PUBLIC EXHIBITION DOCUMENTS

Lake Macquarie Development Control Plan No 1
Draft Revision No 10
Draft Area Plan - Catherine Hill Bay Heritage Conservation Area

Exhibition Dates:
Friday 14 June 2013 – Friday 26 July 2013
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Lake Macquarie Development Control Plan
Draft Revision No. 10
Draft Area Plan – Catherine Hill Bay Heritage Conservation Area

Exhibition Period: Friday 14 June 2013 to Friday 26 July 2013

Contents:
• Draft Area Plan – Catherine Hill Bay Heritage Conservation Area
• Related Council Report and Resolution – 13 May 2013 including copy of Revision 10 to DCP No 1 as an attachment

Submissions: Written submissions are invited from any person in relation to the draft amendment during the exhibition period. All submissions received by Council will be available through Application Tracking at www.lakemac.com.au

Closing Date: Friday 26 July 2013

Submissions should be addressed to:

General Manager
Lake Macquarie City Council
Box 1906
Hunter Region Mail Centre NSW 2310, or

Via email: council@lakemac.nsw.gov.au
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1 INTRODUCTION

The Catherine Hill Bay Heritage Conservation Area (HCA) is located approximately 6km south of the Swansea Town Centre and 26kms south of Newcastle central business district. The Catherine Hill Bay HCA is a site of important heritage significance. This Area Plan contains objectives and controls for development within the Catherine Hill Bay HCA. Where the provisions of this Area Plan are inconsistent with the provisions of any other part of this DCP, the provisions of this Area Plan take precedence.

1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land shown as outlined in heavy green in Figure 1.

Figure 1 - Extent of Area Plan
1.2 PLANNING CONTEXT

State Heritage Register

State Heritage Register listings, Catherine Hill Bay Cultural Precinct (listing no. 01828) and WWII RAAF Radar Station 208 (Former) (listing no. 01752) are both partially located within the boundary of this Area Plan, as shown in Figure 2. Development in these areas is subject to State Heritage Register provisions and this Area Plan.

Middle Camp (North)

Land referred to as ‘Middle Camp (North)’ including the former Middle Camp Colliery and Saw Mill Camp as shown in Figure 2, was deemed a State Significant site and rezoned R2 Low Density Residential through an amendment to the Lake Macquarie Local Environmental Plan (LEP) 2004 on 13 April 2012.

Land in Middle Camp (North) is subject to the provisions of Concept Plan Approval D142/12 (Planning Assessment Commission 12 July 2012) as well as the provisions of Lake Macquarie DCP No. 1 (including this Area Plan). For details of the approved Middle Camp Concept Plan and accompanying Urban Design Guidelines refer to the determination folder at http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4058

In the case of inconsistency between the amended Middle Camp Concept Plan and Council’s citywide DCP the Concept Plan would prevail.

Catherine Hill Bay (South)

This Area Plan does not apply to the land subject to SEPP (Major Development) Amendment (State Significant Sites - South Wallarah Peninsula) 2010 as shown in Figure 2. Currently this land is subject to the provisions of the Catherine Hill Bay (South) Development Control Plan prepared by the Department of Planning and Infrastructure.

In 2012 the Department of Planning and Infrastructure also initiated a process to transfer the planning controls for South Wallarah Peninsula to the Lake Macquarie LEP.

State Environmental Planning Policy (Exempt and Complying Codes) 2008

State Environmental Planning Policy (Exempt and Complying Codes) 2008 was amended in January 2013 so that the General Housing Code provisions do not apply to development at Catherine Hill Bay or Middle Camp.

Lake Macquarie City Council Heritage Guidelines

This Area Plan should be read in conjunction with Lake Macquarie City Council Heritage Guidelines, which provide additional development guidelines.
Figure 2 - Extent of the State Heritage Listings, Middle Camp (North) and SEPP (Major Development) Amendment (State Significant Sites- South Wallarah Peninsula) 2010
2 EXISTING CHARACTER

2.1 OVERVIEW

An annotated aerial photograph detailing the landscape and existing development within the Area Plan boundary is shown in Figure 3. A description of the landscape and existing development is provided in the following sections under respective headings.

Figure 3 - Aerial photograph of the landscape and existing development within the Area Plan Boundary
2.2 SURROUNDING LANDSCAPE

The landscape surrounding the villages of Catherine Hill Bay and Middle Camp consists of undulating terrain that unfolds down to the Pacific Ocean. The terrain is largely undeveloped, covered in native vegetation and includes prominent ridgelines, steep slopes and creeks. The coastal area consists of two prominent headlands that frame a crescent shaped beach. Fire trails and walking tracks link ridgelines, headlands and beaches to the villages. The landscape has very high scenic and biodiversity values, and parts are reserved National Park.

2.3 CATHERINE HILL BAY AND MIDDLE CAMP VILLAGES

The villages of Catherine Hill Bay and Middle Camp are important historical townscapes and contain the oldest group of buildings in Lake Macquarie. The village of Catherine Hill Bay was first established in 1865 and was originally the civic and community centre of the area. It is mainly a holiday and weekend destination for visitors and absentee owners. Middle Camp was established in the early 1900s. It is viewed as a secondary village and is often referred to under the common name of Catherine Hill Bay, rather than having a strong identity of its own. It is smaller, with the majority of houses on Flowers Drive and Colliery Road occupied by permanent residents.

A low ridge covered in native vegetation separates the two villages, and the villages are connected by Flowers Drive. The original subdivision pattern of Catherine Hill Bay and Middle Camp including streets and allotments remains largely in place. Each has a simple street grid with regular sized residential allotments. There is a notable absence of tall trees other than historic Norfolk Island Pine plantings in the former school grounds on Flowers Drive, the Mine Manager's residence and the Jetty Master's house within the Wallarah House Curtilage area.

A number of unformed roads such as Morrice, Frazer, Keene and Usher Streets in Catherine Hill Bay are maintained as open grassed areas. The mown fire breaks to the east and west of each village are regarded as common land. The undeveloped gully to the east of Clarke Street forms a natural boundary between the township and the ridge leading to the southern headland. Stormwater is managed using 'soft' infrastructure such as swales. Most streets have no kerb and guttering, footpaths, bins or street furniture and few street lights. There are few traffic signs, posts or barriers.

