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1 INTRODUCTION

This Area Plan contains local objectives and controls for development of the Cooranbong Seventh-day Adventist site.

Seven precincts are identified within the Cooranbong Seventh-day Adventist site for the purposes of this Area Plan with development controls specific to each precinct, as outlined below.

1.1 STRUCTURE OF THIS AREA PLAN

Part 1 – Introduction

This section contains information about the Cooranbong Seventh-day Adventist Site as a whole. Part 1 provides background information, defines the extent of the Area Plan and the location of the seven precincts, as well as describing the character of the area.

Part 2 – General controls

Part 2 contains general controls that apply to all development within the Cooranbong Seventh-day Adventist site.

Part 3 – Sanitarium factory

This section provides objectives and controls applying to development within the Sanitarium factory precinct.

Part 4 – Avondale College

This section provides objectives and controls applying to development within the Avondale College precinct.

Part 5 – Accommodation areas

This section provides objectives and controls applying to development within the accommodation areas precinct.

Part 6 – Avondale Church and associated buildings

This section provides objectives and controls applying to development within the Avondale Church precinct.

Part 7 – Retirement village

This section provides objectives and controls applying to development within the retirement village precinct.

Part 8 – Cemetery

This section provides objectives and controls applying to development within the cemetery precinct.

Part 9 – Former dairy and rural surrounds

This section provides objectives and controls applying to development within the former dairy precinct.

1.2 BACKGROUND

The Seventh-day Adventist Community at Cooranbong evolved from a vision to establish a model community on the site. The original 1500 acres was purchased in 1894, and the Seventh-day Adventists have been developing and thriving in Cooranbong ever since.

The Cooranbong Seventh-day Adventist area is a unique site that has heritage significance and therefore requires specific development controls to conserve the heritage significance of the site.

A *Conservation Management Plan (CMP)* and *Landscape Conservation Management Plan*, dated October 2009 have been prepared for the Seventh Day Adventist site by Carste Studio Pty Ltd. These plans include detailed information on the heritage and significance of this site. This Area Plan should be read in conjunction with the CMP and the Lake Macquarie City Council Development Control Plan (LMCCDCP) 2014 Heritage Guidelines.

A number of heritage items within the Cooranbong Seventh Day Adventist Site are listed within the *Lake Macquarie City Council Local Environmental Plan (LMCCLEP) 2014*. These include the water tower, Sanitarium Health Foods Factory, Auditorium, Bethel hall, College hall, House 'The Laurels', Science hall

and the Sanitarium dairy farm. In addition, the site contains provisional heritage items and has Aboriginal heritage significance. The weir is identified in the CMP as an item that should be listed as a local heritage item on the Lake Macquarie Local Environmental Plan.

1.3 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy green edging, as shown within Figure 1 – Cooranbong Seventh-day Adventist Heritage Precinct.



Figure 1 - Cooranbong Seventh-day Adventist Heritage Area Plan

The seven precincts described in this Area Plan are shown in Figure 2.

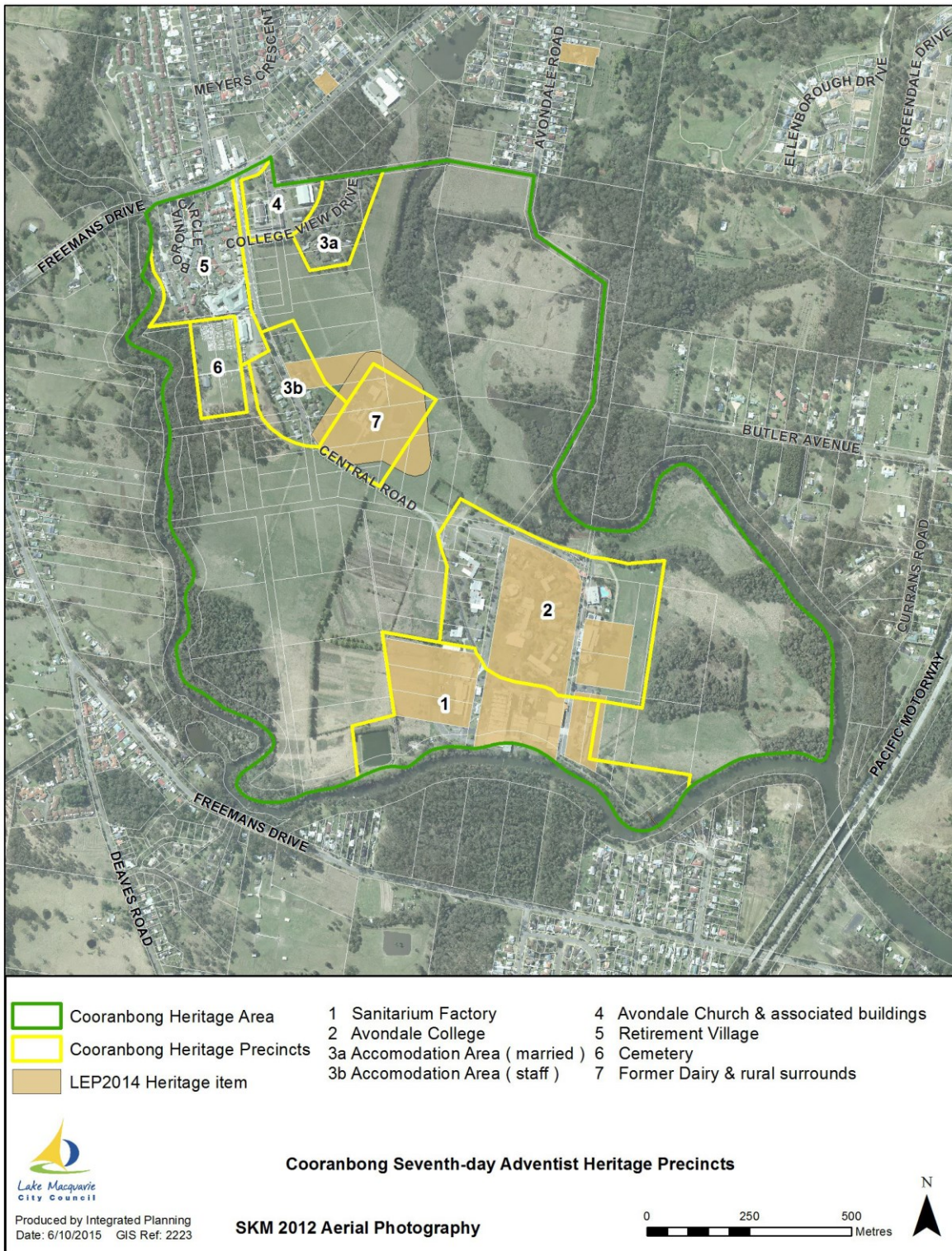


Figure 2- Seven heritage precincts within the Cooranbong Seventh-day Adventist establishment

Note: For listed heritage items or potential heritage items located within the Heritage Precinct, refer to LMLEP 2014 and LMDCP 2014 Heritage Guidelines respectively.

1.4 HISTORY AND EXISTING CHARACTER

The Cooranbong Seventh-day Adventist Site covers approximately 640 hectares and consists of Avondale College, the Sanitarium Health Food Factory and associated offices and laboratories, Kressville Retirement Village, a Community Church and Cemetery, together with student and staff accommodation.

