



“Amongst the hills”

Welcome to Bunderra,
a desirable location.
The name reflects the
Aboriginal meaning:
“Amongst the hills”.




Contents

P4	/	Regional context
P4	/	Local context
P4	/	The Glendale Regional Centre and Cardiff Industrial Park
P5	/	Purpose of the Master Plan
P5	/	Development
P6	/	History of the site
P7	/	Heritage
P7	/	Heritage conservation strategy
P7	/	Public transport system
P7	/	Cycle and pedestrian access
P8	/	Community facilities
P8	/	Educational facilities
P9	/	Open space
P10	/	Employment


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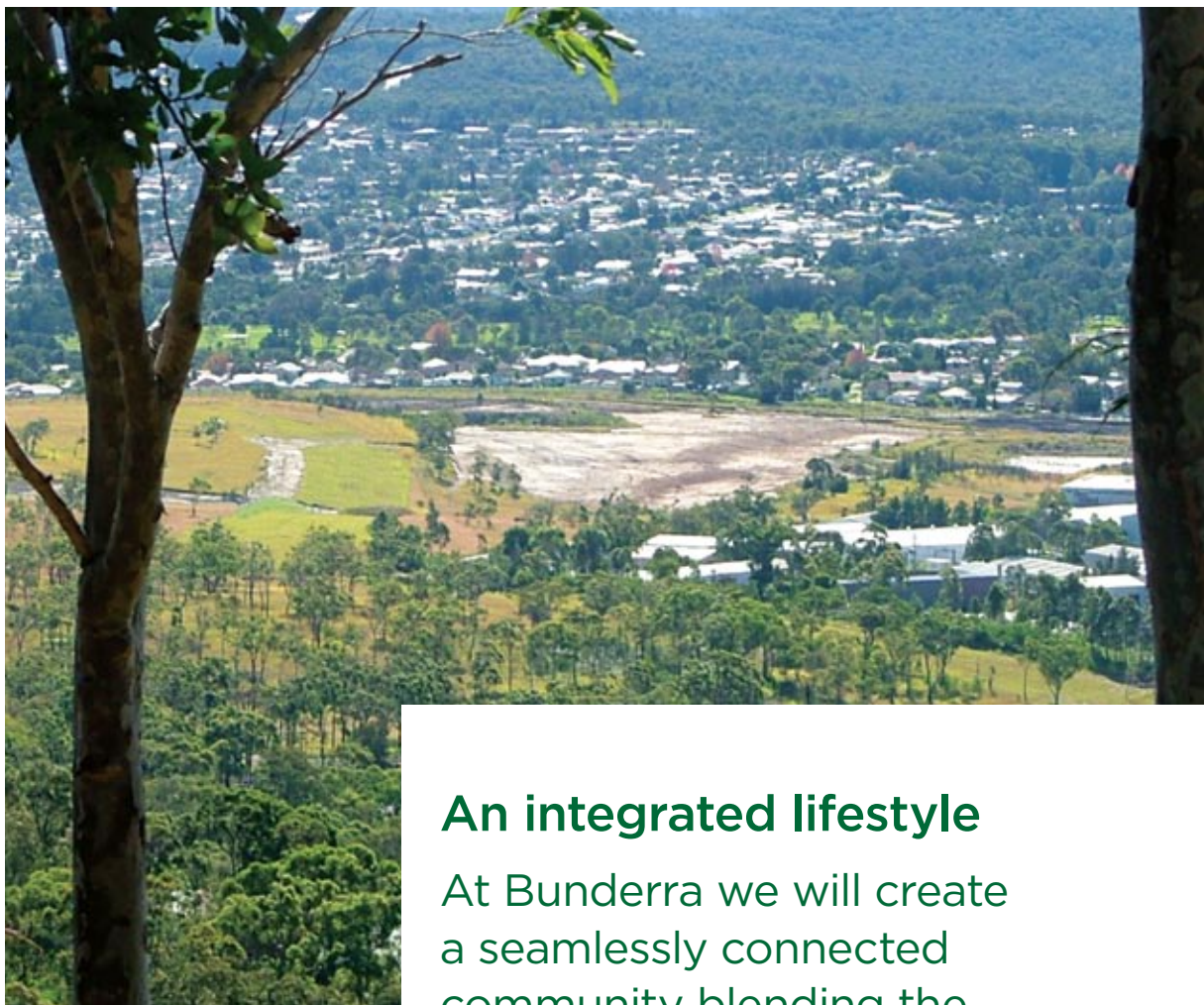


PROPERTY CONSULTANTS, DEVELOPMENT & PROJECT MANAGERS



Bunderra is the
way of the future.
It will provide a
diverse mosaic
of experiences for
all kinds of people.
This is a unique
opportunity to
start a new life in
an energetic and
engaged community
where quality
of life is assured.





