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## PART 1 – WEST WALLSEND / HOLMESVILLE HERITAGE AREA PLAN

### 1.1 INTRODUCTION

This Area Plan contains local objectives and controls for development in West Wallsend and Holmesville.

The locality of West Wallsend and Holmesville includes a new sector known as the Appletree Grove Estate, which adjoins the existing residential areas of West Wallsend and Holmesville. This sector has its own specific development controls.

The parts of this Area Plan are outlined below:

#### Part 1 – West Wallsend & Holmesville Heritage Area Plan - General

This section contains information on the background and extent of the Area Plan for West Wallsend and Holmesville.

#### Part 2 – West Wallsend & Holmesville Heritage Area Plan – Specific

This section contains specific provisions for West Wallsend and Holmesville and the protection of heritage character.

**Note:** Part 2 of the Area Plan should be read in conjunction with Lake Macquarie City Council Heritage Guidelines, which provide additional development guidelines.

#### Part 3 – Appletree Grove Estate

This section contains development controls that apply specifically to the Appletree Grove Estate. In the event of an inconsistency between Part 2 and 3 of this Area Plan, Part 3 will prevail for development located within the Appletree Grove Estate.

### 1.2 BACKGROUND

The suburbs of West Wallsend and Holmesville developed as a result of coal resources. Although coal mining ceased with the closure of the coalmine in 1923, the towns have continued to develop as a residential area in a semi-rural and environmental setting.

The West Wallsend and Holmesville areas, including the Appletree Grove Estate, have been identified as requiring specific development solutions to suit the existing local character and address local issues.

### 1.3 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in green edging, as shown within Figure 1 – West Wallsend and Holmesville Area Plan Boundary. The Appletree Grove Estate precinct is shown in Figure 2 – Appletree Grove Estate.



