

## 11.0 CONSERVATION POLICIES

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These policies arise from the preparation of the CMP and the Statement of Significance (Section 8) and provide practical information to guide planning and future works to the subject site its significant buildings, structures and physical fabric. The policies described below set out the basic general principles by which all future development and work is guided toward achieving the best outcome for the significant fabric.

### 11.1 IMPLEMENTATION AND MANAGEMENT

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#### 11.1.1 *USE OF THE CONSERVATION MANAGEMENT PLAN*

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This Conservation Management Plan must be regularly assessed and used to prepare and implement additional documents including physical investigations, historic documentary material, design and construction drawings and briefing notes for future managers of the site.

This Conservation Management Plan provides guidelines for decisions and development and to impart practical information to guide the documentation of works. An up to date condition survey must be prepared for those items identified as having High or Medium significance, before any works can be undertaken.

The Conservation Management Plan (CMP) must be reviewed with each development proposal and over time to include further knowledge, in order to provide practical direction. New information may require further historical research, detailed fabric condition surveys and archaeological results. Site managers are to be provided all relevant information to enable a full understanding of the cultural significance of the site and its physical fabric.

##### Policy 11.1.1.1

Apply this CMP during development and conservation works.

##### Policy 11.1.1.2

Approvals required by legislation must be gained prior to any physical intervention and address the Conservation Management Plan and its policies. Applications under the NSW Heritage Act and lodgement of development applications must include Statements of Heritage Impact.

##### Policy 11.1.1.3

Prepare individual reports indicating specific conservation policies and outcomes for the care of the fabric for each significant item, as listed below, and prior to lodging individual development applications. Other reports will be required for development applications, such as Statements of Heritage Impact, Visual Assessments, Archaeological Reports, and Condition Assessments at the time of application.

- The Jetty;

- ❑ The Bin Building;
- ❑ Bunker Hill;
- ❑ The Mine Mangers Residence;
- ❑ Surviving fabric and alignment of the Coastal Railway Line;
- ❑ The Stump Cabin;
- ❑ Moonee Colliery Bath House and Survey Building;
- ❑ Moonee Colliery Lamp Cabin and Operations Rooms;
- ❑ Moonee Colliery Main Switch Room; and
- ❑ associated paths to the mine entrance, workers' car parks and entry to the bath house.

#### Recommended short-term actions

- ❑ Provide copies of the updated CMP to the NSW Heritage Council with all future development applications and with the stakeholders, including Lake Macquarie City Council, Wyong Shire Council, the State Library of New South and other relevant libraries. Ensure that the CMP is readily accessible to the community.
- ❑ Detailed information is to be provided to owner and managers of the site from the CMP, to inform future Maintenance Plans, Interpretation Plans or other relevant documents.

#### Recommended Longer-term actions

- ❑ Review the Conservation Management Plan with every development application and at a minimum of every four years take into account knowledge gained from previous work.
- ❑ Carry out further research identified in this plan, in particular aboriginal and social studies to conform the nature of specific sites when Development Applications are proposed.

### ***11.1.2 APPROACH TO CONSERVATION***

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*All Conservation and development of the site must be carried out following this Conservation Management Plan and the Burra Charter published by ICOMOS Australia and any of its future additions,*

#### Policy 11.1.2.1

The cultural significance of the place is to be preserved and must, include the aesthetic, historic, scientific and social value for all generations, past, current and future, as outlined by the Statement of Significance in the CMP.

#### Policy 11.1.2.2

Consider the site in its visual catchment as well as in total including individual ownerships, landscape, building, structures or other works, components, contents, spaces and setting as well as relationships to the Catherine Hill Bay Conservation Area as listed in the Lake Macquarie City Council Local Environmental Plan (2004).

#### Policy 11.1.2.3

Ensure the conservation of the site through maintenance, preservation, restoration, adaptation and interpretation to retain the cultural significance embodied in its buildings, structures, setting, associations, location and ephemera.