The public areas managed by Council include the Catherine Hill Bay Surf Life Saving Club, the car park areas and access to Middle Camp Beach at Catherine Hill Bay, the cemetery, and the public park and the playground adjacent to the Catherine Hill Bay Bowling and Community Club at Middle Camp.
Wallarah House Curtilage Area

The Wallarah House Curtilage area includes the historic Wallarah House and Jetty Master’s Cottage and the curtilage surrounding these buildings. Wallarah House was built in the 1890s as the mine manager’s residence. The Jetty Master’s Cottage was built at a latter date and overlooked the coal loader wharf. Only the northern section of the Wallarah House Curtilage is located within the boundary of this Area Plan. For further details of the Wallarah House Curtilage refer to Figure 16.

2.3.1 COMMERCIAL AND PUBLIC BUILDINGS

Catherine Hill Bay and Middle Camp currently have few commercial, community or public facilities, aside from the Catherine Hill Bay Hotel, the Catherine Hill Bay Bowling and Community Club and the Catherine Hill Bay Surf Life Saving Club. A number of buildings within the two villages were originally built and used for commercial or community purposes and include a school, community hall, stores, boarding houses, post office, church, and police station. These are now used as residences reflecting the change from a working ‘company town’ to a weekend and summer holiday destination.
2.3.2 COTTAGES AND DWELLING HOUSES

Most dwellings in Catherine Hill Bay and Middle Camp villages were constructed by the same mining company during the late 1800s to early 1900s, to house mineworkers and their families.

As the original miners cottage is limited in size, the majority of buildings have been added to accommodate kitchens and bathrooms. Typically, this is achieved by extending the cottage at the rear under a skillion roof. Further extensions also exist that continue either the skillion roof form or a gabled roof form.

The common elements in each village are:

- small single storey cottages with a site coverage of approximately 20-35%;
- a front verandah facing the street and built up to the street boundary;
- a gabled roof with no eaves and corrugated galvanised steel sheeting;
- brick chimney(s);
- timber framing, weatherboard or fibro cladding; and
- timber verandah posts with timber picket balustrade.

There are more subtle differences between dwellings and built elements in each village as set out in Table 1 and Figures 10 and 11.

<table>
<thead>
<tr>
<th>Element</th>
<th>Catherine Hill Bay</th>
<th>Middle Camp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site topography</td>
<td>sloping to rear</td>
<td>flatter sites</td>
</tr>
<tr>
<td>Ridge height</td>
<td>average 4 to 4.5m</td>
<td>average 4.5 to 5m</td>
</tr>
<tr>
<td>Cottage width</td>
<td>average width= 7 metres</td>
<td>average width= 8.5 metres</td>
</tr>
<tr>
<td>Cottage length incl verandah</td>
<td>average length= 8 metres</td>
<td>average length= 9 metres</td>
</tr>
<tr>
<td>Front door</td>
<td>located off centre</td>
<td>located in centre of front elevation</td>
</tr>
<tr>
<td>Front verandah</td>
<td>roofed separately</td>
<td>located under main roof structure</td>
</tr>
<tr>
<td>Fencing</td>
<td>no front fencing, minimal side fencing</td>
<td>some front and side fencing</td>
</tr>
<tr>
<td>Gardens</td>
<td>minimal planting</td>
<td>some established gardens and fencing</td>
</tr>
<tr>
<td>Side setbacks</td>
<td>clear of planting</td>
<td>some planting</td>
</tr>
<tr>
<td>Garages and carports</td>
<td>freestanding and in side setback</td>
<td>some near rear boundary</td>
</tr>
</tbody>
</table>
2.3.3 PRIVATE LANDSCAPED AREA

Both villages have common landscape characteristics, which are also reflected in the private landscaped areas as follows:

- Unfenced backyards that merge into public open space or firebreak areas.
- Timber picket fencing or timber and wire fencing.
- Few outbuildings in backyards.

Figure 12 - Typical timber picket fence

Figure 13 - Typical timber and wire fence
2.3.4 GARAGES AND OUTBUILDINGS

Both Catherine Hill Bay and Middle Camp have a range of ancillary buildings including WC’s, woodsheds, garages, carports, and storage sheds that are located at the side or rear of the dwelling.

In both villages these ancillary buildings:

- are built from similar materials to the original cottage (weatherboard or fibro sheeting).
- have gable, flat, or skillion roof forms of corrugated galvanised steel.
- may include a covered walkway linking two or more outbuildings.
3 VILLAGE SETTING AND VIEWSHED

The viewshed for Catherine Hill Bay village is the area of the surrounding landscape likely to be visible for a person standing within the village. Figure 14 shows that a viewer standing at the nominated central location at the corner of Clarke and Lindsley Streets would be able to view the surrounding landscape setting, but would not be able to see the Middle Camp village. Similarly an observer in a central location on Flowers Drive would be able to see extensive surrounding areas but would not be able to see Catherine Hill Bay village.

The visual containment of each village provides a clearly defined landscape setting for that village. The visual separation between the two villages also reflects the historical origins and settlement of each village.

The viewshed area (as colour highlighted in Figure 14) is the most visually sensitive area for each village. Activity in this area has the potential to adversely affect the landscape setting and the heritage significance of that village.

It is important that any development proposal, infrastructure works, vegetation management works, or maintenance activity:

- maintains the visual separation between the villages,
- has minimal impact on the highlighted viewshed area for that village, and
- captures any opportunity to rehabilitate the landscape setting within the highlighted viewshed area.

Proposals within the highlighted viewshed areas should be subject to a visual impact assessment.
Note: This map is an indicative guide. One generic ‘source location’ was used for each village and the mapping is based on ground levels only. It does not include structures such as buildings or communication towers that could be visible from the ‘source locations’, or the potential for vegetation to screen the visibility of such structures.

Figure 14 - Viewsheets for the Catherine Hill Bay and Middle Camp villages
4.27 - Catherine Hill Bay Heritage Conservation Area

4 HERITAGE SIGNIFICANCE

4.1 ABORIGINAL HERITAGE

Prior to European settlement of the region, the Lake Macquarie area was inhabited by the Awabakal people. The abundance of food resources in the Catherine Hill Bay area indicate it would have been attractive to groups living locally.

The general patterning of Aboriginal sites in the local area shows a strong association with the coast, which reflects a focus on coastal resources, predominantly shellfish from rock platforms, and coastal outcrops of Permian tuffs used for stone tool manufacture. Aboriginal sites also have the potential to be found along smaller watercourses in the Catherine Hill Bay and Middle Camp areas.

By the start of the Twentieth Century only a small number of Aboriginal people remained living in the outskirts of settlements including Catherine Hill Bay. The community has remained in the region and Lake Macquarie Aboriginal community is now one of the largest in NSW.

