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1 INTRODUCTION

1.1 BACKGROUND

This Area Plan has been prepared in recognition of the heritage significance of the Catherine Hill Bay Heritage Conservation Area (HCA).

The Catherine Hill Bay HCA is listed under the *Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014)* and the Catherine Hill Bay Cultural Precinct is listed on the State Heritage Register (gazetted 5 November 2010).

Catherine Hill Bay is a unique village of outstanding state heritage significance and the conservation of Catherine Hill Bay and its heritage significance should be the foremost outcome of development.

The special character of Catherine Hill Bay is derived from its historical development and associations. This unique character is also evident in its interrelationship of buildings, spaces, topography, landscape settings and land uses. Catherine Hill Bay's sense of place and its significance results from a streetscape pattern of similar looking cottages, of a similar size and materials, set on individual lots in the same manner and includes its stunning natural bushland and coastal setting and historical and social values.

Catherine Hill Bay needs to be understood as a whole precinct. Some of the individual buildings and sites within the precinct are listed heritage items, however all other buildings (except for non-contributory buildings) are contributory buildings as they make a positive contribution to the character of the area. For Catherine Hill Bay, the whole is greater than the sum of its parts.

Catherine Hill Bay is a living place which will continue to undergo change; appropriate contemporary design is encouraged and necessary if change is to occur in a manner which respects the significant characteristics of Catherine Hill Bay.

Conservation philosophy

This section of the Lake Macquarie City Council Development Control Plan 2014 (LMDCP 2014) adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

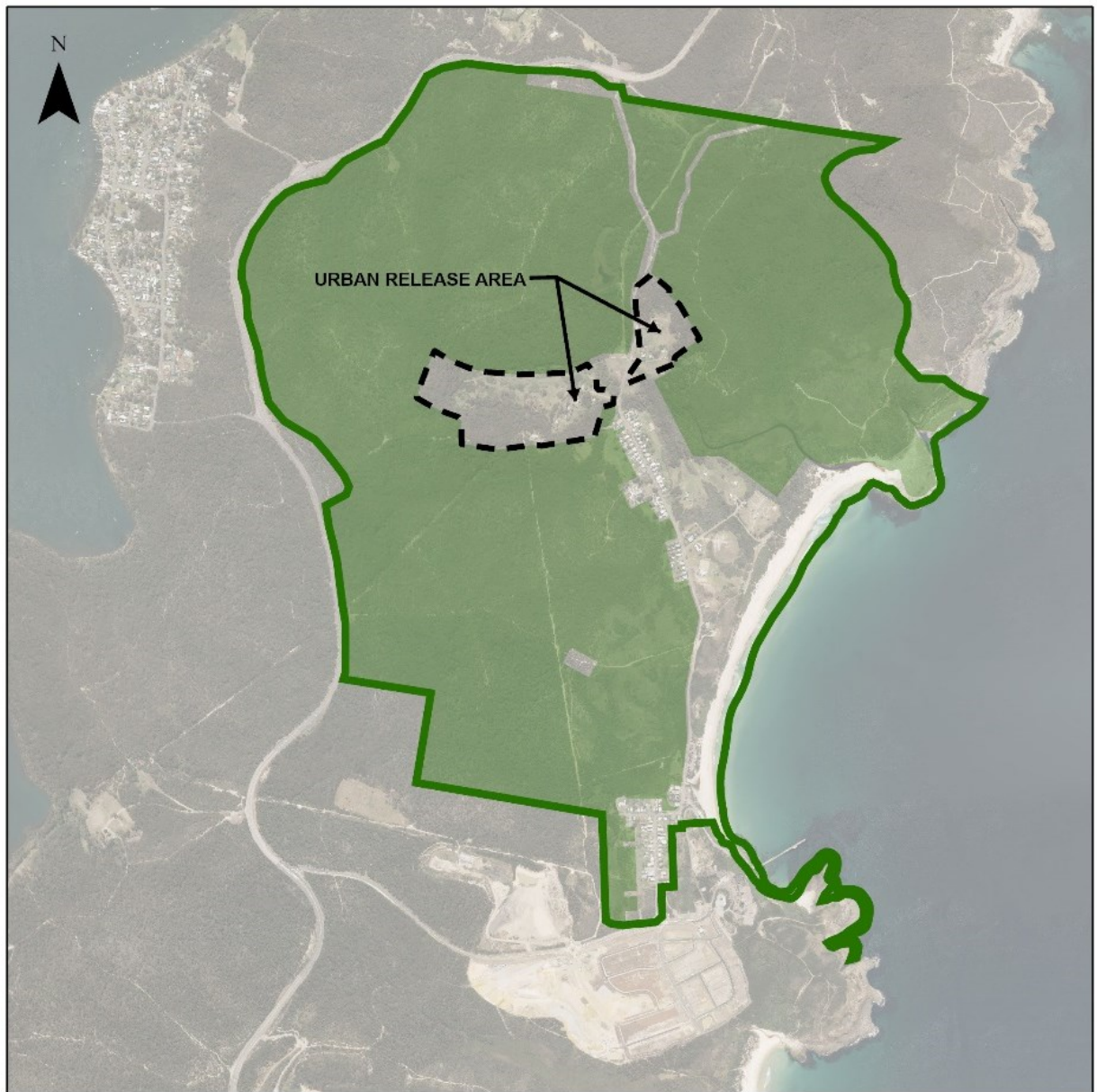
The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Charter sets down principles, processes and practices for the conservation of significant places. Certain terms used in the Burra Charter are also used in this section and are defined in Section C1.1.6.

Note: The term 'original' as used throughout the DCP refers to any significant fabric. This may be from a range of historic periods.

1.2 LAND TO WHICH THIS PLAN APPLIES




The Catherine Hill Bay HCA is identified in the *LMLEP 2014* and is located approximately 6km south of the Swansea Town Centre and 26kms south of the 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, which will protect and enhance the recognised significance of the place by retaining and enhancing features that characterize Catherine Hill Bay and contribute to its significance. Where the provisions of this Area Plan are inconsistent with the provisions of any other part of the Lake Macquarie Development Control Plan 2014 (LMDCP 2014), the provisions of this Area Plan take precedence.

This area plan applies to all the land shown within the boundary in Figure 1, apart from the Munmorah State Conservation Area (SCA) and the Middle Camp North Urban Release Area.



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LEGEND

-  Area Plan and HCA Boundary
-  Middle Camp North Urban Release Area (Area Plan does not apply)
-  Munmorah State Conservation Area (Area Plan does not apply)

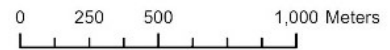


Figure 1 - Extent of Area Plan

1.3 MIDDLE CAMP NORTH URBAN RELEASE AREA

Land in Middle Camp North is subject to the provisions of the Lake Macquarie LEP 2014, Lake Macquarie Development Control Plan 2014 and the Concept Plan Approval 10_0089 (Planning Assessment Commission 12 July 2012).

Under LMLEP 2014, a development control plan addressing a range of specific planning issues must be prepared for the Middle Camp North urban release area shown in Figure 1. The Concept Approval for concept plan application no. 10_0089 determined by the Planning Assessment Commission of NSW on 12 July 2012 satisfies the requirement to prepare a site-specific development control plan for the urban release area. As such, this Area Plan does not apply to Middle Camp North. The Concept Approval and associated Urban Design Guidelines contain development objectives and controls applying to Middle Camp North. The Concept Approval and Urban Design Guidelines are available here:
http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=4058 .

1.4 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. Exempt development within state listed areas can only be undertaken under the State Environmental Planning Policy (SEPP) (Exempt and Complying Development Codes) 2008 if an exemption has been granted under s.57(2) of the Heritage Act, or is subject to an exemption under s.57 1(A) or (3) of that Act. Clauses 57(1B) and (1C) of the Heritage Act 1977 also apply.

Note: Refer to Section 6.1 of this Development Control Plan (DCP) for explanation of statutory framework.

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 subsequently rezoned R2 Low Density Residential (Urban Release Area) through an amendment to the LMLEP 2004 on 13 April 2012. 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

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 Part 11 of the Lake Macquarie LEP 2004 and the *Catherine Hill Bay (South) Development Control Plan (CHBSDCP 2012)* prepared by the Department of Planning and Infrastructure. Additionally, relevant parts of LMDCP No.1.

Munmorah State Conservation Area

The villages of Catherine Hill Bay and Middle Camp are surrounded by the Munmorah State Conservation Area (SCA). Any activities in this area are subject to the National Parks and Wildlife Act (1974) and the Munmorah SCA Plan of Management (2009). The provisions of this Area Plan do not apply to Munmorah SCA (refer to figure 1).

Lake Macquarie City Council Heritage Guidelines

This Area Plan should be read in conjunction with the Lake Macquarie City Council Heritage Guidelines, in the LMDCP 2014, which provide additional development guidelines.

