

Lake Macquarie City Council

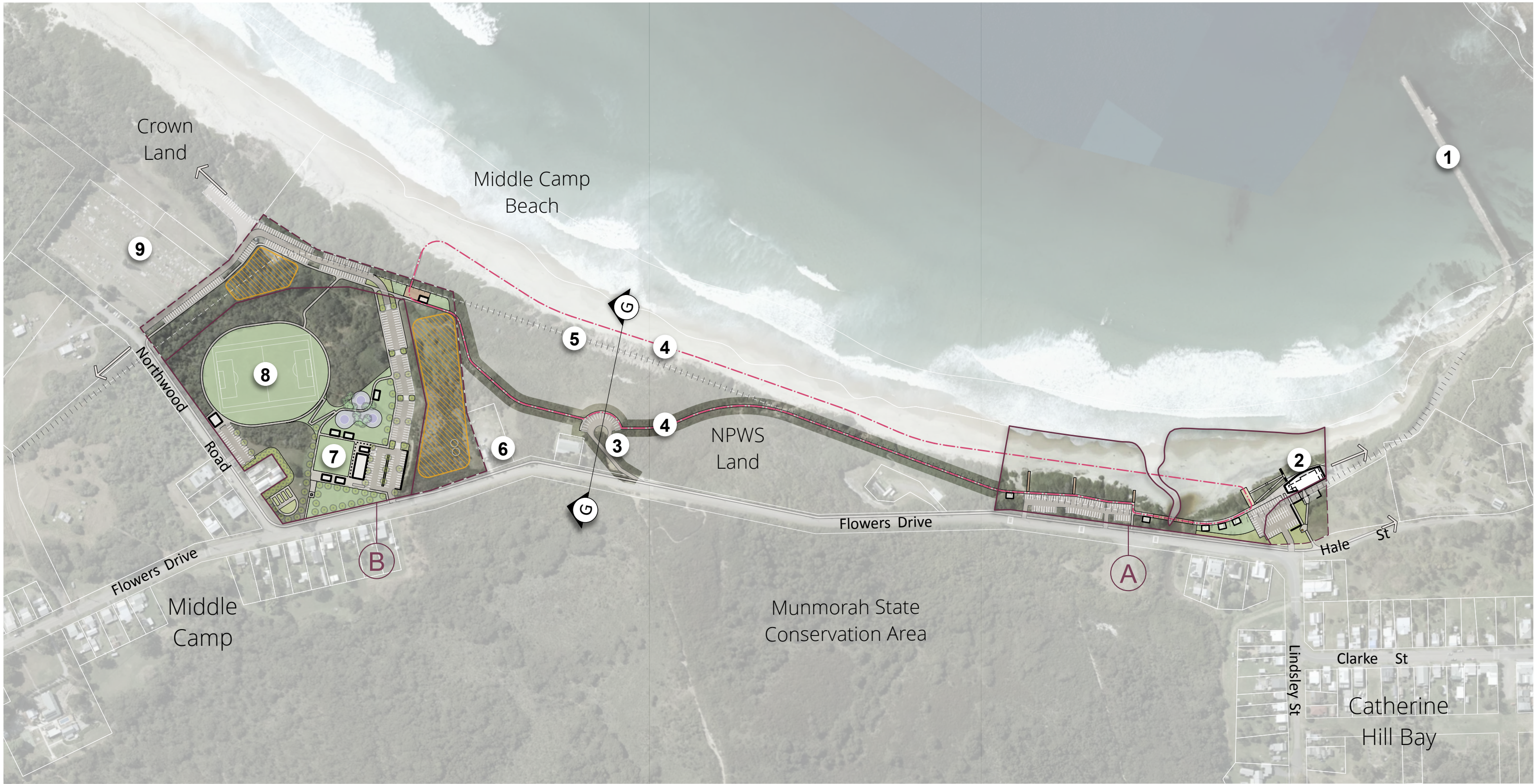
Catherine Hill Bay Precinct Master Plans - Concept Plans

February 2022



Drawing Schedule

- 00 Title Sheet
- 01 Combined Site Plan
- 02 Surf Life Saving Club Precinct - Concept Plan
- 03 Surf Life Saving Club Precinct - Indicative Sections
- 04 Middle Camp Precinct - Concept Plan
- 05 Middle Camp Precinct - Indicative Sections
- 06 Schematic Building Layouts
- 07 Character Images



LEGEND

- Master Plan area boundary
- - - Private land - Potential land acquisition
- ▨ Potential private development on private land
- - - Potential heritage loop walk
- - - Line of former Wallarah Colliery Railway
- A** Surf Life Saving Club Precinct
- B** Middle Camp Sports & Recreation Precinct