Policy 11.1.2.4

The contributions of all aspects of a place should be respected. (Burra Charter: Article 15.4)

Policy 11.1.2.5

Change will be necessary to retain cultural significance of Catherine Hill Bay and the reference of mining and coal transport to the location. This change must encourage understanding by the broader public.

Policy 11.1.2.6

Uses the cultural significance of the place as the driving impetus and its relevant interpretation to implement the changes made to the place (Burra Charter: Article 15.1)

Policy 11.1.2.7

The affect of all changes on the cultural significance should be analysed with reference to the Statement of Significance and the policy for managing the place.

Policy 11.1.2.8

Ensure that changes do not significantly impact cultural significance, and if unavoidable must be reversible when circumstances permit (Burra Charter: Article 15.2)

Policy 11.1.2.9

Carry out urgent works and maintenance whenever they are identified in accordance with the Heritage Act of NSW.

**11.1.3 SITE MANAGEMENT**

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*Set up management structures and responsibilities to undertake maintenance, conservation and development of the place with specific emphasis on caring for the physical fabric.*

The effectiveness of this Conservation Management Plan depends on how it is implemented. The existence of a management structure and an understanding of who is responsible for the implementation of the Conservation Management Plan are essential for the site to retain its cultural significance. Conservation management will become an active process in any development of the site and will require the skilled oversight and management of relevant professionals.

The heritage significance of the whole of the site lies in its historical linkages and physical fabric. Particular aspects of the site such as buildings, structures, setting and landscape are intimately connected to the sites history, enabling an

understanding of the workings on the site and its associated village and surrounding areas.

The retention of this aspect of significance of the site depends on the site being managed with an understanding of the physical evidence and the processes that were undertaken over the whole site and its surrounding locale.

Therefore, prior to the adaptive re-use of the site, a management structure should be implemented to take responsibility of implementation of the CMP. This structure should include professional heritage representation in the management body. The management body must ensure that any adaptive reuse of the site is based on clear guidelines that include:

- ❑ Understanding and consideration of the impact of any proposal on the identified heritage significance of the site, industrial buildings and significant fabric
- ❑ Relevant conservation of significant buildings, structures and their fabric as well as their setting in relation to visual catchments and relationships to other significant heritage aspects of the locale.
- ❑ Encouraging cooperation between the managers of all components of the site to ensure overall management and objectives co-ordinated. Noting that various reuse strategies may be relevant over various parts of the site.
- ❑ Balancing the individual needs of occupants of the site and the desire for access to the site by the public is important.

#### Policy 11.1.3.1

Ensure the endorsed CMP is used by the owners, present and future of the site in the development and management of the place.

#### Policy 11.1.3.2

Combine development conservation work and care and management for the site as a whole particularly between owners, the Heritage Council of NSW, LMMCC, WSC, Planning NSW.

#### Policy 11.1.3.3

Manage the site to ensure that conservation aims and responsibilities are understood and complied with by all parties involved with the place including government bodies both state and local, developers, and managers.

#### Policy 11.1.3.4

Integrate conservation and development planning, design and construction for all stages of future works and development.

#### Recommended short-term actions

Establish a conservation and design review process whose purpose is to inform owners, managers and tenants of the

cultural significance and provide guidance for design approaches.

## 11.2 ECONOMICS

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### Policy 11.2.1

Provide economic impetus from any adaptive reuse of the site to ensure the future conservation of all identified Heritage aspects of the site. Particularly, establish direct relationships from income streams via, levies, lump sums and foundations that directly relate to industrial heritage items such as:

- ❑ The Jetty;
- ❑ The Bin Building;
- ❑ Bunker Hill;
- ❑ The Mine Mangers Residence;
- ❑ Surviving fabric and alignment of the Coastal Railway Line;
- ❑ The Washery archaeology;
- ❑ The Stump Cabin;
- ❑ Moonee Colliery Bath House and Survey Building;
- ❑ Moonee Colliery Lamp Cabin and Operations Rooms;
- ❑ Moonee Colliery Main Switch Room; and
- ❑ associated paths to the mine entrance, workers' car parks and entry to the bath house.