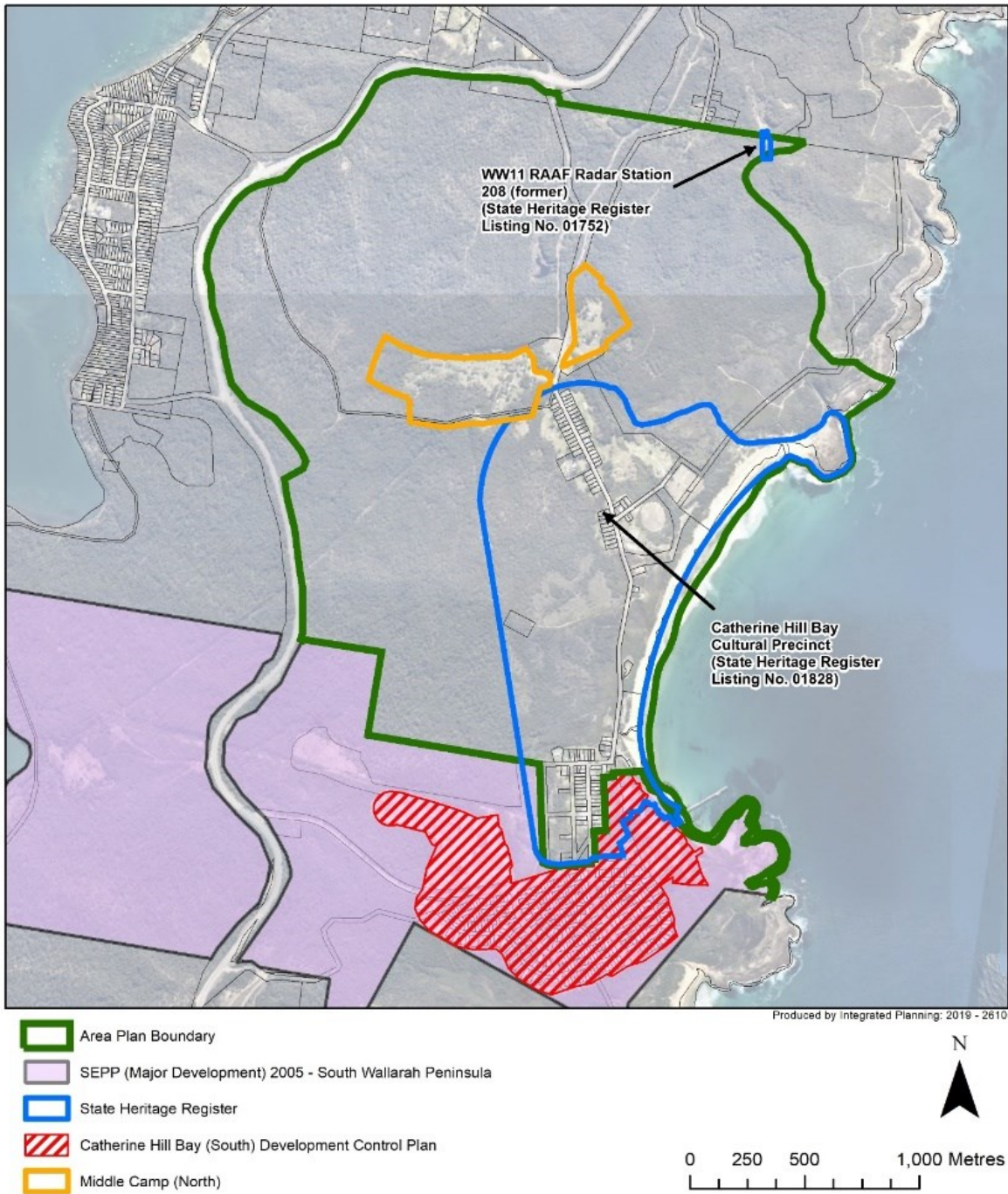


Figure 2 - Extent of the State Heritage Listings, Middle Camp (North) and SEPP (Major Development) Amendment (State Significant Sites- South Wallarah Peninsula) 2010

1.5 DEVELOPMENT TO WHICH THIS SECTION APPLIES

This section applies to development that requires consent under LMLEP 2014.

Generally, this will be residential or commercial development, but may include other permitted uses such as child care centres, community facilities, educational establishments and places of public worship.

1.6 OBJECTIVES

The objectives of this section are:

- To facilitate the implementation of the objectives and provisions relating to heritage conservation contained in LMLEP 2014.
- To acknowledge and conserve the unique State heritage significance of Catherine Hill Bay.
- To conserve the significant types of buildings within the Catherine Hill Bay HCA.
- To provide guidelines and controls which seek to protect the significant character of Catherine Hill Bay and which encourage contemporary design which responds appropriately to that character.
- To encourage and promote public awareness, appreciation and knowledge of heritage conservation.
- To enhance amenity and heritage values within Catherine Hill Bay.
- To ensure that development is consistent with the heritage significance of the Catherine Hill Bay HCA.

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.

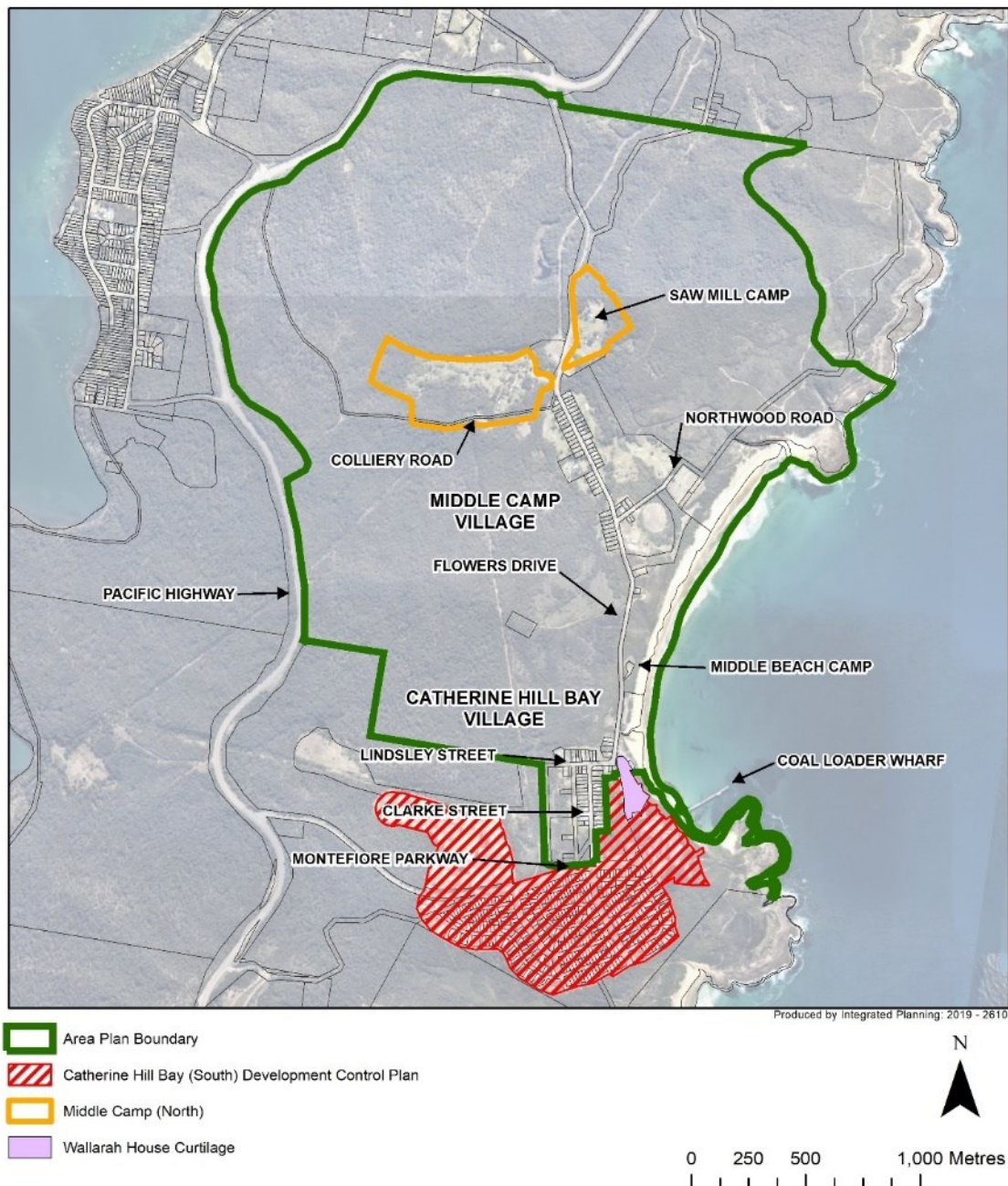


Figure 3 - Aerial photograph of the landscape and development within the Area Plan Boundary

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 were reserved as Munmorah State Conservation Area (SCA) in November 2015.

2.3 CATHERINE HILL BAY AD MIDDLE CAMP VILLAGES

The existing villages of Catherine Hill Bay and Middle Camp are important historical townscapes. The village of Catherine Hill Bay was first established in 1865 to provide accommodation for miners employed in the adjacent coal mines and was originally the civic and community centre of the area (see Figure 4). Middle Camp was established in the early 1900s (see Figure 5). It is viewed as a secondary village and is often referred to under the common name of Catherine Hill Bay.



Figure 4 - Clarke Street, Catherine Hill Bay



Figure 5 - Flowers Drive, Middle Camp

The two villages are separated by a low ridge covered in native vegetation, and 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.

A number of unformed roads such as Morrice, Frazer, Keene and Usher Streets (see Figure 6) in Catherine Hill Bay are maintained as open grassed areas. The mown fire breaks to the west of each village are located on Munmorah SCA or land managed by the Minister for the National Parks and Wildlife Act. The foreshore area is managed by the Minister for the National Parks and Wildlife Act and the Land and Property Management Authority. 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 (see Figure 7). Most streets have no footpaths, bins or street furniture and few street lights. There are few traffic signs, posts or barriers. Kerb and guttering are only present in some areas.

The public areas and community facilities 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 including the Pat Slaven Reserve, the cemetery, and the public park and playground adjacent to the former Catherine Hill Bay Bowling and Community Club at Middle Camp, as well as the Club. The Bowling Club has recently been demolished due to asbestos contamination.



Figure 6 - Unsealed Road - Usher Street beside the former Police Station, looking south over water swale in Lindsley St

Wallahah House Curtilage Area

The Wallarah House Curtilage area included 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 later date and overlooked the coal loader wharf. Wallarah House and the Jetty Master’s Cottage were both burnt down in a bushfire in October 2013. Only the northern section of the Wallarah House Curtilage is located within the boundary of this Area Plan. The southern section of the Wallarah House Curtilage is covered by the Catherine Hill Bay (South) Development Control Plan. For the extent of the Wallarah House Curtilage refer to Figure 3 (Aerial photograph of the landscape and existing development within the Area Plan Boundary).

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 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, stores, boarding houses, police station (see Figure 8) post office (see Figure 9), and church. These are now used as residences reflecting the change from a working ‘company town’ to a residential area.



Figure 8 - Former police station in Catherine Hill Bay



Figure 9 - Former Post Office and General Store

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 miner's cottage is limited in size, the majority of buildings have had later kitchen and bathroom additions. Typically, the additions have been 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; (however, masonry construction is also present) 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, 11 and 12.