— West Wallsend / Holmesville Heritage Precinct

Figure 1 - West Wallsend & Holmesville Area Plan Boundary



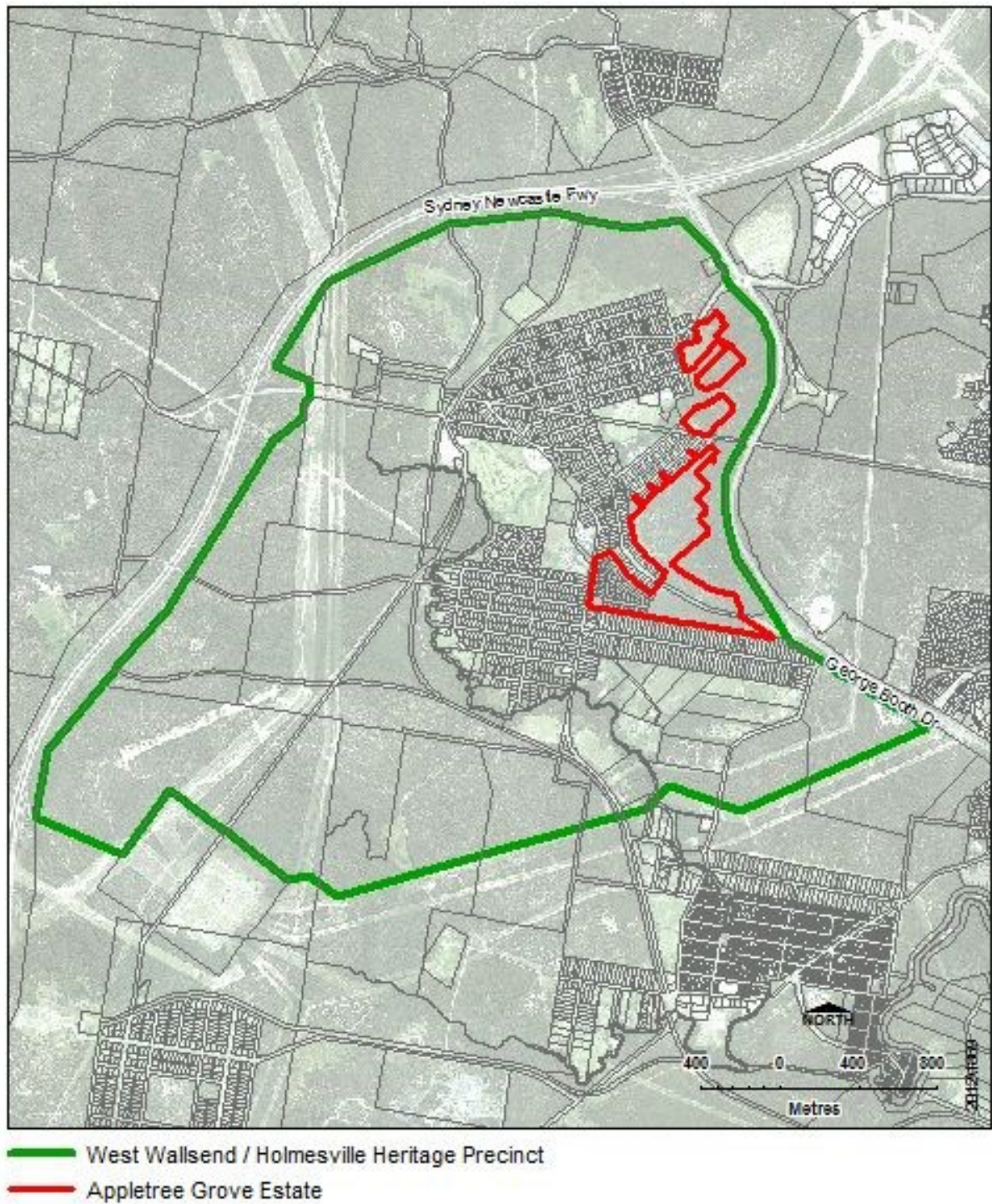


Figure 2 - Appletree Grove Estate

## **PART 2 – WEST WALLSEND / HOLMESVILLE HERITAGE AREA PLAN – SPECIFIC**

### **2.1 HISTORY AND EXISTING CHARACTER**

West Wallsend is a good example of a Nineteenth Century mining town. It was planned and developed by the mining company, West Wallsend Coal Company, to house its own workers. It was large enough to support many commercial and community services, and was a centre for smaller villages in the district. It retains its vitality as a town, and its role as a district centre, despite the colliery closing in 1923.

Holmesville is an extension of West Wallsend, created by the private subdivision of land owned by Joseph Holmes. It owes its existence to the same mining activity, but was not a direct creation of the same mining company.

West Wallsend and Holmesville are representative of the establishment and growth of towns, population and commerce in the Hunter Region. They are typical of those settlements closely linked to the fortunes of the coal mining industry. Although some modern and unsympathetic development has occurred, West Wallsend/Holmesville is regarded as the best preserved of all the early settlements in Lake Macquarie City.

West Wallsend's simple steep-roofed miners' cottages of symmetrical Georgian design with picket fence and grand main street buildings are a continuing reminder of the town's origins and early prosperity. Holmesville also retains many older cottages and a few individual buildings of importance, such as the town's impressive hotel. The areas include several good examples of late Nineteenth Century and early Twentieth Century dwellings, as well as examples from the Inter-War period. There are also numerous examples of more vernacular building types.

West Wallsend has a basic grid street pattern, with the main street following a ridge for the majority of its length. The town's built form is visible from a number of external vantage points, particularly the elevated slopes to the east. The town enjoys a magnificent setting, with views to the mountains from almost every part. The northern approach is particularly notable, descending from a high point with a clear transition from rural to urban. Both commercial and residential buildings within the town form good streetscapes. West Wallsend's main street has heritage interest in its own right. Being a prosperous early settlement in Lake Macquarie, the town retains the City's best examples of original grand late Nineteenth and early Twentieth Century commercial and community buildings.

Holmesville has more of a free-form street structure, though based on a modified grid. The topography is flatter, but the town also enjoys views to the mountains in the west.

### **2.2 SPECIFIC ISSUES RELATING TO THIS LOCALITY**

Future development in the West Wallsend/Holmesville Heritage Precinct will need to consider:

- The strong sense of social identity, resulting from the area's history.
- The physical boundaries of the locality including the semi-rural bushland setting and separation from expanding suburban areas.
- Development that is compact and in scale with surroundings, including medium density development around West Wallsend and Holmesville, that is sensitive to the heritage characteristics of the locality.
- Business growth that will be based on unique local character and complements growing competition from larger district and regional centres.
- That business growth will be based on the area's strategic location, including proximity to major road transport links to Sydney and the Lower Hunter and North Coast Centres.
- The potential to create an industrial heritage precinct for Lake Macquarie.

