



NPWS LIGHTHOUSES CONSERVATION MANAGEMENT AND CULTURAL TOURISM PLAN

July 2004

Supplementary Information for

Sugarloaf Point Lighthouse

Myall Lakes National Park



Photo: R Cawthorne NPWS

Graham Brooks and Associates PTY LTD

** NPWS is now part of the Department of Environment and Conservation*

Acknowledgments

This Draft Conservation Management Plan was completed with Assistance from NPWS Cultural Heritage Division, Hurstville and NPWS Great Lakes Area Staff and Seal Rocks Ranger, Hunter Region.

References are made throughout this document to the main NPWS Lighthouses Conservation Management and Cultural Tourism Plan, completed in 1999. (Referenced in the document as main NPWS CM&CTP, 1999). The main CMP for the NPWS Lighthouse Collection covers the overriding conservation assessments and principles relevant to all NSW NPWS Lighthouses. This document covers the site specific details for Sugarloaf Point Lighthouse Precinct and can be viewed at the NPWS Offices at Great Lakes Area, Hunter Region office and on the NPWS web page at www.nationalparks.nsw.gov.au

July 2004

NPWS National Parks and Wildlife Service

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1.0 Introduction

1.1 Relationship to main Conservation Management and Cultural Tourism Plan

Plan and subsequent research as part of this supplementary study.

The detailed historical background and building analysis contained in the AMSA Conservation Plan has been reproduced and is attached to this supplementary plan as reference material.

The Sugarloaf Point Lighthouse came under the management of the NSW National Parks and Wildlife Service (NPWS) in March 2003. Negotiations were completed with representatives of the Forster Local Aboriginal Lands Council (FLALC) that resulted in the transfer of lands across to the NPWS as part of Myall Lakes National Park (MLNP).

This document is designed to be a supplementary report to the main NPWS Lighthouses Conservation Management and Cultural Tourism Plan, prepared in January 1999, hereafter referred to as the main NPWS CM&CTP, 1999. It joins similar documents prepared, as supplementary information for the other nine historic lighthouses in the NPWS collection.

This Supplementary Information on the Sugarloaf Point Lighthouse supports the NPWS Lighthouses Conservation Management and Cultural Plan, 1999. It provides site-specific Building and Site Description Overview; with information and analysis to assist the relevant NPWS managers translate the findings and recommendations of the main Plan into the site-specific issues.

The Conservation Management and Cultural Tourism Plan, 1999 and this Supplementary Information supersede the *Sugarloaf Point Lightstation Conservation Management Plan* prepared for AMSA in 1994. Some sections of the AMSA CMP are attached to this document for reference.

In accordance with the project brief, the information contained in Section 2 of this Supplementary Information has been drawn from the AMSA Conservation Plan but summarised and rearranged for consistency across the whole NPWS Lighthouses resource.

The information on Aboriginal heritage and its significance to Aboriginal people is based on the research and discussions undertaken by Mary Dallas during the preparation of the main



LOCATION PLAN (TOPOGRAPHIC MAP EXTRACT)

Figure 1

2.0 Understanding the Resource

2.1 Historical Background

ABORIGINAL MYTHOLOGY

The Worimi tribe originally owned the area. Several Worimi elders in the community retain knowledge of mythological stories relating to the Point. One Myth relates to the Blowhole and the other to the first set of rocks off Sugarloaf Point. Further details are available through the Forster Local Aboriginal Lands Councils Cultural Heritage Officer.

EUROPEAN DISCOVERY & EARLY SETTLEMENT

The first record of the coastal area adjacent to the Myall Lakes, including Sugarloaf Point and the rocky outcrops known as Seal Rocks, comes from the diaries of Captain Cook who sailed along this coastline in the *Endeavour* in May 1770. At that time Cook named Cape Hawke to the north near Forster as he passed. Matthew Flinders also sailed close to this part of the coastline in July 1799 in the *Norfolk* and in July 1802 in the *Investigator*.

In 1816, the *Jane*, *Edwin*, and *Governor Hunter* were wrecked in the vicinity of Cape Hawke and the survivors were probably the first Europeans to enter the area. Captain Matthews of the *Edwin*, his wife, child and two of his crew trekked down the coast and ultimately reached Newcastle. The other crew were presumed to have been killed by natives.

In 1825 the area was part of an enormous grant to the Australian Agricultural Company formed in London in the previous year. Much of this grant, particularly the coastal area, reverted to the Crown after a report by Sir William Edward Perry, who surveyed the area in 1830.

It is the nature of the rocky outcrops around Sugarloaf Point and Seal Rocks as obvious shipping hazards that gave recognition to the vicinity as the volume of shipping along the coast increased in the early to mid 19th Century.

The opening of Port Macquarie and Moreton Bay as penal settlements, the cedar trade to the

north coast, and the habit of ships to strike westerly from Norfolk Island until they made the coast before following it down to Sydney, were all factors in the increased rate in which ships passed the coast adjacent to the Myall Lakes. The use of Port Stephens as a haven in rough weather also brought shipping close to the reefs at the most inopportune times.

The earliest recording of a ship lost in the area was *Sally* in 1843. (However, another ship *Fanny* has been reported as wrecked nearby in 1833.) The *Sally* was wrecked in September 1843 and the bodies of her captain, passengers and crew, were found by the survivors of the wrecked schooner *Mary Ann*, which went down in the following month of October.

The development and construction of the lighthouse aided, and in some ways instigated, the greater development of the area. A jetty was built at Sugarloaf Bay and Boat Beach primarily for the offloading of construction materials for the lightstation but this also became the point where schoolteachers and other travellers came ashore in their travels around the lakes. This was also the point where merchandise was delivered including large items such as pianos. This was only a short situation, as with the increase of population around the lakes and the plying up and down of small vessels on the lakes, it was easier for ships to unload their passengers and freight onto the smaller vessels in the sheltered waters of Port Stephens.

The lighthouse played an important part in communications with the outside world for the area. The need for telegraph communications to the lighthouse (established in March 1877) meant that a landline was passed through Bombah Point and Bulahdelah bringing telegraph services to Bulahdelah Post Office much earlier than could otherwise have been expected. Obviously a road from Bulahdelah out to the lighthouse would also have been necessary with the passing of the landline.

The early industry in the area that developed was lobster fishing after following the example of an Aboriginal past-time. The early fishermen came on horseback over the rough track that was once the road built in association with the lighthouse. They brought their supplies and lived in temporary huts throughout the lobster season between August and December. The first fishermen set up permanent dwellings in about 1917 at Seal Rocks and others followed until it became a small fishing village.

DEVELOPMENT OF THE LIGHTHOUSE

The Committee of the Legislative Council appointed in 1863 to consider the subject of additional Lighthouses on the Coast recommended in their report in October that a lighthouse should be erected on the Seal Rocks. Other lighthouses recommended at that time were South Solitary, Point Danger, and a small harbour light on Barrenjoey. Apparently the government only accepted Sugarloaf Point.

Seventeen witnesses were examined including some of the most experienced Commanders employed in the Coasting trade. The recommendation of the Committee for a Light on the Seal Rocks followed the general concurrent opinion of the witnesses that it was much wanted as it was a turning point on the coast, and steamers leaving Sydney in the evening often ran past it in the dark. Some of the witnesses suggested that the light should be placed on the Mainland on Sugar Loaf Point but the weight of evidence was in favour of having the Light on the Outer Seal Rock. The recommendation was for the light to be erected as soon as practicable.

It was not until the following decade that work was begun on the construction of the Lighthouse. This was due to the slow process and determined efforts of some authorities, persisting in having the recommendations of the Committee implemented, and finally having provisions set-aside for the lighthouse in the yearly estimates.

Further communication was required from the Marine Board President (Captain Hixson) before the first sum being £10,000 was placed on the estimates and in 1873 voted in for a Lighthouse on Seal Rocks. A further sum of £1,100 was provided under the Roads Branch for approaches etc. and £4,000 voted in 1874 and £3,000 voted in 1875. The total being £18,100.

Meanwhile in 1872 the decision for the location of the lighthouse, be it on the northern Seal Rock or on Sugarloaf Point, was being further debated. Petitions and letters debating the various issues were sent to different authorities in support of both locations. The Colonial Architect James Barnet was asked to report on the desired location and found "no objection to the Mainland as the site for the lighthouse etc." but passed the final decision to the Marine Board.

In order to make the decision, the Marine Board visited the locality with Barnett in April 1873. They found it impossible to land on any of the offshore locations and consequently carefully considered, selected and marked a site on Sugarloaf Point. In October 1873, Captain Hixson moved that a First Order Dioptric revolving white light, with half-minute flashes shaded green over the dangers, should be erected on Sugarloaf Point, and thus the site was adopted.

Plans were prepared for the tower and quarters buildings, and tenders were invited. Barnett, the tenderers and some of the Marine Board visited the site in January 1874 and landed in Seal Rocks Bay. Tenders were received in February 1874 and none were accepted. After being readvertised, the tender of Mr John McLeod was accepted in April 1874 for a sum of £13,383 and included the erection of the lighthouse and quarters, the fixing of the lantern and carriage etc., and the road to Myall Lake. The contractors constructed a 1500 feet long jetty in the bay to land the building materials. The completion date was set for 29th October 1875.

Meanwhile the lantern was ordered in November 1873 from Messrs. Chance Bros. & Co. near Birmingham, England. In May 1874 suggestions were made by Chance Bros. For the modification of the lantern to a fourth order subsidiary dioptric apparatus and were subsequently undertaken. The lantern was delivered to Sydney to a total of £3,909.5.10. It landed safely at Seal Rocks bay in July 1875.

Barnet and members of the Marine Board inspected the progress of the works in October 1874. The water tanks and foundations of the keepers quarters were completed, the road to Myall Lake partly formed, and the majority of materials for the works landed at Seal Rocks Bay. Work on the lighthouse had not commenced.

Further inspections of the lighthouse were carried out in June and October 1875. In June, the lighthouse was built to heights for brickwork and the quarters nearly completed, and in October both the lighthouse and quarters were nearly completed.

The final inspection was made in late November 1875 and everything was found to be satisfactory. The inspection was concluded in the evening with a 2-hour test of the lights

from the water, including the green one covering the dangers.

The lighthouse was officially lit on 1st December 1875 and was Barnet's first lighthouse. It consisted of two stories with the tower being 21 feet 6 inches above the ground floor and was 11 feet in diameter on the inside. The ground and middle floors were of asphalted concrete and the lantern floor was iron. The tower and area wall were built of brick and cemented inside and out. There was an external stair and landing to the middle floor with blue stone steps and gunmetal railing. The gallery consisted of sixteen bluestones and what was to become a characteristic of Barnet's work, the outward curved gunmetal railing. The green shaded light over the dangers covered an extent of 3 miles and an arc of sixty degrees. The white flashing main light was 122,000 candelas and the fixed light was of 150 candlepower.

