Catherine Hill Bay
Rosecorp Development

Assessment of Heritage and Environmental Significance

Report prepared by Alyssa Turner
For ECONSULT June 2007
EXECUTIVE SUMMARY

This report is prepared by ECONSULT on behalf of Rosecorp CHP Pty Limited. In accordance with Lake Macquarie City Council (LMCC) and Wyong Shire Council. The document aims to analyse the Rosecorp proposal of Catherine Hill Bay through the context of its response and compliance to the heritage and environmental requirements, issues and legislation. Concern from political groups and residence regarding the existing Rosecorp proposal have created a need to reassess current strategies for redevelopment.

This report outlines and discusses the current and potential impacts of the proposed Rosecorp development. Rosecorp has already put through a concept plan addressing many of these impacts. These strategies are outlined below under ‘Rosecorp Proposal’.

Development proposals in the Catherine Hill Bay area have never left a positive mark on the residence of the tiny sea-side village. As voiced from a concerned resident “to have a beautiful and unique landscape, with significant conservation and Australian heritage value for all to marvel at, replaced with dwellings to cater for the elite few is abominable – it deserves preservation not desecration”. In contrast, the proposal has the ability to be an exemplary combination of residential, tourist and commercial use. The proposal will allow for a recently closed down mining site to house approximant 600 dwellings bringing much need population and job opportunities to a village that is currently on a economical decrease. With the dwellings being built, Rosecorp is donating more than 80% of the existing land for conservational purposes. Also the much need attention to current heritage listed items.

However the environmental impact is not all positive. With the extension of 600 dwellings added to a current population of only 100 dwellings the small village will be swamped with a massive population growth. This will have major effects on services such as water, sewerage and electricity. There is also an amount of threatened species of flora. Access to public transport is currently inaccurate.
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1. **INTRODUCTION**

The Catherine Hill Bay concept site is owned and controlled by Coastal Hamlets Pty Ltd. The Catherine Hill Bay and Moonee Village sites compose of approximately 374 ha of land on both sides of the Pacific Highway. The site is considered an area of unique cultural and heritage values. With picturesque views in all directions, the site is largely hidden but in an accessible location with being located close to the Pacific Highway with easy access to Nords Wharf and Swansea.

Property developers Rosecorp have acquired the land, producing a concept plan documenting the aims of the site. This includes subdivision for a combination of residential, tourist, commercial and recreational use. This report is prepared in consultation with Rosecorp and the concept plan, and aims to assess the impact on Catherine Hill Bay through the context of its response and compliance to the heritage and environmental requirements, issues and legislation.

This report is a response to Wyong Shire Council, Lake Macquarie City Council and concerns from local residents surrounding the potential impact on the environmental and heritage issues of any redevelopment of the Catherine Hill Bay Village and Moonee Village site. The condensed report provides a brief history, current situation and heritage value of the land, summary of the Rosecorp proposal and what they plan to use the site for, public opinion and concerns, conservations and heritage obligations and opportunities and then recommendations for the proposed site.
2. SITE CHARACTERISTICS

2.1 Location

Catherine Hill Bay is a coastal bay and village set in a natural landscape of bush beside the Pacific Ocean. It is located on the Wallarah Peninsula, forming Lake Macquarie, south of the sea entrance channel at Swansea and some 15 nautical miles south of Newcastle, New South Wales, Australia.

Lower Hunter Regional Strategy. Source: Catherine Hill Bay Concept Plan

2.2 Land Included in Site

Lot 5 DP 774923
Lot 6 DP 774923
Pt lot 2031 DP 841175
Lot 2 DP 841175
Lot 201 DP 702669
Loy A & B DP 384745

Residue of the original land grant being private land shown as roads in DP 1634 (approx 2.6 ha of undetermined ownership claimed in the Coastal Hamlets Pty Ltd)

Public roads through lot 2 DP 809795 to be closed (approx 4 ha not currently in Coastal Hamlets ownership)
2.3 History

The settlement was first made after land was purchased on 1 April 1865. The town of Cowper was created, to serve as a base for coal mining by the New Wallsend Company in 1873 with the first shipment on 17th December of that year. The name Catherine Hill was adopted to commemorate the schooner *Catherine Hill* that had run aground in 1867. In between 1889 and 1890 the Wallarah Coal Co. built a railway from its first mine site down to the loading jetty for delivery of coal.