An integrated lifestyle

At Bunderra we will create a seamlessly connected community blending the residential, commercial and industrial, into one unique destination for the City of Lake Macquarie.



Regional context

The site is located approximately 13km south west of Newcastle between Boolaroo in the south, Argenton and Glendale in the north, Cardiff in the north east, Cockle Creek in the west and Munibung Hill in the east.

The site is approximately 1.5 km to the north of Lake Macquarie and is located in an established urban area.

The site has excellent access to the emerging Glendale Regional Centre, to Lake Macquarie and the regional road network.

Local context

The site is bound by Munibung Hill to the east and adjoins the eastern borders of Cardiff Industrial Park (predominantly light industrial zone) and Macquarie Hills (a recent residential subdivision) which is mostly visually obscured from the site.



The Glendale Regional Centre and Cardiff Industrial Park

The Cardiff Industrial Park comprises 105 hectares of serviced industrial land, employing 7,500 persons and catering for over 500 businesses.

The Glendale centre contains a retail complex with 40,000m² of floor area.

The area is emerging as a major regional centre offering a variety of employment, retail and community facilities in a location accessible by bus, rail and road.

Lake Macquarie Council and the State Government have plans for the expansion of the regional centre at Glendale and the renewal corridor of Glendale-Cardiff. It is intended that Cardiff and Glendale will accommodate additional population and employment growth providing up to 4,000 new dwellings and 6,500 jobs.

The Bunderra development will be instrumental in the expansion of the existing Cardiff Industrial Park.



“This is the work environment we’ve dreamt of for years. All the latest mod cons and services for the modern office. It establishes a real point of difference for us and it’s great for our clients too.”



“It’s a magnificent site with excellent access to Lake Macquarie and the regional road network – the Master Plan provides a clear vision for future planning and sustainability.”



A prime location

The Bunderra site has excellent access to the emerging Glendale Regional Centre, to Lake Macquarie and the regional road network.

Purpose of the Master Plan

A Master Plan has been developed in consultation with Council and following an extensive review of the opportunities and constraints to development. It draws on previous strategic planning documents such as Lifestyle 2020 and Council's resolution regarding the Bunderra-Munibung Hill Land Use Strategy.

We have undertaken a range of investigations designed to determine the suitability and capability of the site for development and to determine the most appropriate form and nature of development on the site.

Please visit www.bunderra.com.au for more information in relation to the Master Plan.

Development

The Bunderra site comprises an area of 207.25 hectares, incorporating the former Pasminco lead smelter site and land owned by Incitec Fertilisers Ltd, all of which is being remediated.

The main site extends from Cardiff and Argenton to Boolaroo and east of Boolaroo to Macquarie Hills.

The general plan for the Bunderra site is:

- The development of approximately 800 additional dwellings based on an overall density of 15 dwelling units per hectare
- 2,750 additional residents based on 2.5 persons per dwelling
- Potential for 1,600 jobs in a variety of industries
- Additional passive regional open space on Munibung Hill and the raised central hillside linking with surrounding open space systems
- Integration of the existing urban fabric of the locality
- Application for rezoning of the site is underway



History of the site

The Lake Macquarie Development Control Plan No. 1 contains the following description of the settlement of Boolaroo:

