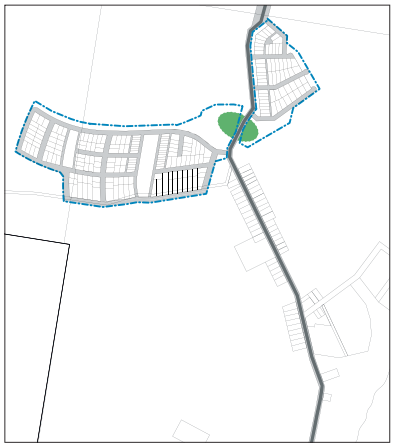


Location plan

Figure B1.3.3 - Gateway Park

Gateway Park
The Gateway Park will be located at the entry to the development at the existing clearing where Flowers Drive emerges from the forest and the main development of Middle Camp becomes visible.

The existing area will be affected by the proposed road realignment. The large grassed area will embrace both sides of the road and will be surrounded by existing and new planting which will screen the existing and the proposed development from the road.

On the periphery of the park will be some picnic facilities and a playground including heritage items with shelter and seating.

An illustrative layout is shown opposite.

Linear Park
The linear park follows the former rail line and embraces the character of the creek line. It includes creek crossings and provides an interpretation of the story of the people that once lived in the area both pre-European and during the coal mining working period. It will have an informal character with a diverse range of paving materials and a variety of plantings which reflect the ecological areas through which the rail line traverses.

Bushland Reserves
Each of the development footprints include peripheral buffers. These will be managed bushland buffers that incorporate the requirements of the bushfire Asset Protection Zone.

Colliery Hamlet includes drainage lines that are to be conserved. Recreational facilities will be provided along the drainage lines including walking trails. Wherever possible, walking trails will be elevated above the ground plane to minimise the impact on ground ecologies. Seating will be provided along the edges, near the streets and where the APZ will require thinning of the canopy. Existing wetlands will be enhanced to manage environmental conditions and ensure water quality is maximised.