Note: Lake Macquarie DCP No. 1 includes relevant provisions for the conservation of Aboriginal Heritage. The Bahtabah Local Aboriginal Land Council and other relevant local Aboriginal groups included on the Register of Aboriginal Groups held by Council should be consulted as early as possible regarding any potential Aboriginal Heritage site.

4.2 EUROPEAN HERITAGE

Catherine Hill Bay HCA is a significant cultural landscape that has developed through the involvement and influence of two distinct European groups.

The first group is the coal mining companies, who owned and mined the land from 1865 onwards and who laid the foundations of the area by mining the land, laying out the subdivision patterns, forming the roads, building the houses and employing the workers. The second group is the mineworkers, their families and descendants who continue to live and work in the area and who introduced and supported community and public facilities and are the basis of the strong community spirit still seen in the area today.

The Catherine Hill Bay HCA is significant for the following reasons:

- A rare surviving example of an intact 'company town' development, that retains the original subdivision layout, the roads, landscape setting and many early houses and former community and commercial buildings.
- The simple, single storey 'miners' cottages' of weatherboard with front verandah, corrugated iron roofing and brick chimney; that are consistent in height, form, size and scale, sited on the street frontage and facing onto the main roadways.
- The 'modernised' mine workers cottages that were altered in the mid 1960s following their purchase by the mine worker families and their descendants (Post company era).
- The absence of landscape and site features such as large trees, fencing, driveways, letterboxes, retaining walls, kerb and gutters, and street lighting; and the unformed roadways and cleared lands surrounding the towns that are used as shared public spaces.
- The surviving community and commercial buildings, including the hotel, school, community hall, stores, boarding houses, post office, and police station.
- The site of a number of lengthy protests and strikes related to workers' rights and the living conditions of the miners, with a strong history of community support and organised protest.
- As an area that has been in mining company ownership for over 100 years with associations with the beginnings of the coal mining industry in NSW, including with those people recognised in the naming of the streets of Catherine Hill Bay (Clarke, Morrice, Hale, Frazer, Keene, Lindsley and Usher).
- The archaeology of the former collieries and mine workers settlements located throughout the area.
The heritage contribution of each element within the villages of Middle Camp and Catherine Hill Bay is identified in Figures 15 and 16 as either a heritage item, a potential heritage item, a contributory item, an intrusive item or a neutral item.

4.2.1 HERITAGE ITEMS
Heritage items are those listed in LMLEP 2004, which have been identified as having heritage significance relating to the social, cultural, natural, or technical history of the local area as outlined above. These include the cemetery, hotel, former police station and lockup, and coal loader jetty.

4.2.2 POTENTIAL HERITAGE ITEMS
Potential heritage items are those buildings with a known history of commercial or community use and/or are highly intact, although further research into their histories and condition would be required prior to being formally identified as heritage items. These include such sites as the former school, the former post office and the former nursing hospital.

Potential heritage items were identified in the City of Lake Macquarie Heritage Study 1993.

4.2.3 CONTRIBUTORY ITEMS
Contributory buildings are those that contribute to the heritage values of the area. They generally originate from the period when the mining companies still owned and managed the area (Company Era) or the period following the mid 1960s mining company auction of cottages and land to the mine workers (Post Company Era).

Contributory Items from the Company Era:
1. Residences constructed by the mining company for use by mine managers, engineers and the like, that are typically larger than the standard mine workers cottages, but with similar materials and form
2. Original cottages with some minor alterations, that are still relatively intact and are capable of being restored.

Contributory Items from the Post Company Era:
1. Residential buildings that have undergone alterations in the mid 1960s following their purchase by the mine workers and their families.
2. Residential buildings that were constructed in the mid 1960s following the purchase of the land by the mine workers and their families.

4.2.4 INTRUSIVE ITEMS
Intrusive elements have a negative impact on the heritage values of the area. These include:
1. Site allotments that do not follow original subdivision pattern.
2. New buildings, extensions, and alterations that do not relate to the predominant height, form, or scale of the miners cottages.
3. New buildings that are not orientated towards the street.
4. New buildings that are not located on the street front.
5. Sites with changed landforms, including excavation, retaining walls and mounding.
6. Exotic trees in the public domain not related to early buildings such as Norfolk Island Pines and Coral Trees.

4.2.5 NEUTRAL ITEMS
Neutral items those elements that do not contribute to or detract from the heritage values of the area.
4.27 - Catherine Hill Bay Heritage Conservation Area

Figure 15 - Significance Ranking - Middle Camp
Figure 16 - Significance Ranking - Catherine Hill Bay Village
5 GENERAL OBJECTIVES AND CONTROLS

5.1 HERITAGE IMPACT

Objectives

a. To ensure that development occurs in a manner which has no adverse heritage impact on the level of significance of the area.

Controls:

1. A detailed analysis of the heritage streetscape and surrounding environment must accompany development proposals. The analysis must identify any listed heritage items, potential heritage items, contributory items, intrusive items, or neutral items.

5.2 SUBDIVISION

Objectives

a. To retain existing Catherine Hill Bay subdivision pattern including the layout of allotments, allotment sizes and unformed roads.

b. To facilitate the establishment of the Wallarah House Curtilage area.

Controls

1. Site amalgamation, subdivision or boundary adjustment is not supported, with the exception of lot amalgamation to establish a single lot for the Wallarah House Curtilage area.

2. Where an original or replacement building encroaches on an adjacent parcel, the applicant must exhaust all alternatives to boundary adjustments including a private easement and/or a licence over Crown land.

3. New roads are not supported.

5.3 VIEWSHEDS

Objectives

a. To ensure that any development proposal, infrastructure works, vegetation management works, or maintenance activities:

i. maintain the visual separation between the villages;

ii. have minimal impact on the viewshed area for that village; and

iii. capture any opportunity to rehabilitate the landscape setting within the identified viewshed area.

Controls

1. A development application for any proposal located within either viewshed as highlighted in Figure 14 that includes construction, earthworks or removal of native vegetation must include a visual impact assessment.

5.4 BEACH FRONT AREA

Objectives

a. To retain the natural landscape character of Middle Camp Beach.

Controls

1. For land east of Flowers Drive between the surf club and the cemetery:

i. no shade structures, kiosks or recreation buildings are permitted except for the purposes of replacing existing facilities;

ii. walkways and paths must be unsealed; and

iii. landscape planting must consist of local native species only.
5.5 LANDSCAPE SETTING

Objectives

a. To retain the existing landscape character of Catherine Hill Bay and Middle Camp villages.

b. To ensure that development maintains established views into and within the Conservation Area.