Table 1 - Comparison of built elements in Catherine Hill Bay and Middle Camp

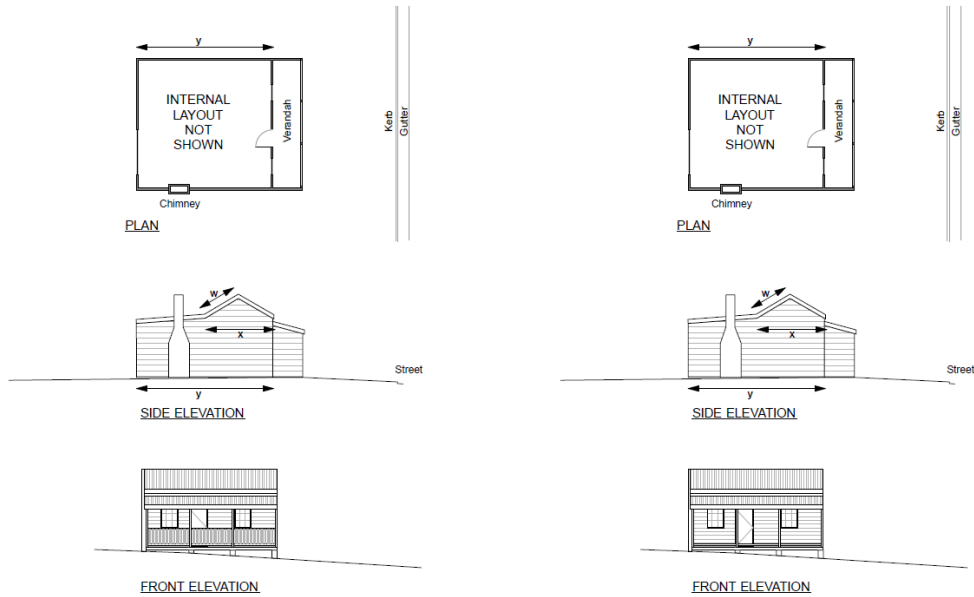
Element	Catherine Hill Bay	Middle Camp
Site topography	sloping to rear	flatter sites
Ridge height	average 4 to 4.5m	average 4.5 to 5m
Cottage width	average width= 7 metres	average width= 8.5 metres
Cottage length including verandah	average length= 8 metres	average length= 9 metres
Front door	located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



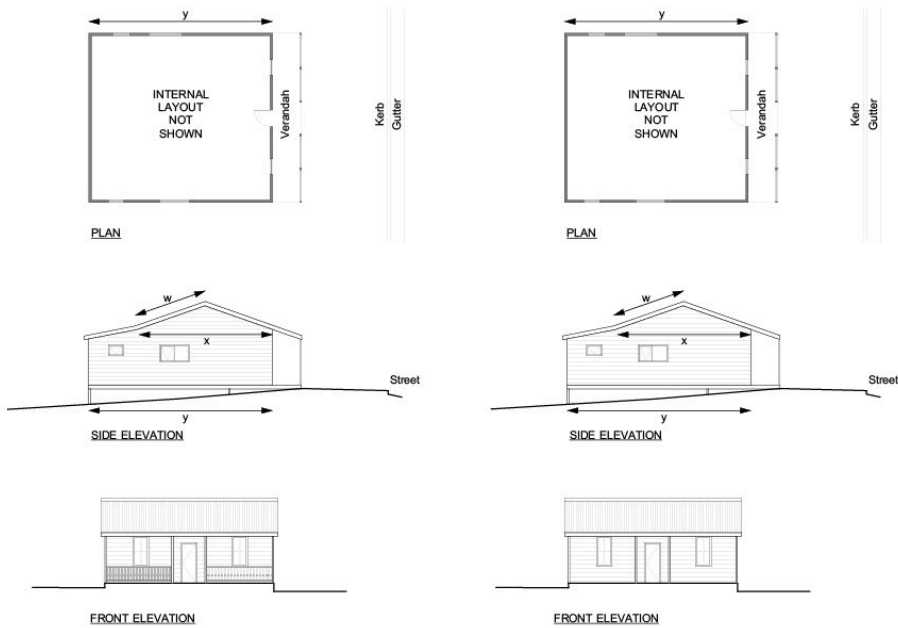
Figure 10 - Typical miners' cottage of Catherine Hill Bay



Figure 11 - Typical miners' cottage of Middle Camp



CATHERINE HILL BAY VILLAGE



MIDDLE CAMP VILLAGE

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

Figure 12 - Dimensions of Catherine Hill Bay and Middle Camp Original Cottages

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 firebreak areas.
- Timber picket fencing (Figure 13) or timber and wire fencing (Figure 14) which are more common in Middle Camp village.
- Few outbuildings in backyards.

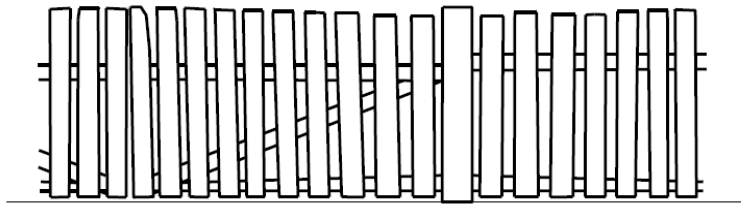


Figure 13 - Typical timber picket fence

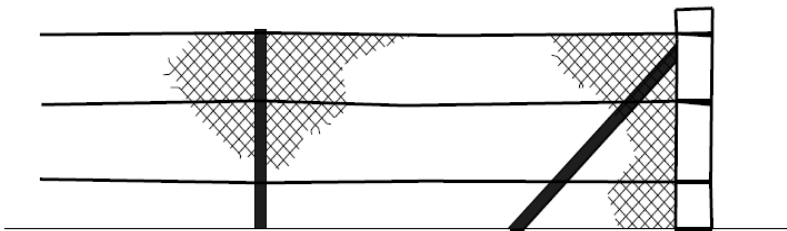


Figure 14 - Typical timber and wire fence

2.3.4 GARAGES AND OUTBUILDINGS

Both Catherine Hill Bay and Middle Camp have a range of ancillary buildings including external toilets, woodsheds, and storage sheds that are located at the side or rear of the dwelling. Garages and carports are commonly located at the 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, SIGNIFICANT VIEWS AND LANDSAPE

3.1 SIGNIFICANT VIEWS

The setting of each village, the properties in between, viewsheds and sight lines have both cultural heritage and aesthetic significance.

The visual catchment of each village provides a clearly defined landscape setting for that village. The views in Catherine Hill Bay village extend to the north and east while the views in Middle Camp are more contained. The visual separation between the two villages also reflects the historical origins and settlement of each village.

The sightlines between the site of the former mine manager's house, situated on its hill, and the town, the jetty and the former route of the company's railway are a significant representation of managerial oversight.

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

- maintains the visual separation between the villages
- does not compromise identified sightlines and significant views that have cultural heritage and/or aesthetic significance

Significant views within the Catherine Hill Bay HCA, identified in the *Heritage Assessment Conservation Plan for Catherine Hill Bay* (2000) include:

- The view from the corner of Clarke Street and Montefiore Parkway looking north where the dramatic landforms of the headland and beach dominate the rows of small houses stepping down the hill
- The view from the low ridge (separating the two villages) looking south along Flowers Drive, where the jetty and headland are sighted
- The view from Flowers Drive looking south to the original Cowper Town Plan, defined by Clarke and Lindsley Street, which provides an image of the developed character of the town.
- The view from the low ridge (separating the two villages) looking north along Flowers Drive to Middle Camp village
- The view from the northern end of Flowers Drive looking south onto Middle Camp village
- The view from the beach west encompassing the amphitheatre the town sits in and the bush beyond.

3.2 SIGNIFICANT LANDSCAPE

The distinctive topography and landscape of Catherine Hill Bay, as it exists today, is a document of past environmental change. The landscape has developed from a range of historical and ecological factors. As the area was developed, the unsuitability of large areas of land for settlement and the use of areas for mining and mining related activities led to a wide-open, expanse of grassland surrounding the small villages and mine infrastructure. This cleared landscape can be clearly seen in photographs of Catherine Hill Bay dating from the 1940's and 50's.

Since the cessation of mining activities, the original native vegetation has substantially regenerated. A few cleared areas which represented locations of more intensive activity, and therefore ground compaction, and/or deliberate maintenance, such as pit head locations, the saw mill site and sections of the mine railway route can still be seen and used to read the former history of the landscape. Although, most of these cleared areas do not contribute to the scenic vista or views of the villages, as they are located behind houses and/or are obscured by areas of regrowth.

The landscape of the Catherine Hill Bay and Middle Camp villages reflects the lifestyle; interactions between humans and human societies. The mining company as well as the miners and their families shaped their physical surroundings. The pattern of land use still reflects the daily life of those families and provides evidence of the stratification of society in Catherine Hill Bay.

Land to the east and the west behind the rows of houses in Middle Camp village and Clarke Street Catherine Hill Bay was cleared, and this area was treated as a common. Over the years the “commons” performed various functions for the townspeople including:

- as fire breaks
- for grazing animals
- for sporting activities, including tennis courts and clubhouses
- as a water supply, using a fresh water well, and
- as a location to construct houses on land owned by the company

The commons were also used for mining and infrastructure purposes, including:

- as an area where the pit ponies were exercised
- the route of the railway which originally ran from the pit head, 4kms to the north, through Slack Alley adjacent the ‘Commons’, to the jetty,
- as an area for the stockpiling of “scab-mined” coal from the 1949 nation-wide strike.

In 1964, the coal mining company changed hands and the new owners were no longer interested in running Catherine Hill Bay as a company town. Their new policies led to the majority of dwellings in Catherine Hill Bay being transferred from company ownership to private ownership. However, the ownership of land on which the private houses in Slack Alley are sited was retained by the new land owner and the leasing of land to the house owners continued. Presently five of these houses remain occupied in Slack Alley.

In 2012, some of these “commons” were gazetted as part of Munmorah State Conservation Area but the ‘commons’ on the eastern side of Flowers Drive in Middle Camp have remained privately owned. In 2012, this area was zoned E2 for Environmental Protection as part of it contains an Endangered Ecological Community - Swamp Sclerophyll Forest on Coastal Floodplains. This particular area is also historically important as the open landscape dotted with cottages provides for an understanding of the daily life of families early last century, as its current form reflects the social hierarchy and governance structure within which the community existed.

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's Aboriginal community is now one of the largest in NSW.

4.2 EUROPEAN HERITAGE

Catherine Hill Bay HCA

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:

- It is 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 cohesive streetscape pattern and relationships between the buildings defined by building setbacks and the built form to void relationships.
- The homogenous form of 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 (in some areas), 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.

5 DESIRED FUTURE CHARACTER

5.1 STRUCTURE PLAN

The proposed future structure of the Catherine Hill Bay HCA is depicted in the structure plan in Figure 15. A description of the key elements of the structure plan are provided below.

Catherine Hill Bay and Middle Camp villages

The character of Middle Camp and Catherine Hill Bay villages will be retained. The villages will provide residential accommodation predominantly as well as opportunities for tourism and visitor accommodation and other developments compatible with the heritage values of the area. Community and recreational facilities located within and adjacent to the villages will continue to provide services and facilities to meet the needs of the local community and visitors.

Middle Camp North

A future residential area is proposed to the north of Middle Camp village. This future urban area is excluded from the Area Plan, as prevailing development controls are contained in the Concept Approval and Urban Design Guidelines.