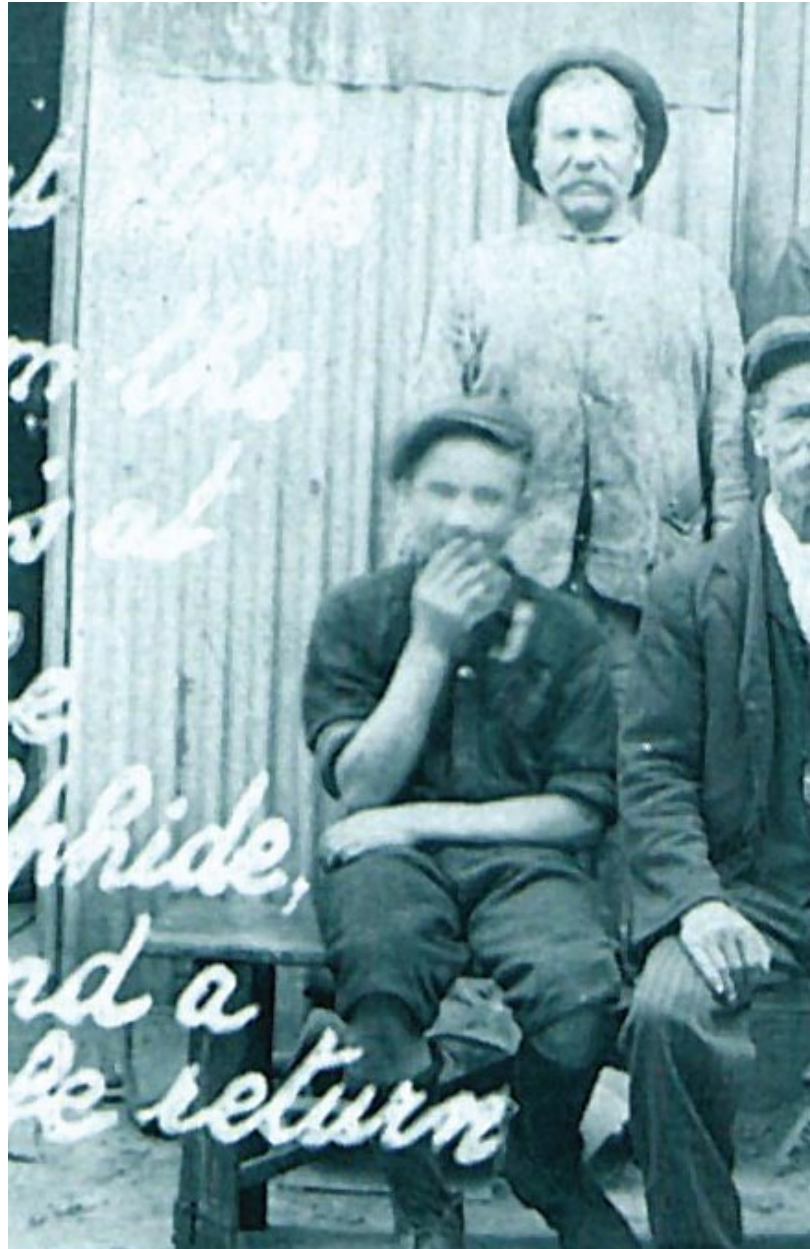
Much of the area now known as Boolaroo was granted to William Brooks in 1839. By the mid 1880's Sir James Fairfax was the owner and it was around this time that the Stockton Borehole Colliery opened west of Boolaroo, across Cockle Creek. Fairfax subdivided his land in the 1890s and further subdivisions followed. By 1902, three subdivisions had taken place, setting up the residential allotment bounded by Main Road, Creek Road and Seventh Street.

In 1896 land was cleared north of First Street by the Sulphide Corporation (Ashcrofts Process) Ltd, for a lead and silver ore treatment plant. The construction, expansion, and continued operation of this plant led to increased demand for adjacent residential land, and Boolaroo began to thrive. Subsequently, several businesses, including G Hawkins & Sons Transport and Construction firm, Finlay's sawmill, and TC Frith's grocery, grew to include hardware and associated goods.

The Boolaroo Public School officially opened in 1900. The Post Office (since demolished) soon followed in 1901. Continued prosperity was recognised by the opening of the Fire Brigade in 1901 and the Ambulance Station in 1922, the first ambulance station in the Newcastle area.

