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Our File No: 10/16580  
Our Ref: A1258292

Heather Warton  
Director, Metropolitan and Regional Projects, North  
Department of Planning & Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



Dear Ms Warton,

**RE: MODIFICATION TO CATHERINE HILL BAY SUBDIVISION  
PROJECT APPLICATION MP10\_0204 Mod 1**

Reference is made to your correspondence dated 21 November 2012 and received at the Heritage Branch on the 4 December 2012 inviting the Heritage Council to make a submission on the abovementioned modification to the Catherine Hill Bay subdivision.

The Planning and Assessment Commission's report on the Proposed Residential Subdivision at Catherine Hill Bay by Coastal Hamlets Pty Ltd dated 13 May 2011 notes that Stage 3 (which includes the Wallarah House Heritage Precinct):

...is located on a highly sensitive headland where future development could impact on the heritage significance of the existing Catherine Hill Bay village. The scenic quality of the coast must be protected. Any development in this area must be sensitively treated to ensure minimal intrusion into the visual catchment of the village and the scenic quality of the coast.

Furthermore, the PAC Condition A7(a) that requires the four lots be consolidated into one single allotment comprising the Wallarah House Heritage Precinct, will contribute to the protection of this particularly scenic area within the visual catchment of the village, and the scenic quality of the coast.

Moreover, the Heritage Council made a submission to the Department of Planning and Infrastructure on the 16 June 2012 regarding the *DRAFT Catherine Hill Bay Development Control Plan* that stated that the 'Heritage Council would not support land subdivision of the consolidated single allotment', which is located in the State Heritage Register curtilage of the *Catherine Hill Bay Cultural Precinct* (SHR No. 01828).

The adopted *Catherine Hill Bay (South) Development Control Plan 2012* contains Special Precinct Controls for the Wallarah House Heritage Precinct. The key objectives of works in the Wallarah House Heritage Precinct are to:

- To ensure that an appropriate curtilage is maintained around the existing Wallarah House.
- Preserve the historic spatial relationship between Wallarah House and the Jetty Master Cottage.
- Provide built form controls for alterations and additions to Wallarah House and Jetty Masters Cottage which are sympathetic to their heritage significance.
- Preserve the heritage and scenic qualities of the Precinct.

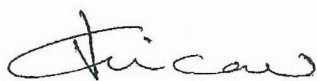


Subdivision and separate land ownership of the Wallarah House Heritage Precinct would diminish the effectiveness of the Special Precinct Controls for the Wallarah House Heritage Precinct to 'preserve the historic spatial relationship between Wallarah House and the Jetty Master Cottage'.

Furthermore, if the Wallarah House Heritage Precinct were in separate land ownership it may lead to intensification of development within this precinct.

If you have any questions regarding the above matter please contact Michael Ellis at the Heritage Branch, Office of Environment and Heritage on (02) 9873 8572.

Yours sincerely



12/12/2012

**Vincent Sicari**  
Manager, Conservation Team  
Heritage Branch  
Office of Environment & Heritage  
**AS DELEGATE OF THE NSW HERITAGE COUNCIL**