

## 12.0 CONSERVATION STRATEGIES

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The purpose of the Conservation Management Plan is to take the Statement of Significance and the broad Conservation Policy principles and examine in detail, the mean of ensuring that the currently assessed heritage significance is maintained throughout the anticipated periods of change.

Generally detailed implementation recommendations are included within the policies. An implementation strategy has been developed to simplify the process. However, it is not fully developed and should be developed further to include responsible parties when and if they establish an interest in the site. Table 8.1 below indicates when policies should be carried out, in the short term, medium term or long term. Many items are ongoing and are to guide all parties on a continuing basis.

To implement the Conservation Policy, it is recommended that:

- ❑ Work in the short-term and longer term should be carried out to stabilise and/or reinstate affected elements of the heritage buildings and structures, landscaping and curtilages. Guidelines, a detailed Works Specification, and an implementation and Review Program should be prepared to guide the physical works.
- ❑ Detailed plans should be prepared for the buildings and grounds with regard to proposed stabilisation and/or reinstatement and to the conservation techniques to be used.
- ❑ A detailed Maintenance Program should be drawn up and adopted with clear lines of responsibility to ensure the fabric and curtilages are given correct and timely care that is required.

The longer-term management of the site and buildings should remain with the owner, and this should be recognised in the Implementation and Review Plan and in the Maintenance Program.

## 12.1 IMPLEMENTATION STRATEGY

Table 12.1: Implementation Strategy

<i>Policy</i>	<i>Short term</i>	<i>Medium term</i>	<i>Long term</i>	<i>Responsibility</i>
<i>1. Implementation, Management</i>				
Apply CMP	Lodge	Apply	Update	Owner
Adopt Burra Charter Approach	Ongoing	Ongoing	Ongoing	To guide all parties, uses and works
Site Management	Establish	Ongoing	Ongoing	Owner
<i>2. Conserving the Fabric</i>				
Conserving Significant Items	Planning	Integrate in use		Owner
Conservation	Planning	Liase	Liase	Owner
Maintenance	Urgent works	Ongoing	Ongoing	Owner
Manage Archaeology	Research, Planning	Ongoing	Ongoing	Owner
<i>3. Cultural Identity</i>				
Cultural Landscape	Control/Implement	Detail works		Owner
Maintaining an Appropriate Historic and Physical Context	Prepare a Curtilage Plan	Apply	Manage and Maintain	Owner
Social	Research/Planning	Information		Owner
Access and Interpretation	Planning	Information	Use	Owner
<i>4. New Works</i>				
Appropriateness of Use	Master Plan	Planning	Change of Use	Owner, Designers
Adaptive Reuse	Research/Master Plan	Guide/Control	Manage	Owner, Designers
New Works	Research/Master Plan	Guide/Control	Manage	Owner, Designers

12.2 DRAFT DEVELOPMENT GUIDELINES PLAN

This Draft Development Guideline Plan has been prepared indicating general development limitations and opportunities for interpretation of the site.

# Development Guidelines Plan

**WALLARAH COLLIERY**

- ❑ Reuse of degraded lands to provide economic independence for the retention of significant buildings and places
- ❑ Public access to Heritage listed items including all retained buildings
- ❑ Compatible uses with any proposed residential areas former industrial elements and Lake front natures of the site
- ❑ Acquisition of significant lake frontages
- ❑ Tourism related development
- ❑ Environmental and scenic protection
- ❑ Re-use of buildings where possible. Eg. Electrical Substations to be continue current use
- ❑ Adaptive reuse of all other buildings and structures

**COAL PREPARATION PLANT AND JETTY**

- ❑ Reuse of degraded lands to provide economic independence for the retention of significant buildings and places
- ❑ Public access to Heritage listed items
- ❑ Compatible uses with residential areas and industrial elements of Catherine Hill Bay the Beach and nature of the site
- ❑ Public acquisition of significant coastal headlands and ocean frontages
- ❑ Tourism related development
- ❑ Environmental and scenic protection
- ❑ Re-use of buildings where possible. Eg. Electrical Substations to be continue current use
- ❑ Maintain significant views to and from the jetty, mine managers residence and jetty masters house from Catherine Hill Bay and the sea
- ❑ Interpret individual sites and structures and their functions:
  - Coastal Railway Line
  - Mine Managers Residence
  - Jetty Masters House
  - 300t Bunker
  - Bin Building
  - The Jetty
  - Coal Preparation Plant Site
- ❑ Re-establish the original subdivision plan of Catherine Hill Bay with the current historical village
- ❑ Create public green space linked to the beach and village from the precinct
- ❑ Investigate opportunities for heritage walks and interpretation
- ❑ Create an historical garden based around the Managers Residence and Jetty Masters House
- ❑ Adaptively reuse the 3000t Bin Building to provide access to the public for interpretation of the transportation of coal and access to the Jetty
- ❑ Adaptively use the workshop building and surrounds for public access and recreation

**MOONEE COLLIERY AND STOCKPILE AREAS**

- ❑ Reuse of degraded lands to provide economic independence for the retention of significant buildings and places
- ❑ Public access to Heritage listed items
- ❑ Compatible uses with residential areas and industrial elements of Catherine Hill Bay, Beach and nature of the site
- ❑ Acquisition of significant coastal headlands and ocean frontages
- ❑ Low scale tourism related development
- ❑ Environmental and scenic protection
- ❑ Re-use of buildings where possible. Eg. Electrical Substations to be continue current use
- ❑ Adaptive reuse of all other buildings and structures

**GENERAL GUIDELINES FOR THE OVERALL SITE**

- ❑ The cultural significance of the site must not be compromised
- ❑ All new uses are to be sympathetic to the significance of the site
- ❑ Significant fabric is retained
- ❑ The proposed use does not result in the loss of significant elements that define the cultural significance of Catherine Hill Bay and the former Collieries
- ❑ The proposed work on items of significance is reversible
- ❑ Visual catchments are retained and enhanced.
- ❑ The use allows access for interpretation of heritage items and cultural significance for the public and community of Catherine Hill Bay
- ❑ Provides for the maintenance and interpretation of significant fabric and historical context.
- ❑ Interpretation
- ❑ Retention of moveable heritage
- ❑ Public Access

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