

catherine hill bay concept plan



3 SCATTERED TREE PLANTINGS SHOULD BE LOCATED ON THE LAND BETWEEN HALE ST AND CLARKE ST. VIEWS OF THE RIDGELINE WILL BE ENHANCED WITH STREET TREES PLANTED WITHIN THE COMMERCIAL PRECINCT ON MONTIFIORE ST THAT EXTEND ABOVE THE FUTURE BUILDING HEIGHT.

4 DEVELOPMENT ON CLARKE ST BE INFORMED BY THE SCALE, COLOUR AND HEIGHT OF THE EXISTING BUILDINGS.

8 HEAVY SCREEN PLANTING AND MOUNDING ALONG MONTIFIORE ST. WHERE POSSIBLE BUILDINGS SHOULD ALSO BE SCREENED ON MONTIFIORE ST FROM ALL VEHICULAR TRAFFIC

7 TREE PLANTING WILL ENHANCE VIEWS OF THE SITE TO BETTER INTEGRATE IT INTO THE SURROUNDING VEGETATION. PLANT TREES ON THE RIDGELINE ALONG MONTIFIORE ST THAT HAVE A TALLER CANOPY THAN THE HIGHEST BUILDINGS IN ORDER TO ENHANCE THE RIDGELINE. THIS RIDGELINE PLANTING SHOULD EXTEND INTO THE COMMERCIAL PRECINCT. PREDOMINANT TREE PLANTING WITHIN THE DEVELOPMENT AREA SHOULD BE INFORMAL COPSES OF NATIVE TREES WITH A SYMPATHETIC LEAF TEXTURE TO THE SURROUNDING ENDEMIC VEGETATION.

5 WHERE POSSIBLE RETAIN EXISTING TREES. PLANT COPSED NATIVE STREET TREES IN IRREGULAR STANDS ON THE STREETSAPES AND WHERE POSSIBLE BETWEEN LOTS TO REPLICATE THE VEGETATION COVER. THE ARCHITECTURAL AESTHETIC MAY BE USED TO DISTINGUISH THE HERITAGE ZONE FROM THE NON-HERITAGE AREA. A SUBTLE CHANGE OF ARCHITECTURAL ELEMENTS SUCH AS BUILDING FOOTPRINT, STREET FRONTAGE AND FORM WILL HELP TO DISTINGUISH THE FORMER HAMLET FROM DEVELOPMENT WITHIN THE FORMER COLLIERY.

1 PRESERVE SCREENING VEGETATION OR RE-INSTATE TO PROVIDE A SUITABLE VISUAL BARRIER BETWEEN WALLARAH HOUSE/CHB HAMLET AND THE FORMER COLLIERY BUILDINGS. THE TURFED AREA SURROUNDING WALLARAH HOUSE SHOULD BE PRESERVED TO VISUALLY DEPICT THE STATUS OF THE BUILDING WITHIN THE TOWNSHIP

2 DEVELOPMENT ON THE HEADLAND LIMITED IN HEIGHT WITH SENSITIVE BUILDING DESIGN TO MINIMISE EXPOSURE. VEGETATION WILL PROVIDE BE SUITABLE FOR SCREENING USING A COMBINATION OF FAST GROWING SALT TOLERANT SHRUBS WITH NATIVE COASTAL TREES TO BLEND THE DEVELOPMENT INTO THE CLIFF LINE, THE CLIFF LINE SHOULD BE REVEGETATED AND NATIVE COASTAL TREE PLANTINGS LOCATED BETWEEN EACH BUILDING TO SOFTEN THE RIDGELINE.

6 ENHANCE THE VIEWS OF THE SITE BY PROVIDING A SENSITIVE BUILDING DESIGN. PROVIDE CANOPY COVER THROUGHOUT THE DEVELOPMENT USING TREES THAT HAVE A LEAF TEXTURE SYMPATHETIC TO THE SURROUNDING ENDEMIC VEGETATION. SOME PLANTING SHOULD ALSO BE LOCATED IN THE APZ TO SOFTEN THE BOUNDARY BETWEEN VEGETATED AREAS AND URBAN AREAS.

VIEWS FROM THE THE BEACH MAINTAINED BY LARGE SETBACKS TO DEVELOPMENT AND TREE PLANTINGS WITH REHABILITATION IN APZ

- site boundary
- commercial area
- development area
- sites not included in concept plan
- township of Catherine Hill Bay
- adaptive re-use of existing building
- park land/open space
- heritage buildings
- amenity buildings
- indicative pocket parks

recommendations
job no. 7148
december 2006