Controls

1. All unsealed tracks and paths must be retained.

2. The cleared areas and asset protection zones around each village must be retained as mown or slashed areas.

3. The native coastal heath surrounding the two villages must be retained or rehabilitated where necessary.

4. Landscape planting in open space areas and on public land must be selected from Table 2.

Table 2 - Open Space Planting Species

<table>
<thead>
<tr>
<th>Species Name</th>
<th>Species Name (understorey species)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angophora costata (Smooth bark Apple)</td>
<td>Acacia longifolia var. longifolia (Sydney Golden Wattle)</td>
</tr>
<tr>
<td>Banksia serrata (Old Man Banksia)</td>
<td>Banksia oblongifolia</td>
</tr>
<tr>
<td>Banksia integrifolia (Coastal banksia)</td>
<td>Banksia spinulosa var. collina</td>
</tr>
<tr>
<td>Corymbia gummifera (Red Bloodwood)</td>
<td>Dodonea triqueta (Hop bush)</td>
</tr>
<tr>
<td>Corymbia maculata (Spotted Gum)</td>
<td>Melaleuca nodosa (Ball Everlasting)</td>
</tr>
<tr>
<td>Cupaniopsis anacardioides (Tuckeroo)</td>
<td>Lambertia formosa (Mountain Devil)</td>
</tr>
<tr>
<td>Eucalyptus botryoides (Southern Mahogany)</td>
<td>Leptospermum laevigatum (Tea tree)</td>
</tr>
<tr>
<td>Eucalyptus capitellata (Brown Stringybark)</td>
<td>Lomandra obliqua (Fish Bones)</td>
</tr>
<tr>
<td>Eucalyptus haemastoma (Scribbly gum)</td>
<td>Patersonia sericea (Purple Flag Flower)</td>
</tr>
<tr>
<td>Eucalyptus piperita (Sydney peppermint)</td>
<td>Pultenaea elliptica</td>
</tr>
<tr>
<td></td>
<td>Themeda australis (Kangaroo Grass).</td>
</tr>
<tr>
<td></td>
<td>Westringia fruticosa (Coastal Rosemary)</td>
</tr>
</tbody>
</table>

5.6 STREET INFRASTRUCTURE

Objectives

a. To minimise the visual impact of street infrastructure and pavement on the streetscape.

b. To minimise the impact of street infrastructure and pavement on the heritage significance of heritage items, potential heritage items and contributory items.

c. To maintain the curtilage of cottages, particularly where these encroach on the road reserve.

Controls

1. The name of existing roads and street numbers must be retained.

2. Road widening is not supported.

3. Unsealed roads must not be sealed.

4. New kerb and guttering is not supported in road reserves or public areas.

5. Local area traffic management devices must be designed for minimal visual impact on the streetscape.
6. Vertical displacement devices such as thresholds and speed bumps, are preferred to horizontal displacement devices such as chicanes with kerbing.
7. Local area traffic management devices must be finished in a similar colour to the existing road pavement surface.
8. Infrastructure to visually narrow the road must be designed with simple small section timbers that are sympathetic to existing fencing and street elements.
9. Vegetation planting associated with traffic management devices must only be used in locations where there is existing native vegetation bordering the road reserve.
10. Driveway crossings must be finished in unsealed gravel or similar.
11. Footpaths or hard pavement areas are not acceptable on road verges. Turf planting must be used on road verges wherever possible.
12. Traffic and directional signage must be kept to a minimum and located on existing poles.
13. A new lighting pole in the road reserve is permissible only where it replaces an existing pole.
14. New street lamps must be attached to existing poles.
15. Stormwater must be managed with soft infrastructure such as swales and soakage pits wherever possible.
6 BUILDING OBJECTIVES AND CONTROLS

6.1 ADAPTIVE REUSE OF BUILDINGS

Objectives
a. To promote adaptive reuse of original buildings sympathetic to the historic built form.

Controls
1. Where a proposal seeks to change the use of an original building, the proposed use must be compatible with the historic built form and design of the building.

6.2 BUILDING ADDITIONS AND NEW INFILL BUILDINGS

Objectives
a. To locate additions so that the original cottage or building retains its integrity and remains the dominant building on the site.
b. To ensure that the built form and character of new infill buildings complement the original cottages and the streetscape character.
c. To allow for the addition of outbuildings and other structures at the rear of the site.
d. To restrict development within side setbacks.

Controls
1. All development must step with the natural fall of the land.
2. Development must comply with the controls as shown in Figure 17 and 18.
3. Individual buildings at the rear can be linked to each other by a deck, verandahs or covered walkway.

Note: Although the controls are based on the original cottages, the approach required for additions to non-residential buildings is the same, and the same base dimensions, lengths and setbacks apply.

6.3 DUAL OCCUPANCY AND SECONDARY DWELLINGS

Objectives
a. To ensure that dual occupancy development does not visually intrude on the traditional development pattern.
b. To ensure dual occupancy development and secondary dwellings are sympathetic to the historic built form of the original cottages.

Controls
1. Proposals for dual occupancies or a secondary dwelling will only be considered if the second dwelling is:
   i. located at the rear of an original cottage or new infill building;
   ii. located within the permitted building envelopes for rear additions as shown in Figures 18;
   iii. directly attached by a verandah or short covered walkway to the existing or new infill dwelling; and
   iv. not located within an outbuilding unless that outbuilding is an original building.

6.4 MAXIMUM AREA (BUILDINGS, STRUCTURES & IMPERVIOUS SURFACES)

Objectives
a. To retain the open landscaped character of each village.
b. To limit the bulk of new development permitted on a site.
Controls

1. The maximum area of a site developed by buildings and structures including carports, garages, driveways, pathways, and other impervious surfaces, is 35% of the total site area.

6.5 HEIGHT OF BUILDINGS

Objectives

a. To maintain the existing consistent height of buildings within each village.
b. To ensure that the height of new infill development is consistent with the original cottages.

Controls

1. Within the Catherine Hill Bay Cultural Precinct (State Heritage Register Listing No. 01828):
   i. new development in Catherine Hill Bay village must be a maximum of one storey and not exceed 4.5 metres from natural ground level to the top of the roof ridge; and
   ii. new development in Middle Camp village must be a maximum of one storey and not exceed 5.0 metres from natural ground level to the top of the roof ridge.

6.6 SIDE AND REAR SETBACKS

Objectives

a. To ensure that side and rear setbacks are consistent with the established pattern of development within each village.
b. To limit development within side and rear setbacks.
c. To ensure that view lines between cottages are maintained.

Controls

1. Side setbacks must be consistent with the setbacks of the original cottage.
2. Side setbacks must retain a minimum of 1.8 metres as open landscaped area.
3. For an infill development, rear setback must be consistent with the setbacks of neighbouring dwellings.

