

An aerial photograph of a coastal area. On the left is a residential suburb with many houses. To the right is a large body of water. In the center-right, a large area of land is outlined in orange. Within this orange-outlined area, there are two distinct regions: one is colored solid green and the other is colored solid blue. The green area is larger and more irregularly shaped, while the blue area is smaller and more compact. The overall scene is a mix of natural landscape and human development.

Coal & Allied Southern Lands

Appendix B: Urban Design Guidelines for Catherine Hill Bay Middle Camp

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Appendix B: Urban Design Guidelines for Catherine Hill Bay provides detail information on the public domain and built form. It describes how to achieve the principles of Appendix A: Concept Plan Principles for Catherine Hill Bay.

The structure of this document is as follows:

- B1 is the Public Domain Plan for the site. It includes landscape and urban design treatments for all areas within the development footprint that will be managed by a community body or the local council. It includes information on character, amenity, program for open spaces and sustainability of the streets and parks. It also includes principles for materials selection and assemblage techniques.
- B2 is the Design Guidelines for individual lots. It defines the objectives and specific controls that relate to building types, densities, heights, setbacks and private open space.

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Introduction

B1 Public domain plan

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B1.1 Public Domain Strategy

General

The public domain plan addresses:

- Design principles for landscape character, amenity, program and sustainability.
- Design strategies for the proposed public domain.

For the purpose of this document the future public domain includes all areas such as streets, walking paths and parks within the estate that will be in community or public ownership and will be managed by community or government agencies.

Site objectives

Character:

- To retain the dominance of the natural landscape.
- To enhance and enrich the existing landscape character.
- To enhance the casual and informal character of the region.
- To maximise views to natural features within the development.
- To protect the quality of views from adjoining areas within the view catchments of the development.
- To give priority to views to and from the public domain over views to and from private domain.

Amenity:

- To provide shade in the public and private domain.
- To provide comfortable, direct and legible connections for all modes of transport.
- To provide opportunities for resting and weather protection at key locations within the public domain.
- To ensure safety throughout the public domain with application of CPTED principles.

Program:

- To provide a diverse range of settings in the public domain that will permit a range of activities for the community.
- To provide settings in public domain for some activities for regional users.
- To provide flexibility in all public domain settings to suit a range of activities.
- To provide access and parking for cars and bicycles at all activity nodes.

Sustainability

- To plan and design energy efficiency in built form through the use of topography and vegetation.
- To provide for a water management system in the public domain.
- To integrate water sensitive urban design methods in streets and parks.
- To encourage biodiversity in landscape treatments.

Principles of the Public Domain Plan**Character**

The plan reinforces two main landscape sub-types and provides an order that relates the settlement pattern to these landscape types. The character of the streets and private development is to be controlled so that development respects and enhances the qualities of the surrounding bush.

On the northern development areas which are currently cleared (A and B) there will be the introduction of a taller tree type, the smooth barked apple, endemic to the site's edges. It will be planted to create a park-like landscape with minimal understorey. Streets in this area will be broad with bushland views at each end. The streets will frame these views. Low densities will ensure the primacy of landscape and the richness and texture of the vegetation. They will allow views to distant ridge lines along tree lined streets rather than across rows of numerous houses. Parks will be located in Area B, providing interpretation of the mining heritage and green areas of diverse play which can link residents to the foreshore walk.

Amenity

The key aspects of amenity embodied in the landscape concept plan are as follows:

- The street layout is designed to provide safe walking and bicycle routes that link the sites with the coast, the heritage pathways and the existing services. The provision of short blocks encourages permeability and the grid encourages legibility.
- Parallel on-street parking will occur on all streets. Retention of existing trees and new planting in streets and parks will provide shade for pedestrians. The open ground plane will provide good surveillance for all activities.
- Three recreational parks will be located in the northern areas, central to the densest development area.
- The parks will have a focus on active recreation and will be centred around existing heritage items. The parks will include shelter and picnic facilities.

Program

The concept plan provides a diversity of program.

- The parks will be programmed to suit the diverse needs of the community. Each park will have a number of nodes or meeting places on its edges. Each will provide controlled access to the bushland which will limit any broad scale damage to the sensitive environment.
- Workshop Park will include community facilities on rolling grasslands. Lemon Tree Park will have lawns and an interpretation of former gardens in the area. Gateway Park will provide a flat grass expanse and peripheral facilities. The linear park along the drainage lines of Middle Camp Creek and the heritage walk that follows the former rail line will provide access through the site.

