



Lake Macquarie City Council

Catherine Hill Bay Precincts Master Plan - Project Report

August 2022



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Document Control

Job Number: 2021/702

Job Name: Catherine Hill Bay Precincts Master Plan

Client: Lake Macquarie City Council

Job Contact: Rachel Robson – Community Land Planner

Document Name: Project Report

Version	Date	Author	Reviewer	Approved
1	22.05.22	Steve Thompson	Stuart Drury / Keelan Birch / Cinnamon Dunsford	Steve Thompson
2	14.06.22	Steve Thompson	Stuart Drury	Steve Thompson
3	16.06.22	Steve Thompson	Steve Thompson	Steve Thompson
4	18.08.22	Steve Thompson	Steve Thompson	Steve Thompson

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Acknowledgement of Country

We remember and respect the Ancestors who cared for and nurtured this Country. *Dhumaan ngayin ngarrakalu kirraanan barayidin.*

It is in their footsteps that we travel these lands and waters.

Ngarrakalumba yuludaka bibayilin barayida baaduka.

Lake Macquarie City Council acknowledges the Awabakal people and Elders past, present and future. *Lake Macquarie City Council dhumaan Awabakala ngarrakal yalawaa, yalawan, yalawanan.*

Wording by the Aboriginal Reference Group and translated by Miromaa Aboriginal Language and Technology Centre.

An aerial photograph of a coastal development site. The foreground shows a sandy beach and dunes with sparse vegetation. A dirt road winds through dense green scrubland towards a cluster of white buildings and a large, circular green field. In the background, there are rolling hills and a body of water under a blue sky with scattered clouds. A semi-transparent teal rectangular box is overlaid on the upper left portion of the image, containing the text 'EXECUTIVE SUMMARY' in white, uppercase, sans-serif font.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Catherine Hill Bay is a unique and special place that combines important State listed heritage, environmental and social qualities. With a growing population and limited public infrastructure, there are key opportunities to plan for long-term needs.

The Precincts Master Plan project responds to these needs by planning for two key land areas referred to as the Surf Life Saving Club Precinct (SLSC Precinct) and the Middle Camp Sports & Recreation Precinct (Middle Camp Precinct) as identified in the adjoining plan.

The vision for the Catherine Hill Bay Precincts Master Plan is:

To deliver key community and recreational opportunities that are sympathetic and sensitive to the local environment, character and heritage values of Catherine Hill Bay – all underpinned by community and precinct connectedness.

This vision is to be achieved through applying design principles that have been developed to recognise Catherine Hill Bay's unique historical, cultural and scenic setting, and to respond to the extensive feedback received from iterative consultation processes.

The key principles / objectives are:

- Provide integrated community & social facilities
- Build a sense of place around spaces & people
- Improve accessibility & reduce people/car conflicts
- Integrate with the natural, coastal environment
- Celebrate the cultural & heritage values of the area
- Cater for localised recreation needs
- Consider Precinct contexts & adjoining land uses
- Recognise & cater for visitor experiences & needs



To assist in explaining the rationale and direction of the Precincts Master Plan, four key themes have been identified throughout the process. Each design decision and direction seeks to respond to these themes by applying the key design principles identified above, and in doing so, to provide an appropriate balance in meeting their needs.

A NATURAL PLACE

Catherine Hill Bay is well recognised for its outstanding natural assets that includes the scenic coastline surrounded by extensive areas of protected native vegetation. In particular, the low key and open spaces within the coastal setting are highly valued. Retaining this natural, coastal setting and facilities interspersed with native vegetation is a key future direction.



A HISTORIC PLACE

The State listing of the Catherine Hill Bay Cultural Precinct underlies the importance of the place and need for this to be respected by future planning. Connection to both Aboriginal and European attributes will ensure that the area's history is recognised, and unique sense of place is reinforced and celebrated, including the mining village setting and associated railway.



A LOCAL EXPERIENCE

The growing size and diversity of the Catherine Hill Bay and surrounding communities requires a commensurate response for localised public infrastructure and facilities. Providing diverse, accessible and interconnected facilities helps young families through to retirees value the area and become increasingly connected to each other.



A VISITOR EXPERIENCE

For many of the same reasons as locals love the area, so do visitors. Spectacular natural features and recognisable heritage are key drawcards, though suitable infrastructure is also needed to play a role in managing resulting impacts such as vehicle-pedestrian conflicts and facilitating safe access to and around the precincts.

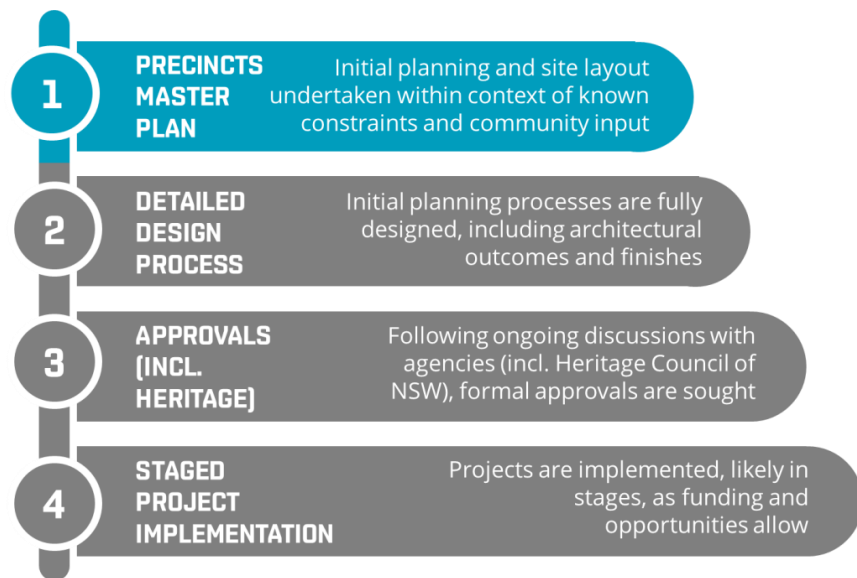


The resulting Master Plan provides for a range of core community facilities and infrastructure, most notably including:

- **Community hub:** Located in the Middle Camp Precinct, the hub reinterprets the former bowling club area, creating a new community orientated space that seeks to bring together all parts of the community through a range of facilities including:
 - Village green area as a focal point for community celebrations
 - Community hall and other community buildings / rooms orientated around the village green
 - Play space that integrates a range of play and active youth areas
 - Café space that provides both everyday use, as well as opportunities for catering to the broader hub
 - Integration of the war memorial and a new community garden
 - Connection and integration to Catherine Hill Bay Oval, including future sporting use
- **Heritage trail and lookout:** Ultimately connecting between, through and beyond each Precinct to create both practical and safe pedestrian and cycle connections, as well as the reinterpretation of the former railway system associated with the former mining past of the area.
- **Surf Life Saving Club area:** A space that integrates surf club, lifeguard, public open space, beach access and parking in a safe and efficient way, increasing connectivity and reducing conflicts. The area will include:
 - New surf club building using the current footprint, including café at ground level and function space on the first level
 - A new secondary storage building enveloped by the hillside
 - Enlarged and efficient adjoining car parking
 - Enlarged and usable Pat Slaven Reserve open space area
 - Safe and direct promenade style connection between the surf club, Pat Slaven Reserve and bridge connection to the northern car park area and beyond

- **Graveyard Beach access and parking:** Including the Graveyard Beach access road from Northwood Road and parking areas adjoining the beach.

The precinct master planning process is the first in a number of steps to facilitate on-the-ground works as outlined below.



Implementation of the Master Plan is projected to take up to 10 years and is subject to resolution of land ownership, funding and approval requirements. Ongoing engagement with Aboriginal groups, agencies and the community will need to be undertaken. The four key project areas identified above are expected to be progressed as follows:

- Short-term (1-5 years):
 - Community hub: Progress to detailed design and approvals. As further details are developed, clarify funding requirements and undertake a staged approach to construction.

- Graveyard Beach access and parking: Subject to development triggers, progress opportunities to secure and upgrade the access road and Graveyard Beach car park.
- Surf Life Saving Club area: Negotiate and progress land acquisition before proceeding to detailed design and approvals.
- Heritage trail and lookout: Negotiate and progress land access or alternative agreement with NPWS before proceeding to detailed design and approvals.
- Medium-term (5-10 years):
 - Community Hub: Continue construction and implementation. Oval improvements to be considered in conjunction with sporting need and contribution funding availability.
 - Graveyard Beach access and parking: Continue implementation subject to development triggers.
 - Surf Life Saving Club area: Following detailed design and approvals, establish full funding and commence construction.
 - Heritage trail and lookout: Following detailed design and approvals, establish full funding arrangements and commence construction.

The intended outcome of the Precincts Master Plan is to provide a platform for the long-term future of the two precinct areas. With an indicative overall cost of around \$18.4M, the Master Plan provides a basis for progressing to detailed design, approvals and construction through a staged approach. The initial costs established will be used to identify Council available funding as development contributions plans are reviewed in line with anticipated changes to State Government requirements. The Master Plan also establishes a basis for targeted grant funding applications and will deliver on the necessary community and recreational infrastructure for the foreseeable future.

An aerial photograph of a coastal town and beach. The town is built on a grassy hillside overlooking a wide, sandy beach. Several houses and buildings are visible, along with a parking lot containing several cars. The beach curves along the coastline, and waves are breaking on the shore. In the background, there are rolling hills and a clear blue sky with some clouds. A semi-transparent green rectangular overlay is positioned in the upper left quadrant of the image, containing the text '01 INTRODUCTION' in white, bold, sans-serif font.

01 INTRODUCTION

1. Introduction

1.1 PROJECT OVERVIEW

Catherine Hill Bay is a unique and special place that combines important State listed heritage, environmental and social qualities. With a growing population and limited public infrastructure, there are key opportunities to plan for long-term needs.

The Precincts Master Plan project responds to these needs by planning for two key land areas. These two 'precincts' represent substantial Council land holdings and potential acquisition areas will assist in delivering known infrastructure needs for the community.

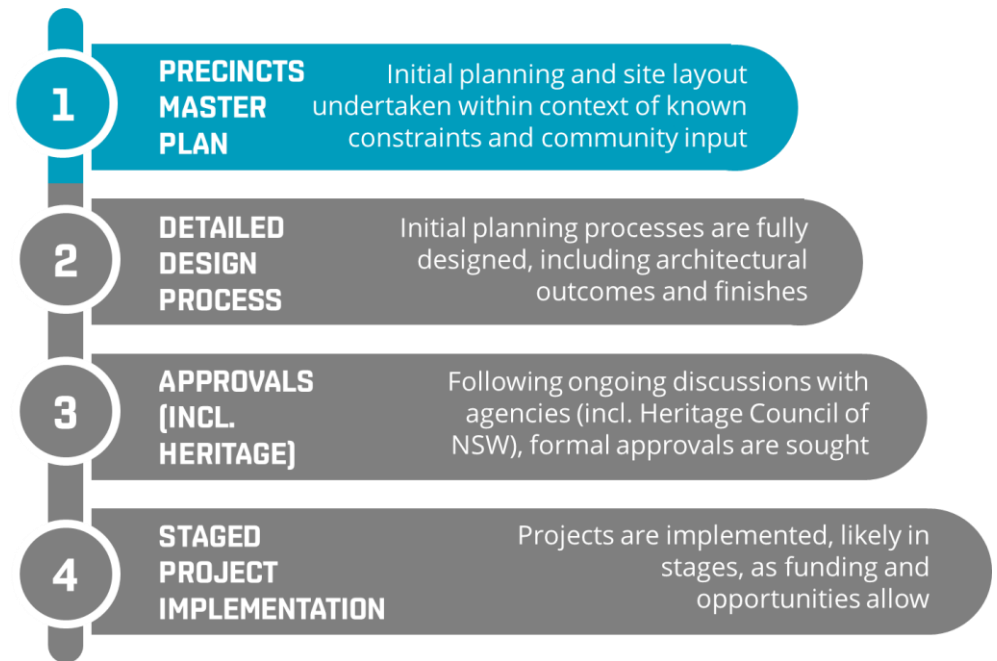
Following extensive community and stakeholder engagement, the Precincts Master Plan is intended to lead Council's delivery of infrastructure across these sites over the next 10 years.

The Precincts Master Plan is also an important component of a broader planning landscape. They consider the proposed delivery of off-site public infrastructure under current development approvals for the Beaches Estate and concept approval for the Mining Camp development area to the south and north of the existing villages respectively. The Master Plan also considers longer-term planning for coastal tracks, as well as the potential future of the iconic Catherine Hill Bay Jetty.

Representing key public land areas in Catherine Hill Bay, the Master Plan provides a platform for Council to continue to deliver important services and infrastructure to the area.

1.2 THE PROJECT AND ITS STAGES

The precinct master planning process is the initial phase of an ongoing process of engagement, design, approval and implementation as highlighted in the chart below.



This first phase, as highlighted above, commenced in October 2021 and has resulted in the development of Precincts Master Plan and this accompanying Project Report.

1.3 PROJECT REPORT PURPOSE

The purpose of this Project Report is to provide background information and details to further establish the basis and justification for the Precincts Master Plan.

The format of the report is as follows:

- Section 1 - Introduction: provides an overview of the project and the context of this stage
- Section 2 - Site and Context: provides a summary of the context of Catherine Hill Bay and the Precincts Master Plan project, including its historical and environmental contexts, planning and policy considerations, and the consultation activities that support the development of the Precincts Master Plan.
- Section 3 - Vision and Design Principles: establishes the overarching vision and design principles that have supported design development, and which reflect the ongoing directions for implementation
- Section 4 - Master Plan Elements: provides a summary of the various components of the proposed Master Plan, based around four key project themes
- Section 5 - Implementation: identifies the intended directions for implementation, including funding and priorities.



02 SITE & CONTEXT



2. Site and Context

2.1 CATHERINE HILL BAY

Situated on a picturesque coastline, Catherine Hill Bay is a popular location for a range of local and visitor recreation activities including surfing, swimming, bushwalking and diving. The coastal bay and village are relatively isolated from nearby towns, although easily accessible by car from major urban centres being just 45 minutes from Newcastle or 1.5 hours from the Sydney CBD. This means that there are distinct but potentially overlapping needs for both local and visitor experiences.

Catherine Hill Bay is predominantly surrounded by the Munmorah State Conservation Area and adjoins the Wallarah National Park to the north. It is distinctive both for its coastal, vegetated topography that creates a natural visual catchment, as well as its historical association with coal mining of the area that dates from the 1890s.

Catherine Hill Bay is one of only two towns in NSW that is entirely State heritage listed. As the oldest continuous settlement in the Lake Macquarie local government area, the rich heritage and unique mining village context are key considerations for future works. In a formal context the Catherine Hill Bay Cultural Precinct was listed in the State Heritage Register (#01828) in 2010 and the Catherine Hill Bay Heritage Conservation Area is listed in the *Lake Macquarie Local Environmental Plan 2014* (refer Section 2 for more details).

Catherine Hill Bay, and its adjoining suburbs, have experienced significant population growth in recent years and has a highly active and engaged community that continues to grow. The combination of heritage, environmental and social values in the context of a growing population presents an opportunity to ensure the village evolves through a shared and collaborative vision.

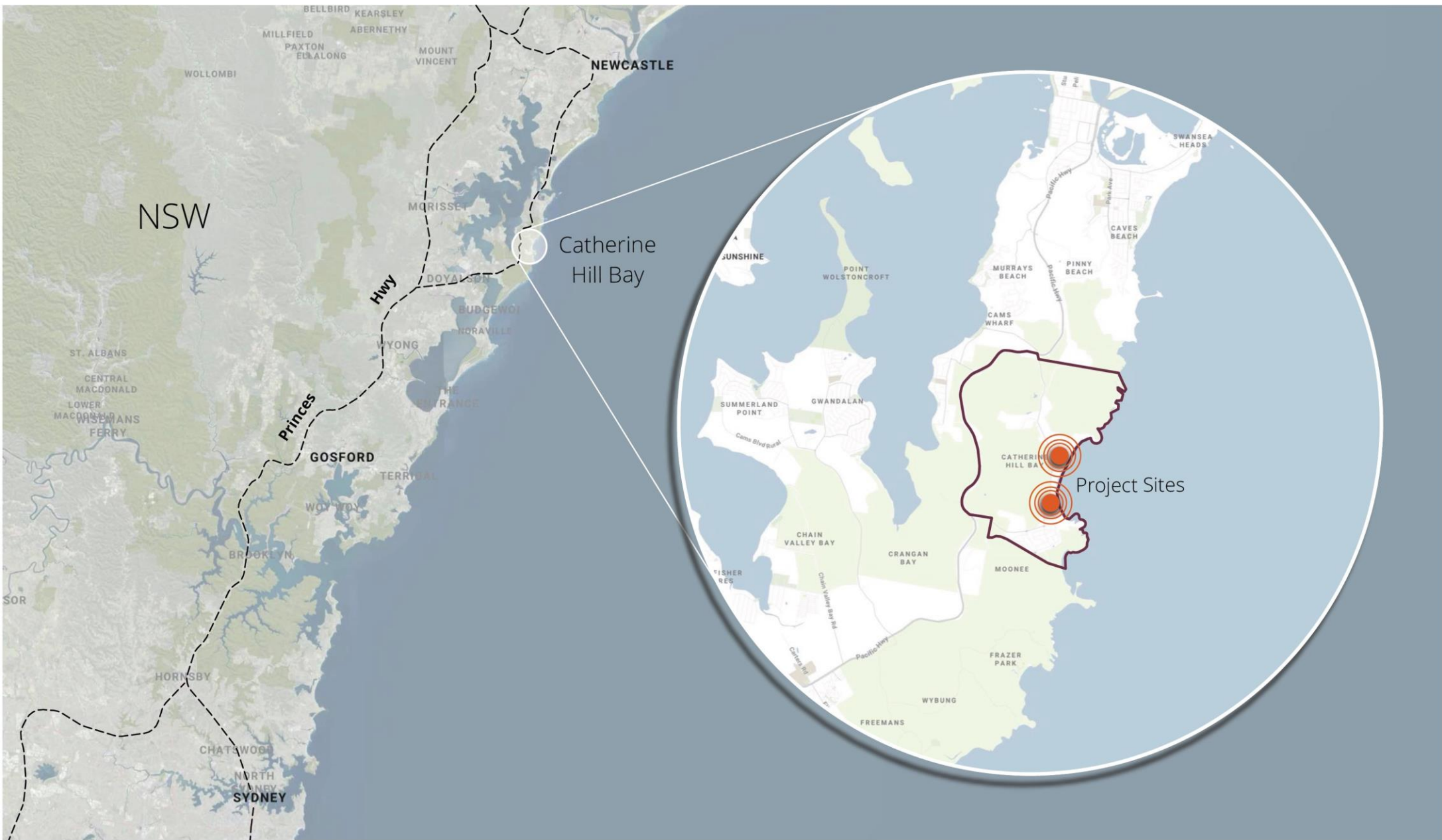
2.2 PROJECT CONTEXT

The Catherine Hill Bay Precincts Master Plan provides the opportunity to reimagine the village's integral public open spaces through a process of stakeholder engagement and consultation.