2.4 Current Situation

Catherine Hill Bay is a picturesque location with a natural feel that has barely been changed since before Captain Cook sailed past. It is the oldest existing town in the City of Lake Macquarie.

Today the town consists of about 100 dwellings located between two settlements about 1km apart. It consists of mainly simple timber miners’ cottages, some of which date from the 19th century. There is currently no articulated water of sewerage connected to the village.

To date, all attempts to develop the area have been rejected by both Lake Macquarie City Council and Wyong Shire Council. These development applications have also been backed up by a Land and Environmental Court.
2.5 Heritage

The area’s distinctive natural and built features have been acknowledged since 1969 as having a significance worth protecting, and the cessation of coal mining in 2002 accelerated moves to further protect and preserve its unique characteristics.

Lake Macquarie City Council protected Catherine Hill Bay village and its bush and headland, which is located beside a 2km long beach, as a Heritage Conservation Area in 2004. This area is located east of the Pacific Highway on the South Wallarah Peninsula, between the Wallarah National Park in the north and Munmorah State Conservation Area in the south.

Most of the South Wallarah Peninsula is a former underground coal mining lease with most of the freehold title held by various mining companies until recent times. In 2005 a formal Conservation Assessment of the area was made by the New South Wales Department of Environment and Conservation. The assessment concluded that ‘the South Wallarah Peninsula contained four ‘threatened’ plant species, known habitat for nine threatened fauna species and potential habitat for at least seven more. Four State listed endangered ecological communities occurring across the study area and five of the vegetation communities occurring on the site are considered to be naturally rare.’

The Department’s position is that the South Wallarah ‘is of extremely high conservation value and that development opportunities of the site are limited due to the potential for incremental habitat loss and fragmentation.’
Land owned in current proposal, source; Catherine Hill Bay Concept Plan

3.1 Land

The concept plan covers 374ha of land at Catherine Hill bay owned and controlled by Coastal Hamlets Pty Ltd. 314ha (more than 80%) of that land will be dedicated to the NSW government for conservation, in a previously agreed rehabilitated state.
3.2 Dwellings

The development dictates a maximum of 600 dwellings in 11 stages covering 60ha of land with a net density of 10 dwellings per hectare. In order to maintain a similar visual character to the existing village, a dwelling shall not occupy more than 50% of the total site area of its lot. Consisting with existing development, dwellings will consist of both one and two story building structures. Maximum building height is 9m above the highest point of finished ground. Buildings are being located, planned and orientated to maximise opportunities for solar access, natural light and privacy.
3.3 Village Centre

A commercial area within the development covering an area of 1000m² which includes a fish and chip shop, pharmacy, hairdresser, general store, gift shop, various specialty stores and a community hall. This includes shop-top tourist accommodation with a total of 154 beds including both Catherine Hill Bay and Moonee Village extensions.

3.4 Parks

Neighbourhood parks will be located within 400m (5 minute walk) of all dwellings. This provides a public outdoor area for residents to interact. Also a Village Green will be located within the Moonee Village development large enough to hold community events.

3.5 Transport

Rosecorp is to provide convenient access to public transport for both new and existing residence. This may include more bus times and a longer route. 90% of dwellings are to be located within a 5 minute walk to any bus stop and main street shops. An effective network of paths is to be created, encouraging walking and cycling, allowing access to parkland, Catherine Hill Bay beach, the headland and surrounding bushland.
3.6 Historical Buildings

Plans for the heritage listed Mine Managers Residence (Wallarah House) to be conserved and adaptively reused as possible residential accommodation which may include tourism. Also other historical existing items, which are not listed, such as the Jetty Masters Cottage and the Bin Building have the potential of being reused.

3.7 Water/Sewer

Hunter Water Corporation has cemented an agreement that will see it responsible for all water supply approvals. Portable water will be brought to the site from Swansea, sufficient enough to supply the proposed development as well as the existing village. All dwellings must contain a 10 000 litre rainwater tank to be connected to internal toilet and laundry uses. This will reduce portable water demand. Sewer reticulation will also extend to dwellings in the existing village as they are currently using septic tanks. Catherine Hill Bay will be serviced by a combination of gravity mains, pump stations and rising mains. A pump station will be provided to the north of the concept plan area to provide regional pumping capacity to the waste water treatment plant at Belmont.
If you ask majority of Catherine Hill Bay residence what their opinion of Rosecorp proposal to develop some 600 dwellings on the site of a recently closed down mine, they would be quick to come back saying that they would strongly object to it. The residence along with many other visitors to the tiny sea side village see the proposal as having a devastating effect on the heritage this special place holds.