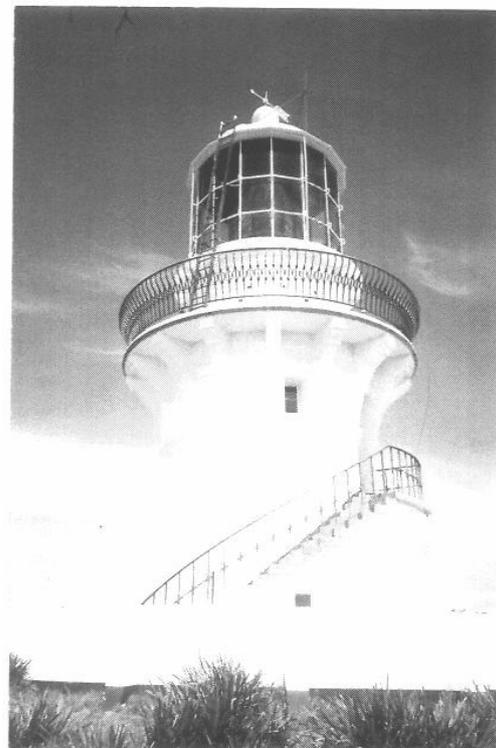
A signal house of brick and cement render was constructed to the north of the lighthouse.

The Keeper's quarters and outbuildings were constructed on the southern side of the headland and involved cutting into the headland and the construction of stone retaining walls to the north thus offering shelter for the quarters. Apparently the fill removed from the site of the quarters was used to level the site for the tower above. The quarters were built with brick in mortar with a detached kitchen and tanks to hold 20,000 gallons of water and were all securely fenced.

The Head Keeper's cottage consisted of five rooms and a pantry and a detached kitchen and water closet. The Assistant Keeper's cottages, semi detached residences, consisted of three rooms and a store and a detached kitchen and water closet.

The construction camp for the works consisted a barracks, contractor's office, kitchen office store and school. It was located further down the slope along the road to Myall Lake and was removed by 1876.

The tower was struck by lightning in July 1900 and resulted in the erection of a new lightning conductor.



SUGARLOAF POINT LIGHTHOUSE (GBA)

One of Australia's biggest shipping disasters was the wreck of the steamer *Catterthun* in 1895, nearby to the east of the lighthouse. It was bound from Sydney to China and 55 lives were lost. Another overseas ship wrecked in the locality was the steamer *Satara* in 1910 when on a trip from Sydney to India. More than a hundred people were saved from this wreck.

In his survey of coastal lights in 1913, Commander Brewis recommended that the fences be renewed due to white ant attack and that the green subsidiary light be discontinued, as it did not form any guard to the off-lying dangers. The recommendation was not implemented.

In April 1923 the white light was increased to 174,000 candlepower.

In June 1966 the light was converted to electric power. The main light power was increased to 1,000,000 candelas and the subsidiary fixed green light increased to 2,000 candelas. The number of keepers was reduced from three to two.

Screens have recently been installed in the tower to keep visitors away from the equipment.

The green light was changed to red, most probably in the 1980s. The light was automated in 1997 and the keepers withdrawn.

A caretaker has been residing in the main residence for approx. 6 years and has continued to provide maintenance, security, and general access and information for the public on the lighthouse. Currently, the caretaker is on a NPWS Contract for services for a 12 month period commencing October 2003.

2.2 Description of the Setting

THE COASTAL EDGE

Seal Rocks is a dramatic and unique area located on the lower north coast of NSW approximately 30mins from Forster-Tuncurry and 90mins from Port Stephens. The Pacific Ocean and Myall Lakes National Park surround the Seal Rocks village, which has remained relatively isolated and largely unaffected by the rapid development of coastal resorts and the developing coastal areas of Forster-Tuncurry and Port Stephens.

To the south is the coastal strip of Myall Lakes National Park stretching from Hawkes Nest through to Seal Rocks. To the west, beyond Myall Lake is the Bulahdelah State Forest.

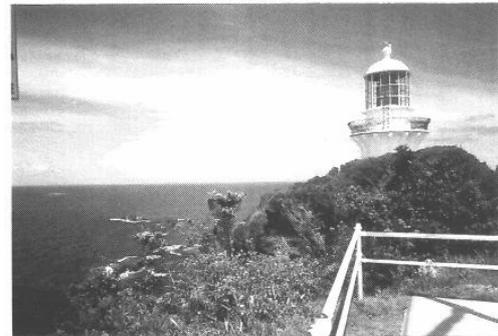
The Myall Lakes National Park covers an area of 44,200 hectares including a 40-kilometre stretch of beaches. The lakes consist the largest natural fresh-brackish water system on the NSW coast and are an important breeding ground for many species of fish. The lakes are used by fishermen, canoeists, yachtsmen a for other such watercrafts whist the coastal beaches offer excellent surfing and beach fishing. Other tourism activities include bush walking, camping and birdwatching. The Park has a diverse range of flora and fauna communities.

To the north, the thin stretch of coast of Booti Booti National Park extends from Pacific Palms to Forster. Lakes feature in this coastal landscape with the Myall Lakes system, Smiths and Wallis Lakes.

Sugarloaf Point Lighthouse is located on the eastern side of Sugarloaf Point. This area comprises the north-eastern portion of Myall Lakes National Park. Sugarloaf Point is a significant landmark along the coastline with views from the Lighthouse to Charlotte Head in the north and south to Broughton Island and Yacaaba Headland.

The underlying geology reflected in the jagged and inclined rock platforms and sheer cliffs provides a strong character that dominates the environment and contrasts with the sands of "The Gibber" to the south.

The vegetation along the cliffs is largely coastal heathland and shows evidence of the strong winds that sweep the peninsula. Weed infestation varies depending on the exposure to settlement patterns; particularly the vehicular tracks that link the area.



THE SEAL ROCKS
ADJACENT TO THE LIGHTHOUSE (GBA)



THE SOUTHERN COASTAL EDGE (GBA)

THE HEADLAND

The Sugarloaf Point headland forms the eastern extremity of Sugarloaf Bay. This beautiful Bay is made up of a number of beaches and also includes the rocky island of Statis Rock. The headland is characterised by steep cliffs and sparsely vegetated upper slopes and provides panoramic views of the surrounding areas of ocean and landscapes.

The Lighthouse sits proud on the southern end of the headland, which extends out over the Big Gibber to the south. The buildings of the Lighthouse precinct are a spectacular feature of the Seal Rocks area.

The weathering of the rocky headland has resulted in the feature known as the Seal Rocks Blowhole, is located on the northern side of the Sugarloaf Point headland. It is a visually attractive feature and example of coastal erosion around the headland.

To the south, Lighthouse Beach is the longest and widest of the three beaches at Seal Rocks. The view stretches along the beach to the Treachery headland. The open character of the beach is accentuated by its southern exposure to the Pacific Ocean. Boat Beach and Number One Beach, face north and are nestled at the southern end of Sugarloaf Bay they are not visible from the Lighthouse.

The headland consists of coastal forests and eucalypt woodlands with the associated dune vegetation communities behind the beaches. Headlands of Sugarloaf Bay also boast patches of littoral rainforest closer to the village. Access to the Sugarloaf Point headland is via a winding unsealed road from the village.

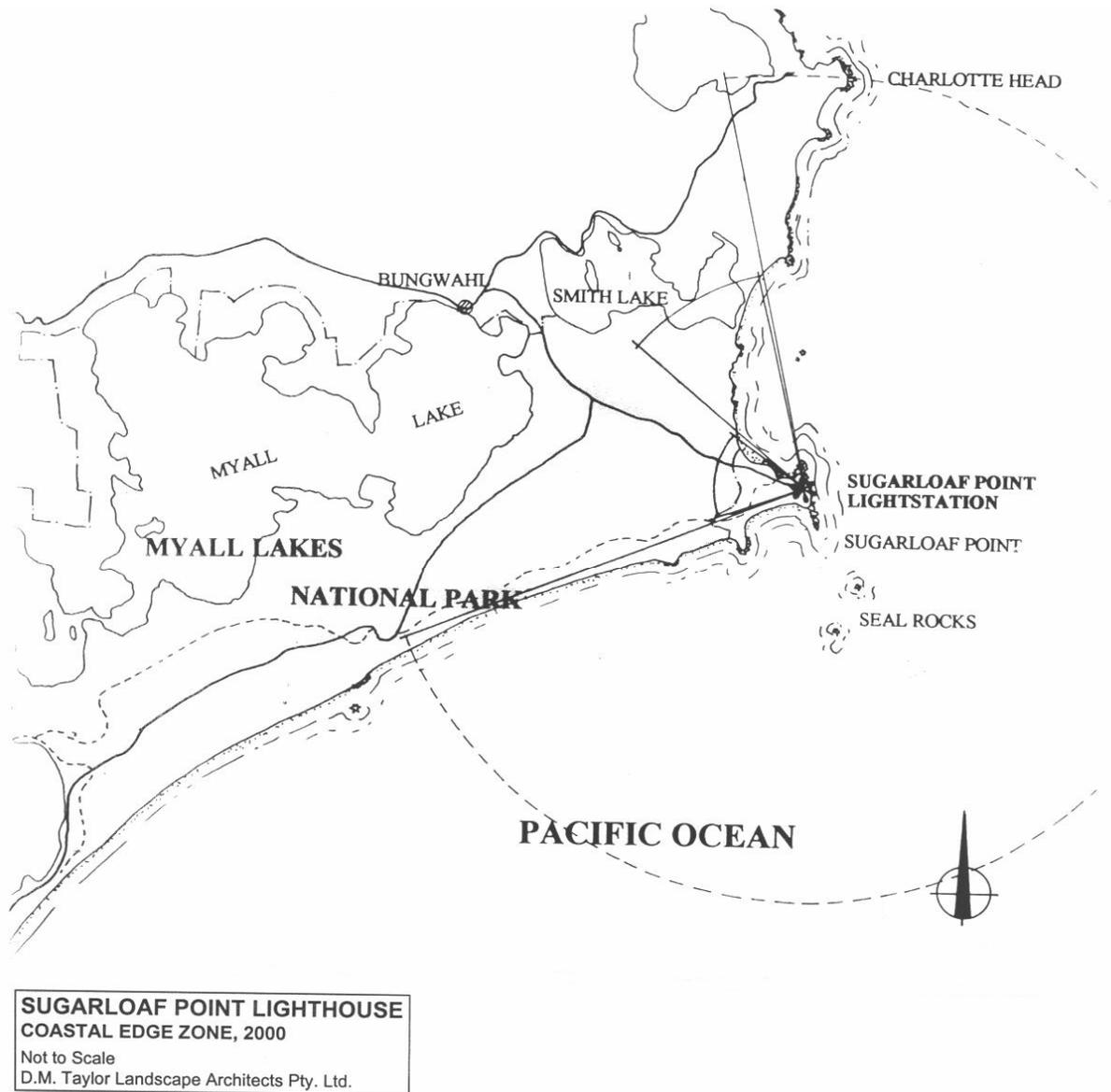
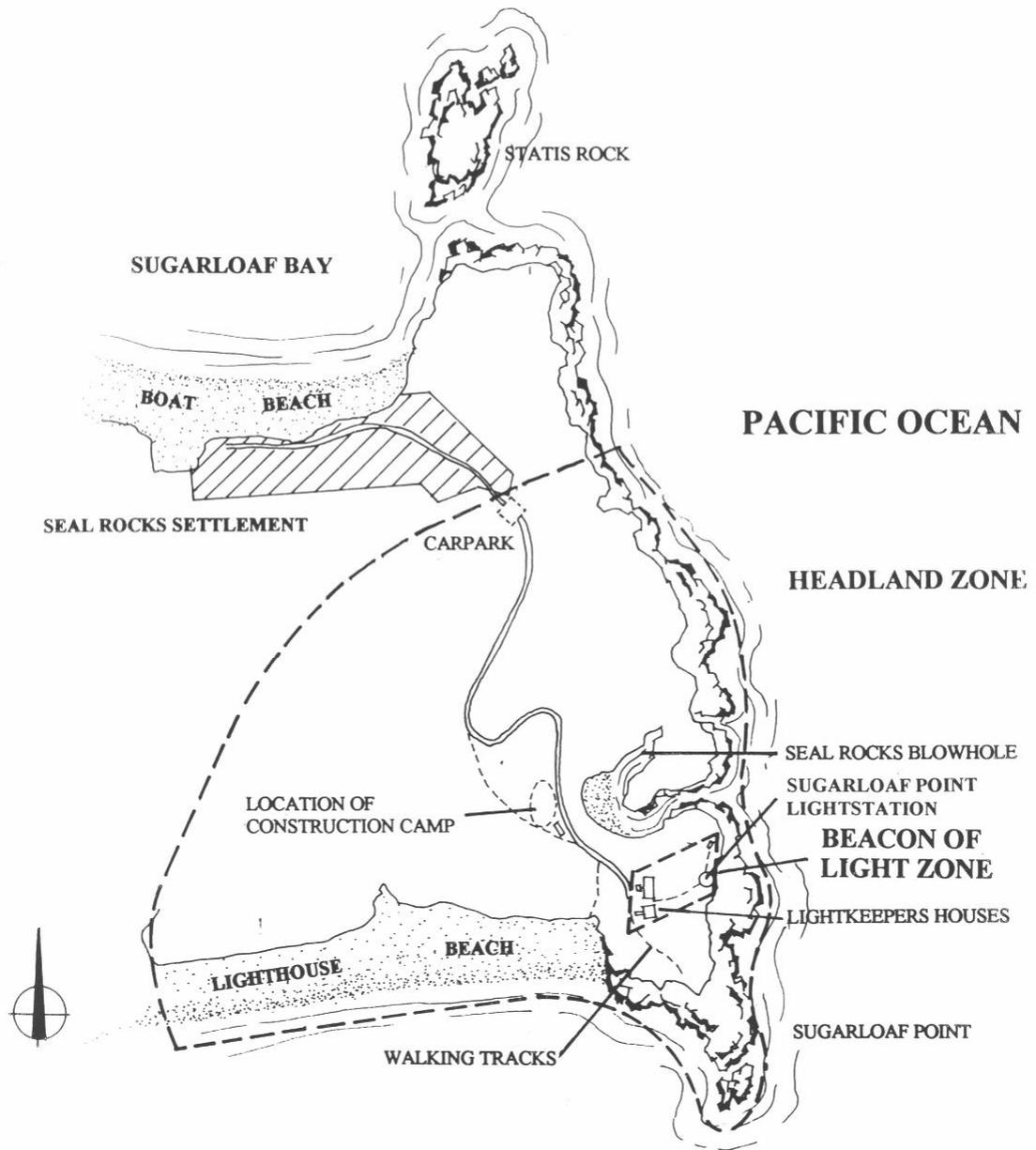


