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**Planning / Heritage / Development**

**PLANNING PROPOSAL**



**Capertee Royal Hotel**

**Cabins for tourism purposes**

**Lithgow City Council LGA**

**August 2013**

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## 1.2 REPORT AUTHORS

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## EXECUTIVE SUMMARY

This has been prepared in accordance with the guide for preparing planning proposals through the NSW Department of Planning, to examine land at and behind Capertee Royal Hotel 67 Castlereagh Highway, Capertee. This proposal is being lodged as an objection to the Draft Lithgow City Local Environmental Plan 2013 (DLEP) exhibition.

This proposal identifies that the land is suitable for development. It is adjacent to the village, physical services, it is well served by transport and other more urban requirements and community services. This also promotes sustainable development by utilising rain water tanks and wastewater treatment within the boundaries of the property, rather than impinging on downstream users.

The owner would prefer the zoning of RU5 be extended to the whole of the land as that would provide much greater flexibility for the site to be used. The owner does not wish to be encumbered by a zoning which allows only a very limited range of activities to be undertaken.

Although the site is behind and close to heritage items and conservation area, the proposal will not negatively impact the items or area due to the proposed design and landscaping of the development. Any issues Council might raise with this can be safely dealt with at development application stage.

This illustrates that without Council providing quality areas of suitably zoned land for development for job creation and also increase in effective population, persons seeking to live in Capertee will be forced to other local government areas more receptive to tourism development.

Council is requested to consider this proposal in the overall rezoning of the City on its own merit, to ensure that suitably located and planned tourism development land is available for the overall benefit of the City.

### 1.3 MINIMUM LEVEL OF REQUIRED INFORMATION

From council's website:

*The following information should accompany any rezoning request:*

- **Property Information:** Lot and DP, location, ownership
- **Zoning:** Existing zone, proposed zone under Draft LEP and the requested zone
- **Land Uses:** Current and proposed use of the subject site and adjoining lands
- **Servicing:** Availability of water, sewerage, electricity, gas, stormwater drainage
- **Traffic:** Vehicular, cycle and pedestrian access to and from the site and any traffic considerations
- **Natural Resource Management:** Vegetation cover, presence of flora and fauna threatened species or habitat, waterways or wetlands, water quality
- **Hazard assessment:** Bushfire, flooding/inundation, slope, erosion, mine subsidence, contamination
- **Heritage:** Aboriginal or European heritage significance
- **Scenic value:** Visual Landscape Analysis
- **Policy Framework:** Consistency with Lithgow Land Use
- **Strategy 2010-2030, State Policies.**

However, in the limited time available this proposal will cover the requirements of a planning proposal so that it may be seamlessly inserted into the process and considered for rezoning with the Council's own planning proposal for the entire City area.



## 2 PROPOSED LAND

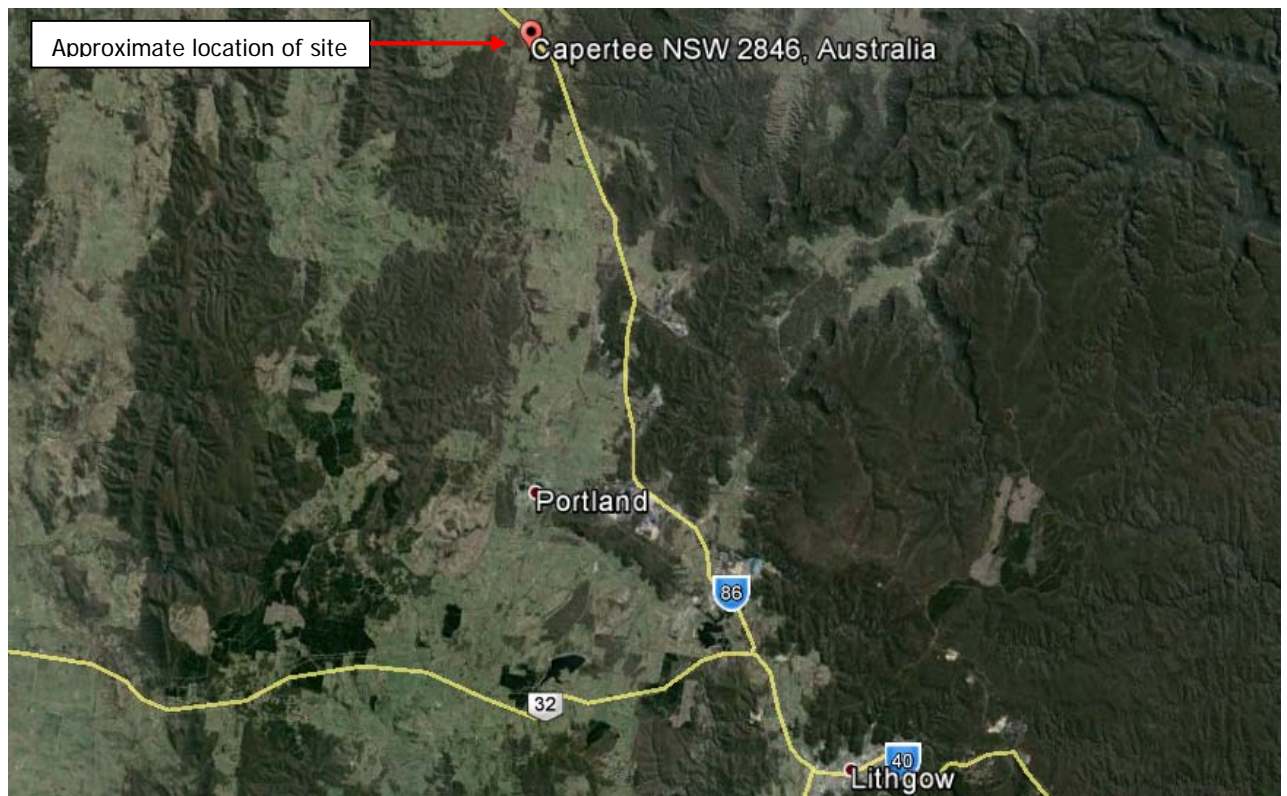


Figure 1: Aerial view of site context to Lithgow and Portland area, as well as main roads



Figure 2: Aerial view of site context to location in the Gardens of Stone national park





Figure 3: Aerial view of site context to surrounding smaller urban areas

The air photos show the proximity of the site to the Lithgow CBD and smaller towns, as well as the sites location in the Gardens of Stone national park identifying the utility of the land to the town and all the facilities required for residential planned environment. In terms of planned development in the area, the following maps show the current areas zoned for urban and rural residential development.

Within many parts of the Capertee area, there are severe constraints that make the development of land extremely difficult. These range from environmental protections, road access, creek crossings and steep areas often with bushfire and watercourse issues. One of the best ways to visually identify these issues is to view them with slant view aerial photography, which provides a quick means if identifying the better areas in terms of slope, and accessibility. These are shown on the maps.





Figure 4: Overall view of area around Lithgow and subject site

The subject site is shown by Council records as 2 lots, lot 1 DP 578843, is 0.7578 hectares. Lot 2 DP 578843, is 11.88 hectares. The total area of both lots is 12.6378 hectares.



Figure 5: Detailed aerial view of subject site

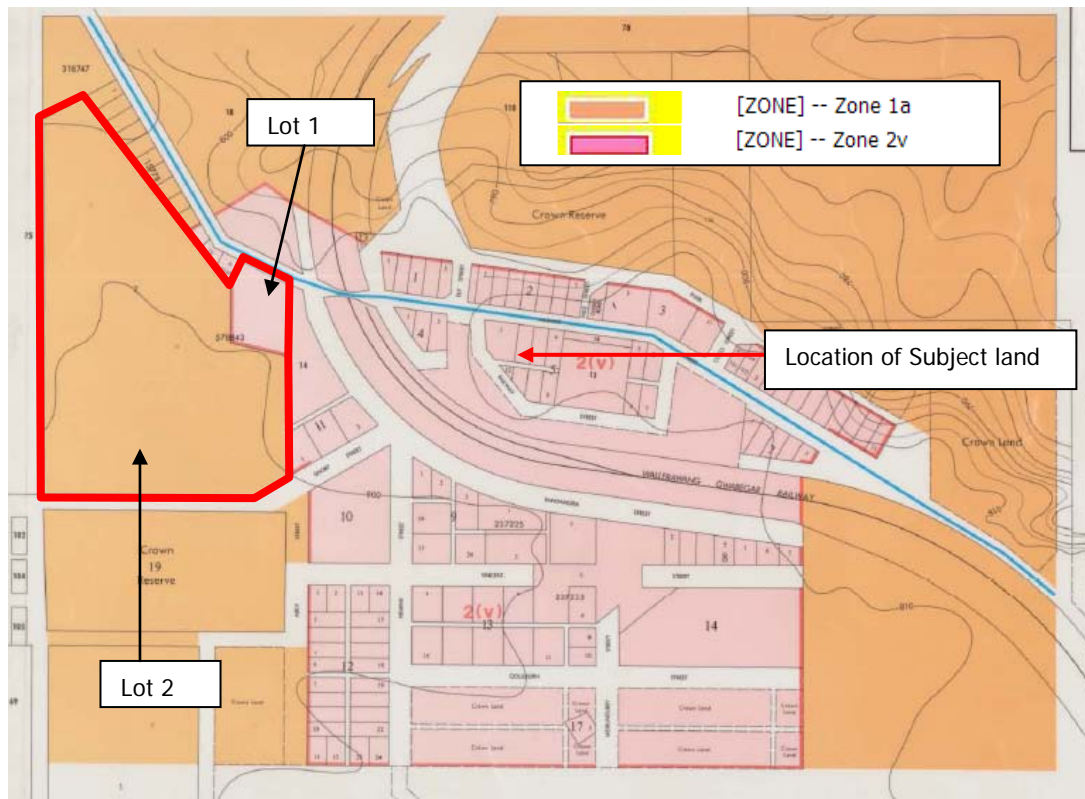


Figure 6: Current zoning maps, Lot 1 zoned 2(v) Village, lot 2 is zoned 1(a) Rural (General)

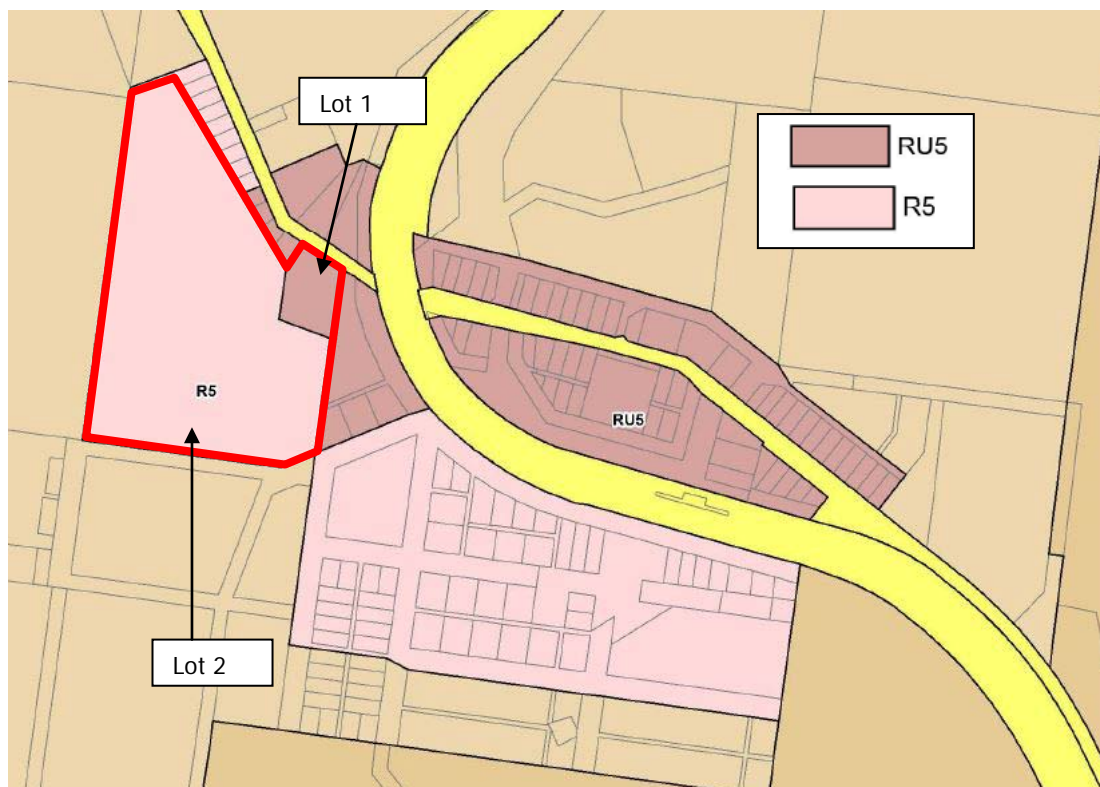


Figure 7: Proposed zoning maps, Lot 1 RU5 Village, lot 2 is zoned R5 Large Lot Residential

These maps confirm the pattern of zoned development in the town and demonstrate the logic of the proposed extensions to development in Capertee. The land is within the village area itself, adjacent to existing residential development.



## PART 1: OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to zone a discrete area of suitable land to permit the proposed tourist development based around the existing hotel with its rooms. The owner has found that few tourists wish to stay within the hotel itself, and so wish to provide cabins similar to many developments elsewhere.

The proposed site layout would create a 'sense of place' that is in keeping with the surrounding environment, utilising endemic and indigenous plant species to create an informal resort style atmosphere.

The owners state that the tourism groups are families, bird watchers, 4WD clubs, cyclists & motorbike enthusiasts. The style is eco-friendly with areas to stop & relax. Childrens' play areas would also be provided.

Access by vehicle is via an external loop road, with a driveway to each cabin emphasising safety. All internal pathways / tracks will be for pedestrian or bicycle use only.



Figure 8: Building layout

The cabins will be separated with selected screen planting to achieve both visual and acoustic barriers. Cabin design will consist of large external decks, catering for the outdoor enthusiasts who will be treated to magnificent sunsets on the Gardens of Stone.