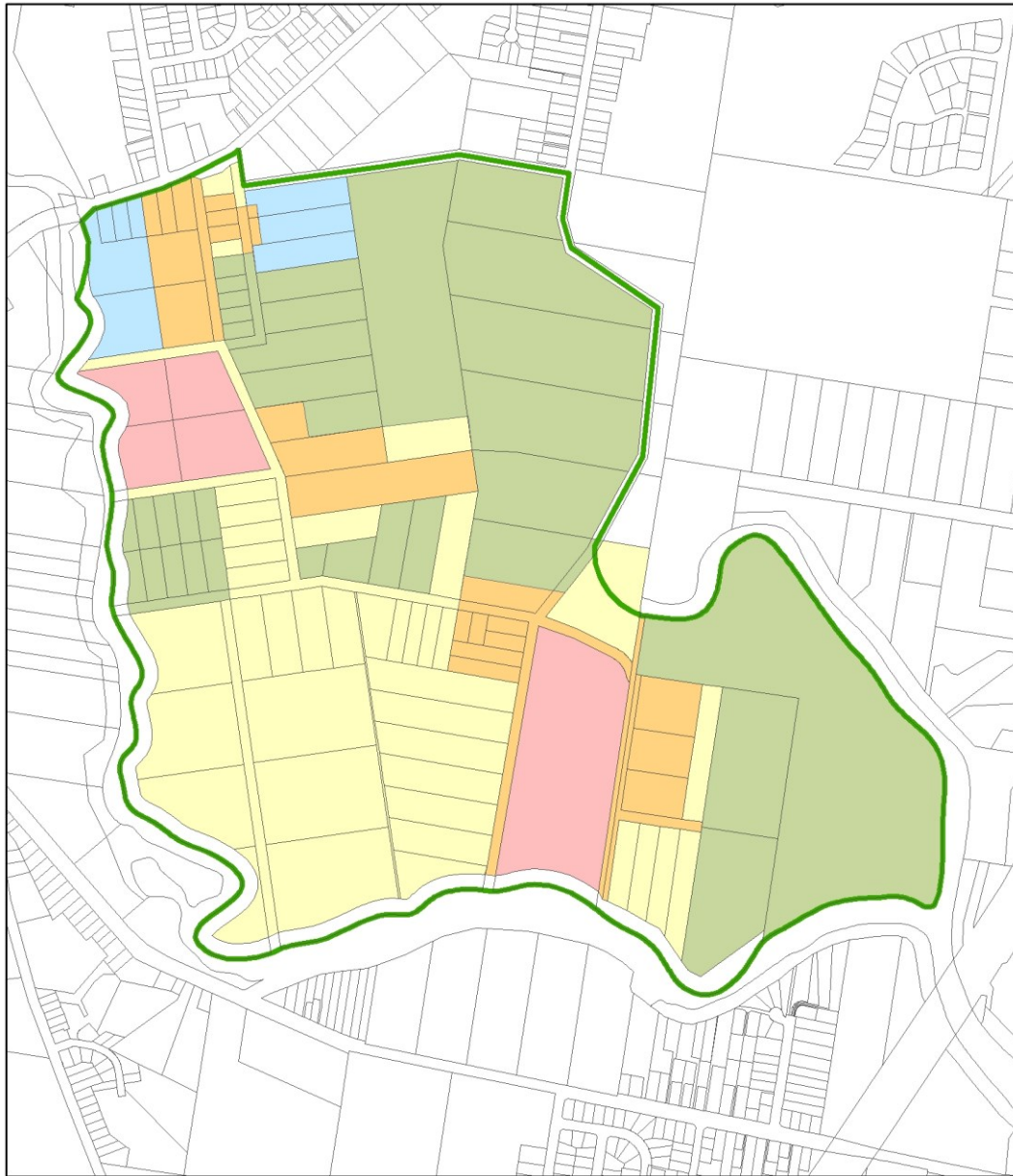
The site has heritage significance as a whole because it is associated with the earliest establishment of the Seventh-day Adventist Church outside of America, with their presence on the site dating from 1895. The Avondale venture is unique because it combines a religious community, college and a factory. It is also the only tertiary educational facility operated by the Seventh-day Adventist Church in Australia. The community was established in remote bushland, far from Newcastle and Sydney, with all members living by the Seventh-day Adventist philosophy of a model community. The key components of this philosophy were a combination of academic and religious studies, combined with the discipline of manual work, the aim of self-sufficiency, and a location away from the distractions of the city.

The landscape was a key element in the original design of the site, which was characterised by its openness and isolation. The original layout was also designed to reflect the ideologies of the Seventh-day Adventist Church in the built form, resulting in a development layout containing symmetry, a number of axes and naturally curving lines.

While existing development differs from the original built form, the site continues to be visually unique and retains a considerable degree of unity in its scale, form and materiality. Evidence of the historical layers of the site, through remnant landscaping, buildings, roads and the like, gives an appreciation of the initial vision of the Seventh-day Adventist community.

As well as being a heritage precinct, the site also has a unique collection of buildings of varying heritage significance, with aesthetic and architecture value. It includes the surviving Nineteenth Century College buildings that reflect American philosophies about work, while using local construction materials and technologies.

Given the history of the site, some areas have high potential for containing relics, protected under the Heritage Act 1977. Figure 3 is a plan of the Cooranbong Heritage Precinct showing potential areas for European relics. Development in areas assessed as having a high potential for European relics will require an excavation permit under section 139 of the Heritage Act.



Cooranbong Heritage Precinct showing potential areas for European Relics



Figure 3 - Plan showing the potential areas for European relics

1.5 PRECINCT 1 – SANITARIUM FACTORY

The Sanitarium Health Foods complex is one of the oldest and largest enterprises in Lake Macquarie. It is also a major employer in the area. However, it will be closing in 2018. Machinery for food manufacture and an original brick oven were installed on the site in 1899. In 1937, the old building was replaced with a new building to keep up with changing manufacturing processes and the demand for Sanitarium products. Very little has been added to the exterior of the factory since 1937, apart from the construction of giant silos. Most alterations appear to have been to the interior of the factory.

The Sanitarium factory main building is in the Inter-War Art Deco architectural style and encompasses a large area and is a 2 storey structure with a sawtooth roof, a 3 storey wing on the north end and 4 storey tower wing on the north east corner adjoining the bank of silos. The factory has a grand centrally placed entrance and is constructed of high-quality bricks and brickwork with Art Deco ornamentation. The building and its produce continue to reflect the philosophies of the pioneer Seventh-day Adventists that settled the site.

Other significant buildings within the factory precinct include the PTW group of three buildings that were designed by Peddle Thorpe Walker (PTW) Architects in 1935. The Services Building is another building with heritage significance, being one of the oldest surviving buildings within the factory precinct. The building was constructed in 1930 and services the factory and produces steam for the site.

The Sanitarium Factory is located near Dora Creek because the water was originally used as a form of transport to the site. A suspension footbridge known as the “Swing Bridge” and associated Riverside Picnic Area are located in proximity to the Factory. These significant landscape elements are located on Crown Land, but are the responsibility of Sanitarium. The swing bridge provides a convenient link to the site and is used by pedestrians and cyclists.

1.6 PRECINCT 2 – AVONDALE COLLEGE

Avondale College is a tertiary educational institution of the Seventh-day Adventist Church. The College consists of a cluster of buildings with varying ages, characteristics and uses, as follows:

- The educational facilities are generally located on the western part of the campus.
- The residential and academic facilities are generally located in the centre of the campus. This group of buildings includes some of the most significant buildings within the study area.
- Support facilities, such as gym, pool, auditorium and cafeteria are located on the eastern side of the campus.
- Staff residences are located on the northern side of the campus, above The Crescent. This area contains a heritage listed building known as the “Laurels”. The building was constructed in 1925 in the position of the present Andre Hall and was shifted to its present position in the 1950s.

Figure 4 shows the layout of the Avondale College Campus. The College is orientated around an axis line referred to as the “Academic Axis”, which runs through the campus in an east-west orientation. The axis is a pathway that visually and physically connects the Faculty of Education to College Hall via a “breezeway” through the White Building. The planning of this axis through the campus is emphasised with mature Canary Date Palms and Hoop Pines that line either side of the pathway and are a remnant of the mid-20th century layout and planting scheme for Avondale College. The axis also segregates the sexes in the original planning layout of the college, with single boy’s accommodation on one side and girls on the other.

