

TABLE OF CONTENTS:

1	INTRODUCTION.....	2
1.1	BACKGROUND	2
1.2	LAND TO WHICH THIS PLAN APPLIES.....	2
1.3	HISTORY AND EXISTING CHARACTER	3
1.4	SPECIFIC ISSUES RELATING TO THE CATHERINE HILL BAY CULTURAL PRECINCT	4
1.5	CONTEXT AND SETTINGS	4
1.6	SITE COVERAGE.....	5

FIGURES:

Figure 1 -	Catherine Hill Bay Heritage Conservation Area.....	2
Figure 2 -	Examples of Typical Early Cottages found in Catherine Hill Bay and View of Cottages.....	4
Figure 3 -	Maintain scale and single storey appearance.....	6
Figure 4 -	Examples of Options for Additions.....	7

1 INTRODUCTION

1.1 BACKGROUND

The Catherine Hill Bay Heritage Conservation Area is located in the south eastern corner of the Lake Macquarie Local Government Area. The area is located on the Wallarah Peninsula, 26 kilometres south of Newcastle and 100 kilometres north of Sydney. It is bordered by Lake Macquarie to the west and the Pacific Ocean to the east.

Catherine Hill Bay is a former mining village and still maintains its unique heritage. The Catherine Hill Bay Cultural Precinct was listed in the State Heritage Register on 5 November 2010, and the Catherine Hill Bay Heritage Conservation Area is listed in the *Lake Macquarie Local Environmental Plan 2014 (LM LEP 2014)*.

Note: This Area Plan should be read in conjunction with [Lake Macquarie City Council Heritage Guidelines](#), which provide additional development guidelines for Heritage Precincts.

1.2 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy green edging, as shown within Map 1 – Catherine Hill Bay Heritage Conservation Area.

Note: For heritage items or potential heritage sites located within the Heritage Precinct, refer to *LM LEP 2014* and [Lake Macquarie City Council Heritage Guidelines](#) respectively.

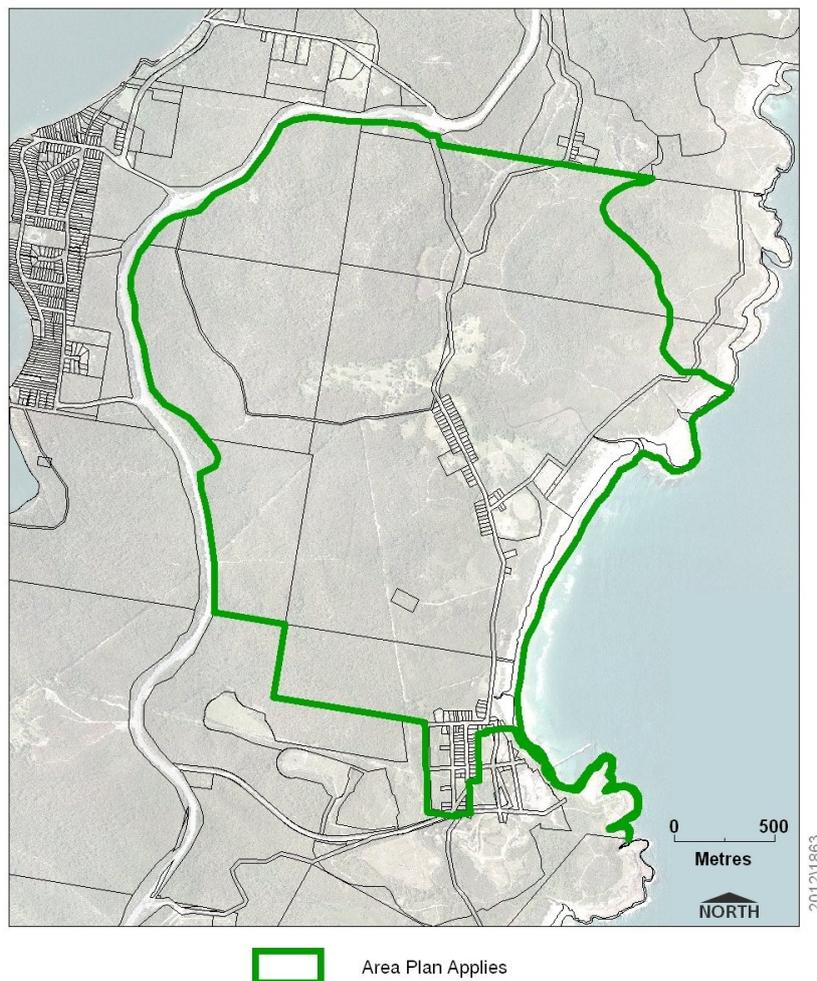


Figure 1 - Catherine Hill Bay Heritage Conservation Area

1.3 HISTORY AND EXISTING CHARACTER

Catherine Hill Bay was formed as a village in 1873, when the New Wallsend Coal Company opened a mine in the area and the jetty was built. This mine closed in 1877 and in 1889, the Wallarah Coal Company established a new mine three kilometres north, at a site referred to as Middle Camp. Middle Camp was located near the cemetery, and the mine was connected to the jetty via a railway line.

