

Catherine Hill Bay Progress Association Meeting

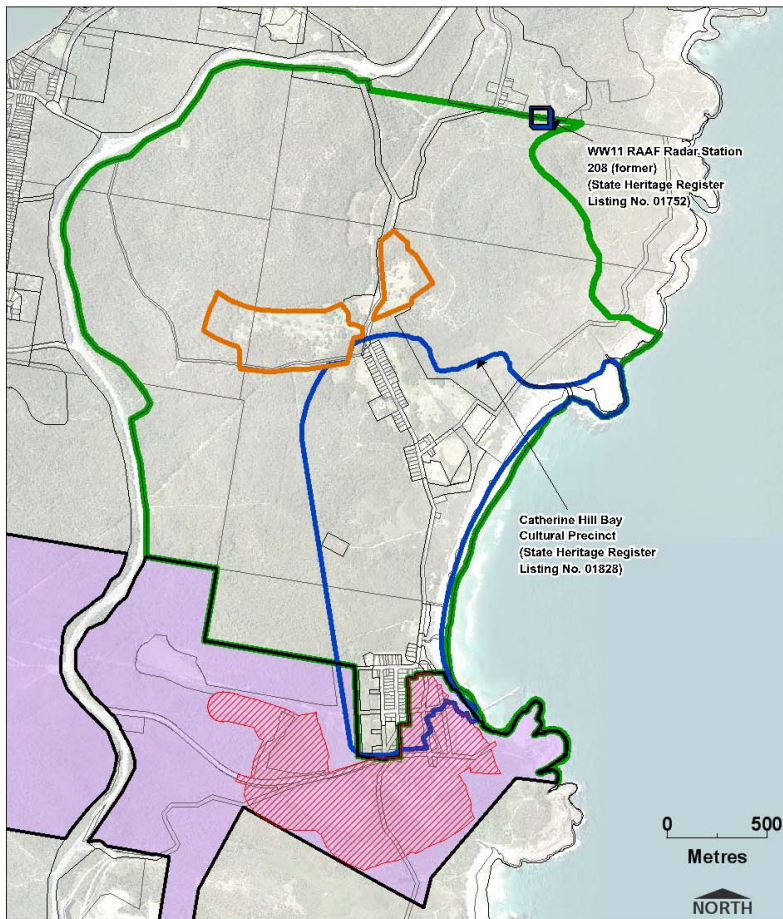
Friday 24 May 2013 – 7.30pm

DRAFT Area Plan for Catherine Hill Bay and Middle Camp Heritage Conservation Area

This draft Area Plan provides guidance for development in the historic villages of Catherine Hill Bay and Middle Camp. It applies to the local Heritage Conservation Area which includes the State Listed Cultural Precinct as shown below.

Background

- Lake Macquarie Development Control Plan 1 (DCP 1) Section 2.4 Heritage and the companion Heritage Guidelines provide current guidelines and controls for Catherine Hill Bay.
- Council and the NSW Office of Environment and Heritage (OEH) considered these documents did not provide adequate guidance for owners, and jointly funded preparation of a comprehensive Area Plan for Catherine Hill Bay and Middle Camp villages.
- Heritage specialists Clive Lucas Stapleton were engaged to prepare the draft Area Plan in July 2011 and OEH endorsed the draft plan in 2012.
- Specialist input from Council was added to cover asset management, traffic management, and community and recreation planning issues.
- Council considered a report on the draft Area Plan on 13 May 2013 and resolved to put the draft plan on Public Exhibition for 28 days.



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| Area Plan Boundary | State Heritage Register |
| SEPP (Major Development) 2005 South Wallarah Peninsular | Catherine Hill Bay (South) Development Control Plan |
| | Middle Camp (North) |

Where the draft Area Plan applies

The Coal and Allied land at Middle Camp (north) is covered by the Concept Plan and the Urban Design Guidelines approved by the Planning Assessment Commission in 2012.