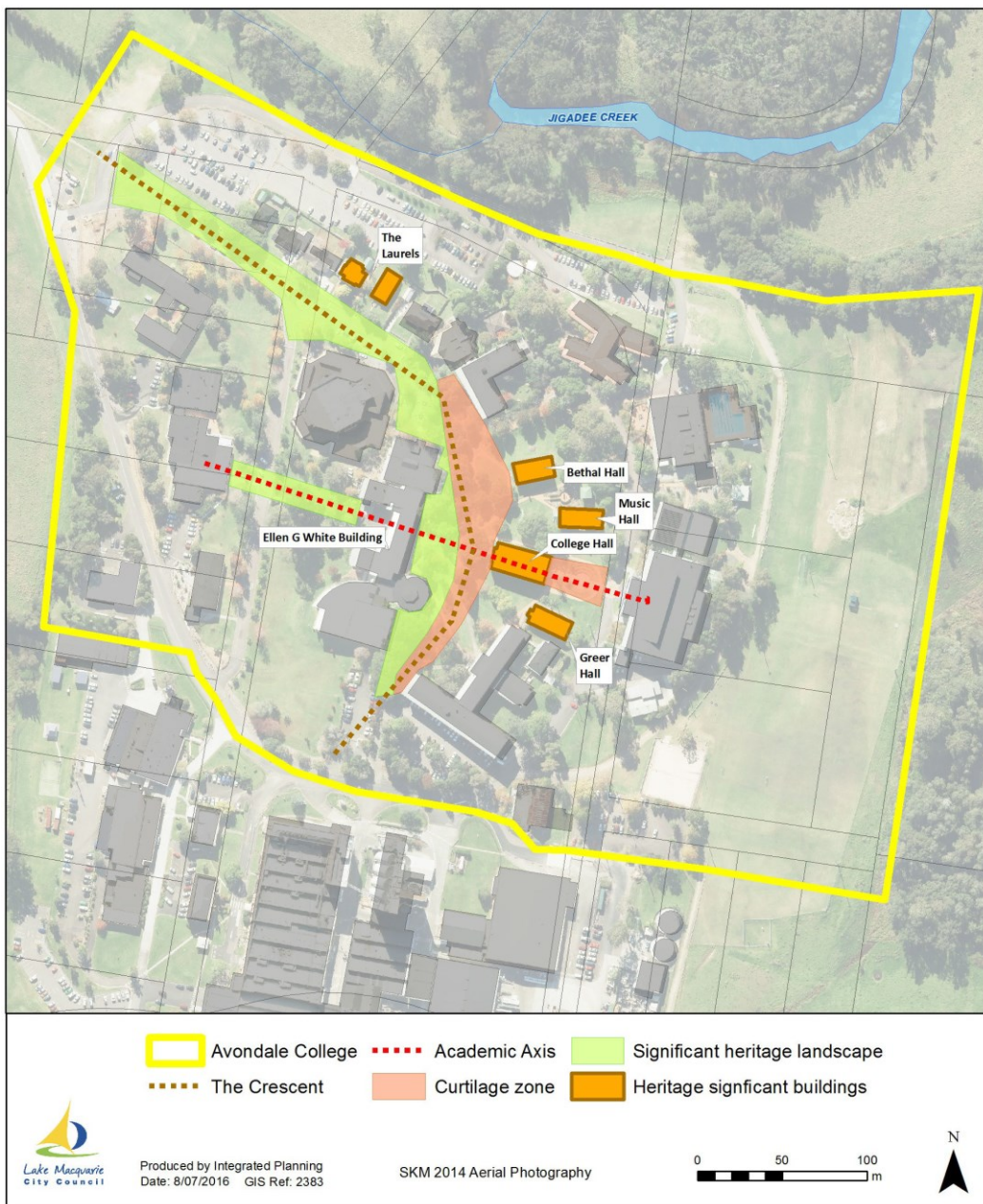


Figure 4 - Avondale College layout showing the main buildings and spatial relationships on the site and the heritage curtilage zone

For the purposes of this Area Plan, a heritage curtilage zone has been identified in the open space around Bethel Hall, Music Hall, Greer / Science Hall and College Hall and along “the Crescent”, as shown in Figure 4. The open space helps to adequately appreciate and interpret these key heritage buildings and axes. The main heritage buildings address the curvature of “the Crescent”, which is considered significant in interpreting the original layout for the site. The heritage curtilage zone seeks to protect and encompass adequate open space to enable ongoing interpretation and appreciation of this area. The “Academic Axis” and “the Crescent” have high heritage significance and should be conserved and reinforced as an organising and orienting element to ensure the correct interpretation of the original layout.

College and Bethel Halls are the oldest surviving buildings on the Seventh-day Adventist site. Bethel Hall was one of the first buildings built between 1896-1897 and was originally used as the girl's dormitory. College Hall was built in 1899 and was originally the classroom block for the College. Music Hall and Greer Hall are aesthetically significant and are markers for a new stage of development at the College when buildings moved from timber to brick construction. The Music Hall was constructed in 1925 and is the first building constructed entirely of brick on the campus. Greer Hall was constructed in 1928.

Although the precinct contains a number of significant heritage items and heritage areas, the heritage significance of the campus precinct should also be viewed as a whole. While the site has lost some of the intent of the original model, the whole campus continues to reflect the lifestyle, philosophy and practice of the Seventh Day Adventist community.

1.7 PRECINCT 3 – ACCOMMODATION AREAS

Married student accommodation is located east of Central Drive near the entry to the Cooranbong Seventh-Day Adventist site off Freemans' Drive. It contains a cluster of eleven self-contained units of relatively recent construction. The units are almost hidden from Central Drive due to the topography that slopes away to the east and the small-scale single storey nature of the dwellings. The units are of exposed brick construction, surrounded by a scattering of trees and grassed lawn with no formal plantings and no evidence of boundary fencing. The south-eastern aspect of the site is natural open space with site lines to the main college campus.

Further south of the married student accommodation on Central Drive are a number of small-scale detached dwellings that line both sides of the access road used as academic staff housing. The dwellings are of weatherboard and masonry construction and have a front setback of approximately 20 metres from Central Drive with no physical fencing to designate boundaries. The landscape is open and consists of grassed lawns and a scattering of trees.

Amongst the staff housing, to the east of Central Drive, is a water tower that has landmark value. Built in 1919, the tower was an integral part of the past infrastructure that supported the Seventh-day Adventist community. The tower is surrounded by a high chain mesh fence to prevent unauthorised entry and is no longer operational.

1.8 PRECINCT 4 – AVONDALE CHURCH AND ASSOCIATED BUILDINGS

The Avondale Memorial Church is located on the corner of Freemans Drive and Central Drive. The building is a prominent structure with a pinnacle style roof that is a landmark on Freemans Drive and a marker for the Seventh-day Adventist establishment at Cooranbong.

The Church has undergone numerous modifications over time with the 1897 timber church demolished to make way for the 1971 building. The new Church was built around the old one and then the old church was demolished.

The Avondale Memorial Church is a stand-alone building with an assemblage of associated buildings and car parking set within landscaped grounds.

1.9 PRECINCT 5 – RETIREMENT VILLAGE

The retirement village is a recent development containing 184 self-care units, as well as other care facilities. The village is located on both the northern and southern sides of Freemans Drive, but only that portion to the south of Freemans Drive is included in this Area Plan. The area of the retirement village was earlier the location of the Avondale Health Retreat (Hospital). The exact location of the former hospital facility has not been identified. A plaque commemorating this former facility is located on the lawn adjacent to Central Road.

The units themselves are of relatively recent construction and current building stock has no heritage significance. However, the site is located within the Area Plan and as such needs to be considered in the overall context of the site. The site is also identified as having moderate potential for European relics to be found (see Figure 3).

1.10 **PRECINCT 6 – CEMETERY**

The cemetery has been in continual use by the Cooranbong Seventh-day Adventist community since 1897 and has historical and spiritual significance. Land for the Cemetery was set aside in conjunction with the construction of the first Adventist Church to the east of the main road. The standardised headstones and grave surrounds reflect the egalitarian principles of the Church. The burials in the last few decades have been in a 'lawn cemetery' arrangement with rows of plaques marking graves.

In 2009, it was estimated that there was 8-12 years of use left in the cemetery. Future expansion is constrained by the rock shelf on the upper side (east) and the creek on the lower side (west).

1.11 **PRECINCT 7 – FORMER DAIRY AND RURAL SURROUNDS**

The dairy buildings were established for the College to be self-sufficient in supplying its own produce, including fruit, vegetables, milk and eggs. Operating the dairy became part of the education of the students and students were able to earn part of their fees by working on the farm. Self-sufficiency and farming are consistent with the doctrine of the Seventh-day Adventists to encourage healthy eating, vegetarianism and study balanced by manual labour.

A number of steel clad machine sheds, a pair of silos, and a small residence are the only remnant buildings from the past agricultural use of this part of the site. The buildings are dilapidated, but are significant because they formed an important part of life at the College, echoing the discipline of manual labour and self-sufficiency that is part of the practice at the Seventh-day Adventist Church.

From the earliest days, the farm and Dairy were located on the river floodplain. The present dairy buildings represent only part of the earlier extent of structures at the farm. The original dairy was located on the site of the present car park area south of the existing dairy.

During the 1960s, the College Board modified the requirements for self-sufficiency and the College Farm was no longer required to produce food for the College. In 1990, a College sub-committee recommended closure of the Dairy. Today, the Dairy group of buildings are in a state of disrepair.

Coral Trees along the entry road, a row of mature Canary Island Date Palms near the long feed shed, and a pair of concrete silos contribute to the landmark quality of the dairy and are key features of the site.

PART 2 – GENERAL CONTROLS

2 GENERAL DEVELOPMENT CONTROLS

2.1 SPECIFIC ISSUES RELATING TO THIS LOCALITY

Future development in the area associated with the Cooranbong Seventh-day Adventist site will need to consider:

- The strong sense of social identity resulting from the area’s history and development.
- Surviving heritage listed buildings demonstrate strong local influence in design and details, as well as support for local manufacturers of joinery and other materials.
- The physical boundaries of the locality including its bushland setting, Dora Creek and separation from adjoining developments.
- Sensitive cultural elements of the cultural landscape.

2.2 CONTEXT AND SETTINGS

Objectives

- a. To safeguard the heritage and cultural values of the Cooranbong Seventh-day Adventist Heritage Precinct.
- b. To ensure that development complements the existing local architectural style, decoration, and adornments.
- c. To ensure that development does not detract from the significance of the dominant heritage and cultural elements of the area.

Controls

1. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historic development of the Cooranbong Seventh-day Adventist Heritage Precinct.
2. Development proposals must complement the dominant architectural style of the locality.
3. Development proposals must maintain the separate identities of the different precincts identified in Figure 2.

2.3 EUROPEAN ARCHAEOLOGICAL ASSESSMENT

Objectives

- a. To safeguard the archaeological heritage and cultural values of the Cooranbong Seventh-day Adventist site.
- b. To ensure the protection of European heritage items.