### Policy 11.2.2

Management of funds for maintenance and care of the fabric of individual heritage items must be clear and direct and the responsibility of the owners of the heritage items.

## 11.3 CONSERVING FABRIC

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### 11.3.1 CONSERVING ITEMS – STRUCTURES, BUILDINGS, LANDSCAPE ELEMENTS

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*Conserve the authentic fabric of the significant buildings, structures and landscape elements. Provide opportunity for an adaptive reuse and interpretation project.*

The major theme determined by the Statement of Significance is that the total site and its location at Catherine Hill Bay is an expression of a particular era of regional, industrial and social history than on the integrity of the remaining structures. The site has examples of industrial architecture that are unique to a period and region. The significance of the site therefore relies on the remaining structures, the landscape and setting and their ability to interpret the industrial and historical significance of the site.

Therefore, conservation through retention, restoration, and adaptive reuse of the site, provides for an exceptional opportunity to interpret the historical and industrial significance of the site and its relationship to the social and aesthetic significance of the Catherine Hill Bay Village.

#### Policy 11.3.1.1

The heritage significance of those items listed as having High and Moderate significance are to be underpinned by retention and adaptive reuse.

#### Policy 11.3.1.2

The relationships between the collieries, ship loading and Villages of Catherine Hill Bay must be preserved, developed and interpreted for the public.

#### Policy 11.3.1.3

Encourage the idea that the site as a whole is significant to the conservation of heritage values of Catherine Hill Bay. The management structure, interpretation, views and vistas and site links via signage is critical for the public to understand these heritage values.

#### Policy 11.3.1.4

Maintain and develop the significant landscapes between the coal mining area and Catherine Hill Bay, based on the major landform elements of ridges and valleys, historical vistas and visual catchments, access points, town layout and cultural significance of the site.

#### Policy 11.3.1.5

Retain any identified views and enhance significant views into and out of the site where possible including views to and from the managers residence, jetty masters house, the jetty and Catherine Hill Bay Village.

Policy 11.3.1.6

Maintain all road too access to the site from the Pacific Highway as part of the site strategy. Particularly investigate the opening of Montefiore Street as a public road.

Policy 11.3.1.7

Establish public access to the site, its beaches and headland heritage elements, including coastal access to the jetty. Keep design of connecting structures in line with the historical character of the site, utilise existing access points and routes from original town layouts.

**11.3.2 CONSERVATION**

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*Conserving the significance of the place and significant fabric.*

The amount of original of fabric retained in any adaptive reuse is important to maintain authenticity and significance. If original material of significant items has to be removed, ensure it is recorded via photographic archival recording in accordance with the NSW Heritage Office Guidelines.

Policy 11.3.2.1

Use skilled tradespeople or professionals trained in materials conservation to undertake all physical intervention works and recording. (Burra Charter Article 4)

Policy 11.3.2.2

Conserve significant items by, maintenance, restoration, preservation and reconstruction to ensure longevity of the fabric and reveal culturally significant aspects of the place. All fabric that cannot perform its original purpose due to decay should be removed. Removal of intrusive fabric should be considered.

Policy 11.3.2.3

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of fabric. (Burra Charter Article 19)

Policy 11.3.2.4

*Reconstruction* is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. (Burra Charter Article 20.1) Additionally, where reconstruction is deemed appropriate, it should be identifiable on close inspection or through additional interpretation. (Burra Charter Article 20.2)

Policy 11.3.2.5

Conservation strategies must prioritise work on a needs basis. Address unstable fabric or deterioration that endangers

significant fabric and safety first. Remove or upgrade all fabric that contravenes safety or O.H & S legislation in conjunction with Heritage Authorities.