Mining was later overtaken by Coal and Allied, and later by Lake Coal. Coal mining continued to flourish throughout the 1990s, but all mining ceased in December 2002 due to declining profitability. Catherine Hill Bay still maintains its low scale former mining heritage setting with approximately 100 houses.

Recent approvals for a Concept Plan for Catherine Hill Bay will increase its size. [*State Environmental Planning Policy \(Major Development\) Amendment \(State Significant Sites – South Wallarah Peninsula\) 2010*](#) will allow residential development near the headland within a defined footprint, whilst retaining the Catherine Hill Bay headland and beachfront as open space. This Area Plan does not apply to this new area, however. Another Development Control Plan will be prepared in the future to address development controls for the heritage conservation area identified in the SEPP.

The Catherine Hill Bay Cultural Precinct was listed in the State Heritage Register on 5 November 2010, at the same time that the SEPP for South Wallarah Peninsula was enacted. The State Heritage listing recognises the significance of Catherine Hill Bay, but does not, however, apply to the jetty. Adaptive reuse/retention of the jetty is yet to be determined by the Department of Industry and Investment.

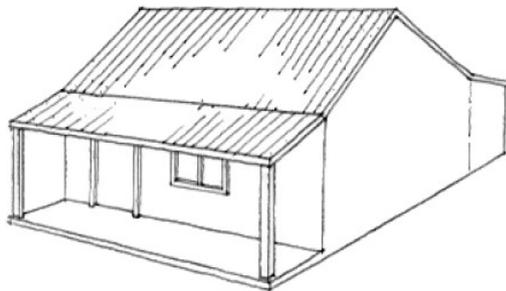
The Catherine Hill Bay Cultural Precinct comprises picturesque and distinctive historic townscapes, forming the oldest group of buildings in Lake Macquarie. It is set in land/seascapes of exceptional aesthetic and technical significance, both visually and as an archaeological resource for industrial heritage.

The boundary encompasses the distinctive dwellings and coal mining infrastructure of the villages of Catherine Hill Bay and Middle Camp. Significant features include the coal loader jetty and coal washery, the mine manager's residence, police station and the hotel. Some of the early houses in Clarke and Lindsley Streets and Middle Camp village date back to 1910. Also significant are the cemetery and the Village Hall, and the route of the former railway line to the jetty from Middle Camp.

The original buildings, most of which are small vernacular cottages dating from the 1890s to the 1920s, form pleasing streetscapes, evoking the settlement's origins as a nineteenth century mining village. Figure 2 shows an example of the cottages and the existing views of Catherine Hill Bay. Although few buildings belong to a recognised style or period, each is distinctive, and all display a high degree of consistency in terms of size, scale, form, setbacks, siting and materials. The urban pattern of the Catherine Hill Bay Cultural Precinct can be appreciated in its bush, coastal and park-like setting, particularly on the northern approach.

The Precinct is set in a landscape that is now largely dedicated as a National Park. It is distinctive both for its coastal topography that creates a natural visual catchment, and for its evidence of coal mining dating from the 1890s.

The area is now rare, and survives as an intact example of "Company Town" development.



Gabled type with front verandah and rear skillion



Hipped type (less common) with front verandah



img_179

Figure 2 - Examples of Typical Early Cottages found in Catherine Hill Bay and View of Cottages

1.4 SPECIFIC ISSUES RELATING TO THE CATHERINE HILL BAY CULTURAL PRECINCT

Future development in Catherine Hill Bay will need to consider:

- The sense of social identity resulting from the area's history;
- The physical boundaries of the locality, including the bushland setting and separation from adjoining areas;
- Development that is compact, and in scale with surroundings and sensitive to the area's heritage character;
- Significance of the Catherine Hill Bay Cultural Precinct State Heritage listing; and
- Sensitive elements of the local topography and existing streetscapes.

1.5 CONTEXT AND SETTINGS

Objectives

- a. To protect the unique character of the Catherine Hill Bay Heritage Conservation Area.
- b. To ensure that development occurs in a manner which has no adverse heritage impact on the level of significance of the area.
- c. To ensure that development maintains established views to and from the Conservation Area, and/or to and from heritage items within it.