The above history identifies the strong historic connections between the site and the township of Boolaroo and its regional transport connections. It also shows that the site has been used for heavy industrial activities since 1895 and therefore has not been accessible to the public for approximately 112 years. The Master Plan process seeks to ensure that the site is opened up to the existing Boolaroo community through open space connections, connecting streets and a legible urban development.

The history identifies the strong historic connections between the site and the township of Boolaroo.





Heritage

The site is significant as a place with multiple layers of history, use and association with prominent people and industrial processing. A Heritage Precinct is established in the Lake Macquarie DCP and relates to lots along the eastern and western sides of Main Road between First Street in the north to Eighth Street in the south.

Heritage conservation strategy

The Master Plan responds to the landmark qualities of the site by providing for public access to Munibung Hill and by creating a landmark landscape form for the containment cell as a reflection of past activity on the site and as a viewing platform over the site.

Public transport system

There are plans for a new rail station, overpass and bus interchange at Glendale to the north east of the site at Pennant Street. There is potential for significantly improved public transport access to the area as a consequence of this development and the construction of access roads through the site will have beneficial effects on the operation of the public transport system in the area by providing alternative inter-connective street opportunities.

Cycle and pedestrian access

The development of the site provides the opportunity for integrating cycle paths and pedestrian movement systems into the local street pattern and for improving linkages to surrounding areas.

There is potential for significantly improved public transport access to the area.



Community facilities

The new population projected for the site will require access to a range of services and facilities to meet their social, cultural, recreational, educational, health, transport and shopping needs. These may include:

- Health services
- Neighbourhood community centres/halls
- Schools and other educational institutions
- Cultural, entertainment and leisure facilities
- Shopping and commercial services
- Open space and recreation facilities
- Welfare and support services for individuals and families
- Childcare services
- Public transport
- Police and emergency services

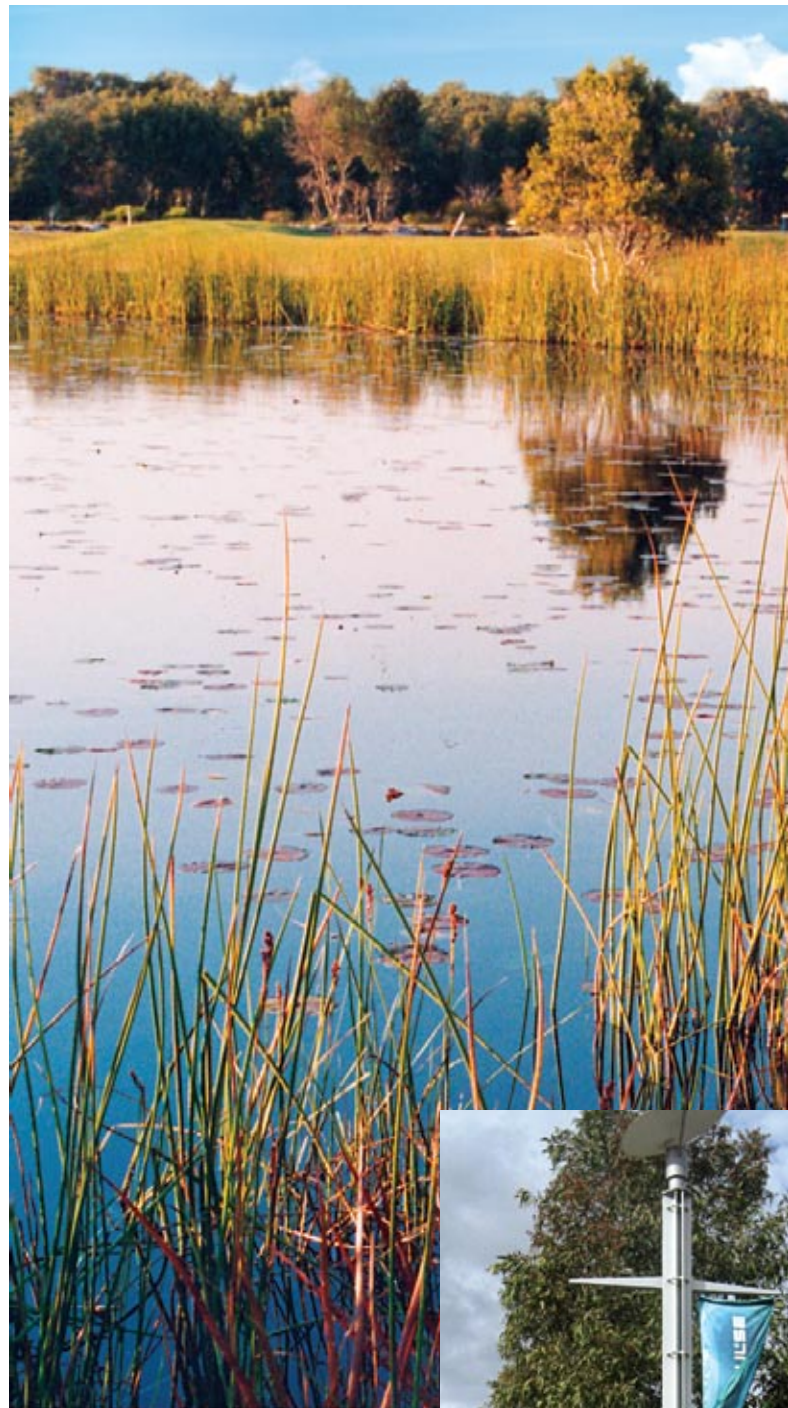
The residential development on the site will be an extension to an existing community, which already has an established network of community facilities.