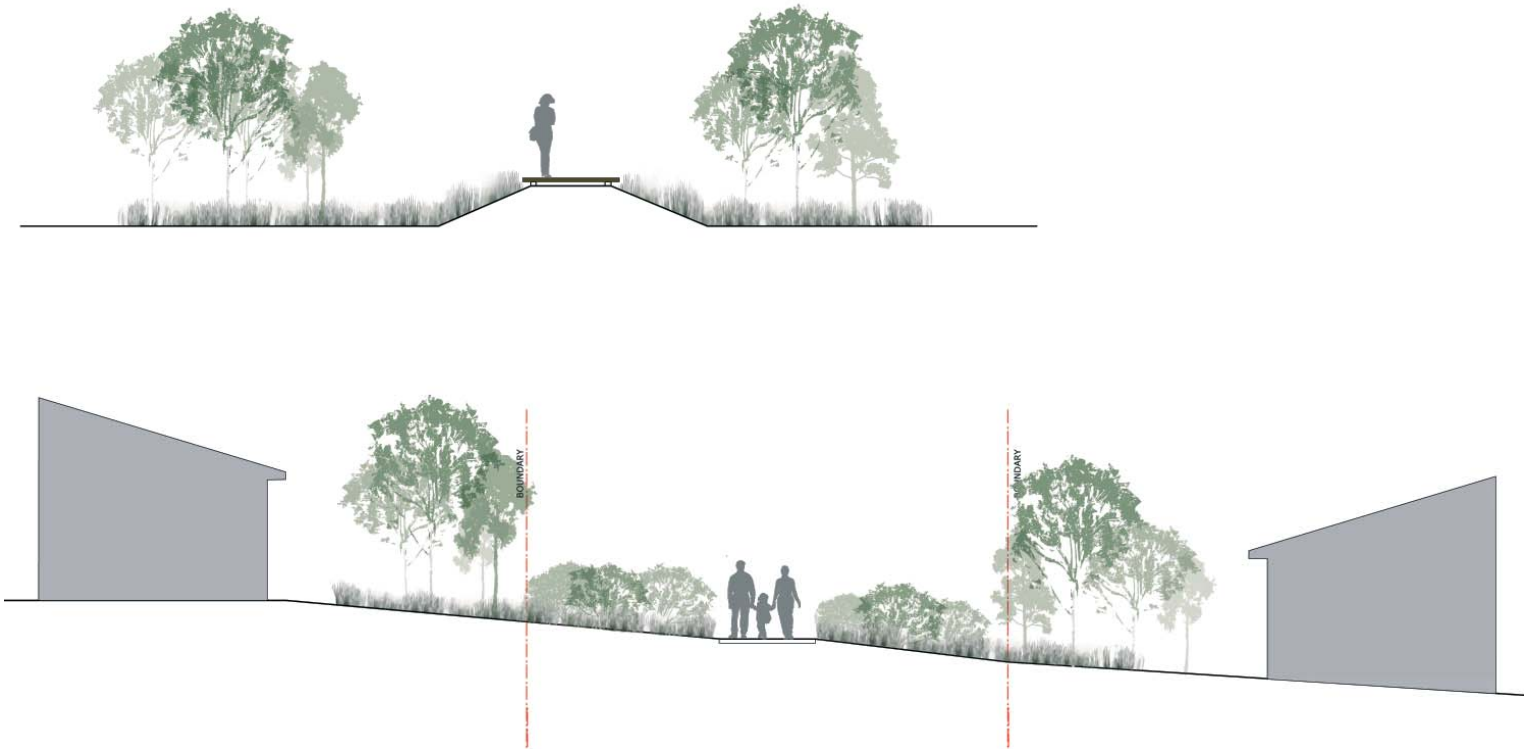


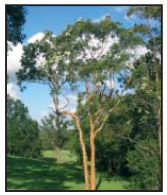
Figure B1.3.4 - Heritage walk typical sections

Heritage Walk

- A heritage walk is proposed to tie in the new development with the existing development. The route is aligned to an existing drainage line and then follows the former rail line towards the coast.
- The walkway will be generous in width to accommodate pedestrians and cyclists and will consist of a range of paving materials depending on the context.

Forest vegetation

TREES


Angophora costata
Smooth barked Apple


Banksia aemula
Wallum Banksia


Cupaniopsis anacardioides
Magenta Cherry


Eucalyptus botryoides
Bangalay


Melaleuca linaarifolia
Snow in Summer

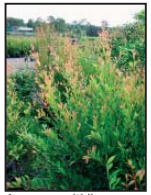

Elaeocarpus reticulata
Blueberry Ash


Glochidion ferdinandii
Cheese Tree


Ficus rubiginosa
Port Jackson Fig


Syzigium paniculatum
Magenta Cherry

UNDERSTORY


Acmena smithii
Lilly Pilly


Lomandra longifolia
Matt Rush


Themeda australis
Kangaroo Grass

Heath vegetation

TREES


Melaleuca linaarifolia
Snow in Summer


Banksia aemula
Wallum Banksia

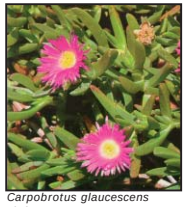

Banksia integrifolia
Coast Banksia


Eucalyptus botryoides
Bangalay

UNDERSTOREY


Acacia myrtifolia
Red Stemmed Wattle


Carex appressa
Tall sedge


Carpobrotus glaucescens
Pigface


Crinum pendunculatum
Beach Lily


Dianella caerulea
Flax Lily


Eriostemen buxifolius
Box Leaf Wax Flower


Isolepis nodosa
Nobby Clubrush


Micromyrtus ciliata
Fringed Heath Myrtle

Figure B1.4.1 - Plant types

B1.4 Plant Types and Materials

Plant palette

- Plant palette will be dominated by local and endemic species. The landscape character of the existing vegetation will dominate, so tree species will consist of both smaller trees on the plateau areas and taller trees on the slopes. The soils are quite shallow in this area so good soil preparation is essential to maximise the potential of the site.