Movement Network

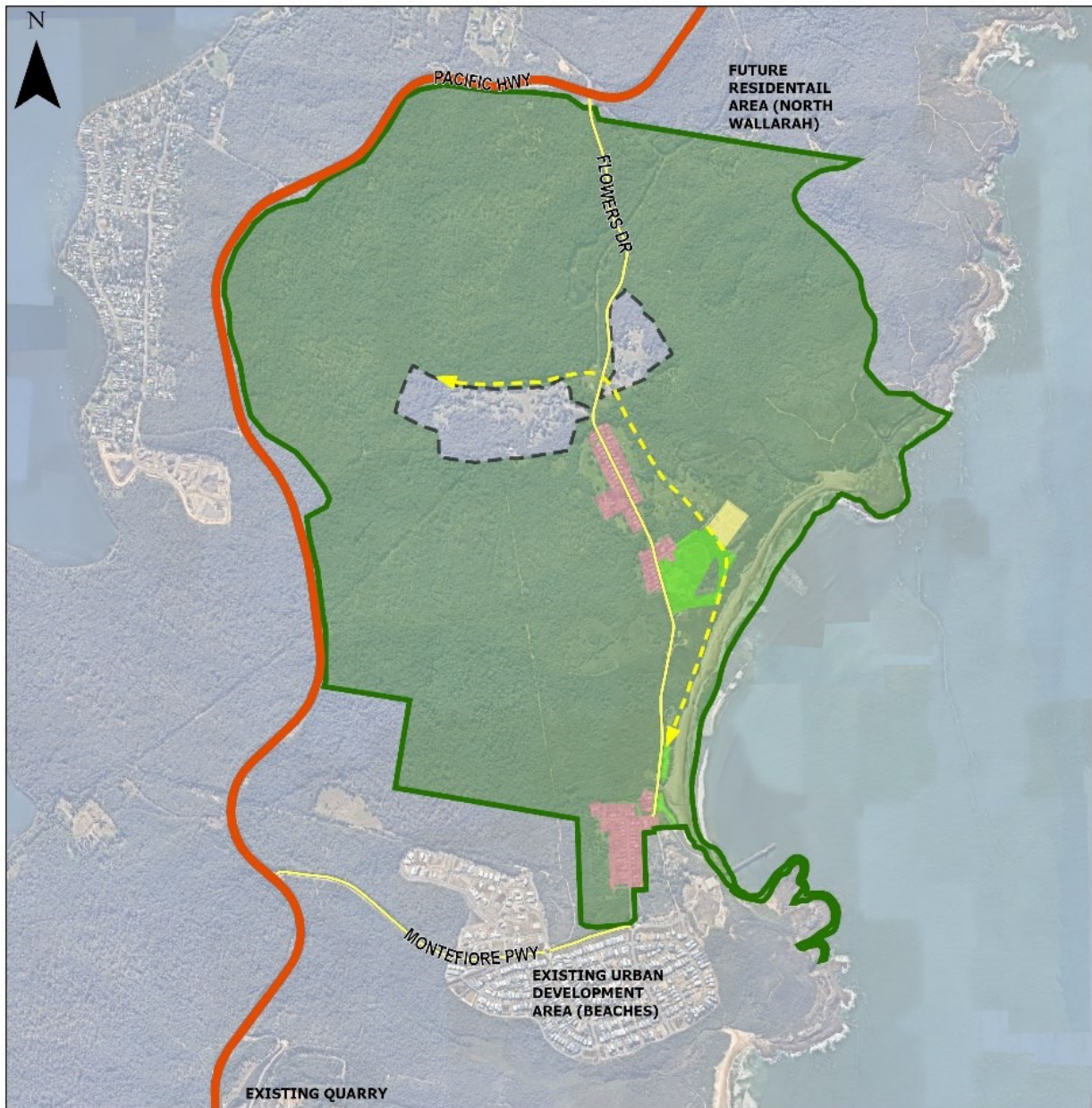
Middle Camp and Catherine Hill Bay villages will continue to be accessible from the Pacific Highway via Flowers Drive and Montefiore Parkway. Local streets passing through the Middle Camp and Catherine Hill Bay villages will be low speed environments. A shared pedestrian and bicycle path will connect Middle Camp and Catherine Hill Bay villages with existing and future urban development areas.

Infrastructure

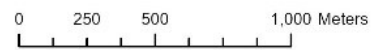
New infrastructure and upgrades to existing infrastructure such as roads, car parks, stormwater, electricity, water supply and waste water systems should not adversely affect the heritage values of the area.

Built Form

Buildings listed as heritage items in Schedule 5 of the LMLEP 2014 will be conserved and maintained. Buildings with a heritage significance ranking of 'contributory 1' [as defined in Section 9 of this plan] should continue to contribute to the heritage character of the HCA. Buildings with a heritage significance ranking of 'non-contributory' or 'contributory 2' will remain in their current form, however, any future redevelopment of these buildings should complement the heritage values of the area. Note: see Section 9 for heritage significance rankings.



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LEGEND

AREA PLAN BOUNDARY

MIDDLE CAMP NORTH

EXISTING ENVIRONMENTAL LANDS

EXISTING VILLAGES (CATHERINE HILL BAY AND MIDDLE CAMP)

EXISTING CEMETERY

EXISTING COMMUNITY AND RECREATION FACILITIES

FUTURE SHARED PATH (INDICATIVE LOCATION ONLY)

ROADS

HIGHWAY

ARTERIAL - DISTRIBUTOR ROAD

Figure 15 - Catherine Hill Bay HCA Structure Plan

6 GENERAL OBJECTIVES AND CONTROLS

6.1 CONTEXT AND SETTINGS

Objectives

- a. To protect the unique character of the Catherine Hill Bay HCA
- b. To maintain the visual separation between the villages
- c. To ensure that development occurs in a manner which has no adverse heritage impact on the level of significance of the area.
- d. To ensure that development does not compromise the significance of views to and from the Conservation Area and/or to and from heritage items within it.

Controls

1. A detailed analysis of the heritage streetscape and surrounding environment must accompany development proposals. The analysis must identify any listed heritage items, contributory items, or non-contributory items (see Fig 19 and 20 for significance ranking).
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 (SOHI) that identifies the potential impact of development on the 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
 - 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.

6.2 LANDSCAPE SETTING

Objectives

- a. To retain the existing landscape character of Catherine Hill Bay and Middle Camp villages.
- b. To ensure that development does not compromise significant views into and within the HCA.

Controls

1. All unsealed tracks and paths with heritage significance must be retained as unsealed.
2. Cleared areas around each village must be retained.
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

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

6.3 SITE COVERAGE

Objectives

- a. To retain the open landscaped character of each village.
- b. To ensure the bulk and form of future development reflects the historic development of the Catherine Hill Bay Heritage Conservation Area.
- 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% or 350m², whichever is the lesser area, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.

6.6 SUBDIVISION

Objectives

- a. To retain the historic setting and character of Catherine Hill Bay HCA
- b. To retain the existing Catherine Hill Bay subdivision pattern including the layout of allotments, allotment sizes and unformed roads.

Controls

1. Site amalgamation, subdivision or boundary adjustment must not compromise the heritage significance of the original subdivision pattern.
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 unless compatible with the landscape and original subdivision pattern.

6.7 PUBLIC DOMAIN

Conservation of the character of the Catherine Hill Bay HCA also requires the retention of the character of the public and open space areas of the villages.

6.7.1 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. Unformed paper roads including Morrice, Keene and Fraser Streets must not be sealed.
4. New kerb and guttering are 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 designed and constructed of materials that facilitate infiltration into the subsoil. Full width driveway pavement is not permitted.
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 in timber or material of a similar appearance.
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.

7 BUILDING OBJECTIVES AND CONTROLS

7.1 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.

7.2 BUILDING ADDITIONS AND NEW INFILL BUILDINGS

Objectives

- b. To locate additions so that the original cottage or building retains its integrity and remains the dominant building on the site.
- c. To ensure that the built form and character of new infill buildings complement the original cottages and the streetscape character.
- d. To allow for the addition of outbuildings and other structures at the rear of the site.
- e. 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 Figures 16, 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.

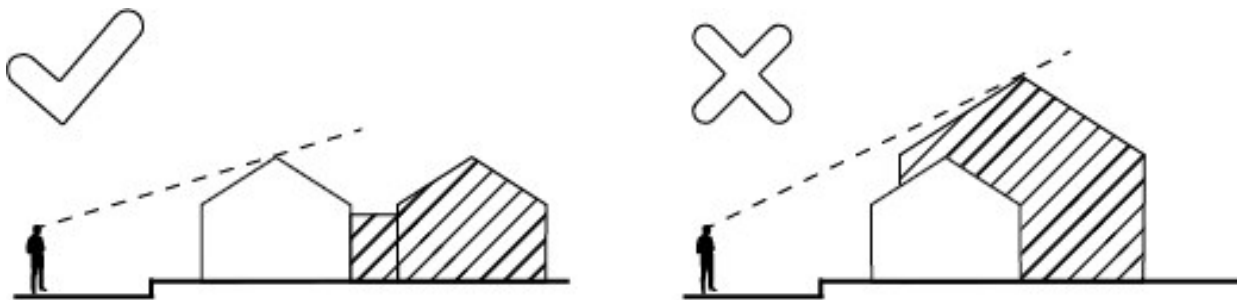
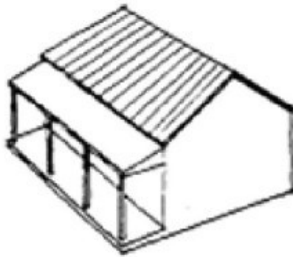
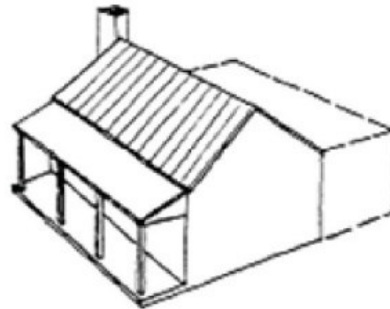


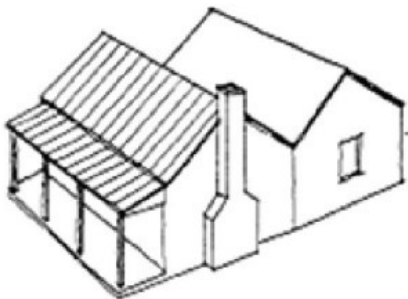
Figure 16 - Maintain scale and single storey appearance when viewed from the street.



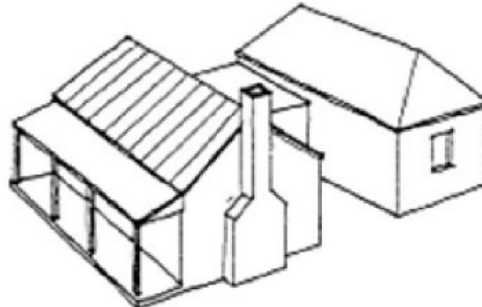
Typical existing cottage, simple form, with front verandah



Existing cottage with a minor lean-to addition



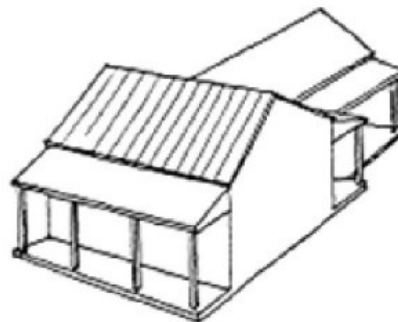
Addition to rear in similar form matching roof line. Acceptable only where the addition will not be seen from the street or other vantage point.