They would like to see the village and immediate visual catchments to be listed on the State Heritage Register and the land around it to be bought by the government so that it can be protected for future generations.

‘The development proposal compromises the natural and cultural value of the village and surrounding landscape, and the integrity and application elsewhere on the coast of the NSW Government’s Coastal Policy and other established State planning policies is threatened.’

The public is also concerned that Mr. Sartor, the NSW Minister of Planning, is using the recently introduce Section 3A of the State Planning Act which entitles him to have extraordinary power to act on his own personal judgement without having to use professional advice from his department or other informed agencies. This has the village residents worried because with the current proposal Rosecorp cannot win approval through due process with its development. This is what other members of the public would have to use. The only way the current proposal could be developed at Catherine Hill Bay is by the Minister of Planning intervening under section 3A.

Every four years since 1994 Catherine Hill Bay Progress Association polls the community to make an understanding of what they think and if views are changing. Results of the 2006 Resident Survey (published January 2007) and Occupancy Survey show that Middle Camp village is composed of 69 houses
with 75% of them being occupied full-time. Where as Catherine Hill Bay village has 43 houses with only 53% of these being occupied full time. Of the total number of houses the current occupants that have lived in the bay for 50 - 80 years is 23%; 20 - 40 years is 16%; over 10 years is 35%; over 5 years is 9%; and under 5 years is 16%.

When residence where ask what made the bay such a ‘special place’, the beach was ranked highest (95%) followed by environment (94%), history (93%), quietness (92%), bushland (91%), sense of community (81%) and neighbours (78%).

Residence are not too concerned with water supply and sewerage with only 12% and 16% respectively saying it would improve their lifestyle in the Bay, whereas better bus services was at 27%. If it came to it 84% are against paying for sewer connection fees and annual rates as well as 90% against paying for water.

In maintaining the attraction of the Bay 80% want a heritage walkway, 27% say better signage, 43% for better roads and parking, 46% want a council ranger and 83% would like to see control bikes in the area.

98% are in favour for protecting the style of the village, 82% are against more housing, if developing takes place 98% want it to be consistent with existing cottages with 95% stating they want it to be outside the boundary and not visible.

In summery both the residents and public find that the proposed development of Catherine Hill Bay will obliterate a major State heritage asset which has been under consideration since 2005 by the Heritage Office for listing on the State Heritage Register. In September 2006 The National Trust told Mr. Sartor that “the promise of land for a National Park is poor compensations for the loss of such an important settlement in the history of NSW”.
5. CONSERVATION AND HERITAGE

5.1 Obligation and Opportunities

Catherine Hill Bay has a variety of different levels of significance. Parts of the site have been identified as having local or state heritage significance, therefore the proposal of works to be done by Rosecorp should be done so as not to interfere with the significance. The Burra Charter (the Australian Icomos charter for the conservation of places of cultural significance) has a list of guidelines for conserving significant places.

If the works that Rosecorp wishes to propose are only minor in nature and having minimal impact on the heritage significance of Catherine Hill Bay, then under provisions of Section 139 (of the Heritage Act) they may be exempt.

Relevant Heritage Items situated within the study site:

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Significance</th>
<th>Item</th>
<th>Address</th>
<th>Property Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CH-13</td>
<td>Local</td>
<td>House “Wallarah House”</td>
<td>1a Keene Street</td>
<td>Lot 2031, DP. 841175</td>
</tr>
<tr>
<td>CH-14</td>
<td>Local</td>
<td>Coal Loader Jetty</td>
<td>Southern end of the beach</td>
<td>Lot 2031, DP. 841175</td>
</tr>
<tr>
<td>CH-16</td>
<td>Local</td>
<td>Catherine Hill Bay Colliery Railway</td>
<td>Mine Camp to the coal loader jetty</td>
<td></td>
</tr>
</tbody>
</table>

5.1.1 Possibility of a National Park

Claims have been made by the Catherine Hill Bay Progress Association and Dune Care Inc (CHBPADC) that the current Rosecorp site may be proposed as a National Park. They claim that it includes significant Aboriginal sites also rare and threatened species of flora. Seen as the sites are privately owned they have been investigated by the owners. The areas affected by mining and the proposed heritage items, and the areas around them, do not contain Aboriginal sites or rare and threatened species of flora. As stated in the Conservation Management Plan (CMP) Wallarah and Moonee collieries, “the areas of the site that do have conservation and Aboriginal heritage values are either proposed to be dedicated...
to the public or are to be managed for conservation values”.
The Draft Wyong Conservation Strategy (WCS) identified the bushland to the west of the Moonee mine site as a secondary wildlife corridor requiring conservation. The degraded areas of the mine site were not required for conservation purposes.