NOTES

- 1** Catherine Hill Bay Jetty
- 2** Catherine Hill Bay Surf Life Saving Club
- 3** Catherine Hill Bay Lookout - Investigate upgrade of vehicle access, parking, integration of heritage loop walk, and interpretive elements subject to ongoing discussion on land ownership with NPWS.
- 4** Heritage trail and lookout - Opportunity for linkage between precincts to facilitate heritage and environmental interpretation opportunities. Potential route and form of trail subject to future detailed studies and ongoing discussions on land ownership with NPWS. Investigations to be led by heritage, environmental considerations, coastal processes and access requirements.

- 5** Former Wallarah Colliery Railway
- 6** Former Holy Trinity Church
- 7** Former Catherine Hill Bay Bowling Club - Opportunity to re-establish into new community hub. Includes village green for markets and event use and providing accompanying community buildings suitable for hall, cafe, public amenities, meeting / function rooms.
- 8** Catherine Hill Bay Oval - Opportunity to upgrade for informal recreational activities and potential sports club use.
- 9** Catherine Hill Bay Cemetery.

Combined Site Plan

0 25 50 100 200m



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Scale 1:4000@A3



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Catherine Hill Bay
Precinct Master Plans



LEGEND

- Master Plan area boundary
- - - Private land - Potential land acquisition

NOTES

- 1 Catherine Hill Bay Surf Life Saving Club - New building in similar footprint to existing. Sensitive to view corridors, functional requirements and land ownership constraints. Refer schematic floor plans.
- 2 SLSC wash down and back of house area - Provide controlled access to rear of building to reduce conflict with public vehicles and pedestrians.
- 3 Lifeguard observation tower.

- 4 SLSC vehicle and boat storage - storage rooms with roller doors excavated into embankment. 'Bunker' style construction with green/ vegetated roof provides additional floor space, better vehicle / boat access to beach whilst retaining unchanged view corridors from the village to the sea. Refer schematic floor plans.
- 5 Access to jetty and beach area subject to future design process.
- 6 Public Car Park - New entry and configuration. Utilises acquired land. Approx 57 parking bays.
- 7 Accessible walkway and overpass - potential walkway provides viewing platform and accessible thoroughfare to upper level of SLSC building.

- 8 Open space and viewing area. Includes interpretation of existing anchor and pedestrian site entry with connection to Beaches Estate via Hales St. Open space otherwise low scale vegetated embankment.
- 9 New accessible ramp and stairs to beach.
- 10 Upgraded vehicle and pedestrian beach access.
- 11 Pat Slaven Reserve - Pedestrian promenade provided on eastern side of reserve connecting car parks, beach access points and buildings. Includes additional shelters and furniture.
- 12 Possible location for future water storage and service tanks.

- 13 Pedestrian Crossing - New bridge aligned to original Wallarah Colliery Railway. Provides direct connection to northern car park. Built to reflect railway line and includes interpretive information.
- 14 Small reserve area with interpretation and shelter.
- 15 Heritage Walk. Connects precinct with lookout and Middle Camp. Includes interpretive information / markers regarding the original Wallarah Colliery Railway.
- 16 Retain and improve existing car park as required.
- 17 Small reserve area with interpretation and shelter.