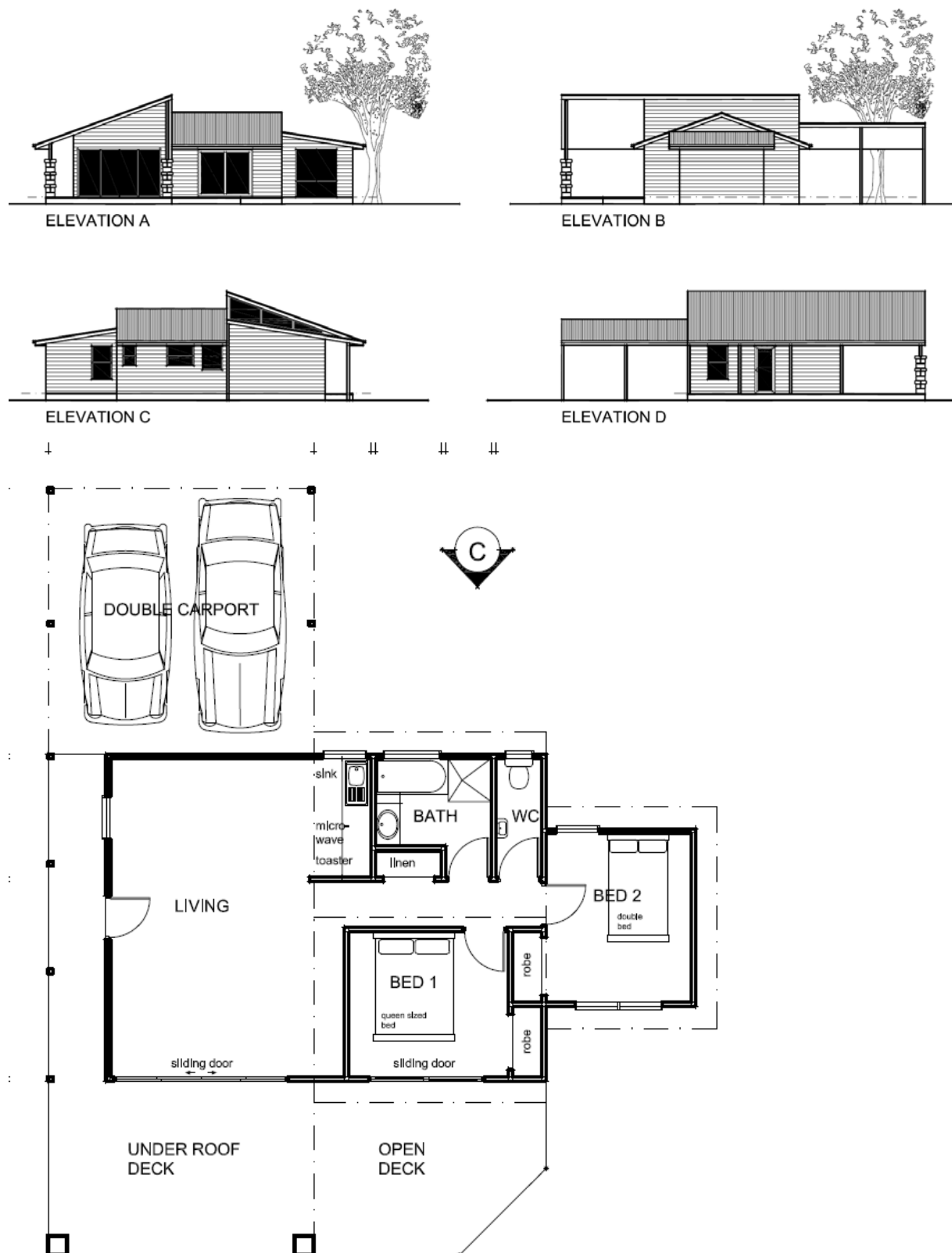


Figure 9: Plans and elevations of proposed cabins

Plant species will consist of numerous key species to support the local wildlife, supplemented with various native specimens with low maintenance, drought / frost tolerance & frost tolerant characteristics. To reinforce the environmentally friendly nature of the site, opportunities for storm water harvesting and effluent recycling will be explored. Local materials will be sourced and utilised within the landscape, with pathways consisting of stabilised crushed granite and local stone used as landscape elements.

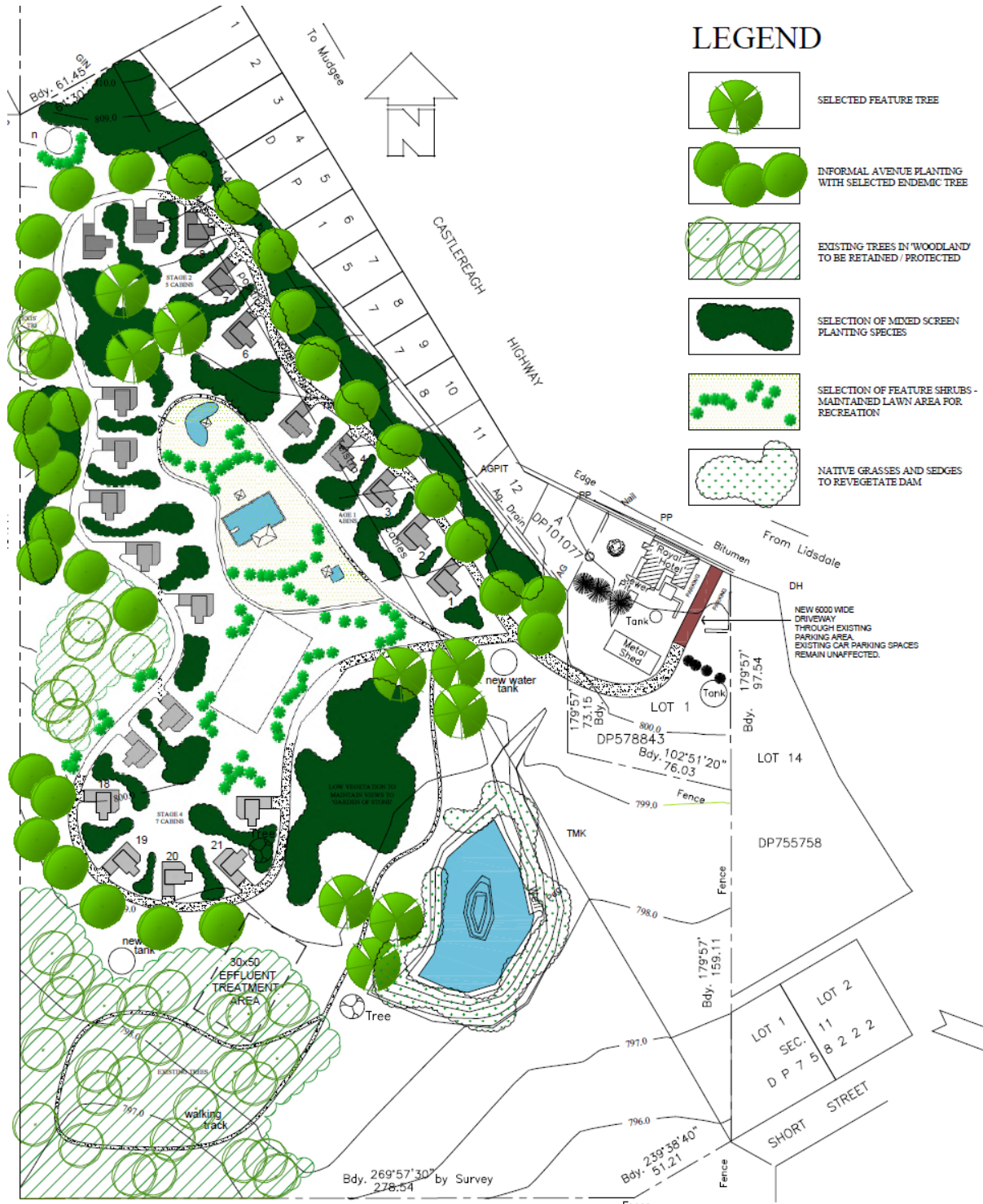


Figure 10: Concept landscape and overall plan



The owners have supplied the following photographs to indicate their detail proposal designs.





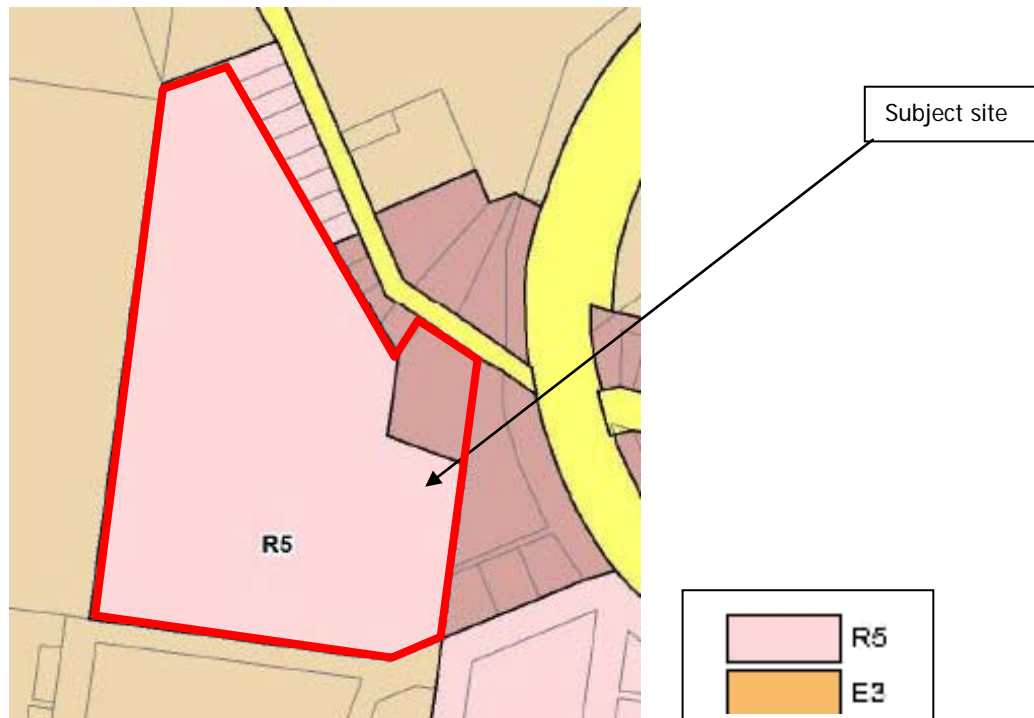


Figure 11: LGA planning proposal zoning map, subject site in red, proposed to be zoned R5 Large Lot Residential

It is noted that Council is proposing to rezone land currently zoned 1(a) Rural (General) to be zoned R5 Large Lot Residential

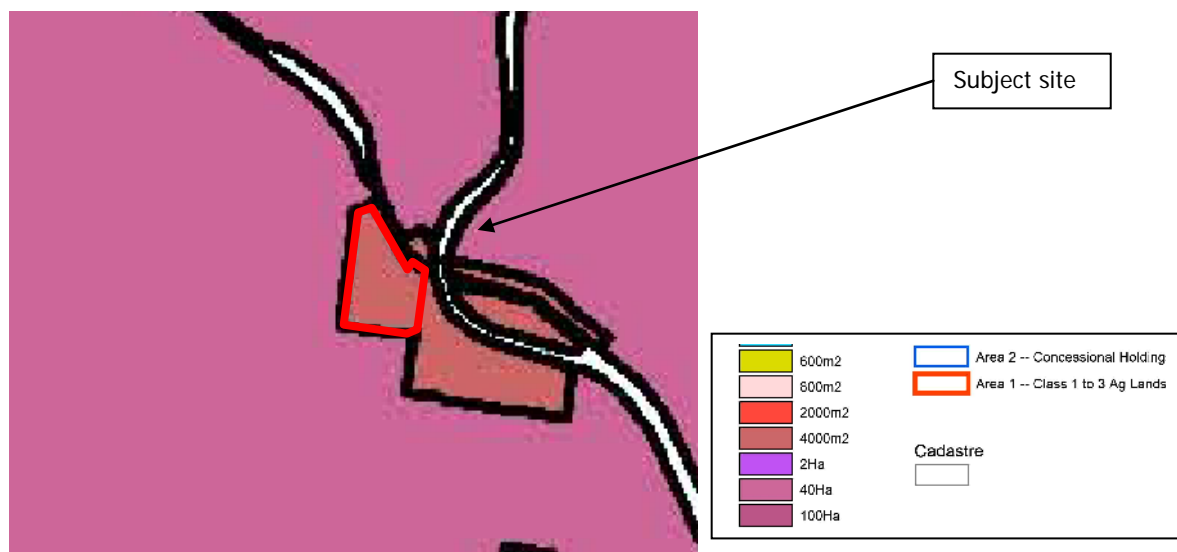


Figure 12: Proposed lot size zoning map, showing subject site as 4000m<sup>2</sup>

The end result for residential subdivision is virtually the same, with both zones having a 4000m<sup>2</sup> lot size minimum.





## PART 2: EXPLANATION OF PROVISIONS

Currently the areas for residential development are identified in LEP1994, which deals with the overall area of the City of Lithgow. Council has now exhibited its draft mapping proposed for the overall rezoning of the City. The land is proposed to be zoned as:

### ***Zone R5 Large Lot Residential***

#### ***1 Objectives of zone***

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To limit development to areas in reasonable proximity to the settled town centres of Lithgow, Wallerawang and Portland to strengthen the settlement hierarchy of the City.*
- *To maintain or improve the water quality of receiving water catchments in accordance with the NSW water quality objectives.*

#### ***2 Permitted without consent***

*Home occupations; Roads*

#### ***3 Permitted with consent***

*Bed and breakfast accommodation; Building identification signs; Business identification signs; Caravan parks; Child care centres; Community facilities; Dual occupancies (attached); Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Extensive agriculture; Flood mitigation works; Home-based child care; Home businesses; Home industries; Intensive plant agriculture; Kiosks; Markets; Places of public worship; Recreation areas; Sewage treatment plants; Water recycling facilities; Water supply systems;*

#### ***4 Prohibited***

*Any development not specified in item 2 or 3.*

## **2.1 SUSTAINABILITY AND SERVICING**

The Strategic Plan incorporates the principles of Ecologically Sustainable Development (ESD), which has been defined as *development that meets the needs of the present without compromising the ability of future generations to meet their needs.*

Social and emergency services are available to the town and similar nearby developments and the relatively small number of dwellings in relation to existing would not tax the existing systems. The area is traversed by the main road artery in the district, and existing services such as bus and other vehicular services are available and would likely benefit from increased patronage in the area.

### ***2.1.1 Vacant residential land***

Council has provided for a large area of residential land to be provided under the proposed zoning in comparison to the land already available in Capertee. Although some of the existing zoned village land is owned by the Crown, it is still capable of development if sold.

### ***2.1.2 LCC Local Profile***

Considerable calculation has been done within the local profile concerning capacities for residential lots to be built upon at present or with subdivision potential under the current planning requirements. It is noted that scattered development would be unsustainable, leading to difficulties and additional costs for both local and state governments.

This is quite rightly a valid planning matter for Council to consider and further justifies the provision of closer residential land for development. This proposal is simply good planning to provide for effective use of Lithgow's existing urban areas and surrounds.

In the current situation, the focus is on the provision of suitable lands for the growth and development of the towns. The take up of that land has been driven by the desirability of the individual areas, in particular the proximity to the services which encourage the development of communities, such as schools, shopping, and cultural facilities.