#### Policy 11.3.2.6

If fabric is to be removed or replaced, before all work, record existing fabric, to ensure a full understanding of original fabric is maintained through the work period. All records must be maintained. (Burra Charter article 33)

#### Policy 11.3.2.7

If fabric is to be removed or replaced from the buildings and is appropriate for reuse in future conservation works, carefully store, such fabric in secure locations and ensure management records, its location and condition for future uses.

#### Policy 11.3.2.8

Employ techniques in conservation works that respect the original construction of Heritage items. Only use modern techniques where there is a firm scientific basis supported by evidence of the performance of the technique in use. (Burra Charter Article 4.2)

### **11.3.3 MAINTENANCE**

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*Maintenance is fundamental to conservation and should be undertaken where fabric is of cultural significance and its maintenance is necessary to retain that cultural significance. (Burra Charter: Article 16)*

This section acknowledges that maintenance is the most appropriate technique for conservation of fabric. A long-term maintenance plan must be developed and co-ordinated with the management and use of the site. This maintenance plan should be subject to regular review and must include an understanding of the fabric and its construction in detail and material.

#### Policy 11.3.3.1

Conserve the significant fabric by preservation, including protection, maintenance and stabilisation of existing fabric. [Burra Charter Article 12]

#### Short-term Recommendations

- ❑ In the short-term preserve significant items by stabilising any deterioration and repairing components in lieu of replacement. If replacement is required investigate options to ensure the least impact on significant fabric.
- ❑ Prepare a maintenance plan for the site and significant structures. Include regular inspections to assess condition. Outline who is responsible for various aspects of maintenance and allow for prompt follow-up maintenance and repair if required.

#### Long-term recommendations

- ❑ In the long-term continued maintenance must remain a priority with each review of the CMP and review of the maintenance procedures is also recommended.
- ❑ Undertake regular inspections and maintenance by persons skilled in the conservation of buildings and structures of this nature and with an understanding of the heritage value of items.

#### **11.3.4 ARCHAEOLOGY**

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*Archaeological remains have been identified and are to be remain in situ*

The established practise regarding archaeological relics is that leaving them undisturbed is the best way of conserving them. New works, should avoid known remains. If major works are being undertaken, obtain an archaeological excavation permit under Section 139 of the NSW Heritage Act prior to commencement of the works.

Before undertaking excavation, an understanding of the archaeological section of this CMP is imperative. In depth investigation will be required with each development proposal.

##### Policy 11.3.4.1

Identified archaeological relics are to remain *in situ* and strategies for development that avoid archaeological remains or interpret archaeological remains in new fabric are to be established prior to any design work for adaptive reuse.

##### Policy 11.3.4.2

During all excavation works, avoid disturbing known archaeological remains. Where it is known from an archaeological survey that remains are in the vicinity of an excavation, an archaeologist must monitor the works (permit required Section 139 Heritage Act Amended 2001).

##### Policy 11.3.4.3

There are also extensive Guidelines for conducting surveys and making applications which specify the information required and the process of consultation with Aboriginal; communities, by the Department of Environment and Conservation (DEC) who administer the *National Parks and Wildlife Act*.

##### Policy 11.3.4.4

Aboriginal Heritage issues are managed by undertaking appropriate Aboriginal Heritage Assessments during the Masterplanning and Strategic Planning for the CMP study area following DEC Guidelines.

##### Policy 11.3.4.5

On-going consultation with Aboriginal community groups following the Department of Environment and Conservation

(DEC) Guidelines, throughout the life of any project that will affect a potential site of Aboriginal heritage.

#### Policy 11.3.4.6

Whenever works, including remediation and conservation works are proposed, especially in areas of high sensitivity for Aboriginal sites undertaking appropriate Aboriginal heritage assessments, following DEC Guidelines is required prior to commencing works.