Educational facilities

Boolaroo Primary School currently has an enrolment of 55 and Argenton Primary has an enrolment of 82 students. There are a number of other primary schools, private and public, which will be easily accessible to the new residents of the site.


Students will have the choice of attending one of several high schools in the area, including Glendale Technology High School, Lake Macquarie High School, Warners Bay High School and St Paul's Catholic High School.

The Hunter Institute of TAFE has a branch at Glendale, attached to the Glendale Technology High School, providing technical and vocational training, focussing on Business and Info Tech, Community Services, Health and Tourism and Manufacturing and Construction.




“This is the ideal location for us. Everything we want is on our doorstep. I couldn’t think of a better spot to bring up our family.”





The residential
development on
the site will be an
extension to the
existing community.





Urban design principles

The Master Plan seeks to provide safe, sustainable residential and employment neighbourhoods.



Open space

The Master Plan seeks to achieve the following objectives in relation to open space:

- To recognise the regional scenic landscape qualities of Munibung Hill and provide opportunities for public access to the hill and walking connections with adjoining areas
- To facilitate passive recreation, pedestrian and cyclist access
- To create interesting and well-designed local parks neighbourhood community and recreation nodes, providing visual and open space amenity to the local neighbourhood
- To ensure that the landscaping of local parks is attractive and memorable, contributing to a high-quality public realm
- To incorporate overland stormwater flows into the open space system with appropriate riparian and wetland plantings
- To integrate areas of environmental sensitivity into the open space system
- To interpret the site's former natural and cultural heritage within the open space
- To link pedestrian and cycle ways through green open spaces and provide opportunities for lookouts, recreation and visually appealing areas and facilities for the community

The key open space elements of the Master Plan are:

- Integrating the new street system with fire trails on Munibung Hill to provide the opportunity for public recreational access to the hill
- Providing a reserve for the Inopina species and connecting this reserve to the hill
- Provision of ecological movement corridors across the site
- To provide two 5,000m² passive neighbourhood parks located in accessible locations to the new community and intended as a meeting place for the community
- Providing for linkages to nearby shared pedestrian and cycle paths
- Providing an urban design solution that does not preclude future recreational use of the containment cells
- Protecting riparian zones along relevant streams
- Integration of the new community with the existing community by the provision of a connective movement system and the joint use of existing active sporting facilities

Employment

The Master Plan envisages that the Bunderra development will provide employment capable of accommodating approximately 1,600 jobs.

The Bunderra development will provide a great benefit to the local community by creating employment and residential housing to the area.



For further information relating to the whole site and its projects, please go to www.bunderra.com.au

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The site is significant as a place with multiple layers of history, use and association with prominent people and industrial processing.





Glendale

Argenton

Cardiff

Macquarie Hills



Boolaroo

Speers Point

Cockle Bay

Cockle Creek

Main Rd

Lake Road

TC Firth Avenue

Main Road

Five Islands Road