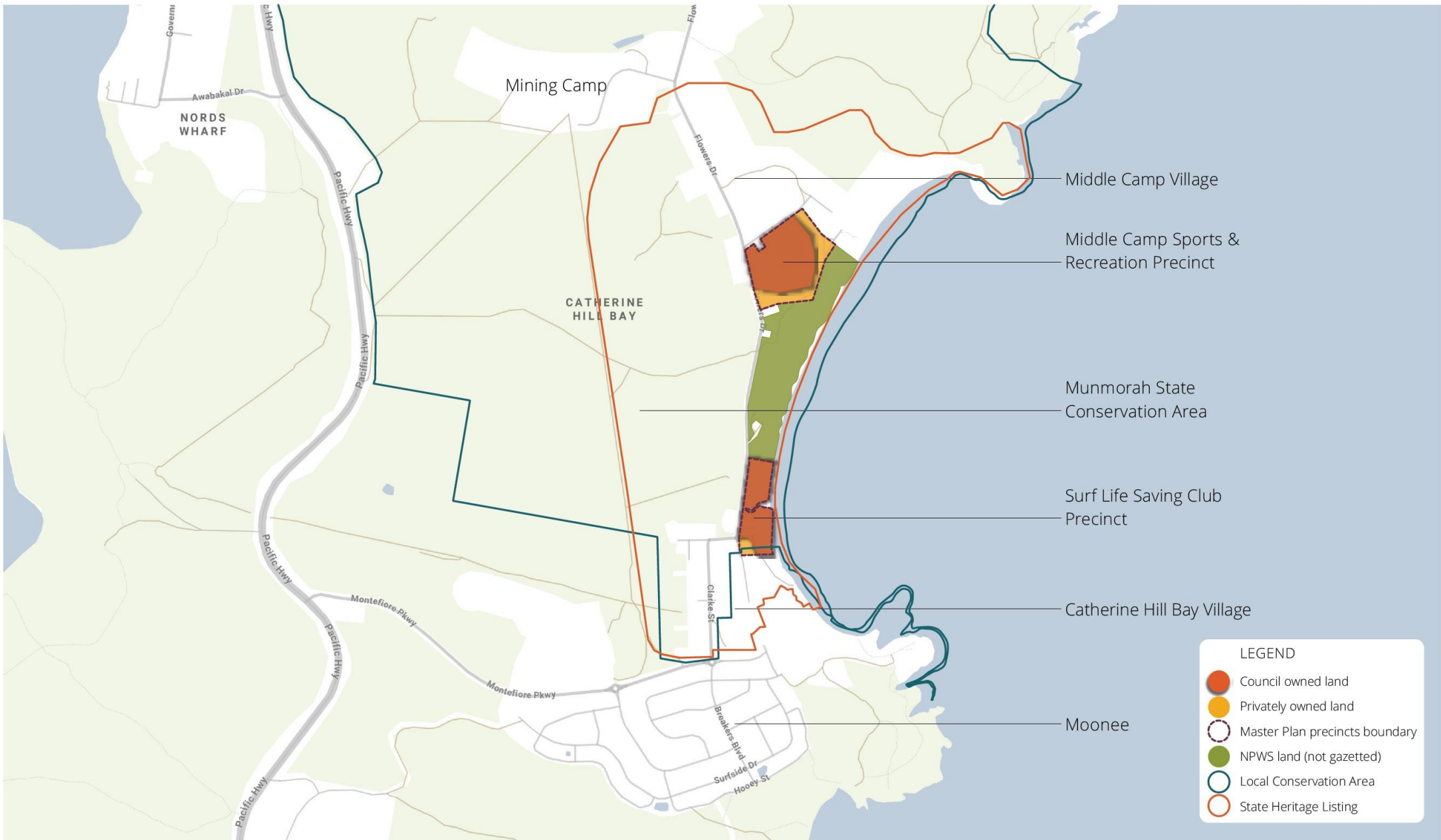
The project is consistent with and informed by a range of Lake Macquarie City Council's planning documents for both Catherine Hill Bay and the broader community. These include Council's Local Strategic Planning Statement, Belmont Contributions Plan, North Wallarah Contributions Plan and the recently completed Parks & Play Strategy. Further detail on these documents is provided in Section 2.5 of this document.

In addition to Council's strategic planning framework, it is also noted that the project is being developed with due consideration of surrounding private and public (State) owned land. This includes the 'Beaches' estate development (referred to locally as Moonee), including their plans to deliver public facilities including retail and play spaces, National Parks and Wildlife Service (NPWS) lands, and proposed private residential development to the north of Middle Camp, including their plans to deliver part of the proposed Catherine Hill Bay heritage trail.

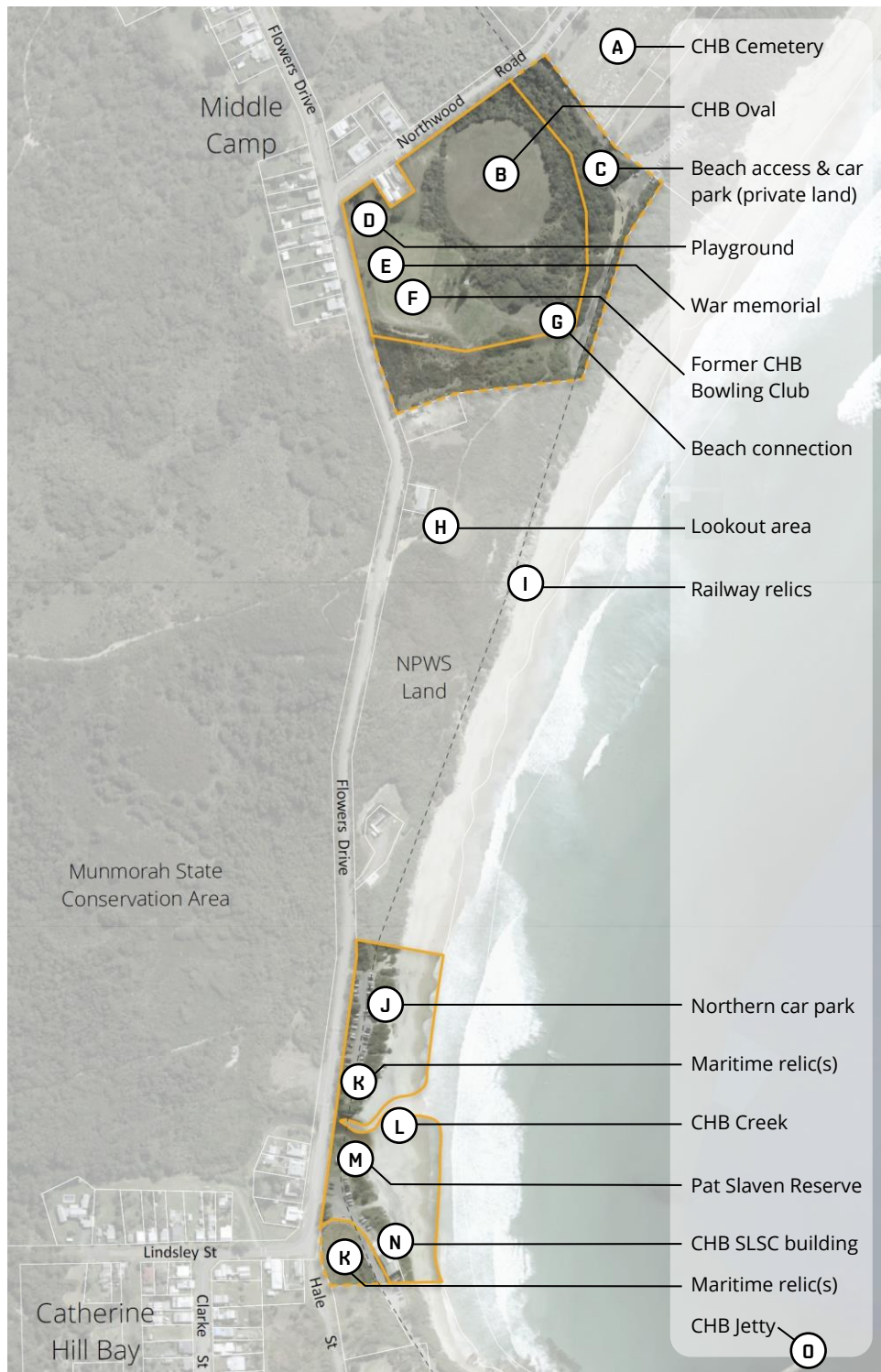
The broad geographical context of Catherine Hill Bay, as well as a range of the existing assets and locations are illustrated in the following pages.



CATHERINE HILL BAY PRECINCTS MASTER PLAN - REGIONAL CONTEXT



CATHERINE HILL BAY PRECINCTS MASTER PLAN - LOCAL CONTEXT



CATHERINE HILL BAY PRECINCTS MASTER PLAN - KEY ASSETS AND LOCALITIES

2.3 HERITAGE AND HISTORICAL CONTEXT

Based on the State heritage listing for the Catherine Hill Bay Cultural Precinct¹, the Catherine Hill Bay village is the oldest collection of buildings in Lake Macquarie. The village areas developed around its mining activities that commenced following the issue of a mining lease in 1865. As the coal mining commenced and increased soon thereafter, the original Jetty, mine manager's residence and workers cottages were constructed, with around 100 people occupying the township by 1874.

Following workers disputes and financial difficulties, the settlement was abandoned by late 1880, with many of its buildings dismantled and removed. Mining recommenced within a decade, with the Wallarah Coal Company reconstructing a new jetty and mining output quickly increasing. By 1892 Police services and a school joined several churches as the settlement again expanded.



VIEW ALONG FLOWERS DRIVE TOWARD CREEK



RAILWAY SIDINGS ADJOINING MIDDLE CAMP PRECINCT

By the turn of the century, Catherine Hill Bay's reputation as a 'picturesque' locality had been added to its *"underlying identity as a scene of industrial prosperity and occasional labour unrest"*. The first quarter of

¹ See NSW State Heritage Register heritage item 5061182

the 20th Century saw expanding public services, including a Court House and a School of Arts being constructed. The Middle Camp areas developed by around 1908, with miner's residences and mine-related services being located near a pit-head and large plant, with Catherine Hill Bay Public School also being shifted to Middle Camp in 1915.

Following further worker unrest in 1917, 1929 and the Great Depression of the 1930's, it was the increasing mechanisation of the coal industry that next affected Catherine Hill Bay by 1937. In 1941, 100 Wallarah miners staged a stay-in over a penalty clause in their award, with living conditions being of particular concern. This resulted in sporadic attempts to improve housing, services and facilities in the communities of the Catherine Hill Bay Cultural Precinct, and although these are identified as *"stalled, failed, were indefinitely postponed"* they resulted in *"token gestures"* including the bowling green, tennis court and recreation area at Middle Camp in the early 50s - the first substantial public works since the Public School in 1915.



CATHERINE HILL BAY BOWLING CLUB (~1953)²



VIEW TOWARDS SURF JETTY FOLLOWING SAND MINING

Following change in ownership in 1956 and 1962, Coal & Allied Industries Ltd ultimately took control of the area, selling the Company

² Source: newcastleherald.com.au/story/5722292/last-hurrah-for-picturesque-coastal-bowling-club

cottages to their occupants. Dwindling employment throughout the remainder of the 20th Century saw a declining population in the area, resulting in reducing levels of services, with the Public School closing in 1985. In 1992, a further 280 workers were retrenched, and the operations were sold to Lake Coal who undertook further cuts in preparation for mine closure. The Anglican Church and the Post Office both closed in 1993, with mining ceasing in 2002. The Bowling Club was removed in 2018 due to the prevalence of asbestos and structural issues throughout the building.

Today, Cathreine Hill Bay retains distinctive historical townscapes and land / seascapes, with scale, fabric and interrelationship of the features largely retained and in good condition. The area is a *"rare survivor among the state's former company towns, most of which are either abandoned (Joadja, Minmi) or changed beyond recognition"*. The presence of relatively consistent and similarly scaled *"miner's huts"*, the former railway system that commences and ends within the context of the village, and the myriad of related history all provide context for the master planning process.

This uniqueness also saw the Catherine Hill Bay Cultural Precinct listed on the NSW State Heritage Register in 2008, soon after the State's approval of a housing development to the south of the village - known as Beaches Estate or "Moonee" by its residents.

Key principles for integrating the heritage and historical context of the Precincts include:

- Opportunity for interpretation of key elements, including the railway line (both Precincts) and former Bowling Club area
- Ensuring appropriate use of materials and vegetation that capture the heritage context, whilst recognising current day needs (e.g. accessibility, safety and maintenance considerations)
- Ensuring that built structures complement the form of the original dwellings in their scale, form and choice of building fabric (e.g. timber), generally appearing to be single storey from the street and being modest in scale
- Acknowledging and integrating First Nations presence and connection to country, water and culture, and incorporating their perspectives, knowledge and stories wherever possible, such as the use of totem animals as sculptural elements
- Retaining and utilising key views and vistas, including seascapes
- Retaining the footprint and enclosed feel of Catherine Hill Bay Oval
- Capturing maritime relics (i.e. anchors) within design approaches, including interpretation opportunities

2.4 ENVIRONMENTAL CONTEXT

The existing vegetation of the precincts is comprised of areas of dense vegetation fragmented by areas that have been cleared for recreational and infrastructure purposes. Vegetation has largely been reintroduced or regrown over many years as highlighted in the historic images below.



Currently the vegetation is primarily short, with few areas containing canopy species or species over 2 metres in height. There are large infestations of declared weed species, including Bitou Bush *Chrysanthemoides monilifera* and Lantana *Lantana camara*.

Landcare groups, including Catherine Hill Bay Dunecare, have worked tirelessly to improve the landscape over an extended period, which continues to provide important dune stabilisation to assist in the management of coastal processes. Landcare sites are located to the north-west of the Middle Camp Precinct around the Graveyard Beach carpark, and on the foreshore areas throughout the SLSC Precinct.

Five vegetation communities are identified within the Precincts³. In the Middle Camp Precinct area:

- PCT 771 Coast Banksia - Coast Tea-tree low moist forest on coastal sands and headlands, Sydney Basin Bioregion and South East Corner Bioregion. Predominant community located around the oval and extending to the foreshore areas around the former railway line.
- PCT 1697 Kangaroo Grass - Coastal Rosemary grassland on coastal headlands (EEC) and PCT 1817 Banksia - Tea-tree - She-oak / Spiny-headed Mat-rush - Kangaroo Grass heath on clay soils on headlands around Sydney and the Central Coast. Located in vegetated land to the south of the former bowling club.

In the SLSC Precinct area:

- PCT 772 Coast Banksia - Coast Wattle dune scrub of the Sydney Basin Bioregion and South East Corner Bioregion. Predominant community located along the dune foreshore areas and around the northern car park.
- PCT 1204 Spinifex beach strand grassland, Sydney Basin Bioregion and South East Corner Bioregion. Located in smaller areas at the northern end of the northern car park and south of the Creek.

One threatened flora species, the Coast Headland Pea *Pultenaea maritima*, has previously been identified near the surf club, though was no longer present in more recent assessments. While the project area

³ Based on assessments undertaken by Biosis Pty Ltd (February 2021)

may be suitable to a number of other threatened species, assessments have identified that there is a low likelihood of occurrence of potential threatened flora species and generally low quality habitat for threatened fauna species (subject to detailed studies at the time of project works).

It is notable however that fauna species would benefit from rehabilitation of the vegetation through the removal of weeds and improvement of native flora species. A focus on improving the connectivity between areas of native vegetation and decreasing levels of weed ingress through biodiversity corridors will provide the largest benefit for native fauna. Vegetation communities and priority biodiversity corridors are identified in Figure 1. Further detailed assessment of potential ecological impacts will also be required prior to construction works.

Key principles for integrating environmental elements of the Precincts include:

- Minimising the removal of native vegetation through placement of new infrastructure on already disturbed lands
- Increasing opportunity for biodiversity corridors, connections and dune stabilisation, including Dunecare and Landcare involvement
- Maintaining key views whilst integrating native planting to define spaces and increase connection to natural elements of the area
- Minimising or protecting necessary infrastructure within identified coastal erosion areas
- Formalising selected beach access points and rehabilitating others through planting of endemic and other appropriate native species

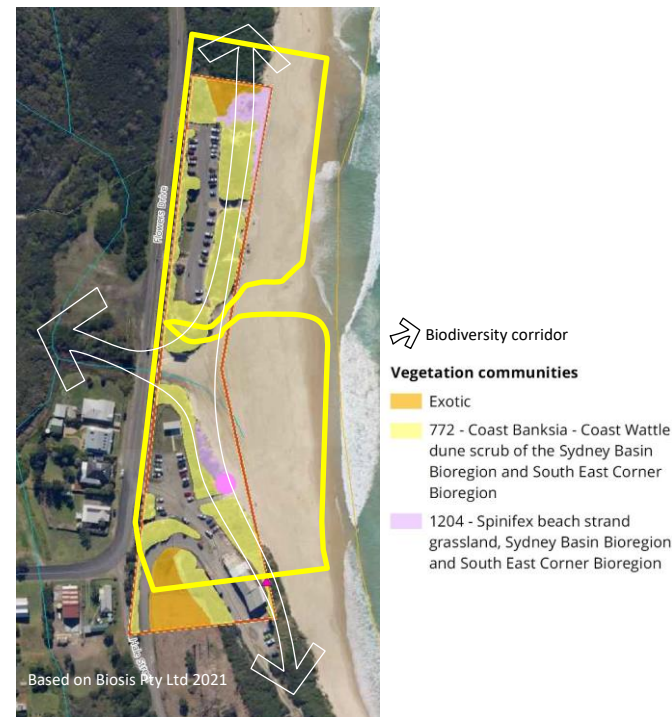


Figure 1: Vegetation communities and biodiversity corridors

2.5 PLANNING AND POLICY CONTEXT

The Catherine Hill Bay Precincts Master Plan project is supported by a range of planning and policy documents that help to inform project requirements and opportunities. This section provides a brief snapshot of key documents that directly influence the directions of the project.

The Precincts Master Plan project is identified through Action 5.10 of the **Lake Macquarie Local Strategic Planning Statement 2020**, being to prepare a master plan for the area *"to determine the recreational needs of the community and how these will be delivered"*. This document also highlights the importance of local retail and tourism opportunities in the area, albeit not a core focus of the current project.

The **Belmont Contributions Plan 2017 (as Amended 2021)** and **North Wallarah Contributions Plan 2004 (as Amended 2021)**, including both the *Community Facilities Study* and the *Recreation & Land Plan* components, contain a range of community infrastructure works that have been previously identified and are now considered in the context of the project.

The **Lake Macquarie Local Environmental Plan 2014** identifies a series of heritage protections, including the State Heritage listing of the 'Catherine Hill Bay State Conservation Area' within which both precincts are located, and various individual local heritage items in close proximity to both precincts. The recently completed *Heritage Area Plan* also provides further details relating to the area, with a particular focus on residential development.

The need for play space upgrades is also identified in the recent **Lake Macquarie Parks & Play Strategy 2021**. This includes development of a new local park in the Surf Club Precinct, and the improvement of the

playground at middle camp from a "local" playground to a "neighbourhood" scale facility.

The **Lake Macquarie Sports Strategy 2021** does not identify Catherine Hill Bay Sportsground as currently being used for formal sporting activity however supports the potential for future use as part of ongoing supply of sporting facilities.

Council's **Coastal Zone Management Plan 2015** outlines the potential future impacts of coastal processes on the Catherine Hill Bay area. This has implications for the surf club, but also a range of other infrastructure and spaces throughout the area. Subsequent detailed geotechnical studies have identified that engineering solutions can be applied to the surf club area to enable a new building to retain a similar footprint.

Together these documents, along with the combined knowledge of internal Council staff, stakeholders and the community, have been used to assist in developing the current Precincts Master Plan.



2.7 CONSULTATION ACTIVITIES

Catherine Hill Bay is highly valued by the local community as well as visitors to the area. In order to capture the variety of stakeholder interests and ideas, a number of consultation activities and review processes were undertaken that inform the Precincts Master Plan over both “initial” and “secondary” consultation phases.

These phases included:

- Desktop review of background documents and on-site work
- Videoconferences, telephone conversations and face to face meetings with a wide variety of external stakeholders and Council staff
- Provision of an electronic surveys available through Council’s ‘Shape Lake Mac’ consultation webpage
- Provision of an online comments map available through Council’s ‘Shape Lake Mac’ consultation webpage
- Community drop-in sessions held at Catherine Hill Bay Surf Life Saving Club
- Formation of a Community Working Group

The focus / aim of the initial consultation was to understand the values of the two precincts and how these areas can best meet the future needs of the community and visitors to the area. The process also sought to obtain initial ideas and directions which were developed into “concept plans” that formed a basis for the secondary consultation.

The focus / aim of the secondary consultation was to test the ideas presented in the plans and to understand where improvements can be made prior to the Draft Master Plan being developed. Exhibition of the Draft then enabled formal submissions, with 21 being received.



345 SURVEY RESPONSES OVER TWO PERIODS



120+ PARTICIPANTS ATTENDED THREE COMMUNITY DROP-IN SESSIONS



2,000+ VISITS TO THE ‘SHAPE LAKE MAC’ WEBSITE



29 COMMENTS ON ONLINE MAPPING



18 EXTERNAL STAKEHOLDERS CONTACTED / 12 MEETINGS HELD



FOUR COMMUNITY WORKING GROUP MEETINGS

2.8 CONSULTATION OUTCOMES

Initial consultation activities highlighted an overarching insight that has driven much of the vision and design principles associated with the project (refer to Section 3) - that is the need for more public and social facilities whilst balancing important tourism, environmental and heritage considerations.

The Concept Plans tested in the secondary consultation generally confirmed that there was a desire and support for community spaces in both precincts, associated with the surf club area and as part of a hub of facilities to reinstate the positive social interactions of the former bowling club. These included both community facilities, as well as appropriately scaled commercial facilities such as cafes and restaurants.

Parking at both precincts was frequently mentioned during both consultation stages. Initially the feedback related to the recognition of the need for parking and public safety concerns associated with the current situation. Feedback on the draft concepts suggested that whilst additional parking was required at the SLSC Precinct, the level of parking suggested in the Middle Camp Precinct was too high and that the cleared area of NPWS land to the west of Flowers Drive should instead continue to be pursued for parking purposes (noting that this land is not owned or controlled by Council).

Improved pedestrian and cycle access into and between the two precincts was also commonly requested. This included the provision and improvement of access to the beach, facilities such as the Surf Club / public toilets and from surrounding residential areas such as Moonee / Beaches Estate. Between the precincts, the "heritage trail" and lookout have substantial support. Secondary consultation confirmed that while there were some differing views, a mid-range level of accessibility / development was most preferred.