- The outer zone of the Asset Protection Zone provides the potential for additional local recreational places. It will form a linear park that acts as everyone's backyard where local and less formal spaces for safe recreation such as walking games and meeting can occur.

Sustainability

The landscape concept plan embodies a number of sustainability measures that are integrated into the landscape of the site.

Key components of sustainability are:

- Retention of existing trees.
- Introduction of plantings of endemic species to enhance biodiversity in streets which provide cross linking corridors through the site.
- Introduction of swales in most streets with native grass plantings to filter and cleanse first flush water run-off.

B1.2 Street types

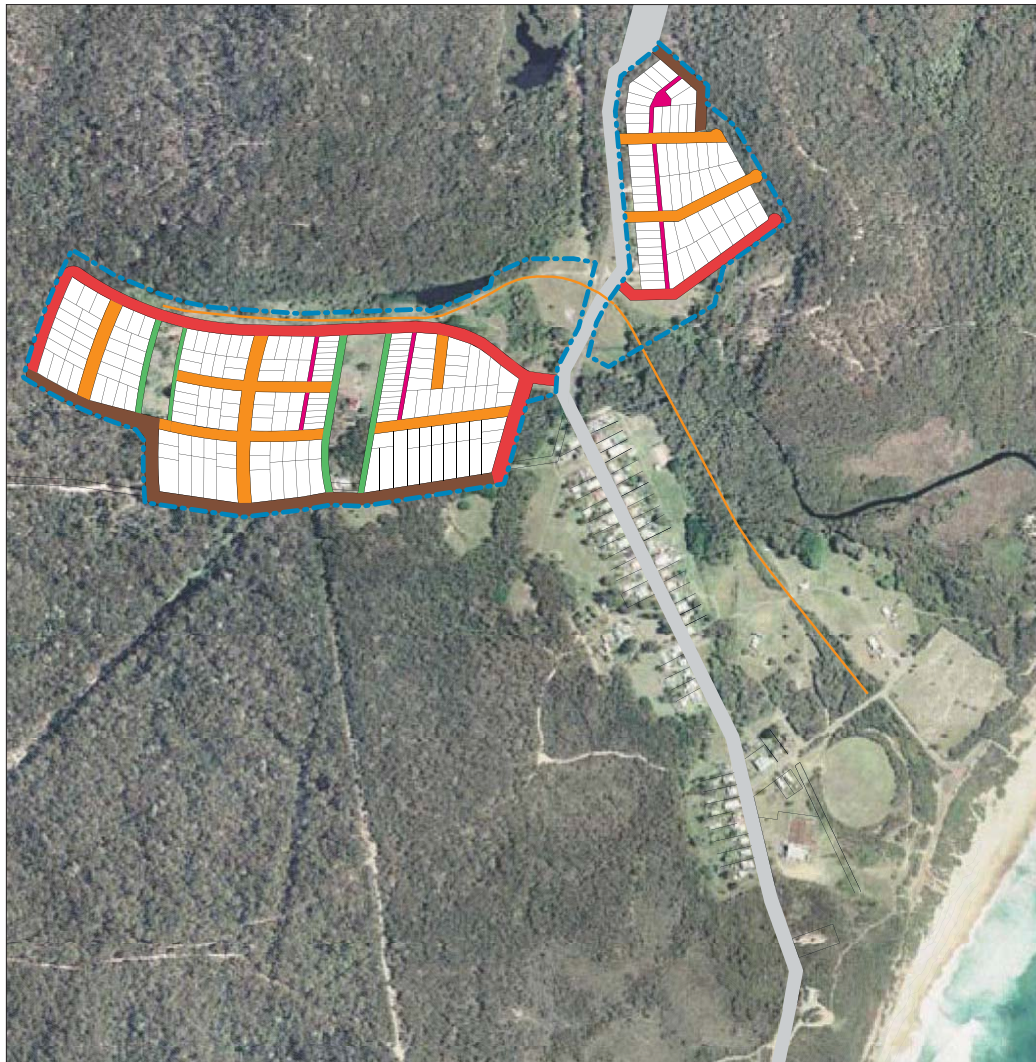


Figure B1.2.1 - Street Types

Street Typology

The streets of Catherine Hill Bay are designated as one of 4 types with one sub-type. This will create a diversity and richness that responds to the different conditions around the site without being constrained by unnecessary complexity. The five types refer to:

- Edge streets that occur on the periphery of the development which include the APZ.
- Internal streets that form the estate's grid.
- Laneways that service areas of higher density.
- One way streets around parks.
- A local road.