- Sensitive elements of the local topography and existing streetscapes.

### 2.3 CONTEXT AND SETTING

#### *Objectives*

- a. To safeguard the heritage and cultural values of the West Wallsend and Holmesville Heritage Precincts.
- b. To ensure that development complements the existing streetscape, local architectural style, decoration and adornments.
- c. To ensure that development does not detract from the significance of the dominant cultural and natural elements of the area.

#### *Controls*

1. A detailed analysis of the streetscape and surrounding environment must accompany development proposals.
2. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historic development of the West Wallsend and Holmesville Heritage Precinct.

### 2.4 SITE COVERAGE

#### *Objectives*

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

#### *Controls*

1. The maximum site coverage, including ancillary development, must not exceed 45%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.



**PART 3 – APPLETREE GROVE ESTATE**

**3.1 INTRODUCTION**

This section contains local objectives and controls for development in Appletree Grove Estate as shown in Figure 3 (areas shaded pink).

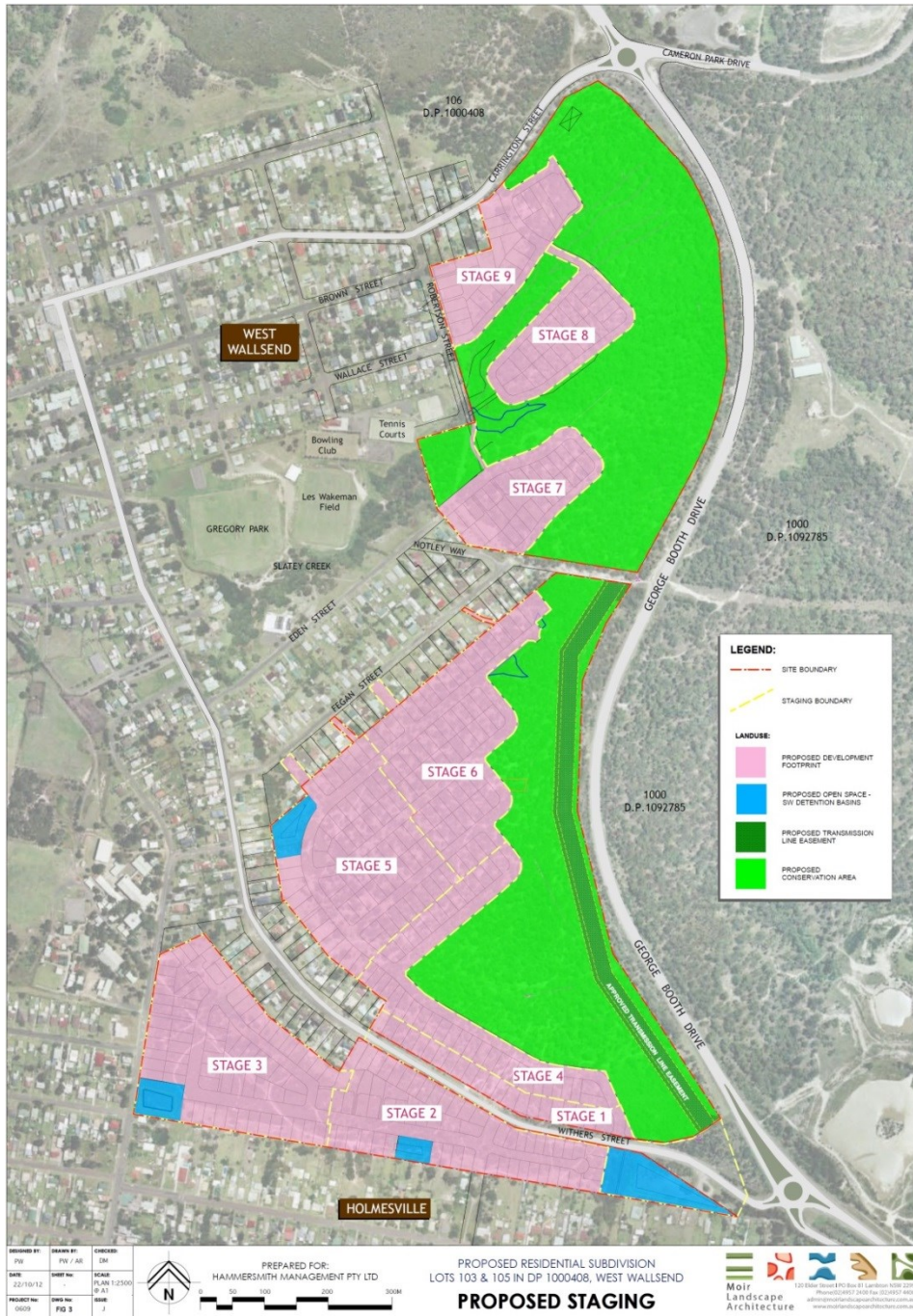


Figure 3 - Appletree Grove Estate



### 3.2 BACKGROUND

The Hunter and Central Coast Joint Regional Planning Panel determined the approval of the subdivision of the Appletree Grove Estate for 375 allotments in July 2012. Heritage and Urban Design Guidelines were prepared specifically for the estate to ensure development is sympathetic to the heritage character of West Wallsend and Holmesville. This section of the Area Plan aims to ensure the objectives and intent of the Heritage and Urban Design Guidelines for the estate are achieved.

### 3.3 CHARACTER STATEMENT

West Wallsend and Holmesville showcase an eclectic mix of architecture and building types with variable character elements. This character statement focuses on the best elements observed which are pivotal to preserve and enhance.

The area is characterised by undulations to the terrain with the historic West Wallsend Village Centre positioned on the most prominent hill-top location. The sloping streets capture views of both the local bushland hillsides and the distant mountains, with buildings and landscapes integrated with the terrain.