Whilst many improvements were desired, there was also important acknowledgement of the need to balance the scale of development and maintenance of the open and natural setting. This was reinforced by consultation with Heritage NSW who highlighted that materiality and interpretation were key to acceptance of future changes.

Reflecting this, the Concept Plan proposed a community hub that included smaller scale buildings centred around a village green, rather than a single larger building. This was well supported during secondary consultation, alongside its integration with the war memorial, oval, community garden, picnic / barbeque area and play space areas.

The proposed central location for the play space area was also supported during secondary consultation, with a range of facilities for both younger children (play equipment) and youth of the area (e.g. skate park, basketball or similar).

Continuing to work closely with adjoining landowners in both precincts was noted as being imperative, such as through providing additional parking on NPWS land near the SLSC Precinct and ensuring access to the "Graveyard Beach" carpark is provided via currently privately owned land.

Redevelopment of the surf club building in the same position and similar scale was generally agreed, though with some amendments to the suggested floor plan. Restricting vehicle access behind this building, and establishing a secondary storage building that is built into the hill side was also generally supported.

Formal exhibition of the Draft Master Plan resulted in 21 submissions, with resulting minor amendments made for clarification. This included additional comment on mining interpretation, increased Dunecare recognition and clarification on future use of Middle Camp community buildings.

An aerial photograph of ocean waves, showing white foam and deep teal water. A semi-transparent teal rectangular overlay is positioned horizontally across the upper middle of the image. The text '03 VISION & DESIGN PRINCIPLES' is written in white, bold, sans-serif font within this overlay.

03 VISION & DESIGN PRINCIPLES

3. Vision and Design Principles

Based on the staged consultation process, the following project vision and master plan principles / objectives have been established which, in conjunction with the Master Plan Themes presented overleaf, have guided the development of the Catherine Hill Bay Precincts Master Plan.



MASTER PLAN VISION

To deliver key community and recreational opportunities that are sympathetic and sensitive to the local environment, character and heritage values of Catherine Hill Bay – all underpinned by community and precinct connectedness.

MASTER PLAN PRINCIPLES / OBJECTIVES

Provide integrated community & social facilities



Re-establish and renew community and social infrastructure that works cohesively with each other, and the unique contextual setting of the Precincts.

Build a sense of place around spaces & people



Building on the “company town” history of connectedness of people and spaces, continue to develop a strong sense of community pride and meeting places.

Improve accessibility & reduce vehicle conflict



With a growing population and high external visitation, there is a need to create safe and effective access to spaces, whilst separating vehicles and pedestrians.

Integrate with the natural, coastal environment



Whilst more infrastructure is needed to replace and keep pace with growing demands, the natural environment remains a key driver of local character.

Celebrate the cultural & heritage values of the area



Presence of the Awabakal and Darkinjung people, followed by “company town” development and its mining background, present unique opportunities for integration and interpretation.

Cater for localised recreation needs



The area can provide focused recreation facilities, primarily catering for local needs, but recognising use of some spaces by the many visitors to the area.

Consider Precinct contexts & adjoining land uses



Design is to be cognisant of proposed development on other land at Catherine Hill Bay, as well as land ownership and deliverability of proposed directions.

Recognise & cater for visitor experiences & needs



With both natural and built attractions, there is growing visitation to the area. This needs to be recognised and allowances made to minimise conflicts.

MASTER PLAN THEMES

Four key themes have been identified through review and consultation processes. These four themes have been used to continue to identify and establish the directions of the Precincts Master Plan. The four themes are:



A NATURAL PLACE

Catherine Hill Bay is well recognised for its outstanding natural assets that includes the scenic coastline surrounded by extensive areas of protected native vegetation. In particular, the low key and open spaces within the coastal setting are highly valued. Retaining this natural, coastal setting and facilities interspersed with native vegetation is a key future direction.



A HISTORIC PLACE

The State listing of the Catherine Hill Bay Cultural Precinct underlies the importance of the place and need for this to be respected by future planning. Connection to both Aboriginal and European attributes will ensure that the area's history is recognised, and unique sense of place is reinforced and celebrated, including the mining village setting and associated railway.



A LOCAL EXPERIENCE

The growing size and diversity of the Catherine Hill Bay and surrounding communities requires a commensurate response for localised public infrastructure and facilities. Providing diverse, accessible and interconnected facilities helps young families through to retirees value the area and become increasingly connected to each other.



A VISITOR EXPERIENCE

For many of the same reasons as locals love the area, so do visitors. Spectacular natural features and recognisable heritage are key drawcards, though suitable infrastructure is also needed to play a role in managing resulting impacts such as vehicle-pedestrian conflicts and facilitating safe access to and around the precincts.

Section 4 utilises these themes to discuss the elements of the Precincts Master Plan, highlighting why key directions have been taken and how these can be supported through to the implementation of the project.



04 MASTER PLAN ELEMENTS



4. Master Plan Elements

As identified in Section 3, the master plan vision, principles / objectives and themes have all driven the outcomes identified in the Precinct Master Plan drawings, as provided in Appendix A.

This section seeks to explain the proposed Precincts Master Plan using the themes identified in Section 3, combined with the contextual information contained in Section 2. In doing so, this section explores how the Precincts are currently used and how they can be enhanced through implementation of the Master Plan into the future.

This section is set-out using the same four key themes as previously described:

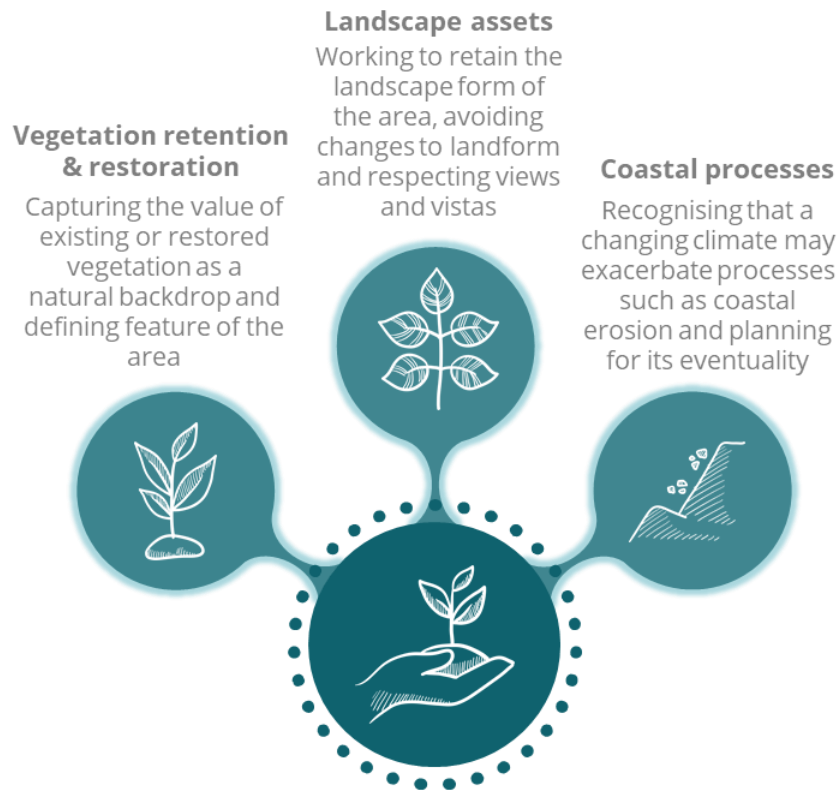
- A natural place
- An historic place
- A local experience
- A visitor experience

Each theme is broken into several sub-headings that outline the existing uses and the future opportunities through key initiatives. This is supplemented by character images, site images, indicative future perspective views and schematic plans.



4.1 A NATURAL PLACE

This theme presents the opportunity to retain key natural areas, value natural assets as part of the process and to ensure that future works consider and respond to the coastal environment. This is reflected through three opportunity areas as summarised below and discussed in further detail through this section and where applicable highlighted on the schematic plan at Figure 5 on page 30.



VEGETATION RETENTION & RESTORATION



One of the primary attractors of Catherine Hill Bay is the extent of native vegetation surrounding the village. Both precincts contain recognised vegetation values that are integral to the surrounding natural landscape and enjoyment of the spaces.

Master Plan responses include:

Selectively chosen infrastructure locations – Infrastructure planned for the Precincts has been designed to sit alongside and integrate areas of natural vegetation, as well as broader maintained open space, wherever possible. Where engineering solutions are required, such as where the surf club will need to be protected, restorative native planting is supported (as discussed further below).

Currently cleared and maintained areas then become the focus for new infrastructure to minimise vegetation loss. Extensive green open space areas are still retained, including areas around the proposed community hub in the Middle Camp Precinct and Pat Slaven Reserve at the SLSC Precinct, minimising the visual impact of new works in the overall setting. For example, secondary consultation identified a preference for the retention of the important open space areas leading down from the community hub / playground area to the railway interpretation area and beach beyond - refer to the indicative perspective of future works at this area in Figure 2.

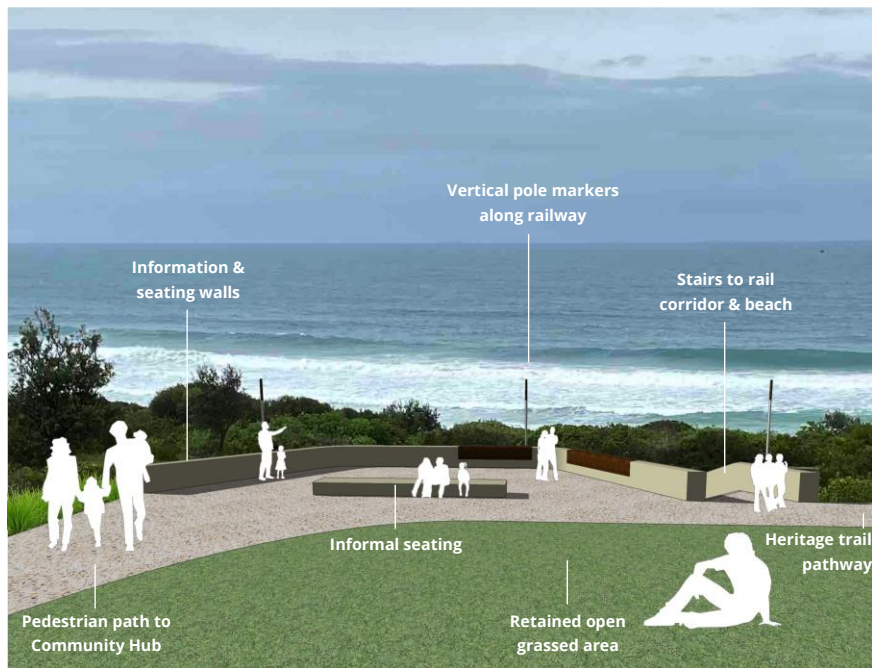


Figure 2: View to beach from near community hub area

Retaining vegetation around Catherine Hill Bay Oval – The enclosed nature of the oval is a defining feature. While improvements are recommended to facilitate future use of the underutilised space, retention of the general oval shape, framed by vegetation is recommended. This is contrary to the Belmont Contributions Plan which previously identified substantial reconfiguration of the oval area to provide two sporting fields. However, the approach as outlined in the Master Plan is considered to align more suitably with heritage and environmental values of the area.

The exception to this will be the introduction of an open access point between the oval and the proposed community hub space. This will act not only as a physical and visual connection, but the variation in elevation can allow some informal seating / viewing areas to be established between these spaces.

Continue to restore coastal vegetation – Where required due to previous disturbance, or where necessary due to new works required to stabilise key locations, restoration and improvement of coastal vegetation will continue to be encouraged.

According to the *Catherine Hill Bay Landcare Agreed Action Plan for 2020-2023*, current work sites include areas to the north-east of the Middle Camp Precinct (referred to as “Graveyard Beach”) and areas encompassing much of the native vegetation within the Surf Club Precinct. Council will continue to support these activities and adjust working areas to best meet the long-term needs of the area as the Master Plan is progressed to implementation.

LANDSCAPE ASSETS



Catherine Hill Bay's undulating coastal landscape connects both the distinct settlement areas, as well as the two precincts together. Drawing upon these features – the beach, wide open spaces, views and vistas – reinforces this unique character of the area.

Master Plan responses include:

Using the landscape as an asset - The landform and natural landscaped backdrop provide opportunities to highlight or screen aspects of future works identified in the Master Plan. With an overarching need to provide for new infrastructure and facilities, there are opportunities to work with and use landform to benefit the overall integration of these facilities without impacting the place identity, overall visual character and specific valued views to and from the precincts. Examples identified in the Master Plan include:

- Integration of a secondary storage building for the SLSC within the adjoining hillside, replacing the intrusive storage containers currently used in this location
- Working with the undulating landform around the community hub area to create interesting and interconnected spaces, whilst seeking to maintain views to and from the area
- Using low-scale native planting around the surf club car parking areas and working with the existing topography / landform where possible to reduce visual impacts from external areas - see for example the minimised view impacts at Figure 3 and Figure 4.



BEFORE



AFTER

Figure 3: Indicative view towards surf club from Flowers Drive



BEFORE



AFTER

Figure 4: Indicative view towards surf club from Lindsley Street

Highlighting key natural assets – Key natural areas can be highlighted and interpreted within the landscape, such as:

- Catherine Hill Bay Creek through establishing a new footbridge with interpretation opportunities

- Catherine Hill Bay beach through the development of viewing platforms within the precincts
- A nature and heritage-based walk / trail between the two precincts

Natural assets can also be reinforced through careful consideration of the type, scale and location of new landscape enhancements.

Consideration of biodiversity corridors and connecting natural areas to improve biodiversity outcomes has therefore been reinforced in the Master Plan, including the identification of key landscape species as identified in the Master Plan drawing set in Appendix A.



CARPOBROTUS GLAUDESCENS (PIGFACE)



WESTRINGA FRUTICOSE (NATIVE ROSEMARY)



BANKSIA INTEGRIFOLIA (COASTAL BANKSIA)



ACACIA SOPHORAE (COASTAL ACACIA)

Deliver sustainable infrastructure - Infrastructure will be designed with the view to promote the area as a nature-based experience. Ensuring full lifecycle costing considerations in new projects, whilst creating opportunities for technology and sustainable design will be an ongoing direction that will be encouraged to respond to local needs and the local landscape - including the harsh coastal environment where wind and salt spray can quickly cause damage.

Materiality of buildings and other infrastructure has also been highlighted as a key consideration by Heritage NSW, as well as through public consultations. Such materials should be simple, reflective of the heritage of the area and the coastal setting. Identification of key material selections is identified in the Master Plan drawing set in Appendix A.

COASTAL PROCESSES



The two precincts are situated on, or directly adjacent to, the Pacific Ocean. Much of the area has been modelled as having coastal recession potential, meaning that coastal infrastructure provision must be carefully planned and constructed.

Master Plan responses include:

Planning for precinct connection – There is a significant opportunity to develop a sensitively designed heritage trail along the former Wallarah Colliery Railway alignment. However, parts of the original alignment have already been impacted by coastal processes and much of the foreshore location between the two precincts is likely to continue to be impacted into the future.

As a result, the proposed course of the heritage trail is recommended to connect into the lookout area and along existing informal paths where available. This alignment is still partially located along the original railway route, particularly at key entry points to the walk, and will offer the ability to respect and interpret the significance of the railway whilst reducing the risk of coastal processes damaging the infrastructure. This proposes a balance between accessibility, heritage interpretation, environmental constraints and potential costs of coastal erosion impacts (also refer “A historic place” for further details).

Stabilising the surf club building area – The restricted nature of the locality, combined with the unique heritage setting, means that redevelopment of a new surf club building in the same location is the preferred option. A **geotechnical assessment** has demonstrated that this is possible, provided that the area in front of the surf club is protected and stabilised using engineered solutions.

Whilst this will result in the loss of existing vegetation during the stabilisation works, this area will then be protected for the longer-term. Council will then seek to work collaboratively with Catherine Hill Bay Landcare / Dunecare on improving the stability of the dunes and foreshore area into future given their extensive and well-received efforts over many years.



LEGEND

- Master Plan area boundary
- Private land
- Line of former Wallarah Colliery Railway
- A** Surf Life Saving Club Precinct
- B** Middle Camp Sports & Recreation Precinct

0 25 50 100 200m

- EXISTING LOCATIONS**
- 1** Catherine Hill Bay Jetty
 - 2** Catherine Hill Bay Surf Life Saving Club
 - 3** Catherine Hill Bay Lookout
 - 4** Former Wallarah Colliery Railway
 - 5** Former Holy Trinity Church
 - 6** Former Catherine Hill Bay Bowling Club
 - 7** Catherine Hill Bay Oval
 - 8** Catherine Hill Bay Cemetery

NATURE NOTES

- Infrastructure selectively placed to minimise impact on natural assets.
- Retained or re-established vegetation to reinforce a natural backdrop and biodiversity links.
- Retained turf areas / open spaces.
- Planning for natural coastal processes to minimise infrastructure loss.
- Creating a nature and heritage based walkway between precincts

Figure 5: 'A Natural Place' schematic concepts

4.2 A HISTORIC PLACE

This theme recognises and engages with the significance of the heritage and history of the area. This includes opportunities for the interpretation of key elements of the locality, as well as considering the impacts of proposed works on the heritage significance and values of and surrounding the respective precincts. This is reflected through three opportunity areas as summarised below, discussed in further detail through this section and where applicable highlighted on the schematic plan at Figure 8 on page 38.

Heritage walking Trail

Building on the significant support for a “Heritage walk” to be developed to connect the master plan precincts and beyond



Community hub

Recognising the incremental loss of community facilities of the mining village and seeking to provide for this as a central hub



Cultural interpretation

Recognising and establishing opportunities for Aboriginal cultural interpretation of the Awabakal and Darkinjung people



VIEW TO CATHREINE HILL BAY BEACH ~1950'S

Photo: Max Dupain Source: onafloating world



VIEW TOWARDS SURF CLUB FROM MINED DUNES

Source: abc.net.au

HERITAGE TRAIL



Catherine Hill Bay is rich in heritage values and stories and yet there is little opportunity to readily engage with it. A sympathetically designed heritage trail connecting the precincts and encompassing part of the former railway alignment is proposed as a centrepiece of heritage interpretation.

Master Plan responses include:

Capturing the stories – As the oldest continuous settlement in the Lake Macquarie area, and one of only two state-heritage listed towns in NSW, Catherine Hill Bay has a story to tell. The heritage trail would seek to provide a range of interpretation opportunities, from standard nodes of signage and related information, through to interactive visual and audio opportunities via QR code or similar.

Alongside and pre-dating this European settlement story is the much longer-term presence of the Awabakal and Darkinjung people. Opportunities exist to capture these stories, for example through the use of the eaglehawk totem of the Awabakal people extending to the north and the whale totem of the Darkinjung people extending to the south. With the area being an important gathering / meeting place for the Aboriginal community, there is a need for ongoing collaboration and discussion with Aboriginal groups and representatives as the Master Plan progresses to implementation.



INDICATIVE PATHWAY TREATMENTS, INCLUDING SIMPLE MATERIALS, SIGNAGE AND FENCING

Interpreting the former Wallarah Colliery Railway – The “mining town development” context is unique. A key part of this story is the development of the railway that commenced and ended all within the Catherine Hill Bay area. The railway was integral to the establishment and growth of mining and its connection to the iconic coal-loading jetty.

The heritage trail would seek to align with parts of the original railway alignment, providing key interpretation opportunities (e.g. at Catherine Hill Bay Creek and an extended length of area at Middle Camp). In other locations, the railway alignment may be signified through pavement treatments, visual markers along the route or other features.



LINEAR TRAIL MARKERS



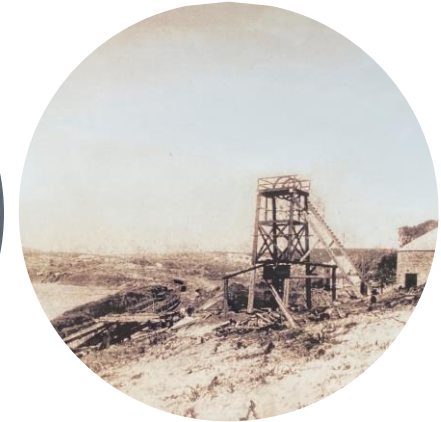
VERTICAL RAILWAY LINE MARKERS

Sensitively designed interpretive signage placed throughout the trail and alongside in-situ relics (such as the two anchors and bridge abutments), will highlight key features of the past. An extended area of railway interpretation at the Middle Camp Precinct and the ‘bridge’ across Catherine Hill Bay Creek would provide book ends to the more naturalised walking trail between these areas. Utilising Catherine Hill

Bay Beach as part of the walk would also offers close vantage points to some existing remnant infrastructure and create a loop style experience.