Concept Plan

Surf Life Saving Club Precinct

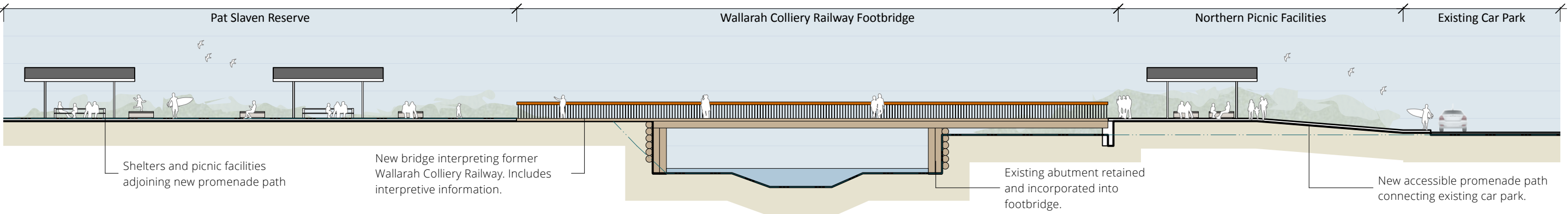


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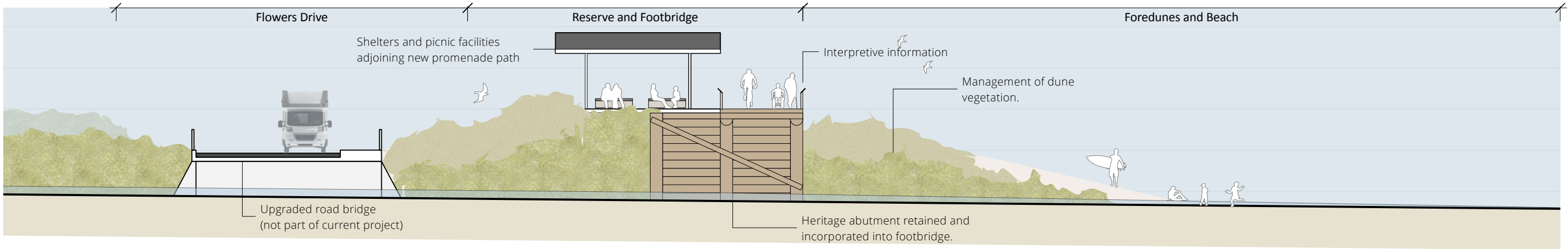


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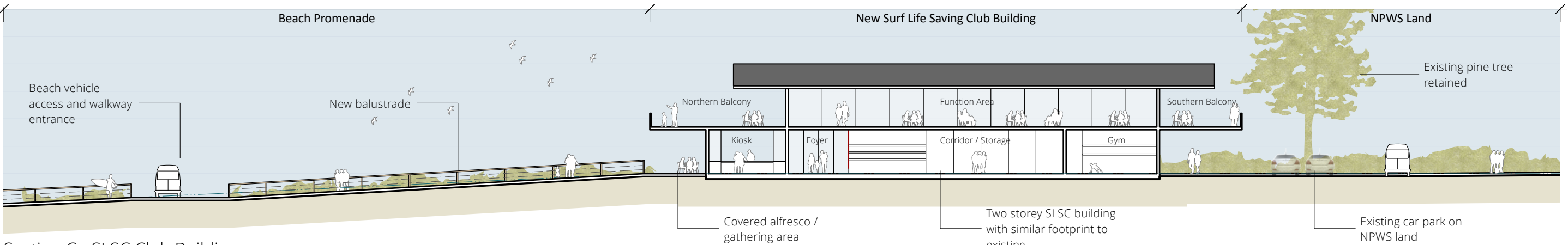
Catherine Hill Bay
Precinct Master Plans



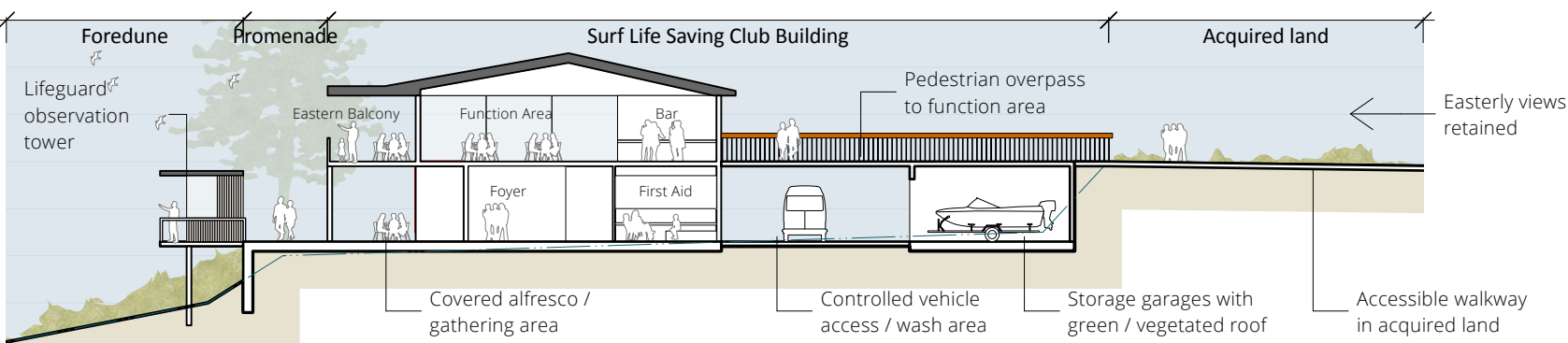
Section A - Wallarah Colliery Railway Footbridge
scale 1:300



Section B - Wallarah Colliery Railway Footbridge
scale 1:200



Section C - SLSC Club Building
scale 1:300



Section D - SLSC Club Building
scale 1:300

Concept Sections

Surf Life Saving Club Precinct



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Catherine Hill Bay
Precinct Master Plans