Continuity and discipline within streets is achieved by way of raised kerbs; on-street parking; and consistent street tree planting patterns and species. Key elements that contribute to the streetscape character of West Wallsend / Holmesville heritage precinct include setbacks, fences, verandahs and roofs.

Buildings are positioned closer to the street, which enables buildings to address the street and provide 'eyes on the streets' for safety. There is generous separation between buildings, particularly as a result of the garage being detached and located to the rear of the lot.

Front fences are common and are always low and relatively transparent. The best examples are constructed of timber and with integrated landscaping such as hedges and shrubs at the base of the fence. Poorer examples include chain wire.

Front verandahs are very common, built as lightweight attachments to the main building. The roofline of verandahs is consistently lower than the main roofline. Verandahs commonly extend across the majority of the building width and are elevated off the ground, typically with lightweight posts.

### 3.4 BUILDING DESIGN

The purpose of this section of the Area Plan is to ensure that new development respects and complements the natural and built character of the West Wallsend / Holmesville Heritage Precinct.

This is achieved by providing:

- a. An understanding of the heritage character that is valued by the community;
- b. Guidance about how new buildings can be developed to complement and continue this character;
- c. A base line design quality for development;
- d. A basis for creating a memorable place that is in harmony with the heritage character of the precinct.

### 3.5 DEVELOPMENT CONTROLS

#### 3.5.1 BUILDING ORIENTATION

##### Objectives

- a. To maximise solar access to private open space and habitable rooms, and to minimise overshadowing.

##### Controls

1. Siting of dwellings is to be generally consistent with the principles illustrated in Figure 4. Alternative dwelling siting may be considered where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved.