Controls

1. An excavation permit, under section 139 of the Heritage Act 1977, will be required for any developments located in areas identified as having a high potential for relics in Figure 3.
2. Archaeological monitoring must be included for developments located in areas with moderate potential for relics in Figure 3.
3. Any development in an area identified as having a high potential for relics in Figure 3 must be assessed for archaeological relics and evidence of earlier human activity on the site under an excavation permit prior to any excavation for development
4. Any development in an area identified as having a medium potential for relics in Figure 3 must be monitored during excavation for archaeological relics and evidence of earlier human activity on the

site. This is particularly the case if development is in the vicinity of key existing and past buildings and structures.

5. Development consent conditions on any site where an archaeological investigation is required should provide the necessary requirements and procedures to be followed if archaeological relics are uncovered.

2.4 HERITAGE CONSERVATION AND ADAPTATION

Objectives

- a. Ensure the conservation and sensitive adaptation of significant buildings, their settings and associated landscapes.

The impact of operational activities on the heritage values of the site are minimised. Controls

1. A Heritage Impact Statement will be required to accompany a Development Application within the Cooranbong Seventh-Day Adventist site in accordance with the guidance provided in the *Conservation Management Plan* and attached

Table 1: Assessment Requirements for New Development Applications.

2. The Heritage Impact Statement must be prepared taking into account the *Conservation Management Plan* prepared for the Seventh-day Adventist Site.
3. Work proposed to the historic fabric of significant buildings and their settings must be undertaken in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Heritage Significance*, particularly the fundamental principle that requires the least intervention in the fabric as possible, while achieving the desired results.
4. Where there is an opportunity to remove existing insensitive or intrusive elements within a precinct or on a building of significance, preference should be given to returning the building or precinct to a known former state.
5. Changes to the original external fabric of significant heritage items must be avoided where possible.
6. Where a change to the original external fabric of significant heritage items is unavoidable, such as for repairs or to ensure safety, the work should occur in areas of lower significance, or should be designed to be readily reversible and to integrate into the character of the immediate precinct.
7. All changes to the fabric and use of the site will be carefully recorded.
8. Upgrading of buildings to comply with the requirements of the *Building Code of Australia*, the *Disability Discrimination Act 1992* or any other legislative requirement or standard will be undertaken in a way that preserves the heritage significance of the buildings and site.
9. New works and buildings will consider the historical significance of the surrounding landscape and buildings.
10. All conservation work undertaken within the Cooranbong Seventh-Day Adventist site must be in consultation with a qualified and experienced conservation professional.

Table 1: Assessment Requirements for New Development Applications

Precinct	Zone	Archaeological Assessment	Heritage Impact Statement/Assessment	Visual Assessment
Avondale College	Zone 1 - Refer to Figure 5	Required	Required	Required
	Zone 2 – Refer to Figure 5	Not required	Not required	Required
	Zone 3 – Refer to Figure 5	Not required	Not required	Not required
	Zone 4 – Refer to Figure 5	Not required	Required	Required
	Staff Accommodation	Not required	Required	Required
	Water Tower	Not required	Required	Required
	Married Accommodation	Not required	Not required	Not required
	Central Drive (academic Staff Accommodation Zone)	Required	Required	Required
	The Dairy	Not required	Required	Required
Sanitarium Health Foods	Zone 1 – Refer to Figure 6	Not required	Not required	Required
	Zone 2 – Refer to Figure 6	Not required	Required	Not required
	Zone 3 – Refer to Figure 6	Not required	Not required	Not required
	Swing Bridge and Avenue	Required	Required	Required
	Dora Creek Frontage/Weir	Required	Required	Required
Retirement Village	Central Drive and Freemans Drive	Required	Required	Required
Avondale Memorial Church	Only to the north and west of the church	Required	Required	Required
Cemetery		Not required	Not required	Not required
Freeman's Drive Gateway		Not required	Not required	Required