## 2.2 CONSTRAINTS MAPPING

### 2.2.1 Slope

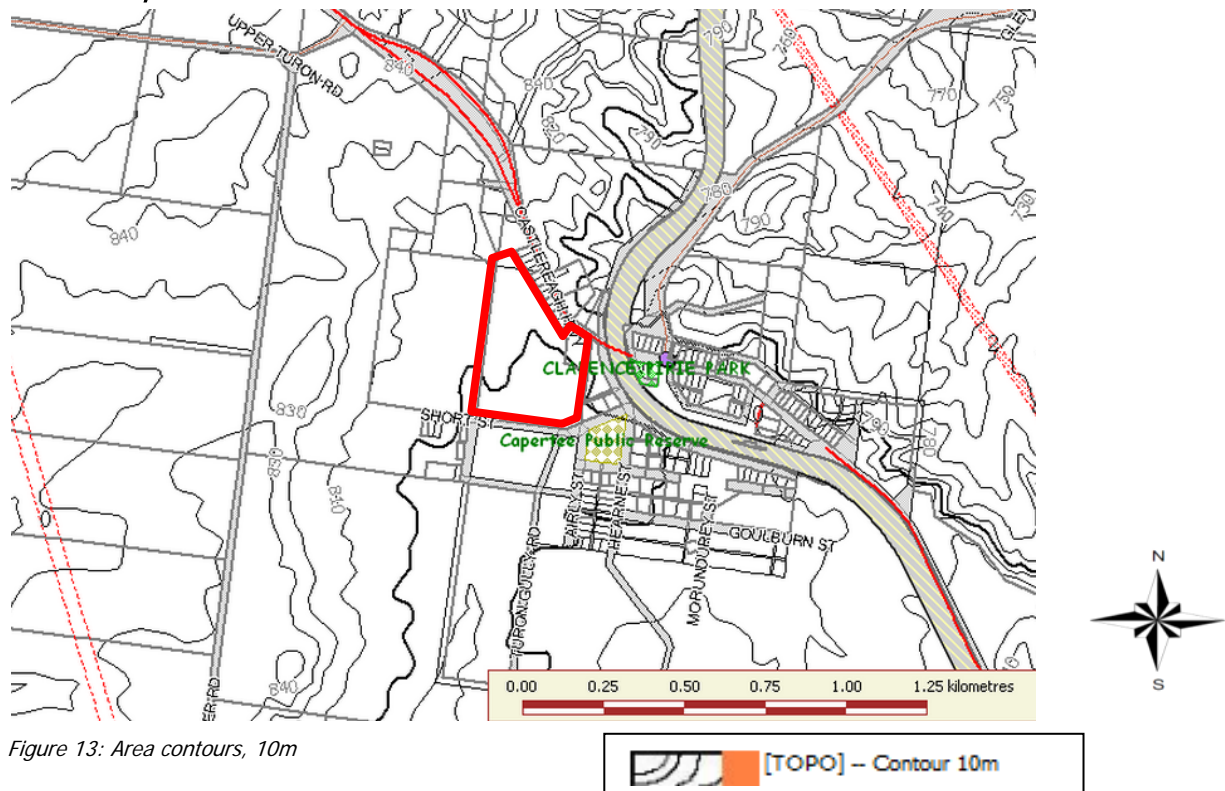
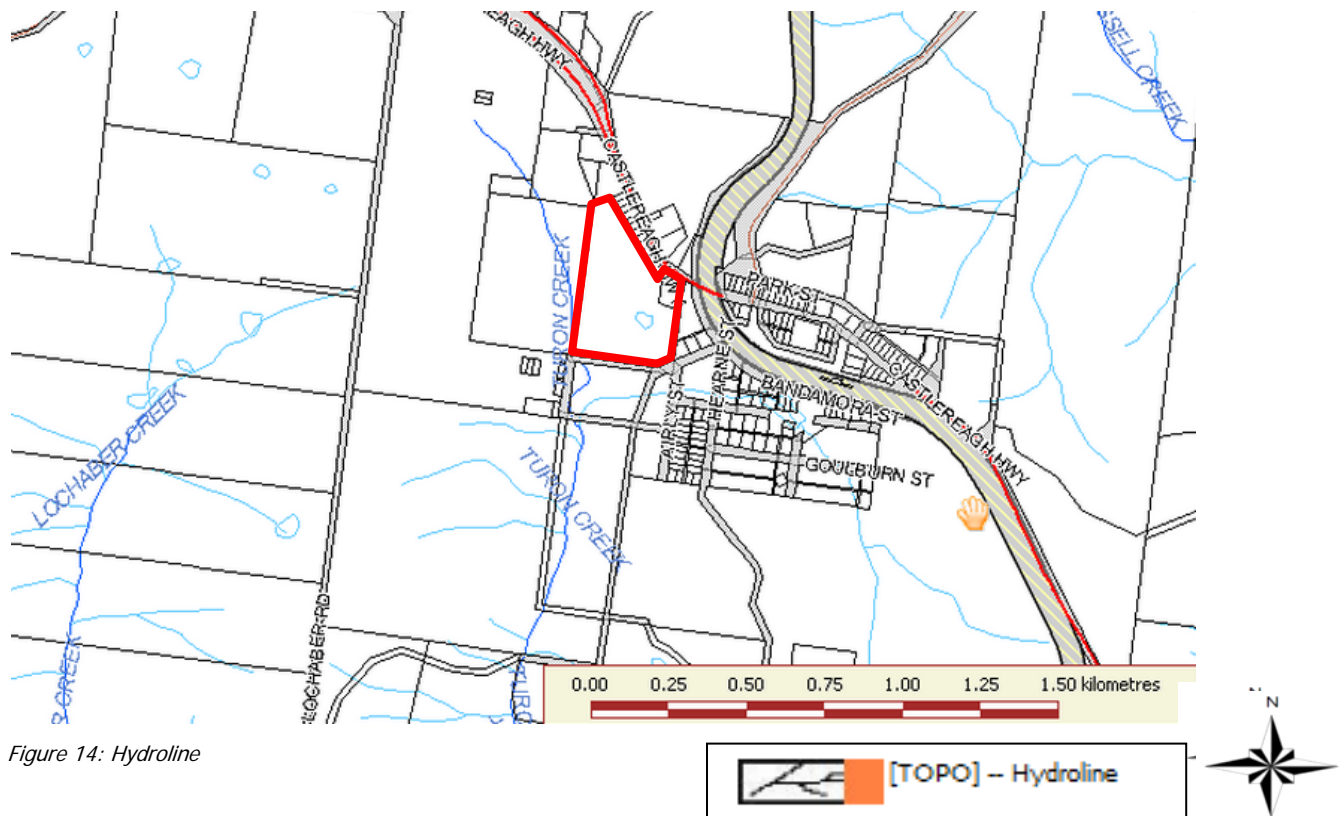


Figure 13: Area contours, 10m

## 2.2.2 Drainage



These maps bear out the survey which was done previously. While riparian zones would need to be extracted from the land to be developed, this has been noted in the proposal at rezoning stage. Greater detail for building would be provided at development stage.

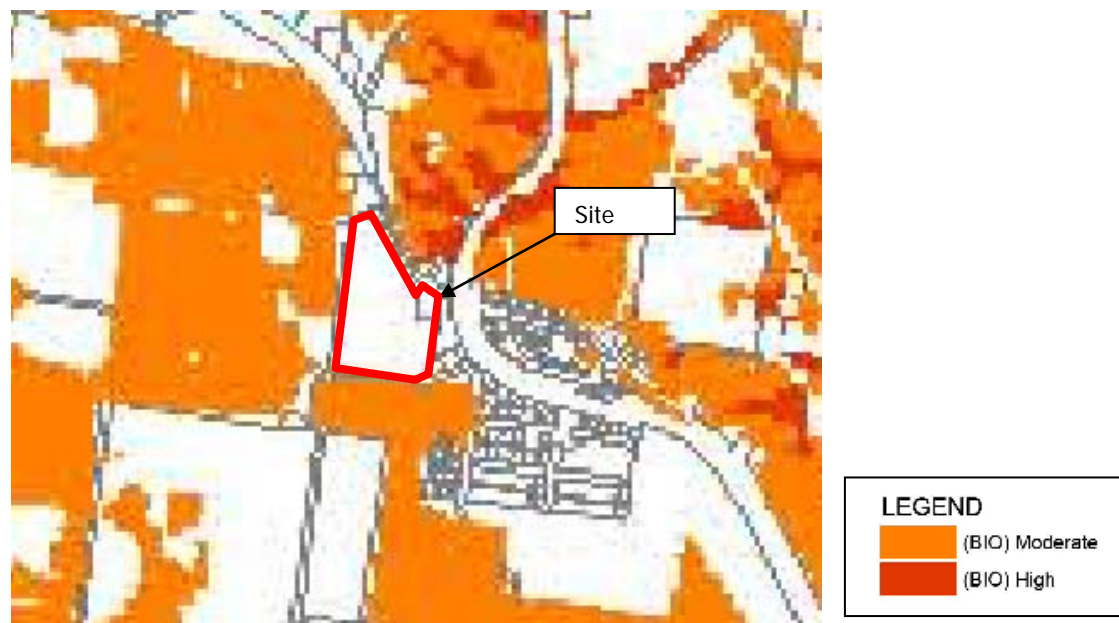






Figure 16: Proposed Land sensitivity map, nearby land marked sensitive



Figure 17: Proposed sensitive water map shows Riparian40 on south west corner boundary

The land is not shown as flood affected, a small portion of the south west corner is shown as riparian land.



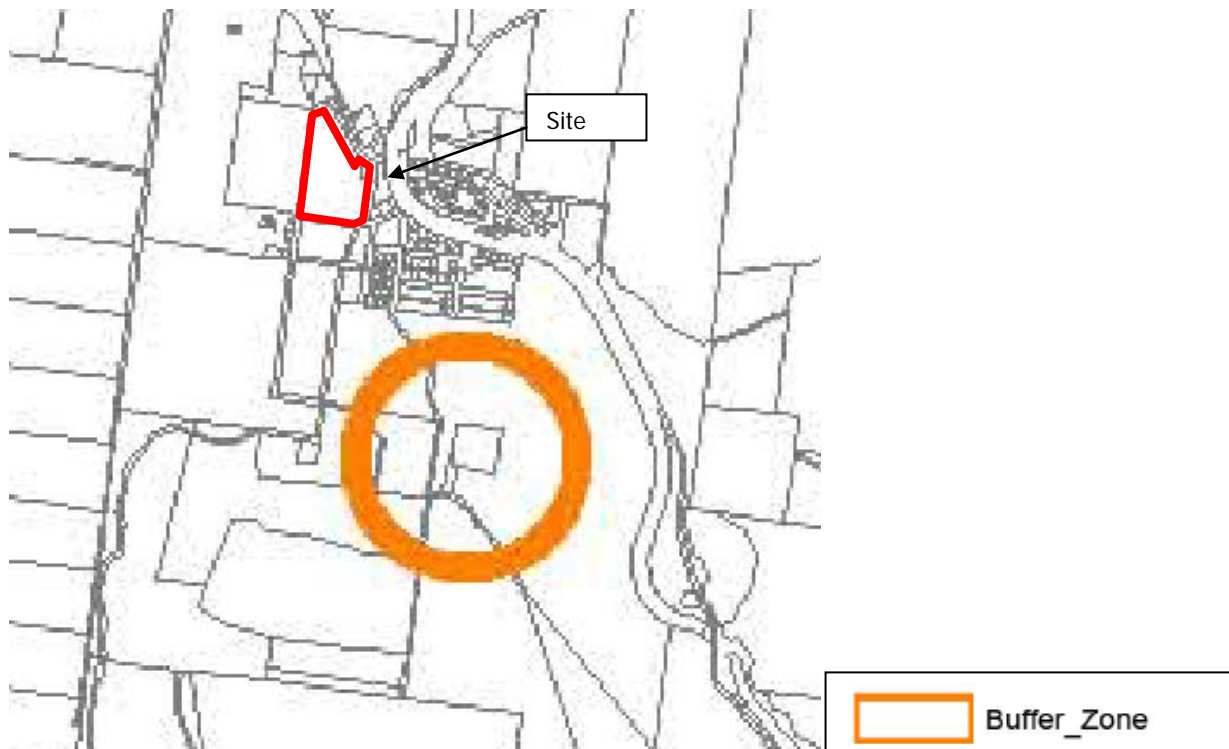


Figure 18: Former LEP buffer zone map pinpoints nearby land

None of the constraints shown by the mapping impact the land to any extent that cannot be solved by site planning and design. .

## 2.3 EXISTING DEVELOPMENT



Figure 19: View of Capertee Royal Hotel from Castlereagh highway

### 2.3.1 Panoramas of the proposal area

The following photographs show a representative example of the general lie of the land, explaining visually the characteristics of the study area. These panoramas display the general character of the developable land. Most of the area is cleared. Areas along the creek have been revegetated by Landcare groups in that past decade or more. The edges of the flatter areas are bounded by native vegetation, which this proposal would not affect.



Figure 20: View from south eastern corner



Figure 21: View from south western corner



Figure 22: View from eastern side



Figure 23: View from northern end

These photographs show the general slope and vegetation characteristics of the areas considered suitable for development. The land drops 14 metres from the north to south, and has a gently sloping, fairly featureless appearance. The south western corner has a bushland area, and there is a similar smaller area along the western boundary. The area is in good condition, both the farmed and forested lands in their respective manners.

## PART 3: JUSTIFICATION

*The process of a planning proposal includes ensuring the level of justification is proportionate to the impact the planning proposal will have. The justification sets out the case for changing the zones and/or development controls on the land affected by the proposed LEP. The aim is to ensure the planning proposal is comprehensive, yet is also concise for the benefit of a wide audience.*

### 2.4 SECTION A - A NEED FOR THE PLANNING PROPOSAL

#### 1. Is the planning proposal a result of any strategic study or report?

The planning proposal results from a proposal by the owner to develop tourist cabins on the property, based around the facilities of the existing hotel.

**Comment:** This is also in line with the strategic plan which aims to concentrate the population in and around the existing town centres and villages.

#### 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

There is other land in the Capertee area which could be also used for R5 residential subdivision purposes

This relatively small parcel of land covered by this planning proposal, located near the town with good traffic access is eminently suitable for development, with all services. It would be untenable to not utilise the area proposed from that viewpoint.



### 2.4.1 *Current population information.*

It is not necessary to consider the projected population growth of the town for this small area of land to be included as residential, given that it is a minimal percentage of the overall extent of the new residential land proposed by Council.

In the minimal time allowed for the preparation of detailed information, this is also not feasible or necessary for such a small proposal.

### 3. Is there a net community benefit?

The following table has been prepared to assess net community benefit of the proposal

Factor	Current	Proposed
Land values	Current land values reflect the current zone, Rural – General and permissible land uses applying to this zone.	The land value is likely to rise reflecting the higher value of the proposed zone and increase in possible land uses.  The increased land values are unlikely to have any significant wider effect as adjoining land properties are developed. The adjoining properties to the east are already in the same category of zoning.
Land uses	Virtually all the area adjoining with similar characteristics is developed for residential purposes.	Suitable for Tourist facilities, essentially residential, and would provide for managed and maintained land adjacent to the already residential area.
Agricultural uses	The size of the lot and existing subdivision pattern of the land do not facilitate economic agricultural activity. It is virtually unusable even as a hobby farm.	While the population and job opportunities in Capertee would be increased, there would be virtually no change in agricultural productivity.
Community welfare	Unused and vacant land with little incentive for weed control or bushfire safety.	Provides for essentially residential style development in conformity with adjoining uses. Greater use and incentive for provision of facilities to the area.
Employment	None at present.	Increase in population and employment generated especially in the development of land and then the building and operation stage. Additional tourist population provides incentive for new businesses.
Travel	Current tourist cabin development is some distance from the village, fuel and shops.	Closer cabin development to Capertee centre reduces the need for vehicle travel, promoting bicycle and pedestrian use.

## 2.5 SECTION B - RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

### 4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub – regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The proposed rezoning is consistent with the objectives of the DLEP. The eventual development appearance and style will be essentially the same as the proposed residential development under the zoning.

Indeed, if additional employment was provided in the village there would be more incentive to develop the available lands for housing, on the same subdivision requirements as would be under the proposed R5 zoning.

That being the case, there is incentive for Council to retain the existing village zone

### 2.5.1 *Scenic amenity*

There may be some concern with impact on the views from adjacent residences or such land to be developed. Residential development design and amenity is a standard requirement of the development process. However, a simple subdivision of the land would not necessarily provide the same level of landscaping as in the proposed development.

### 2.5.2 Suitable areas for development

The constraint maps provided earlier clearly show the land to be suitable for development for the purpose proposed.

### 5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

#### Lithgow City Council Strategic Plan, 2007

The strategic plan supported the concept of sustainable development of land for residential purposes. This proposal complies with that requirement.

#### Economic Strategy 2010 - 2014.

This notes the competitive advantages Lithgow City overall. It is evident that the area has many social, economic and environmental advantages that can provide the basis for future prosperity.

