

A1.2 Concept plan



KEY

- 20m managed APZ area on both sides of entry
- Emergency access/egress route is located over an existing paper road reserve
- Proposed development area
- Proposed new streets
- Coastal connector path
- Bushland reserve
- Development footprint
- A** Sawmill Camp
- B** Colliery Hamlet
- Bio-retention/Detention basin

Maximum dwelling yield - 222 dwellings

The concept plan is for:

- Two development footprints with a total area of 28.2 hectares. Overall, the development will achieve 222 dwellings on individual lots, a density equivalent to 7.7 dwellings per hectare over the entire Concept Plan area.
- Provision of hamlets as small pockets of development within an open space framework, preserving the scale and fabric of the existing character of Middle Camp and the amenity of the existing residents.
- Two new parks located in Area B - Colliery Hamlet act as 'green fingers' creating 3 pockets of development.
- Landscape buffers on Flowers Drive will screen development from the road and from Middle Camp.
- A gateway park. This park will be located in an existing clearing and include public art which interprets the mining history of the area.
- Landscape bushland reserves on the edges of all development areas that act as buffers to protect adjoining Conservation Lands.

Figure A1.2.1 - Illustrative Concept Plan