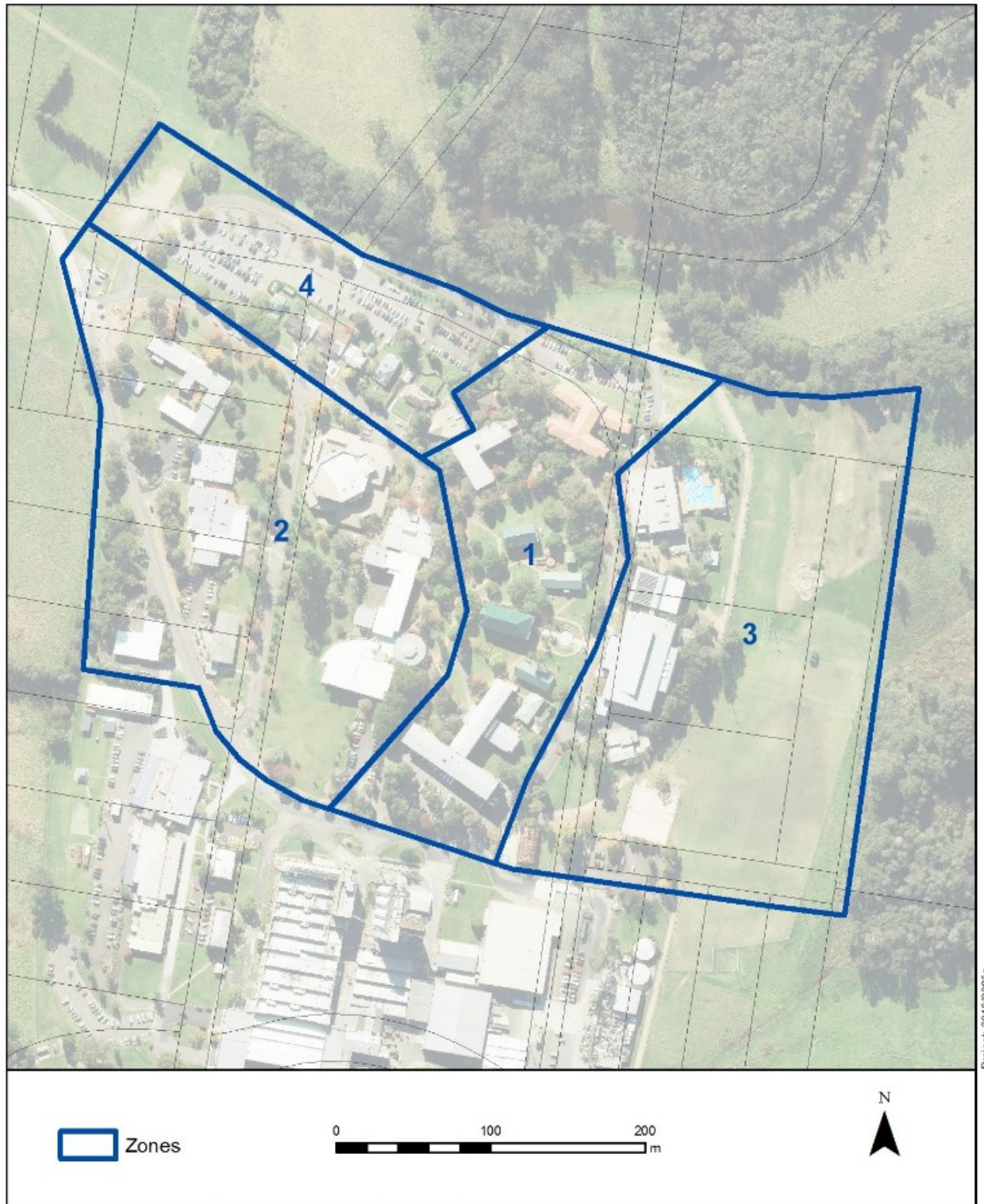


Figure 5: Avondale College Zones

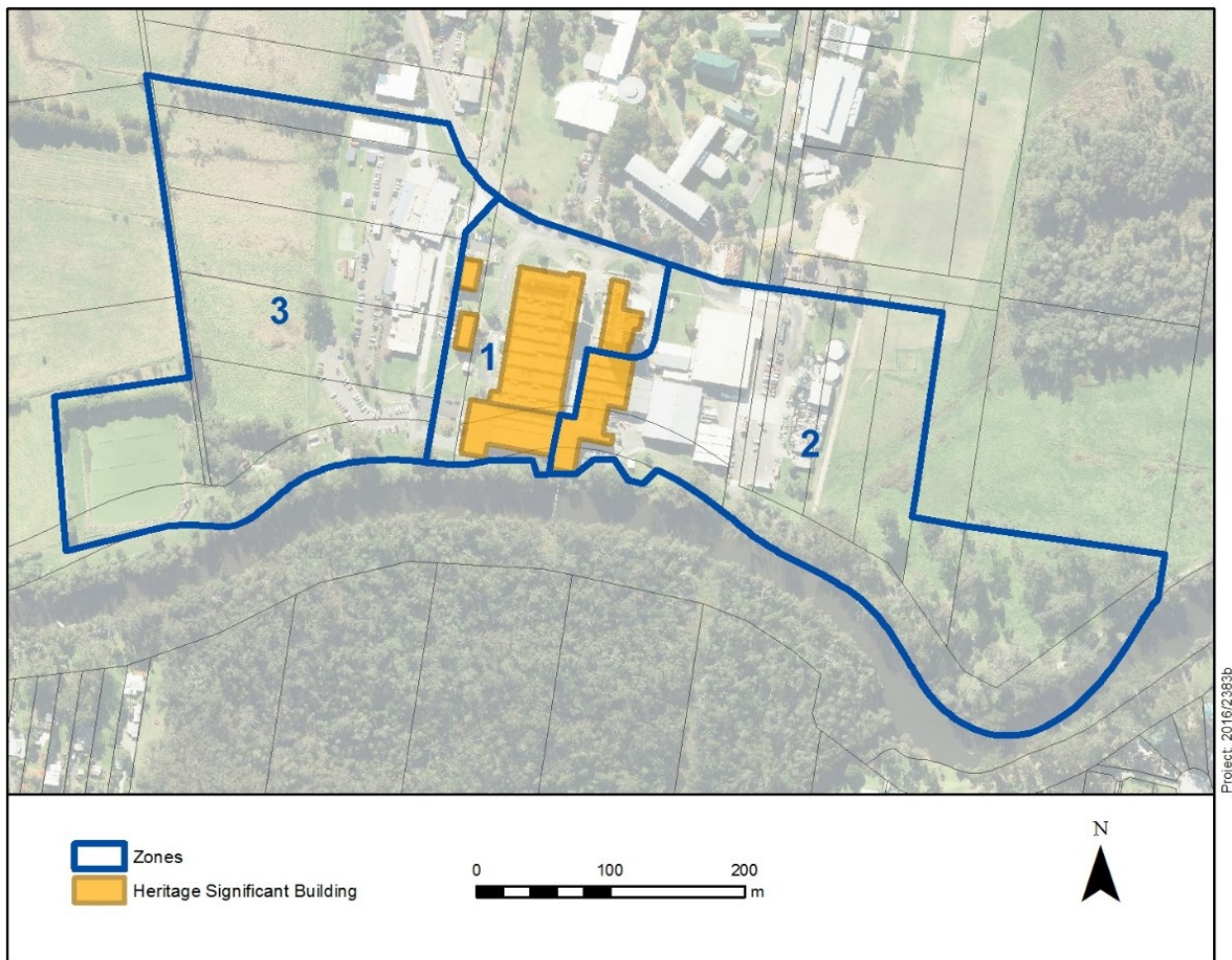


Figure 6: Sanitarium Factory Zones

2.5 ABORIGINAL HERITAGE AND CULTURAL SIGNIFICANCE

Objectives

- a. To protect and conserve Aboriginal cultural, spiritual, and sacred sites within the City.
- b. To ensure the impact of a proposed development on the heritage significance of an Aboriginal place or object is considered by adequate investigation and assessment.

Controls

1. Where a development will disturb the ground surface, the development application must demonstrate that due diligence has been undertaken in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW*. This includes submitting the following documentation:
 - i) A statement and results of an Aboriginal Heritage Information Management System (AHIMS) search.
 - ii) Identify whether the development site is partially or wholly within the Sensitive Aboriginal Landscape map under the LMLEP2014 and whether the exemptions under the Exempt Development Criteria apply.
 - iii) A statement indicating whether there are landscape features that indicate the potential presence of Aboriginal objects and whether any Aboriginal items or objects are likely to be impacted.

2. A Due Diligence Statement must be submitted by a suitably qualified person to determine whether the proposed development is likely to harm Aboriginal objects and identify whether an Aboriginal Heritage Impact Permit is required where:
 - i) An AHIMS search has identified the likelihood of an Aboriginal item within 50m of the development site, and/or
 - ii) The area to be developed is identified on the Sensitive Aboriginal Landscape map and the Exempt Development Criteria do not apply.
3. An Aboriginal Heritage Impact Statement must be prepared where:
 - i) An assessment under the Due Diligence Statement has identified the potential for the development site to contain an Aboriginal object or is a place of significance, or
 - ii) The development will have an impact on a known Aboriginal object or place.

2.6 DEMOLITION

Objectives

- a. To avoid demolition of structures with high heritage significance.
- b. To create a record of all existing structures and elements on the site prior to any demolition works.

Controls

1. No demolition or removal of structures will be undertaken without first determining the heritage significance of the building and surrounding areas, and considering whether conservation and adaptive re-use are a better option for items with heritage significance.
2. Photographic recording must be carried out prior to and during demolition of any element of a structure or a whole structure and the information provided to Council for their records,
3. The physical location of any element of a structure or a whole structure must be recorded prior to any demolition work being carried out and the information provided to Council for their records.

2.7 LANDSCAPING

Objectives

- a. To ensure that landscaping complements and enhances the heritage significance of the Cooranbong Seventh-day Adventist site.
- b. To ensure that development maintains significant views to and from within the Cooranbong Seventh-day Adventist site.

Controls

1. A Landscape Plan must be submitted with any application for development and be in accordance with the *Landscape Conservation Management Plan* prepared for the Seventh-day Adventist site.
2. Trees and other vegetation identified as having exceptional or high level of significance will be conserved and replaced with the same species when safe useful life expectancy has been reached, as demonstrated by an Arborist report.
3. Materials used in the maintenance or reconstruction of the landscape of the site will either be traditional materials already used in the construction of the landscape (e.g. stone, concrete, brick or timber) or materials that are consistent with the heritage character of the place.
4. The reinstatement of former landscape elements or the introduction of appropriate new elements will be guided by historical photographic and documentary evidence.
5. Given the importance of views to and within the site, new plantings will be located in such a way that they enhance views, not detract from them.
6. Choice of species for new plantings will be based on the relative significance of the area, appropriateness for the period, suitability for the location, ease of maintenance and use, and historical precedent. Considerations include whether the plantings are required for shade, revegetation, screening, visitor control, or floral display.
7. Significant landscape elements will be with the same or similar species in the same arrangement when existing species show signs of decline.
8. Where required, fences will be of recessive design, colour and finish such as to minimise visual impact.
9. New planting will strengthen and maintain existing avenues and axes, including Central Drive, the “Academic Axes” and “the Crescent”.
10. Landscaping of existing defined avenues and axes will ensure the health of existing trees and plants by directing drainage to root zones, avoiding soil compaction, and mulching root zones.

2.8 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views into and within the Cooranbong Seventh-day Adventist site.
- b. To maintain the rural outlook, landscape setting, curtilage and setting of heritage buildings.

Controls

1. A Visual Impact Statement must be submitted with any application for development that may impact on view corridors, heritage items, or the heritage significance of the site.

Table 1: Assessment Requirements for New Development Applications provides guidance on where a visual impact statement will be required.

2.9 HERITAGE INTERPRETATION

Objectives

- a. To assist with the historical interpretation of the site.
- b. To ensure that the design and configuration of signage positively contributes to the amenity of the building and streetscape.
- c. To minimise incoherence of signage resulting from a proliferation of signs at a locality.
- d. To provide consistent signage across the site.
- e. To minimise the visual impact of signage.

Controls

1. Heritage interpretation will be required for areas of the site with heritage significance to provide details on the history and context of each precinct.
2. Heritage interpretation measures will use consistent, well-designed, vandal-resistant and visually unobtrusive media. These devices will not dominate, obscure or reduce the cultural significance of the interpreted fabric or place.

2.10 ACCESS

Objectives

- a. Ensure that roads do not dominate the Cooranbong Seventh-day Adventist site.
- b. Encourage pedestrian access through the site.
- c. Maintain the hierarchy of roads within the site.

Controls

1. Roadway realignments and traffic control measures must avoid impacting on the entry gateway to the Cooranbong Seventh-day Adventist site from Freemans Drive.
2. Alternative access to the Cooranbong Seventh-day Adventist site will be considered where roadway interventions would otherwise destroy the sense of arrival and entry into the site.
3. Pedestrian access will be encouraged as a priority mode of movement through the site, particularly the Avondale College precinct.

2.11 CAR PARKING

Objectives

- a. To ensure safe and efficient vehicle and pedestrian movements through the site.
- b. To ensure that adequate car parking is provided in appropriate locations.

Controls

1. Car parking will be provided in visually unobtrusive locations on the perimeter of existing development.

PART 3 – SANITARIUM FACTORY



3 SANITARIUM FACILITY DEVELOPMENT CONTROLS

3.1 HERITAGE CONSERVATION

Objectives

- a. To protect the unique character and heritage significance of the Sanitarium factory precinct.
- b. To allow for the adaptive reuse of the Sanitarium facility.
- c. To ensure that development maintains significant views to and from the factory precinct and to significant heritage items within the precinct.

