

2.4.2 Catherine Hill Bay Heritage Conservation Area

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

Note –

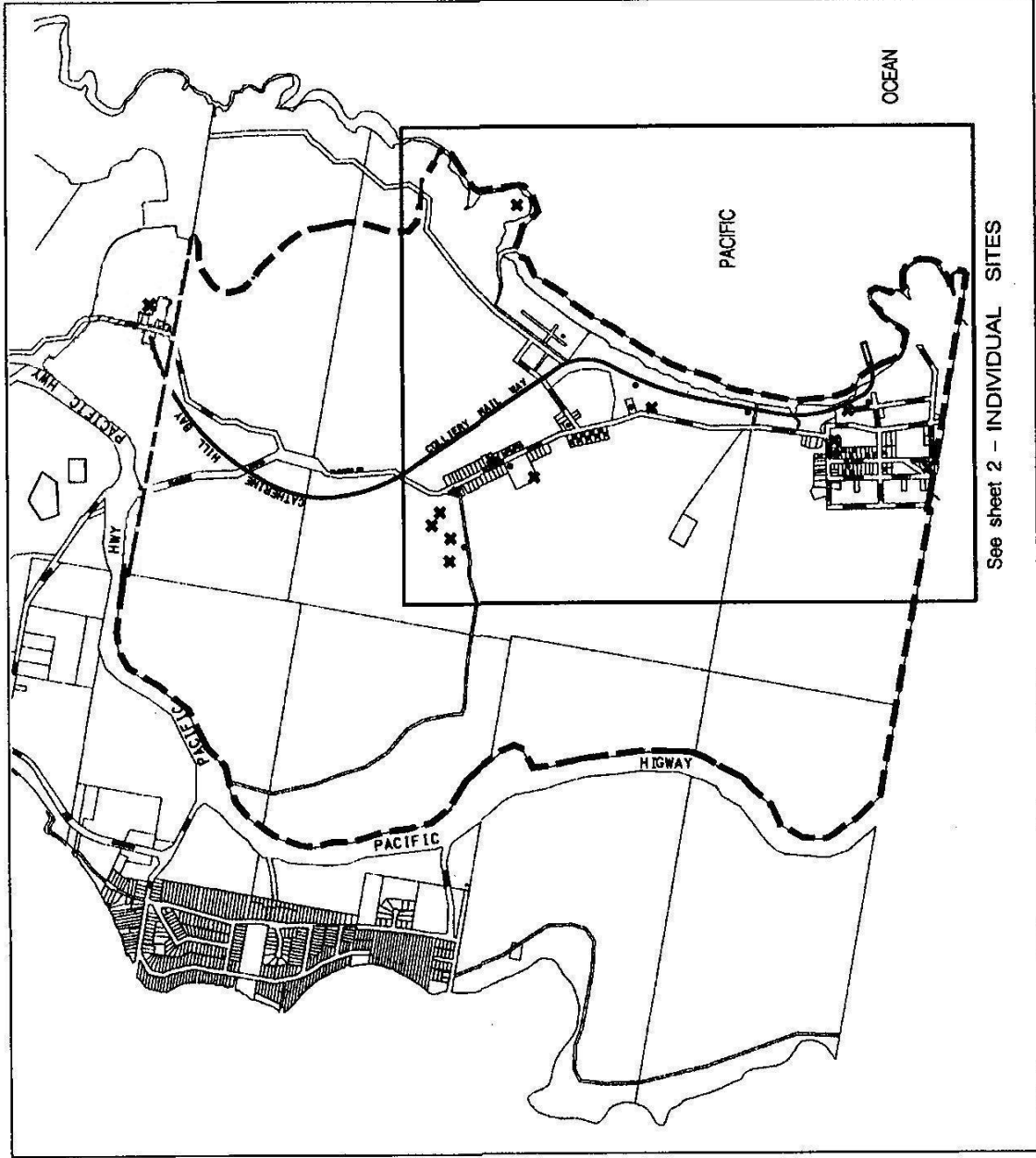
Section 2.4.2 (Sheet 1 & 2) identifies The Catherine Hill Bay Heritage Conservation Area.

Is this relevant to your development? Verify in the Triggers Checklist.