QR CODE TO INFORMATION

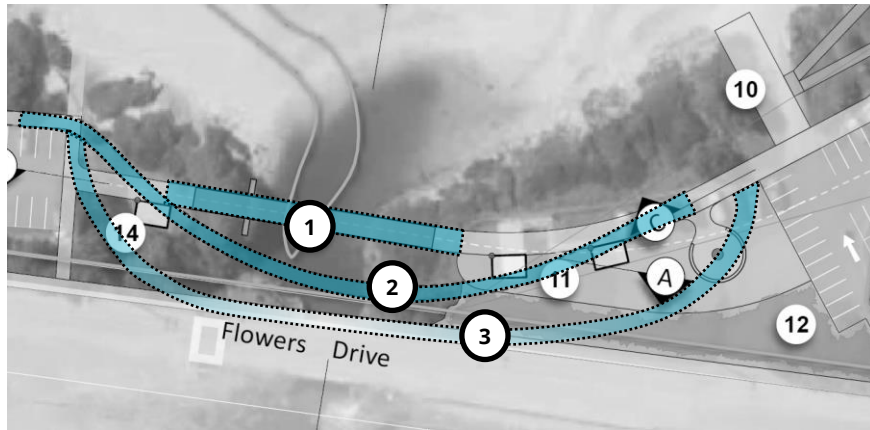


COAL LOADING INFRASTRUCTURE

Options may also need to be further explored at the Catherine Hill Bay Bridge. Key risks for this area include managing the existing abutments, potential for coastal erosion and as a consequence, the overall cost of construction. For this reason, alternative options have been considered including:

- A larger promenade style extension along the former railway alignment, as shown in the Master Plan (option 1), ensuring high connectivity between the precinct areas and maximising the interpretation of the former railway
- A smaller sweeping style bridge that continues to connect the northern and southern spaces at same elevation, but is set back from the heritage abutments and coastal impact zone to reduce risks, but maintain interpretation opportunities (option 2)

- o Deviation from the route down to Flowers Drive before reconnecting to the promenade near the proposed car park (a 2.5 – 3m elevation change at each end, necessitating 40 – 60m of ramped pathway). This option is not favoured as it would disconnect the spaces both physically and visually, as well as requiring ramped pathways that would further dissect the respective areas.

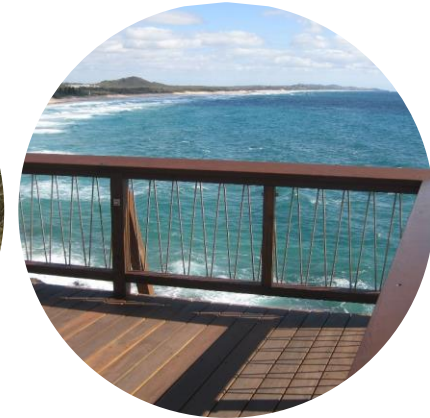


In all instances, the bridge / walkway would be designed to minimise the visual impact and retain visual connectivity by minimising the obtrusiveness of rails, thicknesses of bridge decks and the like.

Opportunities for a local mining community interpretive installation would be appropriate at one of the interpretive nodes at the pedestrian bridge or at Middle Camp railway interpretation area. The scale, type and materials of interpretive elements should be consistent across the Precinct areas and will be further considered through the detailed design process. The community buildings may also provide an opportunity to share moveable heritage alongside broader community use of these spaces.



LOW SCALE BRIDGE



TRANSPARENT BAUSTRADE



Figure 6: Indicative view across pedestrian bridge

Connecting beyond the project area – It is recognised that the extent of the current project area represents only part of an ultimate Catherine Hill Bay heritage trail experience. Allowances for access into and beyond the project precincts has been planned to enable these future connections to be realised, including where required under current conditions of development consent.

There is also potential for the project area to be part of a much broader scale coastal walk from the Central Coast / Budgewoi in the south, through to the Fernleigh Track in the north. These opportunities are retained within the broader project planning for further consideration into the future.



REUSE OF PREVIOUS TIMBERS AND INTERPRETATION OPPORTUNITIES

COMMUNITY HUB



Based around the area of the former Catherine Hill Bay Bowling Club footprint, there is an opportunity to establish a 'community hub' - a place to socialise, recreate, meet and interact with the wider community. A desire for community connectedness underpins this opportunity.

Master Plan responses include:

Reinstating the former bowling club area – Consultation outcomes highlighted the strong community connection to the former Catherine Hill Bay Bowling Club, as well as other community orientated facilities such as the former tennis club. The bowling club was the focal point for many in the community and feedback received expressed clear desire for such community-based facilities to return. In acknowledging its social, cultural and heritage significance, this hub is based around the former club and bowling green footprint. This seeks to acknowledge the former green, but adapts to space to a more diverse 'village green' that caters for a range of modern community uses and activities rather than a single use (i.e. a bowling green).

The arrangement would seek to cater for a range of uses indoor, outdoor or between both. Outdoor events and markets could be accompanied by indoor celebrations, with the adjoining café / kiosk style outlet providing opportunity for both informal gatherings as well as catering for larger events.

The community facility would contain an open plan hall, as well as storage, kitchen and internally accessible toilet. Potential exists for the

main building to also contain a fixed or variable display area that could be used for highlighting the unique history of the area – a local mining community interpretive installation. An externally accessible public toilet would adjoin, providing for broader community use.

Following feedback from the initial Concept Plans, the proposed community hall and café building have been raised slightly above, but still directly relating to the village green. This better reflects the current landform and opportunities to still capture longer distance views to the ocean. Final levels would need to be further explored in detailed design, but this arrangement may also provide a potential opportunity for a more amphitheatre styled relationship between the hall and the green.

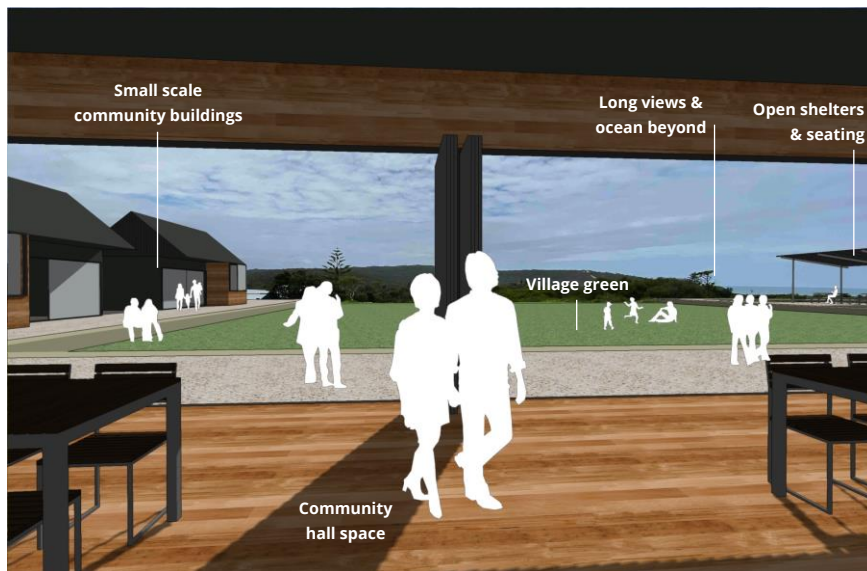


Figure 7: Indicative view from hall over the community green

Hub expansion potential - In addition to the core facilities of the hall, café, toilets and village green, opportunities exist for cottage scale buildings to be added to the west of the village green to create enclosure and a sense of space.

Building character would interpret the existing village typology of Catherine Hill Bay's mining cottages. These are sized to match traditional cottages of the area and could include relocation of existing facilities (such as the former tennis club building if appropriate and available). These facilities could be utilised as shared meeting and activity spaces, individual community group facilities or community-based attractions.

Catherine Hill Bay Oval - The Oval has long been an important area of public open space providing informal recreation activities. Over time, the oval has become almost entirely surrounded by vegetation that now provides a unique backdrop. Consultation highlighted the value of the area, with potential to improve visibility of the area (safety), as well as the quality of the oval surface to allow for greater activation for informal, and into the future, potential formal sporting use.

The existing oval boundary is proposed to be retained, with potential to be reinforced with a perimeter pathway, including connection to the adjoining village green area to provide integration and passive surveillance. The resulting embankment can also be used as a viewing area / spectator mound rather than formalised grandstands to limit built interventions.

Should formal sporting activities commence at the Oval, a smaller car park and sporting amenities building could be developed to the northwest with access from Northwood Road. Landscaped setback would be provided to adjoining properties to minimise any impacts.

Integrate the war memorial - The war memorial provides valued social heritage and a physical opportunity to pay respect to those who have fallen and collectively recognise their sacrifice. The World War One ANZAC Memorial and associated flagpole is located adjacent to the village green, with new works proposed to further integrate its presence and to ensure that it is well positioned and designed within the community hub context. The facility would be linked by pathway, with the intent of providing a more defined and accessible ceremonial gathering space.

SHARED CULTURAL INTERPRETATION



Recognising the pre-European history of the area and seeking to build in opportunities that recognise, interpret and respect Aboriginal culture and its long-term presence across the area.

Master Plan responses include:

Recognising First Nations - The Awabakal and the Darkinjung people were the original inhabitants of the area which is an important gathering / meeting place for the Aboriginal community. It is important to recognise this cultural history and the opportunities to develop shared cultural interpretation for the future.

Subject to engagement with NPWS (as landowner) and Aboriginal communities of the area, there may be potential for a significant Aboriginal interpretive element based on and around the lookout. This area sits high above the surrounding lands, with extensive views and opportunities to provide a range of interpretation and information on

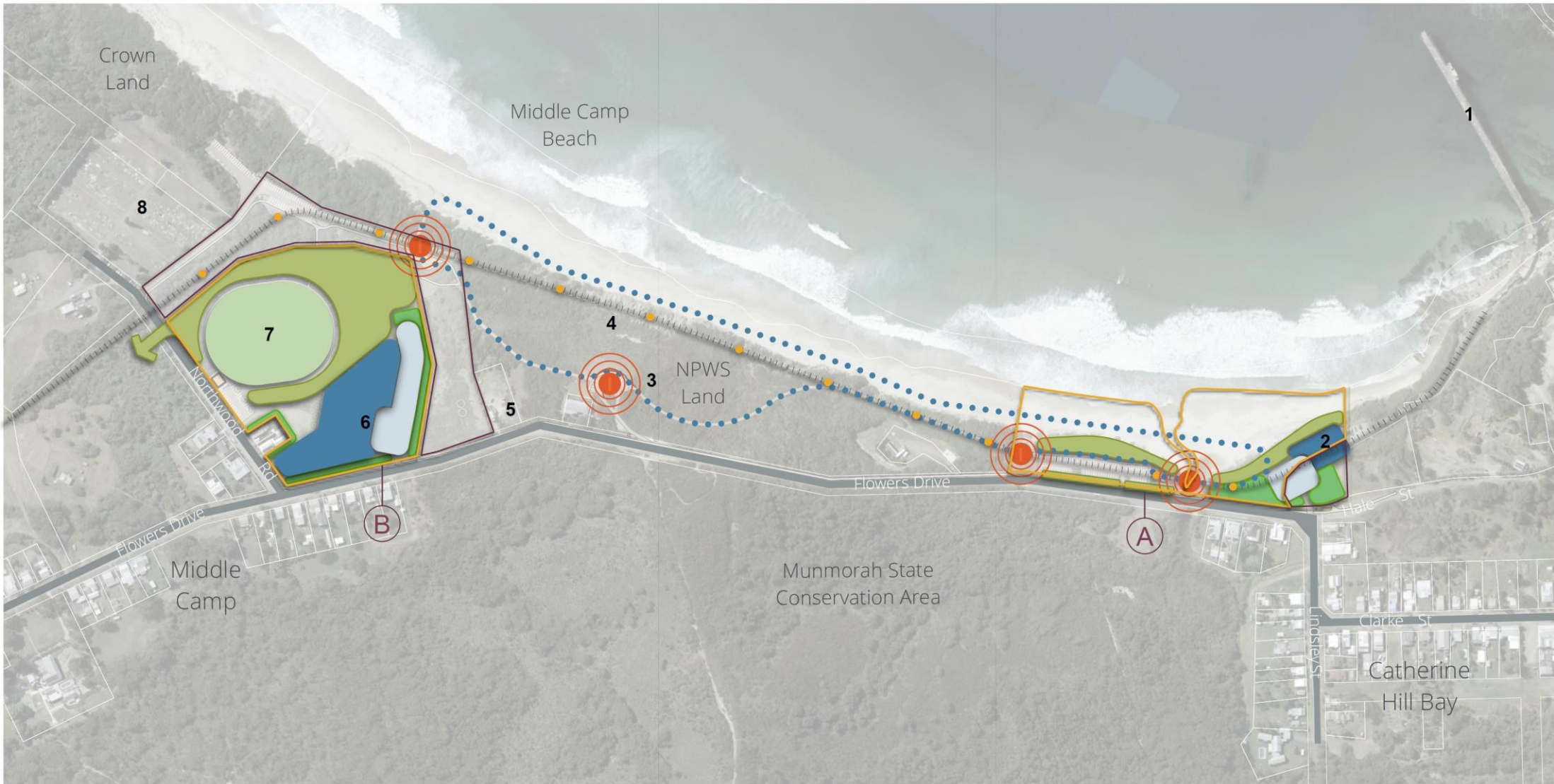
traditional stories and use of the land, including for example the eaglehawk totem of the Awabakal people and the whale totem of the Darkinjung people.

This importance was reiterated through the exhibition of the project Concept Plans. Many identified the desire for First Nations language and stories to be integrated with all precinct areas and that the relatively recent mining heritage not overshadow the much longer history of Aboriginal association with the area.

Ongoing collaboration and discussion with Aboriginal groups and representatives as the Master Plan progresses to implementation is essential to continue to integrate these opportunities.



INTERPRETIVE AND ARTISTIC OPPORTUNITIES



LEGEND

- Master Plan area boundary
- Private land
- Line of former Wallarah Colliery Railway
- A** Surf Life Saving Club Precinct
- B** Middle Camp Sports & Recreation Precinct

0 25 50 100 200m

EXISTING LOCATIONS

- 1** Catherine Hill Bay Jetty
- 2** Catherine Hill Bay Surf Life Saving Club
- 3** Catherine Hill Bay Lookout
- 4** Former Wallarah Colliery Railway
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- 7** Catherine Hill Bay Oval
- 8** Catherine Hill Bay Cemetery

HERITAGE NOTES

- Reinterpret and/or reinforce community hub space at the bowling and surf club areas, catering for current and future community needs.
- Establish key interpretation nodes to celebrate the former Wallarah Colliery Railway alignment and local Aboriginal context.

- Retain and improve existing oval, including surrounding vegetation.
- Utilise landform to enable parking reconfiguration whilst minimising view impacts
- Poles along railway alignment.
- Vegetation enhancement to mitigate visual changes.
- retained and enhanced vegetation.
- Heritage loop walk.

Figure 8: 'A Historic Place' schematic concepts

4.3 A LOCAL EXPERIENCE

This theme recognises local community needs, as largely recognised through Council's existing contributions and strategic planning documents and reinforced throughout public consultation activities. These needs reflect both population growth and the loss of private and public community facilities as a consequence of both public safety and changing land ownership patterns. This theme is reflected through three opportunity areas as summarised below, discussed in further detail through this section and highlighted on the schematic plan at Figure 11 on page 46.



COMMUNITY FACILITIES



The provision of community facilities is fundamental to Master Plan outcomes. The surf club serves and is accessed by the community, and the former bowling club, that previously had close community connections, are key opportunities.

Master Plan responses include:

Catherine Hill Bay community facility – Council’s planning documents highlight the need for a community facility that services the broader southern Belmont area catchment, including Catherine Hill Bay, as well as areas such as Murrays Beach and Nords Wharf. This type of facility was well supported by during consultation activities, including the proposed location within the space of the former bowling club footprint. This facility would include a hall space of around 200sqm, internal kitchen, storage spaces, potential interpretive display space, toilets and be readily available as a community resource for hire.

The facility would adjoin a café / kiosk style facility and public toilets, encouraging people to socially engage with the space and the activities being undertaken. This would also provide the opportunity for the types of community events and gatherings that were so highly valued within the former bowling club and tennis court contexts. The area would adjoin a village green, encouraging both internal and external activities, as well as those that utilise both spaces. The community hall and café would be elevated above the green, capturing views to the ocean whilst providing a low scale amphitheatre arrangement between these two areas.

Additional meetings rooms and/or specialised community activities can then be catered for in adjoining smaller scale buildings, with the intent these spaces being to be an integrated, multi-purpose and lively space for all the community to connect and enjoy (refer also the comments under “Community Hub” at 4.2).



COMMUNITY BUILDING INTERACTING WITH VILLGAE GREEN

Catherine Hill Bay Surf Club - In addition to the community hub facility located in the Middle Camp Precinct, a new surf club building is intended to be developed to provide a greater level of safe community interaction and opportunity through a more formal function and/or restaurant style space.

On the upper floor, approval and operation of a function or restaurant space will need to be cognisant of and respond to the adjoining residential character of the area, with the peace and quiet of the area being highly valued by many. This will necessitate ongoing consideration of noise mitigation options in building design and approvals.

On the ground floor, the new surf club building is also envisaged to have training / meeting rooms, first aid and storage to cater for the range of

lifeguard and surf club needs. A kiosk / café facility would also be provided on the ground, along with public toilet facilities.

Separate to the main building would be a 'wet storage' area for rescue equipment / boats and beach vehicles that is integrated within the adjoining landform and not visible from the village to the west. This would be a single story building, noting the 5.5m building height limit in this area would be restrictive for anything larger.

Access between the main building and wet storage area would be restricted for public vehicles, encouraging visitors to park and walk along the promenade that would extend around the beach side of the building. Whilst pedestrian access around the buildings would still be freely available (including interpretation of the former railway line and access to the public toilets), the new arrangement would create safe gathering and working areas required for the functionality of the surf club and its junior nippers and other programs.

A width of 8m, inclusive of a dedicated pedestrian area to access the public toilets, is recommended between the main building and wet area storage facility to provide for adequate manoeuvring and safe pedestrian movement. Consultation identified a preference for some, including the surf club, to move the building to the west to create additional space between the building and the frontal dunes. However, this would conflict with the heritage value of the former railway line and potential needs for future access to the jetty area. Movement of the building to the west would also require an amendment to Council's Local Environmental Plan (LEP) to increase the building height limit from the current 5.5m and is therefore not recommended in the Master Plan.

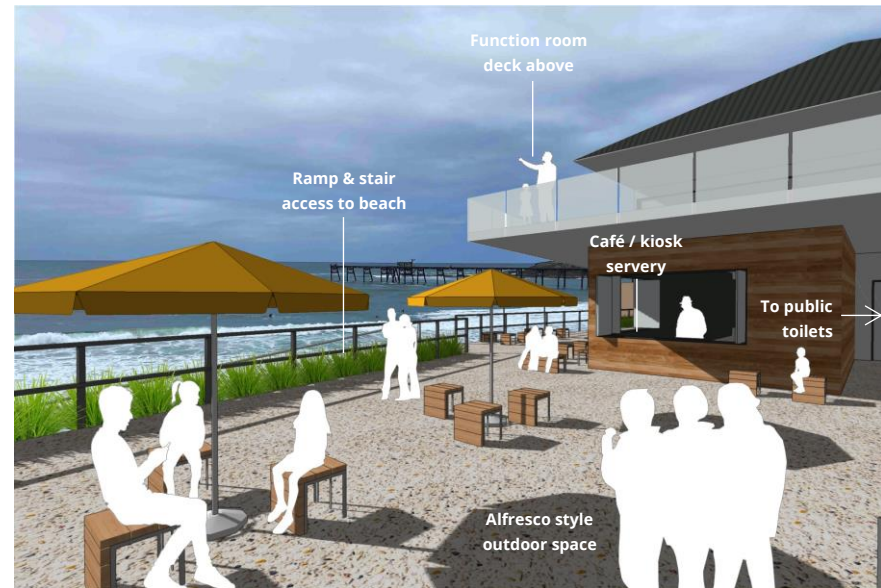


Figure 9: Indicative view of future surf club area

Community sports opportunities - As identified in 4.2, the Catherine Hill Bay Oval is proposed to be retained in its current configuration. The oval would potentially be more defined through a perimeter pathway, and more integrated within the community hub space. This would aim to encourage informal use with potential for more formalised sports to cater for the growing population and influx of families to the area in the future.

Should more formalised sports be forthcoming, this can be provided as a local scale facility. One oval (cricket / AFL) or one rectangular (football) field (within the retained oval) would be possible. Allowance has been made for a small car park and sporting amenities building in the scale of the original cottages of the broader area. Sports lighting would be minimised in accordance with potential residential and heritage impacts.

THINGS TO DO



Consultation highlighted that many within the community are seeking more “things to do” for themselves and their families. Whilst the natural assets of the area are highly valued, many also seek more infrastructure and assets that enable greater social interaction and non-beach activities.

Master Plan responses include:

Reinvented play and youth space – The existing playground in the Middle Camp Precinct is identified for upgrade from local to neighbourhood scale. With the envisaged increase in size and use, the playground is proposed to be relocated to a more central and integrated space within that precinct.