The Rosecorp land is covered by the Catherine Hill Bay (South) DCP prepared by the Department of Planning and Infrastructure in 2012

Overview

Village Setting and Viewshed

Each village is surrounded by natural heathland and low coastal forest and has its own viewshed (the area visible to an observer standing in a central location of the village).

DCP 1:
Not addressed

The draft Area Plan includes objectives and controls to protect the character of each viewshed and to prevent visually intrusive development.

Heritage and Local Character



The draft Area Plan includes an overview of the Aboriginal and European history of the locality as well as a detailed character statement for both Catherine Hill Bay and Middle Camp.

DCP 1: heritage values and significance currently in Heritage Guidelines

This provides a comprehensive background for the development objectives and controls that follow, and is consistent with other recently adopted Area Plans.

Subdivision

The historic subdivision of Catherine Hill Bay dates from the mining company era and is largely intact.

Not addressed in DCP 1 controls.

The draft Area Plan aims to maintain this character and the existing lot and road boundaries. Although permitted with consent under the LMLEP 2004, the draft Area Plan discourages boundary adjustments or subdivision associated with dual occupancy development.

Intrusive Items

The draft Area Plan identifies heritage items, potential heritage items, contributory items and neutral items and highlights intrusive items. This allows future infill development to reduce or reverse the impact of intrusive items.

Not addressed in DCP 1 controls.

Landscape Character

The original miners' cottages were built to the street boundary, with large side and rear setbacks, were unfenced and there was little or no garden planting.

More guidance than DCP 1

The draft Area Plan has comprehensive objectives and controls to support and maintain this open grassed character.

Beach Front Area

The beachfront area is highly visible. The draft Area Plan aims to limit new beachfront infrastructure but allow replacement or upgrade of existing recreation facilities and car parking areas.

Not addressed in DCP 1

Street Infrastructure

The existing road and street infrastructure has minimal pavement, grass drainage swales, limited sections of kerb and gutter, minimal signage and traffic control devices.

Not addressed in DCP 1

The plan guides traffic engineers and asset managers on how to reduce the impact of future infrastructure works in the street, and allows for sensitive design and location of traffic calming devices.

Dual Occupancy Development

Dual Occupancy development is permissible under the zoning; however the draft Area Plan includes requirements for the location and design of a second dwelling to ensure that the overall built form would be similar to an extension of an existing dwelling.

More guidance than DCP1 about acceptable design solutions

Height of Buildings

The current DCP provides specific controls for development in Catherine Hill Bay. It indicates development should appear as single storey from the street and that two-storey development may be achievable at the rear of lots. However, given the open landscape quality of the villages, the wide setbacks around cottages, the absence of landscape screening, and the gentle sloping topography, any two-storey development proposal would be highly visible and intrusive.

DCP 1: states dwelling must look like single storey from the street. Unreasonable expectation that 2 storey can be achieved without negative impact on landscape and street character.