Figure 2



**SUGARLOAF POINT LIGHTHOUSE
HEADLAND ZONE, 2000**
Not to Scale
D.M. Taylor Landscape Architects Pty. Ltd.

Figure 3

ABORIGINAL RESOURCES

There are 3 recorded sites on the NPWS register of Aboriginal Sites in the immediate vicinity of the Lighthouse Precinct. Leon and Bereton conducted a survey in 1995, with a number of sites recorded; though the report did not cover the Lighthouse Precinct. Sites recorded include middens that are in varying degrees of deterioration. The sites are impacted upon by vehicle and pedestrian traffic.

There is a high potential for further sites to occur in the area including middens and campsites. To expand current knowledge of the use of the area by Aboriginal people, a cooperative effort between the Local Aboriginal Lands Councils and NPWS needs to continue.

THE LIGHTHOUSE PRECINCT

Approximately 32 ha of crown land incorporating the Sugarloaf Point Lighthouse Precinct was added to Myall Lakes National Park in March 2003. The lighthouse precinct adjoins the eastern end of the village of Seal Rocks and forms the north-eastern portion of Myall Lake National Park. The complex consists of nine buildings, a flagpole, inclinator, and gravel road winding through the coastal forest from the Seal Rocks village.

The Sugarloaf Point Light station consists of a group of white painted masonry or fibro clad buildings, which step and sweep around the southern slopes of the headland. The precinct is dominated by the 15m high lighthouse tower that peaks above the densely vegetated slopes. The lighthouse keepers cottages stepped into the southern aspect of the headland. The cottages are separated by the natural slope of the hill, and the concrete path that steeply curves up to the tower, past the paint store and old inclinator. Bridging through the vegetation past the tower to the north is a narrow path linking through to the signal station. A recent addition of the garage building is located below the cottages opposite the scenic formations of the Blowhole.

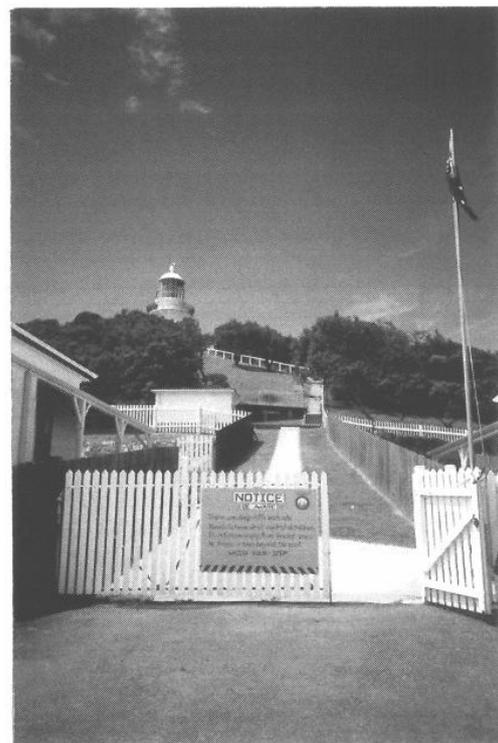
Adjacent to the garage building on the western side are some remains of a former brick building that was probably part of the construction camp in 1875. Many years of sand deposit and vegetation has grown over the remains and access to, and understanding of them is difficult.

A concrete pad and a concrete and timber

vehicle maintenance ramp was located at the base of the sloping driveway up to the quarters.

The precinct does not include part of Lighthouse Beach down to the south west, or the rocky shores down to the east and out to the Seal Rocks. People often walk down out over the rocks for fishing or recreation. Management of these areas will be considered in the overall management planning for the addition of the Precinct and surrounding lands to Myall Lakes National Park.

There are three memorials out on the grassy eastern slopes adjacent to the lookout point and cliff edge. One memorial plaque is on a rock and is inscribed "To the Memory of Tom Chalker, Head Lighthouse Keeper, Sugarloaf Point Station, Who Died Nearby 30th December 1997". The second is a concrete memorial with two plaques. One is inscribed "A Tribute of Love from Children of Albert James Stevens" and the other, "A Token of Respect for Our Brother In Law and Friend, Albert James Stevens". The most recent addition is the bronze sculptured memorial to "Freya Girvin Sheriff" who lived at the lighthouse station for 3 weeks, daughter of the current caretakers Mark Sheriff and Cath Minter.



JOURNEY THROUGH THE LIGHTHOUSE PRECINCT
(GBA)

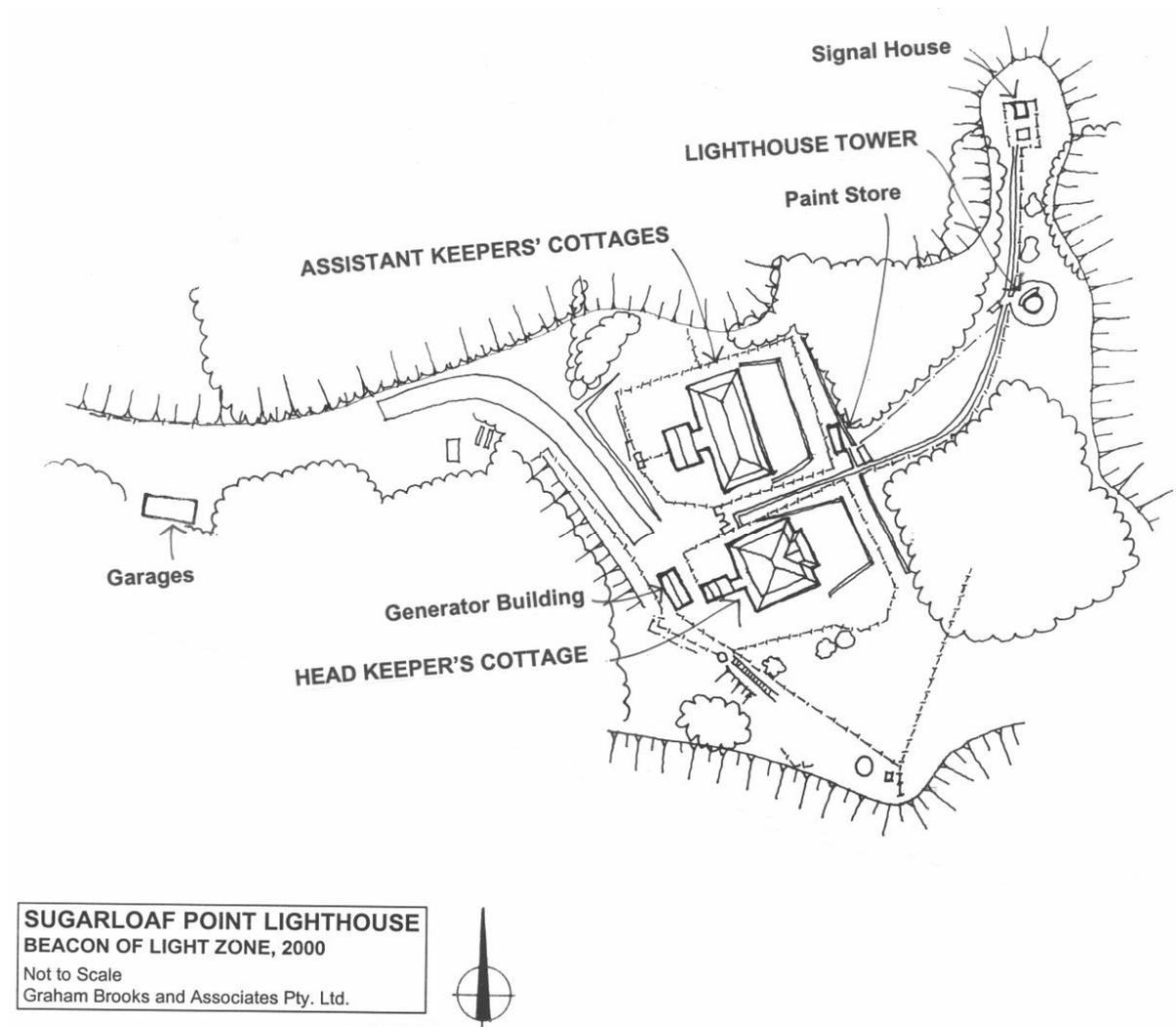
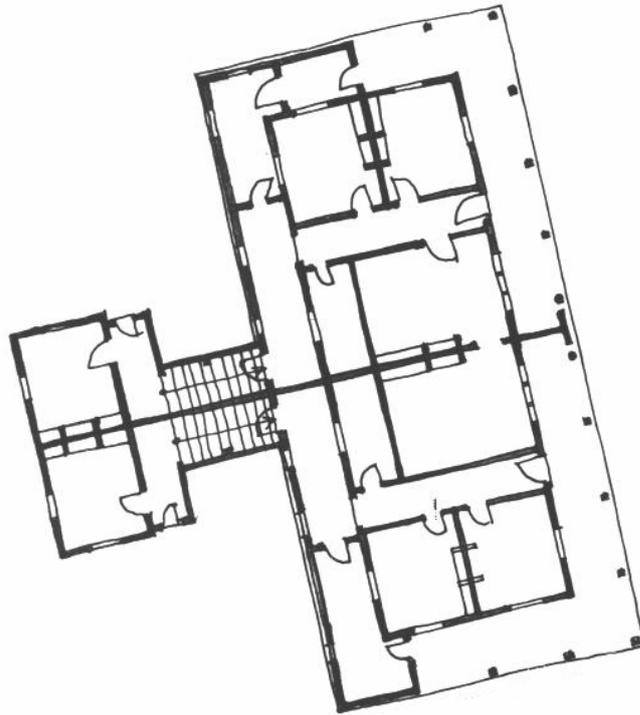
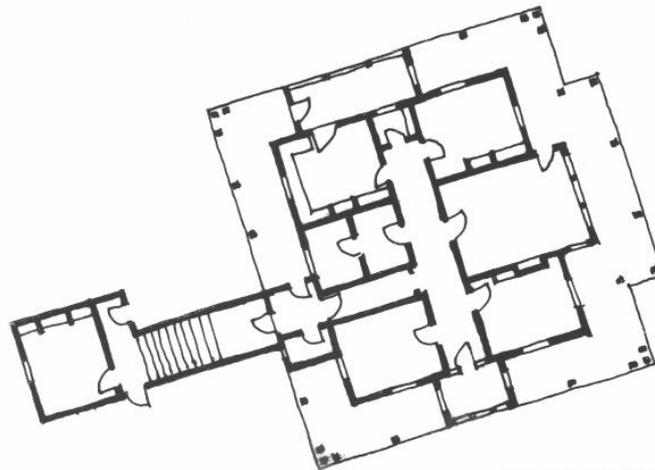