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

Figure 17 - Examples of Acceptable Options for Additions

7.3 DUAL OCCUPANCY AND SECONDARY DWELLINGS

Objectives

- a. To ensure that development does not visually intrude on the traditional development pattern.
- b. To ensure that secondary dwellings and dual occupancy development are sympathetic to the historic built form of the original cottages.
- c. To provide an affordable housing option that respects the established streetscape and character of the neighbourhood and that is suitably integrated with existing development on a site, while not compromising the amenity of the site or adjoining properties.

Controls

1. Dual occupancy (except dual occupancy attached) development is not supported.
2. Proposals for a secondary dwelling or attached dual occupancy will only be considered if the development is:
 - i. located at the rear of an original cottage or new infill building and appears as a single storey when viewed from the street (refer to figure 16);
 - ii. located within the permitted building envelopes for rear additions as shown in Figure18;
 - iii. directly attached by a verandah or short covered walkway to the existing or new infill dwelling; and,
 - iv. for a secondary dwelling - not located within an outbuilding unless that outbuilding is an original building.
3. A proposal for a secondary dwelling or dual occupancy attached must meet the requirements of the *Building Code of Australia* which covers issues such as fire safety, building materials, ventilation and minimum ceiling heights.

7.3.1 BUILDING APPEARANCE OF DUAL OCCUPANCY AND SECONDARY DWELLINGS

Objectives

- a. To maintain and enhance the established, character and amenity of the neighbourhood.
- b. To ensure the building appearance of a secondary dwelling or dual occupancy is of a high standard, the design and materials are regulated by this document.

Controls

1. The appearance, the position and the height of the secondary dwelling is to be designed to avoid adverse effects on the amenity of the site and the character of the neighbourhood.
2. Generally prefabricated site sheds, moveable dwellings, transportable homes, prefabricated homes, converted shipping containers and the like would not meet the standards prescribed in this plan and are not supported.
3. Building bulk and height, scale, massing, roof form and materials should be sympathetic to existing built forms and complement rather than detract from the existing principal dwelling on the site.
4. Building design should be of a high quality and of architectural merit.
5. The building appearance should preserve the visual amenity and residential quality that surrounding residents enjoy.
6. An attached secondary dwelling or dual occupancy must feature a physical/ structural attachment with the principal dwelling on a site and include sympathetic integration with the roof structure of the principal dwelling.
7. Where a garage, carport or outbuilding is proposed to be converted to a secondary dwelling, external building materials and their colours should be compatible with the principal dwelling on site and the character of the locality.

7.4 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.
- c. New buildings, and additions to existing buildings, should generally appear as single storey as viewed from the street.

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 existing 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 existing ground level to the top of the roof ridge. Roofs must be of a minimum pitch of 25° and be of a simple gable form.
 - iii. additions to existing cottages should be limited to the ridge height of the existing cottage and appear as a single storey when viewed from the street (refer to figure 16).

7.5 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.
- d. To ensure that the open, grassed areas at the back of the 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 width as an open landscaped area.
3. For an infill development, rear setback must be consistent with the setbacks of neighbouring dwellings.
4. Rear setbacks must retain a minimum of 10 metres width of open landscaped area. Refer to Fig 18.

7.6 EXCAVATION

Development proposals, which require excavation, have the potential to disturb or destroy indigenous and non-indigenous archaeological deposits.

Objectives

- e. To minimise disturbance to indigenous and non-indigenous archaeological deposits and buried items.

Controls

1. An assessment of archaeological potential must accompany the required Heritage Impact Assessment for any new development.
2. If archaeological potential is assessed as high an excavation permit issued by the Heritage Council of NSW [non-indigenous deposit or indigenous deposit] will be required before excavation, including cut and fill, can commence.

7.7 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.
4. Excavation to support undercroft/sub floor areas is not permitted.

7.8 BUILDING ELEMENTS

Objectives

- a. To retain the original form, style, detailing and materials of the cottages.
- b. To retain original features such as front verandas, chimneys and timber windows and doors on original cottages.
- 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 cottages.

Controls

1. All original front verandas must be retained.
2. Reconstruction of front verandas must reinstate the original design.
3. The form and slope of the roof of the original cottage must be retained.
4. Roofs over rear extensions must ensure the roof of the original cottage remains intact and is distinguishable.
5. The roofing material of any structure must have a traditional corrugated profile (such as galvanised zincalume, colorbond custom orb® or equivalent).
6. Infilling between piers is not permitted, apart from non-reflective steel mesh for fire protection purposes.
7. Original windows and doors must be retained on the original cottage. No new openings are permitted without historic evidence of their prior existence.
8. Dormer windows are not permitted.
9. Repairs, restoration, or reconstruction of windows and doors to the original cottage must match existing original windows and doors.
10. External shutters are not permitted on the front or side windows of the original cottage.
11. Existing chimneys must be retained and existing face brick must not be painted or rendered.
12. Skylights in the roof of the original cottage must be located on the rear roof plane and set flush with the roof sheeting.
13. Details of flues, solar panels, venting pipes and similar infrastructure to be detailed with the new design.

7.9 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 must not be located on the roofs of original cottages, except if located on the side or rear roof plane and aligned with the roof sheeting.
7. Solar panels should be located 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 must not be located on the front elevation of the original or infill cottage. If located at the side elevation, air conditioning units should be discretely placed and not be visible from the centre of the front of the cottage.
10. A swimming pool must be located in Area B or C as shown in Figure 18.
11. A swimming pool deck must not exceed 600mm above existing ground at any point.
12. Swimming pool fencing must be designed to minimise visual impact on all elevations and must meet the Building Code of Australia.

7.10 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 be located in Areas D, F or G as shown in Figure 18, and should be consistent with the rear alignment of neighbouring cottages and additions.
3. A garage or carport must not exceed 3.5m wide and 6.0m deep.
4. Driveway surfaces are to be designed and constructed of materials that facilitate infiltration into the subsoil or onsite detention basins. Full width driveway pavement is not permitted.

7.11 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 constructed of sawn timber posts with vertical pickets (unpainted) as shown in Figure 13; or
 - ii. Constructed of round or split timber posts (unpainted) with horizontal wire strands as shown in Figure 14.
3. Fences constructed using Colorbond® sheet steel or similar product are not permitted.
 4. Where required for privacy or containment of a pet, courtyard fencing is permitted to a maximum 1.8m within the development envelope to the side and rear of your dwelling only and located at least 1m behind the building line. Courtyard fencing shall be a minimum of 25% transparency and compliment the architectural design of the home.

7.12 PRIVATE LANDSCAPED AREA

Objectives

- a. To ensure that landscaping is consistent with the existing landscape character.
- c. To retain historic tree plantings.
- d. 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.

7.13 SIGNAGE

Signage on heritage buildings for a commercial use, home business or home occupation needs to be of a standard and type that ensures the signs do not detract from the heritage significance of the building or heritage conservation values of the State Listed Heritage Item. Refer to Part 9 - Specific Land Uses – Signage of Council’s DCP 2014 for information about signage types.

The following signs are not supported:

- projecting wall signs;
- signs above the cornice/awning
- pole or pylon signs;
- advertising panels on buildings or on road reserves;
- signs on, or above the roof or parapet of a building;
- illuminated, flashing, or moving signs, other than interpretive, directional and advance warning signs of a temporary nature, as constructed and installed by, or on behalf of Council or other road authority;
- fin signs, bunting, and inflatable devices except those of a temporary nature and for a council or community purpose
- trailer Advertisements

Preferred signs:

- building identification
- facia and front street wall
- under awning
- hamper

Objectives

- a. To ensure that the design and configuration of signage positively contributes to the amenity of the building and streetscape of the heritage conservation area.
- b. To minimise incoherence of signage resulting from a proliferation of signs at the locality.

Controls

1. Signs must be consistent with the following design criteria:
 - i. Signs must be compatible with the design, scale and architectural character of the building or the site upon which it is to be placed.
 - ii. Architectural features of a building must not be obscured by signage.
 - iii. Design must ensure that signs are not confused with, or reduce the effectiveness of traffic control devices.
 - iv. Supporting structures of signs must be of a high aesthetic appearance, and must not interfere with the visual amenity of the area.
 - v. Materials used for signs must be durable, fade-proof and of a high aesthetic quality.
 - vi. All signs must be horizontal in nature.
 - vii. Signs should promote a business rather than advertise products (unless temporary).
 - viii. Keep signs within the building envelope (i.e. no projecting signs).
 - ix. Illuminated signs if required, must only occur below awning level and must not be flashing or moving.
 - x. Where a building features multiple signs, ensure they are similar in type face, colours and graphics.
 - xi. Total signage area shall not exceed 0.6m per lineal metre of street frontage per business.
 - xii. Use traditional signage, including lettering on heritage buildings (i.e. Antique olive, Helvetica, Grottesque).
 - xiii. Preferred lettering styles of this era should be used including Capital letters.
2. Identification signs – including nameplates on professional offices, community facilities, recreational facilities, or residences for home businesses – are limited to 0.6m², and one sign per street frontage.
3. Fascia signs must be located on an awning, and confined to the height of the awning and its length parallel to the street. They must not project more than 300mm out from the fascia and/or walls, and must integrate with the design of the building.
4. Under awning signs must maintain a 2.6 metre clearance above ground level and must not project beyond the edge of the awning. They must be limited to one sign per street frontage located under or below the awning level, and are not to exceed 5m².
5. Flush wall and hamper signs must not extend laterally from the wall, or beyond the edges of the wall. If internally illuminated, they must maintain a minimum of 2.6 metres above ground level and must not be flashing or moving signs. They must not exceed 25 percent of the wall space for each frontage.

7.14 DEMOLITION

7.14.1 DEMOLITION OF ITEMS WITHIN THE STATE HERITAGE LISTED PRECINCT

Section 63 (2) of the Heritage Act 1977 does not permit the Heritage Council to approve demolition within a State listed place unless it meets three criteria under section 63 (3):

- a. it is of the opinion that the building or work constitutes a danger to the users or occupiers of that building or work, the public or a section of the public, or
- b. it is a condition of the approval that the building or work be relocated on other land, or

- c. the building or work is situated (whether wholly or partly) in a place or precinct that is an item of State heritage significance, but is not itself such an item, and the approval body is of the opinion that the demolition of the whole of the building or work will not have a materially detrimental effect on the heritage significance of the place or precinct.

7.14.2 DEMOLITION OF ITEMS IN THE HCA OUTSIDE THE STATE HERITAGE LISTED PRECINCT

The LMLEP 2014 requires that a development application be submitted for demolishing or moving any of the following: a listed heritage item or a building, work, relic or tree within a heritage conservation area.

Objectives

- a. To ensure the retention of heritage items and contributory items in the HCA.