Controls

1. . New development must not detract from the significance of the site and its principal significant buildings and spaces.
2. Internal adaptations and adaptive reuse to the factory and the Peddle Thorpe Walker buildings are acceptable, but must not adversely impact the external form, style and character of the buildings.
3. The boundary on the southern junction of the College and the Sanitarium Factory will include appropriate landscaping to ensure that the two precincts retain separate identities, to control traffic flow, maintain security, and ensure safety and efficiency.

3.2 BUILT FORM, SCALE AND BULK

Objectives

- a. To ensure new buildings adopt and maintain the prevailing building scale.
- b. To ensure future development responds to the desired future character of the area and that its bulk and scale is not excessive.

Controls

1. Future development in proximity to the three Peddle Thorpe Walker (PTW) buildings must not adversely affect the harmony, balance and character of this area.
2. Adequate open space must be maintained around the PTW buildings, particularly the open space in the first two ellipses of the historical road layout, to allow their ongoing interpretation as a group of buildings and of the original road layout. An appropriate heritage curtilage must be defined around the PTW buildings as part of any development application in this area and no new development or major additions will be permitted within the curtilage. Minor additions such as awnings are acceptable if they do not distort or obscure the cultural significance of the place or its interpretation.
3. Future development must take into consideration the buildings of significance, including the factory, the 1930 services building and the 1935 PTW group of buildings. Consideration will be given to form, scale, height, bulk as well as construction technology and materials.
4. New development must not be higher than the existing buildings unless it can be demonstrated that the views from the north western entrance into the site and from Central Road are not obscured or diminished.

3.3 LANDSCAPING

Objectives

- a. To ensure that landscaping complements and enhances the heritage significance of the Sanitarium factory.
- b. To maintain the landscape elements that contribute to the heritage significance of the factory.
- c. To ensure that development maintains significant views to and from the factory.

Controls

1. New works will respect the 1937 layout of the factory complex and its associated lawns, tree plantings, shrubberies and loop roads. While it may not be practical to reinstate the previous elliptical road layout around the factory, the former layout should be highlighted with the use of paving, landscaping and/or interpretive signage to ensure correct interpretation of the original layout.
2. New tree planting and landscaping around the factory will respect the original formal layout and planting design by mainly using trees with a vertical and symmetrical habit (such as conifers and poplars). New tree plantings will be of species that are compatible with the originals.
3. New plantings will consider sight lines and views into the site as well as visibility within the site to ensure pedestrian safety.
4. The existing roadway and avenue of plantings (Date Palms and Oleander) that lead up to the Picnic Area and Swing Bridge on Dora Creek will be conserved. Consider creating a new landscaped pathway linking this roadway to the College site.
5. The park-like character and trees (native and planted Norfolk Island Pines) within the riverside picnic area beside the swing bridge, as well as the stone edging to the roadway, will be conserved.
6. Mature Blackbutt trees in the open lawn near the picnic area have habitat value and are highly ornamental and will be conserved and regenerated.
7. The swing bridge and its associated landscape setting will be conserved.
8. Landscaping should be used advantageously within the factory precinct to screen intrusive developments and highlight significant features.
9. Fencing will be visually permeable to maintain important views into the site.

3.4 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views within the site.
- b. To reduce the visual impact of development.
- c. To preserve views out of the campus to the landscape beyond.

Controls

1. A visual impact statement must be submitted with any application for new development to ensure the objectives of this control are met.
2. A visual link between the access road and the Sanitarium factory will be maintained.
3. Development must maintain views to significant buildings.

3.5 ACCESS AND CAR PARKING

Objectives

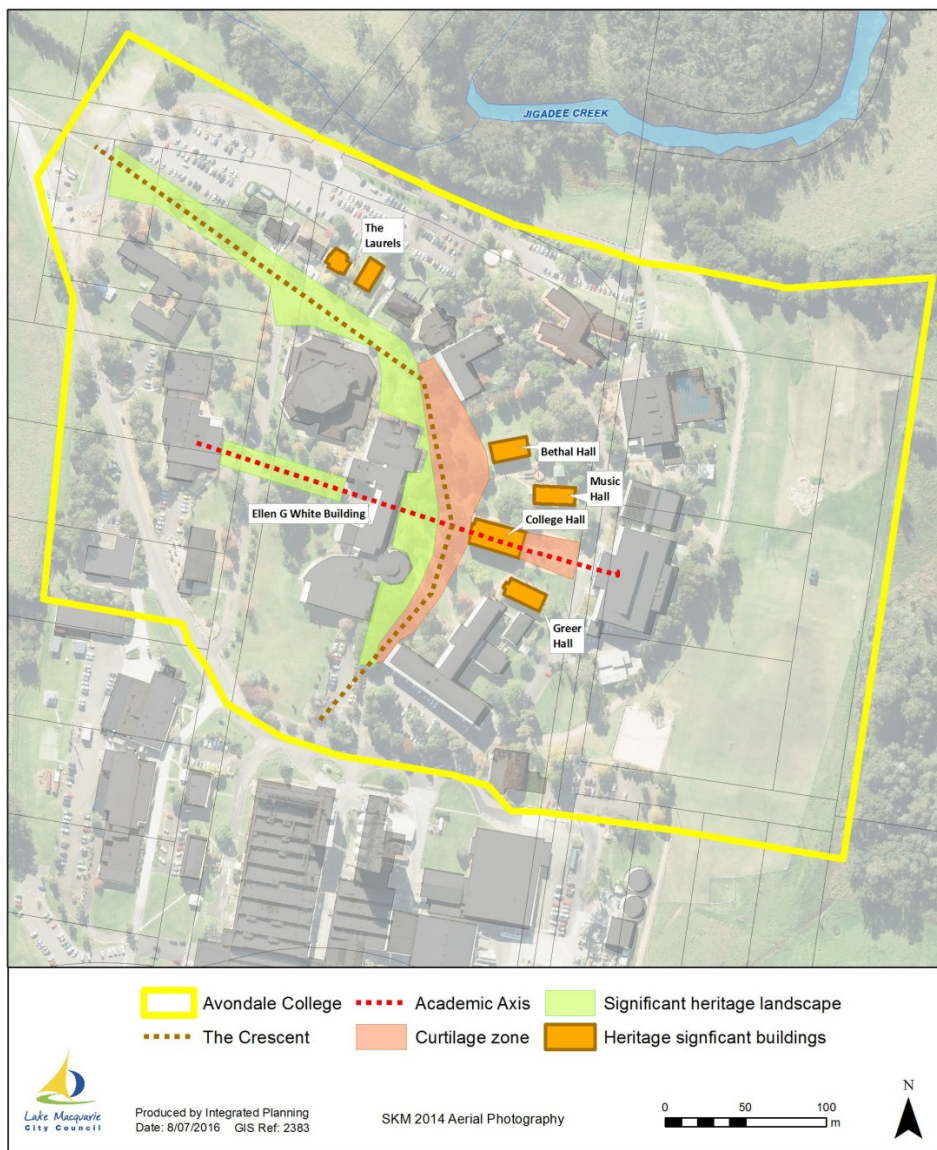
- a. To ensure safe and efficient vehicle and pedestrian movements through the site.
- b. To ensure that adequate car parking is provided in appropriate locations.

Controls

1. Design of pathways through the site will consider the safety of pedestrians.
2. New development will consider the safety of pedestrians and vehicles moving on existing pathways and roads.
3. Parking in front of the factory building will be discouraged as it detracts from the setting.

4. Car parking must be provided in the less intrusive and sensitive locations within the factory precinct, such as peripheral areas.

PART 4 – AVONDALE COLLEGE



4 AVONDALE COLLEGE DEVELOPMENT CONTROLS

4.1 HERITAGE

Objectives

- a. To ensure that new development occurs in a manner that that respects the historical layout of the Avondale College campus.
- b. To protect the significant axes that exist through the Avondale College campus.
- c. To protect the unique character and heritage significance of Avondale College.
- d. To ensure that development maintains significant views to and from Avondale College and to and from heritage items within it.
- e. To safeguard and protect the archaeological heritage.

Controls

1. No new development will occur in the Heritage Curtilage Zone shown in Figure 4.
2. The Heritage Curtilage Zone and significant heritage landscape in their current forms must be preserved, including building layouts, open spaces, paths and landscaping.
3. The layout of the paving network, alignment and scale of “the Crescent” and the “Academic Axis” must be preserved.
4. New buildings must be setback from the “Academic Axis” and mature Canary Island Date Palms and Hoop Pines along the path.
5. College Hall must be kept as the dominant building at the top of the knoll in the midst of its open space curtilage. The placement and the height of new buildings and landscaping must take into consideration the prominent observation points to the College Hall.
6. Maintain or open up the “Breezeway” through the Ellen G. White building for any redevelopment or modification to the building.
7. New development around the staff residences must be small in scale and contribute to the character of this area and should not detract from the presentation or prominence of the “The Laurels”.
8. The “Laurels” and former Principal’s residence must remain legible from the entry road leading into the College campus from the west.
9. Remove elements of the site that intrude on the heritage significance if the opportunity arises.
10. Adaptive reuse of heritage buildings may be necessary and will be facilitated where possible without impacting on heritage significance.
11. Clearly define the boundary on the southern junction of the college and the Sanitarium Factory, including appropriate landscaping, to ensure that the two precincts retain separate identities, to control traffic flow, maintain security, and ensure safety and efficiency.
12. Interpretative signage should be implemented within the College grounds to identify precincts, and important buildings, axes and site features for easy way finding.
13. In addition to any archaeological investigations required for areas identified in Figure 3 – Plan showing the potential areas for European Relics, any development in the grounds of the retirement village must be monitored during excavation for archaeological relics and evidence of earlier human activity on the site.