The street types and their character, are described below:

Type A1, A2 Streets

- These streets are the periphery streets, distinctive because they will have parkland on one side and residential housing development on the other.
- These streets will be wider due to APZ requirements. Carriageways will be narrow, and one verge will be dedicated to a swale and buffer planting to filter and protect the conservation areas. The development verge will have a kerb a footpath and discontinuous tree and ground cover planting. Housing setbacks will accommodate the APZ requirements where necessary, in particular, along the southern boundary of Area B.
- A 1.2m wide footpath is to be located within the housing verge, together with turf and Eucalyptus / Angophora plantings in informal / staggered layouts.
- Surface stormwater is directed to swales on the bushland verges. Swales will be planted with native grasses and swale tree species that are smaller and denser, providing a layer of

lusher vegetation in front of the adjoining bushland.

Type B Streets

- These are local streets that form the majority of the streets within the development estate.
- In the heath landscaped-type they will be enclosed by heath species. They will include parallel parking on both sides and will include narrow setbacks to housing. New heath planting will be supplementary to the existing landscape. The ground plane will include native grasses.
- In the forest landscape type, streets will be framed by avenues of vegetation which will allow view corridors down the site. Tall trees will arch over the streets giving views to the bushland at the terminations of these short streets. Setbacks will be generous ensuring the forest character will prevail.
- This street type will have 1.2m footpath on one verge, parallel parking on both sides.
- These streets will have kerbs and gutters verges, kerbs and gutters.

Type D Streets

- Type D are laneways that service the higher densities in Areas A and B. They are intended to be low speed shared ways with no separate pedestrian footpaths.

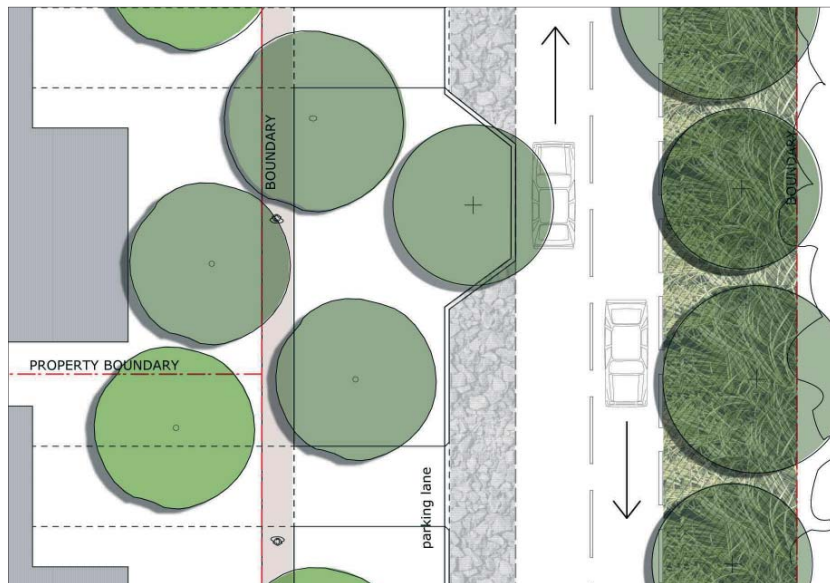
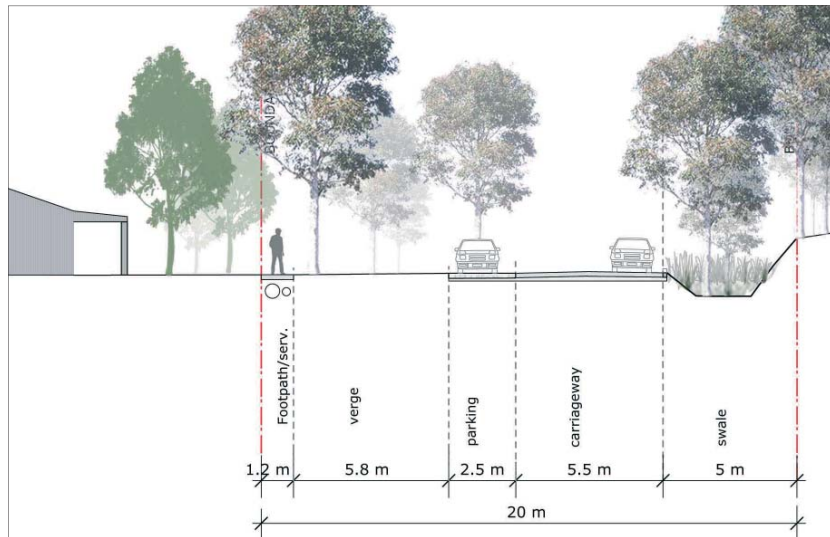
Type F Streets