5.1.2 Planning Issues

Catherine Hill Bay is currently affected by the Hunter Regional Environmental Plan (REP) 1989 (Heritage). The general aims and objectives of the REP are:

a) To conserve the environmental heritage of the Hunter Region, including the scientific, archaeological, cultural, architectural, historic, natural and aesthetic heritage.

b) To promote the appreciation and understanding of the Hunter Region’s distinctive variety of cultural heritage items and areas including significant buildings, structures, works, relics, towns, precincts and landscape, and

c) To encourage the conservation of the Region’s historic townscapes which contain one or more buildings or places of heritage significance or which have a character and appearance that is desirable to conserve.

5.1.3 Guidelines Supporting Development Control Plan No.1 (DCP No.1)

These guidelines provide advice on how to ensure proper management of the Catherine Hill Bay Conservation Area. A specific section of the guideline is devoted to different aspects of identified heritage items with Section 4.0 directly relating to Catherine Hill Bay Heritage Conservation Area. The aims and objectives include:

* retain the surviving fabric of the original settlement,

* preserving the unique and significant features of the local townscape,
* preserve the outstanding natural setting of the township and maintain established relationships of the town to the setting,
* ensure new development is in scale and character with the existing, as viewed from all major view points,
* preserve the existing character as a continuing record of the settlement’s unique history, while allowing for gradual change, which may include complementary and sensitive new development.

5.1.4 Mine Closure Plan

The site is currently in the process of mine closure plan (MCP) and rehabilitation. Under the Mines Act this is statutory requirement and is overseen by the NSW Department of Mineral resources. The site is required to be rehabilitated under the mine closure plan, including the removal of all mine infrastructures unless alternative uses can be found. Also if alternative uses can be found for the site then the rehabilitation requirements may also be waived.

Moonee Village Mine. Source: Catherine Hill Bay Concept Plan
6. CONCLUSION

Development proposals in the Catherine Hill Bay area have never left a positive mark on the residence of the tiny sea-side village. As voiced from a concerned resident “to have a beautiful and unique landscape, with significant conservation and Australian heritage value for all to marvel at, replaced with dwellings to cater for the elite few is abominable – it deserves preservation not desecration”. In contrast, the proposal has the ability to be an exemplary combination of residential, tourist and commercial use. The proposal will allow for a recently closed down mining site to house approximately 600 dwellings bringing much needed population and job opportunities to a village that is currently on an economical decrease. With the dwellings being built, Rosecorp is donating more than 80% of the existing land for conservational purposes. Also the much need attention to current heritage listed items.

With the proposal going ahead many changes are needed to be made in respects to concerns from residents, Council and Natural Conservation Council of NSW. The current site is an ideal location and great use of an area that has already been destroyed from the mine. Although as part of the mine closure plan the owners are obligated to return it to its earlier condition there is no point in destroying a natural, untouched bushland site somewhere else when there is already a destroyed site that could benefit from the population and tourism growth. With the added dedication of more then 80% of the privately owned site this allows for conservation of many endangered plant and wildlife, and a national park that can be shared by all. The proposed development of 600 dwellings is rather confrontational on such a small village and hence a smaller number has been proposed.

As stated in the NSW Heritage Office publication “Conservation Areas” p.13, “the objective in conserving a Heritage area is to sensitively accommodate change, not prevent it. The area must be allowed to live and grow, not become frozen in a time warp”
7. RECOMMENDATIONS

7.1 Dwellings

Dwellings are to be reduced to single story houses, with the options of a loft extension. They are to be in scale and characteristic with the existing townscape, as viewed from all major points. There is to be a maximum of 400 dwellings over both Catherine Hill Bay Village Extension and Moonee Village. Dwellings are to take up no more then 50% of the block size and are to be set at least 5 meters back from the footpath edge. Dwellings are to be of medium density configurations. Each dwelling will contain a rainwater tank used for clothes washing, toilet and garden. As well as being architecturally designed to suit each individual site, special consideration should be applied to allow for natural light, solar access thermal performance and energy consumption.