In summary, Lithgow City:

- Is very well located with respect to its proximity to Sydney and major transport infrastructures
- Has a rich and proud cultural history
- Has great physical charm, especially in terms of its heritage and environmental attractions
- Has an important cluster of engineering related companies, with potential to grow this sector
- Has a strong industrial sector that has diversified from the original resource base into specialised machinery and equipment manufacturing, food processing and other sub-sectors
- Has a unique climate which is attractive to certain niche industries
- Has a low cost business environment compared with other neighbouring regions
- Is supported by a strong skilled labour market
- Has significant community services and facilities available which can be improved
- Has an important role in delivering retail and business services to a wide regional catchment.

This proposal supports Council's overall aim to provide for tourism development into the future, by zoning land in varied locations, both within the town and on the fringes. Obviously development near the town is far more environmentally sustainable, more cost effective and provides for better use of local services.

#### Population Stabilisation and Sustainable Growth

**Growth in population** is a critically important component in economic development. Such growth or decline in population figures has a direct impact on levels of total private and public expenditure in a community. Population growth in fact provides the underlying basis for growth in labour resources, improvements in skill levels, and development of investment and capital within an area.

**Population growth** provides critical support for industry sectors and services that typically locate close to population centres such as retailers, financial services, business services, construction, education, health and community services, government administration, utilities sector, cultural and recreational services, communication services, personal and other services.

### 6. Is the planning proposal consistent with applicable state environmental planning policies?

This is a standard requirement with State and local government planning from the rezoning down to the development stage.

SEPP Number	State/regional policy	Compliance	Comment
SEPP No. 1	Development Standards	N/A	
SEPP No. 4	Development Without Consent and Miscellaneous Complying Development	N/A	
SEPP No. 6	Number of Storeys in a Building	N/A	
SEPP No. 10	Retention of Low-Cost Rental Accommodation	N/A	
SEPP No. 14	Coastal Wetlands	N/A	
SEPP No. 15	Rural Land-Sharing Communities	N/A	
SEPP No. 19	Bushland in Urban Areas	N/A	
SEPP No. 21	Caravan Parks	N/A	
SEPP No. 22	Shops and Commercial Premises	N/A	

SEPP Number	State/regional policy	Compliance	Comment
SEPP No. 26	Littoral Rainforests	N/A	
SEPP No. 29	Western Sydney Recreational Area	N/A	
SEPP No. 30	Intensive Agriculture	N/A	
SEPP No. 32	Urban Consolidation (Redevelopment of Urban Land)	N/A	
SEPP No. 33	Hazardous and Offensive Development	N/A	
SEPP No. 36	Manufactured Home Estates	N/A	
SEPP No. 39	Spit Island Bird Habitat	N/A	
SEPP No. 41	Casino/Entertainment Complex	N/A	
SEPP No. 44	Koala Habitat Protection	N/A	
SEPP No. 47	Moore Park Showground	N/A	
SEPP No. 50	Canal Estate Development	N/A	
SEPP No. 52	Farm Dams and other works in Land and Water Management Plan Areas	N/A	
SEPP No. 53	Metropolitan Residential Development	N/A	
SEPP No. 55	Remediation of Land	Possible	See report
SEPP No. 59	Central Western Sydney Economic & Employment Area	N/A	
SEPP No. 60	Exempt and complying Development	N/A	
SEPP No. 62	Sustainable Aquaculture	N/A	
SEPP No. 64	Advertising and Signage	N/A	
SEPP No. 65	Design Quality of Residential Flat Development	N/A	
SEPP No. 70	Affordable Housing (Revised Schemes)	N/A	
SEPP No. 71	Coastal Protection	N/A	
SEPP (Building Sustainability Index: BASIX) 2004		N/A	
SEPP (Housing for Seniors or People with a Disability) 2004		N/A	
SEPP (Infrastructure) 2007		N/A	
SEPP (Kosciuszko National Park – Alpine Resorts) 2007		N/A	
SEPP (Major Projects) 2005		N/A	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007		N/A	
SEPP (Sydney Region Growth Centres) 2006		N/A	
SEPP (Temporary Structures and Places of Public Entertainment) 2007		N/A	
State Environmental Planning Policy (Rural Lands) 2008		Yes	See report
State Environmental Planning Policy (Affordable Rental Housing) 2009		N/A	
Sydney REP No. 5	Chatswood Town Centre	N/A	
Sydney REP No. 6	Gosford Coastal Areas	N/A	
Sydney REP No. 7	Multi-Unit Housing Surplus Government Sites	N/A	
Sydney REP No. 8	Central Coast Plateau Areas	N/A	
Sydney REP No. 9	Extractive Industry (No. 2)	N/A	
Sydney REP No. 10	Blue Mountains Regional Open Space	N/A	



SEPP Number	State/regional policy	Compliance	Comment
Sydney REP No. 11	Penrith Lakes Scheme	N/A	
Sydney REP No. 13	Mulgoa Valley	N/A	
Sydney REP No. 14	Eastern Beaches	N/A	
Sydney REP No. 16	Walsh Bay	N/A	
Sydney REP No. 17	Kurnell Peninsula	N/A	
Sydney REP No. 18	Public Transport Corridor	N/A	
Sydney REP No. 19	Rouse Hill Development Area	N/A	
Sydney REP No. 20	Hawkesbury Nepean River (No. 2 – 1997)	Yes	
Sydney REP No. 21	Warringah Urban Release Areas	N/A	
Sydney REP No. 24	Homebush Bay Area	N/A	
Sydney REP No. 25	Orchard Hills	N/A	
Sydney REP No. 26	City West	N/A	
Sydney REP No. 27	Wollondilly Regional Open Space	N/A	
Sydney REP No. 28	Parramatta	N/A	
Sydney REP No. 29	Rhodes Peninsula	N/A	
Sydney REP No. 30	St. Marys	N/A	
Sydney REP No. 31	Regional Parklands	N/A	
Sydney REP No. 33	Cooks Cove	N/A	
Sydney REP 2005	Sydney Harbour Catchment	N/A	
Drinking Water Catchments Regional Environmental Plan No 1		N/A	

## 2.6 ISSUES ARISING

### 2.6.1 State Environmental Planning Policy Remediation of Land

#### Suggested Checklist for Initial Evaluation

*The potential for contamination is often linked to past uses of land and a good early indicator of possible uses is land zoning. Contamination is more likely to have occurred if the land is currently, or was previously, zoned for industrial, agricultural or defence purposes. The following is a brief checklist for doing an initial evaluation.*

- Is the planning authority aware of any previous investigations about contamination on the land? What were the results, including any previous initial evaluations?*
- Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject land? (The use of records held by other authorities or libraries is not required for an initial evaluation.)*
- Was the subject land at any time zoned for industrial, agricultural or defence purposes?*
- Is the subject land currently used for an activity listed in Table 1?*
- To the planning authority's knowledge was, or is, the subject land regulated through licensing or other mechanisms in relation to any activity listed in Table 1?*
- Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority?*
- Does a site inspection conducted by the planning authority [optional] suggest that the site may have been associated with any activities listed in Table 1?*
- Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?*

#### **Instances where No Further Information is Required**

*If, after carrying out an initial evaluation, none of the enquiries suggest that the land might be contaminated or that further enquiry is warranted, the planning process should proceed in the normal way.*

**Comment:**

Table 1 lists some activities that may cause contamination. There is no indication that the land was used for any possible contaminating activities. It is understood the land was informally used for sporting, such as cricket and grazing of horses.

The issue of possible contamination is no reason whatsoever to refuse to zone this land to allow the tourism development as proposed. Any delay requiring such investigation would require the site to go through the entire planning process as a separate issue, taking unnecessary time, effort and cost to achieve the same result.

***Rural Planning and Rural Subdivision***

*In February 2007, the NSW Government established the Central West Rural Lands Panel to advise on rural land use in the Central West Region of NSW. This panel was chaired by former State MP and Minister Garry West and also included NSW Farmers' Association president Jock Laurie, Local Government and Shires Associations secretary Bill Gillooly and former Department of Planning Director-General Gabrielle Kibble. The Ministers for Planning and Primary Industries released the Report of the Central West Rural Lands Panel in Bathurst on 22 August 2007. The major recommendations of the Panel included:*

- retaining existing minimum lot sizes, which may be varied by councils but only based on appropriate criteria*
- retaining existing rights to build new homes on rural land based on subdivisions that have already been approved*
- preparation of a new State environmental planning policy (SEPP) to support a strategic approach to rural planning across councils and manage land-use conflicts*
- removal of concessional lot provisions on rural land – which have been misused in the past – through a SEPP*
- establishing an Independent Hearing and Assessment Panel to advise councils on development applications that fall outside of normal planning controls but may be subject to exceptional circumstances within appropriate criteria*
- requiring new local environmental plans (LEPs) to recognise the changing face of agriculture, such as smaller farms, share farming, leasing or farms that may consist of a number of separate holdings*
- the outcomes of the Panel could be extended across other rural areas within the State.*

In response to the Panel's findings, State Environmental Planning Policy (Rural Lands) 2008 was gazetted.

***State Environmental Planning Policy (Rural Lands) 2008***

*The aims of the Policy are:*

- (a) to facilitate the orderly and economic use and development of rural lands for rural and related purposes,*
- (b) to identify the Rural Planning Principles and the Rural Subdivision Principles so as to assist in the proper management, development and protection of rural lands for the purpose of promoting the social, economic and environmental welfare of the State,*
- (c) to implement measures designed to reduce land use conflicts,*
- (d) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,*
- (e) to amend provisions of other environmental planning instruments relating to concessional lots in rural subdivisions.*

*Under section 117 of the Act, the Minister has directed that councils exercise their functions relating to local environmental plans in accordance with the Rural Planning Principles embodied in the Plan. However, a draft LEP may be inconsistent if it is justified by an approved strategy, or is of minor significance.*

**Comment;**

As the area is of extremely minor significance in the overall rural zones of Lithgow City, this planning proposal is justifiably inconsistent with the Rural Planning Principles.

**7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)**

<b>DIRECTIONS UNDER SECTION 117(2)</b>	<b>1 NOT RELEVANT</b>	<b>2 CONSISTENT</b>	<b>3 JUSTIFIABLY INCONSISTENT</b>
<b>1. EMPLOYMENT AND RESOURCES</b>			
1.1 Business and Industrial Zones	X		
1.2 Rural Zones	X		
1.3 Mining, Petroleum Production and Extractive Industries	X		
1.4 Oyster Aquaculture	X		
1.5 Rural Lands	X		
<b>2. ENVIRONMENT AND HERITAGE</b>			
2.1 Environmental Protection Zones		X	
2.2 Coastal Protection	X		
2.3 Heritage Conservation		X	
2.4 Recreation Vehicle Areas	X		
<b>3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT</b>			
3.1 Residential Zones		X	
3.2 Caravan Parks and Manufactured Home Estates	X		
3.3 Home Occupations		X	
3.4 Integrating Land Use and Transport		X	
3.5 Development Near Licensed Aerodromes	X		
<b>4. HAZARD AND RISK</b>			
4.1 Acid Sulphate Soils	X		
4.2 Mine Subsidence and Unstable Land		X	
4.3 Flood Prone Land	X		
4.4 Planning for Bushfire Protection			X
<b>5. REGIONAL PLANNING</b>			
5.1 Implementation of Regional Strategies		X	
5.2 Sydney Drinking Water Catchments	X		
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	X		
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	X		
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	X		
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008. See amended Direction 5.1)	X		
5.7 Central Coast (Revoked 10 July 2008. See amended Direction 5.1)	X		
5.8 Second Sydney Airport: Badgerys Creek	X		
<b>6. LOCAL PLAN MAKING</b>			
6.1 Approval and Referral Requirements		X	



6.2 Reserving Land for Public Purposes	X		
6.3 Site Specific Provisions		X	
7. METROPOLITAN PLANNING			
7.1 Implementation of the Metropolitan Strategy		X	

## 2.7 SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

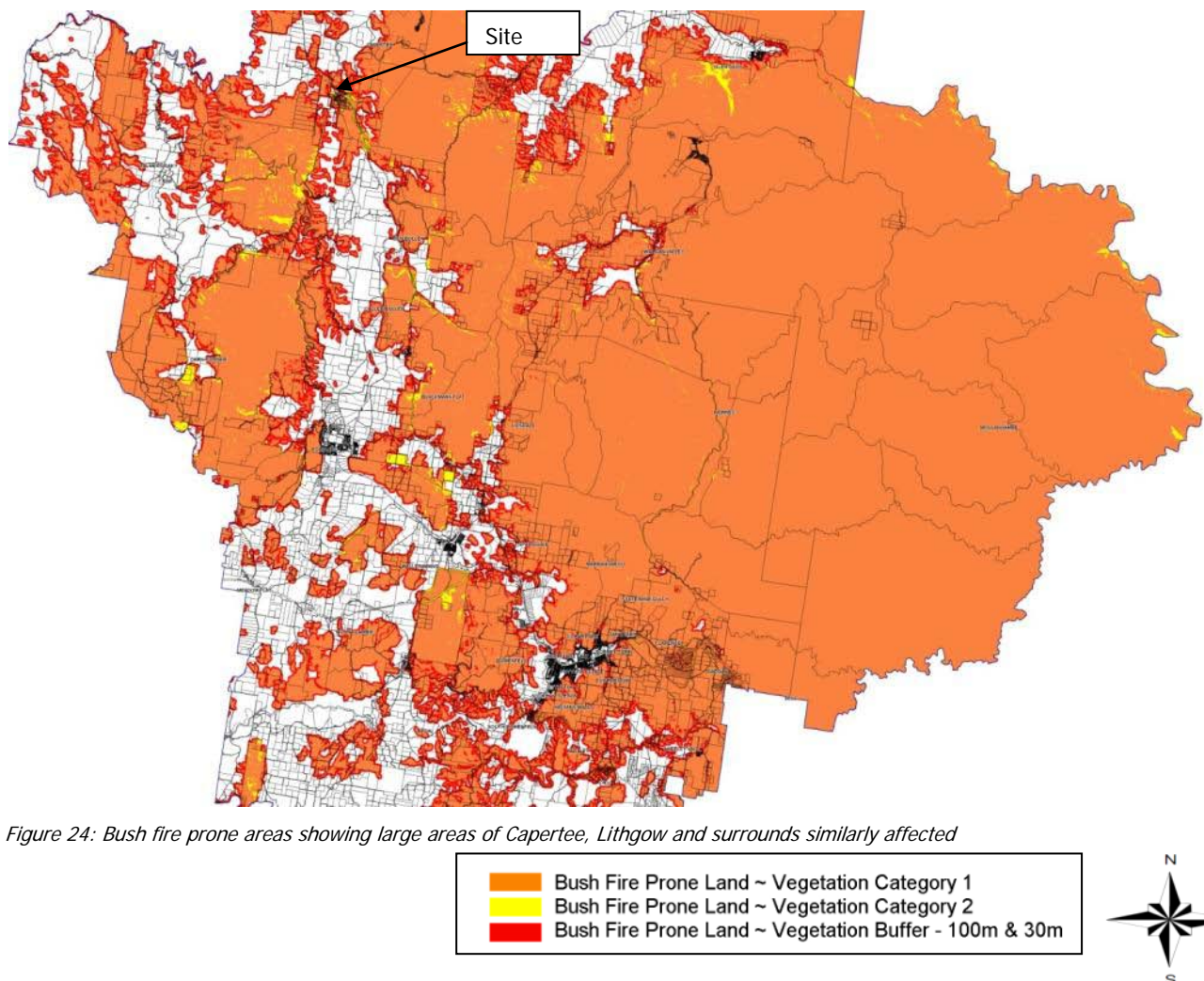
### 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The areas proposed for rezoning are restricted to cleared grassed areas, with some areas of recent regrowth. It is highly unlikely that there are any critical habitat or threatened species, populations or ecological communities, or their habitats on the property. In any event, the use of endemic plantings should increase the habitat for endemic species.