LEGEND

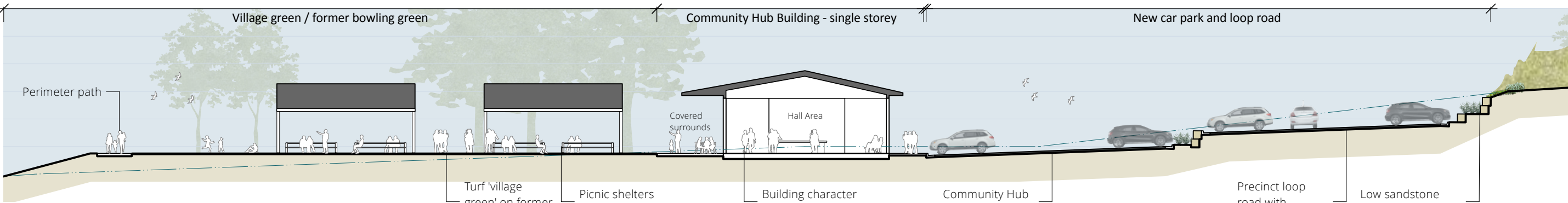
- Master Plan area boundary
- Private land - Potential land acquisition
- Potential private development on private land

NOTES

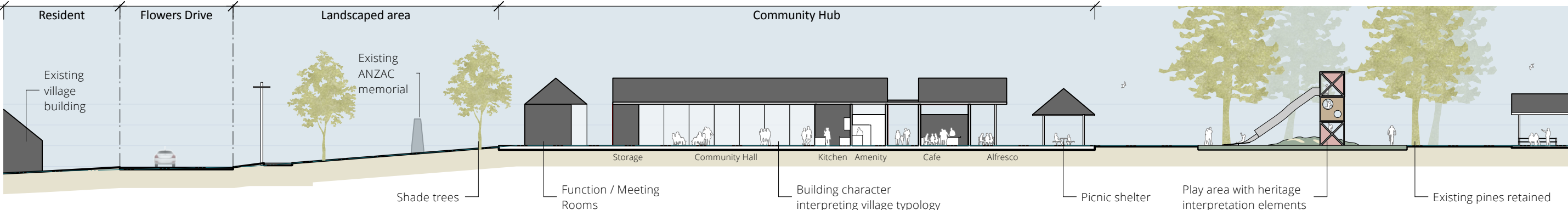
- 1 Original Bowling Green area - Reinstatement space as focal point of community hub. Used as 'village green' for markets and outdoor events.
- 2 Community Buildings - New buildings adjoining former bowling green. Includes focal building in similar location and proportions as original bowling club. Building uses to include community hall, cafe, public amenities, function / meeting rooms. Refer schematic floor plans.
- 3 Car Parking - Off street parking for new community hub and general parking demand. Approx 58 bays shown immediately adjoining community hub.
- 4 ANZAC Memorial - Existing memorial upgraded with adjoining paths and landscaping to expand memorial service opportunities and link to community hub.
- 5 Park and Playground - New local park and neighbourhood playground adjoining community hub. New nature and adventure type playground under the canopy of existing pine trees. Caters for multiple age groups (specific elements to be confirmed). Park also includes accessible pathways, shelter and furniture.
- 6 Walkway linking community hub, playground and Catherine Hill Bay Oval. Includes seating opportunities on sloping site for spectator use.
- 7 Catherine Hill Bay Oval - Opportunity to upgrade surface and drainage for informal recreational activities and future sports club use. Includes a perimeter accessible path to link pedestrians and cyclists with adjoining use areas.
- 8 Oval Amenity Building and Car Park - New amenity building and formalised car park as part of oval upgrade when demand requires.
- 9 Community Use Area - Existing playground replaced with alternative community use such as productive community garden.
- 10 Potential private tourism development on privately owned land.
- 11 Southern Car Park on Loop Road - southern portion of possible loop road off Flowers Drive and Northwood Road. Provides parking opportunity for beach, community hub, playground, and heritage walk. Approx 118 bays shown in this section.
- 12 Heritage Walk - New walk connecting with lookout and SLSC Precinct. Includes interpretive heritage information / markers regarding the original Wallarah Colliery Railway. Subject to ongoing land ownership discussions with NPWS.
- 13 Interpretive viewing platform - Platform located on original Wallarah Colliery Railway. Provides direct connection to beach and heritage walk. Character to reflect railway line and include interpretive information, shelter and furniture. Subject to land acquisition.
- 14 Formalised beach access - Connecting to parking and community hub space.
- 15 Eastern Car Park on Loop Road - Eastern portion of possible loop road off Flowers Drive and Northwood Road. Provides parking opportunity for beach, oval, and heritage walk. Approx 80 bays shown in this section. Subject to land acquisition.
- 16 Potential private tourism development on privately owned land.
- 17 Northern Car Park on Loop Road - Northern portion of possible loop road off Flowers Drive and Northwood Road. Provides parking opportunity for beach, oval, and cemetery. Approx 40 bays shown in this section. Subject to land acquisition.
- 18 Heritage walk - Connection to north and west.
- 19 Indicative future shared path extension.