6.7 CUT AND FILL

Objectives

a. To minimise the disturbance to the natural landform.
b. To maintain the existing characteristic landform of each village.
c. To encourage the use of batter slopes in setbacks and landscape areas.

Controls

1. Cut or fill, or cut and fill combined, must not exceed a total maximum height of 600mm.
2. Retaining walls must not be used outside the building footprint.
3. Finished batter slopes must not exceed a slope of 1 in 4.

6.8 BUILDING ELEMENTS

Objectives

a. To retain the original form, style, detailing and materials of the cottages.
b. To retain original features such as front verandahs, chimneys and timber windows and doors.
c. To encourage the restoration of lost original features to original miners cottages.
d. To ensure that new building materials are compatible with the existing materials of the original cottage.
e. To retain the existing roof shapes and proportions of existing houses.
Controls

1. All existing front verandahs must be retained.
2. Reconstruction of front verandahs must reinstate the original design.
3. Any deck, patio, terrace, or verandah must not have an enclosing wall higher than 1400mm.
4. The form and slope of the roof of the Original Cottage must be retained.
5. Roofs over rear extensions must ensure the roof of the Original Cottage remains intact.
6. The roofing material of any structure must have a traditional corrugated profile (such as Colorbond Custom Orb® or equivalent).
7. Infilling between piers is not permitted.
8. Original windows and doors must be retained on the Original Cottage.
9. Dormer windows are not permitted.
10. Repairs, restoration, or reconstruction of windows and doors to the Original Cottage must match existing original windows and doors.
11. External shutters are not permitted on the front or side windows of the Original Cottage.
12. Existing chimneys must be retained and existing face brick must not be painted or rendered.
13. Skylights in the roof of the Original Cottage must be located on the rear roof plane and set flush with the roof sheeting.

6.9 ANCILLARY DEVELOPMENT

Objectives

a. To support the introduction of essential services and allow for the upgrading of existing services.
b. To provide options for energy efficient development.
c. To minimise the impact of modern ancillary structures on original cottages and the streetscape.
d. To avoid the visual intrusion of swimming pools on the historic landscape character.

Controls

1. Aerials and antennae for commercial purposes are not permitted.
2. One (1) only aerial or antenna is permitted per allotment.
3. An aerial or antenna must not be roof mounted.
4. One (1) only communications dish is permitted per allotment.
5. A communication dish must not be roof mounted and must not exceed two metres in diameter.
6. Solar panels on the rear of the original cottage must be located on the rear roof plane and finish flush with the roof sheeting.
7. Solar panels are permitted on the roofs of rear extensions and outbuildings located at the rear of the site.
8. Solar panels are not permitted on garages or carports located within the side setbacks.
9. Air conditioning units are not permitted on the front elevation or side elevations of the original or infill cottage.
10. The installation of air conditioning units must not affect the structural integrity of the building.
11. A swimming pool must be located in Area B or C as shown in Figure 18.
12. A swimming pool deck must not exceed 600mm above existing ground at any point.
13. Swimming pool fencing must be designed to minimise visual impact on all elevations.

6.10 CARPORTS, GARAGES AND DRIVEWAYS

Objectives

a. To retain open side setbacks and view lines between buildings.
b. To minimise the visual impact of driveways.
Controls

1. A maximum of one garage or carport is permitted for each dwelling.
2. A garage or carport must not exceed 3.5m wide and 6.0m deep.
3. Driveways must be finished with gravel or driveway strips in uncoloured concrete. Full width driveway pavement is not permitted.

6.11 FENCES

Objectives

a. To ensure that fencing does not detract from the open landscaped character of the area.

Controls

1. Front fences are not permitted.
2. A side or rear fence must be:
   i. a maximum of 1.2 metres in height; and
   ii. constructed of round or split timber posts (unpainted) with horizontal wire strands as shown in Figure 12; or
   iii. constructed for sawn timber posts with vertical pickets (unpainted) as shown in Figure 11.
3. Fences constructed using Colorbond® sheet steel or similar product are not permitted.

6.12 PRIVATE LANDSCAPED AREA

Objectives

a. To ensure that landscaping is consistent with the existing landscape character.
b. To retain historic tree plantings.
c. To encourage the use of local species within private landscaped areas.

Controls

1. A development application must include a landscape plan that clearly shows:
   i. Trees or vegetation to be retained;
   ii. New planting of local native ground covers and shrubs up to two metres high, and no tall trees;
   iii. Minimal vegetation adjacent to the existing cottage;
   iv. No vegetation along the street frontage; and
   v. Cut and fill areas, retaining structures and batter slopes.
2. In the Catherine Hill Bay village 30% of the total site area must be retained as landscaped area.
3. Historic established trees must be retained including the trees located at the former school, the Mine Manager's residence, and the Jetty Manager's house.

6.13 SIGNAGE

Objectives

a. To ensure that signage is sympathetic to the heritage values of the area.

Controls

1. Signage must contain information that only relates to building identification and approved uses of the subject site.
2. Signs on original cottages must be:
   i. A3 size or less; and
   ii. located under the gutter line of the front verandahs of the dwelling and not on side elevations.
3. Signage on existing commercial buildings:
   i. must not extend beyond the height of the building; and
6.14 DEMOLITION

Objectives

a. To ensure the retention of heritage items, potential heritage items and contributory items in Catherine Hill Bay and Middle Camp.

b. To encourage replacement of intrusive buildings with sympathetic infill development.

Controls

1. A development application that includes demolition of an existing building must also request approval for a replacement building that complies with the objectives and controls of this Area Plan.

2. Chimneys must be retained unless they are structurally unsound and unable to be restored. An application for removal must be supported by a report prepared and certified by a qualified structural engineer.
### Dimensions

Dimension ‘w’ - ‘Base Roof Slope Dimension’ - Length of roof slope of original cottage

Dimension ‘x’ - Distance between front and rear wall of original cottage

Dimension ‘y’ - ‘Base Dimension’ distance between front wall and rear wall of rear skillion addition

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**Figure 17 - Dimensions of Catherine Hill Bay and Middle Camp Original Cottages**
4.27 - Catherine Hill Bay Heritage Conservation Area

Permitted Development

Area B  Habitable Buildings.
Area C  Habitable Buildings.
Area D  Single garage or carport; wind turbine; antennae and aerial; communication dish; above ground tanks; septic system; clothes line.
Area E  Above ground tanks; septic system; clothes line.
Area F  Single garage or carport; above ground tanks; septic system.
Area G  Catherine Hill Bay – No structures permitted.
          Middle Camp – Non-habitable outbuildings, freestanding garages and carports permissible.
Area H  No buildings or structures.