### 9. Are there any other likely environmental effects a result of the planning proposal and how are they proposed to be managed?

As shown in the mapping, there are areas of bushfire hazard in the vicinity.

The site is constrained by bushfire considerations, but a large percentage of Capertee and the towns around Lithgow is similarly constrained within this area. The contour and bushfire mapping show the situation broadly, given the accuracy of the mapping when taken at a broad brush level. On ground truthing and specific bushfire information is needed at the specific area level.



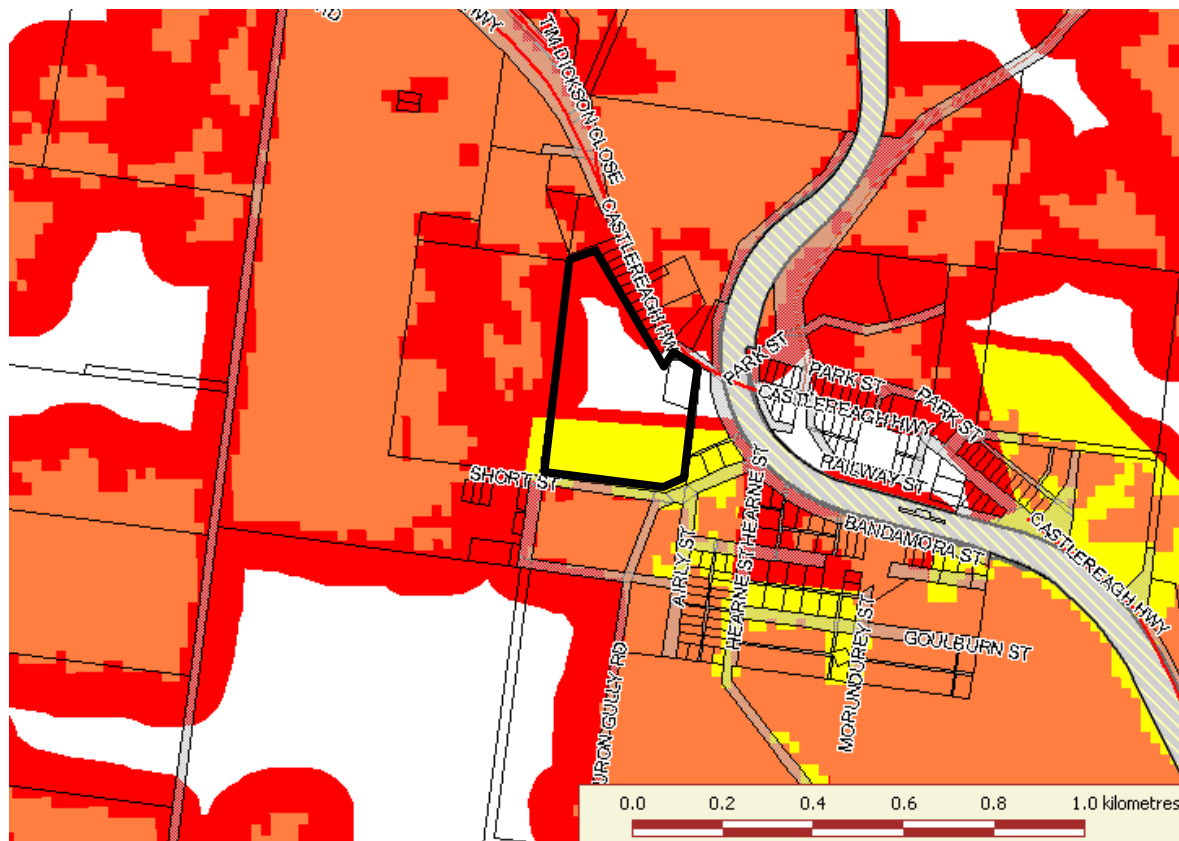
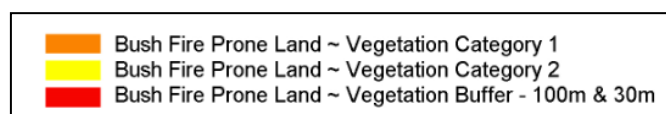


Figure 25: Bushfire zones (is not proposed to be changed)



However, the land proposed for rezoning is minimally affected, easily satisfied by proper design. For example, the ring driveway around the cabins complies with 'Planning for Bushfire' requirements, being 4 metres wide with 1 metre wide cleared width either side along with passing bays at 200 metre maximum intervals.

It is far less affected than existing developed residential land in the area. Any necessary investigations considered to be required may be undertaken before development application stage, as would virtually all the residential land in the vicinity.

### Effluent disposal

The following details are provided after liaison with Mr. G. Austin of BMG&ES. A detailed effluent management report will be prepared and submitted as part of the DA. This report will provide specific details in relation to wastewater loadings, site and soil characteristics and the siting/sizing of the proposed Ecomax amended soil mound system. Relevant details in relation to on-site effluent management as confirmed by Mr. Austin are summarised below.

The cabins will have only a microwave and toaster. No kitchen or laundry facilities will be provided. Tank water will provide the only supply to the cabins. In this case each cabin with 2 bedrooms will produce approximately 400 litres of wastewater per day. While there is a pool and spa, no showers, toilets or hand-basins will be provided at that area. With 22 cabins, this totals approximately 10,000L/day maximum. The system shown on the wastewater drawing will cater for at least this amount, more than adequate for the wastewater generated.

The location of the effluent system is shown on the plans. The mound will be one metre or less in height. While some trees will be removed, additional landscaping can obscure it from view, although it is important to maintain the exposure to the northern aspect. The system does not smell or cause any offence and is appropriate to be located in such proximity to the cabins and the walkway through the trees.

### 10. How has the planning proposal adequately addressed any social and economic effects?

The hotel is proposed to be a heritage item, listed in the DLEP. Capertee conservation area is proposed over the properties fronting the highway. The listing for the hotel is attached in the appendices.

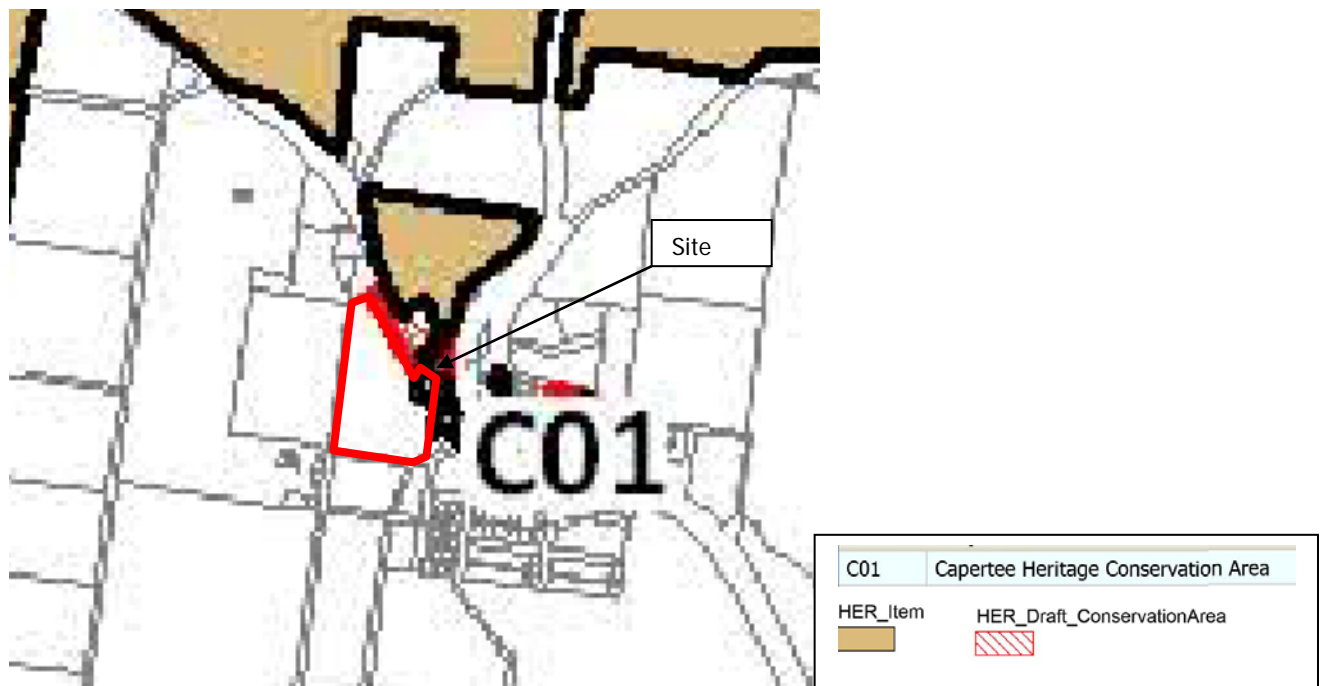


Figure 26: Proposed Heritage map showing Capertee conservation area, Heritage items and draft conservation area



Figure 27: Views of buildings between proposal site and highway

The church lot appears to only share a corner with the proposal.





Figure 28: Views of buildings within Capertee opposite



Figure 29: View of heritage listed highway reserve from Castlereagh highway

The closest cabin would be well behind the highway, and some 50 metres or more distant from the hotel. The landscape plans shows how the development would be screened, and effectively have a similar appearance to the reserve to be listed as a heritage item.

In any event, the land is obviously not considered to be constrained by the heritage value of the Capertee area as Council is proposing standard residential development on the land in any case.

## 2.8 SECTION D - STATE AND COMMONWEALTH INTERESTS

### 11. Is there adequate public infrastructure for the planning proposal?

Electricity and telecommunication are available to the subject land and adequate to service the proposed development, similar as if the residential R5 zoning was introduced.

Regarding unsewered Lots at 4000m<sup>2</sup> minimum area, effluent disposal can be achieved on lots at this size or less, but houses have to be carefully sited and sized as there are buffers to be provided from dwellings, sheds and boundaries. Lots at this size need to be wholly usable land that has no buffers from watercourses or dams for example. They potentially have a more pronounced potential for cumulative impacts to water quality on a sub-catchment basis and for impacts on adjoining properties within a given subdivision.

It is much simpler to manage a single point source for effluent disposal, in essence a single sewerage works for the entire development rather than a number of point sources.

In relation to roads, subdivision of the land into 4000m<sup>2</sup> lots would require further use of the existing Council roads, creating greater wear on infrastructure.

Effectively this cabin development requires the use and maintenance of far less council infrastructure and is therefore economically more sustainable for Council.

**12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

State and Commonwealth public authorities have not been consulted, but if the land was proposed for standard residential housing then the similarity with the proposal is enough to consider their concurrence as Council would have consulted earlier. .

**Access from Highway**

In particular, the difference with this proposal and the DLEP, access would be gained through the existing approved driveway into the hotel.



*Figure 30: View of driveway entrance to hotel from Castlereagh highway*



Figure 31: View of sight lines to the hotel along Castlereagh highway

The RMS has given specific advice that particularly in regard to the 50 km/h limit and the sight lines that a proposal for 30 cabins would be supported, subject to conditions. A copy of the letter is attached.

## PART 4: COMMUNITY CONSULTATION

At this stage there has been no specific or formalised community consultation for the proposed rezoning. It is understood the owner has met with Councillors and Council officers concerning development of the area.

A petition from the residents of Capertee and other interested persons is attached to this proposal. It indicates the strength of public feeling and support for the idea of a new business venture which would bring effectively extra population and job opportunities to the village.

## 3 CONCLUSION

This has been prepared in accordance with the guide for preparing planning proposals through the NSW Department of Planning, to examine land at Macaulay St, Lithgow. This proposal is being lodged as an objection to the Draft Lithgow City Local Environmental Plan 2013 (DLEP) exhibition.

This proposal identifies that the land is suitable for development. It is adjacent to the village, physical services, it is well served by transport and other more urban requirements and community services. This also promotes sustainable development by utilising rain water tanks and wastewater treatment within the boundaries of the property, rather than impinging on downstream users.

The owner would prefer the zoning of RU5 be extended to the whole of the land as that would provide much greater flexibility for the site to be used. The owner does not wish to be encumbered by a zoning which allows only a very limited range of activities to be undertaken.



Although the site is behind and close to heritage items and conservation area, the proposal will not negatively impact the items or area due to the proposed design and landscaping of the development. Any issues Council might raise with this can be safely dealt with at development application stage.

It is also very well for the State Government to state that environmental planning requirements are to be reviewed every 5 years, when the current planning review for Lithgow (and many other LGA's) is coming up to 2 decades before a new plan is likely to be in place.

This illustrates that without Council providing quality areas of suitably zoned land for development for job creation and also increase in effective population, persons seeking to live in Capertee will be forced to other local government areas more receptive to tourism development.

Council is requested to consider this proposal in the overall rezoning of the City on its own merit, to ensure that suitably located and planned tourism development land is available for the overall benefit of the City.

