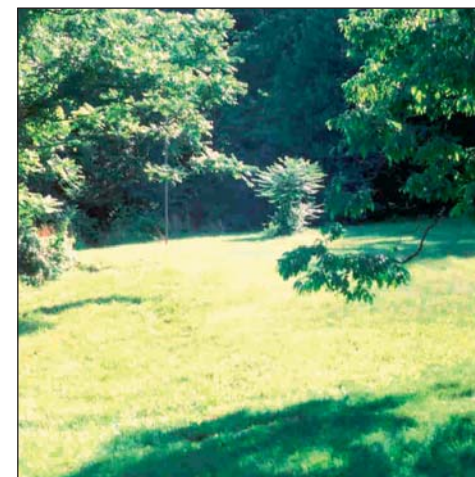


Figure A1.5.5 - Park Character: Informal playing fields fringed by existing trees



Figure A1.5.6 - Park Character: Workshop Park and Lemon Tree Park will retain existing trees and sloping landform

Existing character

The development sites adjoin the existing settlement of Middle Camp in Catherine Hill Bay. The built form in Middle Camp is focused on Flowers Drive which meanders through rolling topography of the back dunes to the beach. The road journeys through a succession of spaces each with a distinctive vegetation type including closed forests, grasslands and heath. The forests form closed canopies and the heath reveals the windswept nature of the coastal environment. The grasslands are clearings that are framed by vegetation. Views to the ocean are revealed and disappear behind vegetation.

Flowers Drive is characterised by a pattern of one storey houses with consistent setbacks. The houses, of light weight construction, are stylistically similar. Streets have narrow carriageways with grass verges and no kerbs. Glimpses of derelict buildings and traces of artifice in landform reveal clues of the heritage. It is a rich and textured landscape that includes a variety of vegetation types, rolling topography and a controlled consistency in built form.

There are two distinct types of vegetation structure. Areas A and B are currently cleared but are surrounded by a forest landscape of taller trees and low shrubs that is endemic to the site's sloping edges. Area B is north facing and its endemic vegetation is more open in character. Area A faces south and has a continuous canopy of trees that form an enclosed landscape.

Desired future character

The desired future character responds to this rich tapestry of the landscape. The development of smaller hamlets with long edges facing bushland reinforces the settlement pattern of Middle Camp. Each of the hamlets is sited in slightly different landscapes and each will respond with a distinctive character that enhances the rich texture of the landscape of Catherine Hill Bay.

Area A - Sawmill Camp:

In this precinct, land is predominantly cleared of existing vegetation within the undulating topography. A landscape buffer on the verge of Flowers Drive will minimise the visual impact of this hamlet and maintain the forested bushland character of the road as it approaches the existing settlement of Middle Camp.

The proposed development proposes to incorporate some existing and some new peppermint / smooth barked apple forest into the development and around the curtilage of the development, allowing two storey houses to be constructed on a variety of lot sizes within a setting of tall trees.