Figure 5



ASSISTANT KEEPERS' COTTAGES



HEAD KEEPER'S COTTAGE

SUGARLOAF POINT LIGHTHOUSE
FLOOR PLANS, 2000
(Source: 1994 AMSA Conservation Plan)
Not to Scale
Graham Brooks and Associates Pty. Ltd.



Figure 6

2.3

The Constructed Image - Form and Fabric

The Lighthouse complex consists of:

- The Light tower
- Head Keeper's quarters
- Assistant Keeper's cottages
- Other buildings and elements including generator building, garage, paint storage shed, and signal house.

Other features include the stone retaining walls at the cuttings for the quarters buildings and the brick drainage gutters located on the levelling of the slope above, various timber fences including pickets, palings and railings, the signals mast and inclinometer.

Refer to Section 2.0 Significance Analysis in the attached excerpts from the AMSA CMP, 1994 for further details on Fabric, particularly Section 2.2, Physical Evidence (Figures 2.2.1 A, B and C, Figures 2.2.5 and 2.2.7) and Section 2.3 for the Analysis of Physical and Documentary Evidence.

THE LIGHTHOUSE TOWER

The white conical rendered masonry tower is 15 metres high. It is rendered and painted, externally and internally. It features an external stair with bluestone steps and gunmetal handrail. The steps have been painted with a marine grey at some stage and the current caretaker is underway in removing the paint and restoring the natural stone finish. The other more prominent feature of the tower is the bluestone gallery with gunmetal balustrade that sits on sixteen painted bluestone corbels on top of the tower.

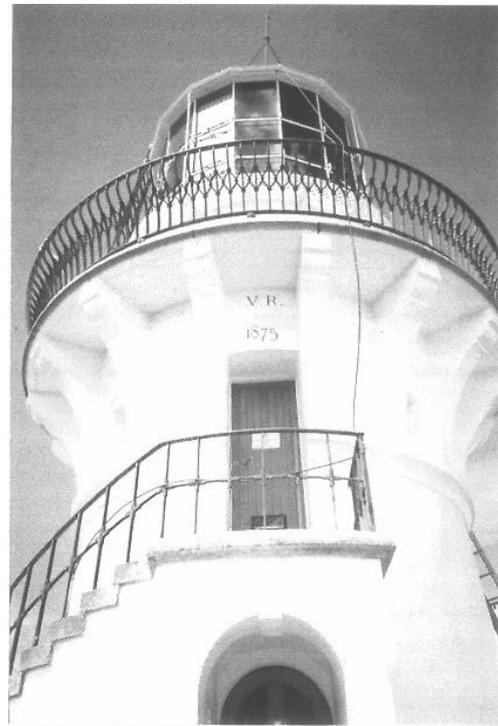
The base of the tower is surrounded a paved area in turn bounded by a buttressed rendered brick wall to approximate balustrade height.

There are two external entrances to the building. One at ground floor level and one at first floor level, which is accessed from the external stair. The ground floor entrance is below the landing of the first floor level and within the profile of the external stair. Both doors are timber panelled.

The floor at first floor level is concrete and the floor to the lantern room above is cast iron. The first floor is connected to the lantern room by a curved cast iron stair with iron handrails and balusters.

The caretaker regularly paints the lighthouse, internally and externally to original colours.

The internal and external integrity of the lighthouse remains close to when it was constructed. The interior is intact with only small changes to the ground floor surfaces and joinery details. It is in good condition.



THE CHARACTERISTIC FEATURES OF THE TOWER
(GBA)

HEAD KEEPER'S COTTAGE

The residences were designed to Barnet's typical model as for most of the other light stations he designed.

The Head Keeper's residence is a rendered brick house with detached service wing to the south and hipped roof clad in corrugated steel. Brick chimneys are grouped symmetrically on the roof scape.

The Head Keeper's quarters generally retains its original internal layout. The main building features six rooms about a central corridor. The rear wing accommodates laundry and storage spaces.

The external verandah features concrete floors and skillion roof supported on chamfered timber posts with decorative timber brackets.

Some previous conservation and adaptation works included the upgrading of the kitchen and a bathroom within the Head Keepers' cottage. The basic room configuration did not change but new fittings and finishes were installed.

Some changes to Fabric include:

- Part of each of the side verandahs has been infilled and enclosed in 1950's to house the relocated kitchen. The kitchen has subsequently been moved again into an original bedroom. This also required a window to be removed and doorway installed. (Source: DLWC draft CMP 2000)
- The original detached service wing is now fully connected to the main section of the house by an enclosed stairway which steps down the slope of the site.
- Upgraded kitchen in 1980's
- Demolition of original external toilet
- Addition of bathroom to original pantry area with a separate room for the toilet built onto the main building in 1940's
- Loss of chimney and alterations internally to original kitchen location.
- Addition of colourbond roofing

ASSISTANT KEEPER'S COTTAGES

The semi-detached residences are similarly finished and detailed as the Head Keeper's residence. The building is also constructed of rendered brick and features encircling verandahs to the main block and detached service wing via an enclosed external stair. The hipped roof, clad in corrugated steel, also

features brick chimneys clustered symmetrically on the roof scape.

Internal original finishes have generally retained a moderate degree of integrity and include timber and concrete floors and cast iron fireplaces with cast iron grates and some surrounding built in cupboards. It appears though that some finishes such as dado rails and cornices have been lost

Some previous conservation and adaption works have upgraded the kitchen, bathroom and laundry accommodation in the two Assistant Keepers' cottages. The work included the installation of new bathrooms into the former pantry stores, at the rear off the central corridor to each of the duplexes.

Some changes to Fabric include:

- An opening in the central party wall was completed to incorporate one of the front rooms from the northern residence into the southern residence. The original door opening from the hallway of the southern residence was blocked to facilitate this.
- The rear verandahs have been enclosed in the 1940-50's to accommodate relocated kitchens.
- Bathroom installed in the original pantry location in 1950's
- Loss of chimneys in original kitchen location.
- Addition of colour bond roofing



THE DISTINCTIVE COTTAGE DESIGNS (GBA)

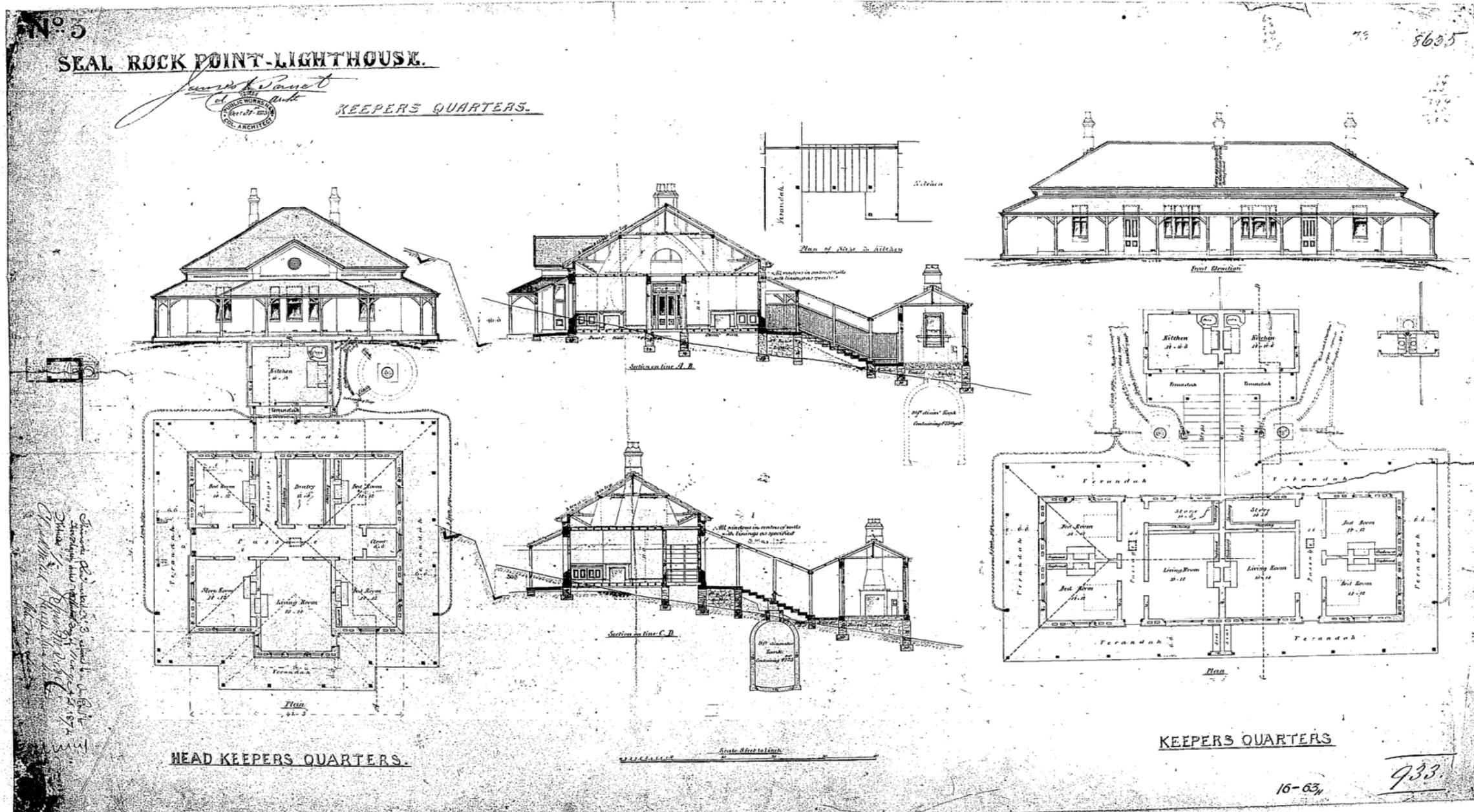
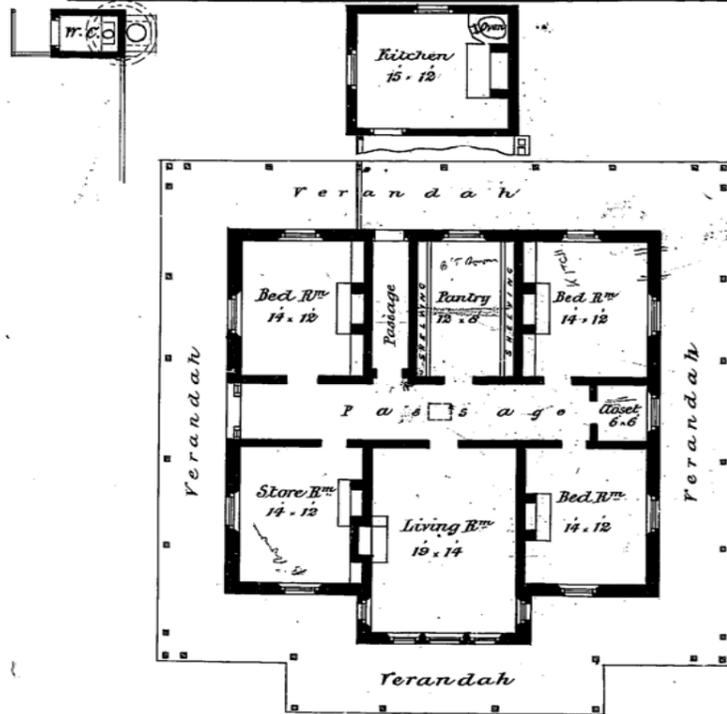