Concept Plan

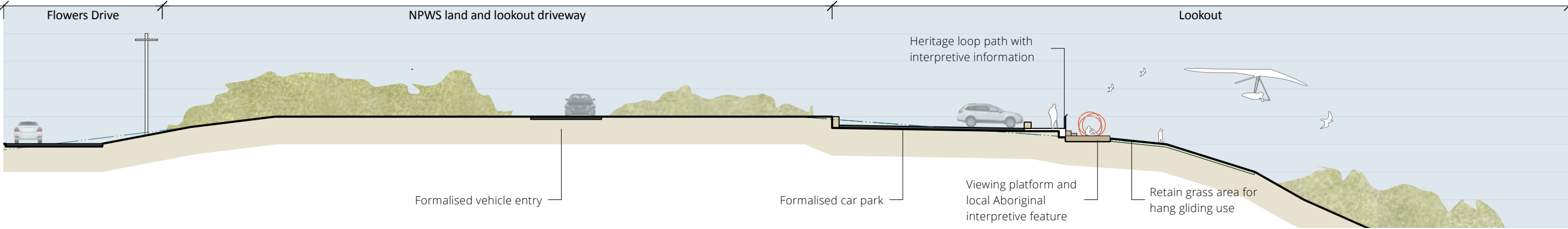
Middle Camp Sports & Recreation Precinct



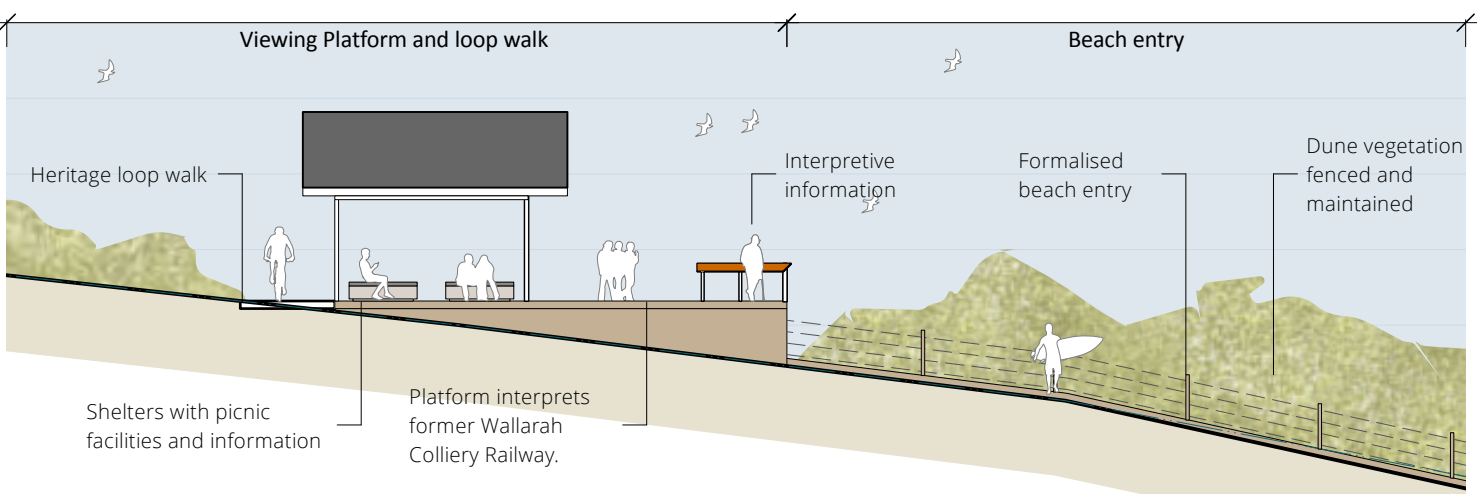
Section E - Community Hub Building and Village Green
scale 1:300



Section F - Community Hub and Playground
scale 1:300



Section G - Lookout
scale 1:300



Section H - Wallarah Colliery Railway Viewing Platform and Beach Access
scale 1:300