The type of facilities within the play space would cater to a wide audience, emphasising nature and adventure play styled elements and recognising community feedback for activities to be available for young through to older children and youth (teenagers). Potential also exists for heritage style elements to play a strong role in the design, such as reinterpreting mining towers. The siting within the existing pine trees will be designed to retain and integrate these to the setting, providing for scattered shade and ensuring the facilities are part of the surrounding landscape.

The siting will also connect with the adjoining toilets and café / kiosk, as well as the oval to support a variety of uses and needs. Adjoining parking areas and pathway access will ensure that the area is accessible but with clear separation for safety. Key elements identified within the Master Plan drawings at Appendix A suggest potential inclusions such as:

- Playground area incorporating interpretive elements e.g. mine tower and nature play
- Small scale fitness equipment area
- Basketball / multi-court area to match the scale and shape of the playground area
- Flying fox / zip-line
- A low level pump track that includes a more natural / turf surrounds to better integrate with the broader area and be suitable for skate, bicycle and scooter use. Small scale skate elements may also be considered during detailed design.



PLAYGROUND AREAS INTEGRATING NATURAL MATERIALS AND HERITAGE THEMES



ACTIVE ELEMENTS INCLUDING MULTI COURT AND PUMP TRACK ARRANGEMENTS



FITNESS STATION AND FLYING FOX / ZIPLINE

Food / dining opportunities – Feedback received during consultation events expressed a clear desire for more food and dining options that are currently lacking within Catherine Hill Bay. These are envisaged as low to medium scale opportunities, such as a café, kiosk or restaurant in association with the surf club and community hub area.

At the Middle Camp Precinct, a café / kiosk is proposed to be located adjoining the village green, community hall and play space, creating a central point for activity and interaction. The café building would sit separately from the community building, scaled at a similar size of traditional cottages of the area. A low scale roof or pergola style structure would join these spaces and provide weather protection and a north-east orientated external covered area, picking up views to the ocean beyond.

At the Surf Life Saving Club Precinct, an expanded but still moderately sized kiosk / café is proposed to cater for light food and beverage needs on the ground floor, predominantly for daytime patrons. This would sit in the prominent north-eastern corner of the building, enlivening the expanded promenade space.



OPEN COVERED AREA AT COMMUNITY HUB



KIOSK / CAFÉ AT SURF CLUB

On the first floor, a commercial kitchen and function space is provided, similar to the existing layout and with the potential for this area to be designed and used as a more formal restaurant facility. Large external decks are provided upstairs, partially covered in a similar way to the current situation.

Parks and green spaces – A key attraction of Catherine Hill Bay is the open spaces surrounded by coastal bushland and heritage properties. While new facilities and infrastructure will be introduced, there are also significant areas of maintained open space that are intended to be retained and improved to ensure this open character remains.

In the Middle Camp Sport & Recreation Precinct, these include:

- Enhancing open space along the Flowers Drive frontage and around the ANZAC war memorial
- Establishing a “village green” in the footprint of the former lawn bowling green
- Integrating the oval and play space in a more connected parkland open space area
- Providing open shelters that provide picnic and public use opportunities
- Providing a viewing area, furniture and interpretation as a “northern node” along the proposed heritage trail
- Establishing a community garden, designed for both productive use and as a broader community use, wellbeing and social space

In the Surf Life Saving Club Precinct, the expansive beach and ocean views provide open space opportunities including:

- Establishing a foreshore promenade connecting the northern car park via a new pedestrian link through to the surf club and beyond (subject to future planning for the area to the south)

- Developing a more usable and inclusive open space associated with the Pat Slaven Reserve, including gathering spaces, furniture and shelters
- Creating a new open space link and viewing area that includes interpretation of existing heritage relic (anchor) connecting to Hale Street and ultimately to the Beaches Estate / Moonee area

ACCESS AND CIRCULATION



In order to access and enjoy the facilities and assets of the area, there is a need for improved safety and accessibility. At the local level, this is aimed at pedestrian and cycle access, including separating people and vehicles to reduce conflict.

Master Plan responses include:

Connecting precincts – It is recognised that the two precincts are isolated from each other, with the existing alignment of Flowers Drive not being conducive to pedestrian or cycle safety in its current form. A heritage trail, as strongly supported during consultation activities, would be the primary mechanism of connecting the two precincts, with potential for a loop walk along the beach when conditions are favourable.

Subject to further discussion with NPWS, noting that they own the land between the precincts, it is expected that the heritage trail will allow locals and visitors to easily walk between the precincts whilst taking in the views over the beach and enjoying the natural setting. The walk would connect to the Catherine Hill Bay Lookout and, at the southern end, extend across Catherine Hill Bay Creek to the surf club area. This

new pedestrian bridge over the creek would align with and interpret the original Wallarah Colliery Railway.

Whilst outside the context of the Precincts Master Plan, it is also noted that a shared pathway along Flowers Drive may also be considered by Council in the future, as identified in Council's *Walking, Cycling and Better Street Strategy 2031*.

Access from north and south – As part of existing planning approvals, the Beaches Estate development (known locally as Moonee) is planned to be connected to the Surf Club Precinct along a re-constructed 'Hale Street'. Allowances have been made for direct connections into the surf club building and beach whilst avoiding pedestrian interaction with the car park and traffic access point. Allowances are also made for the continued connection towards the jetty from the southern side of the surf club building pending the outcome of future planning for that area.

From the north into the Middle Camp Precinct, connections are envisaged from the north-west as part of the extended heritage trail along the former Wallarah Colliery Railway, as well as to the north as part of a longer-term coastal walk.

Whilst these external connections are beyond the scope of the Precincts Master Plan, the integration of these opportunities has remained as an important aspect of local accessibility for pedestrians and cyclists and allowances for these beyond the extents of the current project have been identified.

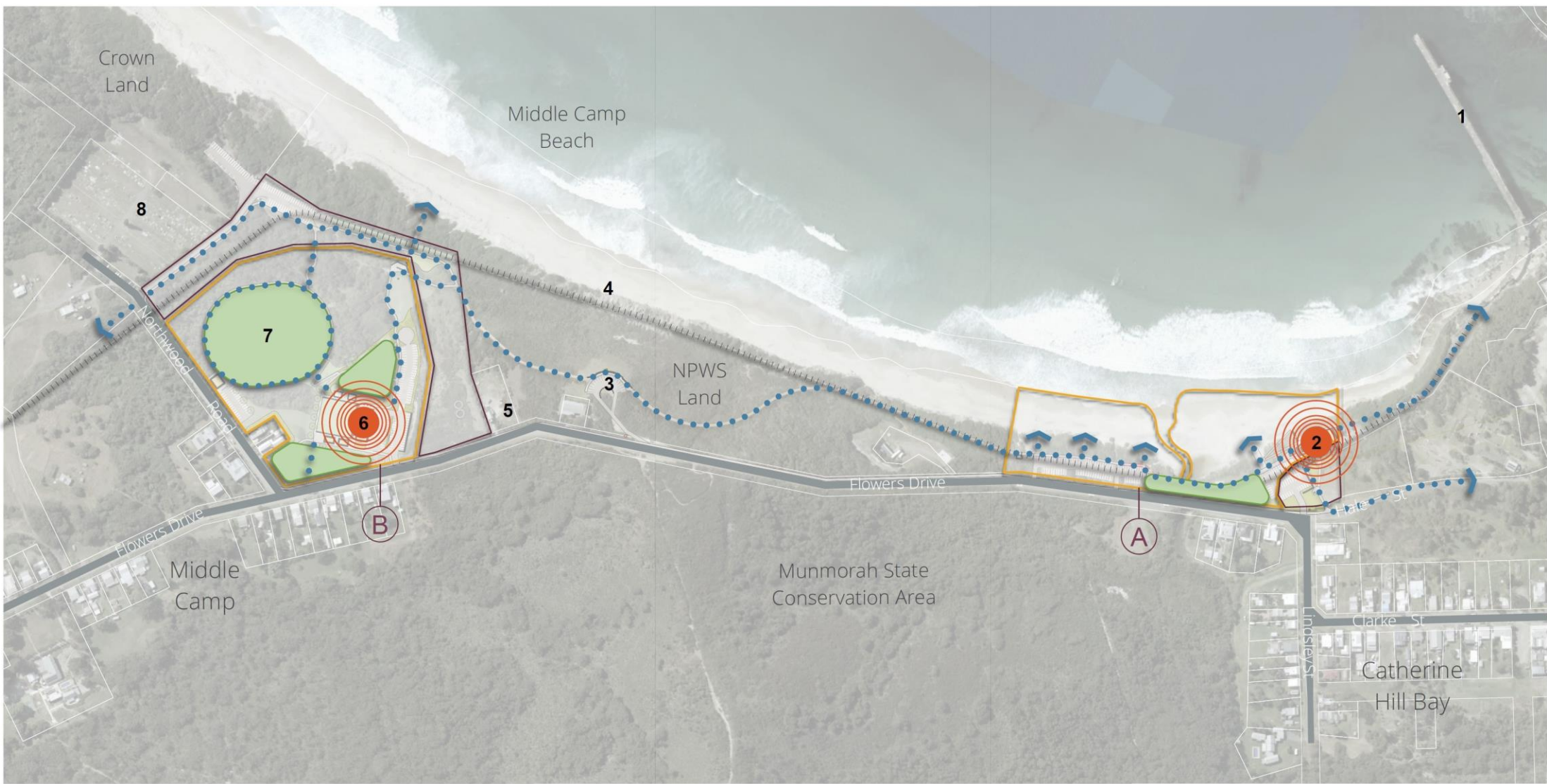
Equitable access – The need for inclusive access arrangements is important for a range of community members, from those with disabilities, to older community members with limited mobility, to young families with prams among others. These needs are planned for from a range of perspectives including:

- Provision of an accessible beach access ramp adjoining the Surf Life Saving Club
- Accessible walkway with viewing platform and thoroughfare to upper level of Surf Club building
- Accessible car parking in both precincts and adjoining key community facilities
- Inclusive playground equipment / play space and access arrangements
- Accessible pathways, including around the perimeter of Catherine Hill Bay Oval and to connect spaces within each precinct

Confirmation of all access requirements will be fully explored in detailed designs and through the implementation process.



Figure 10: Indicative view of Pat Slaven Reserve promenade



LEGEND

- Master Plan area boundary
- Private land
- Line of former Wallarah Colliery Railway
- A** Surf Life Saving Club Precinct
- B** Middle Camp Sports & Recreation Precinct

0 25 50 100 200m

- EXISTING LOCATIONS**
- 1 Catherine Hill Bay Jetty
 - 2 Catherine Hill Bay Surf Life Saving Club
 - 3 Catherine Hill Bay Lookout
 - 4 Former Wallarah Colliery Railway
 - 5 Former Holy Trinity Church
 - 6 Former Catherine Hill Bay Bowling Club
 - 7 Catherine Hill Bay Oval
 - 8 Catherine Hill Bay Cemetery

LOCAL NOTES

- Key community activity spaces to cater for activities, dining, and organisation use.
- Integrated community facilities including play space, sporting oval, war memorial, picnic, outdoor community use and general parkland.
- Pedestrian connections within and around the project precincts.

Figure 11: 'A Local Experience' schematic concepts

4.4 A VISITOR EXPERIENCE

This theme recognises the growing interest in tourism / visitation at Catherine Hill Bay and seeks to both enable and enhance visitor experiences while being sympathetic to the local environment, character and values. This is consistent with Council's strategic planning for the area and is reflected through three opportunity areas as summarised below, discussed in further detail through this section and where applicable highlighted on the schematic plan at Figure 13 on page 52.



NATURAL ATTRACTOR



The close proximity of Catherine Hill Bay to major population centres, combined with its unique natural setting, means that the area is a popular visitor destination. These visitors enjoy and appreciate the expansive coastal landscape and associated activities.

Master Plan responses include:

High visitation – The combination of open spaces and a stunning coastline in close proximity to major population centres means that, even without improvement or major built attractions, there is already high levels of visitation being experienced in the area.

The Precincts Master Plan recognises and caters for this visitation in a way that seeks to balance the needs of visitors, the local community, heritage and natural values. Without addressing these visitation demands, combined with access improvements to and around the precincts, there will be increased potential for conflicts between vehicles and pedestrians and ongoing dissatisfaction regarding visitation to the area.

Active nature-based recreation – Catherine Hill Bay is synonymous with water-based recreation activities such as surfing, diving and swimming. In addition, bushwalking and gliding are popular pastimes in the area with the precincts and the lookout between often used as a base for these activities.

Ensuring that these nature-based activities remain sustainable and safe are core aspects of the master planning process. For example, facilitating

access to the beach and ensuring safe separation of pedestrians and vehicles is a key initiative (see further detail on this below). In addition, the project envisages a heritage trail connecting the two precincts through the surrounding natural area. Ultimately this is seen as part of a more holistic walking trail network through the adjoining Munmorah State Conservation Area as well as continuing to the north and south as part of a broader coastal walk.



SURFING AND GLIDING ARE POPULAR SPORTS ACTIVITIES IN THE AREA

Integrating the lookout – Catherine Hill Bay lookout is a popular yet informal viewing area providing an expansive vista south towards the jetty and Surf Life Saving Club, and north towards Wallarah National Park. The heritage trail that connects the two precincts presents an opportunity to upgrade and showcase this space.

In doing so, the area can also be designed and planned for ongoing use by the gliding community, as well as having the potential for a substantive Aboriginal interpretation element (subject to ongoing discussion with local Aboriginal stakeholders). This would be all subject to ongoing discussions regarding land ownership with NPWS.

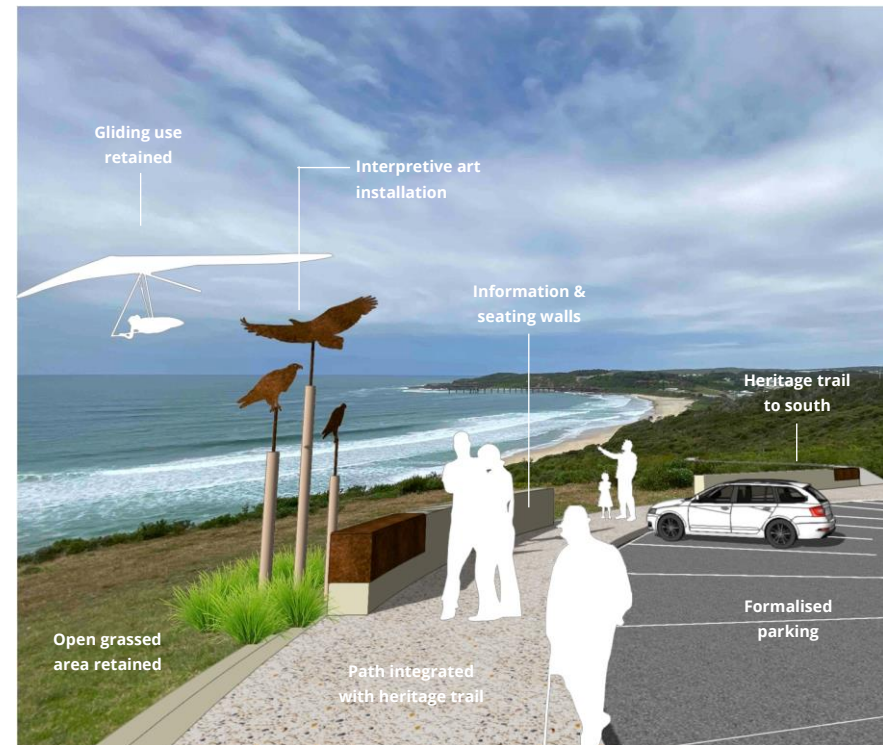


Figure 12: Indicative view of lookout area

TRAFFIC & PARKING



With limited alternative transport modes to Catherine Hill Bay, planning for and controlling vehicle access is imperative. In particular, this includes ensuring adequacy of parking areas and the safe separation of people and vehicles.

Master Plan responses include:

Planning for cars – As the number of private vehicles in and around Catherine Hill Bay continues to increase, it is important to consider options to facilitate their safe use - both for visitors, local residents and emergency vehicles. Without addressing private vehicle use there is likely to be increased incidences of parking along Flowers Drive and other local streets that are not currently designed for this purpose.

Consultation indicated strong community support for overflow or expanding parking to the west of Flowers Drive at the Surf Life Saving Club Precinct. Whilst this is noted and the area has previously been used for this purpose, use for car parking is contrary to the Plan of Management for Munmorah State Conservation Area and is not supported by the landowner - NPWS. Council will continue to liaise with NPWS on the potential future use of this area, however the area is currently outside the Master Plan boundary.

At the Surf Life Saving Club Precinct, the northern car park is proposed to be retained generally as existing, whilst the southern car park would be reconfigured and upgraded, subject to land acquisition. This southern section could deliver around 55-60 parking bays, subject to detailed design. This represents an approximate doubling of existing informal and inefficient parking in this area.

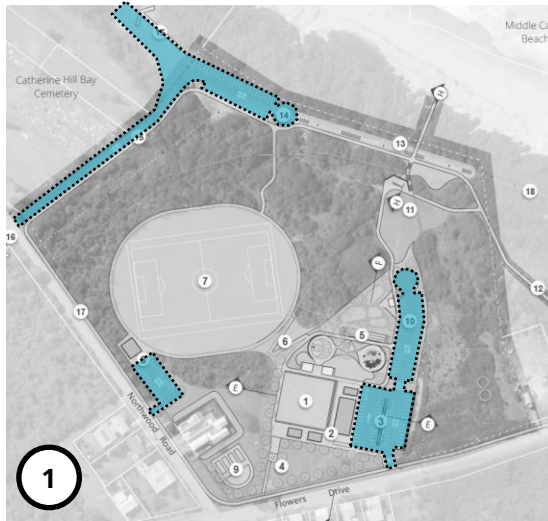
Under the preferred master plan arrangements at the Middle Camp Sport & Recreation Precinct, it is proposed that access and parking

would be reintroduced to the reserve area in conjunction with new community facilities (around 60 spaces) and the adjoining play space (around 50 spaces). This would be supported by the retention and expansion of parking at the “Graveyard Beach” areas (including appropriate access from Northwood Road), with around 75 spaces provided in this area (including existing parking between the beach and cemetery). This area would enable beach access as existing, as well as access to the adjoining heritage trail, whilst avoiding excessive car parking that may encourage beach use in an area that is known to be dangerous and not patrolled. These arrangements are outlined in the preferred scenario (plan 1) overleaf.

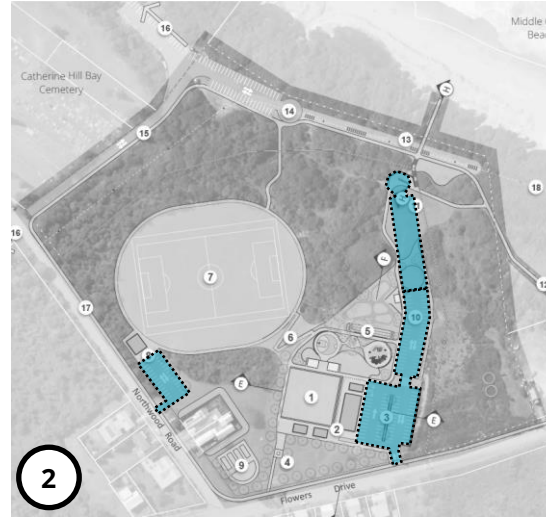
However, the access road and part of the parking area requires partial acquisition or alternative access arrangement over private land to enable the “Graveyard Beach” parking areas to be formalised along with emergency access to the beach. Should such acquisition or arrangement not be possible, an option would be to extend the car parking within the Council owned land area towards the beach, achieving an additional 60 spaces. See plan 2 overleaf.

Over the longer-term and only where demand is sufficient to justify such an increase, the parking and access road arrangements could also be extended to the north / east to link with existing parking areas to form a loop road. In total, this would see around 120 spaces established within Council’s land and around 120 on acquired land and utilising the Graveyard Beach car park. This scenario is outlined in plan 3 overleaf.

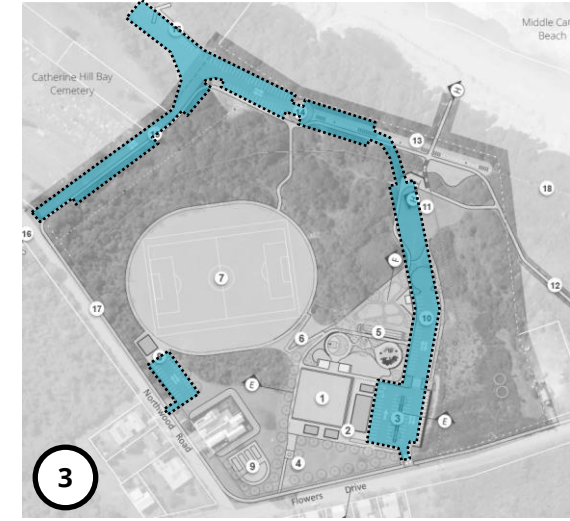
Parking in this precinct will seek to balance improved traffic flow along Flowers Drive and Northwood Road, the wide range of constraints over the land (including acquisition and approvals), public safety (both beach and pedestrian movements) and the longer-term demand for parking. Providing these options enables a level of flexibility to be applied over time. It is noted that parking associated with sporting use at the oval remains the same on all options (around 24 spaces).