Figure 7: Original Construction Drawings for Keepers Quarters
Source: AMSA Drawings

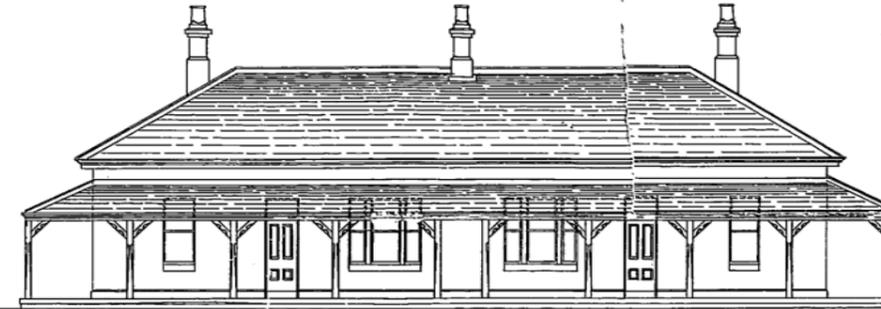
SEAL ROCK POINT LIGHTHOUSE

HEAD KEEPERS QUARTERS

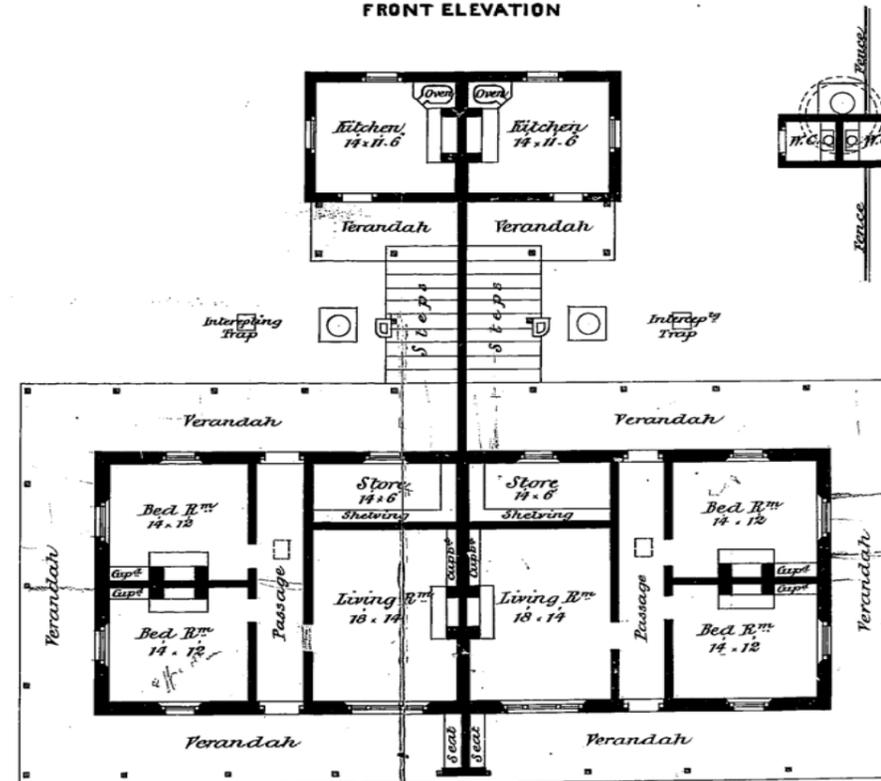


PLAN

ASS^T KEEPERS QUARTERS



FRONT ELEVATION



GROUND PLAN

16-64

Scale, 8 feet to 1 inch

Figure 8: Keepers Quarters
Source: AMSA Drawing

OTHER BUILDINGS & ELEMENTS

The ancillary buildings such as the generator shed, the signal house, the paint store and the garage also retain a high degree of integrity.

The generator shed is located immediately behind the Head Keepers' cottage and is a gabled roofed structure consisting of two sections. The workshop room is behind. It is constructed of painted brick.

The signal house is located in a concreted clearing to the north of the lighthouse. It is a small rectangular one-room building of painted rendered brickwork. The roof is a painted concrete slab. A painted timber door is on the western side. The interior shelves have been removed. Next to the signal house is the flagpole.

The paint store is located to the north of the Assistant Keeper's cottages and along the pathway up to the lighthouse. It is a small rectangular one-room building of fibro walls and has a compressed asbestos/fibre cement skillion roof. It sits on a concrete slab.

A garage structure is located along the entry road to the Lightstation. It consists of three individual bays of compressed fibrecement sheets on a timber framed structure. It has a skillion roof with concrete floors. The building was erected in the 1950's and is in need of works to conserve the integrity of the building or to stabilise it for further use.

There are brick remains of a structure on the western side of the garage. These may relate to the temporary construction camp for the Lightstation.

The retaining walls and brick drainage gutters at the front of the residences are an original feature of the complex.

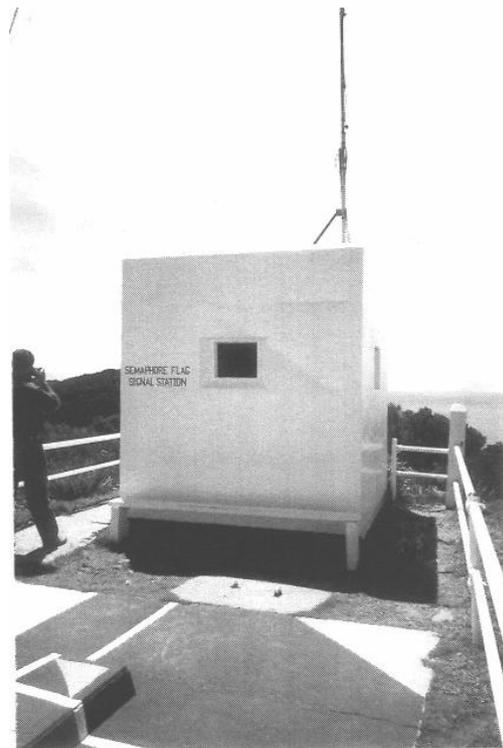
The brick outhouses to the Assistant Keeper's quarters remain. The brick outhouse to the Head Keeper's cottage has been removed.

Underground concrete water storage tanks are located to the rear of the residences. A large circular water storage tank is also located to the south of the Head Keeper's cottage.

MOVEABLE HERITAGE

The moveable heritage items are limited within the Precinct. Many items have been removed or become of no functional use and have not been replaced. Some items, which have been souvenired, have been returned to the Station and have been included in the list below.

- Tables and chairs which belong to the station
- Telephone in the hallways of both cottages
- Interpretation material collected by the current caretaker which is on display in the generator shed
- Ladder located near the Signal box use for works to the flagpole



THE SIGNAL HOUSE (GBA)



THE GENERATOR BUILDING (GBA)

2.4 Heritage Significance

Sugarloaf Point Lightstation is an outstanding and relatively intact example of a late Victorian Lighthouse complex located in an unspoilt and spectacular setting. It is unusual in NSW for its external stair. Sugarloaf Point Lightstation is part of a cohesive group of late 19th and early 20th century lighthouse in NSW each of which demonstrates the incremental changes in the design and construction of the various complexes.

It is an important and representative example of the so-called “coastal highway lighthouses” that were erected along the NSW coastline between 1862 and 1903.

Refer to Section 6.0 of the Main CM&CTP for the NSW Lighthouses for further information on heritage Significance. Section 6.0 of the main plan covers the relevant Heritage Significance for the Sugarloaf Point Lighthouse Precinct, and includes the following topics:

- Historic Themes (Developing an Australian Economy, Working in Australia, Educating Australians and Developing Australian Cultural institutions and ways of life)
- Collective Significance within NSW
- Comparative Significance of NSW Lighthouses
- Elements of Primary and Contributory Significance.

HISTORIC SIGNIFICANCE

Sugarloaf Point Lighthouse is an important component of the system of great 19th century lighthouses designed to light the NSW coastline, the so called “highway lights” in contrast to the harbour lights. It is James Barnet’s first major lighthouse design and a forerunner to his other major designs.

The decision to construct the lighthouse at Seal Rocks was taken as an integral part of plan to fill the more dangerous gaps in the Australian coastline, a decision that has its origins in a resolution of the Inter-Colonial Conference of 1873. The 1873 Conference is significant as the principle marine officers provided the first Australia wide evaluation of navigational needs.

The development of the lighthouse sparked the formation of the telegraph services to and road

from Bungwahl. It aided in the increased development of the area generally and the formation of the Seal Rocks village specifically.

AESTHETIC SIGNIFICANCE

Sugarloaf Point Lighthouse is significant for its relationship to its position on a prominent headland; contrasting against its natural surroundings it has important landmark qualities. It is unusual for its external geometric stair, being only one of a few and the only remaining NSW lighthouse with this feature.

The tower features are well proportioned even though it is of a small size. It can be well appreciated in the round from a human scale. The structure and detailing including the outward curving upper platform and curved balustrade display very fine elements of design and craftsmanship.

Likewise the tower is significant as one of the most notable designs of James Barnet, for the heavily bracketed upper balcony, domed oil store and distinctive balcony railing, all of which are characteristic of Barnet’s design. Similar design features, although in a variety of final compositions were used at Smoky Cape, Green Cape, Point Perpendicular and Barrenjoey.

The Sugarloaf Point Keepers’ Cottages display the typical robustness of the Victorian Georgian style used extensively by the NSW Colonial Architect’s office throughout the late 19th century. The white painted buildings with their collection of chimneys, pitched roofs, verandahs and enclosed courtyards stepped snugly into the slope of the headland, present a visual unity in form style and materials. The residences are a strong reminder of the era of staffed lighthouses on the coast of Australia.