Concept Sections Middle Camp Precinct

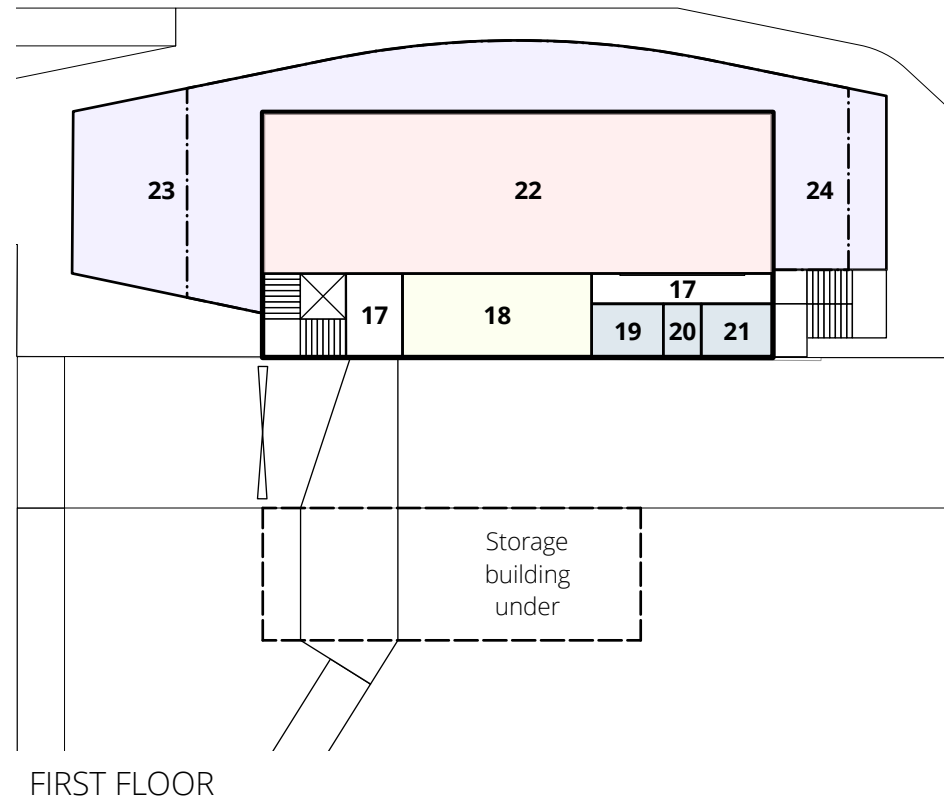
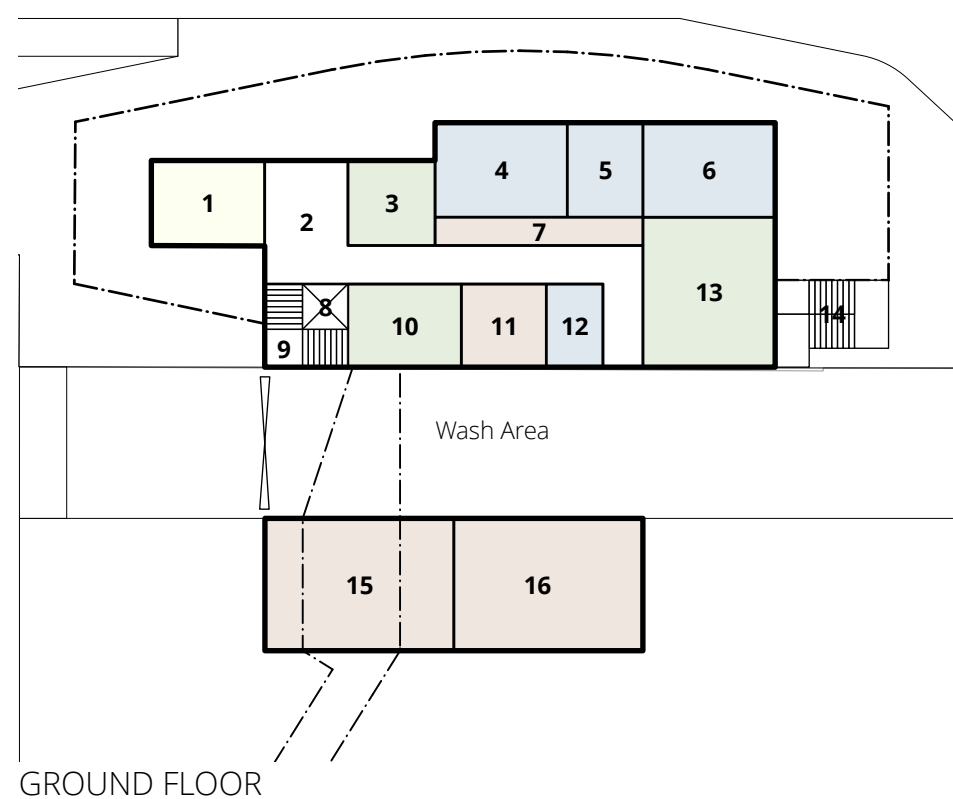