See Part 5 for Dictionary

Links:

- 2.1.1 – Ecological Values
- 2.1.3 – Scenic Values
- 2.1.11 – Erosion Prevention and Sediment Control
- 2.4.1 – European Heritage Items
- 2.4.3 – Aboriginal Heritage Items and Sites
- 2.4.4 – Natural Heritage Items
- 2.6.6 – Vehicle Parking Provision
- 2.7.1 – Streetscape and Local Character
- 2.7.2 – Landscape
- 2.7.6 – Views
- 3.1 – Lake, Waterway and Coastal Development
- 3.2 – Subdivision
- 3.4 – Housing – Building Siting, Form and Design




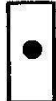

See sheet 2 - INDIVIDUAL SITES

HERITAGE CONSERVATION AREA

2.4.2 CATHERINE HILL BAY

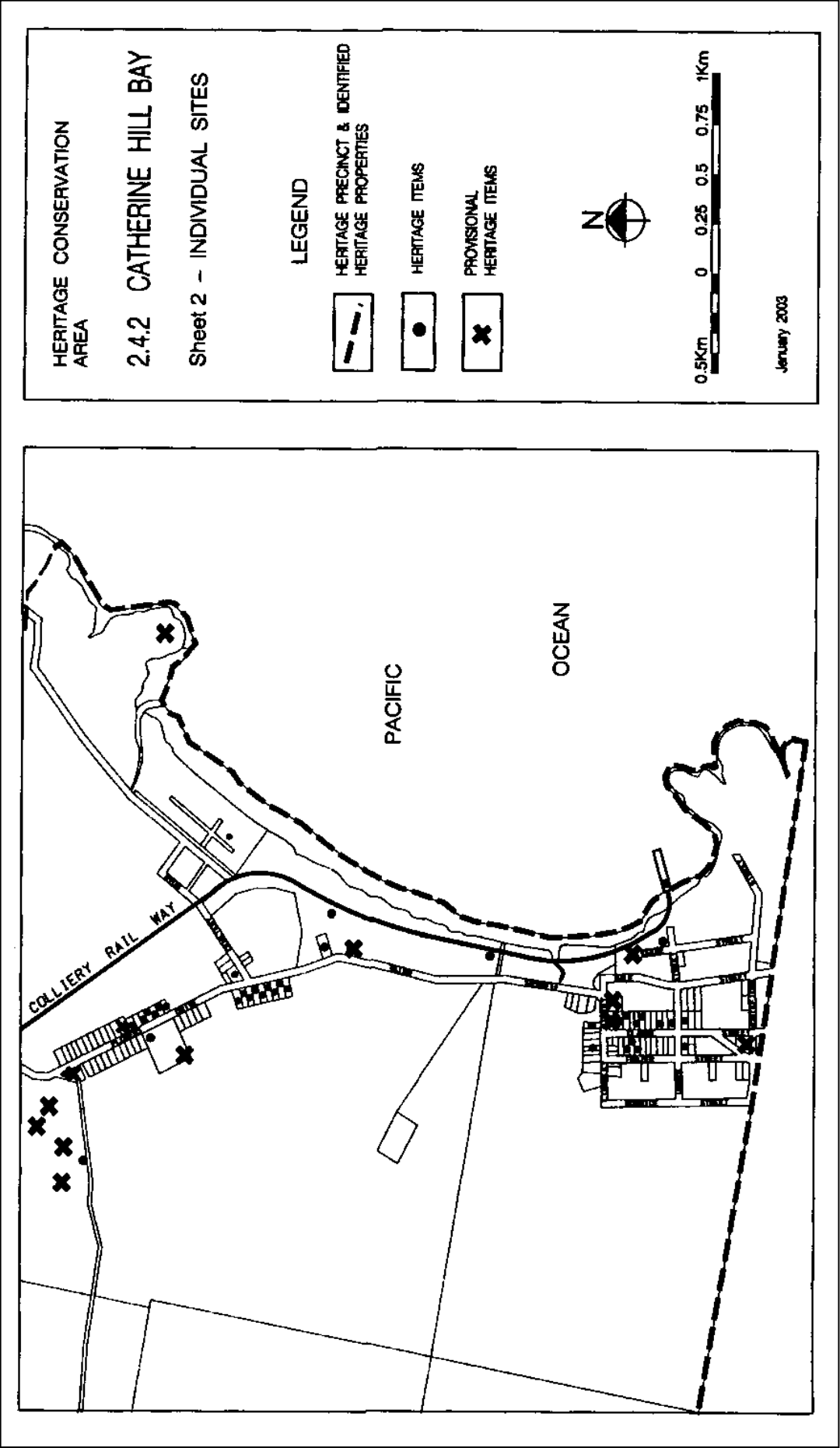
Sheet 1 - HCA BOUNDARY

LEGEND

-  HERITAGE PRECINCT & IDENTIFIED HERITAGE PROPERTIES
-  HERITAGE ITEMS
-  PROVISIONAL HERITAGE ITEMS



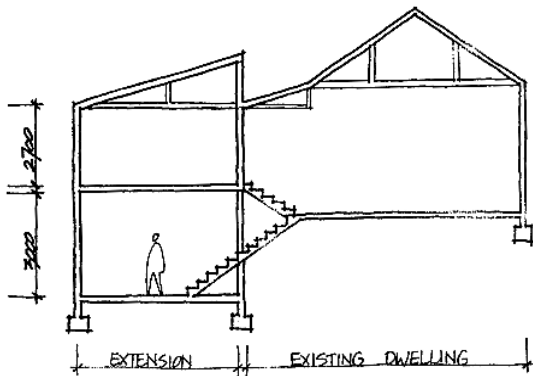
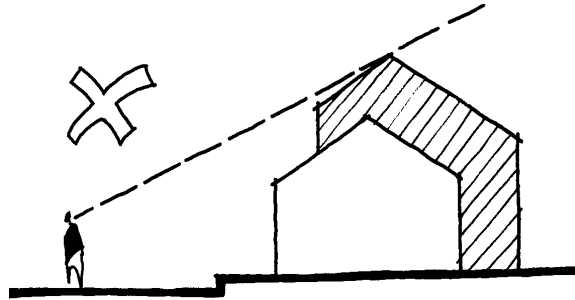
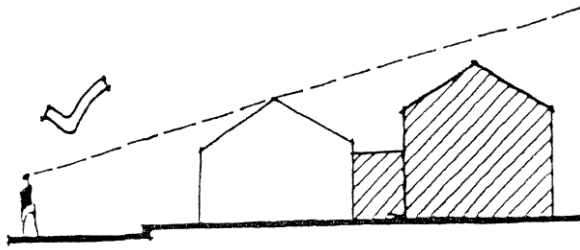
January 2003



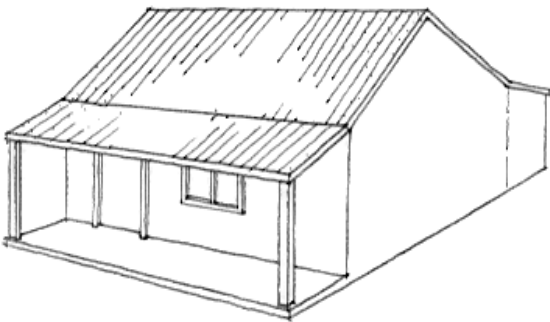
Performance Criteria	Acceptable Solutions
<p>The intent may be achieved where:</p> <p>P1. Development conforms to the principles of the BURRA CHARTER and the NSW Heritage Manual document “Conservation Areas.”</p>	<p>A1.1 A Statement of Heritage Impact (SOHI) is prepared and lodged. The SOHI must identify:</p> <ul style="list-style-type: none"> ▪ The level of significance of the Conservation Area and the level of significance of the item; ▪ Methods of ensuring that the identified levels of significance are not compromised by development. These methods must include: <ul style="list-style-type: none"> ▪ Details of