Controls

1. A development application for demolition of any item within the HCA, which does not fall under the exemptions outlined in the LMLEP 2014, will need to be submitted to Council.
2. The Development Application will need to include a Heritage Impact Statement, including an assessment of archaeological potential.
3. A Heritage Impact Statement shall address:
 - i. How will the proposed works affect the cultural significance of the place and the Precinct?
 - ii. What alternatives have been considered to ameliorate any adverse impacts?
 - iii. Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?
4. Structural Condition Assessment in the Case of Demolition: If structural failure is cited as a justification for demolition, evidence must be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.
5. Replacement Building Plans in the Case of Demolition: 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, concurrently.
6. 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.
7. Archival Recording in the Case of Demolition: In the case of a proposal for demolition of a listed heritage item or contributory building the Council may require the applicant, as a condition of approval, to submit an archival record of the place, prior to the commencement of demolition. In most cases this would include a digital plan, with digital photographs of the place in its setting, elevations, together with a digital photograph of each room, and any special feature(s) that the place may have. These photographs should be keyed to the plan with numbers and arrows.

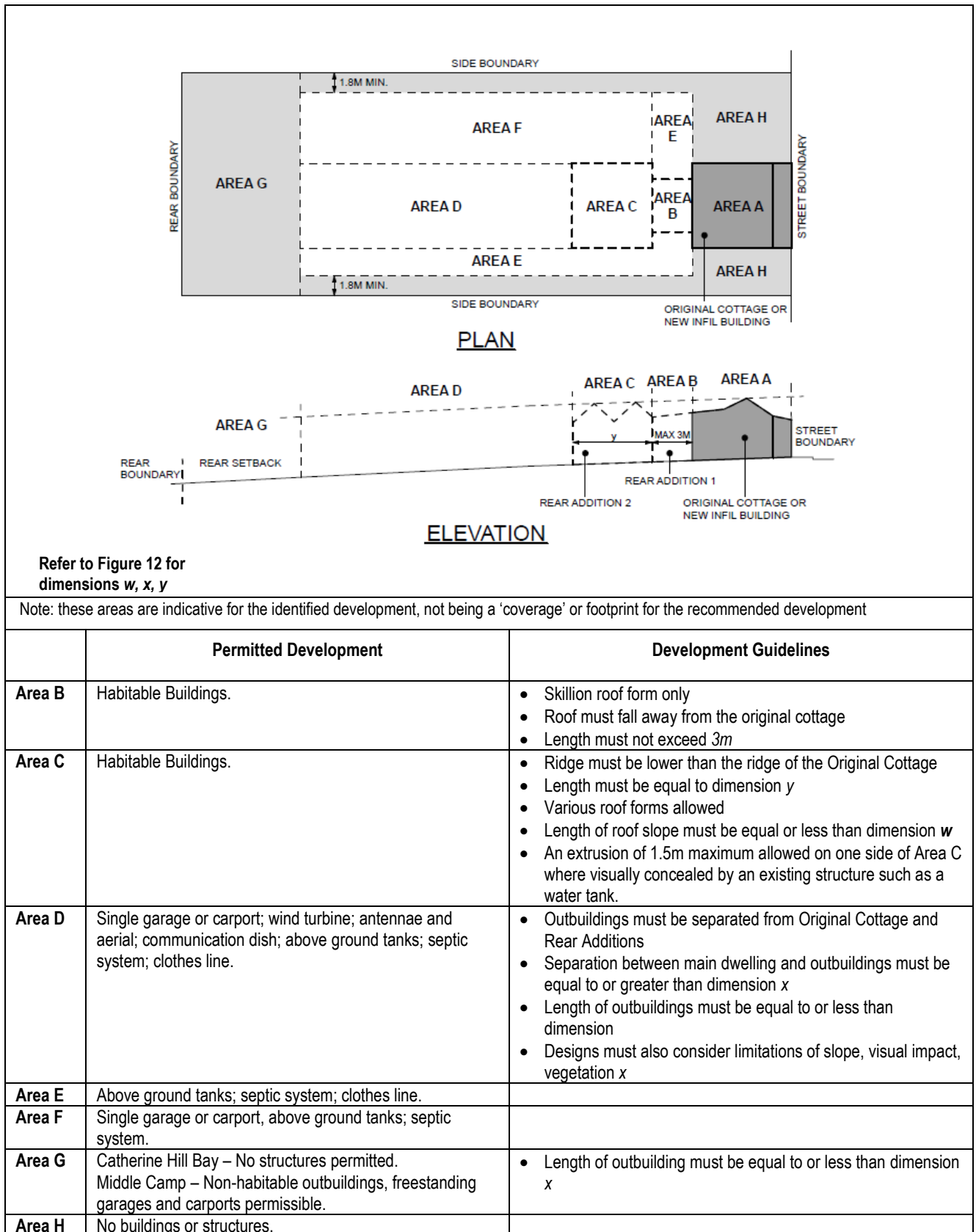


Figure 18 - Permitted Development and Development Guidelines

8 STATE LISTED CATHERINE HILL BAY CULTURAL PRECINCT (AND THE LOCAL CATHERINE HILL BAY HERITAGE CONSERVATION AREA)

8.1 HERITAGE SIGNIFICANCE

Heritage conservation areas and heritage streetscapes provide an important opportunity to conserve and interpret the heritage significance of an area or significant townscape, group of buildings and sites. It is important that the heritage significance of the whole area is considered when proposing development, as small incremental change has the ability to degrade the recognised significance of the heritage conservation area as a whole. This should be taken into consideration when assessing development proposals within Catherine Hill Bay.

Objectives

The objectives of these controls are to ensure that development within heritage conservation areas and heritage streetscapes:

- a. Takes into consideration the contribution of the building as indicated by the Contributory Ranking Maps; Figures 19 and 20.
- b. Enhances the character and heritage significance of the state and local heritage conservation areas by:
 - i. Maintaining the positive contribution of contributory buildings to the area or streetscape; and
 - ii. improving the contribution of non-contributory buildings to the area or streetscape.

Controls

1. Development within a heritage conservation area or heritage streetscape is to be compatible with the surrounding built form and pattern of development by responding sympathetically to:
 - i. Existing form, massing, setbacks, scale and architectural style;
 - ii. Site topography and landscape;
 - iii. Views to and from the area;
 - iv. Surrounding neighbourhood character and streetscape, including buildings, and
 - v. Existing subdivision patterns.
2. Development should not project in front of the established building façade [ie. the front verandah] towards the street.
3. No new development, additions or alterations are permitted to the original front verandah.
4. Development should not encroach into the open undeveloped rear of the property. See Figure 18 for minimum side and rear setbacks.
5. Alterations and additions are not to dominate or detract from the original building.
6. Alterations and additions are to respect the uniformity of properties which form part of a consistent row, semi-pair or group of buildings.
7. Development is to respect and minimise the impact on any significant public domain features.

Note: The heritage contribution of each element within the villages of Middle Camp and Catherine Hill Bay is identified in Figures 19 and 20 as either a listed heritage item, contributory item, or non-contributory item.

8.2 LOCAL HERITAGE ITEMS

Local Heritage items are those listed in LMLEP 2014 [Schedule 5], 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, coal loader jetty, and original miner's cottages. Any proposals for development must achieve a reasonable balance between meeting amenity and contemporary needs, and protecting the heritage significance of the item.

Objectives

- a. The objectives of these controls are to ensure that development to heritage items:
 - i. encourages the retention of existing heritage items and their significant elements;
 - ii. is based on the understanding and conservation of the heritage significance of the item;
 - iii. encourages heritage items to be used for purposes that are appropriate to their heritage significance;
 - iv. maintains the setting of the heritage item including the relationship between the item and its surroundings;
 - v. encourages the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements; and
 - vi. is consistent with policy guidelines contained in the Heritage Assessment Conservation Plan for Catherine Hill Bay (2000).

Controls

1. Any development application involving a heritage item is to be accompanied by a heritage impact statement, conservation management plan, or conservation management strategy.
2. Development to a heritage item is to:
 - i. Be consistent with an appropriate Heritage Impact Statement, Conservation Management Plan or Conservation Management Strategy;
 - ii. Protect the setting of the heritage item;
 - iii. Retain significant internal and external fabric and building elements;
 - iv. Retain significant internal and external spaces;
 - v. Remove unsympathetic alterations and additions;
 - vi. Reinstate missing details and building elements;
 - vii. Use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item; and
 - viii. Respect the pattern, style and dimensions of original windows and doors.
3. Original room configuration should be retained in the first instance. Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.
4. If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics. See Section 6.7 Excavation.
5. Original and early trees, plantings, garden layouts and landscaping should be retained and traditional garden designs should be reinstated where possible.
6. Where a current Conservation Management Plan for a heritage item proposes that it may be incorporated into a new development, the design is to include appropriate measures to:
 - i. ensure that the heritage significance of the item is conserved;
 - ii. retain an appropriate setting to allow for the continued appreciation and integrity of the item; and
 - iii. ensure provision is made for the ongoing maintenance of the heritage item.
7. Any proposal involving the change of use (including the adaptive reuse) of a heritage item is to demonstrate that:
 - i. the new use requires minimal alterations to significant fabric and building elements, and that any changes to these are reversible or have minimal impact on the heritage significance of the item;
 - ii. any internal changes do not compromise the heritage significance and the external appearance of the building;
 - iii. alterations and/or additions required to support the new use do not obscure the understanding of the building's heritage significance;
 - iv. the significant use can be interpreted;

- v. the introduction of new services will not have a detrimental impact on significant fabric or spaces; and
- vi. the new use is consistent with the agreed conservation policy identified in the Conservation Management Plan or Heritage Inventory Assessment Report for the heritage item.

Note: The significant use of the building should be interpreted on site. Interpretation of the use may include the use of historic artefacts, the in-situ retention of machinery and signage, or artistic interpretation.

8.2.1 VICINITY CONTROLS

Development in the vicinity of a heritage item can often have an impact upon the heritage significance of the item, in particular through an impact on the setting of the item. Determining whether a property is within, or impacts upon, the setting of a heritage item is a necessary component of the site analysis of a proposal. Specialist heritage advice may need to be obtained in order to determine a property's setting. If in doubt, it is recommended that clarification be sought from the Council prior to preparing a development application. The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views to and from the property.

Objectives

- a. The objective of these provisions is to ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.

Controls

1. Alterations and additions to buildings and structures, and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:
 - i. building envelope;
 - ii. proportions;
 - iii. materials, colours and finishes; and
 - iv. building and street alignment.
2. Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
 - i. providing an adequate area around the building to allow interpretation of the heritage item;
 - ii. retaining original or significant landscaping (including plantings with direct links or association with the heritage item);
 - iii. protecting (where possible) and allowing the interpretation of archaeological features; and
 - iv. retaining and respecting significant views to and from the heritage item.

