

A2.6 Heritage

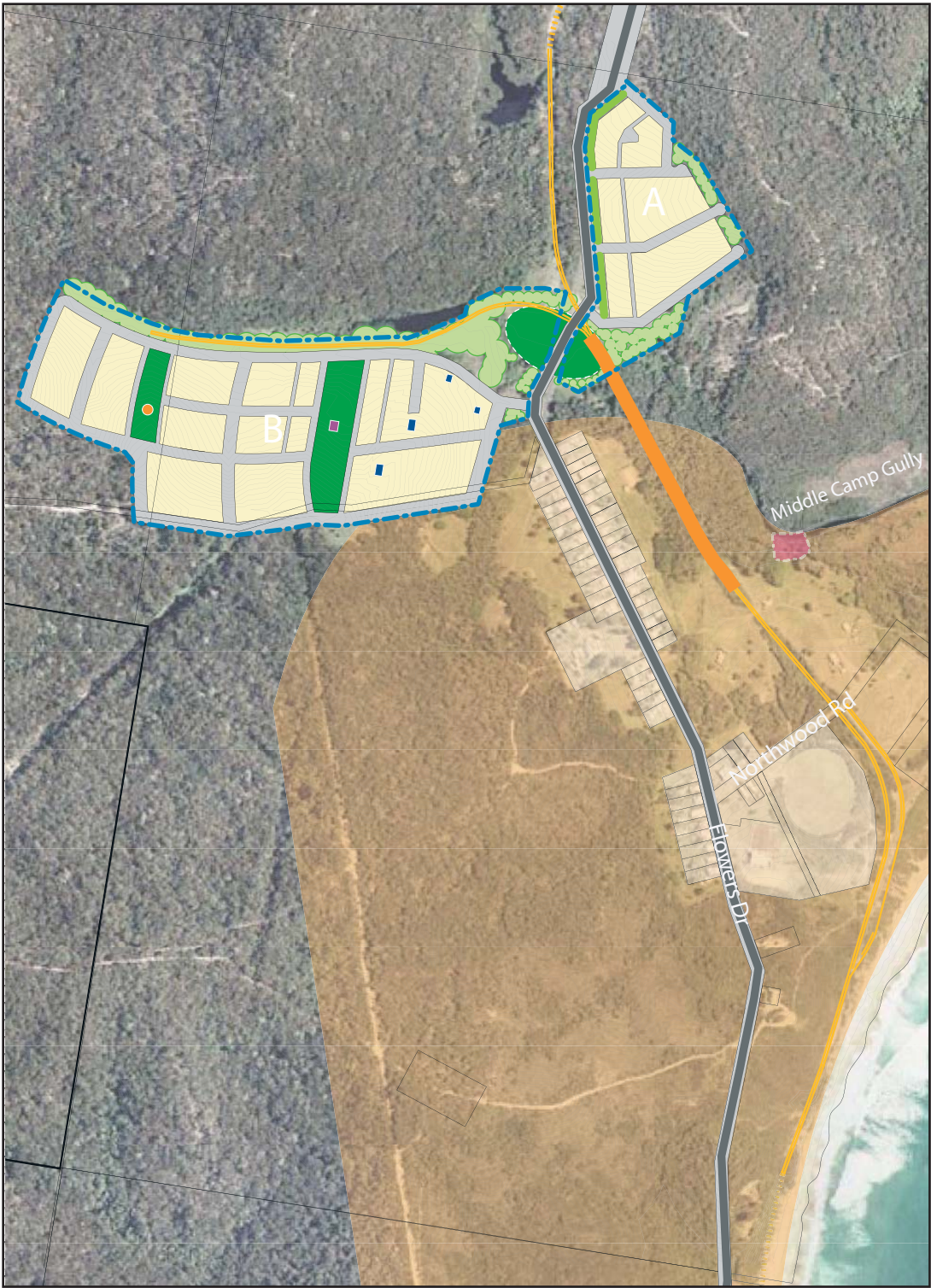


Figure A2.6.1 - Heritage



Figure A2.6.2 - Former workshop



Figure A2.6.3 - Lemon tree and former house



Figure A2.6.4 - Railway embankment

- The key principles embodied in the plan are:
- The alignment of the former railway line will be interpreted as a heritage walk and a link which physically ties together the incoming community.
  - The terracing in Area B (Pit E) will be expressed in the relationship of the landform with the park activities.
  - Former workshop and the archaeology of the house in the Colliery Hamlet are the structuring elements of Area B (Pit E) and are located in parks that connect the ridge to the creek.
  - Retain existing cottages within Colliery Hamlet and incorporate them into the subdivision pattern.