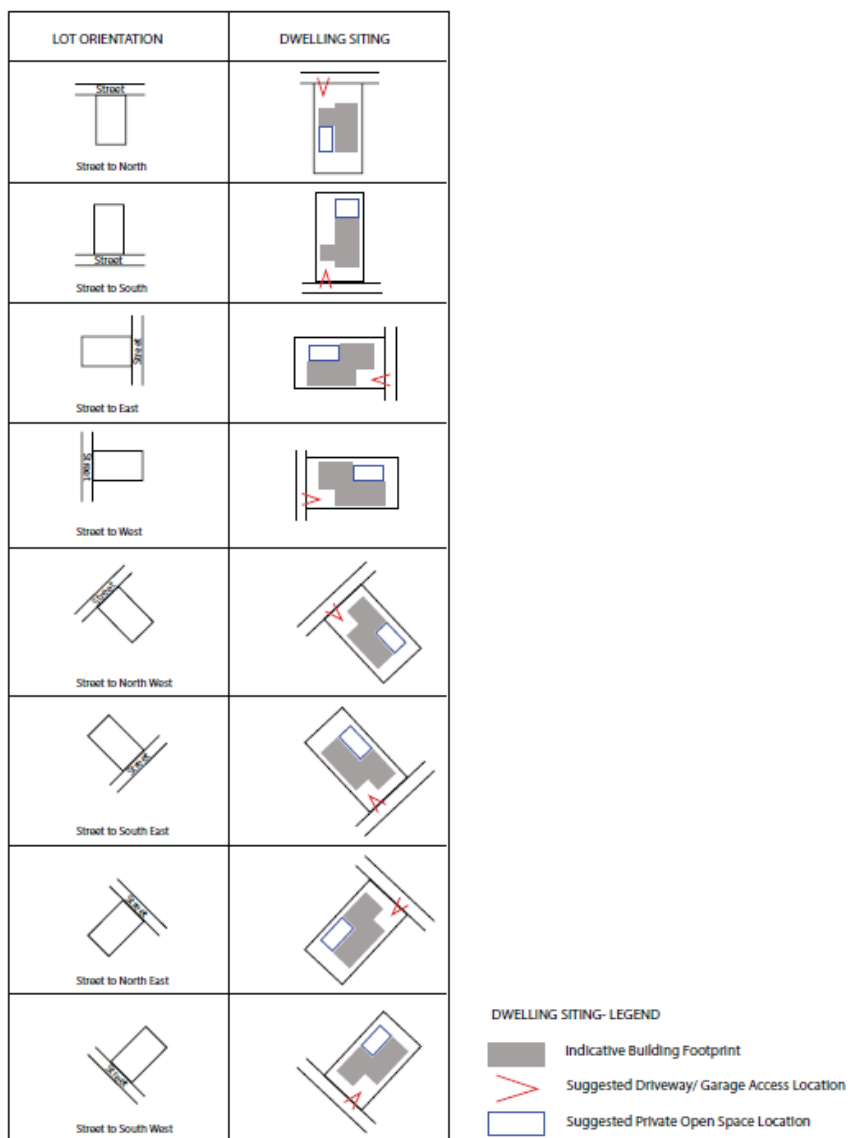


Figure 4 - Dwelling Siting Diagram

### 3.5.2 SITE COVERAGE

#### **Objectives**

- a. To provide opportunities for the provision of landscaping and retention of existing native vegetation.
- b. 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 50%.

### 3.5.3 RESPONSE TO TOPOGRAPHY

#### **Objectives**

- a. To encourage the use of building designs that respond appropriately to the site topography.
- b. To maintain visual amenity of the area by minimising cut and fill and the dominance of retaining walls on the streetscape and common boundaries.
- c. To maintain visual amenity of the streetscape by reducing the bulk of development on steeply sloping sites by allowing additional cut at the rear.

#### **Controls**

1. Battered soil slopes with dense plantings must be used to accommodate level changes in preference to engineered retaining walls.
2. Excavation and fill on building sites must be limited to a maximum of 1 metre from natural ground level. Greater depth may be considered within the building envelope if it is suitably retained and/or stabilised and is not visible from the street.
3. Retaining walls must not exceed 1 metre in height.
4. Where terraced walls are proposed, the distance between each step must be at least 1 metre in order to provide adequate landscape areas and deep soil planting.
5. The integration of retaining walls into dwelling design and construction is encouraged to minimise visual dominance of retaining walls that are independent of the dwelling, and to minimise site earthworks and retaining at boundaries. (See Figure 5.)
6. Where the above requirements cannot be achieved, alternative construction methods should be considered including, but not limited to the following:
  - i. Split-level housing,
  - ii. Pole home construction, and/ or
  - iii. Tiered benching of the lot.
7. On steeply sloping lots, cut of more than 1m may only be considered in the following circumstance:
  - i. Excavation of more than 1m in depth is located at the rear of the site, and
  - ii. The required front building setback and driveway grade of not more than 20% (1:5) cannot be achieved without excavating more than 1m in depth, and
  - iii. Excavation of more than 1m in depth would result in a better visual outcome on the streetscape, for example, additional excavation at the rear of the lots will result in the dwelling being less visually prominent on the streetscape.



