



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

9 November, 2010

### **Catherine Hill Bay State heritage listed and new planning framework adopted for South Wallarah**

The NSW Government has listed the historic villages of Catherine Hill Bay and Middle Camp on the State Heritage Register and finalised a new planning regime that will guide future development on key sites within the South Wallarah Peninsula.

Planning Minister Tony Kelly said the heritage listing bestowed the State's highest form of heritage recognition and protection on the villages meaning that they will be preserved for future generations to enjoy.

"These villages have been recognised for their outstanding historic and aesthetic qualities as well as the important cultural association they provide to the State's early mining and maritime industries," Mr Kelly said.

"Many of these historic structures still remain and will now be preserved along with the villages' iconic residential cottages, which are the oldest group of buildings in the Lake Macquarie area.

"Moreover any significant developments within or surrounding these villages will need to respect their newly-established heritage status and values."

The new planning framework for the Rose Group land south of Catherine Hill Bay and at Gwandalan is established through an amendment to the Major Development State environmental planning policy (SEPP) and sets out zonings and other land use controls.

Its approval follows public exhibition of the proposal in July-August this year.

The new planning controls retain the Catherine Hill Bay headland and beachfront as open space, allow only low-density residential development within a defined footprint and set aside environmentally valuable land for conservation.

Other uses allowed under the approval include recreation areas, home businesses and schools.

A more detailed development control plan (DCP) must also be prepared before any residential development can occur.

Minister Kelly said that a number of changes had been made following feedback received during the public exhibition period.

"There is no doubt that the local community has taken great interest in the plans for these sites and that's as it should be," Mr Kelly said.

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“The feedback received during the public exhibition has provided valuable input and I’m confident that the planning regime that has now been established will deliver a balanced and appropriate outcome for the area.

“It will also assist in delivering an important source of new housing supply for the Lower Hunter, which is necessary to cater for the region’s strong expected growth.

“However, the scale of development will be low-density only and limited to areas where residential development will not inappropriately impact on the area’s scenic and environmental qualities.

“Importantly, the plans also ensure that the Catherine Hill Bay headland and beachfront will remain as open space through the use of environmental-protection zones.”

Amendments following the public exhibition include:

- The newly-confirmed heritage setting of Catherine Hill Bay must be specifically considered when considering the proposed height and scale of development in close proximity to the village;
- A DCP to be prepared before any development can occur in the R2 Low Density Residential zone;
- The range of permissible uses that can occur within the 20 metre curtilage of the Jetty Masters Cottage and Wallarah House has been restricted to include only bed and breakfast accommodation, home-based child care, home industries, and information and education facilities. The height of these uses has also been limited to a maximum of 5 metres; and
- Community facilities have been removed as a permissible land use within the E2 Environmental Conservation zone to remove the possibility of non-council owned developments occurring in sensitive locations.

Minister Kelly said the plans for the area were in keeping with the NSW Government’s Lower Hunter Regional Strategy, which was re-endorsed earlier this year as an important strategic approach to catering for the region’s expected growth in coming years.

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