4.2 BUILT FORM, SCALE AND BULK

Objectives

- a. To ensure new buildings adopt and maintain the prevailing building scale.
- b. To ensure future development responds to the desired future character of the area and that its bulk and scale is not excessive.

Controls

1. Future development must consider the form, scale, height, bulk, construction technology and materials of buildings of significance. Cues should be taken from key heritage buildings. The flanking structures of Ella Boyd Hall, Andre Hall and Watson Hall have lesser heritage significance and will not be used as cues for future campus development.
2. New development must not dominate the height, mass or scale of existing heritage-listed buildings.
3. New development must be of a scale and bulk that does not interrupt significant views to heritage buildings and axis lines.
4. New development and landscaping must respect the existing building alignment, curvature, setbacks and built form character along “the Crescent”.
5. Built form is to follow and respect the topography of the site.

4.3 LANDSCAPING

Objectives

- a. To ensure that landscaping complements and enhances the heritage significance of Avondale College.
- b. To maintain the landscape elements that contribute to the heritage significance of Avondale College.
- c. To ensure that development maintains significant views to and from Avondale College and to and from heritage items within it.

Controls

1. A Landscape Plan that considers the historical significance of Avondale College must accompany any application for new development.
2. Landscaping must reinforce the clarity of the entrance to the College precinct, the hierarchy of open spaces, the principle axes, and not obscure views to key buildings and features.
3. Landscaping is permitted in the Heritage Curtilage Zone if it reinforces “the Crescent” and the “Academic Axis”.
4. Landscaping can be used in the Heritage Curtilage Zone to enhance elements with high heritage and cultural significance and screen intrusive elements.
5. Landscaping must seek to maintain significant views to and from Avondale College and to and from heritage items within the College.
6. Mature Jacarandas at the front of College Hall, around Bethel Hall, and along the Crescent, have high heritage and landscape significance and must be conserved as part of any development. When they show signs of deterioration, they will be replaced with the same species in the same formal arrangement.
7. Mature Canary Island Date Palms and Hoop Pines along the Academic Axis have high heritage and landscape significance and must be conserved as part of any development. When they show signs of deterioration, they will be replaced with the same species in the same formal arrangement.

8. Re-establish planting along historic roads and axes with appropriate species to enhance and reinforce their former predominance. Appropriate species are those with a historic precedent in the area.
9. Avoid any new tree planting that could detract from the visual dominance of the “Academic Axis” and “the Crescent”.
10. Continue the established tree planting theme of Jacaranda in open lawn around Bethel Hall and consider the reconstruction of a rose garden around Bethel Hall.

4.4 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views within the site.
- b. To reduce the visual impact of development.
- c. To preserve views out of the campus to the landscape beyond.

Controls

1. A visual impact statement must be submitted within any application for new development to ensure the objectives of this control are met.
2. The height of any new building must not obscure the silhouette formed by the roof lines of the heritage buildings abutting “the Crescent”.
3. Development must maintain views to significant buildings.
4. Development must maintain views along the “Academic Axis”, particularly through and around the White Building.
5. Development should consider views from the approach road to the Campus.
6. Development must maintain the ring of open space around the college (below the 1:100 year flood zone). Development should be focused on elevated areas around the existing College campus.
7. Development should maintain long vistas and expansive views towards the surrounding rural setting.

4.5 PEDESTRIAN AND VEHICLE ACCESS AND CAR PARKING

Objectives

- a. To ensure that the core campus area is primarily a pedestrian area.
- b. To reduce the visual impact of vehicle access and car parking areas.
- c. To provide vehicle access and car parking on the periphery of the campus area.

Controls

1. Maintain historic roads as main access points and pedestrian thoroughfares, including the Central Road, “the Crescent”, the “Academic Axis” and loop roads around the Sanitarium Buildings.
2. Establish a hierarchy of pathways through the Campus with widths and landscaping appropriate to their significance. Determine significance by recognising former roadways, key pedestrian pathways, and reflecting foot traffic volumes.
3. Protect and afford the highest significance in the hierarchy of paths to the main pedestrian pathways of “the Crescent” and the “Academic Axis”.
4. Preserve path and pavement patterns that have significance for the College.
5. Where old brick kerbs remain, such as the southern section of “the Crescent” pathway, they must be conserved and integrated into the network of pathways.
6. Deter vehicle access within the Campus other than for emergency purposes.

7. Consider a secondary road or extension of existing roadways to access the support facilities in the east of the site and cater for deliveries. Reinstate the present vehicular access to the Cafeteria building as a pedestrian access to reinforce the pedestrian use of the campus with a new vehicular access to service the Cafeteria from Central Road.
8. Provide car parking areas in peripheral areas, out of sight of the main entry to the College, without visual intrusion into the core college precinct.
9. Appropriately landscape car parking areas to minimise their visual impact.

PART 5 – ACCOMMODATION AREAS



5 ACCOMMODATION DEVELOPMENT CONTROLS

5.1 BUILT FORM, SCALE AND BULK

Objectives

- a. To ensure new buildings adopt and maintain the prevailing building scale.
- b. To ensure future development responds to the desired future character of the area and that its bulk and scale is not excessive.

Controls

1. New development must be of a scale consistent with the prevailing staff housing development along Central Drive to preserve the small scale “cottage style” character of the zone.
2. Car parking and associated garaging must be set back and positioned to the side or rear of proposed dwellings in the staff housing development.
3. New development within the married housing should relate to the topography of the site.

5.2 SETBACKS

Objectives

- a. To ensure that the development complements the existing setback pattern in the locality.
- b. To ensure that development does not encroach on significant landmark features.

Controls

1. The front setback of staff housing off Central Drive must be respected and any new developments must comply with this existing and established setback.
2. New development must not encroach upon any significant landmark feature, such as the water tower.

5.3 LANDSCAPING

Objectives

- a. To ensure landscape areas are integrated into the design of the development.
- b. To ensure that landscaping complements and enhances the existing character of the area.

Controls

1. The established cottage garden character comprising of minimal fencing, specimen trees in lawns, small garden beds and the simple layout of dwellings within the staff housing area should be conserved.
2. Preserve the avenue of trees along Central Drive leading past the staff houses.
3. Maintain and provide a landscaped buffer between the married housing and Freemans Drive.

5.4 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views.
- b. To reduce the visual impact of development.

Controls

1. Development and landscaping must maintain visual curtilage from Central Drive through the academic residences to the Dairy buildings.
2. The open landscape nature of the site with views to the main college campus must be retained.

5.5 ACCESS

Objectives

- a. To provide appropriate access to any future and existing development.

Controls

1. Access to the married housing should be formalised as part of any development.

6 AVONDALE MEMORIAL CHURCH DEVELOPMENT CONTROLS

6.1 SITE CHARACTER & HERITAGE

Objectives

- a. To respect the curtilage, visual catchment and use of the Avondale Memorial Church and associated buildings.
- b. To safeguard and protect the heritage significance of the Church.

Controls

1. Any development in the vicinity of the Avondale Memorial Church and Sabbath School site must be monitored during excavation for archaeological relics and evidence of earlier human activity on the site.
2. Compatible uses allied to the Avondale Memorial Church are the preferred use of the Church precinct. This may include, but is not limited to, ministry and counselling services, crisis assistance, and education and resources associated with the Sabbath School.
3. Any application relating to, or in the vicinity of, the timber Band Practice Building must ensure that the timber fabric of the building is conserved and that the stormwater is formalised.

6.2 BUILT FORM, SCALE AND BULK

Objectives

- a. To ensure new buildings adopt and maintain the prevailing building scale.
- b. To ensure future development responds to the desired future character of the area.
- c. To ensure that the bulk and scale of future development is not excessive.

Controls

1. Development must use materials that contribute to the character of the zone in a contemporary way.
2. The height, scale and bulk of development must be designed to ensure that views into the Cooranbong Seventh-day Adventist site from Freemans Drive are maintained.
3. The development or alteration of steel clad buildings such as the Multipurpose Hall must be limited to the north eastern section of the site and must not encroach southwards towards the church, as the building form and fabric are incompatible with the prevailing character of the buildings in this area.

6.3 SETBACKS

Objectives

- a. Maintain the existing setback of development from Freemans Drive.
- b. Conserve the landmark value of the Avondale Memorial Church.