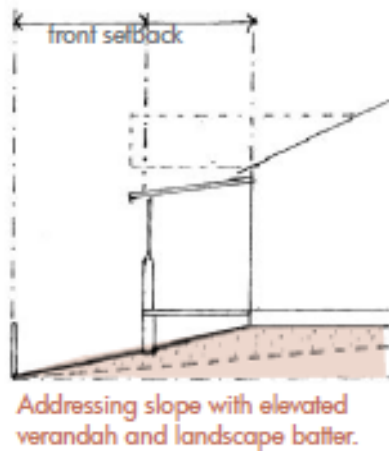


Figure 5 - Options to address slope

### 3.5.4 FRONT SETBACKS

#### **Objectives**

- a. To ensure that development complements the existing setback pattern in the street.

#### **Controls**

1. The front building setback must be at least 5 metres (excluding battle-axe lots).
2. For battle-axe lots, front setback must be determined with regard to amenity and privacy.
3. An articulation zone must be provided within the 2 metres forward of the front setback at ground level. At least 50% of the width of the building façade (not including garage) must project into the articulation zone from the main building volume as a single storey gable roof structure, as shown in Figure 6.

**Note:** Refer to section 3.5.7 for further controls on ground floor verandahs within the articulation zone.

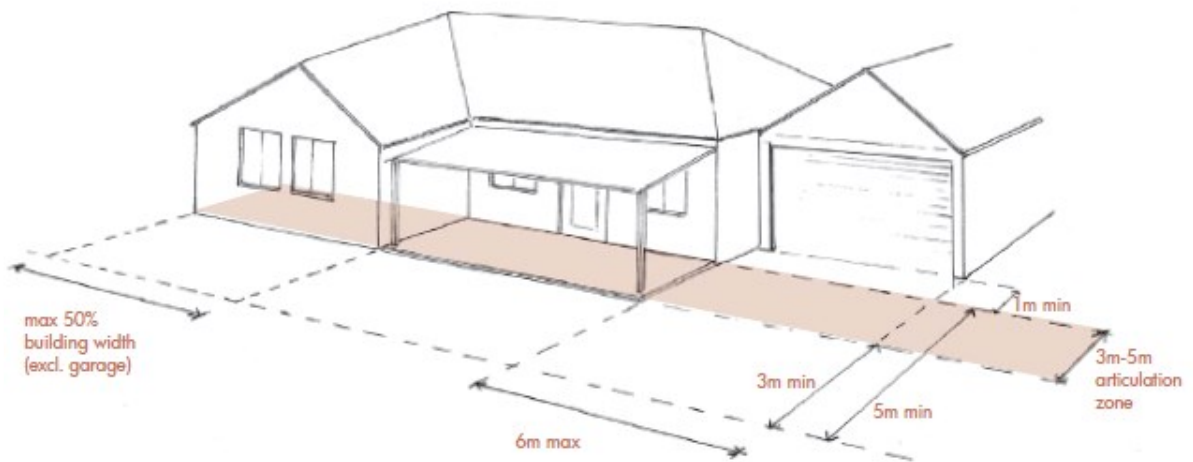


Figure 6 - Front Setback

### 3.5.5 SIDE AND REAR SETBACKS

#### Objectives

- a. To provide a visual separation between buildings that is consistent with the existing West Wallsend settlement.
- b. To provide adequate separation between buildings to ensure there is a reasonable level of privacy, solar access and natural ventilation.
- c. To provide opportunities for the planting of vegetation.

#### Controls

1. Side setbacks, illustrated in Figure 7, must be as follows:
  - i. Single storey buildings: one side at least 1.05 metres and one side at least 2 metres.
  - ii. Two storey buildings: one side at least 1.05 metres for the ground floor and 3 metres for the first floor, and the other side at least 3 metres for the ground and first floor.
2. Rear setbacks must be at least 4 metres.

**Note:** A rear setback of 5m is required for certain lots. Refer to sections 3.5.13 and 3.5.14 for further details.

### 3.5.6 HEIGHT AND SCALE

#### Objectives

- a. To ensure new dwellings are of a size and scale which is sympathetic to the character of the existing West Wallsend settlement.

#### Controls

1. Single storey buildings must not exceed 6 metres in height.
2. Two storey buildings must not exceed 8.5 metres in height.

**Note:** The building height is measured from the existing ground level to the highest point of the building, excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.