## A3.1 Development Staging

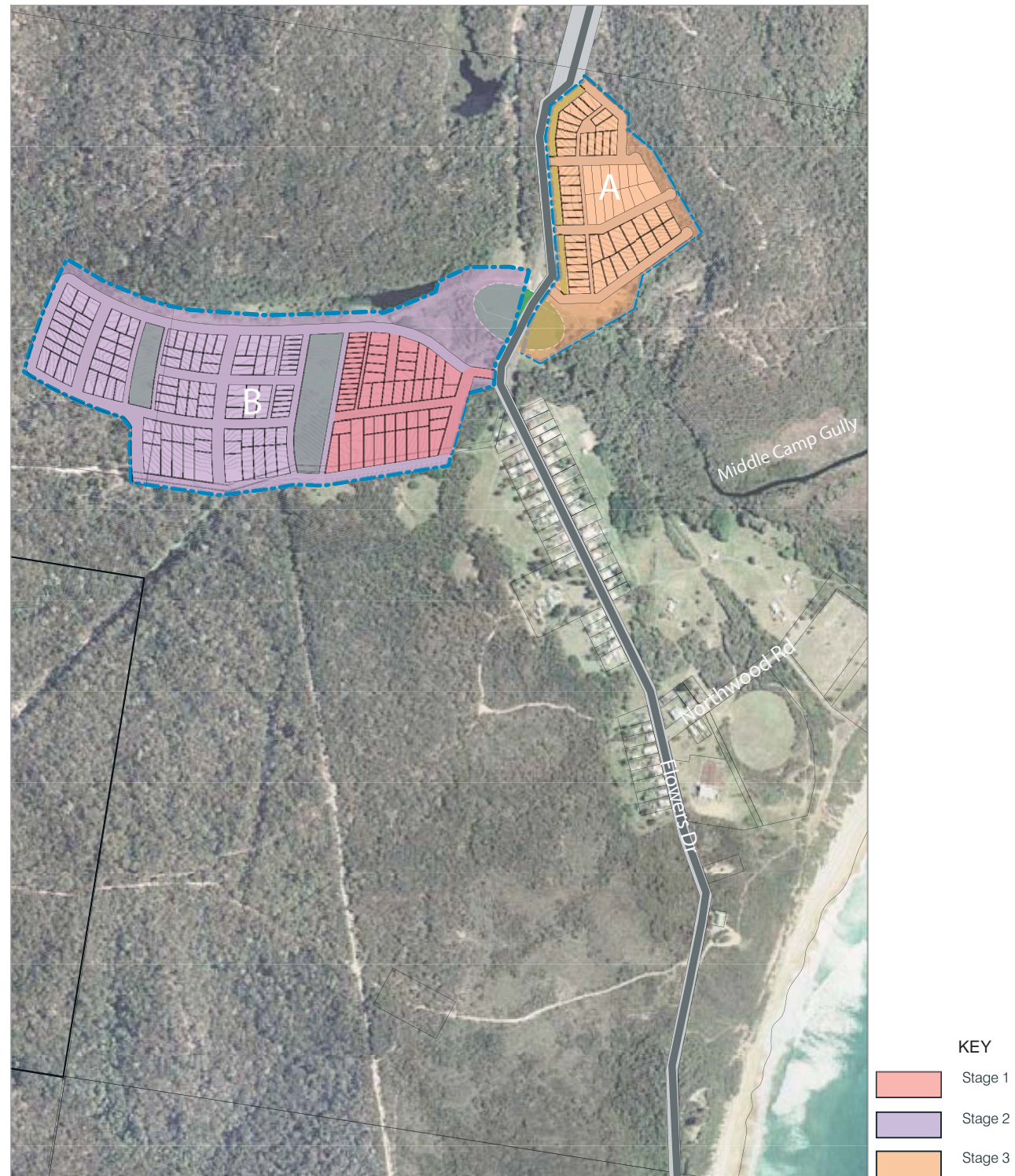


Figure A3.1.1 - Development staging

- Development staging is intended to be undertaken as follows:
  - Three stages have been identified. These stages relate to the hamlets within the development footprint and the existing occupancy arrangements with Coal & Allied.
  - Provision of infrastructure is to be undertaken in three packages that service each of the hamlets.
- Delivery of the public domain and infrastructure in three stages is intended to be a robust mechanism for development. This ensures that services, roads and landscape are integrated. This will benefit future residents and will ensure that each hamlet will have a park and basic access will be provided.

**Stage 1 - Area B: Colliery Hamlet East includes:**

- A total of 56 dwellings including 4 existing houses with heritage value.
- 1 superlot with the potential for a total of 15 integrated housing lots with a minimum lot size of 250m<sup>2</sup>.
- 41 lots ranging from 500m<sup>2</sup> to 1200m<sup>2</sup>.
- Delivery of public domain and associated infrastructure required for development.

**Stage 2 - Area B: Colliery Hamlet West includes:**

- A total of 107 dwellings.
- 2 superlots with the potential for a total of 14 integrated housing lots with a minimum lot size of 250m<sup>2</sup>.
- 93 lots with a typical lot size of 500m<sup>2</sup> to 750m<sup>2</sup>.
- Delivery of public domain including Lemon Tree Park and Workshop Park, the Linear Park and part of the Heritage Walk and associated infrastructure required for development.

**Stage 3 - Area A: Sawmill Camp includes:**

- A total of 59 dwellings.
- 4 superlots with a total of 28 integrated housing lots with a minimum lot size of 450m<sup>2</sup>.
- 31 lots ranging in size from 500m<sup>2</sup> to 1000m<sup>2</sup>.
- Delivery of the public domain including the landscape buffer along Flowers Drive and associated infrastructure required for development.