Proposed look and feel of new Village. Source; Catherine Hill Bay Concept Plan
7.2  Heritage Buildings

The cultural significance of any site is not to be compromised. Any work done should be well documented and reversible. With the Catherine Hill Bay Bowling Club in financial difficulty, the Swansea RSL and Rosecorp are applying for consent to relocate and expand the bowling club. An ideal location for this would be near and incorporating the Bin building. This may also allow for public access to the jetty. Wallarah house is to be restored and is to be used as an information centre containing a small museum with the history of Catherine Hill Bay. The Coastal Railway Line is to be made into a heritage walkway allowing access from the beach to the Bin Building and continuing in the north to Middle Camp.

7.3  Environment

Rosecorp is to rehabilitate all land owning to them to a previously agreed level. The unused land of the proposed site is to be dedicated to the NSW government as previously stated. The coastal headland is also to be returned to public ownership. Moonee beach is to have public access roads. Allowing for use by all. Fire trails are to be upgrades and maintained. On-site materials should be re-used wherever possible, e.g. the removal of existing building on the mine sites could provide construction materials for other areas.

Above: Bin Building from Jetty and from beach
Left: Bushland. Source www.catherinehillbay.org.au
7.4 Community

Access to public buildings such as the surf club and existing and future heritage items is to be improved. This includes signs and car access. Walkways are to be used throughout the existing and new development. This enables people to walk more often instead of using cars for small drives. Public Parks are to be provided, helps in giving a sense of community. Tourism is to be on a low scale development. Part of the Catherine Hill Bay village extension near Wallarah House and the Bin Building could be used for lower budget tourism such as a camping ground.

7.5 Services

Water and sewerage is to be provided to the proposed development as well as on a house by house basis for the existing settlement. It seems many residences are concerned about water and sewerage rates and are therefore entitled to have the choice to keep their existing system. Roads and street signs are to be upgraded. Traffic lights are not to be put in; instead round-a-bouts are strongly encouraged.
BIBLIOGRAPHY


COMMUNITY SURVEY RESULTS -- 2006/7
RESULTS OF RESIDENT SURVEY – JAN 2007

Question 1
Catherine Hill Bay has a mixed population of permanent residents who own property, people who rent and people who own property but do not live here full time.

- Own Property: 94%
- Rent: 6%
- Lived/owned: 17 years average

Question 2
What do you think makes the Bay such a “special place”?

- Environment: 94%
- Quiet: 92%
- Beach: 95%
- History: 93%
- Neighbours: 78%
- Sense of Community: 81%
- Bushland: 91%

Question 3
What do you think would improve your lifestyle in the Bay?

- Better bus service: 27%
- Water Supply: 12%
- Sewerage: 16%

Question 4
Would you be prepared to pay connection fees and annual rates for?

- Yes: 16%
- No: 84%
- Sewer: 16%
- Water supply: 10%

Question 5
What should be done to maintain the attraction of the Bay and minimise unwanted effects?

- Rubbish collection: 53%
- Better roads and parking: 43%
- Better signage: 27%
- Heritage walkway: 80%
- Brochure: 51%
- Better beach cleaning: 33%
- Council ranger: 46%
- Toilet at Graveyard Beach: 65%
- Control bikes: 83%
Question 6
Are you in favour of protecting the style of the village much as it is today, in keeping with the heritage guidelines developed by the Catherine Hill Bay community and Lake Macquarie Council.

Protect Style of village

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
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<tbody>
<tr>
<td></td>
<td>98%</td>
<td>1%</td>
<td>1%</td>
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Question 7
Are you in favour of more housing in the Bay?

More housing

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<th>No</th>
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<tr>
<td></td>
<td>13%</td>
<td>82%</td>
<td>5%</td>
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Question 8
If development does take place, where?

Within boundary of CHB village

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<th></th>
<th>Yes</th>
<th>No</th>
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<tr>
<td></td>
<td>7%</td>
<td>11%</td>
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Outside boundary?

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<th></th>
<th>Yes</th>
<th>No</th>
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<tr>
<td></td>
<td>11%</td>
<td>95%</td>
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Outside boundary – not visible/other?