Development Guidelines

- Skillion roof form only
- Roof must fall away from the original cottage
- Length must not exceed y
- Ridge must be lower than the ridge of the Original Cottage
- Length must be equal to dimension y
- Various roof forms allowed
- Length of roof slope must be equal or less than dimension w
- Outbuildings must be separated from Original Cottage and Rear Additions
- Separation between main dwelling and outbuildings must be equal to or greater than dimension x
- Length of outbuildings must be equal to or less than dimension x
- Length of outbuilding must be equal to or less than dimension x

Refer to Figure 17 for dimensions w, x, y

Figure 18 - Permitted Development and Development Guidelines
Council Report and Resolution

Lake Macquarie
Development Control Plan No 1
Draft Revision No 10
Draft Area Plan - Catherine Hill Bay Heritage
Conservation Area

13 May 2013
13STRAT014 Exhibition of draft Area Plan for Catherine Hill Bay and Middle Camp Heritage Conservation Area

Council Ref: F2011/01388/01 - D02865248
Report By: Senior Strategic Landuse Planner - Susie Young

Précis:

Council received grant funding in 2011 from the Office of Environment and Heritage to prepare an Area Plan for the Catherine Hill Bay Heritage Conservation Area (HCA). A draft Plan has now been prepared.

This report also seeks Council’s resolution to prepare and exhibit Revision 10 to Lake Macquarie Development Control Plan No.1 (DCP No.1) to delete Section 2.4.2 Catherine Hill Bay Heritage Conservation Area and insert the draft Catherine Hill Bay Heritage Conservation Area Plan in Part 4 of DCP No.1.

Public exhibition of the draft Area would provide the community with an opportunity to review and comment on the plans, and satisfy legislative requirements.

Recommendation:

Council resolves:

A. To prepare and exhibit the draft Area Plan – Catherine Hill Bay Heritage Conservation Area, as presented in Attachment 1, for a minimum period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979), and Environmental Planning and Assessment Regulation 2000.

B. To prepare and exhibit Revision 10 to Lake Macquarie Development Control Plan No.1 as presented in Attachment 2 for a minimum period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979, and Environmental Planning and Assessment Regulation 2000.

Background:

Grant funding was received from the Office of Environment and Heritage on 12 May 2011 to prepare detailed guidelines to protect the heritage significance of the Catherine Hill Bay Cultural Precinct, for inclusion in DCP No.1. The area covered by the draft Plan is shown in Figure 2 of Attachment 1.

Development on land to the south of Catherine Hill Bay (known as Rosecorp land) is currently covered by the Catherine Hill Bay (South) DCP produced by the Department of Planning and Infrastructure in 2012. Subdivision and development of new housing on land to the north of Middle Camp (known as Coal and Allied land) is subject to the consent issued by the Planning Assessment Commission 12 July 2012.

The Area Plan will reduce the need for referrals to the Heritage Office under s60 of the Heritage Act 1977 and enable Council to undertake a full assessment of the heritage impact of most proposals within the Catherine Hill Bay Cultural Precinct.
Heritage specialists Clive Lucas Stapleton were engaged to prepare the draft Plan in July 2011. Heritage Branch (Office of Environment and Heritage) provided advice during the process and subsequently endorsed a draft plan in August 2012.

The draft plan was then amended by Council staff to ensure the draft Plan is consistent with Council policy and LMLEP 2004. These changes related to Aboriginal heritage, subdivision, traffic management and asset management. Exhibition of the draft Plan is now required to enable the community to comment on the Plan.

Proposal:

It is proposed that Council:

1. Exhibit the draft Heritage Area Plan – Catherine Hill Bay Heritage Conservation Area as presented in Attachment 1 for a minimum period of 28 days in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

2. Prepare and exhibit Revision 10 to Lake Macquarie Development Control Plan No.1 (as presented in Attachment ), to delete Section 2.4.2 Catherine Hill Bay Heritage Conservation Area and insert the draft Catherine Hill Bay Heritage Conservation Area Plan in Part 4 of DCP No.1, in accordance with the provisions of the Environmental Planning and Assessment Act 1979.

The draft Area Plan provides clear direction for applicants, designers and assessment staff to achieve development outcomes that will protect and enhance the heritage values of Catherine Hill Bay and Middle Camp. The following development issues are specifically addressed in the draft Area Plan.

Development Issues:

Village Setting and Viewshed

The villages of Catherine Hill Bay and Middle Camp are physically and visually separated by a low vegetated ridge. Each village is surrounded by natural heathland and low coastal forest and has its own viewshed (the area visible to an observer standing in a central location of the village).

The draft Area Plan includes objectives and controls to protect the character of each viewshed and to prevent visually intrusive development.

Heritage and Local Character

The draft Area Plan includes a précis of the Aboriginal and European history of the locality as well as a detailed character statement for both Catherine Hill Bay and Middle Camp. This provides a comprehensive background for the development objectives and controls that follow.

Subdivision

The historic subdivision of Catherine Hill Bay dates from the mining company era and is largely intact. Several of the road reserves in Catherine Hill Bay are not constructed roads. These open grassed areas contribute to the character of the villages and provide protection from bushfires.

The draft Area Plan aims to maintain this character and the existing lot and road boundaries. Where development involves an existing building that encroaches on an adjacent lot (or road reserve) the draft Area Plan supports using a licence arrangement or easement to avoid boundary adjustments.
Although permitted with consent under the LMLEP 2004, the draft Area Plan discourages subdivision associated with dual occupancy development as it would be inconsistent with the objectives of the plan.

**Intrusive Items**

The draft Area Plan identifies heritage items, potential heritage items, contributory items and neutral items and also highlights intrusive items. This allows future infill development to reduce or reverse the impact of intrusive items on the collective character of the cottages and non-residential buildings in each village.

**Landscape Character**

The original miners’ cottages were built to the street boundary, with large side and rear setbacks. Many lots were unfenced and there was little or no garden planting. Similarly street verges were grassed without tree planting.

The draft Area Plan has comprehensive objectives and controls to support and maintain this open grassed character.

**Beach Front Area**

The beach front area is highly visible from Catherine Hill Bay and Flowers Drive. The intention of the draft Area Plan is to restrict the development of beachfront infrastructure to the replacement of existing recreation facilities and car park infrastructure.

**Street Infrastructure**

The existing road and street infrastructure has minimal pavement, grass drainage swales, limited sections of kerb and gutter, minimal signage and traffic control devices.