Controls

1. New development must maintain the existing and established setback from Freemans Drive.
2. An adequate curtilage of open space must be maintained around the Avondale Memorial Church to protect the landmark quality of the building and to ensure that the Church remains the dominant building when viewed from Freemans Drive and Central Drive.

6.4 LANDSCAPING

Objectives

- a. To ensure landscape areas are integrated into the design of the development.
- b. To ensure that landscaping complements and enhances the existing character of the area.

Controls

1. Landscaping within the Avondale Memorial Church precinct must ensure that the northern elevation of the Avondale Memorial Church is clearly visible from Freemans Drive.
2. Hard landscaping should be avoided between the Avondale Memorial Church and Freemans Drive.
3. Landscaping within the Church precinct should ensure continuity with existing landscaping on Central Drive and should reinforce the importance of Central Drive as the main entry to the site.
4. Car parking areas, buildings and other structures that are incompatible with the prevailing character of the Church precinct must be screened by trees and shrubs, particularly to reinforce the western elevation of Avondale Memorial Church.

6.5 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views to and from the Avondale Memorial Church.
- b. To reduce the visual impact of development.
- c. Conserve the landmark value of the Avondale Memorial Church.

Controls

1. Development within the Church precinct needs to be considered within the context of the overall character of the Cooranbong Seventh-day Adventist site.
2. A visual impact assessment must be prepared for development in the vicinity of Avondale Memorial Church to ensure that an adequate curtilage of open space is maintained around the Church to protect the landmark quality of the building and to ensure that the Church remains the dominant building when viewed from Freemans Drive and Central Drive.
3. New development will ensure that the Church remains the dominant building on the street frontage and site.
4. Open views into the Cooranbong Seventh-day Adventist site from Freemans Drive must be maintained.

6.6 ACCESS AND TRAFFIC

Objectives

- a. To provide appropriate access to any future and existing development.
- b. To ensure traffic safety, visibility and convenience is maintained.

Controls

1. Maintain existing pathways through the Church precinct from Central Drive and the eastern car parking area.
2. Maintain the existing vehicle access to the Church from Central Drive.
3. Vehicle access must not be permitted between the Church and Freemans Drive.
4. The road junction where the general site traffic and the Church traffic meet at Central Drive should be reviewed to ensure safety, visibility and convenience.

PART 7 – RETIREMENT VILLAGE



7 RETIREMENT VILLAGE DEVELOPMENT CONTROLS

7.1 ARCHITECTURAL AND HERITAGE CONSIDERATIONS

Objectives

- a. To ensure that new development achieves contemporary and sustainable design.
- b. To minimise the impact of new development on nearby heritage items and landscapes.
- c. To safeguard and protect the archaeological heritage.

Controls

1. Development applications on Freemans Drive, Central Drive, adjoining the Cemetery and on other visually prominent areas must respect the heritage character of the Church, the character of Central Drive, the timber buildings in the Staff Accommodation precinct, the Water Tower, and the entrance to the Seventh-Day Adventist site.
2. New buildings within the retirement village must not incorporate quasi heritage elements, but should adopt a contemporary style and materials that contribute to the character of the zone.
3. In addition to any archaeological investigations required for areas identified in Figure 3 – Plan showing the potential areas for European Relics, any development in the grounds of the retirement village must be monitored during excavation for archaeological relics and evidence of earlier human activity on the site.
4. Maintain and supplement the commemorative plaque relating to the Health Retreat by adding further historical information and photographic evidence.

7.2 BUILT FORM, SCALE AND BULK

Objectives

- a. To ensure new buildings do not dominate heritage items and significant views.
- b. To ensure future development responds to the desired future character of the area and that its bulk and scale is not excessive.

Controls

1. The height, scale, bulk and materials of new development on Freemans Drive and Central Drive must be designed to retain views into the Cooranbong Seventh-day Adventist site.
2. New development on Central Drive must maintain the dominance of the Church on this frontage.

7.3 SETBACKS

Objectives

- a. To ensure that the development complements the existing setback pattern in the locality.
- b. To ensure that development does not encroach on significant landmark features.

Controls

1. The existing north facing setback to Freemans Drive must be retained. The streetscape of the retirement village on this frontage should remain low key so as not detract from the landmark value of the Church.
2. New development must not encroach upon any significant landmark feature within the Cooranbong Seventh-day Adventist site, such as the Church.

7.4 LANDSCAPING

Objectives

- a. To ensure landscape areas are integrated into the design of the development.
- b. To ensure that landscaping complements and enhances the existing character of the area.

Controls

1. Landscaping adjacent to College Drive will ensure continuity and reinforce the character and importance of College Drive.
2. Undertake landscaping in key open spaces within the retirement village to ensure resident safety and amenity.

7.5 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views.
- b. To reduce the visual impact of development.

Controls

1. Development within the retirement village needs to be considered within the context of the overall character of the Cooranbong Seventh-day Adventist site.
2. A Visual Impact Statement must be submitted for development on Freemans Drive and Central Drive and other visually prominent development within the retirement village. The Statement will determine whether new development respects the visual catchment of the Church, the character of Central Drive, the timber buildings in the Staff Accommodation precinct, the Water Tower, and the entrance to the Seventh-Day Adventist site, as well as maintaining views into and through the site.

7.6 ACCESS

Objectives

- a. To provide appropriate access to any future and existing development.

Controls

1. Access will continue to be provided to the retirement village from Central Drive.
2. Intersections on Central Drive should be kept clear of low landscape elements to ensure visibility for traffic.

PART 8 – CEMETERY



8 CEMETERY DEVELOPMENT CONTROLS

8.1 HERITAGE

Objectives

- a. To ensure that the heritage and character of the Cemetery is conserved.

Controls

1. A statement of heritage significance for the cemetery must be prepared.
2. A Plan of Management addressing the conservation of headstones and plots must accompany any development application within the Cemetery precinct to ensure that they do not deteriorate and their heritage value is maintained.
3. The expansion of the Cemetery should be limited with some expansion to support the increasing numbers of people who wish to be buried with their deceased family members and followers of the Seventh-day Adventist Religion.
4. A linear planning arrangement similar to the existing should be used for any future expansion of the Cemetery.
5. A recording and location key database system should be established for plot locations and dates of openings of graves.
6. Future headstones must be sympathetic in size, colour, material and style to the existing historic headstones or alternative lawn plaques.

8.2 LANDSCAPING

Objectives

- a. To ensure that this existing landscape character of the cemetery is conserved.

Controls

1. Conserve the established landscape character and layout of the cemetery.
2. The low scale and open space character of the Cemetery must be retained and conserved.
3. The lawns and established landscape character must be conserved.

8.3 ACCESS

Objectives

- a. To provide appropriate access to any future and existing development.

Controls

1. The existing access road will be used to service the needs of the cemetery.

8.4 DRAINAGE

Objectives

- a. To address drainage issues in the location of the Cemetery site and potential impacts on Dora Creek.

Controls

1. Investigate drainage control strategies for the site as a matter of priority.

PART 9 – FORMER DAIRY AND RURAL SURROUNDS



9 DAIRY AND RURAL SURROUNDS DEVELOPMENT CONTROLS

9.1 HERITAGE

Objectives

- a. To ensure that new development occurs in a manner that respects the historical significance of the Dairy.
- b. To ensure that development maintains significant views to and from the Dairy, and to and from heritage items within the Dairy site.

Controls

1. Adaptive re-use of the existing buildings or sensitive new development is permitted, as long as key landscape features and the rural setting are retained.
2. New development must be designed using materials and finishes appropriate for the intended use and heritage significance of this zone.
3. Avoid 'ribbon' development along the road between the Dairy and the College to ensure that each precinct maintains its distinctive character and 'isolated' quality.

9.2 LANDSCAPING

Objectives

- a. To ensure that landscaping complements and enhances the heritage significance of the Dairy.
- b. To maintain the landscape elements that contribute to the heritage significance of the Dairy.
- c. To ensure that development maintains significant views to and from the Dairy and to and from heritage items within it.

Controls

1. Any future development must conserve the Canary Island Date Palms and Coral Trees lining the laneway, as these act as landmarks for the area.
2. Any future development should maintain the remnant timber fencing that divides allotments and acts as physical markers for the past activities on the site.

9.3 VIEWS AND VISUAL IMPACT

Objectives

- a. To protect significant views into and within the site.
- b. To reduce the visual impact of development.
- c. To preserve views out of the Dairy to the landscape beyond.

Controls

1. Any future development must conserve existing access road to the Dairy and the vista along the access road.
2. Future development must conserve the concrete silos that act as landmarks for the Dairy development.
3. Development must maintain the open paddock setting surrounding the Dairy building group. If development is proposed in this area, a curtilage assessment should be conducted to ensure that an appropriate amount of rural land is maintained around the Dairy.
4. Visual links between the College and Dairy zones must be maintained.