PREFERRED LAYOUT AS SHOWN IN THE MASTER PLAN



ALTERNATIVE LAYOUT - NO LAND ACQUISITION



ALTERNATIVE LAYOUT - MAXIMISED PARKING

Safety and conflicts – In addition to providing for vehicle access and parking, consultation also highlighted that conflict between vehicles and pedestrians is a key issue. Alongside the provision of more formalised and adequate parking, the master planning process has also sought to separate pedestrians and vehicles wherever possible. Key initiatives to achieve this include:

- Providing a pedestrian promenade along the front of the reconfigured surf club car park, enabling access to the surf club and beach access ramps whilst minimising pedestrian movement within the car park itself
- Reconfiguring the carpark adjoining the surf club to enable easy entry and exit, minimise reversing manoeuvres and dead ends
- Upgrading the access ramp to separate pedestrians from emergency and life saving / lifeguard vehicle movements

- Extending the heritage trail along the eastern side of the northern car park in the Surf Club Precinct, and linking this to Pat Slaven Reserve via a pedestrian / cycle bridge
- Creating an inviting route that takes pedestrians off Flowers Drive between the precincts and along the proposed heritage trail
- Ensuring pedestrian / shared paths are available throughout the Middle Camp Precinct area to enable easy off-street pedestrian and cycle access.

Together, this coordinated design approach can work to reduce both parking impacts associated with parking on public roads (Flowers Drive in particular), as well as safety issues associated with various conflict points.

TOURISM OPPORTUNITIES



Over and above existing attractions, tourism and economic development aspirations of Council are also relevant to the Catherine Hill Bay area. Providing sympathetic and contextual tourism opportunities are key to sustainably engaging with this opportunity.

Master Plan responses include:

Heritage trail and interpretation – As previously discussed throughout this document, the heritage trail presents a unique opportunity to connect visitors with the heritage, culture and natural environment of Catherine Hill Bay. Through the development of interpretive opportunities, the heritage trail can be positioned as a major tourism drawcard for the area.

As part of this process, major interpretation nodes are identified at the south, middle and northern parts of the walking trail. These could entail a range of onsite (e.g. signage and public art), online (e.g. QR codes and weblinks) and interactive (e.g. listening post) opportunities. Through connecting the two precincts and the offerings at each, the heritage trail also has the potential to create engagement with the area, resulting in expenditure and employment opportunities to benefit the local community.

Dining and community event opportunities – Based on consultation feedback at the community level, there is also an apparent lack of dining opportunities within the Catherine Hill Bay area for both locals and visitors. In conjunction with local community use, cafés, restaurants or similar facilities will need to be used by visitors to the area to ensure they are financially sustainable.

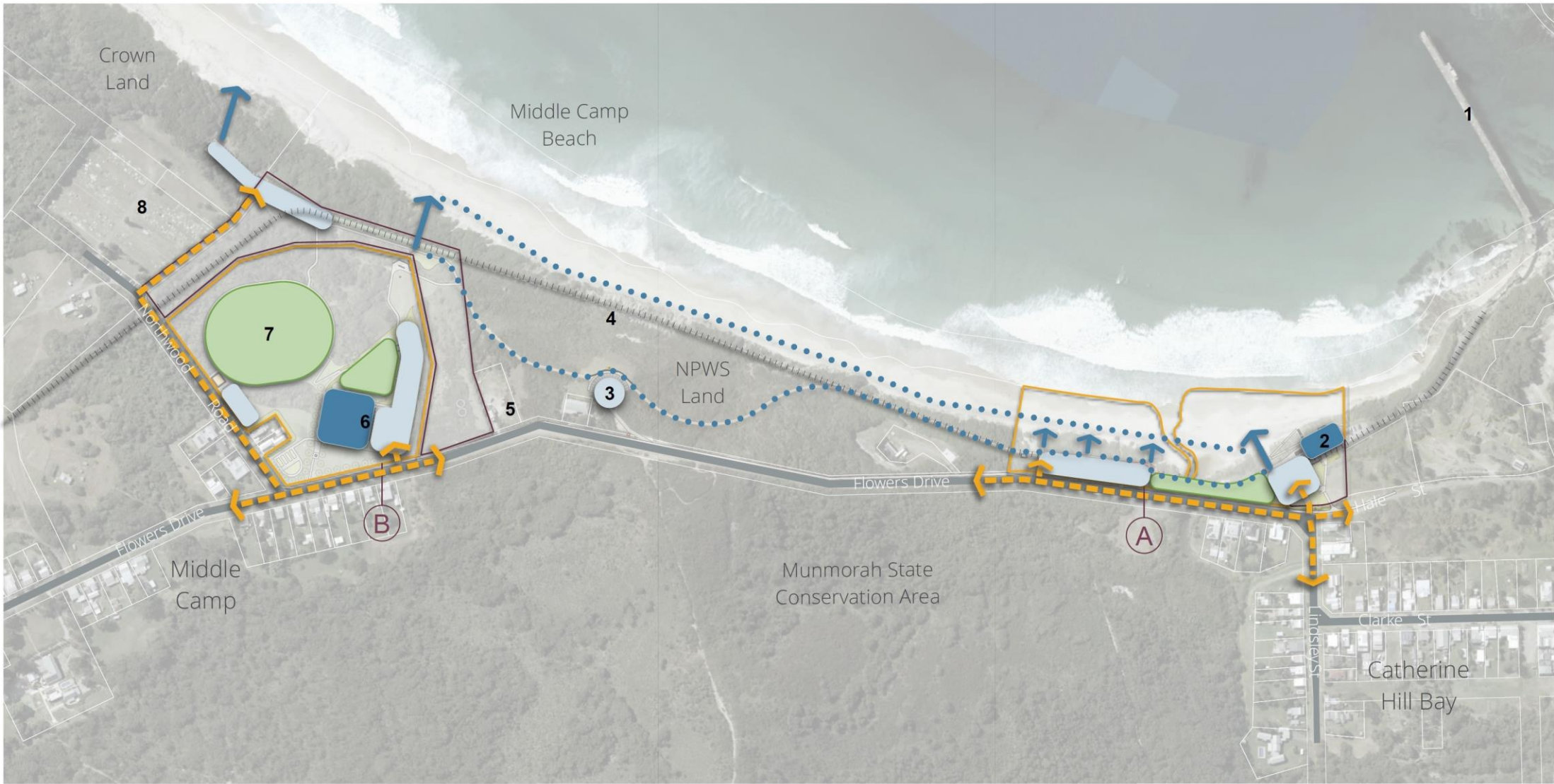
Similarly, the community hub space at the Middle Camp Precinct has the opportunity to foster other community-based activities, such as markets,

or community organisation facilities (e.g. craft hall / community garden). All these types of facilities would typically benefit from visitor interaction and where applicable, expenditure. This supports local initiatives and community spirit.

The Master Plan also retains the kitchen and club function space at the Surf Life Saving Club, potentially as a restaurant under sub-lease arrangements or otherwise as a function hire space similar to the current situation. This would be designed to encourage greater public access to the space with the ability for visitors to utilise the large external deck with views over Catherine Hill Bay, whilst minimising the overall footprint of the Surf Life Saving Club building.

Other private tourism development - Areas of privately owned land adjoin and are located near both Master Plan Precincts. Whilst some of this land is identified for potential acquisition, there are typically triggers for development in other locations (e.g. a set number of subdivision lots being developed), are subject to grants (e.g. NSW Coastal Lands Protection Scheme) and otherwise present associated costs directly to Council. Where appropriate arrangements for acquisition cannot be met, or where there is no identified public need for the land, there is potential that the land will remain in private ownership.

Where this is the case, the landowner may elect to pursue private development through the normal checks and balances of the planning system, including approvals from Heritage NSW. These outcomes are beyond the scope of this Precinct Master Planning process.



LEGEND

- Master Plan area boundary
- Private land
- Line of former Wallarah Colliery Railway
- A** Surf Life Saving Club Precinct
- B** Middle Camp Sports & Recreation Precinct

- EXISTING LOCATIONS**
- 1** Catherine Hill Bay Jetty
 - 2** Catherine Hill Bay Surf Life Saving Club
 - 3** Catherine Hill Bay Lookout
 - 4** Former Wallarah Colliery Railway
 - 5** Former Holy Trinity Church
 - 6** Former Catherine Hill Bay Bowling Club
 - 7** Catherine Hill Bay Oval
 - 8** Catherine Hill Bay Cemetery

- VISITOR NOTES**
- Combined community / visitor facilities that promote positive interactions including food / dining opportunities.
 - Off-street parking designed to minimise visual impacts.
 - Off-beach visitor use areas combined with community needs.
 - Vehicle connections within and around the project precincts.
 - Retained and enhanced beach access linked to parking and visitor destinations.
 - Visitor interpretation and heritage experience loop walk.

Figure 13: 'A Visitor Experience' schematic concepts

05 IMPLEMENTATION



5. Implementation

As outlined in Section 1.1, the Precincts Master Plan is the first in a number of steps to facilitate on-the-ground works. The following sections provide further consideration of how this implementation process is intended to occur and how future works are intended to be funded and prioritised. In all instances, flexibility will be key to taking advantage of unforeseen opportunities (e.g. grant opportunities) and constraints (e.g. economic or political circumstances).

5.1 PROJECT FUNDING

Project funding is to be allocated in accordance with development contributions that have been identified for project elements included within the Master Plan. These include:

- Play space
- Community facility
- Surf club
- Park
- Sports oval

Preliminary indicative costs associated with delivering the Master Plan have been developed to assist in establishing priorities and recognising where funding gaps exist. Whilst these items have been identified in Council's development contribution plans, availability of funds in some cases will be subject to future development taking place.

A clearer understanding of the cost of delivering these projects will be established at the detailed design stage, which may result in scope adjustments or consideration of supplementary sources of funding, for example grants.

Several aspects of the Master Plan have not previously been identified and will require full funding, sought over time through a combination of:

- Grant funding from State and Federal Government or other sources
- Additional development contributions / planning agreements sourced from private development proposals
- Direct Council funding allocations

Master Plan initiatives that do not have identified funding include:

- Heritage trail and lookout, including associated heritage interpretation and public art
- Viewing platform area at Middle Camp, including railway interpretation and beach access arrangements
- Graveyard Beach car park and access road at Middle Camp

5.2 PRIORITIES FOR IMPLEMENTATION

Implementation of project elements is projected to take up to 10 years and potentially longer subject to resolution of land ownership, funding and approval requirements. Four key project areas have been identified:

- **Community hub:** Including community hub buildings, village green, play space and oval improvements
- **Surf Life Saving Club area:** Including main building, storage building, pedestrian promenade, parking and Pat Slaven Reserve improvements (noting that redevelopment of the Surf Life Saving Club building, including vehicle and pedestrian access and circulation, requires acquisition of private land).

- **Heritage trail and lookout:** Including the bridge over Catherine Hill Bay Creek and access to and formalisation of the Graveyard Beach car park (noting that development of the lookout and trail is subject to land access arrangements as Council is not the landowner of much of these areas).
- **Graveyard Beach access and parking:** Including the Graveyard Beach access road from Northwood Road and parking areas adjoining the beach (noting that development requires partial acquisition or alternative access arrangement over private land).

Recognising the need for resolution of land ownership, funding and approval requirements, indicative timeframes for these project areas are outlined below.

SHORT-TERM (1-5 YEARS):

- **Community Hub:** A level of funding is available to progress the following community hub elements to detailed design and approvals:
 - Community buildings and village green
 - Park including picnic shelters and play space
 - Car parking to support the community hub
- **Graveyard Beach access and parking:** Subject to development triggers, progress opportunities to secure and upgrade the access road and Graveyard Beach car park.
- **Surf Life Saving Club area:** Negotiate and progress land acquisition requirements before proceeding to detailed design and approvals including:
 - New SLSC building and surrounds including walkways
 - Car park
 - Esplanade and beach access
 - Pat Slaven Reserve

- **Heritage trail and lookout:** Negotiate and progress land access or alternative agreement with NPWS before proceeding to detailed design and approvals.

MEDIUM-TERM (5-10 YEARS):

- **Community Hub:** Continuation of construction and implementation. Oval improvements to be considered in conjunction with sporting need and contribution funding availability (noting that funding may be redirected given the scale of development has been reduced).
- **Graveyard Beach access and parking:** Continuation of construction and implementation subject to development triggers.
- **Surf Life Saving Club area:** Following detailed design and approvals, establish full funding arrangements and commence construction.
- **Heritage trail and lookout:** Following detailed design and approvals, establish full funding arrangements and commence construction.

Preliminary review has not identified any requirements for changes to Council's LEP. Should such changes be identified at detailed design stages, such as moving the surf club building to the west, there is potential for additional time requirements within the above.

The intended outcome of the Precincts Master Plan is to provide a platform for the long-term future of the two precinct areas. This provides a basis for progressing to detailed design, approvals and construction through a staged approach. The Master Plan also establishes a basis for targeted grant funding applications and will deliver on the necessary community and recreational infrastructure for the foreseeable future.

Appendix A : Master Plan drawing set

Lake Macquarie City Council

Catherine Hill Bay Precincts Master Plan

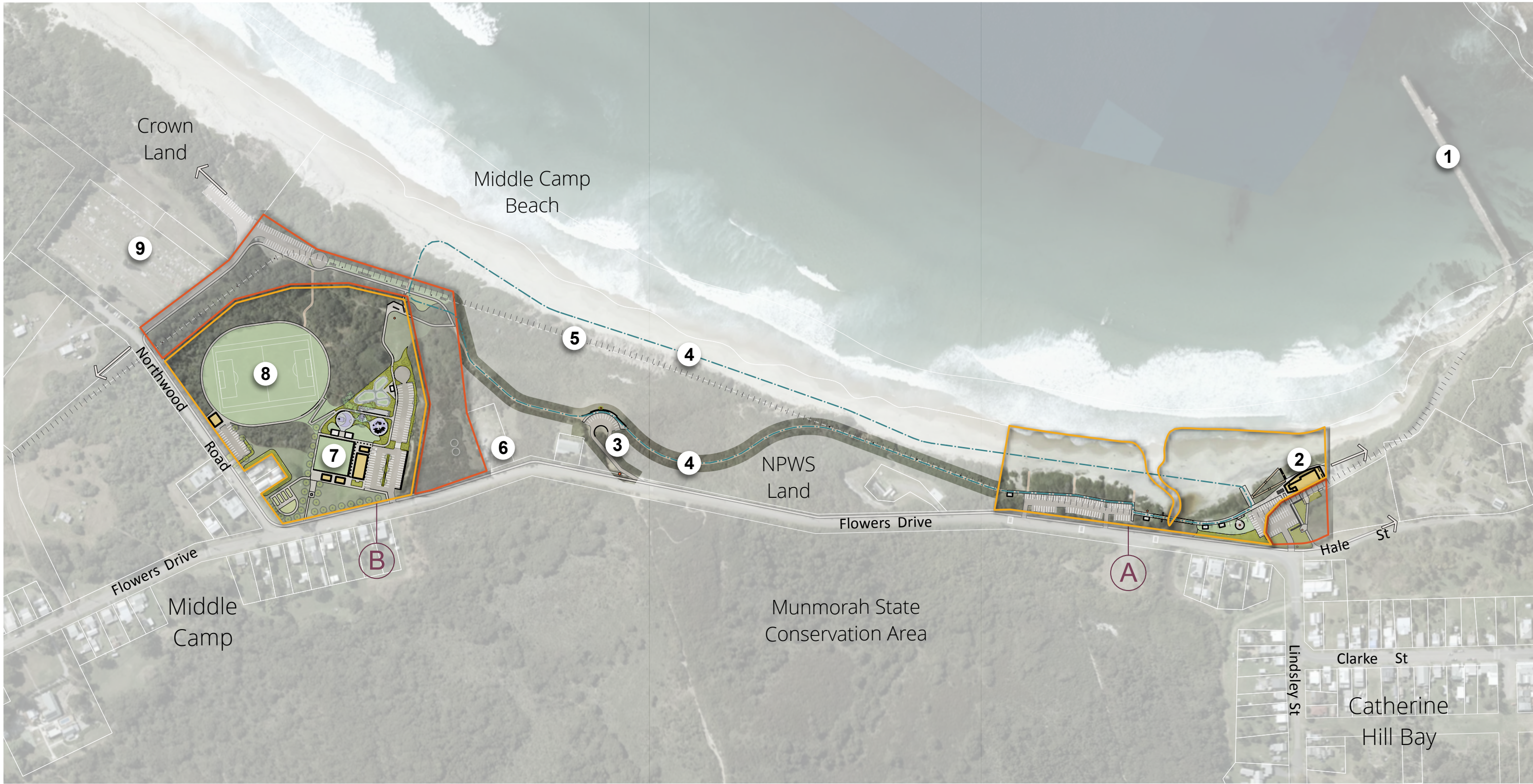
August 2022



Drawing Schedule

- | | |
|--|--|
| 01 Combined Site Plan | 07 Middle Camp Precinct Concept Plan |
| 02 Surf Life Saving Club Precinct Plan | 08 Middle Camp Precinct Concept Sections |
| 03 Middle Camp Sports & Recreation Precinct Plan | 09 Lookout Concept Plan |
| 04 Surf Life Saving Club Concept Plan | 10 Concept Building Layouts |
| 05 Surf Life Saving Club Precinct Concept Sections 1 | 11 Perspectives |
| 06 Surf Life Saving Club Precinct Concept Sections 2 | 12 Material and Vegetation Schedule |





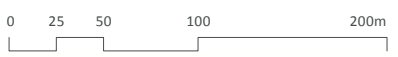
- LEGEND**
- Master Plan area boundary
 - Private land - Potential land acquisition
 - Potential heritage loop walk
 - Line of former Wallarah Colliery Railway
 - A** Surf Life Saving Club Precinct
 - B** Middle Camp Sports & Recreation Precinct

- NOTES**
- 1** Catherine Hill Bay Jetty
 - 2** Catherine Hill Bay Surf Life Saving Club
 - 3** Catherine Hill Bay Lookout
 - 4** Heritage trail and lookout
 - 5** Former Wallarah Colliery Railway
 - 6** Former Holy Trinity Church
 - 7** Former Catherine Hill Bay Bowling Green
 - 8** Catherine Hill Bay Oval
 - 9** Catherine Hill Bay Cemetery.

NOTE REGARDING PRIVATE LAND:

- The two master plan precincts encompass private land previously identified in developer contribution plans for potential acquisition, to assist in delivering community infrastructure. Acquisition or alternative access arrangements over private land will be pursued where a public need has been identified.
- The heritage walk proposal on NPWS land is subject to negotiation and agreement.

Combined Site Plan



August 2022
Scale 1:4000@A3



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Catherine Hill Bay Precincts Master Plan



LEGEND

- Master Plan area boundary
- Private land - Potential land acquisition
- B Section Location

NOTES

- 1** Catherine Hill Bay Surf Life Saving Club - New building in similar footprint to existing. Sensitive to view corridors, functional requirements and land ownership constraints. Refer schematic floor plans.
- 2** SLSC wash down and back of house area - Provide controlled access to rear of building to reduce conflict with public vehicles and pedestrians.
- 3** Lifeguard observation tower and viewing area.

- 4** SLSC vehicle & boat storage - storage rooms with roller doors excavated into embankment. 'Bunker' style construction with green/vegetated roof provides additional floor space, better vehicle / boat access to beach whilst retaining view corridors from the village to the sea. Refer schematic floor plans.
- 5** Access to jetty and beach area subject to future design process.
- 6** Public Car Park - New entry and configuration. Utilises land proposed for acquisition. Approx 56 parking bays.
- 7** Accessible walkway and overpass - potential walkway provides viewing platform and accessible thoroughfare to upper level of SLSC building.

- 8** Open space and viewing area. Includes interpretation of existing anchor and pedestrian site entry with connection to Moonee via Hale St. Open space otherwise low scale vegetated embankment.
- 9** New accessible ramp and stairs to beach.
- 10** Upgraded vehicle and pedestrian beach access.
- 11** Pat Slaven Reserve - Pedestrian promenade provided on eastern side of reserve connecting car parks, beach access points and buildings. Includes additional shelter, furniture, interpretive installations.
- 12** Possible location for future water storage and service tanks, similar to existing.

- 13** Pedestrian Crossing - New bridge aligned to original Wallarah Colliery Railway. Provides direct connection to northern car park. Built to reflect railway line and includes interpretive information.
- 14** Small reserve area with interpretation and shelter.
- 15** Heritage Walk. Connects precinct with lookout and Middle Camp. Includes interpretive information / markers regarding the Wallarah Colliery Railway.
- 16** Retain and improve existing car park as required.
- 17** Small reserve area with interpretation and shelter.
- 18** Existing beach access points retained.
- 19** Dune vegetation fenced and maintained.