### **11.3.5 MOVEABLE HERITAGE**

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*Ensure that the significance of the site remains interpretable through all of its sites, buildings and structures, its landscape elements and the contents of its buildings, for future generations.*

#### Policy 11.3.5.1

Any moveable items, should be assessed and retained and interpreted within the context of any adaptive re-use of the place. Groups of items should remain intact as a collection.

#### Policy 11.3.5.2

If a moveable item is to be relocated, because all alternatives have been investigated and are found not to be viable, its significance should be reassessed in relation to the new proposed location.

#### Policy 11.3.5.3

If at any stage it is proposed to separate a group or collection of moveable items, the significance of individual moveable heritage items should be reassessed. This should form the basis for deciding whether a moveable item is to remain in-situ, to be relocated or to be disposed of.

#### Policy 11.3.5.4

In the above circumstances, all items must be recorded according to the NSW Heritage Manual, prior to relocating moveable heritage, or separating the group or collection of moveable items.

#### Policy 11.3.5.5

Examination, preventative conservation, maintenance and documentation procedures should be applied to all moveable heritage items identified in the Conservation Management Plan.

#### Recommended Short-term actions

- ❑ Prepare a repair and maintenance schedule, in relation to item of higher-level significance to the interpretation of a particular space. Particularly for the remaining pulley systems in the bathhouse at Moonee Colliery.
- ❑ The conservation and maintenance of movable heritage lies with its owner. Provide adequate training, advice and financial assistance for the proper management of movable heritage, especially where the item is of High heritage

significance.

- The owner of moveable items must formulate an interpretation plan for the future with a view to revealing as much of the significance of each item as possible.

## 11.4 CULTURAL IDENTITY

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### 11.4.1 MAINTAINING AN APPROPRIATE LANDSCAPE CONTEXT

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*Ensure that the cultural significance of the buildings, landscape and overall site, as well as the linkage between the collieries and the Catherine Hill Bay village continue to be acknowledged and appreciated by future generations.*

#### Policy 11.4.1.1

Consider the site in its context, that is, the built environment and machinery of Wallarah Colliery, Moonee Colliery and Catherine Hill Bay Coal Preparation Plant, the Bin Building and Jetty, Managers and Jetty Masters House and their setting. Design new buildings and spaces on the site to complement the historical context of the site and surrounding Conservation Area.

#### Policy 11.4.1.2

Signage should contribute to the visual character of the place.

#### Policy 11.4.1.3

All significant vegetation identified in the CMP to be retained and properly maintained and managed (eg routine inspections, proper maintenance of vigour by watering and feeding especially in times of drought, exercise extreme care when planning and undertaking changes to ground conditions – avoid if possible).

#### Policy 11.4.1.4

Landscape elements associated with the colliery (i.e. the jetty, managers residence and railway line remnants) be kept prominent when viewed from outside the site, specifically from existing locations within the township of Catherine Hill Bay.

The creation of Catherine Hill Bay is strongly associated with the formation of the Wallarah and Moonee Colliers and the Coal Preparation Plant. It is the town that was created to provide accommodation and services to the people and families of those who worked at the mine. Successes and hardships faced by the mine were also shared and reflected in the town. Therefore, it is important that a strong visual link is provided between the two to assist in explaining the relationship between the two separate yet linked entities.

#### Policy 11.4.1.5

Cultural plantings as indicated within the Landscape Analysis should be protected and maintained.

#### Policy 11.4.1.6

The alignment of the former railway line and original town subdivision be protected, stabilised and maintained so

further explaining the sites history and former operation.

#### Policy 11.4.1.7

The site of the former Mine Managers Residence including gardens are to be protected with an appropriate form of interpretation given to explain the former use of the site and its relationship to the operational buildings. This would include maintaining the view corridor between the Village and the Managers Residence.

The manager of the mine held an important position within the hierarchy of the mine which was reflected in the location and treatment given to his residence. It is important that this relationship be given adequate regard.