form, scale, proportion finishes, ridge levels and location of openings ▪ A statement identifying the level of visual integration of the development with the Conservation Area. ▪ Details of the means of ameliorating any adverse heritage impacts. ▪ Buildings, structures, landforms and landscape elements which are inconsistent (or “intrusive”) visually and can be removed to improve interpretation of the significance of the Area
<p>P2. Development, (including fencing, car parking areas and landscaping) as either attached or detached work, does not compromise the significance of existing buildings, their curtilages and settings.</p>	<p>A2.1 The development is designed to:</p> <ul style="list-style-type: none"> ▪ Maintain established views to and from the Conservation Area, and/or to and from Heritage Items within it. ▪ Avoid adverse impacts on existing buildings and the Area through the sympathetic design of additions and alterations that are clearly differentiated as new construction. ▪ Reveal additional aspects of the significance of the Area <p>A2.2 New development is designed to appear as a single STOREY (HERITAGE) appearance when viewed from the street and has a maximum site coverage of 35 percent.</p>
<p>P3. Development involving part or complete DEMOLITION is justified.</p>	<p>A3. Any proposal for part or total demolition of a site or building within a HERITAGE CONSERVATION AREA, must be accompanied by a Statement of Heritage Impact which discusses all available options to demolition and substantiates that demolition is the only viable and sustainable option.</p>