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<th></th>
<th>Yes</th>
<th>No</th>
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<tr>
<td></td>
<td>95%</td>
<td>5%</td>
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Question 10
If development takes place within the village, what type?

Consistent with existing cottages

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<th>Yes</th>
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<tr>
<td></td>
<td>98%</td>
<td>2%</td>
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Different styles including two-storey

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<th></th>
<th>Yes</th>
<th>No</th>
<th>Unsure</th>
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<tbody>
<tr>
<td></td>
<td>2%</td>
<td>83%</td>
<td>15%</td>
</tr>
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Question 11
Have you seen the Rosecorp Plan?

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<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td></td>
<td>81%</td>
<td>19%</td>
</tr>
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Question 12
Would you like to view plan/discuss?

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
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<tbody>
<tr>
<td></td>
<td>27%</td>
<td>73%</td>
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Question 13
Do you receive and read the Progress Association’s Newsletter?

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<tr>
<th></th>
<th>Yes</th>
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<tr>
<td></td>
<td>95%</td>
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Question 14
Do you support the Progress Association’s efforts to protect the Bay?

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<th></th>
<th>Yes</th>
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<td></td>
<td>97%</td>
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The Catherine Hill Bay Community Survey has been conducted every four years since 1994 and provides an informed and comprehensive record of community attitudes over almost 15 years.

The 2006/7 Survey results provide a snap-shot of the nature of the community at a time of great change, which includes the cessation of underground coal mining in 2002, rehabilitation of the mine workings, the threat of large scale residential development, and the community’s aspirations for heritage conservation of the village and landscape.

The Survey results assist the Association in making policies and taking initiatives which accurately reflect community views.

A drive-by Occupancy Survey held in conjunction with the Community Survey resulted in this profile of the village:

- **Total number of houses**: 112
- **Total houses occupied full time**: 75 (67%)

Catherine Hill Bay village comprised

- **Number of houses**: 43
- **Occupied full time**: 23 (53%)

Middle Camp village (includes Sawmill Camp, Slack Alley and Colliery Road) comprised

- **Number of houses**: 69
- **Occupied full time**: 52 (75%)

Respondents to the Community Survey:

- **Total number of responses**: 83 (74%)
- **Unique households which responded**: 69 (62%)
- **Residents who own their property**: 94%; respondents who rented 5%.

Years lived in the Bay:

- 50-80 years: 10 (23%)
- 20-40 years: 7 (16%)
- Over 10 years: 15 (35%)
- Over 5 years: 4 (9%)
- Under 5 years: 6 (16%)

In other words, three quarters of respondents had lived at the Bay for more than 10 years.
Catherine Hill Bay Progress Association was formed in 1901 to represent the views of the young and isolated coal mining community, and is still acknowledged as the authentic voice of the community.

Catherine Hill Bay Progress Association and Dune Care Incorporated was registered under the NSW Associations Incorporation Act in 2002. The objects of the organisation are to work for the advancement of the Catherine Hill Bay community and environment.

The Association has a financial membership of more than 100, and sponsors The Friends of Catherine Hill Bay, an organisation for people who value the Bay as “a special place” but who live elsewhere and do not qualify for Association membership. The Friends has several hundred paid up members and supporters.

The Association meets every two months or more often if required. It has an active Land Care Group which is rejuvenating and replanting coastal dunes, and clearing other areas of weed infestations. A major initiative has been the nomination in 2003 of the Wallarah Peninsula (on which the Bay is located) as a National Park.

The “Back to the Bay” Heritage Festival is held each November, adopting an annual theme which honours some aspect of the Bay’s rich past. 2007 is the 140th anniversary of the discovery of coal seams in the cliffs at Catherine Hill Bay, following the wreck in 1867 of the sailing ship “Catherine Hill”.

The Association has a tourism policy and encourages property owners who do not live at the Bay to offer them for holiday and weekend use, as a means of generating knowledge of the area and income for local businesses. Most of these cottages are managed by the one agent to improve marketing. Details are available on the Association web site.

Contact information:
Web site: www.catherinehillbay.org.au
E mail: bcogan@bigpond.com
Executive: Sue White (President) 49762310; Brian Cogan (Secretary) 0417242287.
Vice President: Mike Cannon. Treasurer: Tonee Holley Knowles.
APPENDIX 2

Proposed development street plan by Rosecorp