The high degree of integrity of the elements of the lighthouse complex adds to its significance. The tower and the residences form a cohesive group and are aesthetically pleasing in their design and layout.

SOCIAL SIGNIFICANCE

The Lighthouse has always been a place for visitors in the area, as well as tourists, as indicated by the Visitors Book and is still a popular place today with hundreds of visitors at peak seasons. It is an identifier with the village life and holiday life of Seal Rocks.

Many locals have shown interest in putting their names on the waiting books to be volunteer relief keepers.

The Lighthouse complex operated for over 100 years and is associated with the various Light Keeper's and their families. It has special meaning to the groups particularly evidenced by the memorials. Also there are stories of how each Keeper painted and decorated the interior of the residences to suit their own tastes and are identified with their periods at the lighthouse.

SCIENTIFIC SIGNIFICANCE

The lighthouse retains the original Chance Bros. lantern house. The lantern is a beautiful example of the 19th century industrial technology and is intact apart from some modernisation.

The tower is of industrial archaeological significance in its ability to demonstrate the evolution of lighthouse technology.

There are a number of archaeological sites throughout the precinct and wider location that have the potential to yield additional information.

Refer to Figure 3.7, Archaeological Ranked Zones of Significance, AMSA CMP as attached for archaeological significance of the site.

SIGNIFICANCE TO ABORIGINAL PEOPLE

The significance of this site for the local Aboriginal community relates to the known sites in the area. The vegetation associations of the headlands and rainforest areas provide a valuable source of food and medicinal resources. The availability of fresh seafoods from the ocean included shellfish, crustaceans, seals and fish. Together with the important mythological places associated with area demonstrates the strong associations and significance of the area to local aboriginal community.

Historic associations relate to use of a local spring and fresh waterhole at south end of Lighthouse Beach, as well as camping and fishing.

COMPARATIVE ASSESSMENT

The NPWS collection of NSW lighthouses comprise the majority of the "coastal highway" lighthouse network developed along the NSW coastline between 1860 and 1905.

Each of the 10 lighthouses managed by NPWS has its own individual characteristics, which contribute to the overall significance of the lighthouse collection. Refer to the main NPWS CM&CTP, 1999 for comparisons of the other lighthouses in the collection. The following is to be read in conjunction with section 6.4 of the main NPWS CM&CTP, 1999.

Designed by James Barnet, the Sugarloaf Point Lighthouse has a similar style and design as other Lighthouses in the NSW collection, though Sugarloaf Point was the first Lighthouses designed by Barnet.

The tower stands alone on the Sugarloaf Point headland, with a storage room beneath the main tower, where as some other Light towers have attached storage rooms.

The tower at Sugarloaf Point has the only example of an external staircase in the NPWS collection.

The cottages for the lighthouse keepers are similar in design to Cape Byron, Smoky Cape, Green Cape and Norah Head with the distinctive characteristics of the Barnet duplex design. All the buildings within the precinct are in relatively good condition, within some conservation works required to maintain and conserve the buildings.

Today, the Sugarloaf Point Lighthouse is a focal point in a small fishing village of Seal Rocks, which is known for its fishing, diving and recreational opportunities. The town has not developed as a commercial centre as other locations have such as Cape Byron (Byron Bay) and Smoky Cape (South West Rocks).

2.5 ELEMENTS OF PRIMARY AND CONTRIBUTORY SIGNIFICANCE

Grading the comparative significance of various elements or characteristics of an historic place or building is a useful management approach to support future programs of detailed fabric or artefact conservation.

The majority of the conservation management plans prepared by AMSA included a graded table of significance for the various components of the lighthouse complexes, including landscape and archaeological features and of individual buildings. Refer to Section 8.7 of main plan and section 3.0, Figure 3.7 of the original AMSA CMP attachment to this document.

The subsequent allocation of graded levels of significance is considered by this consultant to be overly complex and not beneficial in terms of providing a clear background to the conservation and management of building fabric or other elements, as an evolving place.

The conclusions reached by the consultant team that prepared the main Conservation Management Plan and Cultural Tourism Plan 1999 have taken a different emphasis. Refer to section 17.1 and 17.5 of the main plan.

The characteristics considered to be the most important in relation to the NPWS Lighthouses is the manner in which they have evolved progressively while retaining their essential integrity and significance. A heritage significance rating for structure and fabric has been adopted and it outlined in the 3 categories below:

- Primary Significance
- Contributory Significance
- Little or No Significance.

Primary Significance

All those elements and features that relate to the *initial construction and operation of the Lighthouse and its supporting buildings and infrastructure*. It includes the pre-existing topographical and landscape characteristics, initial cultural landscape features and sites of Aboriginal cultural significance.

Refer to Figures 7 and 8 for the original construction designs and structure of the keepers cottages.

As stated in section 17.1 of the main NPWS CM&CTP, 1999, fabrics and features of primary significance shall be conserved through retention and interpretation which includes process of maintenance, preservation and restoration. Limited or minor reconstruction is acceptable if there has been a minor loss of integrity.

Contributory Significance

All those elements that relate to the *subsequent use and development of the place as an operational Lighthouse*, right down to the period when they were transferred to NPWS. It includes subsequent natural and cultural landscapes features and post contact periods sites and places of Aboriginal cultural significance.

Refer to Figure 6 for the current design of the cottages. Note the alterations and adaptations over time which include the enclosing of the verandahs, relocation of bathrooms and kitchens and new doorways.

As stated in section 17.1 of the main CM&CTP, fabrics and features of contributory significance shall be conserved through retention and interpretation, which include preservation, maintenance and restoration with limited or minor reconstruction being acceptable if there has been a minor loss of integrity.

Little or No Significance

Generally only those items that relate to the subsequent re-use and development of the place after it was transferred to NPWS. These items can be conserved as above or through recording prior to adaptation or removal.

3.0 Constraints & Opportunities

This section confirms the listing status by various heritage agencies for the Sugarloaf Point Lighthouse and summarises the views of relevant community members or representatives.

Refer to the main Plan for guidance with regard to the appropriate responsibilities and actions to be taken in relation to these listings and viewpoints.

3.1 Heritage Recognition & Listing Status

NATIONAL AGENCIES

The Sugarloaf Point Lighthouse and Residences Group has been listed on the *Register of the National Estate*, administered by the Australian Heritage Commission.

AMSA retains operational use of the tower, under the terms of the *Heads of Agreement*.

STATE AGENCIES

The lighthouse reserve was transferred to the management of the NSW NPWS in March 2003 as part of Myall Lakes National Park.

As such the primary conservation and management framework for the Lighthouse is the *NSW National Parks and Wildlife Act*. The Park is managed under the *Myall Lakes National Park, Plan of Management, 2002*. The Plan of Management will need to be amended in accordance with the recommendations of this Conservation Management Plan.

Sugarloaf Point Lighthouse is not listed by the Heritage Council of NSW under the *NSW Heritage Act, 1977*.

The NPWS will endeavour to nominate the location for listing under the State Heritage Register.

LOCAL GOVERNMENT

The Sugarloaf Point Lighthouse group is listed as a heritage item in the Great Lakes Council Local Environmental Plan.

NATIONAL TRUST OF AUSTRALIA (NSW)

The Sugarloaf Point Lighthouse Group is classified by the National Trust of Australia (NSW) and is located in the National Trust, Seal Rocks Coastal Conservation Area. Though the listing carried no formal planning or development obligations, the classification is in recognition of the communities regard for the heritage importance of the location.

ABORIGINAL COMMUNITY

Sugarloaf Point is within the lands of the Worimi Aboriginal people. The lighthouse falls with the Forster LALC but is situated close to the boundary with the Karuah LALC. Both LALC represent the Worimi people and for some time have been engaged in joint discussions with the NPWS on management issues relating to Myall Lakes National Park. Issues include cultural heritage, site protection and bush fire management. The consultation process is relatively informal and generally appreciated by the community.

The Forster LALC has a comprehensive Cultural Heritage program that has involved extensive and systematic site survey and recording. Surveys have been conducted at Sugarloaf Point but not within the Lighthouse precinct. Tours at the Point are at present informal excursions by the Forster LALC for the Aboriginal community members.

No Native Title Claims have been made for this part of the coast. Forster LALC has made a number of claims under the NSW Aboriginal Land Rights Act 1983 for Crown Land in the Seal Rocks area, which are now resolved.

LOCAL COMMUNITY

Sugarloaf Point Lighthouse is historically and architecturally significant and is important to the local community in that it provides a focal point and attraction for ecotourism in the area. Advice from the Great Lakes Tourist Information Centre noted that there are few tourist operators that travel to Seal Rocks who advertise through the local tourist information centres.

The Seal Rocks area has long been a desired location for holidaying with activities such as fishing, recreational diving, and surfing.

The community generally would like to see the station to continue as it is currently operated,

with permanent staff residing there and the opportunity for volunteer relief, public access to be maintained and competent management of the natural and cultural elements of the site.

Interest has been shown by some community members to assist in the maintenance of the Precinct. Volunteers have requested to help the current caretaker maintain the area. A volunteer program is being looked into by NPWS.

Residents of the Seal Rocks community are concerned about unacceptable impacts on the nature of the small villages infrastructure.

TOURISM OPERATORS

There are no really well established eco tourism operations in the area, though some tourist operators are known to frequent the location as part of a bus tour or as an additional point to visit.

There is some general recreational diving and Sugarloaf Point is a good observation point for whale watching but currently there is no active promotion of tours to the Lighthouse. Attractions for tour operators to the area include diving, fishing and surfing.

Most of the tourism, which occurs at the Lighthouse, is by self drive visitors which are holidaying in the local Great Lakes Area or are repeat visitors.

All tourism operators visiting the Sugarloaf Point Lighthouse precinct are required to have NPWS Tourism Operators licence to conduct tours on NPWS estate.

3.2 Conserving the Cultural Resources

THE CONDITION OF THE BUILDINGS & STRUCTURES

The lighthouse and associated buildings and structures are in good condition and remain the dominant visual built element in the precinct. The buildings and structures are in relatively good condition, due to a continuance of basic maintenance and general catch-up conservation programs to the buildings.

A building inspection was conducted in April 2003 with some minor works completed as a result. Previously basic catch-up works undertaken have included minimal upgrading of kitchens and bathrooms (1950's), replacement of some minor patches of floor boards after white ant attack, sanding back and re-finishing some of the timber doors, internal and external painting, and minor roof and rainwater system repairs.

The tower and cottages are generally in good condition. AMSA retain the use and maintenance responsibilities of the tower. The current caretaker on site continues to paint and complete ongoing maintenance to the building and other structures as required.

Refer to section **17.0 Built Environment Conservation Management Policies** of the main NPWS CM&CTP, 1999 for conservation policies relating to significant buildings, fabrics, spaces, characteristics and recording.

CULTURAL & NATURAL LANDSCAPES

Sugarloaf Point, Seal Rocks and the adjacent coastal zones feature considerable natural and cultural aspects.

The coastal landscape around the Seal Rocks village consists of areas of Myall Lakes National Park, other reserved areas and natural landscapes including a number of beaches and headlands with spectacular rock formations.

From the Lighthouse all that can be seen is effectively a natural coastal landscape of the Myall Lakes National Park. The access road to the headland and Lighthouse Precinct from the Pacific Highway passes through Bulahdelah State forest and the western extents of Myall Lakes National Park, which forms a natural backdrop to the historic features of the Sugarloaf Point Lighthouse Precinct.