9 BUILDING CONTRIBUTIONS RANKINS

Buildings and sites within the heritage conservation area are identified on Building Contributions Maps as being contributory, or non-contributory to the character and heritage significance of the heritage conservation area and heritage streetscape.

9.1 CONTRIBUTORY 1 BUILDINGS

Contributory 1 buildings make a significant contribution to the character of the HCA. They are normally highly intact or with reversible alterations, and date from key development periods. In the HCA 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 1 buildings from the Company Era:

- 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.
- Original miner's cottages with some minor alterations, that are still relatively intact and are capable of being restored.

Contributory 1 buildings from the Post Company Era:

- Residential buildings that have undergone alterations in the mid-1960s following their purchase by the mine workers and their families.
- Residential buildings that were constructed in the mid-1960s following the purchase of the land by the mine workers and their families.

The appearance of a principal or significant frontage should generally be conserved; however, alterations and additions may be possible to the rear of contributory buildings.

Objectives

- a. To retain the distinctive building types characteristic of the area.
- b. To conserve the appearance of a principal or significant frontage which contributes to the heritage significance of Catherine Hill Bay and the historic streetscape.
- c. To encourage alterations and additions to existing buildings which retain and enhance the character of the building and the streetscape.

Controls for Contributory 1 Buildings

1. Contributory 1 buildings are to be retained.
2. Alterations and additions should not significantly alter the appearance of principal and significant façades of a contributory building, except to remove detracting elements, and
3. additions to a contributory building must:
 - i. respect significant original or characteristic built form;
 - ii. respect significant traditional or characteristic subdivision patterns;
 - iii. retain significant fabric;
 - iv. retain, and where possible reinstate, significant features and building elements, including original verandas, fences, chimneys, joinery etc;
 - v. remove unsympathetic alterations and additions, including inappropriate building elements;
 - vi. use appropriate materials, finishes and colours; and
 - vii. respect the pattern, style and dimensions of original windows and doors.
4. Where an addition to the building is proposed, significant external elements are to be reinstated to the existing building.

9.2 CONTRIBUTORY 2 BUILDINGS

Contributory 2 buildings do not contribute to or detract from the significant character of the heritage conservation area. They include buildings that are connected to the area's historic development but have been substantially altered, as well as new, sympathetic development. They are defined as buildings, which are from:

- a significant historical period layer, altered in form, unlikely to be reversed;
- a new sympathetic layer or representative of a new layer; or
- a non-significant historical period layer.

It may be possible to remove unsympathetic alterations and additions to improve the contribution of contributory 2 buildings to the heritage conservation area. Depending on the building's context and heritage significance, it is preferable to retain and restore contributory 2 buildings.

Objectives

- a. To encourage the conservation or restoration of the appearance of a principal or significant frontage which has the potential to contribute to the heritage significance of Catherine Hill Bay and the historic streetscape.
- b. To encourage the removal of unsympathetic alterations and additions to improve the contribution of contributory 2 buildings to the heritage conservation area.

Controls for contributory 2 buildings

1. Alterations and additions to a contributory 2 building are to:
 - i. Remove unsympathetic alterations and additions, including inappropriate building elements;
 - ii. Respect the original building in terms of bulk, form, scale and height;
 - iii. Minimise the removal of significant features and building elements; and
 - iv. Use appropriate materials, finishes and colours.
2. Demolition of contributory 2 buildings will only be considered where it can be demonstrated that:
 - i. Restoration of the building is not economically or structurally viable; and
 - ii. The replacement building will not compromise the heritage significance of the heritage conservation area or heritage streetscape.
3. Where demolition is allowed, a photographic record of the main building, outbuildings and surrounding landscape must be made and submitted to Council.

9.3 NON-CONTRIBUTORY BUILDINGS

Non-contributory items have a negative impact on the heritage values of the area and are intrusive to the streetscape because of inappropriate scale, bulk, setbacks, setting or materials. Sites containing non-contributory buildings are often suited to redevelopment and provide an opportunity for development to reinforce the context of the area.

Non-contributory items include:

- Site allotments that do not follow the original subdivision pattern.
- New buildings, extensions, and alterations that do not relate to the predominant height, form, or scale of the miner's cottages.
- New buildings that are not orientated towards the street.
- New buildings that are not located on the street front.
- Sites with changed landforms, including excavation, retaining walls and mounding.
- Exotic trees in the public domain which are not cultural plantings.

Objectives

- a. To encourage the sympathetic redevelopment of sites containing non-contributory buildings in a way which reinforces the heritage context of the area.

- b. To exhibit contemporary design excellence.

Controls for Non-contributory buildings

1. Heritage Impact Statements are required for the demolition of non-contributory items, as well as for the proposed replacement buildings. The Heritage Impact Statement will need to include an assessment of archaeological potential of the site. Development Applications (DA) for the replacement building are required to be lodged concurrently with the DA for demolition of the existing non-contributory building.
2. Development on sites containing non-contributory buildings is to improve the contextual design and visual impact of the site within the heritage conservation area or heritage streetscape.
3. Alterations and additions to non-contributory buildings are to:
 - i. Remove inappropriate elements or features that are intrusive to the heritage significance of the heritage conservation area or heritage streetscape; and
 - ii. respect the prevailing character of the area and street in terms of bulk, form, scale and height.



Figure 19 - Contribution Ranking - Middle Camp

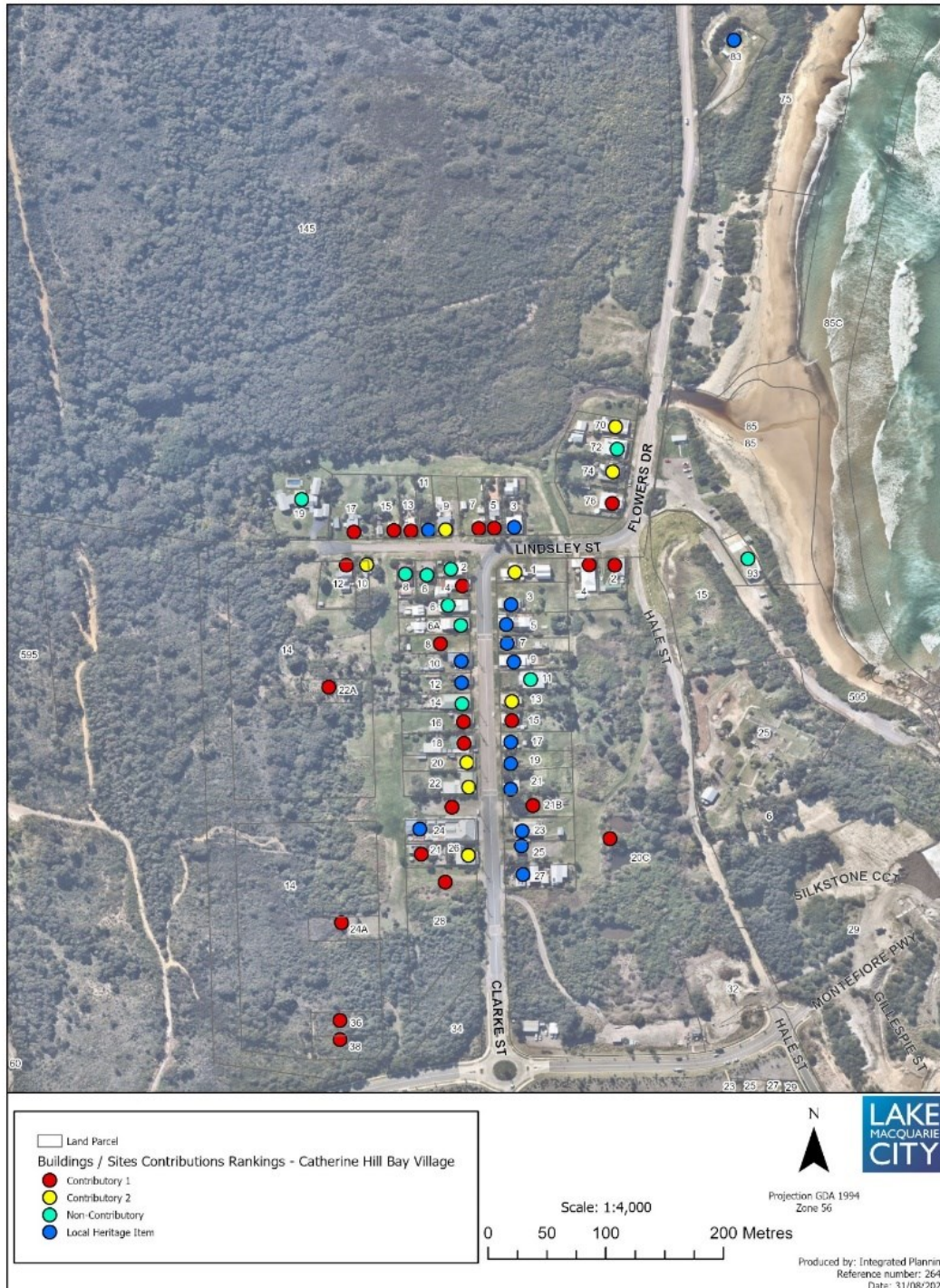


Figure 20 - Contribution Ranking - Catherine Hill Bay Village

Table 3 - Heritage Items identified in the City of Lake Macquarie Heritage Study 1993

Item name	Address	Property description	Significance	Item no
Water tank/boiler	Corner of Montefiore Street & Clarke street		Local	CH-01
Former Post Office & General Store	4 Lindsley street	Lot 88 DP 222717	Local	CH-11
Ships Anchors in park	15 Hale street	Lot 102 DP 1194707	Local	CH-15
Colliery Railway	Catherine Hill Bay	Lot 2 DP 1180181 Lot 1 DP 1180181 Lot 4 DP 1180181 Lot 3 DP 1180181 Lot 1117 DP 1219395 Lot 213 DP 883941 Lot 7 DP1180181 Lot 201 DP 1164883 Unnumb 80 UP unknown	Local	CH-16
Uniting Church	73 Flowers Drive	Lot 1 DP 205598	Local	CH-18
Old Cornish Boiler	Above the beach, east of the Anglican church on 75 Flowers Drive	Lot 7 DP1180181	Local	CH-20
Former Public School	26a Flowers Drive, Middle Camp	Lot 2 DP 1107593	Local	CH-23
House (Former Miner's Provision store)	2 Flowers Drive, Middle Camp	Lot 24 DP 222943	Local	CH-26
Cottage	West side - Middle Camp Road, Middle Camp 2B Flowers Drive	Lot 2 DP 1180181	Local	CH-30
Cottage	East side – Colliery Road, Middle Camp 2B Flowers Drive	Lot 2 DP 1180181	Local	CH-31c

Table 4 - Local Heritage Items, Contributory 1 and 2 Buildings and Non-contributory Building in Catherine Hill Bay village