Controls

1. A detailed analysis of the streetscape and surrounding environment must accompany development proposals.
2. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historic development of the Catherine Hill Bay Heritage Conservation Area.
3. New development must be designed to appear as a single storey when viewed from the street.
4. Development applications must include a Statement of Heritage Impact that identifies the potential impact of development on significance of the item or area.
5. The SOHI must identify the methods of ensuring that the identified levels of significance are not compromised by development. These methods must include:
 - i. Details of form, scale, proportion, finishes, ridge levels and location of openings;
 - ii. A statement identifying the level of visual integration of the development with the Conservation Area; and
 - iii. Details of the means of ameliorating any adverse heritage impacts.
6. The SOHI must identify buildings, structures, landforms and landscape elements which are inconsistent (or “intrusive”) visually, and outline how these can be removed to improve interpretation of the significance of the area.
7. Developments must not compromise the significance of existing buildings, their curtilage and setting.

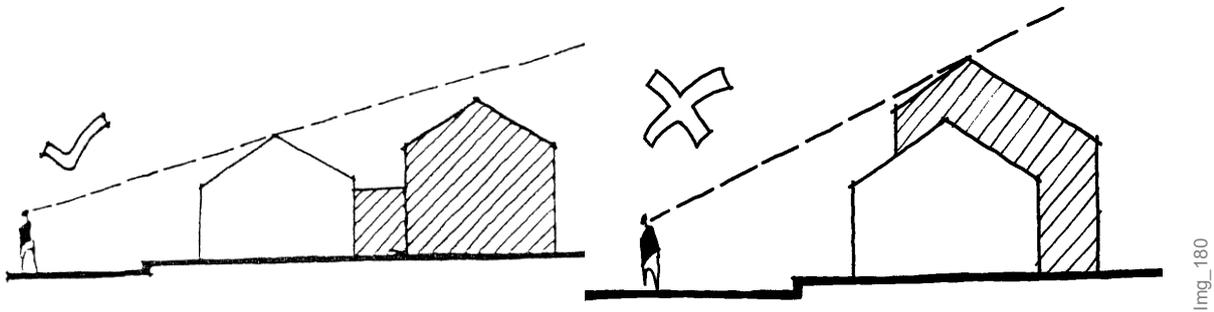
1.6 SITE COVERAGE

Objectives

- a. To ensure the bulk and form of future development reflects the historic development of the Catherine Hill Bay Heritage Conservation Area.
- b. To provide opportunities for the provision of landscaping and/or the enhancement of existing native vegetation.
- c. To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas.

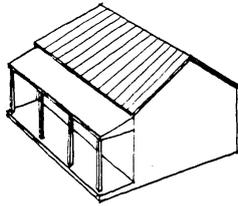
Controls

1. The maximum site coverage, including ancillary development, must not exceed 35%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.

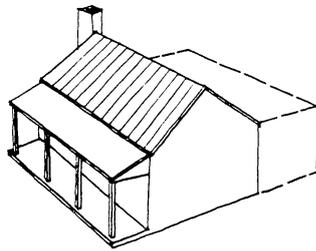


Img_180

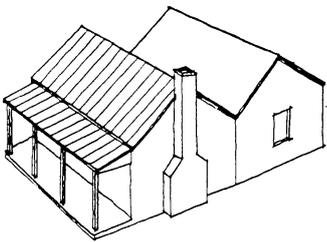
Figure 3 - Maintain scale and single storey appearance



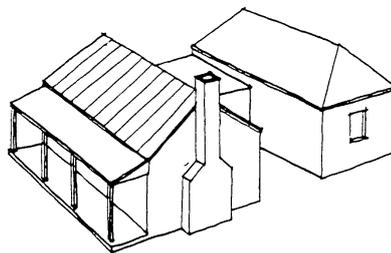
Typical existing cottage, simple form, with front verandah



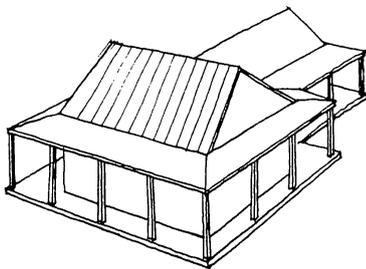
Existing cottage with a minor lean-to addition



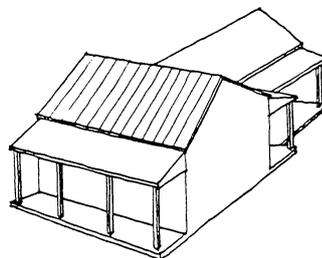
Addition to rear in similar form matching roof line. Acceptable only where the addition will not be seen from the street or other vantage point.



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.

img_181

Figure 4 - Examples of Options for Additions