



Hon Tony Kelly MLC  
Minister for Planning  
Minister for Infrastructure  
Minister for Lands  
Deputy Leader of the Government in the Legislative Council  
Leader of the House in the Legislative Council

## MEDIA RELEASE

28 July 2010

### **Catherine Hill Bay to be given highest level of heritage protection**

The Catherine Hill Bay and Middle Camp villages in Lake Macquarie will be given the State's highest level of heritage protection, under a proposal placed on public exhibition today.

Minister for Planning Tony Kelly said the Heritage Council had today sought comment on a proposal to place some 126 properties in the two villages within a nominated "cultural precinct" on the State Heritage Register.

"If supported, the listing will mark just the second time – following the listing of Braidwood in southern NSW four years ago – that an entire town has been placed on the State heritage register," Mr Kelly said.

The NSW Government is also seeking comment on a proposed State Environmental Planning Policy (SEPP) to rezone and introduce planning controls for some lands south and west of Catherine Hill Bay and north of Gwandalan.

"Placing these two proposals on the exhibition at the same time will allow a detailed examination of heritage and planning controls in this area," Mr Kelly said.

Mr Kelly said the villages were being considered for State heritage listing because they:

- Have historical value, due to the key role they played in the development of Australian natural resources in the 19<sup>th</sup> century;
- Have strong associations with coal mining, organised labour and early maritime industry in NSW;
- Are aesthetically significant as highly intact late 19<sup>th</sup> century company villages characterised by a varied range of finishes and scale typified by simple, mostly one-storey, buildings;
- Are a rare, largely intact example of a coastal coal mining community in NSW; and
- Are representative of the era of company towns in the development of Australia's natural resources.

"Some of the small cottages in the two villages date back to the 1890s, when coal first began to be shipped from the area. They form pleasing streetscapes which evoke the settlement's origins as a 19<sup>th</sup> century mining community," Mr Kelly said.

The proposed area to be covered by the listing was recommended by an Independent Hearing and Assessment Panel in 2008.

It includes a buffer area around the villages, including along the foreshore in front of Catherine Hill Bay village, but excludes the jetty at this stage.

"If the listing is approved, major developments within the precinct will need to respect the area's significant heritage values," Mr Kelly said.

"In regard to the jetty, while it is clear that the jetty is important to some community members, it's also clear that its retention will require significant ongoing funding.

"The jetty's owners, Lake Coal, have been required by the Department of Planning to look for viable adaptive re-use options for the jetty, which could provide this necessary funding.

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MEDIA CONTACT: Alex McGregor on 0404 015 556



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“A proposed heritage listing for the jetty may not be worthwhile unless the structure can remain in place.

“As such, the jetty has been excluded from the heritage listing at this time, to allow the rest of the listing to move forward.

“Once more information on the possible retention of the jetty has been received, the boundary of the listing curtilage may be extended, if warranted, to include it.”

Mr Kelly said that the proposed SEPP for the two sites north of Gwandalan and south and west of Catherine Hill Bay were now also on exhibition, followed the re-endorsement of the Lower Hunter Regional Strategy.

“In February 2010, the NSW Government announced it had re-endorsed the strategy, re-confirming the Government’s vision for the future development of the Lower Hunter.

“The exhibition of the proposed SEPP will allow people to comment on the planning controls for the sites and will also remove the current legal uncertainty about the site’s zoning following recent court decisions.

“Once finalised, the SEPP will be used as the basis for assessing future development proposals for the site.”

The proposed SEPP does not seek to zone any additional land for residential purposes in the area covered by the proposed heritage listing.

An explanation of the intended effect of the proposed SEPP and the instrument itself are being placed on public exhibition today until 25 August 2010, during which time all interested parties are encouraged to provide feedback.

Mr Kelly also announced today that new proposals for the Coal & Allied northern and southern estates have been re-declared major projects and potential State significant sites, following the regional strategy’s re-endorsement.

The sites include:

- Minmi, Newcastle Link Road and Stockrington;
- Black Hill and Tank Paddock; and
- Nords Wharf, Middle Camp and Gwandalan.

These new projects propose to use voluntary planning agreements (VPAs) to provide environmental land to help create permanent green corridors throughout the Lower Hunter, along with significant residential and employment lands.

These VPAs are allowed for under the Environmental Planning and Assessment Act, while the previous proposals for these sites were based on agreements which have been declared legally invalid and have now been terminated.

The Planning Department will now prepare the environmental assessment and SSS study requirements which will have to be addressed by Coal & Allied before the proposals are placed on public exhibition.

When these requirements are finalised they will be made publicly available on the Department’s website.

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## **BACKGROUND**

Submissions on the proposed State heritage listing should be emailed to [heritage@planning.nsw.gov.au](mailto:heritage@planning.nsw.gov.au) or posted to Heritage Council of NSW, Locked Bag 5020, Parramatta, NSW 2124. More information on the proposed listing can also be found by visiting [www.heritage.nsw.gov.au/listing](http://www.heritage.nsw.gov.au/listing)

The proposed SEPP and an explanation of the intended effect of the instrument can be viewed either on the Department's website at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au) or at any of the following locations:

- **Department of Planning (Head Office) – 9.00am to 5.00pm, Monday to Friday**  
Information Centre, 23-33 Bridge Street, SYDNEY
- **Department of Planning (Central Coast Office) – 9.00am to 5.00pm, Monday to Friday**  
Level 3, 107 Mann Street, GOSFORD
- **Department of Planning (Hunter Office) - 9.00am to 5.00pm, Monday to Friday**  
Price Waterhouse Coopers Centre - Level 2, 26 Honeysuckle Drive, NEWCASTLE
- **Wyong Shire Council – 8.30am to 4.30pm, Monday to Friday**  
Civic Centre, 16 Hely Street, WYONG
- **Lake Macquarie Council - 8.00am to 4.30pm, Monday to Friday**  
126-138 Main Road, SPEERS POINT
- **Gwandalan Bowling Club**  
Gamban Road, GWANDALAN
- **Catherine Hill Bay Bowling Club**  
Flowers Drive, CATHERINE HILL BAY

Submissions on the proposed SEPP should be posted to Director, Strategic Assessment, Department of Planning, GPO Box 39, Sydney NSW 2001 or emailed to [caitlin.bennett@planning.nsw.gov.au](mailto:caitlin.bennett@planning.nsw.gov.au).