The surrounding natural landscape includes the popular recreational activity of seasonal whale watching and other water activities. Large sea birds are regularly observed around the cliffs and occasionally seals can be seen off the headland.

The coastal zone around Seal Rocks is dominated by dramatic cliffs and isolated beaches. The spectacular coastline has a number of forest fringed beaches and a wide variety of flora and fauna species. The exposed headlands feature heathland vegetation, with small pockets of littoral rainforest behind the dunes.

The Lighthouse precinct is a modified natural landscape of cultural significance. The layout and form of the complex is highly organised. Most of the enclosed garden areas consist of lawns, with the most significant threat being weeds.

There is a weed problem within the precinct and the neighbouring recently gazetted National Park. Around the precinct, the main weed of concern is Madeira Vine, Bitou Bush, Lantana, Yucca and Montbretia. Considerable infestation of Bitou and Lantana can be seen on the slopes all around the headland. A weed mapping and bush regeneration management plan has been completed in April 2004 for the site with recommendations for the management of weeds within the precinct.

Sugarloaf Point Lighthouse and associated buildings forms a cultural landscape, which has modified the former natural landscape of

the headland since 1875. The precinct consists of nine buildings and associated features, which today holds considerable historic value. There are many aspects to the site that have potential for interpretation, which are no longer visible. These include the stables, aspects of the maintenance of the site and gardens.

ABORIGINAL CULTURAL RESOURCES

There is a long association of the Worimi people with the Seal Rocks Area as middens and other artefacts have been recorded in the area. A survey was conducted in 1995 though a comprehensive survey for Aboriginal sites is required within the precinct area. The Mythological associations with the Point also need to be further investigations.

There are a number of archaeological sites recorded within the Seal Rocks area. Of these only one site has been recorded within the Lighthouse Precinct.

Interpretative themes associated with the area include coastal adaptation, shellfish exploitation and fishing, technology and the important Worimi mythologies.

HISTORICAL ARCHAEOLOGICAL RESOURCES

The Lighthouse Precinct and the headland has the potential to yield information related to the pre-Lighthouse, initial construction and subsequent use and development of the Point through the surviving archaeological material. Aspects such as nearby maritime archaeological sites and the construction camp for the station, parts of which are still apparent.

Boat Beach may also contain archaeological evidence of the original jetty used for the offloading of construction material for the lighthouse, however this may prove difficult considering the beach is subject to northerly swells.

The entire lighthouse precinct should be regarded as an area of high archaeological sensitivity.

NAVIGATIONAL AIDS

The Lighthouse still functions as a navigational aid. The lighthouse itself remains the responsibility of AMSA under the *Heads of Agreement* and should continue to do so.

3.3 Other Management Issues

PRECINCT & SITE MANAGEMENT

The access road from the Pacific Highway passes through Bulahdelah State Forest and Myall Lakes National Park. There is a dirt road of some distance into the Seal Rocks precinct. It is reasonably well maintained and is suitable for 2WD.

There are no provisions for visitor parking within the immediate precinct or private yards of the keepers cottages. Visitor parking is available remotely from the site and visitors required to walk along the gravel access road to the lighthouse or branch off the main walking track to access the northern end of Lighthouse Beach. There are 3 garage bays on site, that are in urgent need of repair before use by either the caretaker or holiday tenants. However, there are concerns about potential holiday visitors accessing the cottages and carrying luggage up the steep incline from the garages to the cottages.

Currently at Sugarloaf Point Lighthouse, a caretaker currently oversees the general supervision of visitors at the lighthouse and looks after cleaning, security, and general site maintenance.

BUILDING CONSERVATION AND RE-USE ISSUES

The typical low-key nature of the evolutionary development of the lighthouses and their associated cottages and support buildings is clearly evident at Sugarloaf Point. The buildings have retained the majority of their internal and external integrity, while absorbing technological change such as power, lighting, telephone and heating.

The overall precinct has also changed very little from the initial settlement. The only new buildings in the precinct consist of garages, paint store and generator in the vicinity of the cottages. These buildings have been built of a simple non-intrusive style such that they are complimentary to the whole light station experience.

It is an essential conservation imperative that the existing historic character and integrity of the place be protected and conserved. Given the evolution of the place throughout the 20th century and the change of ownership to NPWS, that conservation shall be through adaptation of the existing buildings, within programs of interpretation and cultural tourism. Proposed reuse option for the assistant keepers cottage is for low key self contained holiday accommodation, with a resident caretaker in the head keepers cottage. Refer to site-specific policies for further reuse options.

Sugarloaf Point Lighthouse presents a good and responsible opportunity to conserve the place in the same manner, which is being recommended for other major lighthouses within the NPWS collection, including Cape Byron, Smoky Cape, Point Stephens, Hornby and Barrenjoey.

A BCA inspection was completed by consultants in April 2003 and found the buildings to be generally in good condition. A report outlining some emergency the conservation works as determined by the inspection was submitted to NPWS. Some of these works have been undertaken to date, though many larger conservation projects identified have yet to be completed.

Refer to Section 4.0 of the attached documents for constraints and opportunities related to the Sugarloaf Point Lighthouse.

TOURISM MANAGEMENT ISSUES

Foster-Tuncurry is a popular seasonal holiday and tourist resort location along the Lower North Coast. The Great Lakes Region is popular for fishing, surfing, diving and other coastal water based activities. Likewise the Myall Lakes is popular for similar recreational activities and passive enjoyment of the coastal resources. Seal Rocks links in with tourism in the Great Lakes Area from Tea Gardens, Myall Lakes National Park through to Forster and Taree.

The Lighthouse Precinct is currently open to the public 7 days a week. Previously the precinct was only open restricted hours on Tuesdays, Thursdays and weekends. The current caretaker reports that he has observed this as a positive step in the management of the place as he finds there are less people impacting on sensitive areas to gain access. It has also been successful in reducing the incidences of privacy invasion on the caretaker and his family residing in the Head Keeper's cottage.

There is a constant flow of visitors throughout the year with many couples being the dominant visitors during the week. Some visitors just come and go, whilst others will stop and ask questions of the caretaker and/or request a tour of the inside of the tower.

There are opportunities to link the Lighthouse experience with existing tourism elements within the Great Lakes Area including the beaches, fishing, diving, camping and other water and outdoor activities.

Interpretation opportunities and attractions to the Lighthouse Precinct and wider management area includes:

- Self guided brochures of the Lighthouse Precinct
- Addition to Great Lakes Tourism information via brochures and media releases by NPWS
- Signage and interpretations of the site, including both Historic and Aboriginal heritage as well and natural features (ie whale watching) and shipwrecks of the area.
- Guided tours of the Lighthouse and Precinct

- Opportunity for photography of natural and built environment
- Whale watching, bird watching, walking tracks, fishing and beach access.

It is proposed to complete a site specific Tourism and Interpretations Management Plan to ensure the site is managed in an effective and sensitive manner. Refer to Section 5.8 and 5.9 for policies.

There is some need for public access to toilet facilities within the Seal Rocks village, other than requesting the use of the caretaker's private facilities.

The cottages are set behind garden fences and within reasonable lawns that are set down within the steps in the site, thereby achieving an acceptable level of privacy if they were to be used for holiday accommodation. The cottages are an excellent resource for holiday accommodation with spectacular views and an atmosphere to be experienced.

RECENT ACTIVITIES

Transferral of the previously owned Crown Lands to NPWS occurred in March 2003.

This CMP commissioned by the NPWS is in line with the other Lighthouses managed by the NSW NPWS and is in accordance with the main Conservation Management and Cultural Tourism Plan, 1999 for NPWS Lighthouses.

Recent activities within the Lighthouse Precinct include:

- Completion of a building inspection (BCA compliance)
- Installation of a new sewage management system, May 2003. (Ecomax system)
- Identification signs have been installed at the main entrance to the station.
- A caretaker contract was negotiated between the NPWS and the current caretaker.
- A weed management strategy and rehabilitation plan completed for all new additions in the Seal Rocks Area, including a weed strategy for the lighthouse precinct.
- A pedestrian counter was installed in December 2003 at the main entrance to the station to monitor visitor numbers and patterns to be collected.

Some mid term proposals include:

- Continue liaisons with community
- Upgrade cottages for commercial holiday rental accommodation.
- Develop research plan for Aboriginal sites surveys in the lighthouse precinct.
- Complete and commence Interpretative Plan

CURRENT OR MID TERM PROPOSALS

The Myall Lakes Plan of Management, 2002 will require amendments to incorporate the management recommendations as outlined in this CMP for Sugarloaf Point Lighthouse.

Short-term proposals include:

- Facilitate an MOU or other consultative mechanism with FLALC and Aboriginal community to maintain ongoing consultation to address issues of Aboriginal involvement in planning decisions for the new additions to MLNP at Seal Rocks.
- Develop and implement weed management programs within the Precinct.
- Complete any outstanding components of the catch up repair program.
- Complete an OH&S/Risk Management Assessment of the Lighthouse Precinct.
- Develop Businesses Plan for commercial re-use of cottages as holiday accommodation.

4.0 Primary Conservation Policies for the Sugarloaf Point Lighthouse

In addition to the overall Conservation Policies set out for the NPWS Lighthouses, as a collection, in Part D of the Conservation Management and Cultural Tourism Plan, the following primary policies establish the essential conservation framework for the Sugarloaf Point Lighthouse.

- The Sugarloaf Point Lighthouse shall be retained and managed by NPWS as a key-contributing component of the overall NPWS Lighthouse Collection.
- The Conservation Policies and Implementation Guidelines contained in the overall Conservation Management and Cultural Tourism Plan shall be applied, as appropriate, to the Sugarloaf Point Lighthouse.
- NPWS shall conserve and manage the lighthouse complex as a collection of fine historic buildings and supporting site features that clearly express its original functional role and which has gradually evolved since initial construction in response to progressively developed coastal navigation technology and organisational practices. Recognition and respect for the evolving development of the complex from 1875 until the early 2000s shall form a key basis for conservation and management of the buildings, technology, artefacts, archaeological sites and infrastructure. Refer to Section 17.1 of the main CM&CTP for the Conservation Principles related to fabric, features and associated artefacts of differing significance.
- Conservation of the Sugarloaf Point Lighthouse shall protect, respect and where appropriate enhance the identified and interrelated characteristics of cultural and natural significance of the place. The conservation of the precinct shall be in its own right and as a component of a larger state, national and international network of late 19th and early 20th century lighthouses.
- All essential and outstanding catch-up repair and conservation works to the buildings and site elements shall be undertaken within a period of one year.
- The buildings and site elements shall be conserved by the implementation and long-term continuation of a rigorous, cyclical and appropriate maintenance regime, starting immediately. This regime shall seek to maintain the buildings and site elements in a character and condition that equates to the time when the complex was an operating lighthouse facility, with a full time staff.
- NPWS shall conserve and manage the immediate site and setting as a modified natural landscape with important cultural landscape characteristics that clearly illustrate the development and occupation of the precinct as an operational lighthouse complex, from 1875 until the mid 1990s. There shall also be recognition of the other layers of cultural history on the headland, including public recreation.
- NPWS shall conserve and manage the wider Sugarloaf Point as a modified natural landscape with cultural landscape features that illustrate the layers of human occupation and settlement, including that by Aboriginal people.
- NPWS shall conserve and manage the Aboriginal heritage characteristics of the Headland in consultation with the relevant representatives of the local Aboriginal communities.
- NPWS shall conserve and manage the complex and its setting in a manner that communicates and interprets the multi-layered nature of its cultural and natural significance to the general public.
- NPWS shall facilitate the on-going lease of the lighthouse tower by AMSA as an operational navigation aid, within the framework of the *Heads of Agreement* between AMSA and the State of NSW.
- NPWS shall conserve and manage the complex by means of adapting the interiors of the former cottages and support buildings to new uses, which are identified in the site specific Interpretation and Tourism Plans and which are compatible with their evolved architectural and spatial characteristics and cultural significance.