### ***11.4.2 MAINTAINING AN APPROPRIATE HISTORIC AND PHYSICAL CONTEXT***

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#### Policy 11.4.2.1

Maintain identified curtilages, which adequately allows for the continued interpretation of the site and its historical and physical linkage with the Catherine Hill Bay Community.

#### Policy 11.4.2.2

Maintain, interpret and where possible, reveal existing evidence of the limits of the original buildings, structures and landscapes.

#### Policy 11.4.2.3

Ensure that the fabric which identifies the phases of development of the site with specific architectural and industrial styles, is not unnecessarily altered or removed, but rather is increasingly revealed.

#### Policy 11.4.2.4

Undertake research likely to provide additional information for future site interpretation and for ensuring the maintenance of an appropriate historic and physical context of all existing heritage items.

#### Recommended short-term actions

- ❑ Prepare a schedule of works, including emergency stabilisation, repair, reconstruction etc and ensure that all stabilisation, restoration and maintenance work is carried out according to the Burra Charter principles, the Building Code of Australia and current conservation techniques for specific types of fabric.
  
- ❑ Ensure that visual appreciation of all heritage buildings, structures and landscape is maintained e.g. through control of landscape works, new building locations etc.

#### Recommended longer-term actions

- ❑ Maintain the historical and technical relationship between remnant heritage buildings and structures as a mining site and maintain the visual connection between the site and Catherine Hill Bay village.

#### **11.4.3 SOCIAL**

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*Consult the local community and groups with known associations with the place, particularly previous miners and their families.*

The Statement of Significance identifies cultural associations with former miners and the community as significant themes. The mining operation was the catalyst for the development of the Catherine Hill Bay area. This social association has diminished in recent years with the closure of the mining operations and the purchase of lands and property as coastal retreats.

##### Policy 11.4.3.1

Develop a programme to involve the community in all aspects of future developments and adaptive reuse of the site.

#### **11.4.4 INTERPRETATION AND ACCESS**

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##### Policy 11.4.4.1

Interpret the history of Catherine Hill Bay and, its past uses through the fabric of the place.

##### Policy 11.4.4.2

Use the existing infrastructure of roads, subdivision and buildings to provide an interpretation structure to advise the public of the significance of Catherine Hill Bay.

##### Policy 11.4.4.3

Interpret the mining activities as the catalyst for historic development of Catherine Hill Bay. Integrate all interpretative material into the character of the site and area.

##### Policy 11.4.4.4

Interpret the heritage of Catherine Hill Bay using:

- ❑ Interpretive techniques such as published information, signage, art work, landscape and construction;
- ❑ Restoration and, where appropriate, reconstruction of fabric and allowing access to the public; and
- ❑ Adaptive re-use of the site and buildings that encourages access and the interpretation of Catherine Hill Bay.

#### Recommended short-term actions

Prepare an Interpretation Plan for the site.

## 11.5 NEW WORKS

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### 11.5.1 APPROPRIATENESS OF USE

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*Conservation of Catherine Hill Bay mining fabric will be achieved using economically sustainable compatible uses by adapting the place.*

The site has ceased functioning as a mining operation. Finding new uses for the 'brown field' mining site is vital to its conservation the remaining buildings and structures are already suffering vandalism. A number of items have been demolished to discourage such vandalism.

#### Policy 11.5.1.1

Future uses for the site will follow the following principles:

- ❑ Compatibility with the identified cultural significance of the site and its mining structures;
- ❑ Sympathetic to the layout existing infrastructure;
- ❑ Retention of significant fabric; and
- ❑ Economic feasibility and clear connection of income streams to retention of culturally significant elements.

#### Policy 11.5.1.2

Encourage all uses that allow public access and interpretation of Cultural significance.

#### Policy 11.5.1.3

Where the fabric is of a high level of significance to the appreciation and interpretation of the overall significance of the buildings or site, encourage and facilitate uses that are complementary to those of the former mining period in terms of volume of enclosure, form, mass, scale and accessibility.