The draft Area Plan aims to reduce the impact of future infrastructure works. It recognises the need for traffic calming measures, particularly on Flowers Drive and Lindsley and Clarke Streets. The plan provides guidance on the design and location of devices to reduce the impact on heritage character.

**Dual Occupancy Development**

Dual Occupancy development is permissible under the zoning. The draft Area Plan recognises that the scale and form of dual occupancy development could be unsympathetic to the local character of Catherine Hill Bay and Middle Camp. The draft Area Plan includes requirements for the location and design of a second dwelling to ensure that the overall built form would be similar to an extension on an existing dwelling.

**Height of Buildings**

The current DCP No.1 Section 2.4.2 provides specific controls for development in Catherine Hill Bay. It indicates development should appear as single storey from the street and that two-storey development may be achievable at the rear of lots. However, given the open landscape quality of the villages, the wide setbacks around cottages, the absence of landscape screening, and the gentle sloping topography, any two-storey development proposal would be highly visible and intrusive.

The draft Area Plan provides controls to restrict development height to 4.5m in Catherine Hill Bay and 5m in Middle Camp, which would allow single storey development.
Once the draft Area Plan is adopted, it is proposed to amend the Height of Building map in draft Lake Macquarie Local Environmental Plan 2013 (LMLEP 2013) to reflect the heights stipulated in the Area Plan.

Scale and Setbacks

The traditional cottages of Catherine Hill Bay and Middle Camp are built up to the street boundary with wide side setbacks. Infill development should respect the existing pattern and have similar setbacks to the original cottages.

For additions to existing cottages, the draft Area Plan requires a building scale and form that reflects the original cottage. Side setbacks must be similar to the original cottage.

The draft Area Plan includes a section and plan view of a typical lot to show clearly the appropriate areas for habitable floorspace, garages and ancillary development.

Carports Garages and Driveways

To limit the bulk, scale and visual impact of a development the draft Area Plan recommends single carports and garages only, with access by a gravel driveway or concrete wheel strips.

Fences

Many of the early cottage lots were unfenced. Fences are not desirable, if they are necessary they should be constructed of plain wire and timber posts or simple unpainted rectangular timber pickets.

Consultation:

Internal Consultation

A working party was established comprising staff from Development Assessment and Compliance and Integrated Planning. Additionally, consultation was undertaken with relevant specialists including Asset Management staff, City Design staff and Council’s Aboriginal Community Development Officer.

The comments and feedback received during this internal consultation process have been used in the preparation of the draft Heritage Area Plan for exhibition.

Public Exhibition

Exhibition of the draft Area Plan – Catherine Hill Bay HCA, and Revision 10 to DCP No.1, is a necessary step required by the EP&A Act 1979. It is proposed that the draft Area Plan – Catherine Hill Bay HCA and Revision 10 to DCP No.1 be placed on public exhibition for a minimum period of 28 days. During the exhibition period, an information meeting would be held with the Catherine Hill Bay Progress Association to provide community representatives with an opportunity to review the draft plan, ask questions and provide comments.

Exhibition of the draft Area Plan will also include:

- A letter to all landowners within the boundaries of the draft Heritage Area Plan;
- Copies of exhibition material being available at relevant Council libraries and on the Council’s website and at the Catherine Hill Bay Surf Club and at the Catherine Hill Bay Bowling and Community Club.
- Consultation with relevant state government departments; and
• Notification of public exhibition in local newspapers and Council’s electronic magazine (eZine).

A further report will be prepared for Council’s consideration following the public exhibition process.

**Implications:**

If adopted, the draft Area Plan will become part of DCP No.1 and will be Council’s primary policy for managing development in the historic villages of Catherine Hill Bay and Middle Camp. The draft Area Plan will be used by Council’s development assessment staff to assess development applications, and will be read in conjunction with the general provisions of DCP No.1.

**Policy Implications:**

**Lifestyle 2030 Strategy**

The draft Area has been prepared to provide detail provisions that aim to implement the strategic directions contained in the Lifestyle 2030 Strategy, especially to manage the City’s heritage resources, in a way that protects the value of these resources and enhances the City’s character.

**Lake Macquarie LEP 2004**

The draft Area Plan has been prepared to provide detailed provisions and Council’s requirements for development applications lodged under LMLEP 2004.

**Draft Lake Macquarie LEP 2013**

The building heights contained in the draft Area will be used to amend the building heights map in Council’s draft standard instrument LMLEP 2013.

**State Heritage Register**

State Heritage Register listings:

- **Catherine Hill Bay Cultural Precinct** (listing no. 01828); and
- **WWII RAAF Radar Station 208 (Former)** (listing no. 01752),

are both located within the boundary of this Area Plan, as shown in Attachment 1 Figure 2.

The detailed Area Plan should enable to Council to undertake assessment of most proposals within the **Catherine Hill Bay Cultural Precinct** and reduce the need for referrals to the Heritage Office under s60 of the **Heritage Act 1977**.

**Middle Camp (North)**

Land referred to as ’Middle Camp (North)’ including the former Middle Camp Colliery and Saw Mill Camp, was deemed a State Significant site and rezoned for residential use through an amendment to the LMLEP 2004 on 13 April 2012.

Land in Middle Camp (North) is subject to the provisions of Concept Plan Approval D142/12 (Planning Assessment Commission 12 July 2012) as well as the provisions of Council’s DCP No.1 (including this draft Area Plan). For details of the Concept Plan and accompanying Urban Design Guidelines, as well as the amendments required by the

In the case of inconsistency between the Middle Camp Concept Plan and Council’s DCP No.1, the Concept Plan would prevail.

Catherine Hill Bay (South)

The draft Area Plan does not apply to the land subject to SEPP (Major Development) Amendment (State Significant Sites - South Wallarah Peninsula) 2010 (see Attachment 1 Figure 2), also known as the Rosegroup land. Currently this land is subject to the provisions of the Catherine Hill Bay (South) Development Control Plan prepared by the Department of Planning. In 2012 the Department of Planning initiated a process to transfer the planning controls for South Wallarah Peninsula to LMLEP 2004 and DCP No.1.

State Environmental Planning Policy (Exempt and Complying Codes) 2008

State Environmental Planning Policy (Exempt and Complying Codes) 2008 was amended in January 2013 so that the General Housing Code provisions do not apply to development at Catherine Hill Bay or Middle Camp.

Environmental Implications:

Social Implications:

Revision 10 to DCP No.1 and the draft Area Plan are not proposing to change any provision regarding social issues. The draft Area Plan is seeking to protect the heritage values that give the area its distinct character.