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Catherine Hill Bay
Precinct Master Plans



SLSC BUILDING

GROUND FLOOR SPACE

- 1 KIOSK
- 2 FOYER & CIRCULATION
- 3 TRAINING / MEETING ROOM 1
- 4 FEMALE AMENITY (EXTERNAL)
- 5 ACCESSIBLE & BABY CHANGE AMENITY
- 6 MALE AMENITY (EXTERNAL)
- 7 STORAGE 1 (INTERNAL)
- 8 LIFT (INTERNAL)
- 9 STAIRS (INTERNAL)
- 10 FIRST AID
- 11 STORAGE 2 (INTERNAL)
- 12 UNISEX TOILET (INTERNAL)
- 13 GYM / TRAINING ROOM 2
- 14 STAIR (EXTERNAL)
- 15 SLSC STORAGE (VEHICLES / BOATS)
- 16 LIFEGUARD STORAGE (VEHICLES / BOATS)

PROPOSED

Size: 6 x 4.5m,	Area: 27m2
Size: 4.6 x 4.5m,	Area: 21m2
Size: 7 x 5m,	Area: 35m2
Size: 5 x 4m,	Area: 20m2
Size: 7 x 5m,	Area: 35m2
Size: 11 x 1.5m,	Area: 16m2
Size: 2.4 x 2.4m,	Area: 6m2
Size: 6 x 4.4m,	Area: 26m2
Size: 4.5 x 4.4m,	Area: 20m2
Size: 3 x 4.4m,	Area: 13m2
Size: 7 x 8m,	Area: 56m2

EXISTING

Area: 20m2
Area: 25m2
Area: 20m2
Area: 30m2
Area: 10m2
Area: 30m2
Area: 10m2
Area: 10m2
Area: 20m2
Area: 10m2
Area: 5m2
Area: 30m2

Total Area: 500m2*

340m2*

FIRST FLOOR SPACE

- 17 FOYER / CIRCULATION / STORAGE
- 18 KITCHEN & BAR
- 19 FEMALE AMENITY
- 20 ACCESSIBLE & BABY CHANGE AMENITY
- 21 MALE AMENITY
- 22 FUNCTION AREA

PROPOSED

	Area: 30m2
Size: 10 x 4.4m,	Area: 45m2
Size: 3.8 x 2.8m,	Area: 12m2
Size: 2 x 2.8m,	Area: 6m2
Size: 3.8 x 2.8m,	Area: 12m2
Size: 27 x 8.5m,	Area: 230m2