Surf Life Saving Club Precinct Plan



August 2022
Scale 1:1000@A3



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**Catherine Hill Bay
Precincts Master Plan**



LEGEND

- Master Plan area boundary
- Private land - areas identified for acquisition for access and community use. Other areas may be developed by private landowner for own purposes.
- E Section Location
- P5 Perspective Location

NOTES

- 1** Original Bowling Green area - Reinstated space as focal point of community hub. Used as 'village green' for markets and outdoor events.
- 2** Community Buildings - New buildings adjoining former bowling green. Includes focal building in similar location and proportions as original bowling club. Building uses to include community hall, cafe, amenities, function / meeting rooms or other specified community uses to be confirmed at detailed design. Refer schematic floor plans.
- 3** Car Parking - Off street parking for new community hub and general parking demand. Approx 58 bays shown immediately adjoining community hub.
- 4** ANZAC Memorial - Existing memorial upgraded with adjoining paths and landscaping to expand memorial service opportunities and link to community hub.
- 5** Park and Playground - New local park and neighbourhood play space adjoining community hub. New nature and adventure type play space (subject to detailed design) under the canopy of existing pine trees. Potential for some elements to cater for multiple age groups. This could include multi-sports area, pump track, flying fox, fitness and play equipment. Park also includes accessible pathways, shelter and furniture.
- 6** Walkway linking community hub, playground and Catherine Hill Bay Oval. Includes seating opportunities on sloping site for spectator use.
- 7** Catherine Hill Bay Oval - Opportunity for ongoing informal recreational use, with potential to upgrade surface, drainage and facilities for future sports club use. Includes a perimeter accessible path to link pedestrians and cyclists with adjoining use areas.
- 8** Oval Amenity Building and Car Park - New amenity building and formalised car park as part of oval upgrade when demand requires.
- 9** Community Use Area - Existing playground replaced with alternative community use such as productive community garden.
- 10** Park and Playground Car park . Approx 50 bays shown with turning circle. Also provides parking opportunity for heritage walk access.
- 11** Interpretive viewing terrace - Terrace located at end of existing lawn area. Overlooks original Wallarah Colliery Railway alignment with direct connection to beach and heritage walk. Robust stone character sympathetic with heritage history and natural landscape. Includes interpretive information and furniture.
- 12** Heritage Walk - New walk connecting with lookout and SLSC Precinct. Includes interpretive heritage information / markers regarding the original Wallarah Colliery Railway. Subject to ongoing land ownership discussions with NPWS.
- 13** Railway Alignment Lawn. Markers and installations interpreting Wallarah Colliery Railway alignment. Includes connection to formalised beach access, heritage walk, parking and community hub space. Subject to land acquisition or alternative access arrangement.
- 14** Eastern Car Park - Extension of existing car park providing approx. 50 additional parking bays. Indicative carparking layout, may change through consultation regarding potential property acquisition.
- 15** Northern access road upgraded to provide improved access for beach, oval, and cemetery. Subject to land acquisition or alternative access arrangement.
- 16** Heritage walk. Potential future connections to north and west.
- 17** Indicative future shared path (separate Council project).
- 18** Inaccessible areas of Wallarah Colliery Railway alignment defined by visual markers at 50m intervals.

Middle Camp Sports & Recreation Precinct Plan



Pedestrian Crossing



Interpretive elements



Shelters



S.L.S.C

LEGEND

P1 Perspective Location



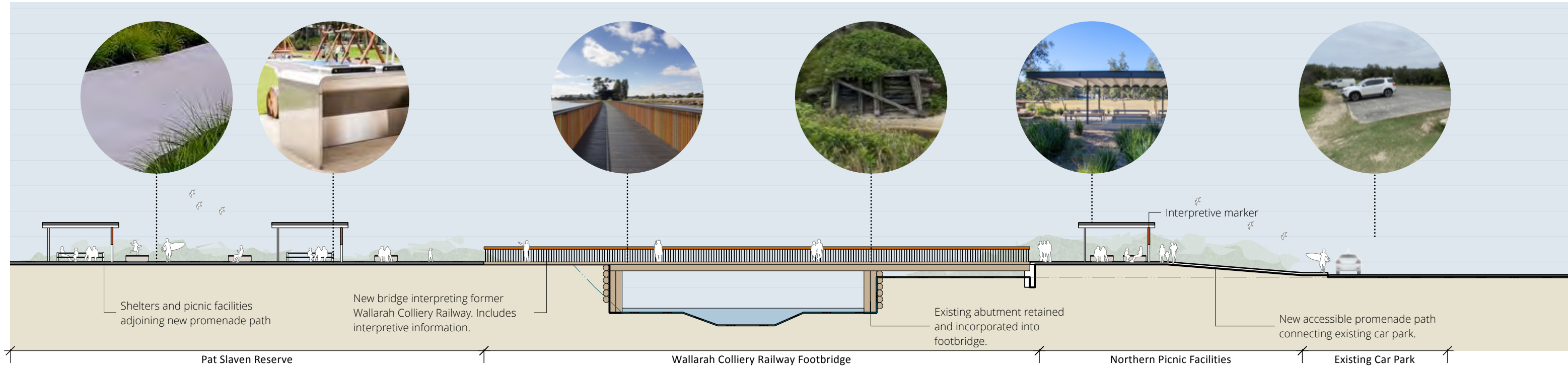
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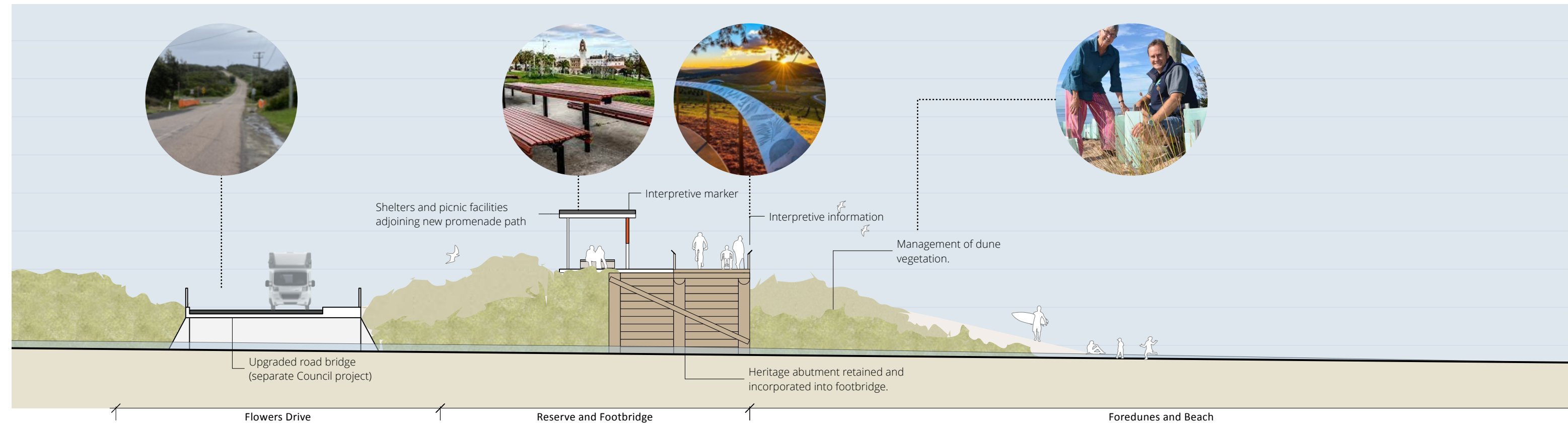
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Surf Life Saving Club Concept Plan

Catherine Hill Bay
Precincts Master Plan



Section A - Wallarah Colliery Railway Footbridge
scale 1:300



Section B - Wallarah Colliery Railway Footbridge
scale 1:200

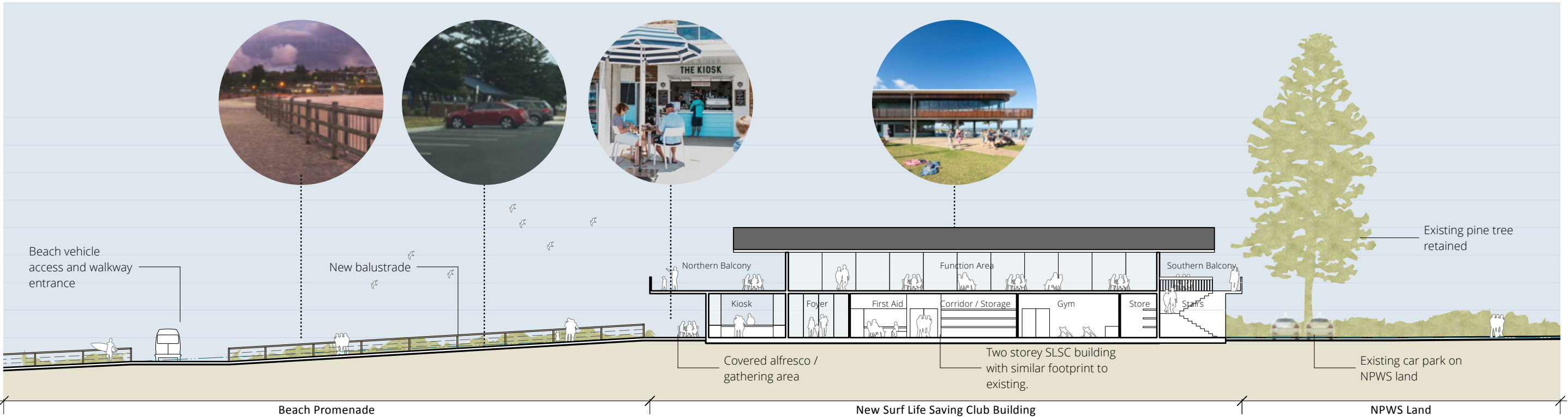
Surf Life Saving Club Precinct Concept Sections 1



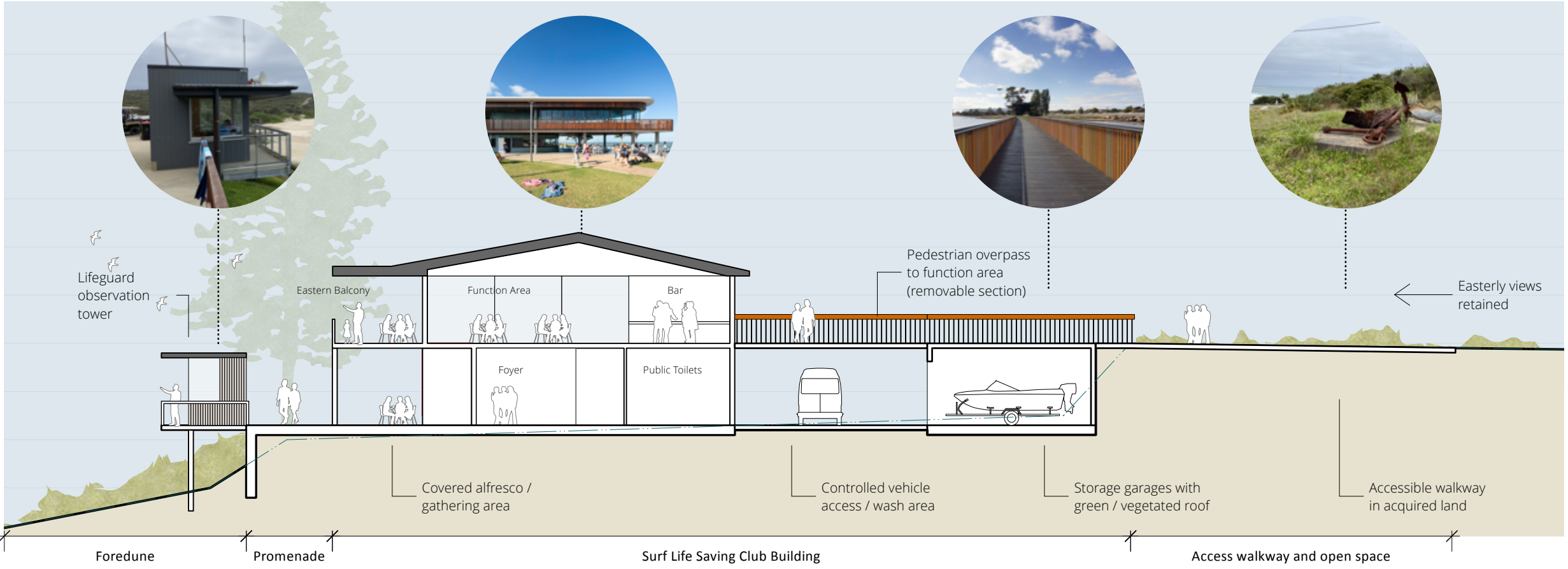
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Scale as shown

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Catherine Hill Bay
Precincts Master Plan



Section C - SLSC Club Building
scale 1:300



Section D - SLSC Club Building
scale 1:200

Surf Life Saving Club Precinct Concept Sections 2



August 2022
Scale as shown

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Catherine Hill Bay
Precincts Master Plan



Community Hub



Cafe



Playground



Pump Track



Multi-sport Area



War Memorial

NOTE:
Buildings and play space elements are indicative only and subject to future detailed design.



Middle Camp Precinct Concept Plan

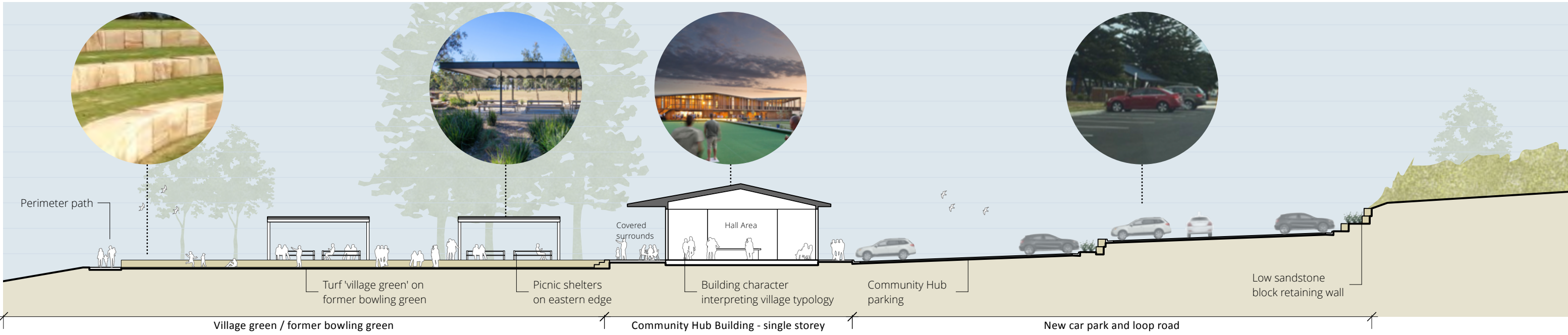


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Scale 1:500@A3

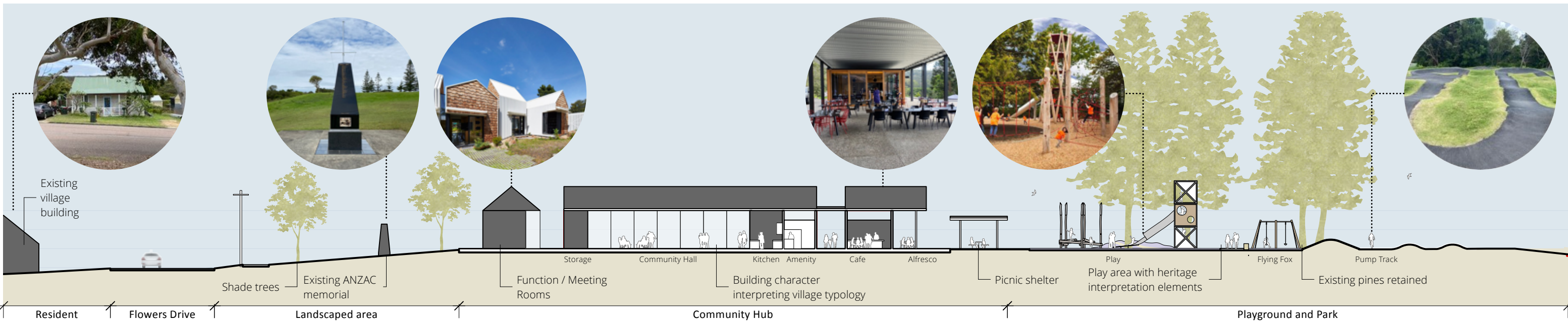


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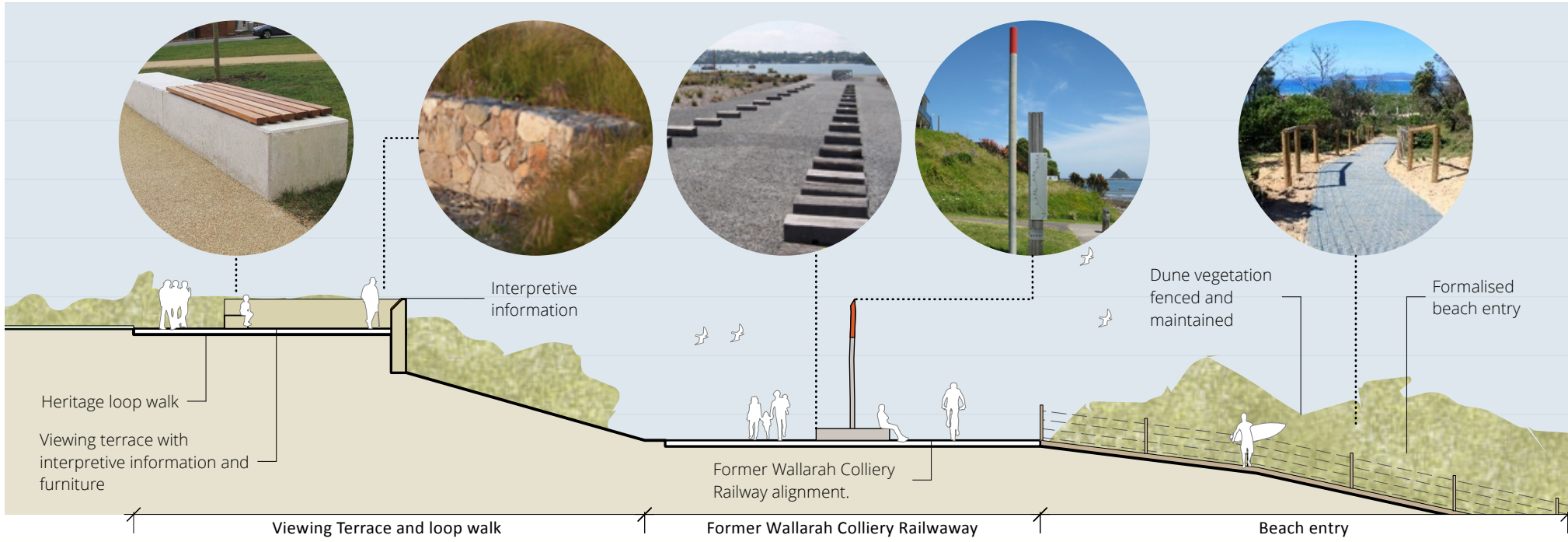
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Section E - Community Hub Building and Village Green
scale 1:300



Section F - Community Hub and Playground
scale 1:300



Section H - Wallarah Colliery Railway Viewing Platform and Beach Access
scale 1:300