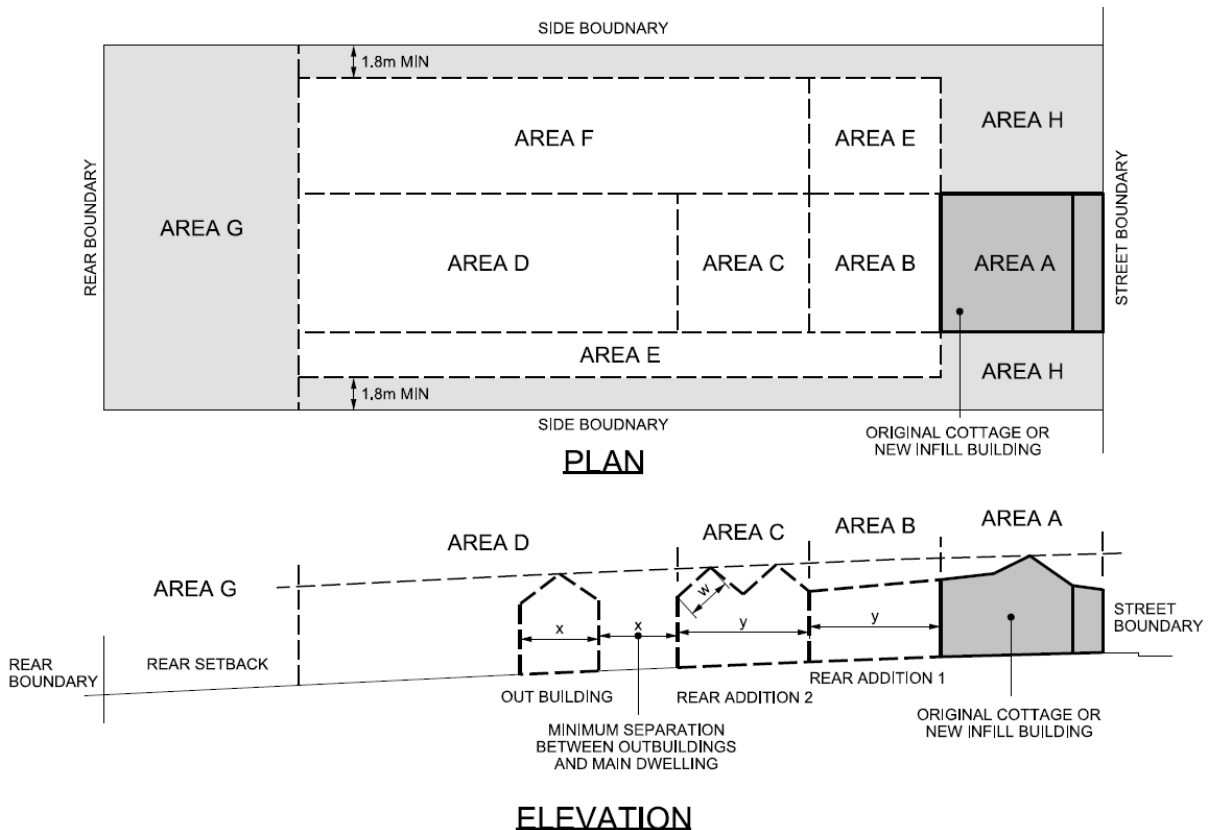
The draft Area Plan provides controls to restrict development height to 4.5m in Catherine Hill Bay and 5m in Middle Camp, which would allow only single storey development.

Scale and Setbacks

The traditional cottages of Catherine Hill Bay and Middle Camp are built up to the street boundary with wide side setbacks. Infill development and additions should respect the existing pattern and have similar setbacks to the original cottages.

DCP 1 shows suitable building forms but no guidance on site layout and setbacks.

The draft Area Plan includes a section and plan view of a typical lot to show clearly the appropriate areas for habitable floorspace, garages and ancillary development as set out below.



Carports Garages and Driveways

To limit the bulk, scale and visual impact of a development the draft Area Plan recommends single carports and garages only, with access by a gravel driveway or concrete wheel strips.

DCP 1: Not addressed in controls
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Fences

Many of the early cottage lots were unfenced. Fences are not desirable, if they are necessary they should be constructed of plain wire and timber posts or simple unpainted rectangular timber pickets.

DCP 1: Not addressed in controls
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Exhibition

- Public exhibition of the draft area plan and DCP 1 amendment is guided by the Environmental Planning and Assessment (EP&A) Act 1979 and Regulations 2000.
- It is anticipated public exhibition will commence on 3 June 2013 for a period of 28 days.
- During the public exhibition there is an opportunity for:
 - Another meeting with the progress association and community or,
 - An information booth at high visibility place like the Surf Club
 - Letters to inform all land owners;
 - Exhibition material to be available at relevant Council libraries, surf club and bowling club; and on Council's website
 - Notices in local newspapers and Council's electronic magazine (eZine); and
 - Consultation with relevant State government agencies.
- Submissions can be made to Council during the exhibition period up until the closing date.
- A report detailing the submissions and recommending any changes will be considered by Council following the exhibition.

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