Performance Criteria	Acceptable Solutions
<p>P3. <u>Continued –</u></p>	<p>The assessment must include:</p> <ul style="list-style-type: none"> ▪ structural condition; ▪ overall extent of remaining significant fabric; ▪ potentials for adaptation and; ▪ comparative costings. <p>Note –</p> <p>The stabilisation and conservation (maintenance, preservation and reconstruction) of an existing heritage item, (in conjunction with non-intrusive alteration/addition), is always more acceptable than demolition.</p>

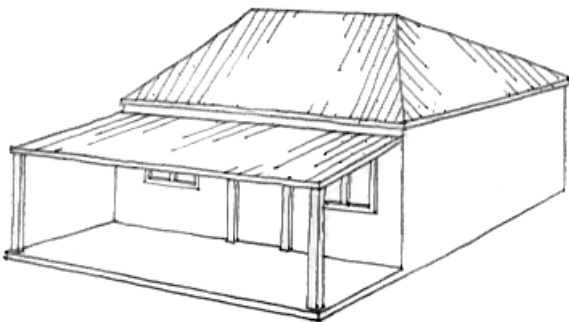
Maintain scale and single storey appearance



Examples of typical early cottages found in Catherine Hill Bay

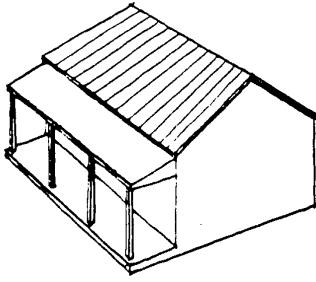


Gabled type with front verandah and rear skillion

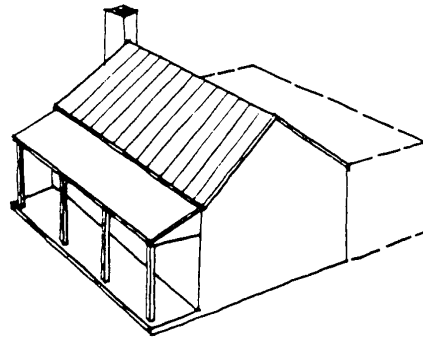


Hipped type (less common) with front verandah

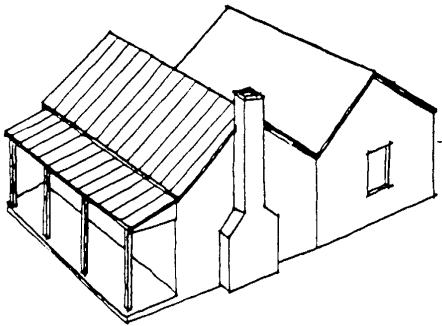
Options for Additions



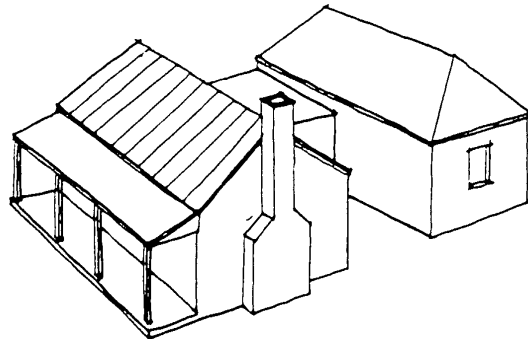
Typical existing cottage, simple form, with front verandah



Existing cottage with a minor lean-to addition

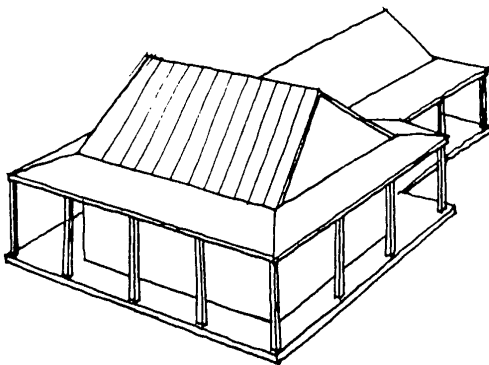


Addition to rear in similar form matching roof line. Acceptable only where the addition will not be seen from the street or other vantage point.

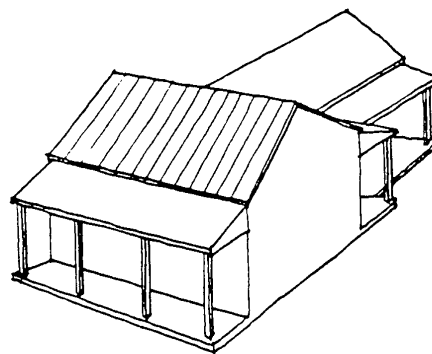


Pavilion type addition to rear. This is the preferred manner of additions for most Catherine Hill

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.