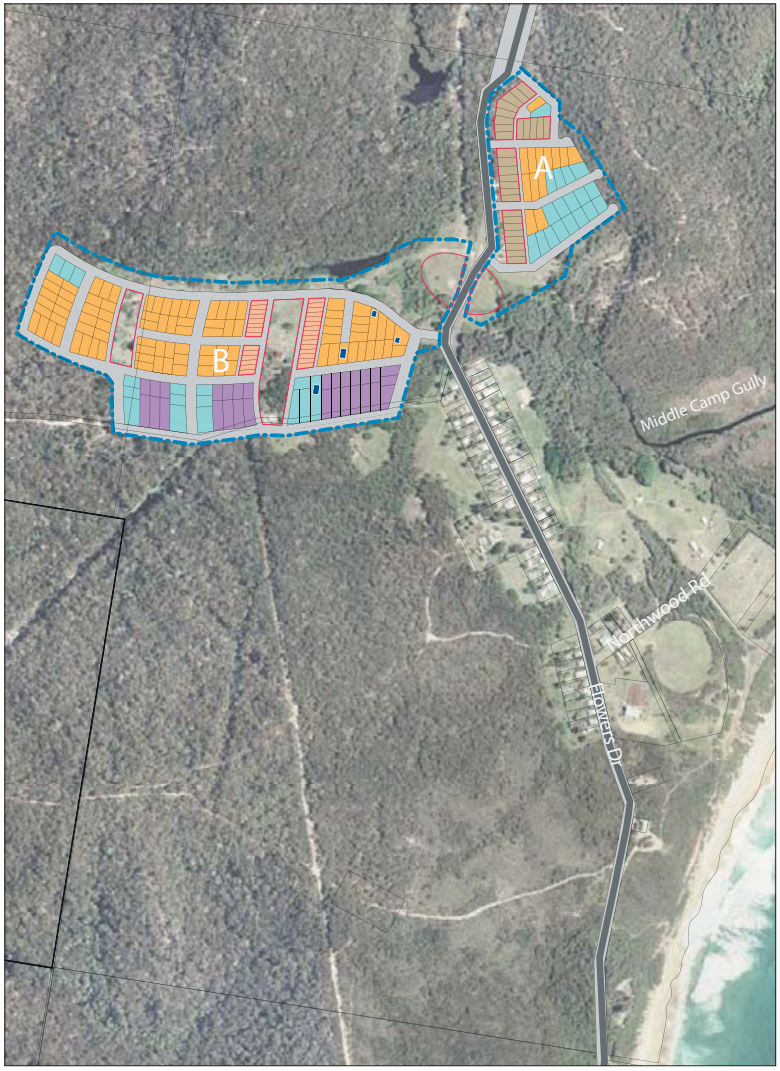
Landscape materials and assemblage techniques

- Public domain materials will be simple i.e. concrete footpaths and concrete kerbs. In parks, larger paved areas will be gravel with some special areas of sandstone paving.
- Playgrounds will consist of diverse types of play elements designed in an exciting and experiential setting.
- Picnic facilities will include specially designed shelters that are unique to Catherine Hill Bay and off-the shelf seating and barbeque items.
- Kerb ramps are to be provided at all intersections.
- Lighting poles in streets are to be standard galvanized steel poles with outreach arms.
- Light spill is to be minimised to ensure that the surrounding bush setting is not impacted by an excess of night lighting.

The proposed planting include species shown opposite

- The forest landscape type of scribbly gum / smooth barked apple is to be developed in streets and parking lanes with plantings of same and similar species of trees with thin, layered canopies.
- Trees in the swales along the edge of the development will be smaller and denser riparian species trees, more suited to drainage corridors and appropriate for planting in Asset Protection Zones.
- Trees in the main road swales will be grand spreading trees such as Ficus species.
- Ground covers will be native grasses and low shrubs. Extensive areas of lawn shall occur on the verges only to facilitate access from parking areas.

B2.1 Building types



KEY

- Townhouse Lots (Integrated housing)
- Small House Courtyard Lots (Integrated housing)
- Village Courtyard Lots
- Hamlet Lots
- Traditional Lots
- Superlot
- Existing Buildings

Figure B2.1.1 - Building types diagram

The following building types provide indicative illustrations of possible design outcomes on various lot sizes, shapes and orientations. They respond to the desired future character of the Catherine Hill Bay Estate.

Objectives:

- To reinforce the desired future character for Catherine Hill Bay Estate and its neighbourhood precincts.
- To respond to the street hierarchy and corresponding street character with appropriately located building types.
- To design housing types that respond to their lot configurations including size, shape, slope and orientation.
- To promote pavilion and "L"-shaped housing forms.
- To provide a variety of lot sizes to promote housing choice, affordability and ageing in place.
- To retain existing cottages within Colliery Hamlet and incorporate them into the new subdivision pattern.

Within the Catherine Hill Bay Estate there are five proposed building and lot types which have the following characteristics:

Type 1: Townhouse Lots (Superlots)

- integrated development
- two storey
- 8.5m minimum lot frontage
- 250m² minimum lot area
- rear lane access

Type 2: Small House Courtyard Lots (Superlots)

- integrated development
- small lot housing such as townhouse, zero lot or duplex dwellings
- supports small office home office (soho) within single dwelling
- two storey
- 12.5m minimum lot frontage
- 450m² minimum lot area
- rear lane vehicle access

Type 3: Village Courtyard Lots

- detached dwellings
- two storey
- 15m minimum lot frontage
- 500m² minimum lot area;