OBJECT ID	Significance Grading	Location Details
3639	Local Heritage Item	3 Clarke street, Lot 87 DP 222717
3655	Local Heritage Item	27 Clarke street
3656	Local Heritage Item	23 Clarke street, Lot 1 Sec F DP 163
3657	Local Heritage Item	21 Clarke street, Lot 78 DP 222717
3659	Local Heritage Item	24 Clarke Street, Lot 1 Sec D DP 163
3661	Local Heritage Item	12 Clarke street, Lot 72 DP 22717
3662	Local Heritage Item	9 Clarke street, Lot 84 DP 222717
3663	Local Heritage Item	5 Clarke street, Lot 86 DP 222717
3664	Local Heritage Item	7 Clarke street, Lot 85 DP 222717
3665	Local Heritage Item	10 Clarke street, Lot 71 DP 222717
3666	Local Heritage Item	17 Clarke street, Lot 81 DP 222717
3667	Local Heritage Item	19 Clarke street, Lot 79 DP 222717
3669	Local Heritage Item	25 Clarke street, Lot 3 Sec F DP 163
3677	Local Heritage Item	3 Lindsley street, Lot 54 DP 222717
3680	Local Heritage Item	11 Lindsley street, Lot 58 DP 222717
3695	Local Heritage Item	83 Flowers Drive, Lot 5 DP 1180181 The Pines
3642	Contributory 1	18 Clarke street, Catherine Hill Bay
3645	Contributory 1	15 Clarke street, Lot 81 DP 222717
3646	Contributory 1	4 Clarke street, Lot 68 DP 222717
3648	Contributory 1	16 Clarke street, Catherine Hill Bay
3652	Contributory 1	5 Lindsley street, Lot 55 DP 222717
3654	Contributory 1	21 Fraser street, Lot A DP 330660
3660	Contributory 1	8 Clarke street, Lot 3 DP 870210
3668	Contributory 1	21B Clarke street, Lot 2 DP1151628
3670	Contributory 1	22A Frazer street, Lot 12 Sec A DP 163
3671	Contributory 1	24A Frazer street, Lot 10 Sec B DP 163
3672	Contributory 1	36 Frazer street, Lot 18 Sec B DP 163
3673	Contributory 1	38 Frazer Street, Lot PT20 Sec B DP 163
3674	Contributory 1	20C Montefiore Parkway, Lot 1114 DP 1219395
3676	Contributory 1	28 Clarke street, Lot 9 DP 1180181
3678	Contributory 1	7 Lindsley street, Lot 56 DP 222717
3681	Contributory 1	13 Lindsley street, Lot 59 DP 222717

OBJECT ID	Significance Grading	Location Details
3682	Contributory 1	15 Lindsley street, Lot 60 DP 222717
3683	Contributory 1	17 Lindsley street, Lot 61 DP 222717
3685	Contributory 1	2 Lindsley street, Lot 89 DP 222717
3686	Contributory 1	4 Lindsley street, Lot 88 DP 222717
3690	Contributory 1	12 Lindsley street, Lot 63 DP 222717
3691	Contributory 1	76 Flowers Drive, Lot 53 DP 222717
3757	Contributory 1	Car park for CHB hotel unformed road
3638	Contributory 2	1 Clarke street, Lot 1 DP 119202
3641	Contributory 2	20 Clarke street, Lot 76 DP 222717
3644	Contributory 2	13 Clarke street, Lot 82 DP 222717
3649	Contributory 2	22 Clarke street, Lot 77 DP 222717
3650	Contributory 2	26 Clarke street, Lot B DP 330660
3679	Contributory 2	9 Lindsley street, Lot 57 DP 222717
3689	Contributory 2	10 Lindsley street, Lot 64 DP 222717
3692	Contributory 2	74 Flowers Drive, Lot 52 DP 222717
3694	Contributory 2	70 Flowers Drive, Lot 50 DP 222717
2009	Non-Contributory	11 Clarke street, Catherine Hill Bay
2425	Non-Contributory	2 Clarke street, Catherine Hill Bay
3640	Non-Contributory	14 Clarke street, Lot 73 DP 222717
3643	Non-Contributory	11 Clarke street, Lot 83 DP 222717
3647	Non-Contributory	6a Clarke street, Lot 2 DP 870210
3651	Non-Contributory	2 Clarke street, Lot 67 DP 222717
3675	Non-Contributory	6 Clarke street, Lot 1 DP 870210
3684	Non-Contributory	19 Lindsley street, Lot 62 DP 222717
3687	Non-Contributory	6 Lindsley street, Lot 66 DP 222717
3688	Non-Contributory	8 Lindsley street, Lot 65 DP 222717
3693	Non-Contributory	72 Flowers Drive, Lot 51 DP 222717
3752	Non-Contributory	93 Flowers Drive Lot 212 DP 883941

Note: refer to Lake Macquarie Local Environmental Plan 2014 for current Local Heritage Items

Table 5 - Local Heritage Items Contributory 1 and 2 Buildings and Non-contributory Buildings Middle Camp Village

OBJECT ID	Significance Grading	Location Details
3709	Local Heritage Item	27 Flowers Drive, Lot 14 DP 222943
3710	Local Heritage Item	29 Flowers Drive, Lot 15 DP 222943
3711	Local Heritage Item	31 Flowers Drive, Lot 16 DP 222943
3712	Local Heritage Item	33 Flowers Drive, Lot 17 DP 222943
3713	Local Heritage Item	35 Flowers Drive, Lot 18 DP 222943
3714	Local Heritage Item	37 Flowers Drive, Lot 19 DP 222943
3728	Local Heritage Item	26 Flowers Drive Lot 1 DP 1107593
3732	Local Heritage Item	32 Flowers Drive Lot 38 DP 222943
3735	Local Heritage Item	42 Flowers Drive Lot 41 DP 222943
3736	Local Heritage Item	44 Flowers Drive Lot 42 DP 222943
3737	Local Heritage Item	46 Flowers Drive Lot 43 DP 222943
3738	Local Heritage Item	48 Flowers Drive Lot 44 DP 222943
3739	Local Heritage Item	50 Flowers Drive Lot 45 DP 222943
3741	Local Heritage Item	54 Flowers Drive Lot 47 DP 222943
3742	Local Heritage Item	56 Flowers Drive Lot 48 DP 222943
3743	Local Heritage Item	58 Flowers Drive Lot 49 DP 222943
3745	Local Heritage Item	1 Northwood Road Lot 1 DP 407474
3750	Local Heritage Item	71 Flowers Drive Lot 21 DP 593154
3756	Local Heritage Item	Catherine hill bay cemetery
3764	Local Heritage Item	28 Flowers Drive, Catherine Hill Bay Lot 2 DP 1180181 (House, Colliery Road)
3768	Local Heritage Item	28 Flowers Drive, Catherine Hill Bay Lot 2 DP 1180181 (House 7, Colliery Road)
3769	Local Heritage Item	28 Flowers Drive, Catherine Hill Bay Lot 2 DP 1180181 (House 8, Colliery Road)
3770	Local Heritage Item	28 Flowers Drive, Catherine Hill Bay Lot 2 DP 1180181 (House 4, Colliery Road)
3697	Contributory 1	3 Flowers Drive, Lot 2 DP 222943
3700	Contributory 1	9 Flowers Drive, Lot 5 DP 222943
3701	Contributory 1	11 Flowers Drive, Lot 7 DP 1180181
3702	Contributory 1	13 Flowers Drive, Lot 7 DP 222943
3703	Contributory 1	15 Flowers Drive, Lot 8 DP 222943
3704	Contributory 1	17 Flowers Drive, Lot 9 DP 222943

OBJECT ID	Significance Grading	Location Details
3705	Contributory 1	19 Flowers Drive, Lot 10 DP 222943
3706	Contributory 1	21 Flowers Drive, Lot 11 DP 222943
3707	Contributory 1	23 Flowers Drive, Lot 12 DP 222943
3716	Contributory 1	2 Flowers Drive Lot 24 DP 222943
3717	Contributory 1	4 Flowers Drive Lot 25 DP 222943
3718	Contributory 1	6 Flowers Drive Lot 26 DP 222943
3719	Contributory 1	8 Flowers Drive Lot 27 DP 222943
3720	Contributory 1	10 Flowers Drive Lot 28 DP 222943
3721	Contributory 1	12 Flowers Drive Lot 29 DP 222943
3722	Contributory 1	14 Flowers Drive Lot 30 DP 222943
3723	Contributory 1	16 Flowers Drive Lot 31 DP 222943
3724	Contributory 1	18 Flowers Drive Lot 32 DP 222943
3725	Contributory 1	20 Flowers Drive Lot 33 DP 222943
3726	Contributory 1	22 Flowers Drive Lot 34 DP 222943
3727	Contributory 1	24 Flowers Drive Lot 35 DP 222943
3729	Contributory 1	26A Flowers Drive Lot 2 DP 1107593
3730	Contributory 1	28 Flowers Drive Lot 36 DP 222943
3731	Contributory 1	30 Flowers Drive Lot 37 DP 222943
3733	Contributory 1	34 Flowers Drive Lot 39 DP 222943
3740	Contributory 1	52 Flowers Drive Lot 46 DP 222943
3748	Contributory 1	2 Northwood road Lot 22 DP 222943
3749	Contributory 1	4 Northwood road Lot 23 DP 222943
3696	Contributory 2	1 Flowers Drive, Lot 1 DP 222943
3708	Contributory 2	25 Flowers Drive, Lot 13 DP 222943
3734	Contributory 2	36 Flowers Drive Lot 40 DP 222943
3744	Contributory 2	6 Northwood road Lot 2 DP 382429
3751	Contributory 2	73 Flowers Drive Lot 1 DP 205598
3759	Contributory 2	41 Flowers Drive, Catherine Hill Bay Lot 4 DP 1180181 (House 4 Slack Alley)
3760	Contributory 2	41 Flowers Drive, Catherine Hill Bay Lot 4 DP 1180181 (House 2, Slack Alley)
3761	Contributory 2	41 Flowers Drive, Catherine Hill Bay Lot 4 DP 1180181 (House 3 Slack Alley)
3762	Contributory 2	41 Flowers Drive, Catherine Hill Bay Lot 4 DP 1180181 (House 1 Slack Alley)

OBJECT ID	Significance Grading	Location Details
3698	Non-Contributory	5 Flowers Drive, Lot 3 DP 222943
3699	Non-Contributory	7 Flowers Drive, Lot 4 DP 222943
3715	Non-Contributory	67 Flowers Drive, Lot 1 DP 410730
3746	Non-Contributory	3 Northwood Road Lot 20 DP 222943
3747	Non-Contributory	5 Northwood Road Lot 21 DP 222943

Note: refer to Lake Macquarie Local Environmental Plan 2014 for current Local Heritage Items