Figure 7 - Side and Rear Setbacks and Height



### 3.5.7 GARAGES

#### Objectives

- a. To avoid the visual dominance of garages and minimise their impact on the streetscape

#### Controls

1. A garage must be set back:
  - i. At least 6 metres from the front boundary; and
  - ii. At least 1 metre behind the principal building façade.
2. Garages may be attached or detached from the dwelling and be no more than 6 metres wide.
3. Garages on corner lots should be located at the side of the dwelling away from the corner.

### 3.5.8 VERANDAHS

#### Objectives

- a. To ensure that new dwellings are consistent with the character and streetscape of the existing West Wallsend and Holmesville settlements.

#### Controls

1. All houses must incorporate a verandah on the ground floor for at least 50% of the width of building facade (not including garage).
2. Balconies on upper floors are also permitted, however these do not replace the requirement for a ground floor verandah.
3. The verandah must be an attachment to the principal building.
4. The verandah roof must sit below the eaves of the principal roof and have a lesser pitch than the principal roof (as illustrated in Figures 8 and 9).
5. Verandahs must be at least 2 metres deep.

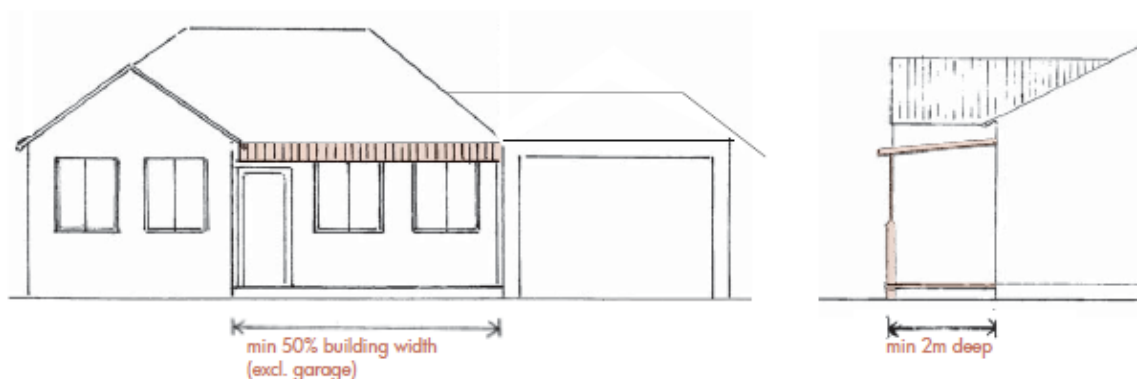


Figure 8 - Verandah details



Figure 9 - **Verandah option**

### 3.5.9 FENCING

#### **Objectives**

- a. To require new dwellings to have a front boundary fence.
- b. To ensure fencing is sympathetic to the character of the area.

#### **Controls**

1. All houses must incorporate a fence on the front boundary between 0.7 and 1.2 m in height.
2. The fence is to be a vertical-picket style, constructed in timber or powder-coated aluminium, be light or neutral in colour, and must be between 30% and 50% transparent (see example in Figure 10). Note that pool-style fencing is not compatible with this control.
3. Any side boundary fencing that extends forward of the garage setback line must be consistent with the height and style of the front fence



Figure 10 - **Compliant Fencing**





### 3.5.11 ROOFS

#### Objectives

- a. To ensure that dwelling roof design is consistent with roofs within the existing West Wallsend settlement.

#### Controls

1. Roofs for the principal building and garage must be hipped or gabled with a minimum roof pitch of 20 degrees, as depicted in Figures 12 and 13.
2. All roofs must include eaves that extend a minimum of 600mm from all exterior walls. The eaves may project into the setback zone.
3. Single-storey dwellings must have a minimum floor to ceiling height of 2.7m to increase the prominence of the roof, particularly as a separate element to the verandah attachment.
4. Roof height, measured vertically from eaves to the highest ridge, must not exceed 3 metres