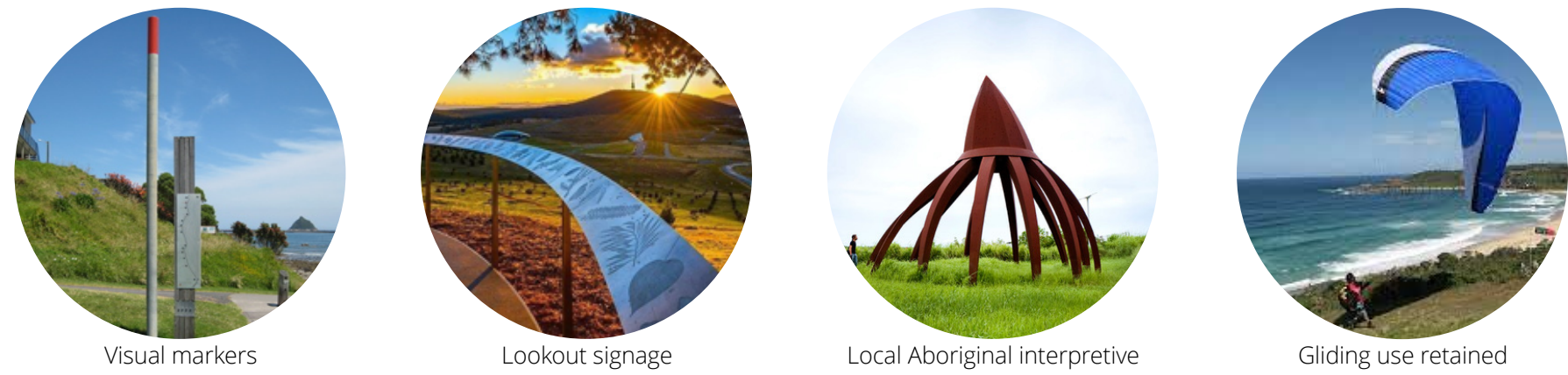
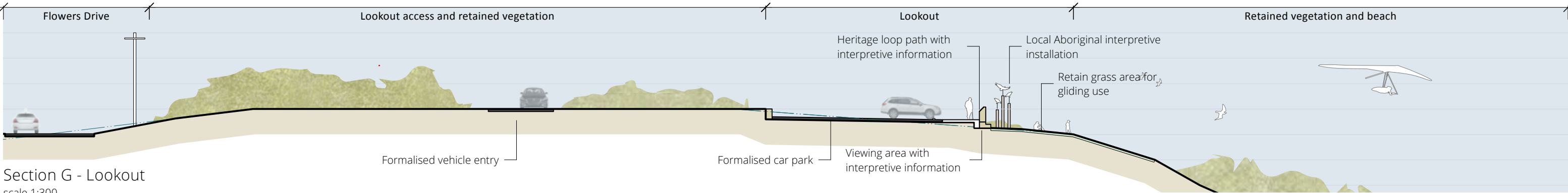
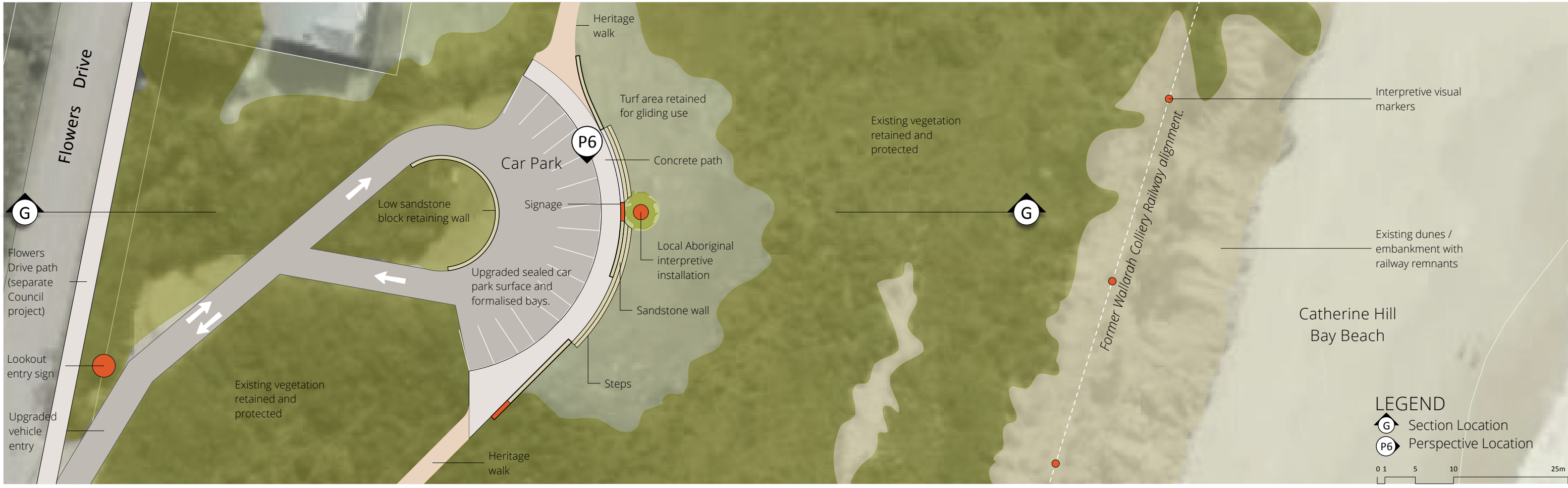
Middle Camp Precinct Concept Sections



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Scale as shown

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NOTE:
Key principles include:

- Upgrade of vehicle access, parking, and viewing area.
- Integration of heritage loop walk that links between precincts and facilitates heritage and environmental interpretation opportunities.
- Lookout and trail design subject to negotiation and agreement with NPWS (being the current land owner) along with investigations led by heritage, environmental considerations, coastal processes and access requirements.

Lookout Concept Plan

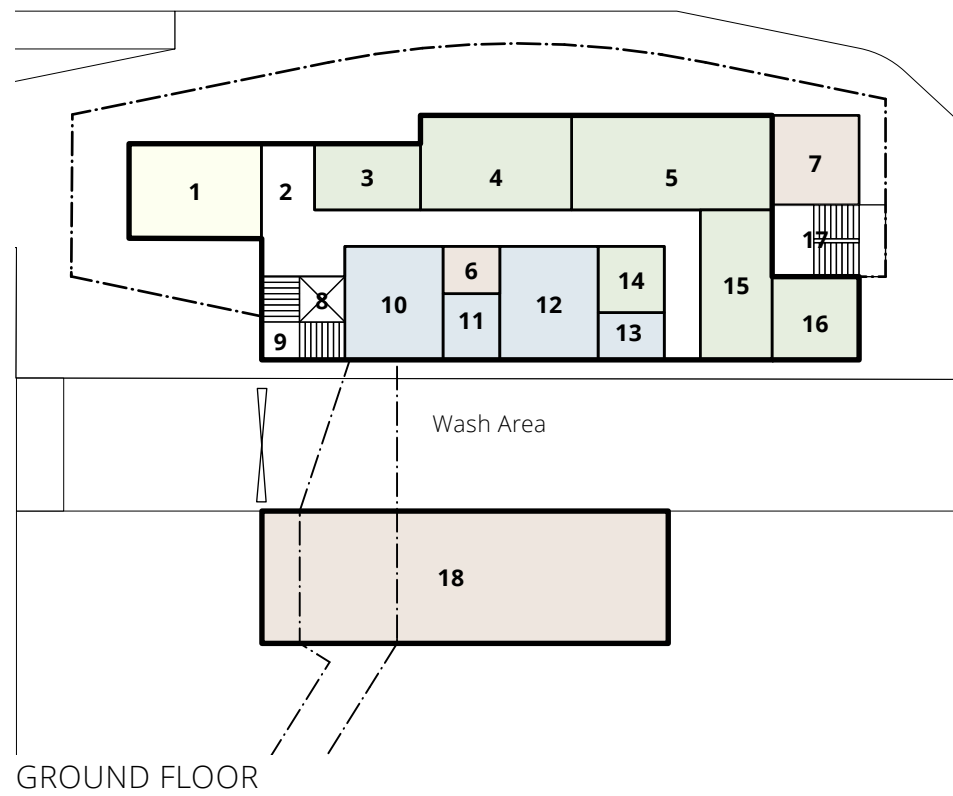


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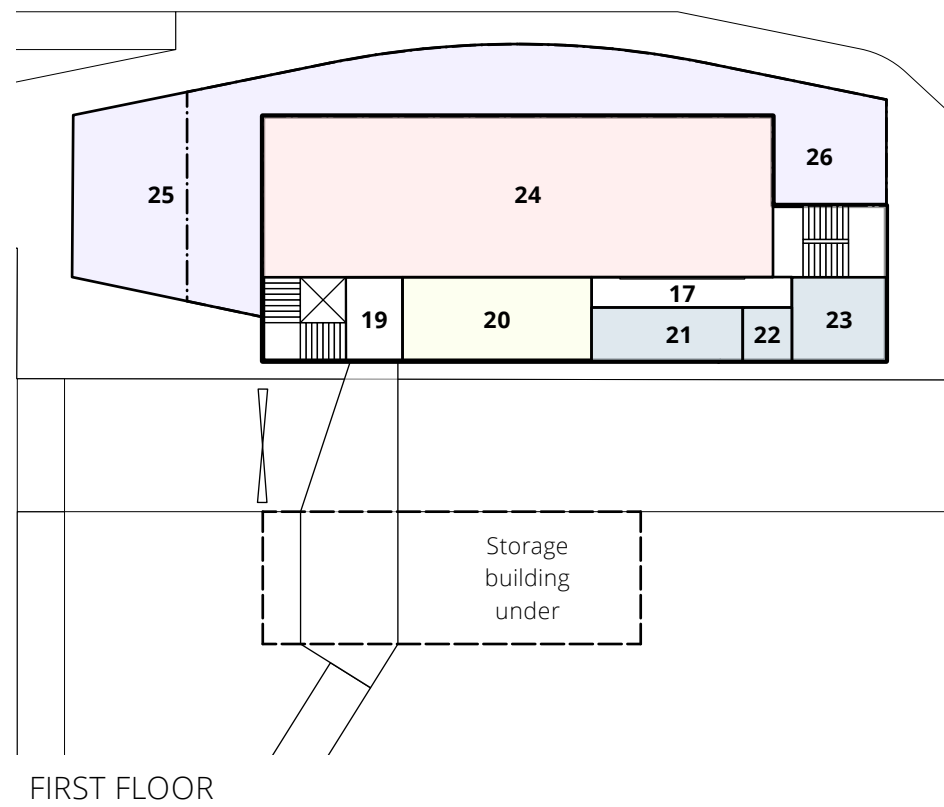


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GROUND FLOOR



FIRST FLOOR

SLSC BUILDING

GROUND FLOOR SPACE

- 1 KIOSK
- 2 FOYER & CIRCULATION
- 3 FIRST AID
- 4 TRAINING / MEETING ROOM 1
- 5 GYM / TRAINING ROOM 2
- 6 COMMS & DATA
- 7 STORAGE
- 8 LIFT (INTERNAL)
- 9 STAIRS (INTERNAL)
- 10 FEMALE AMENITY (EXTERNAL)
- 11 ACCESSIBLE & BABY CHANGE AMENITY
- 12 MALE AMENITY (EXTERNAL)
- 13 UNISEX TOILET (INTERNAL)
- 14 SLSC OFFICE
- 15 BOARD & PATROL STORE
- 16 PLANT
- 17 STAIR (EXTERNAL)
- 18 WATERCRAFT STORAGE (VEHICLES / BOATS)

PROPOSED	EXISTING
Size: 7 x 5m, Area: 35m2	Area: 20m2
Area: 75m2	Area: 25m2
Size: 5.6 x 3.5m, Area: 20m2	Area: 20m2
Size: 8 x 5m, Area: 40m2	Area: 20m2
Size: 10.6 x 5m, Area: 53m2	Area: 30m2
Size: 3 x 2.5m, Area: 8m2	
Size: 4.6 x 4.7m, Area: 22m2	Area: 10m2
Size: 2.4 x 2.4m, Area: 6m2	Area: 14m2
Area: 31m2	Area: 30m2
Size: 3 x 3.5m, Area: 10m2	Area: 10m2
Size: 5.2 x 6m, Area: 31m2	Area: 30m2
Size: 3.5 x 2.5m, Area: 9m2	Area: 5m2
Size: 3.5 x 3.5m, Area: 12m2	
Size: 8 x 3.8m, Area: 30m2	
Size: 4.6 x 4.4m, Area: 20m2	
Size: 6 x 3.8m, Area: 23m2	
Size: 21.5 x 7m, Area: 150m2	Area: 50m2
Total Area: 589m2*	

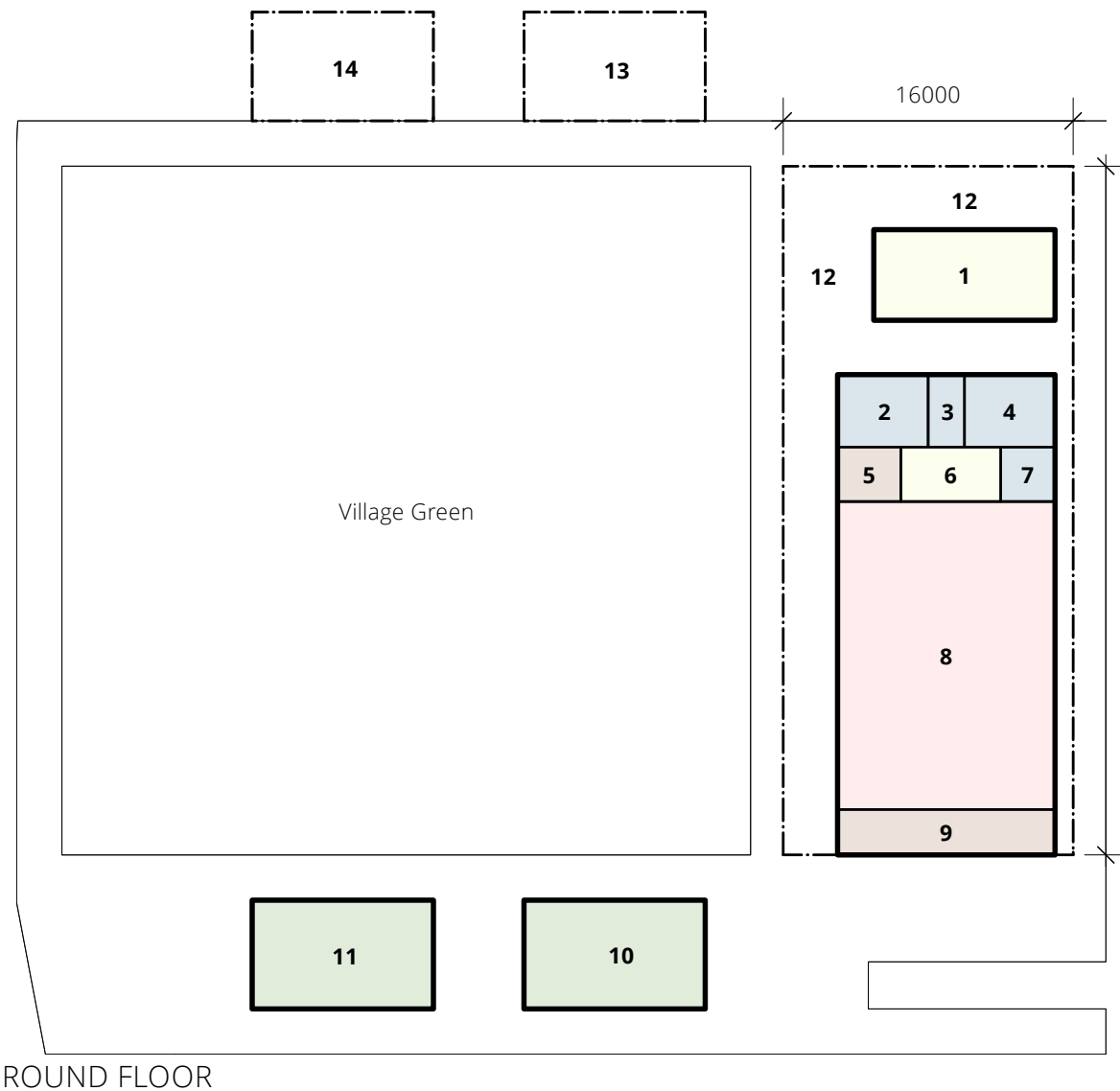
FIRST FLOOR SPACE

- 19 FOYER / CIRCULATION / STORAGE
- 20 KITCHEN & BAR
- 21 FEMALE AMENITY
- 22 ACCESSIBLE & BABY CHANGE AMENITY
- 23 MALE AMENITY
- 24 FUNCTION AREA

PROPOSED	EXISTING
Area: 30m2	Area: 20m2
Size: 10 x 4.4m, Area: 45m2	Area: 20m2
Size: 8 x 2.6m, Area: 23m2	Area: 15m2
Size: 2.6 x 2.8m, Area: 7m2	Area: 5m2
Size: 5 x 4.4m, Area: 22m2	Area: 15m2
Size: 27 x 8.5m, Area: 230m2	Area: 120m2
Total Area: 357m2*	

25 NORTHERN EXTERNAL DECK	Area: 190m2	Area: 130m2
26 EAST / SOUTHERN EXTERNAL DECK	Area: 40m2	Area: 55m2

* all areas approximate only.



GROUND FLOOR

COMMUNITY HUB BUILDINGS

INTERNAL FLOOR SPACE

- 1 CAFE
- 2 FEMALE AMENITY (EXTERNAL)
- 3 ACCESSIBLE & BABY CHANGE AMENITY
- 4 MALE AMENITY (EXTERNAL)
- 5 STORAGE (INTERNAL)
- 6 KITCHEN
- 7 UNISEX TOILET (INTERNAL)
- 8 OPEN PLAN HALL
- 9 STORAGE (INTERNAL & EXTERNAL)
- 10 FUNCTION / MEETING ROOM / OTHER
- 11 FUNCTION / MEETING ROOM / OTHER

Size: 10 x 5m,	Area: 50m2
Size: 5 x 4m,	Area: 20m2
Size: 2 x 4m,	Area: 8m2
Size: 5 x 4m,	Area: 20m2
Size: 3.5 x 3m,	Area: 10m2
Size: 5.5 x 3m,	Area: 16m2
Size: 3 x 3m,	Area: 9m2
Size: 12 x 17m,	Area: 204m2
Size: 12 x 2.5m,	Area: 30m2
Size: 10 x 6m,	Area: 60m2
Size: 10 x 6m,	Area: 60m2
Total Area: 488m2	

COVERED EXTERNAL AREA

- 12 CAFE & HALL SURROUNDS
- 13 PICNIC SHELTER
- 14 PICNIC SHELTER

Area: 80m2
Size: 10 x 6m, Area: 60m2
Size: 10 x 6m, Area: 60m2

LEGEND

- Food and Beverage
- Amenities
- Social
- Meeting Room / Medical / Gym
- Storage
- Roof Line
- External Deck

Concept Building Layouts



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P1: Southeasterly view from kiosk alfresco / promenade area
S.L.S.C. PRECINCT PERSPECTIVES



P2: Southerly view along promenade at Pat Slaven Reserve



P3: Northerly view along new interpretive footbridge



P4: Northerly view from community hall across village green
MIDDLE CAMP PRECINCT PERSPECTIVES



P5: Easterly beach view from viewing terrace at northern end of loop walk

Perspectives



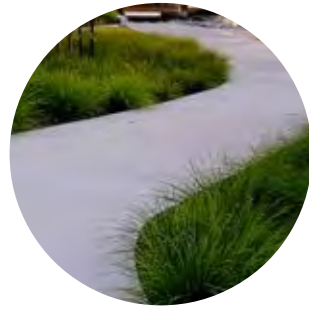
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SUGGESTED MATERIALS

CONCRETE



Path



Seat



Play



Wall

STONE



Terrace



Walls



Sculpture



Seating

METAL



Signage



Markers



Sculpture



Walkways

TIMBER



Seating



Play



Fencing



Walkway

HERITAGE MATERIALS



Timber Cladding



Steel/Timber Coal Loader



Steel Jetty



Metal Cladding

SUGGESTED PLANT LIST

BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)	BOTANICAL NAME	COMMON NAME	MATURE SIZE (H x W)
TREES			GRASSES & GROUNDCOVERS		
<i>Acmena smithii</i>	Lilli Pilli	10 x 7	<i>Banksia spinulosa</i> var <i>collina</i> 'Stumpy Gold'		0.5 x 1
<i>Allocasuarina distylla</i>	She-oak	10 x 7	<i>Carpobrotus glaucescens</i>	Pig Face	0.3 x 2
<i>Araucaria heterophylla</i>	Norfolk Island Pine	30 x 15	<i>Comesperma sphaerocarpum</i>	Broom Milkwort	0.3 x 0.3
<i>Banksia integrifolia</i>	Coastal banksia	10 x 7	<i>Dichondra repens</i>	Kidney Weed	0.1 x 1
<i>Eucalyptus parramattensis</i> subsp. <i>decadens</i>	Cheese Tree	10 x 7	<i>Ficinia nodosa</i>	Club Rush	1 x 1
<i>Glochidion ferdinandii</i>	Cheese Tree	10 x 7	<i>Hibbertia aspera</i>	Trailing Guinea Flower	0.6 x 0.6
<i>Leptospermum laevigatum</i>	Coast Tea-tree	10 x 5	<i>Hydrocotyle bonariensis</i>	Large-leaved Pennywort	0.2 x 0.5
<i>Pittosporum undulatum</i>	Sweet Pittosporum	10 x 7	<i>Lomandra longifolia</i>	Spiny-headed Mat-rush	1 x 1
SHRUBS			<i>Ptilothrix deusta</i>	Feather sedge	0.6 x 0.6
<i>Acacia sophorae</i>	Coast Wattle	3 x 3	<i>Spinifex sericeus</i>	Beach Spinifex	1 x 1
<i>Grevillea sericea</i>	Pink Spider Flower	1.5 x 1.5	<i>Themeda triandra</i>	Kangaroo Grass	1 x 0.5
<i>Lambertia Formosa</i>	Mountain Devil	1.5 x 1.5			
<i>Lasiopetalum parviflorum</i>	Velvet Bushes	1 x 1			
<i>Melaleuca nodosa</i>	Prickly-leaved Paperbark	3 x 3			
<i>Pimelea linifolia</i>	Slender Rice Flower	1.5 x 1.5			
<i>Westringia fruticosa</i>	Coastal Rosemary	2 x 2			
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					
					

Material & Vegetation Schedules



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