## **ATTACHMENTS**

**3.1 SURVEY PLAN**

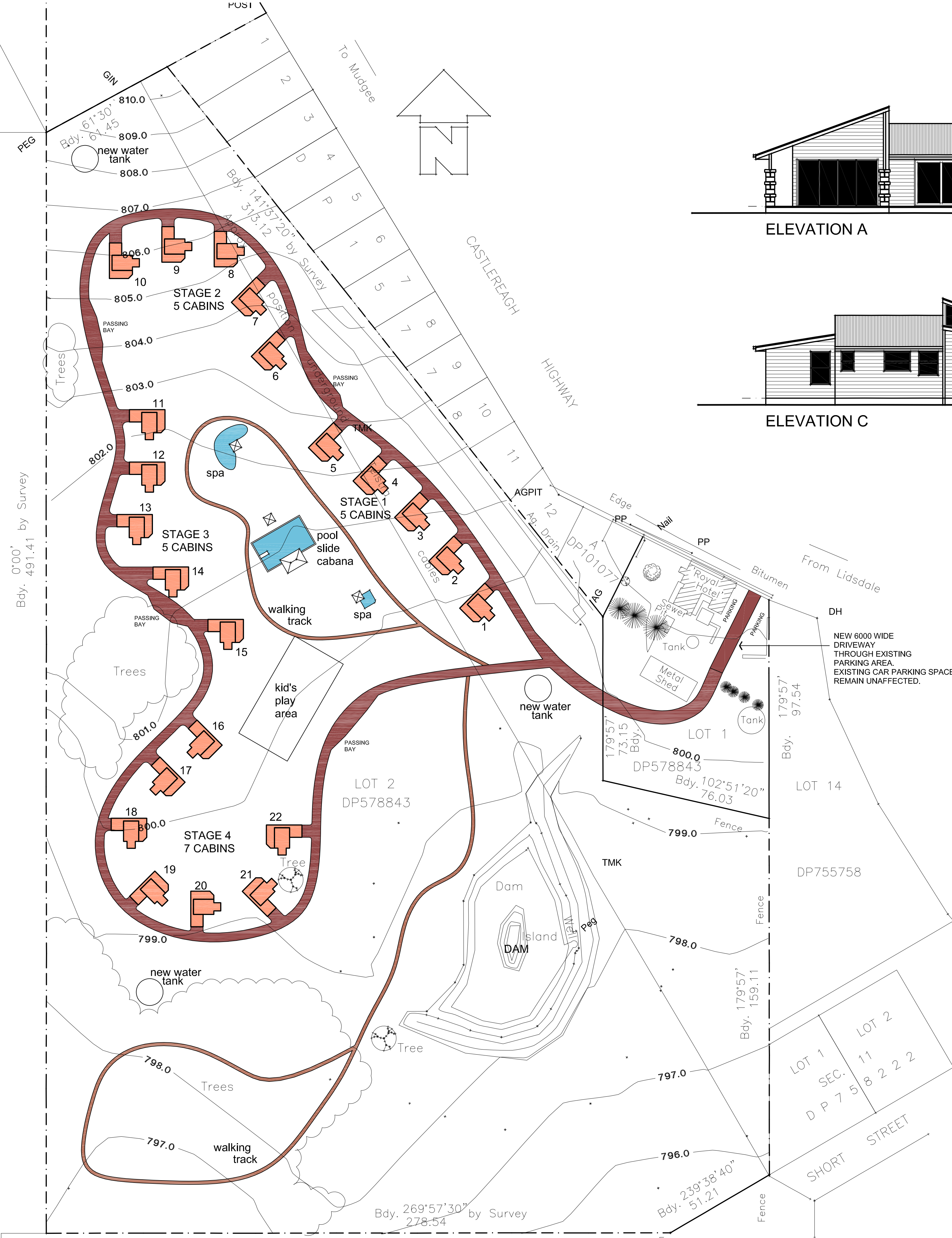
**3.2 LAYOUT PLAN**

**3.3 LANDSCAPE PLAN**

**3.4 PETITION**

**3.5 RMS APPROVAL LETTER**

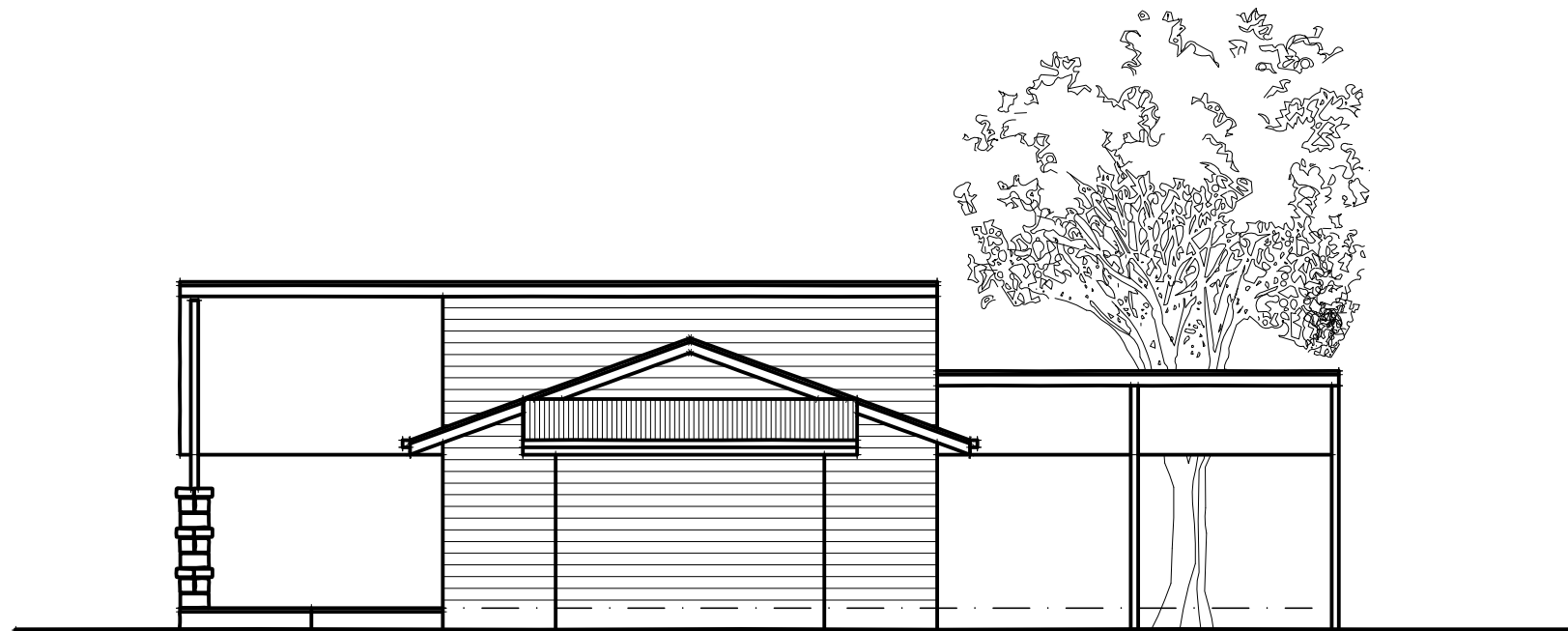
**3.6 HOTEL HERITAGE INVENTORY SHEET**



SITE DETAILS  
SCALE 1:1000



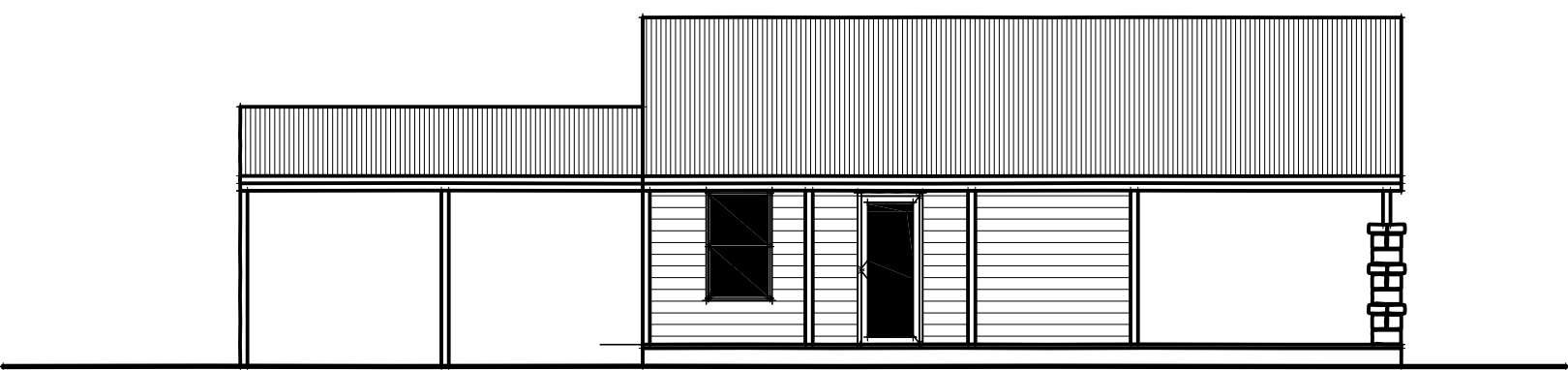
ELEVATION A



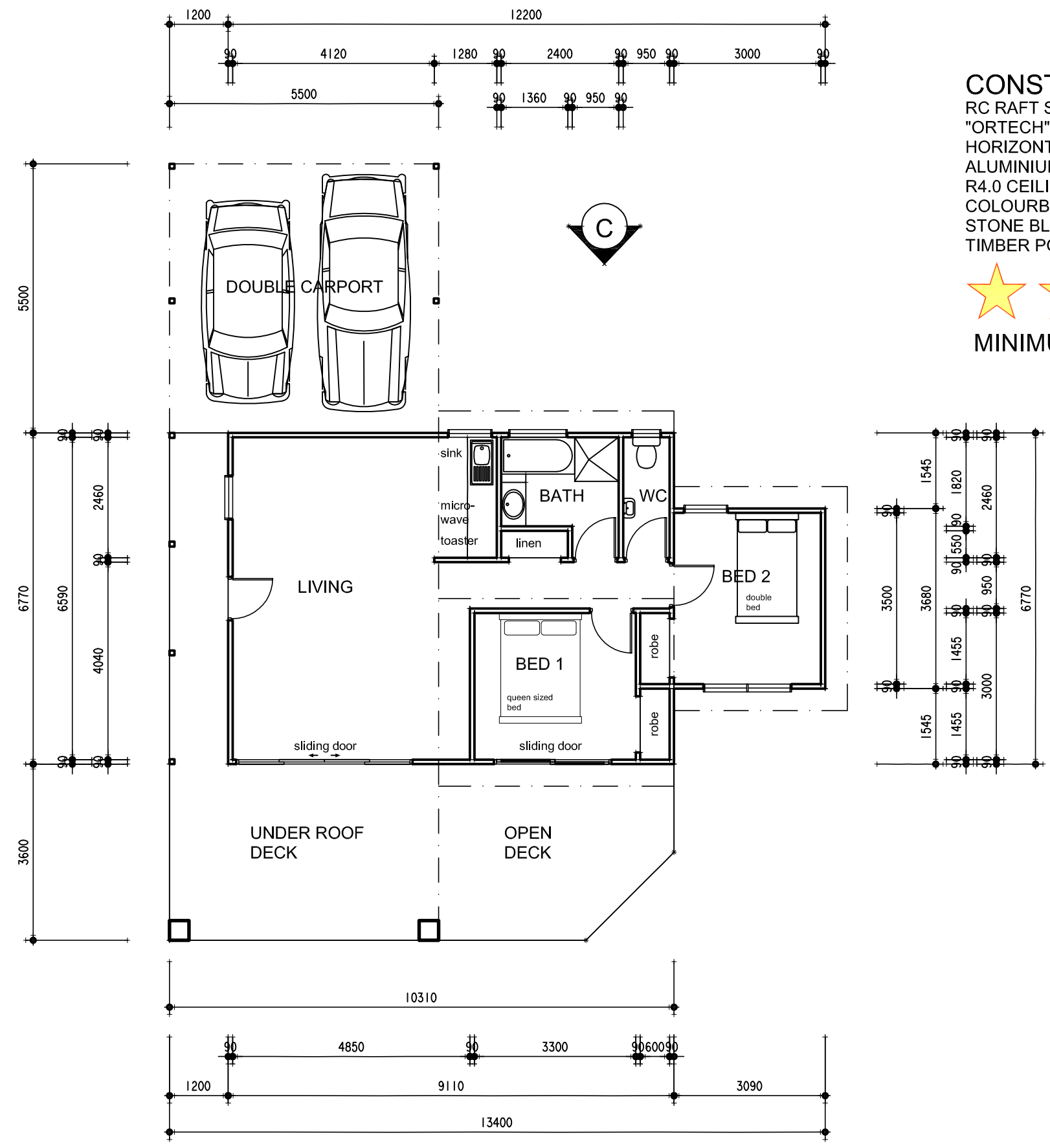
ELEVATION B



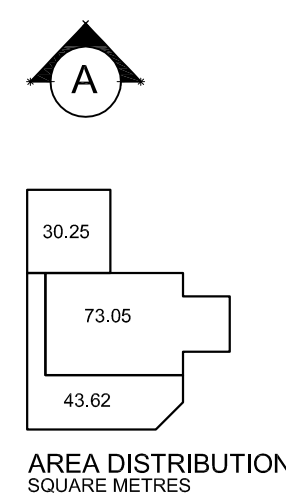
ELEVATION C



ELEVATION D



FLOOR PLAN  
SCALE 1:100



CABIN DETAILS  
SCALE 1:100

CONSTRUCTION NOTES:  
RC RAFT SLAB ON GROUND  
"ORTECH" PANEL CORE WALL PANELS, CLAD WITH  
HORIZONTAL PROFILE EXTERNAL CLADDING.  
ALUMINIUM FRAMED EXTERNAL WINDOWS AND DOORS.  
R4.0 CEILING INSULATION.  
COLOURBONDED CORRUGATED METAL ROOFING WITH FOIL SARKING.  
STONE BLOCK FEATURE POSTS TO MATCH THE CAPEERTEE MOTEL BUILDING.  
TIMBER POSTS ELSEWHERE.

★ ★ ★ ★ ★ ★  
MINIMUM 6 STAR ENERGY RATING

**MONACO DESIGNS Pty Ltd**  
PAUL MONACO  
14 York Street  
Glenbrook, NSW 2773  
Phone 0247-39 5136  
EMAIL paul@monaco.net.au

**BLUE MOUNTAINS GEOLOGICAL  
AND ENVIRONMENTAL SERVICES Pty Ltd**  
GRANT AUSTIN  
20 Fifth Avenue  
Katoomba, NSW 2780  
Phone 0247-82 5981  
EMAIL bmges@spin.net.au

**RUFUS of HILLCREST**  
IAN RUFUS  
PLANNING, HERITAGE AND DEVELOPMENT  
"Hillcrest" Off Eskbank Street  
Lithgow, NSW 2790  
Phone 0263-51 2095  
w.w.w.rufushillcrest.com.au  
EMAIL ian.rufus@gmail.com.au

**FRANK KOSZTELNIK AND ASSOCIATES**  
BUILDING DESIGN  
AND DEVELOPMENT CONSULTANTS  
Suite 9, 118-120 Katoomba Street  
Katoomba, NSW 2780  
Phone 0247-82 1404  
PO Box 470 Katoomba, NSW 2780  
EMAIL frank@kosztelnik.com