- Type F streets border the urban parks. They are intended to be low speed with random tree planting that reinforces the character of planting in the park. They will have a footpath on the housing side of the street.

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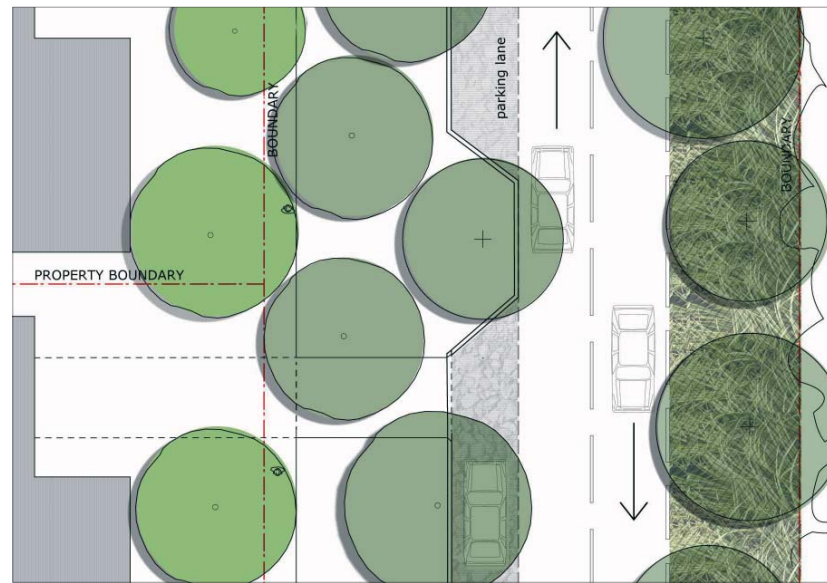
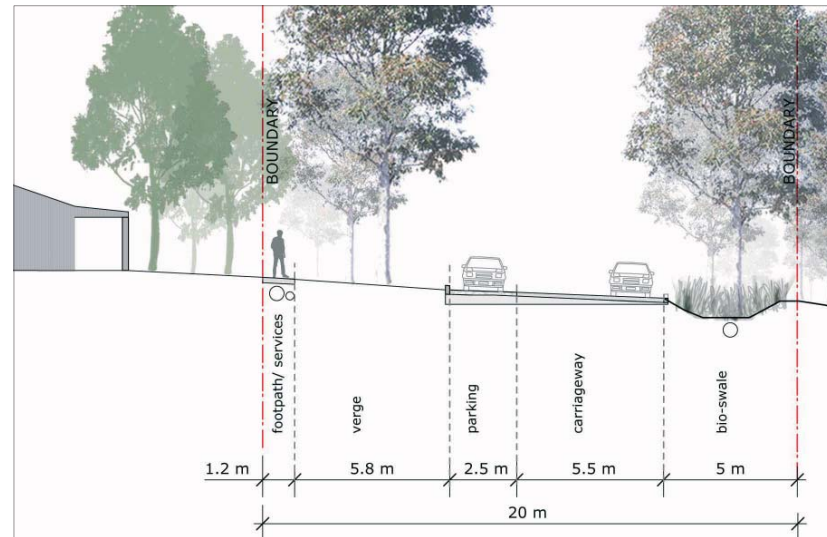
- Street Type A1
Local Street with swale :20m wide
- Street Type A2
Local Street with bio- swale :20m wide
- Street Type B
Local Street :17m wide
- Street Type D
Lane :6m wide
- Street Type F





Street Type A1
Local Street with swale :20m wide

Figure B1.2.2 - Street Type A1



Street Type A2
Local Street with bio-swale :20m wide

Figure B1.2.3 - Street Type A2



Location plan