Infrastructure Asset Implications:

Council assets in Catherine Hill Bay include the Surf Club and car park, the reserve behind the beach; the Community Bowling Club and playing fields; roads, drainage infrastructure and drainage reserves; limited footpaths and walking trails, as well as natural vegetated areas. Consultation has been undertaken with Council’s Asset Management Department regarding Council’s existing asset infrastructure and future works program in the area.

The proposed Heritage Area Plan would not alter Council’s asset program or Council’s access to funding sources. No change is proposed to the management of unformed roads and informal trails between the villages and the national park areas.

However the draft Area Plan would limit the development of additional beachfront structures to avoid impacts on heritage character and the significance of this State heritage listed cultural precinct. Council’s asset program for replacement of existing open space and recreation facilities and associated car park infrastructure would not be affected by the draft Area Plan, provided that the design of structures follows best practice principles in relation to new works in the heritage area.

Consultation with Council’s Transportation Planning Coordinator has been undertaken to provide design guidelines on street infrastructure works and future traffic calming devices to ensure new works are effective and have minimum visual impact on the heritage values of the villages.
The draft Area Plan requires that future design of drainage and stormwater management incorporate swales and soft infrastructure where possible, in preference to kerb and gutter and hard infrastructure.

**Financial Implications:**
Minimal financial implications to Council are anticipated with the proposed public exhibition of Revision 10 to DCP No.1 and the draft Area Plan. The cost to Council of the public exhibition and community consultation processes will be funded from existing operational plan allocations.

**Risk and Insurance Implications:**

**Risk Implications:**
There are minimal risk implications to Council with the proposed public exhibition of Revision 10 to DCP No.1 and the draft Area Plan. Relevant Council procedures for preparing Development Control Plans have been followed during the preparation of these plans. Public exhibition of changes to a DCP is a requirement of the EP&A Act 1979. By following relevant procedures and statutory requirements, the risk implications associated with the exhibition of these plans are minimised.

**Insurance Implications:**
There are minimal insurance implications to Council with the proposed public exhibition of Revision 10 to DCP No.1 and the draft Area Plan. The preparation and public exhibition of changes to a DCP is a standard Council activity. Council’s professional indemnity insurance coverage includes this activity.

**Options:**

1. Council resolves to place the draft Area Plan and changes to DCP No.1, on public exhibition. This is the recommended option as it allows revised development provisions to be exhibited for public comment, with the aim of finalising and adopting the plan for use in the assessment of new development proposals.

2. Council resolves not to place the draft Area Plan and changes to DCP No.1 on public exhibition. This is not a recommended option as it may need to the need to refer more development proposal to the Heritage Office for approval, causing unnecessary delays for these projects.

3. Council resolves to make changes to the draft Area Plan prior to public exhibition. This is not the recommended option as the draft Area Plan has been prepared based on input from key stakeholders.

**Conclusion:**
It is recommended that Council resolve to prepare and exhibit the draft Area Plan – Catherine Hill Bay HCA and Revision 10 to DCP No.1. Following the exhibition period, all community feedback will be considered and reported to Council along with any recommendations for amendments to the draft Area Plan.

Manager - Integrated Planning - Sharon Pope

**Attachments:**
### City Strategy Committee Meeting
**13 May 2013**

1. Draft Area Plan - Catherine Hill Bay HCA - version for Public Exhibition  
   - D02927551

2. DCP No. 1 - Revision 10 - Section 2.4.2 - Catherine Hill Bay Heritage Conservation Area  
   - D02888324
2.4.2 Catherine Hill Bay Heritage Conservation Area

The **INTENT** of Council’s requirements is to protect the unique character of the Catherine Hill Bay Heritage Conservation Area, ensuring that development occurs in a manner which has no adverse heritage impact on the level of significance of the Area and its components.

**Note**

Section 2.4.2 (Sheet 1 & 2) identifies The Catherine Hill Bay Heritage Conservation Area.
<table>
<thead>
<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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| **P1.** Development conforms to the principles of the **BURRA CHARTER** and the NSW Heritage Manual document: “Conservation Areas.” | **A1.1** A Statement of Heritage Impact (SOHI) is prepared and lodged. The SOHI must identify:  
  - The level of significance of the Conservation Area and the level of significance of the item;  
  - Methods of ensuring that the identified levels of significance are not compromised by development. These methods must include:  
    - Details of form, scale, proportion, finishes, ridge levels and location of openings  
    - A statement identifying the level of visual integration of the development with the Conservation Area.  
    - Details of the means of ameliorating any adverse heritage impacts.  
    - Buildings, structures, landforms and landscape elements which are inconsistent (or “intrusive”) visually and can be removed to improve interpretation of the significance of the Area |
| **P2.** Development, (including fencing, car parking areas and landscaping) as either attached or detached work, does not compromise the significance of existing buildings, their curtilages and settings. | **A2.1** The development is designed to:  
  - Maintain established views to and from the Conservation Area, and/or to and from Heritage Items within it;  
  - Avoid adverse impacts on existing buildings and the Area through the sympathetic design of additions and alterations that are clearly differentiated as new construction.  
  - Reveal additional aspects of the significance of the Area  
  **A2.2** New development is designed to appear as a single-storey (heritage) appearance when viewed from the street and has a maximum site coverage of 35 percent. |
<p>| <strong>P3.</strong> Development involving part or complete Demolition is justified.               | <strong>A3.</strong> Any proposal for part or total demolition of a site or building within a Heritage Conservation Area, must be accompanied by a Statement of Heritage Impact which discusses all available options to demolition and substantiates that demolition is the only viable and sustainable option. |</p>
<table>
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<tr>
<th>Performance Criteria</th>
<th>Acceptable Solutions</th>
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| P3. Continued—       | The assessment must include:

- structural condition;
- overall extent of remaining significant fabric;
- potentials for adaptation and;
- comparative costings.

**Note**

The stabilisation and conservation (maintenance, preservation and reconstruction) of an existing heritage item, (in conjunction with non-intrusive alteration/addition), is always more acceptable than demolition.
Maintain scale and single-storey appearance

Examples of typical early cottages found in Catherine Hill Bay

Gabled type with front verandah and rear skillion

Hipped type (less common) with front verandah
**Options for Additions**

Typical existing cottage, simple form, with front verandah

Existing cottage with a minor addition to addition

Addition to rear in similar form maintaining roof line. Acceptable only where addition will not be seen from the street or other vantage point.

Pavilion type addition to rear. This is the preferred manner of additions for most Catherine Hill Bay buildings.

Minor wing extension to rear, with a wrapped verandah around the house. This form of verandah is not appropriate for Catherine Hill Bay.

Minor rear wing extension with additional verandah confined to the extension.