- NPWS shall continue to conserve and manage the complex in the context of Sugarloaf Point being a popular destination and lookout venue. Internal adaptation of the cottages and support buildings shall support approved uses associated with site management, interpretation and cultural tourism.
- In the medium term, NPWS shall utilise the Head Keeper's Cottage for site administration and caretaker accommodation. The Head Keeper's Cottage shall accommodate a caretaker in order to maintain an appropriate level of site security and complete necessary maintenance works.
- In the immediate future, the NPWS shall utilise the Assistant Keepers' Cottages as accommodation and meetings for NPWS representatives only. During this period, efforts will be made to commence works to upgrade the assistant keepers cottage for use as short-term equitable holiday accommodation.
- There shall be no new permanent buildings erected within the immediate Lighthouse precinct.
- The design and positioning of any future navigational equipment or energy source infrastructure shall be carefully considered to avoid or minimise any adverse impact on the heritage or visual characteristics of the overall lighthouse precinct.
- NPWS shall limit the number of visitors' cars that are permitted to park within the immediate precinct of the Lighthouse cottages, to those that can be accommodated in the existing garages. All other cars are to be located in the public carpark situated at the main entrance to the station.
- NPWS shall conserve and manage the Sugarloaf Point Lighthouse in full recognition of the heritage and environmental management provisions of the relevant aims, objectives, standards and procedures of the Australian Heritage Commission, NSW Heritage Council, NSW EP&A Act, Regional and Local Environmental Plans, the National Trust of Australia (NSW), NPWS and good conservation practice as promoted by Australia ICOMOS.
- NPWS shall co-ordinate the marketing and promotion of interpretation and cultural tourism activities at the Sugarloaf Point Lighthouse; consist with the overall NPWS Lighthouses collective resource through participating in the NPWS Lighthouse Reference Group.

5.0 Site Specific Conservation Policy Implementation

In addition to the overall Conservation Policies set out for the NPWS Lighthouses, as a collection, in Part E of the Conservation Management and Cultural Tourism Plan, the following guidelines establish the essential implementation framework for the Sugarloaf Point Lighthouse.

The Conservation Policy Implementation recommendations are framed in terms of their Short, Medium and Long-term priorities. Short Term indicates that they should be essentially undertaken within one to three years. Medium Term indicates a completion within three to five years. Long-term activities will extend beyond a five-year timeframe.

These site-specific recommendations are framed in the same categories as the Conservation Policies and Implementation Guidelines of the main Plan, for ease of cross-reference.

5.1 Reference to Main CM&CT Plan

SHORT TERM

- Refer to the Conservation Policy and Implementation Sections of the main NPWS Lighthouses Conservation Management and Cultural Tourism Plan. All of the following policies and implementation recommendations should be read in association with the larger policy framework.
- Participate in the Service wide review and assessment of the CM&CTP.

MEDIUM TERM

- Give special regard to the NPWS management recommendations and other general policies contained in the CM&CTP. In this regard, ensure that close liaison is maintained with all relevant stakeholders; particularly those concerned with heritage management and tourism operations.

- Manage the site in accordance with general NPWS management policies and guidelines.
- Amend the Myall Lakes National Park Plan of Management 2002, in accordance with the findings and recommendations of the final CM&CTP.
- Facilitate the co-ordination of Sugarloaf Point Lighthouse conservation management and cultural tourism activities with the remainder of the NPWS collective resource. In particular contribute experiences and lessons to the other Lighthouse managers through the Lighthouse Reference Group.

5.2 Aboriginal Heritage Conservation Policy Implementation

SHORT TERM

- Review the findings of recent Aboriginal site surveys and the previously collected knowledge.
- Review the current consultation processes with representatives of the Aboriginal community.
- Prepare a Research Plan for further site surveys, which will enhance the overall understanding of the Aboriginal cultural resources of the area.
- Commence planning for site protection works to the midden and other sites as recorded and required within the Lighthouse Precinct
- Facilitate an MOU or other consultative mechanism with FLALC and Aboriginal community to maintain ongoing consultation to address issues of Aboriginal involvement in planning decisions for the new additions to MLNP at Seal Rocks.

MEDIUM TERM

- Undertake additional research and site surveys to expand the knowledge of Aboriginal cultural resources.

LONG TERM

- Continue active consultation with the Aboriginal community to expand the understanding of their cultural heritage and involvement with the management and cultural tourism programs at the Lighthouse and the headland generally.
- Continue site protection works to known and new sites as required.

5.3 Landscape Conservation

SHORT TERM

- Stabilise access tracks within the Lighthouse Precinct.
- Develop and implement weed management programs within the Precinct.
- Develop and implement bush regeneration programs within the Precinct.
- Continue to allow the old access track to the Blowhole from near the garages to regenerate.
- Finalise fire management plan for Precinct

MEDIUM TERM

- Keep the surrounding bush cover near the Lighthouse tower to a height that enables the tower to project well above and gain clear throw of light out to sea.
- Review and prepare an inventory of the important natural and cultural landscape features of the Headland and the Lighthouse precinct, which must be protected into the long term.
- Ensure that appropriate Aboriginal and historical archaeological research is undertaken before any major landscape management programs are commenced.
- Ensure domestic and exotic plantings are contained within landscape and gardens areas around the lighthouse precinct
- Prepare and implement a Landscape management Plan for the cottages and public use areas.

LONG TERM

- Periodically review the, landscape, weed and rehabilitation management plans and amend as necessary.

5.4 Built Environment Conservation Policy Implementation

SHORT TERM

- Complete any outstanding components of the catch up repair program.
- Develop and implement a Building Maintenance Program for all buildings in the Lighthouse Precinct.

MEDIUM TERM

- Facilitate the on-going maintenance of the operational equipment by AMSA.
- Undertake any major conservation works to the buildings as required.
- Resolve outstanding issues and recommendations from BCA report and OHS considerations.
- Continue cyclic maintenance program review as necessary.

LONG TERM

- Repair or replace deteriorated elements of building fabric, generally by replacing like with like.

5.5 Historical Archaeology Policy Implementation

SHORT TERM

- Review known information regarding historical archaeological resources.
- Collect copies of relevant historical documentary material that may provide background research in future archaeological assessments.
- Formulate an archaeological zoning plan for the Headland, taking particular note of the linkages to the remotely located early construction and supply sites, roadways etc from the operational period of the Lighthouse.

MEDIUM TERM

- Undertake additional archaeological assessments of areas with known potential, particularly if development or infrastructure proposals are under consideration.

LONG TERM

- Ensure that any archaeological management activities are undertaken in accordance with the NSW Heritage Act and Service policies.

5.6 Lighthouse Precinct Conservation Policy Implementation

SHORT TERM

- Ensure that suitable levels of supervision and security are maintained within the Precinct.
- Complete an OH&S/Risk Management Assessment of the Lighthouse Precinct.
- Develop Access Management Plan (Pedestrians and Vehicles) for Lighthouse Precinct.

- Monitor visitor numbers to the site, especially during peak visitor periods.
- Develop and implement a Visitor Management Plan to manage visitors once on site.

MEDIUM TERM

- Implement Access and Visitor Management Plans and restrict visitor vehicles to carpark provided.
- Develop a monitoring system for Public Risks and OH&S monitoring. Continue to implement actions from OH&S Risk Management Plan. Review as required giving consideration of potential impacts on significant characteristics.
- Review site security activities and consider options available for maintaining appropriate levels of security. Amend current arrangements as considered appropriate.
- Liaise with AMSA to ensure that the progressive introduction of new navigational technologies into the overall precinct does not negatively impact on the significant characteristics.
- Consider reuse options for support buildings within the precinct for uses as determined by the Interpretations Plan once complemented.

LONG TERM

- Avoid the construction of any new buildings within the Lighthouse precinct or in the visual curtilage established by the landscaped backdrop.
- Review Risk Management, Access and Visitor Management Plans, as required.

5.7 Building Adaptation Policy Implementation

SHORT TERM

- Develop Businesses Plan for commercial re-use of cottages as holiday accommodation.
- Plan and commence conservation and adaptive reuse building works for the upgrading of the Assistant Keepers' cottages for holiday accommodation. Works are primarily to the kitchen and bathrooms. Ensure fabrics of primary significance are retained and building works show evolutionary nature of building additions over time.
- Plan and commence initial upgrading works of the Head Keeper's cottage for caretaker accommodation.
- Complete all planning and approval documentation including Review of Environmental Factors, Statement of Heritage impacts, and works documentation as required.

MEDIUM TERM

- Consider the re-use of the Head Keeper's cottage in a manner that would support the interpretation programs and potential cultural tourism activities, including the range of interpretive, retail, and management support that is emerging as a successful direction for a number of the other NPWS Lighthouses.
- Implement commercial use of buildings consistent with Business Plan as short term holiday accommodation.
- Commence planning for the re-use of small support buildings within the precinct as determined by the site specific Interpretation Plan, including location of signage, display of historic information on the precinct and other information on the general area.
- Prepare REFs, submit and gain approval for any new identified direction.

LONG TERM

- Ensure that any future building adaptation programs respect the architectural nature and spatial arrangements of the particular building.
- Ensure that any future programs of re-use are undertaken in accordance with the recommendations of the site specific Plans for the Lighthouse Precinct.

5.8 Interpretation Planning Implementation

SHORT TERM

- Co-operate in and contribute to the implementation of the NPWS Lighthouses Collective Resource Interpretation Plan.
- Consolidate relevant historical documentary and other material.
- Identify any likely subjects for oral history capture, from both the local and aboriginal community and those who were part of the operational phase of the lightstation.
- Commission and implement a site specific Interpretation Plan, to be prepared within the framework of the NPWS Lighthouses Collective Resource Interpretation Plan.
- Determine and implement a preliminary interpretive signage program which will not conflict with the full range of recommendations of the site specific Interpretation Plan.

MEDIUM TERM

- Implement the recommendations of the site specific Interpretation Plan.
- Implement oral history programs.
- Implement image capture programs.
- In accordance with the Interpretation Plan, supplement interpretive signage within the precinct.

LONG TERM

- Periodically review and upgrade the site specific Interpretation Plan and interpretive activities.

5.9 Cultural Tourism Policy Implementation

SHORT TERM

- Investigate options for Discovery tours of the lighthouse precinct consist with the NPWS Discovery Programs.
- Implement preferred option to manage the business, including marketing of the self-contained accommodation in the Assistant Keepers' cottages for short-term holiday accommodation.
- Consolidate background information on visitor patterns and tourism opportunities for the Headland.

MEDIUM TERM

- Prepare a site specific Tourism Plan.
- Establish regular Lighthouse information and familiarisation programs for the people who staff the Local Tourist Information Office.
- Periodically review and amend any operator licences for the organised recreational activities that may take place on the Headland.

LONG TERM

- Monitor cultural tourism programs.
- Review Business Management Plan as required and amend as necessary.

6.0

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