#### Policy 11.5.1.4

Where a use has been abandoned, in order to re-stabilise or to prevent further deterioration of existing fabric, encourage and facilitate re-use for compatible purposes, which have no more than a similar degree of impact on the building fabric.

#### Recommended short-term actions

- ❑ Identify possible "low impact" compatible uses for buildings/elements and building spaces identified as having higher-level significance.
- ❑ Identify the full range of proposed uses for all buildings/elements within the heritage curtilages.

### Recommended Longer-term actions

Encourage uses, which will in the longer-term ensure that there are sufficient funds for appropriate levels of maintenance.

## **11.5.2 PRINCIPLES OF ADAPTIVE REUSE**

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*Adaptation should enhance the significance of the place and conserve the fabric and allow the public to interpret the cultural significance of Catherine Hill Bay and its mining activities.*

Careful and considered adaptation can help bring new life to old buildings and spaces and hence ensure that building obsolescence and/or demolition by neglect are forestalled. To allow new uses, will involve change to the physical fabric of the place. Changes should be designed to be compatible with the significant fabric and retain significant buildings, character and spaces.

### Policy 11.5.2.1

Adaptive reuse of the site/parts of the site should not compromise the cultural significance of the site.

### Policy 11.5.2.2

The level of change to existing buildings must be generated from an understanding of the site context, the mining themes of the area and have regard to the significant visual amenity of Catherine Hill Bay.

### Policy 11.5.2.3

Continue the overall interpretation of Catherine Hill Bay with adaptive reuse of buildings and structures and the interpretation of new development that encourages public access and economic sustainability.

### Policy 11.5.2.4

Ensure that new development is contemporary and of high design quality.

## **11.5.3 NEW WORKS**

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### Policy 11.5.3.1

Where existing fabric can only be retained and interpreted through adaptation of use of the spaces contained by it and where adaptation can be achieved without adversely affecting that space or the fabric which helps determine the level of significance of the building or site, adaptation should be encouraged. This is especially applicable where there are significant spaces under-utilised and/or where adaptation is considered to be the only alternative to loss of the item or element.

Policy 11.5.3.2

The siting of new buildings should respect the visual catchments existing in Catherine Hill Bay as identified in the Lake Macquarie Scenic Quality Guidelines. The site should follow the degraded areas of the site which are contained within individual visual catchments.

Policy 11.5.3.3

Ensure that new work or changes are compatible with the heritage significance of the place, which minimise the impact, be distinguishable from the original, and be reversible.

Policy 11.5.3.4

Reflect new work in the original design concept for the buildings and site expressed in the Statement of Significance. Use the existing buildings as a starting point for the design of new work.

Policy 11.5.3.5

Reflect spatial arrangements in new development, the relationships and connections of buildings and structures, their material and scale.

Policy 11.5.3.6

Retain significant structures and spaces and encourage the use of materials and details, scale, colour, texture and quality of the existing buildings in any new development.

Policy 11.5.3.7

The design of new developments should be complementary and encourage quality of design in the Catherine Hill Bay area reflecting its past history and its location in a coastal environment.

Policy 11.5.3.8

For any new developments, design and conservation teams are to work together from the initial stages through design concepts, design development and construction.

Policy 11.5.3.9

The design of new developments should complement the visual quality of the historic nature of Catherine Hill Bay, its structures and buildings. This should be expressed in a contemporary approach and be of high quality urban design and reference the industrial nature of the historic mining operation.

**11.5.4 HAZARDOUS MATERIALS**

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HLA Envirosiences Pty Limited (HLA) undertook an assessment of asbestos, synthetic mineral fibres, lead in paint and Polychlorinated biphenyls (PCB) in all remaining infrastructure at the sites. If renovations or demolition of any of

the buildings listed in this report is proposed, special procedures will have to be implemented.