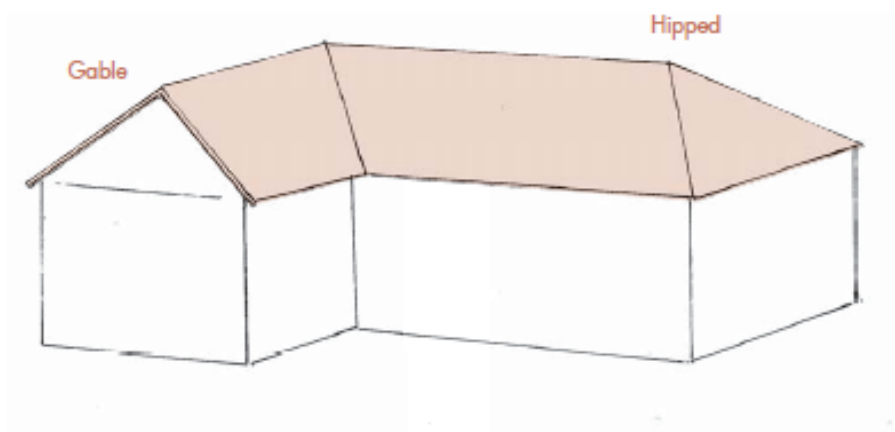


Figure 12 - Roof Details



Figure 13 - Compliant Roof

### 3.5.12 LANDSCAPING

#### **Objectives**

- a. To lessen the visual impact of development on the landscape character.

#### **Controls**

1. At least one 45-litre canopy tree (minimum 7 metres tall and 5 metres wide at maturity) must be planted on each dwelling house lot prior to the issuing of the Occupation Certificate.
2. Soft landscaping incorporating shrub vegetation at least 2 metres in height at maturity must be planted within the front and largest side setback of each dwelling house lot.

### 3.5.13 LOTS BACKING ONTO WITHERS STREET

The following controls apply to lots identified in Figure 14.



Figure 14 - Lots Backing onto Withers Street

#### **Objectives**

- a. To ensure lots backing onto Withers Street are appropriately screened to reduce the impact on the streetscape.
- b. To ensure rear fencing is sympathetic to the existing streetscape.

#### **Controls**

1. Landscaping shall be provided to the rear 3 metres of the lot to provide screening from Withers Street. The screen planting shall comprise a minimum of 3 native trees reaching a height of at least 5m at maturity.
2. Dwellings must be set back a minimum of 5 metres from the rear boundary.
3. Rear fences must:
  - i. Be constructed in lightweight materials (such as timber picket or the like) that are at least 30% open and evenly distributed along the full length of the fence, and
  - ii. Be between 0.7m and 1.2m in height, and
  - iii. Include a pedestrian access to Withers Street.

**3.5.14 LOTS ADJOINING EXISTING RESIDENTIAL LOTS**

The following controls apply to lots identified in Figure 15.



Figure 15 - Lots Adjoining Existing Streets

**Objectives**

- a. To minimise the impact of new development on existing development.
- b. To maximise consistency between new development and existing development.

**Controls**

1. Dwellings must be setback a minimum of 5m from the rear boundary.
2. A minimum of two native trees (greater than 6m in height at maturity) shall be planted to the rear of the lot.

**3.5.15 DUAL OCCUPANCIES AND SECONDARY DWELLINGS**

**Objectives**

- a. To ensure that dual occupancies and secondary dwellings do not detract from the heritage values of the area.
- b. To maximise permeable surfaces and maintain a balance between built and unbuilt areas.

**Controls**

1. A minimum site area of 600m<sup>2</sup> for corner lots and 700m<sup>2</sup> for all other lots is required for dual occupancy or secondary dwelling developments.
2. Total site coverage of both dwellings, including ancillary development, must not exceed 50%. (Site coverage is defined in Clause 3.5.2)
3. Dual occupancies and secondary dwellings on corner allotments should result in a dwelling addressing each street frontage.
4. Dual occupancies on non-corner lots must present to the street as a single dwelling and have a single driveway no wider than 5 metres at the lot boundary and 4 metres at the apron.

**3.5.16 ANCILLARY DEVELOPMENT**

**Objectives**

- a. To ensure that ancillary structures, outbuildings and swimming pools do not detract from the streetscape through inappropriate siting, or excessive scale, bulk or visibility.

**Controls**

1. Ancillary structures, including clothes lines, waste and recycling bins, rainwater tanks, air conditioning units and hot water heaters/tanks, should be located at the side or rear of the property. Fixed screening or planting must be employed where necessary to obscure visibility of ancillary structures from the street
2. Swimming pools and outbuildings must be located in the rear of the yard

**Note:** An “outbuilding” is a freestanding building not being attached to any dwelling on the site, which may or may not be enclosed on the side elevations, and includes cabanas, sheds, gazebos, greenhouses and the like.