ACCREDITED BUILDING DESIGNER #6080  
ACCREDITED ABSA ASSESSOR #20081

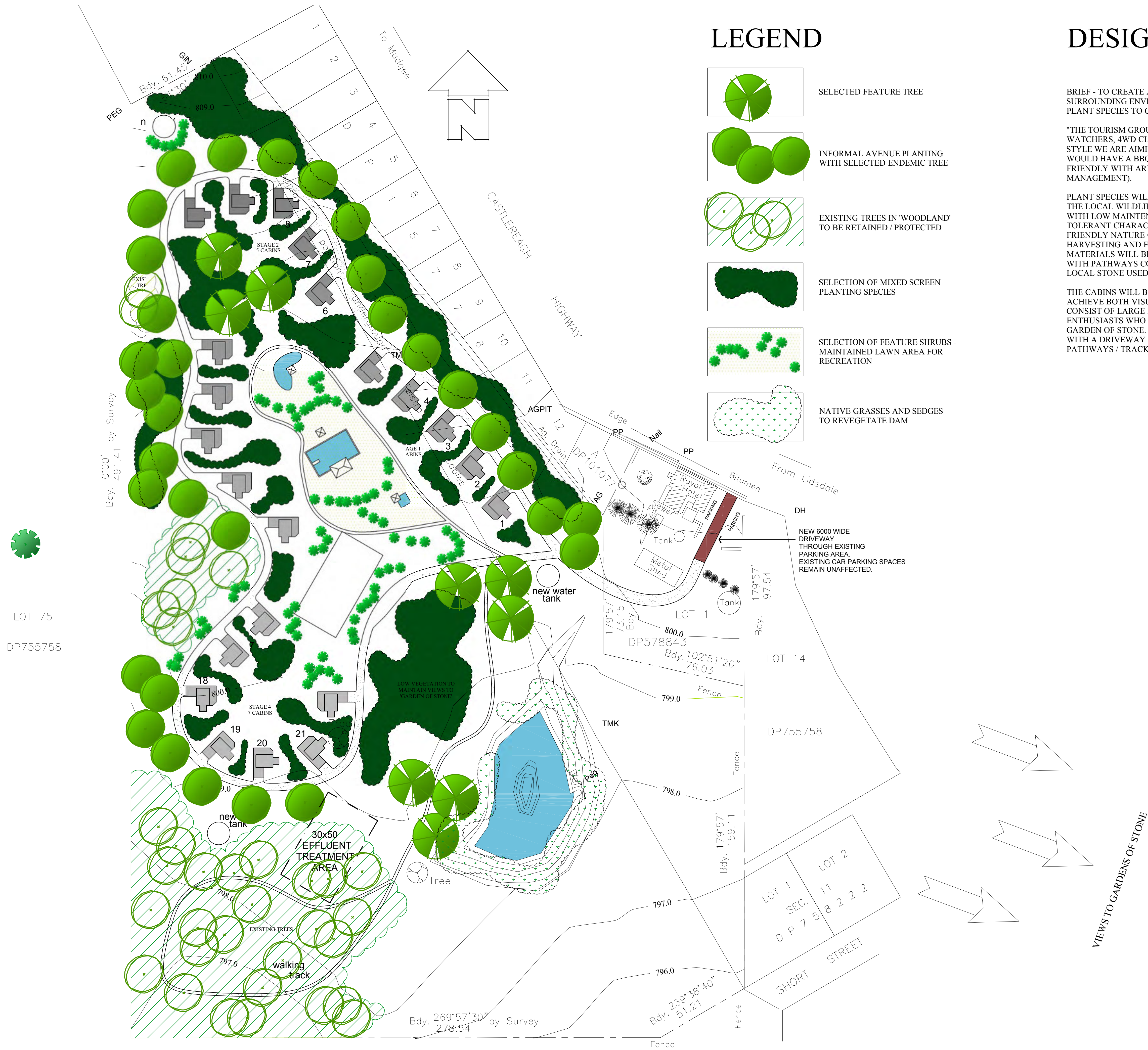
PROPOSED REZONING APPLICATION  
AT: LOT 2 DP 578843  
CASTLEREAGH HWY CAPEERTEE

# REZONING APPLICATION

Scale 1:1000, 1:100  
Drawn F. Kosztelnik  
Date 06-08-2013  
Job No. 2740

SHEET 1  
ISSUE A





LEGEND

- SELECTED FEATURE TREE
- INFORMAL AVENUE PLANTING WITH SELECTED ENDEMIC TREE
- EXISTING TREES IN 'WOODLAND' TO BE RETAINED / PROTECTED
- SELECTION OF MIXED SCREEN PLANTING SPECIES
- SELECTION OF FEATURE SHRUBS - MAINTAINED LAWN AREA FOR RECREATION
- NATIVE GRASSES AND SEDGES TO REVEGETATE DAM

DESIGN INTENT

BRIEF - TO CREATE A 'SENSE OF PLACE' THAT IS IN KEEPING WITH THE SURROUNDING ENVIRONMENT, UTILISING ENDEMIC AND INDIGENOUS PLANT SPECIES TO CREATE AN INFORMAL RESORT STYLE ATMOSPHERE.

"THE TOURISM GROUPS WE ARE AIMING AT ARE FAMILIES, BIRD WATCHERS, 4WD CLUBS, CYCLISTS & MOTORBIKE ENTHUSIASTS. THE STYLE WE ARE AIMING FOR IS (ASIDE FROM THE CHILDREN'S AREA WHICH WOULD HAVE A BBQ AREA, JUMPING PILLOW AND SWINGS) IS ECO FRIENDLY WITH AREAS TO STOP & RELAX " (CAPERTEE HOTEL MANAGEMENT).

PLANT SPECIES WILL CONSIST OF NUMEROUS KEY SPECIES TO SUPPORT THE LOCAL WILDLIFE, SUPPLEMENTED WITH VARIOUS NATIVE SPECIMENS WITH LOW MAINTENANCE, DROUGHT / FROST TOLERANCE & FROST TOLERANT CHARACTERISTICS. TO REINFORCE THE ENVIRONMENTALLY FRIENDLY NATURE OF THE SITE, OPPORTUNITIES FOR STORM WATER HARVESTING AND EFFLUENT RECYCLING WILL BE EXPLORED. LOCAL MATERIALS WILL BE SOURCED AND UTILISED WITHIN THE LANDSCAPE, WITH PATHWAYS CONSISTING OF STABILISED CRUSHED GRANITE AND LOCAL STONE USED AS LANDSCAPE ELEMENTS.

THE CABINS WILL BE SEPERATED WITH SELECTED SCREEN PLANTING TO ACHIEVE BOTH VISUAL AND ACOUSTIC BARRIERS. CABIN DESIGN WILL CONSIST OF LARGE EXTERNAL DECKS, CATERING FOR THE OUTDOOR ENTHUSIASTS WHO WILL BE TREATED TO MAGNIFICENT SUNSETS ON THE GARDEN OF STONE. ACCESS BY VEHICLE IS VIA AN EXTERNAL LOOP ROAD, WITH A DRIVEWAY TO EACH CABIN EMPHASISING SAFETY. ALL INTERNAL PATHWAYS / TRACKS WILL BE FOR PEDESTRIAN OR BIKE USE ONLY.

REZONING APPLICATION

**MONACO DESIGNS Pty Ltd**  
PAUL MONACO  
14 York Street  
Glenbrook, NSW 2773  
Phone 0247-39 5136  
EMAIL paul@monaco.net.au

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ACCREDITED BUILDING DESIGNER #6080  
ACCREDITED ABSA ASSESSOR #20081

PROPOSED REZONING APPLICATION

AT: LOT 2 DP 578843  
CASTLEREAGH HWY CAPERTEE

Scale  
1:1000, 1:100  
Drawn  
F.Kosztelnik  
Date 06-08-2013  
Job No. 2740

SHEET  
1

ISSUE  
A



## TO THE RESIDENTS OF CAPERTEE AND DISTRICT.

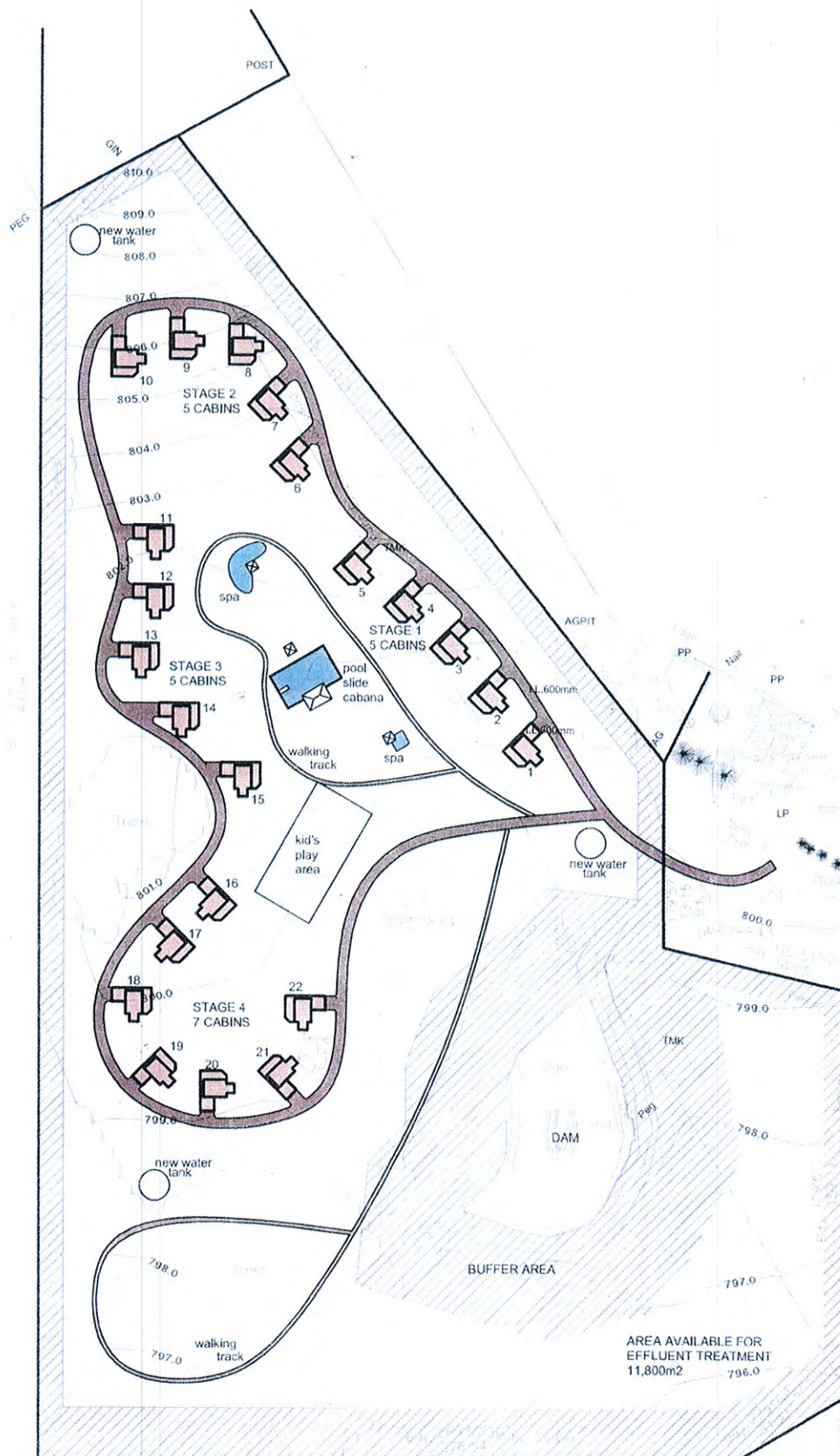
We the owners of the Capertee Royal Hotel are proposing a development (see diagram) on the block at the rear of the hotel that we own in the hope of developing the hotel into a long term sustainable business that will benefit both us as the owners, our employees and the area in general. Both our staff and us have over the last three and a half years put a lot of effort and money into the hotel to reinvigorate the business but as the hotel is currently, and without further investment in accommodation it is an unsustainable business model!

We believe there is a need for this style of accommodation in the area that will help drive tourism in the valley and the area beyond. Under the current council LEP plan this land would be rezoned R5 and subdividable into approximately 28 housing blocks that will **NOT** allow self contained accommodation. We are asking council to rezone the block into RU5 which would allow self contained accommodation.

We are asking for your support in driving our business forward and hopefully providing opportunities for other business as well for the community in general.

Regards

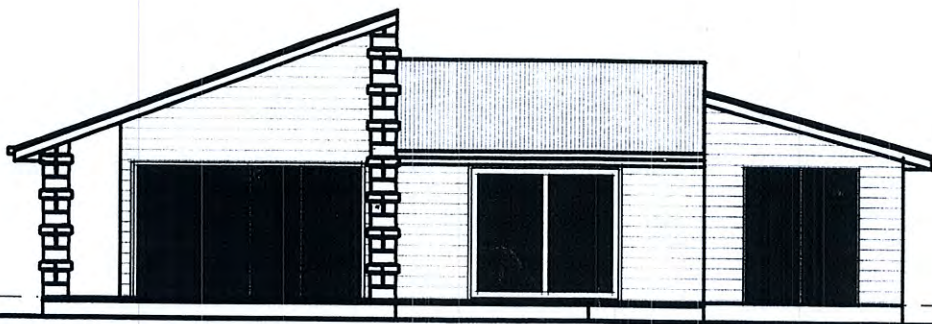
Catherine & Graham



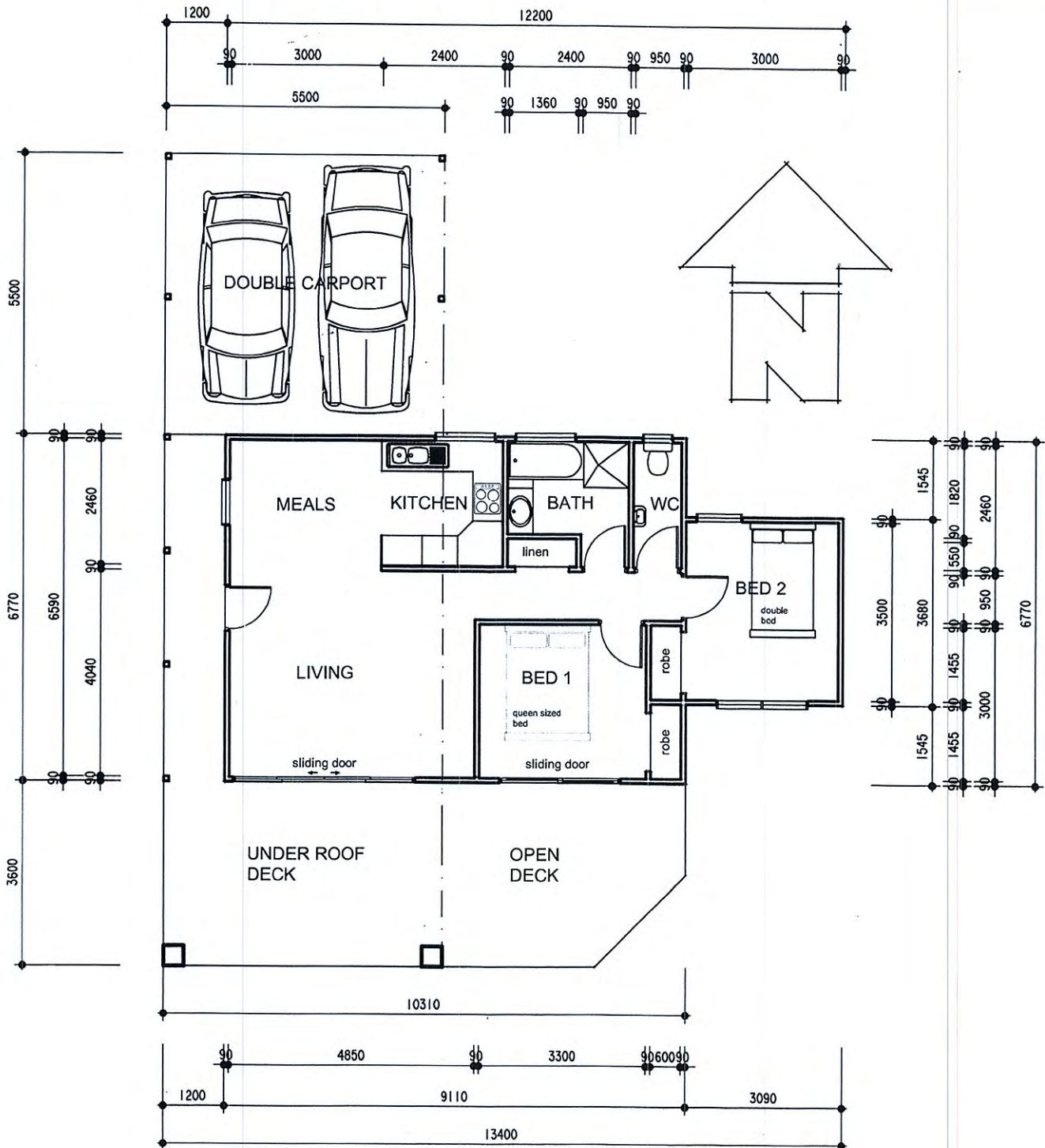
**BUFFER AREA**  
 40m AROUND WATERWAYS AND DAM  
 20m FROM DOWNSLOPE BOUNDARY  
 10m FROM OTHER BOUNDARIES

**SCALE 1:2500**





## SOUTH ELEVATION



## FLOOR PLAN

73.05m<sup>2</sup>  
PLUS CARPORT AND DECK

## CAPERTEE CABINS SKETCH 1



# SIGNATURES IN SUPPORT OF PROPOSED DEVELOPMENT IN CAPEERTEE

Phillip Wells

Dennis Thompson

B. Gilleard  
B. Gilleard

Dee Leen

Angus

Robb

D. G. Davies

A. Morgan

R. Clusnock

R. Harris

K. Hansen

Rodas

Rodas

E. Mair

S. Lader

Bill Chadwick

Ad. Mte.