EXISTING

Area: 20m2
Area: 20m2
Area: 15m2
Area: 5m2
Area: 15m2
Area: 120m2

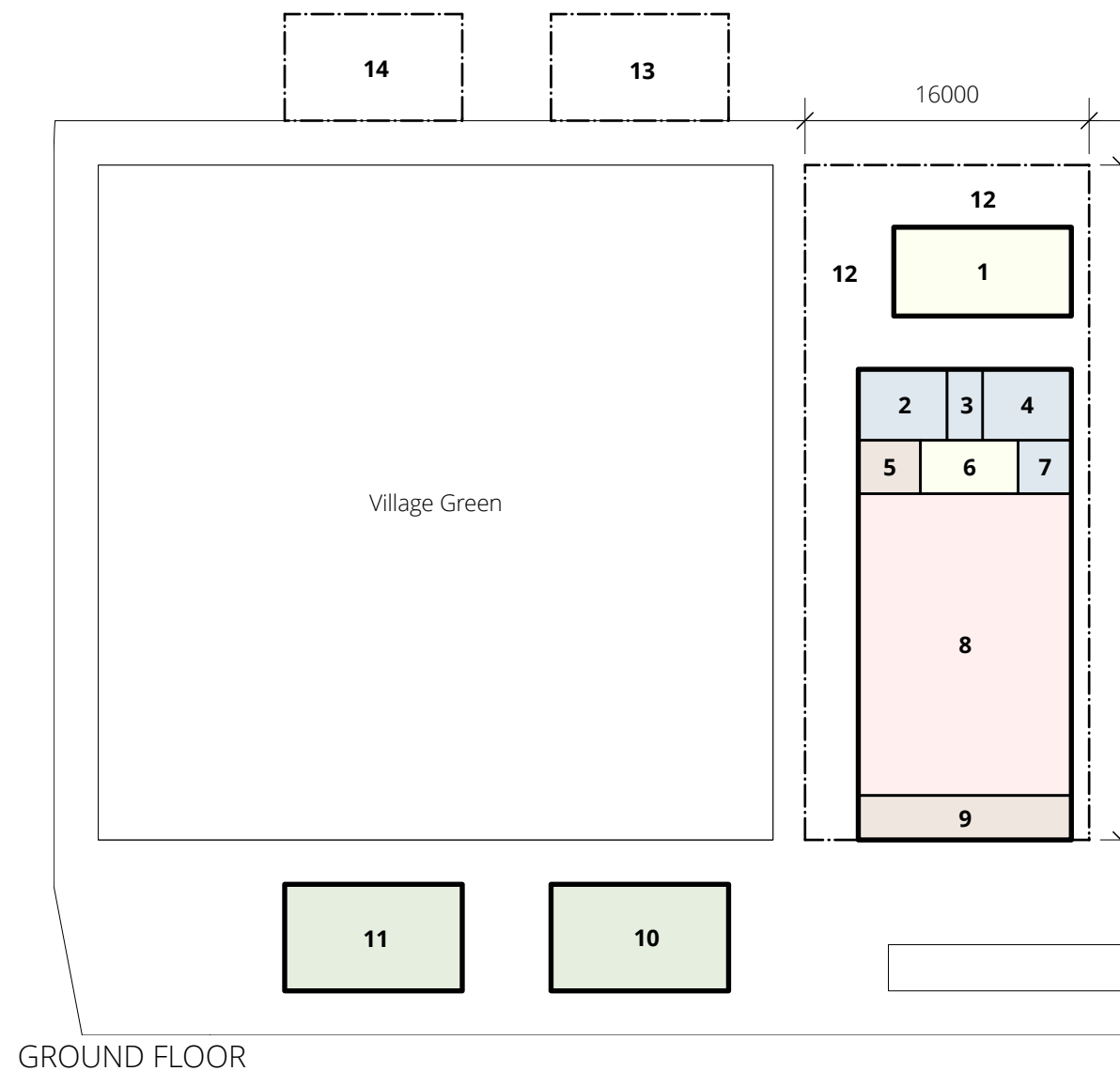
Total Area: 335m2*

195m2 *

- 23 NORTHERN EXTERNAL DECK
- 24 EAST / SOUTHERN EXTERNAL DECK

Area: 110m2	Area: 130m2
Area: 110m2	Area: 55m2

* all areas approximate only.



COMMUNITY HUB BUILDINGS

INTERNAL FLOOR SPACE

- 1 CAFE
- 2 FEMALE AMENITY (EXTERNAL)
- 3 ACCESSIBLE & BABY CHANGE AMENITY
- 4 MALE AMENITY (EXTERNAL)
- 5 STORAGE (INTERNAL)
- 6 KITCHEN
- 7 UNISEX TOILET (INTERNAL)
- 8 OPEN PLAN HALL
- 9 STORAGE (INTERNAL & EXTERNAL)
- 10 FUNCTION / MEETING ROOM
- 11 FUNCTION / MEETING ROOM

Size: 10 x 5m,	Area: 50m2
Size: 5 x 4m,	Area: 20m2
Size: 2 x 4m,	Area: 8m2
Size: 5 x 4m,	Area: 20m2
Size: 3.5 x 3m,	Area: 10m2
Size: 5.5 x 3m,	Area: 16m2
Size: 3 x 3m,	Area: 9m2
Size: 12 x 17m,	Area: 204m2
Size: 12 x 2.5m,	Area: 30m2
Size: 10 x 6m,	Area: 60m2
Size: 10 x 6m,	Area: 60m2
Total Area:	488m2

COVERED EXTERNAL AREA

- 12 CAFE & HALL SURROUNDS
- 13 PICNIC SHELTER
- 14 PICNIC SHELTER

	Area: 80m2
Size: 10 x 6m,	Area: 60m2
Size: 10 x 6m,	Area: 60m2

LEGEND

- Food and Beverage
- Amenities
- Social
- Meeting Room / Medical / Gym
- Storage
- Roof Line
- External Deck

Concept Plan

Schematic Building Layouts

BUILDINGS



HERITAGE



INTERPRETIVE



PLAY



WALKWAYS



SIGNS



Concept Plan
Character Images



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