

Catherine Hill

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LAKE MACQUARIE

We are building a place...

Surrounded by national parks where tranquil bushland meets the sea

The Hunter Group, a diversified company with a special interest in property enterprise and a passion to bring about positive change to how people live, work and play are proud to announce the commencement of building works at Catherine Hill Bay. Our goal is to bring value to community. Together we have the opportunity to create a community people will be proud to call home.

In December 2022, a Development Application was approved for the Low-Density Residential subdivision of Lots 1 and 2 of DP 1180181 located on the northern fringes of Catherine Hill with additional works to include water and sewer infrastructure to Cams Wharf, an upgrade to Flowers Drive and Pacific Highway intersection and construction of the long-awaited Heritage Walkway.

Throughout all stages of the development, we will use various communications to keep residents and appropriate stakeholders informed of the phases of construction. Communication mediums include this Newsletter, Website (www.catherinehill.net.au), community presentations, site signage, a contact us email, and letterbox drops.



Our promise

01



Communication

We will consistently strive for well-planned and effective communication throughout all stages of the development for the last remaining land lots in Catherine Hill Bay.

02



Obligations

We have obligations as set out by authorities in the approved planning documents, including those made in the Environmental Assessment phase.

03



Responsive

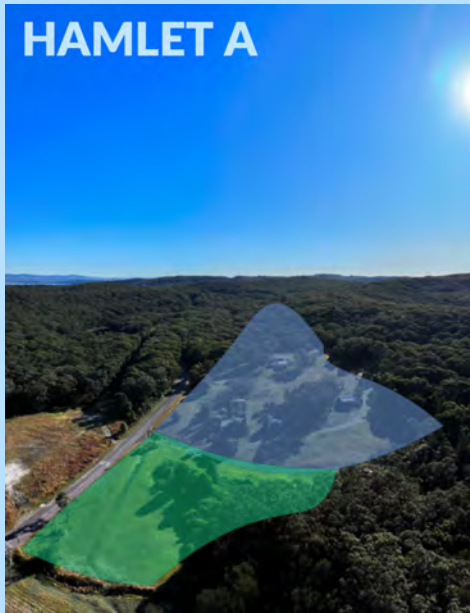
We will be responsive to community enquiries and needs, ensuring any construction impacts are kept to a minimum throughout the process.

Continued updates will be provided on our website:
www.catherinehill.net.au

Approved works

- Low Density Residential Subdivision
- Intersection Upgrade
- Water & Wastewater Infrastructure Construction
- Heritage Walk Construction





Low Density Residential Subdivision

The low-density residential subdivision is divided into Hamlet A (50 lots) and Hamlet B (161 lots). Further detailed design and investigations (e.g., geotechnical assessments) will be carried out as the first stage of works and will require some vegetation removal (under scrubbing).

Hamlet B will be subject to rehabilitation works in accordance with an approved Remediation Action Plan (RAP) prior to civil works commencing. Internal roads, underground electrical, telecommunications and water servicing will then be constructed, followed by landscaping.

It is anticipated Hamlet B's early works program will be required prior to staged construction and that this package will take between 12- 18months to complete. Following this, the construction timing of these stages is expected to take approximately 6-12months per stage.

Water & Wastewater Infrastructure Construction

Underground water and wastewater pipelines and associated pump stations will be constructed from both Hamlets along Flowers Drive to the Pacific Highway following Cams Wharf Road and joining the existing Hunter Water assets in Raffertys Road, and Cams Wharf Road Cams Wharf respectively. The construction of these lines is expected to take approximately 12months.

Head to our website to learn more: catherinehill.net.au



Intersection Upgrade

As part of the current development consent, the Flowers Drive and Pacific Highway intersection will be upgraded in accordance with Transport for NSW (TfNSW) requirements.

In accordance with the current requirements, it is anticipated that the upgrade will take approximately six months to complete. However, TfNSW is re-considering the scope of the required upgrades. This plan will be amended depending on the outcome of TfNSW's changes. We will keep the community abreast of any changes to our obligations here.

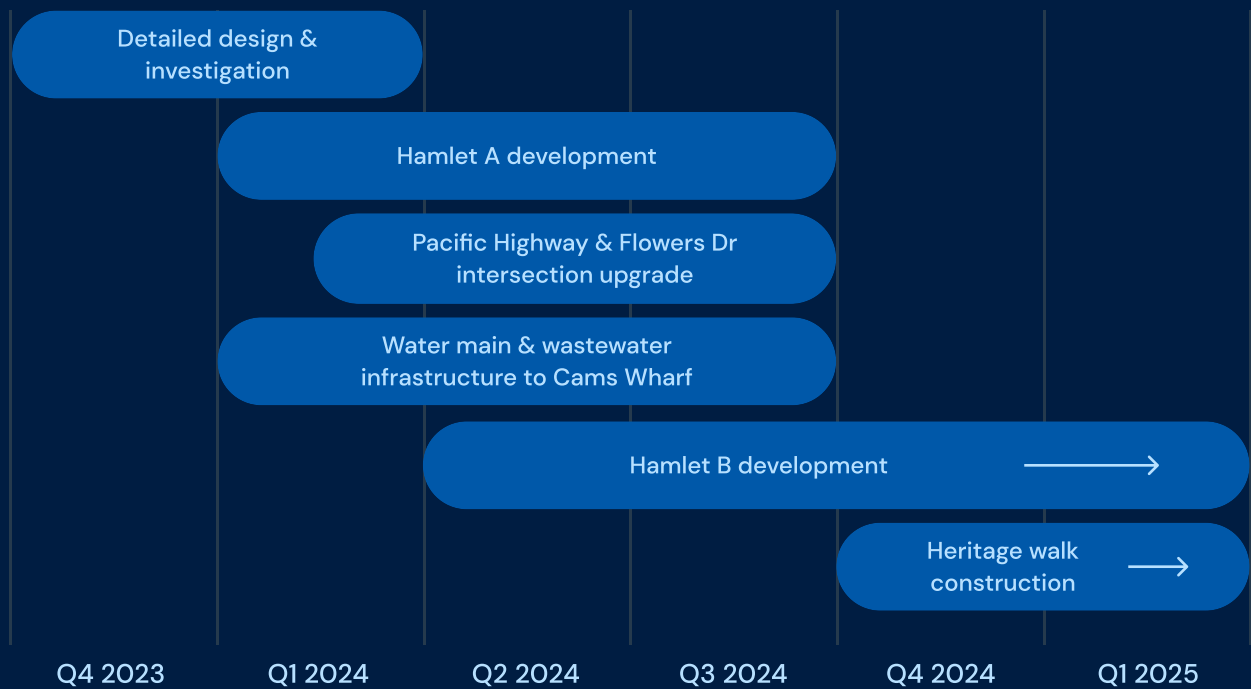
Heritage Walk Construction

A key part of the preservation of the Catherine Hill Bay story is the development of the Wallarah Colliery Railway. The railway was integral to the establishment and growth of mining and its connection to the iconic coal-loading jetty.

The Heritage walk path will provide a very relaxing and enjoyable walk for visitors and locals alike. Most importantly provide local residents a safe access from the northern end of Catherine Hill through Middle Camp to the beach. We will be constructing the section from the south of Hamlet A through to Northwood Road.




Timelines




The above indicative timeline is proposed for the works. The intersection upgrade has been included, however this may be subject to change depending on the outcome of further discussion with TfNSW

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Contact us

 www.catherinehill.net.au

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