James Vire

J. G. G. G. G.

cliff

L. K. H. KIRK

IL. KIRK

Alfred H. KIRK

Alfred

J. G. G. G.

sharpe

C. Curran

Steve Dalli

Flouse

P. G. G. G.

P. G. G. G.

P. G. G. G.

Baron

J. R. G. G.

L. D. G. G.

Alfred

Alfred

Alfred

Alfred

J. R. G. G.

Alfred

J. R. G. G.

2/2 Coronation Avenue, Mosman.

Tony H. G. G.

Tony H. G. G.

Sony H. G. G.

MT VIC.

2/2 Coronation Avenue, Mosman.

Ira Cohen Sydney

Robert Clarke  
Blackheath

Doane van Kampen  
10 Third Street  
Blackheath.

Alfred

Alfred

Alfred



SIGNATURES IN SUPPORT OF PROPOSED DEVELOPMENT IN CAPERTEE

Drill's

Tim Butler







EDEN DAVIS

Denise J. Beaman

Jennifer Lee



Jennifer Dumas

bus side

 Kullar Khatri

Debbie

Tracey Hurley

J. Hurley

Spaaron







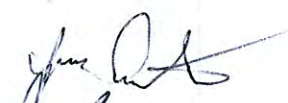
Rob Knight





MAX TAYLOR m/63557110

Jessica Knight



by



Phat





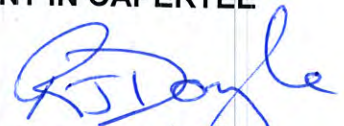




Laura Muldoon

Julie McEann

DEAN MASHUA 



R. DOYLE  
Eden Vale, VACT 2421



Susan Daye

1160 Summerhill  
RD, Vang. 2421

Stephen Wilkin







SF2012/003979

Graham and Catherine  
The Capertee Royal Hotel  
67 Castlereagh Highway  
CAPERTEE NSW 2846

Dear Sir

**Pre-DA Advice, Castlereagh Highway, Capertee  
Addition of 30 cabins behind the Royal Hotel**

I refer to a site visit on 26 July 2012 regarding your proposal for new cabins at the Royal Hotel, Capertee.

**RMS notes:**

- The proposal site is located adjacent to the Castlereagh Highway in a 50 km/h speed zone. The highway is a two lane-two way rural road in a built up area at the site. The site has one existing direct access point to the highway.
- The proposal is for 30 cabins (two rooms per cabin) which would be located behind the Royal Hotel on a 33 acre block.
- The cabins would each have two car parking spaces and would be serviced by an internal access road.

Roads and Maritime Services (RMS) provides the following advice for inclusion in your development application.

- Safe Intersection Sight Distance (SISD) requirements outlined in the Austroads Guide to Road Design and RMS Supplements to Austroads Guide to Road Design are to be maintained in both directions along the Castlereagh Highway (HW18) at the property access point. For a 50 km/h speed zone the minimum SISD is 90 m.
- All vehicle access is to be via the existing rural property access. There is to be no additional direct access to the Castlereagh Highway (HW18).
- Under the RTA's Guide to Traffic Generating Developments, temporary accommodation (such as cabins) is required to have a minimum of one car parking space per unit and one car parking space for every two employees.
- As the site would have more than 50 car parking spaces, the internal access road should be 6 - 6.5 m wide to allow for two way traffic to circulate around the site.
- Consideration should be given to providing a paved footpath within the site to link the cabins with the hotel. This would physically separate pedestrians and motor vehicle traffic.
- All activities including loading and unloading of goods associated with the development are to be carried out on site.
- All vehicle movements into and out of the site are to be in a forward direction.
- All works associated with the development are to be at no cost to RMS.

Roads and Maritime Services



- Any tree removal works may require prior approval and/or a licence from Council under a Tree Preservation Order. Please contact a local planning officer to discuss further.

Please forward a copy of Council's determination on the development application to RMS at the same time it is sent to the applicant.

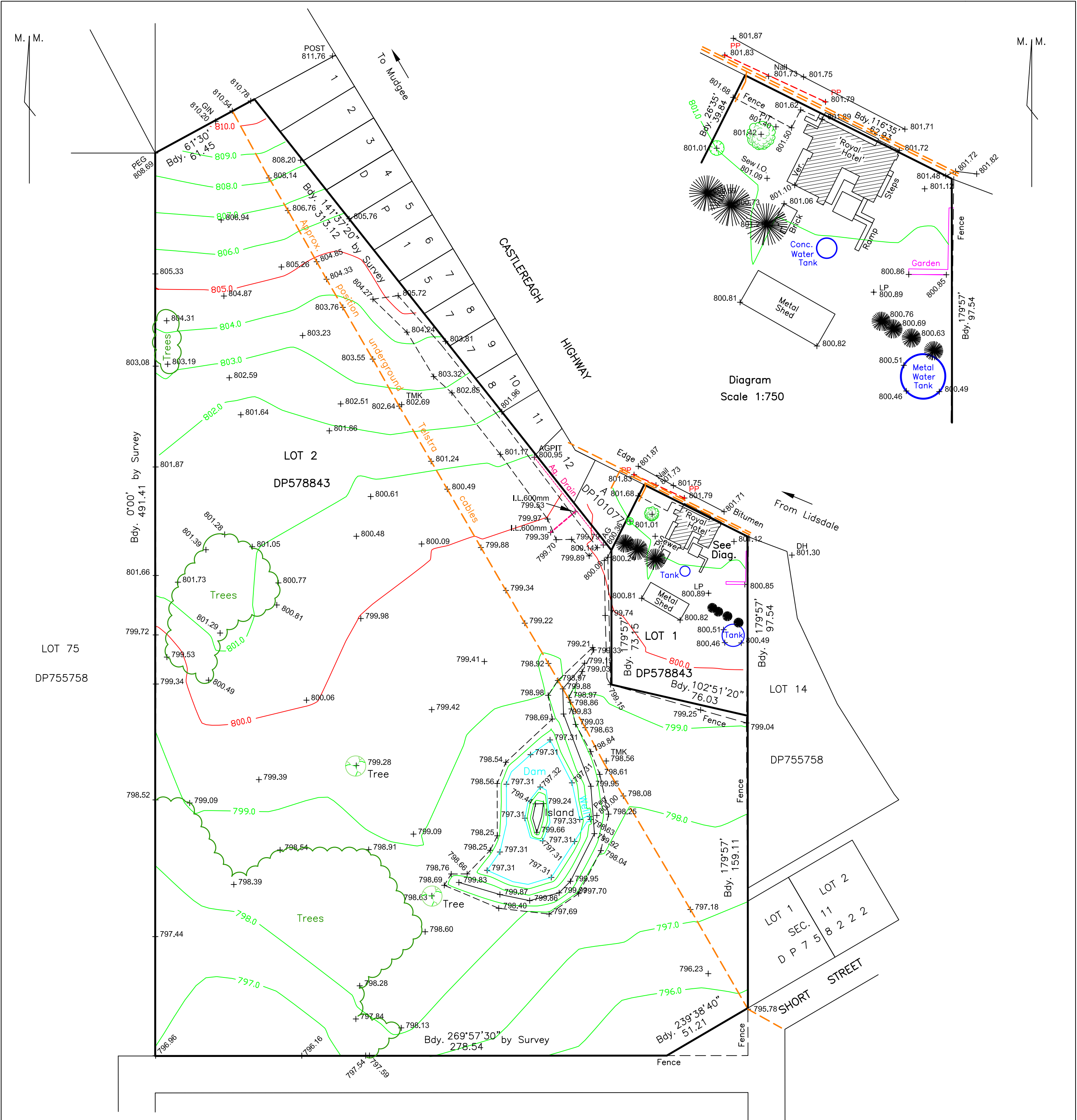
Should you require any further information please contact Dave White (02) 6861 1479.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tony Hendry', written in a cursive style.




Tony Hendry  
Road Safety & Traffic Manager  
Western

27 JUL 2012



Notes

1. Level Datum : A.H.D.
2. Origin of Levels : PM3443 RL813.608
3. Underground utilities have not been investigated and it is recommended that a 'Dial Before You Dig' search and ground scanning be initiated prior to any design, excavation or construction.
4. Any proposed new buildings, where the location is critical in relation to existing buildings, features or boundaries should be set out by a surveyor.
5. This plan is to be used for a conceptual proposal only and is a representation of detail visible during the course of the survey. Existing services may not be shown.
6. Heights should not be interpolated from contour lines as they are only a general representation of ground gradient
7. Levels are ground levels unless otherwise noted, and have been transferred to the site by the trig heighting method.
8. Building and architectural information shown on this plan indicates approximate position only and must not be used for building design purposes without independent verification and data interpretation.
9. This plan has been drawn for conceptual purposes only. The boundary positions shown are approximate and have not been verified by survey.
10. Tree location and canopy spread are approximate only.
11. LP denotes Light Pole
12. TMK denotes Telstra Marker Post
13. --- denotes approx. position underground Telstra cables
14. --- denotes Overhead Power Line
15. PP denotes Power Pole

16.  denotes ornamental tree
17.  denotes Pine tree
18.  denotes Gum tree
19. Trees have been identified as carefully as possible however accurate identification is not guaranteed.
20. This plan was prepared for the express use by Graham Annovazzi and his consultants involved in this project, for the purpose of a possible Development Application. Anderson Surveying Pty.Ltd. does not accept any responsibility or liability for the use of information shown on this plan or electronic data used to prepare this plan, by a third party.
21. These notes are an integral part of this plan. Reproduction of this plan or any part of it, including data used to prepare this plan, without these notes being included in full, will render the information shown on such reproduction invalid and not suitable for use.

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DATE	13/6/2013
AMENDED	
SURVEYOR	SA / TC
DRAWN	RS
CHECKED	SA / TC

CONTOUR & DETAIL SURVEY OF LOTS 1&2 DP578843  
ROYAL HOTEL  
CASTLEREAGH HIGHWAY CAPEERTEE

SCALE - 1:1500 (A2)

DWG No	13101-1
JOB No	13101
Drawing Ref.	13101.dwg (Detail)

# Lithgow Heritage Inventory

## State Heritage Inventory

SHI Number

**1960195**

Study Number

**B127**

Item Name: **Royal Hotel (Capertee)**

Location: **67 Castlereagh Highway, Capertee [Lithgow]**

Address: 67 Castlereagh Highway

DUAP Region: Southern & Western

Suburb / Nearest Town: Capertee 2846

Historic region: Central Tableland

Local Govt Area: Lithgow

Parish:

State: NSW

County:

Other/Former Names:

Area/Group/Complex:

Group ID:

Aboriginal Area:

Curtilage/Boundary:

Item Type: Built

Group: Commercial

Category: Hotel

Owner: Private - Individual

Admin Codes: B127

Code 2:

Code 3:

Current Use:

Former Uses:

Assessed Significance: Local

Endorsed Significance:

**Statement of Significance:** Historic: this determined survivor among the Mudgee road inns is locally significant as a representative of the inns which developed in the later Victorian period.

**Historical Notes or Provenance:** Capertee lies at the junction of the Mudgee road with the Glen Alice/Glen Davis road. There had been a 'place of entertainment' and accommodation there since the 1830s. On the site of the present hotel, a new Capertee Inn was built in 1864 by John Shervey and this flourished when the railway gangs were at work in the 1880s. It burnt down in 1890 and was at once entirely rebuilt as a single-storeyed stone building, renamed the Royal Hotel. In 1930 the hotel was again burnt down but the fine stone walls survived and were reutilised in its prompt rebuilding as the present two-storeyed hotel. The upper storey and extension at the back were entirely in brick. The arresting stone arch at the north end and the bar entry at the south retained their integrity externally. The hotel is still in operation, one of two survivors of all the wayside inns on the Mudgee road. Historical Period Built 1876 - 1900, Used 1876 - 1900, Used 1901 - 1925, Used 1926 - 1950, Used 1951 - 1975, Used post 1975

**Themes:** National Theme

State Theme

Local Theme

3. Economy

Transport

(none)

Designer:

State Heritage Inventory

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# Lithgow Heritage Inventory

## State Heritage Inventory

SHI Number

**1960195**

Study Number

**B127**

Item Name: **Royal Hotel (Capertee)**

Location: **67 Castlereagh Highway, Capertee [Lithgow]**

Maker / Builder:

Year Started:

Year Completed: 1890

Circa: No

**Physical Description:** A two storey roughly rectangular hotel now of Californian bungalow style which retains the sandstone walling from the burnt down earlier single storey hotel. The first floor has a projecting gable, the remainder with a two storey verandah. Gabled and hipped roof forms curved (bellcast) shingled balustrading and window awning at front. Californian bungalow  
Stone/Brick/Iron

**Physical Condition:**

**Modification Dates:**

**Recommended Management:**

All sites: historical and archaeological sites

A Keep buildings in good order

B Continue to maintain building in good order.

C Record , photograph, research any changes

D Continue to record and research this place's history.

E Ensure that any new owners are advised of the Cultural significance of the site

F Encourage collections of moveable heritage to stay together with the building or place

G Consider making available publicly interpretive information that will enable visitors to appreciate the site.

H With assistance from Council make available publicly interpretive information that will enable visitors to appreciate the sites.

**Management:**

**Further Comments:** Rebuilt after fire in 1930. Sandstone walling remains from 1890s.

**Criteria a)** This item has historic significance and is assessed as representative on a local basis.

**Criteria b)**

**Criteria c)**

**Criteria d)**

**Criteria e)**

**Criteria f)**

**Criteria g)**

**Integrity / Intactness:**

**References:** Author

Title

Year

1890 hotel, photograph c. 1910, Jeffreys, Story of Capertee

1910

Annabella Boswell, M Herman ed

Annabella Boswell's Journal

1965

**State Heritage Inventory**

**Date: 26/07/2013**

**Full Report with Images**

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# Lithgow Heritage Inventory

State Heritage Inventory

SHI Number

**1960195**

Study Number

**B127**

Item Name: **Royal Hotel (Capertee)**

Location: **67 Castlereagh Highway, Capertee [Lithgow]**

B Jeffreys The Story of Capertee 1996

M Piddington, ed. Over Cherry Tree Hill 1989

Studies:	Author	Title	Number	Year
	Ian Jack in conjunction with Graham Edds & Assoc, J Colleran & E Higginbotham.	Greater Lithgow Heritage Study 1997-1998	B127	1998

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	1		DP	578843

Latitude: 8831-1-S

Longitude: GD 780 284

Location validity:

Spatial Accuracy:

Map Name: Capertee

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:	Name:	Title:	Number:	Date:
	Heritage study			1/01/1997

Custom Field One: 1890, 1930

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered: 07/08/2001	Date Updated: 25/03/2004	Status: Partial
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Date: 26/07/2013

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This report was produced using State Heritage Inventory database software provided by the Heritage Office of New South Wales.

# *Lithgow Heritage Inventory*

State Heritage Inventory

SHI Number

**1960195**

Study Number

**B127**

Item Name: **Royal Hotel (Capertee)**

Location: **67 Castlereagh Highway, Capertee [Lithgow]**

Image/s:



Caption: Royal Hotel

Copyright: Lithgow City Council

Image by: Lithgow City Council

Image Date:

Image Number: GL20-6

Image Path:

Image File: 1960195b1.jpg

Thumb Nail Path:

Thumb Nail File: