
## PLANNING PROPOSAL

# Glebe Road Federation Cottages Heritage Conservation Area

**Version 3 - Final Adoption**

**July 2018**

For enquiries please call 4974 2881.

For more information visit:
**www.newcastle.nsw.gov.au**

The City of Newcastle

| Version | Description | Date |
|---|---|---|
| 1. | Council endorsement | May 2018 |
| 2. | Public exhibition | May 2018 |
| 3. | Final adoption | July 2018 |

# CONTENTS

# Glebe Road Federation Cottages Heritage Conservation Area

## Introduction

This planning proposal has been prepared in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (NSW). It explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making the plan.

*'A guide to preparing planning proposals'* has been used to guide and inform the preparation of this planning proposal.

This planning proposal is for everyone. It will be used to decide whether the proposal should proceed or not.

The planning proposal may evolve over time due to various reasons, such as feedback during exhibition. It will be updated at key stages in the plan making process.

## Summary of proposal

| | |
|---|---|
| **Proposal** | Glebe Road Federation Cottages Heritage Conservation Area - to amend the Newcastle Local Environmental Plan 2012 to enable 53 to 75 Glebe Road and 4 Watkins Street, The Junction to be included within a new heritage conservation area and delete the controls for the site relating to floor space ratio and building height. |
| **Property Details** | 53 to 75 Glebe Road and 4 Watkins Street, The Junction (Lot 1 DP 7356435, Lots 10 & 11 DP 1049694, Lot 1 DP 1188026, Lot 0 SP 0053274, & Lots 112 to 117 & 120 to 121 DP 95005) |
| **Applicant Details** | Newcastle City Council |

## Background

In 2004, Hunter History Consultants Pty Ltd did a brief historical analysis of the surrounding dwellings at Glebe Road, The Junction to accompany a development application proposal for the demolition of a dwelling at 55 Glebe Road and replacement with two, two storey townhouses with attached single garages (DA 2003/0499). This application was refused by Council.

In 2005, the Land and Environment Court handed down a judgment that supported Council's refusal of the development application for demolition of the dwelling (P D Anderson Holdings Pty Ltd v Newcastle City Council [2005] NSWLEC 17). The reason was partly attributed to the observation that the area had potential heritage significance as a group of intact Federation houses. In refusing the appeal, the judgement concluded:

> *"There is real evidence that there is heritage significance in the streetscape, and cultural significance in the early origins of the subdivision, and the row of houses, and there is particular reference to the cultural significance of the existing house on No. 55 Glebe Road. The council is in the process of examining that."*

The court also found that because the houses are relatively intact they could be considered fine representative examples of the era of construction - ie. between 1909 and 1915. The court noted:

> *"The reasons the streetscape is valuable also relates to heritage matters the respondent said. In this aspect:*
>
> *(1) The land on which the row of houses stand was the first residential subdivision by the pioneering AA Company at The Junction.*
>
> *(2) The consistency, aesthetic form, scale, detail, alignment and remnant external finishes of the row of houses are intact and demonstrate the early Federation cottage form of detached working persons' houses. Each house in the row had contributory significance for the whole row."*

The court also noted that one of the dwellings, No 55 Glebe Road, was shown to have important historical associations with RJ Kilgour, a past mayor of Merewether, and whose son was the first to enlist locally in 1915 for the First World War. The judgement states *"…there is a strong association with a prominent person of the locality and WWI. There was cultural heritage value in the existing house itself".*

In addition to the group at 55 to 75 Glebe Road, 53 Glebe Road and 4 Watkins Street are proposed to be included within the heritage conservation area as these two properties complete this clearly defined street block at Watkins Street with significant impact on its existing and desired future character and setting.

## Site

The proposal consists of land at 53 to 75 Glebe Road and 4 Watkins Street, The Junction and is legally referred to as Lot 1 DP 7356435, Lots 10 and 11 of DP 1049694, Lot 1 DP 1188026, Lot 0 SP 0053274, and Lots 112 to 117 and 120 to 121 of DP 95005.

The site is approximately 0.66 hectares in size, broadly flat and irregular shaped bounded by the Junction Primary School to the south and 77 Glebe Road to the west with direct vehicular and pedestrian access from Glebe Road and Watkins Street to the north and east. Newcastle City Centre is located approximately 1km to the north-east via both Glebe Road and Union Street. The predominant use is residential with some commercial.

The character of the south side of Glebe Road is defined by single storey detached weatherboard dwellings set close to Glebe Road, and set off side boundaries. It is noted that none have attached or built in garage structures with their associated garage doors facing the street. Access for vehicles is provided at the side of the dwelling and provision for parking occurs at the side or at the rear. The lack of obvious garaging is considered a distinctive feature of the group, and is evidence of the age of the dwellings. The uniformity of the group in terms of age, height, setbacks and materials contributes to defining the character.

The fieldwork confirms that most of the houses in the group have undergone renovation and restoration that retains and enhances the intact one storey weatherboard with hipped and gabled roof character. (see **Figure 1** Local context of the site).

With reference to the Newcastle Local Environmental Plan 2012 (LEP), the entire site is currently zoned R3 Medium Density Residential, with Minimum Lot Size of 400sqm, Maximum Building Height of 10m and a Maximum Floor Space Ratio (FSR) of 0.9:1. Furthermore, the entire site is acid sulfate soils Class 4, is identified by Council as flood prone land and is located within a Mine Subsidence District. There are no Council street trees in the public verge

along Glebe Road in close proximity to the site, however there are three existing street trees (Council IDs 280037 to 280039) and four proposed street tree plantings (Council IDs 13518 to 13521) along Watkins Street adjacent to the site.

Land immediately to the north forms part of the Junction commercial area zoned B2 Local Centre by the LEP. To the west is Rowland Park and Rowland Park Fountain which are zoned RE1 Public Recreation by the LEP and are Local Heritage items (Item nos. I615 and I616). To the south the Junction Primary School is zoned R3 Medium Density Residential by the LEP and is a Local Heritage item (Item no. I618). To the north-east the War memorial at the corner of Glebe Road and Watkins Street is also a Local Heritage item (Item no. I613).


**Figure 1 - Local context of the site**


**Figure 2 - Air photo of the site**

## Part 1 - Objectives or intended outcomes

To amend the Newcastle Local Environmental Plan 2012 to enable 53 to 75 Glebe Road and 4 Watkins Street, The Junction to be included within a new heritage conservation area and delete the controls for the site relating to floor space ratio and building height. The amendment will ensure the heritage significance and the existing and desired future character of the Glebe Road Federation Cottages site is protected.

## Part 2 - Explanation of provisions

The proposed outcome will be achieved by making the following amendments to the Newcastle LEP 2012:

- Amending Schedule 5 and the Heritage Map by designating the site as a Heritage Conservation Area to be referred to as 'Glebe Road Federation Cottages Heritage Conservation Area'.

- Amending the Floor Space Ratio Map by deleting the allocated maximum floor space ratio for the site.

- Amending the Height of Buildings Map by deleting the allocated maximum building height for the site.

# Part 3 - Justification

## Section A - Need for the planning proposal

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

The Review of Heritage Conservation Areas Report, June 2016 prepared by Newcastle City Council presented the findings of a review of the five existing heritage conservation areas (HCAs) across the Newcastle Local Government Area (LGA) and investigated a number of potential new HCAs within the LGA including Glebe Road Federation Cottages. The review defined the current heritage significance of each area, produced desired future character statements, assessed the appropriateness of boundaries, examined the development control framework and the relevant planning context, identified items that contribute to or detract from each area and documented what the community valued about these areas.

Newcastle 2030 is a shared community vision developed as a guide to inform policies and actions throughout the city for the next twenty years. To guide the city forward, seven strategic directions have been set to guide the implementation of this vision. This planning proposal aligns with the Newcastle 2030 Community Strategic Plan (CSP) principles, and will contribute to a liveable and distinctive built environment, vibrant and activated public places and open and collaborative leadership.

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2030, local heritage will be valued, enhanced and celebrated. Overall, Council aims to ensure that the significant aspects of the City's heritage are identified, cared for, celebrated and appropriately managed on behalf of residents and visitors of Newcastle. The intention is to ensure that decisions about heritage places are made with due regard to heritage significance, and that opportunities to strengthen or better appreciate heritage significance are undertaken.

The Newcastle Heritage Strategy 2013-2017 provides a framework for Council to work towards achieving the aspirations of the community articulated in the 2030 Community Strategic Plan. The Heritage Strategy is a strategic framework to guide Council's approach to the management of heritage in the Newcastle local government area. It is drawn from the principles of the Newcastle 2030 Community Strategic Plan (Revised 2013) and the Newcastle Heritage Policy 2013. The Heritage Strategy 2013-2017 provides detailed actions and an implementation framework based on the key strategic directions of the CSP and Newcastle Heritage Policy 2013.

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

Yes, amending the Newcastle LEP 2012 is considered the best means of achieving the protection of the heritage significance and the existing and desired future character of the Glebe Road Federation Cottages site.

## Section B - Relationship to strategic planning framework

### *3. Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

**Hunter Regional Plan 2036**

The Hunter Regional Plan 2036 (HRP) is the NSW Government's plan to guide land use planning and infrastructure priorities and decisions over the next 20 years. The plan identifies regionally important natural resources, transport networks and social infrastructure and provides a framework to guide more detailed land use plans, development proposals and infrastructure funding decisions. The plan includes overarching directions, goals and actions as well as specific priorities for each local government area in the Hunter region.

The planning proposal is consistent with Direction 19 of the HRP which seeks to identify and protect the region's heritage. The plan notes cultural heritage is considered important to communities by providing tangible connections to the past and heritage items can also attract tourism, which can contribute to local economies. In particular, the HRP considers *'enhancing main streets through heritage conservation creates authenticity, attracts new businesses and residents, and offers tourism potential.'*

### *4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

**Newcastle 2030 Community Strategic Plan**

The Newcastle Community Strategic Plan (CSP) reflects the community's vision for the city and is Council's guide for action. It contains the strategies to be implemented and the outcomes that will indicate achievement of the defined goals. Council adopted the Newcastle 2030 Community Strategic Plan in February 2011. It was revised and updated in 2013. The following relevant strategic directions and their objectives from the Newcastle CSP are addressed in relation to this planning proposal.

Vibrant and Activated Public Places

The planning proposal primarily aligns to the strategic direction 'Vibrant and Activated Public Places' identified within the Newcastle 2030 Community Strategic Plan. In particular, *'Culture, heritage and place are valued, shared and celebrated'*. The plan recognises the cultural value of the city and the historic and cultural aesthetics which make it unique. The plan aims to maintain and enhance these qualities as a reflection of civic pride and creative expression.

A Liveable and Distinctive Built Environment

An objective of the planning proposal is to maintain and enhance the heritage significance of Glebe Road Federation Cottages site, which supports this direction for *'a built environment that maintains and enhances our sense of identity'*.

**Local Planning Strategy**

The Local Planning Strategy (LPS) was adopted by Council in 2015. It was prepared in accordance with the Community Strategic Plan.

The strategy is a comprehensive land use strategy prepared to guide the future growth and development in Newcastle to 2030 and beyond. It underpins the Local Environmental Plan.

The planning proposal is consistent with both LPS Principle P8 which seeks to ensure development will protect culture, heritage and place and LPS Principle P12 which aims to ensure the built environment will maintain and enhance the City's identity by protecting and enhancing heritage buildings, streetscapes, views and key features as well as encouraging building innovation that respects the scale and bulk of the existing urban fabric. The plan notes that it is important that there are appropriate heritage guidelines and controls within the Newcastle LEP 2012 and Newcastle DCP 2012 to ensure our heritage items and areas are protected and the land use zonings within the conservation areas are appropriate to reflect the desired character. As such, a strategic direction for heritage includes ensuring *'development controls and zoning protect the heritage significance of items and conservation areas.'*

**Newcastle Heritage Strategy**

The Newcastle Heritage Strategy 2013-2017 provides a framework for Council to work towards achieving the aspirations of the community articulated in the 2030 Community Strategic Pan. The Heritage Strategy is a strategic framework to guide Council's approach to the management of heritage in the Newcastle local government area. It is drawn from the principles of the Newcastle 2030 Community Strategic Plan (Revised 2013) and the Newcastle Heritage Policy 2013. The Heritage Strategy 2013-2017 provides detailed actions and an implementation framework based on the key strategic directions of the CSP and Newcastle Heritage Policy 2013.

This review delivers on the following strategies:

- Strategy 1 - Knowing our heritage - enhancing our community's knowledge of and regard for local heritage items and places;

- Strategy 2 - Protecting our heritage - Council will protect and conserve the City's heritage places for the benefit of everyone;

- Strategy 3 - Supporting our heritage - Council will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations; and

- Strategy 4 - Promoting our heritage – Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the region.

### 5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

An assessment of the planning proposal against the relevant SEPPs is provided in the table below.

*Table 1 - Relevant State Environmental Planning Policies*

| Relevant SEPPs | Consistency and Implications |
|---|---|
| **SEPP 55 (Remediation of Land)** | This policy applies to the Newcastle Local Government Area and in accordance with Clause 6 of the SEPP, land contamination aspects have been considered within the preparation of this planning proposal. The land is currently being used for a mix of residential and commercial purposes and is not listed on Council's contaminated lands register. The site is not considered to be potentially contaminated. |
| **SEPP 64 (Advertising and Signage)** | The planning proposal can satisfy the requirements of the SEPP. This SEPP does not apply to signage which is exempt development under an environmental planning instrument. The scope of what constitutes exempt development is significantly reduced for signage within heritage conservation areas. As such, SEPP 64 would more readily apply to this site. |
| **SEPP 65 (Design Quality of Residential Apartment Development)** | This policy applies to development for the purpose of a residential flat building, shop top housing or mixed use development with residential accommodation if the development consists of the erection of a new building, the substantial redevelopment or the substantial refurbishment of an existing building, or the conversion of an existing building. Furthermore, for SEPP 65 to apply, the building concerned must contain at least 3 or more storeys, and at least 4 or more dwellings. Notwithstanding that the site will continue to be zoned R3 Medium Density Residential by the LEP (where residential flat buildings are a permissible form of residential accommodation), in practice the designation of the heritage conservation area is likely to prohibit higher density built forms of development such as residential apartments. This is because the existing comparatively low density and limited building heights of the site (a uniform group of single storey cottages 'bookended' by two storey development) is a key component which defines its protected character. As such, SEPP 65 would be less likely to apply to any future development of this site. |
| **SEPP 71 (Coastal Protection)**<br>*Note: Refer to draft SEPP (Coastal Management) 2016*<br>**** this SEPP will be repealed by the Coastal Management SEPP**** | The planning proposal can satisfy the requirements of the SEPP. |
| **SEPP (Affordable Rental Housing) 2009** | The planning proposal can satisfy the requirements of the SEPP, including complementing the provision that the consent authority must not consent to development to which this SEPP applies unless it has taken into consideration whether the design of the development is compatible with the character of the local area. |

| Relevant SEPPs | Consistency and Implications |
|---|---|
| **SEPP (Building Sustainability Index: BASIX) 2004** | The planning proposal can meet BASIX requirements and satisfy overall requirements of the SEPP. |
| **SEPP (Exempt and Complying Development Codes) 2008** | The planning proposal will significantly reduce the scope of what constitutes exempt development and complying development as stipulated by the SEPP. This includes demolition works and several physical works prescribed by the SEPP which need development consent if located within a heritage conservation area or draft heritage conservation area. |
| **SEPP (Housing for Seniors or People with a Disability) 2004** | The planning proposal can satisfy the requirements of the SEPP. |
| **Draft Coastal Management SEPP 2016** | The planning proposal can satisfy the requirements of the SEPP. |

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

An assessment of the planning proposal against the relevant Ministerial Directions is provided in the table below.

**Table 2 - relevant Ministerial Directions (Section 117 directions)**

| Relevant Section 117 Directions | Consistency and implications |
|---|---|
| **2. Environment and Heritage** | |
| **2.3 Heritage Conservation** | The planning proposal is consistent with the aims of this Direction. The proposed heritage conservation area is intended to facilitate the conservation of items, places and buildings of environmental significance to the area, in relation to the historical, scientific, cultural, social, architectural and aesthetic value of the area identified in the Review of Heritage Areas Report dated June 2016. |
| **3. Housing, Infrastructure and Urban Development** | |
| **3.1 Residential Zones** | The planning proposal is consistent with the aims of this Direction. The planning proposal should not significantly affect the ability of future development to create a variety of housing choice on the site and to use or adapt existing infrastructure on the site where possible e.g. roads and heritage buildings. |
| **3.3 Home Occupations** | The planning proposal is consistent with the aims of this Direction. |
| **3.4 Integrating Land Use and Transport** | The planning proposal is consistent with the aims of this Direction. |
| **4. Hazard and Risk** | |
| **4.1 Acid Sulfate Soils** | The planning proposal is consistent with the aims of this Direction. The site is affected by class 4 Acid Sulfate Soils. Future development must comply with Clause 6.1 Acid Sulfate Soils of the Newcastle LEP 2012. |
| **4.2 Mine Subsidence and Unstable Land** | The planning proposal is consistent with the aims of this Direction. The site is within a Mine Subsidence District. |

| Relevant Section 117 Directions | Consistency and implications |
|---|---|
| **4.3 Flood Prone Land** | The planning proposal is consistent with the aims of this Direction. The site is identified as flood prone. |
| **5. Regional Planning** | |
| **5.1 Implementation of Regional Strategies** | |
| **5.10 Implementation of Regional Plans** | The planning proposal is considered consistent with the vision, land use strategy, goals, directions and actions contained within the HRP. See **Section 3** of the planning proposal for discussion. |

## Section C - Environmental, social and economic impact

### *7. 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 land subject to the proposal does not contain critical habitat or threatened species, populations or ecological community, or their habitats.

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

The planning proposal is not likely to result in development that will create any significant adverse environmental effects.

#### Traffic and Transport Considerations

The planning proposal is not likely to result in development that will create any significant adverse traffic and transport effects.

#### Environmental Considerations

***Bushfire hazard***

The land is not identified as bush fire-prone land in the Newcastle Bush Fire Hazard Map (2009)

***Acid Sulfate Soil***

The site is affected by Acid Sulfate Soils. Future development must comply with Clause 6.1 Acid Sulfate Soils of the Newcastle LEP 2012.

***Flooding***

The site is affected by flooding. Future development must give due consideration to flood impact.

***Land/site contamination (SEPP55)***

There is no known contamination of the land and the current and former uses of the land are unlikely to have caused risk of contamination.

#### Urban Design Considerations

The land to be incorporated into the proposed 'Glebe Road Federation Cottages HCA' currently has a maximum building height of 10m and an FSR of 0.9, which is inconsistent with the current built form on the land and would conflict with the conservation objectives of this planning proposal.

Council does not currently apply numeric building height or FSR controls to its HCAs given these controls do not adequately dictate the desired building envelope outcomes, nor would they necessarily result in a built form that respects the character and significance of the existing building stock. Hence, it is recommended that consideration should be given to amending the LEP height of building and FSR maps to remove such controls from the subject land.

In tandem with the planning proposal, detailed design guidelines will also be developed and included in Council's Heritage Technical Manual to ensure the heritage significance and character of this area is protected.

## Social and Cultural Considerations

### *Heritage impacts*

There are currently no listed items of environmental heritage on site. There are several listed heritage items in close proximity to the site including the Junction Primary School directly to the south which is a Local Heritage item (Item no. I618), Rowland Park and Rowland Park Fountain to the west which are Local Heritage items (Item nos. I615 and I616), and to the north-east the War memorial at the corner of Glebe Road and Watkins Street is also a Local Heritage item (Item no. I613). The planning proposal will strengthen planning controls on the setting of the neighbouring heritage items and so contribute to ensuring their heritage significance and character are protected.

Fieldwork was undertaken in 2015 to establish the overall level of intactness of this area. The location of contributory buildings has been mapped, see **Figure 3**. Eleven of the thirteen buildings on site were considered contributory. The proposed Glebe Road Federation Cottages Heritage Conservation Area is important at the local level in demonstrating the principal characteristics of the Federation period and the nature of residential building construction in Newcastle between 1909 and 1915. The narrow window of time in which the precinct developed is significant in providing evidence of the key features of the Federation period including construction and building technologies, fashions and key elements of the Federation style, including the single storey scale of these modest dwellings, a symmetrical street frontage, open verandah, pyramidal roof form, hip and gable roofs, bearer and joist construction with lightweight cladding material (weatherboard), and the absence of garaging.


**Figure 3: Location of contributory buildings**

***Aboriginal archaeology***

An AHIMS Search has confirmed no items of Aboriginal heritage have been identified on the site. It is unlikely given the historic land uses.

***European archaeology***

No items of European cultural heritage have been identified on the site. It is unlikely given the historic land uses.

### *9. Has the planning proposal adequately addressed any social and economic effects?*

#### Social and Cultural Considerations (not addressed above)

The planning proposal is intended to ensure the heritage significance and the existing and desired future character of the Glebe Road Federation Cottages site is protected.

The planning proposal would deliver some important social benefits including protecting a built environment that maintains and enhances the community's sense of identity.

A community survey was carried out between February 2016 and March 2016. The results of the survey confirmed:

- the majority (14 of 17 people) were in agreement that a new heritage conservation area should be established to include all of the properties 55 to 75 Glebe Road, The Junction; and

- the majority (14 of 17 people) were in agreement that a locally specific set of development guidelines should be prepared to protect the single storey character of the potential new Glebe Road The Junction HCA.

#### Economic Considerations

The economic impact of the planning proposal is likely to be limited with no change to the current R3 Medium Density Residential land use zoning and no proposal to intensify or reduce the existing use of the site.

## Section D - State and Commonwealth interests

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

Existing infrastructure is adequate to serve or meet the needs of the proposal.

### *11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

No consultation is required with public authorities and organisations prior to public exhibition under Section 3.34(2)(d) of the Act.

## Part 4 - Mapping

The planning proposal seeks to amend the following maps within Newcastle LEP 2012:

- Floor Space Ratio Map
- Height of Buildings Map
- Heritage Map

The Matrix below indicates (with an "X"), which map sheets (of Newcastle LEP 2012) are to be amended as a result of this planning proposal (eg. FSR_001C)

| | FSR | HOB | HER |
|---|---|---|---|
| 001 | | | |
| 001A | | | |
| 001B | | | |
| 001C | | | |
| 001D | | | |
| 002 | | | |
| 002A | | | |
| 002B | | | |
| 002C | | | |
| 002D | | | |
| 002E | | | |
| 002F | | | |
| 002G | | | |
| 002H | | | |
| 003 | | | |
| 004 | | | |
| 004A | | | |
| 004B | | | |
| 004C | | | |
| 004D | | | |
| 004E | | | |
| 004F | | | |
| 004FA | | | |
| 004G | X | X | X |
| 004H | | | |
| 004I | | | |
| 004J | | | |
| 004K | | | |

Map Codes:

| | | |
|---|---|---|
| FSR | = | Floor Space Ratio map |
| HOB | = | Height of Buildings Map |
| HER | = | Heritage Map |

The following maps illustrate the proposed amendments to the Newcastle LEP 2012 maps:

- **Figure 4:** Existing Max Height of Buildings Map
- **Figure 5:** Proposed Max Height of Buildings Map
- **Figure 6:** Existing Max Floor Space Ratio Map
- **Figure 7:** Proposed Max Floor Space Ratio Map
- **Figure 8:** Existing Heritage Map
- **Figure 9:** Proposed Heritage Map

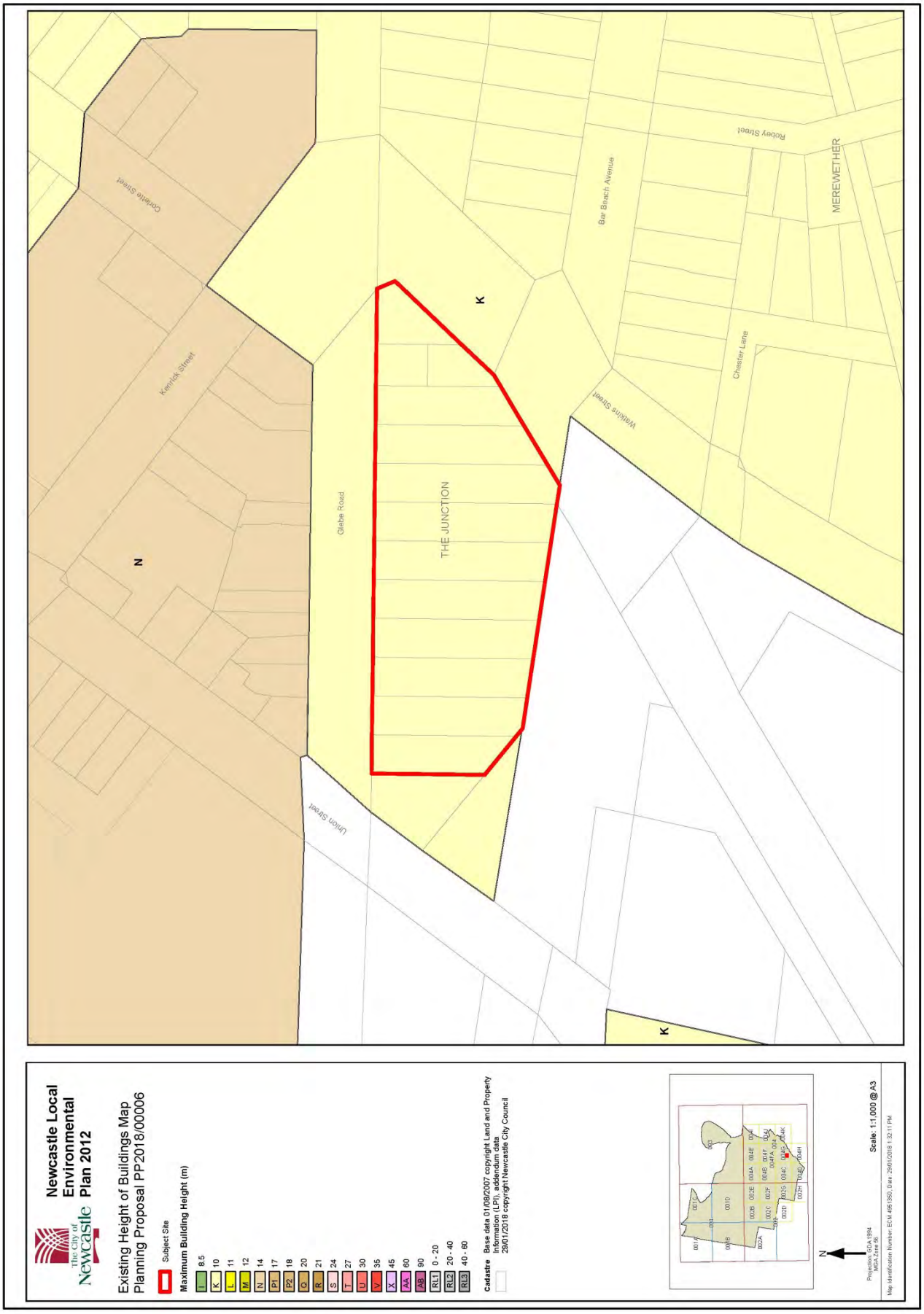


**Figure 4 - Existing Max Height of Buildings Map**

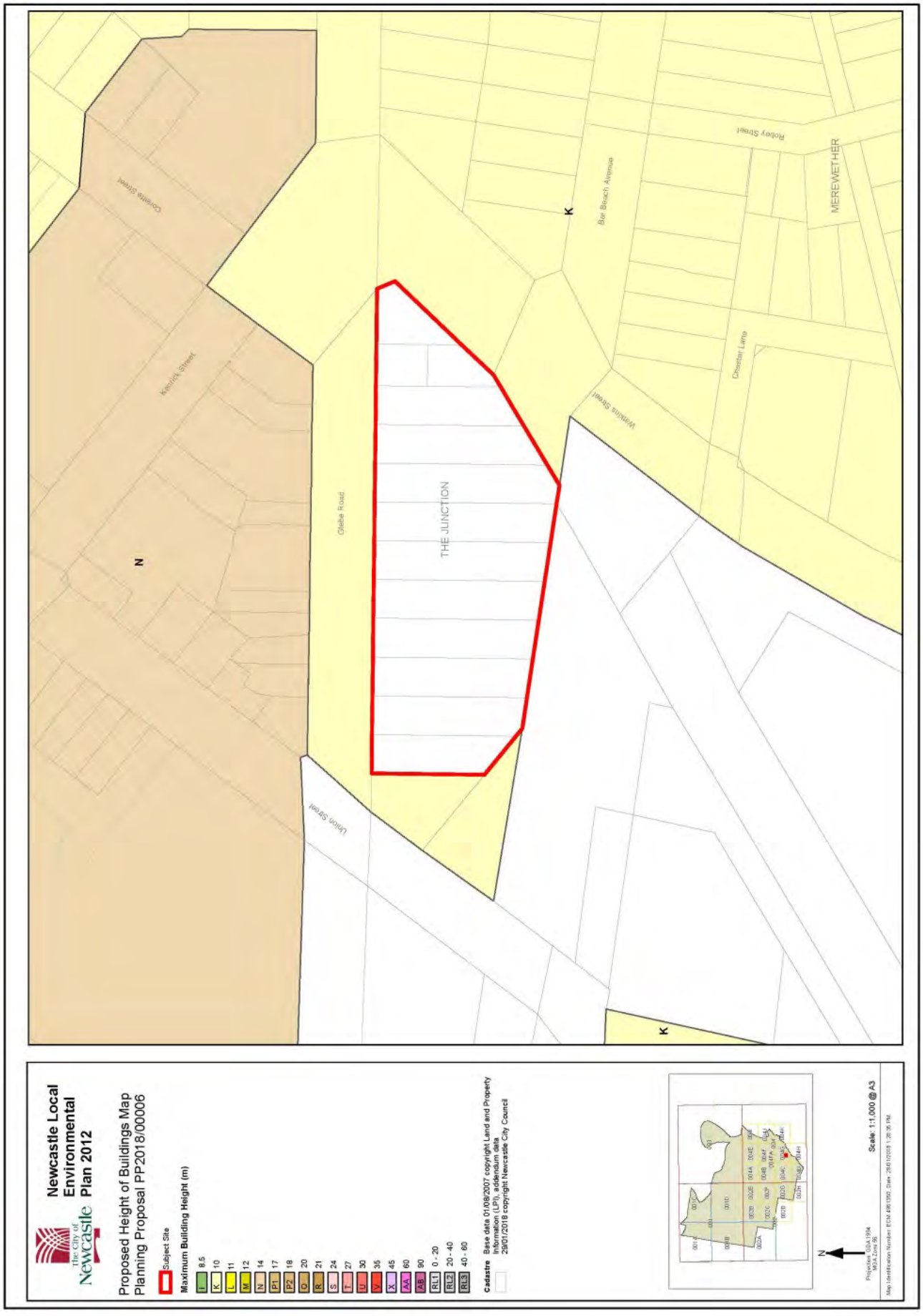


**Figure 5 - Proposed Height of Buildings Map**

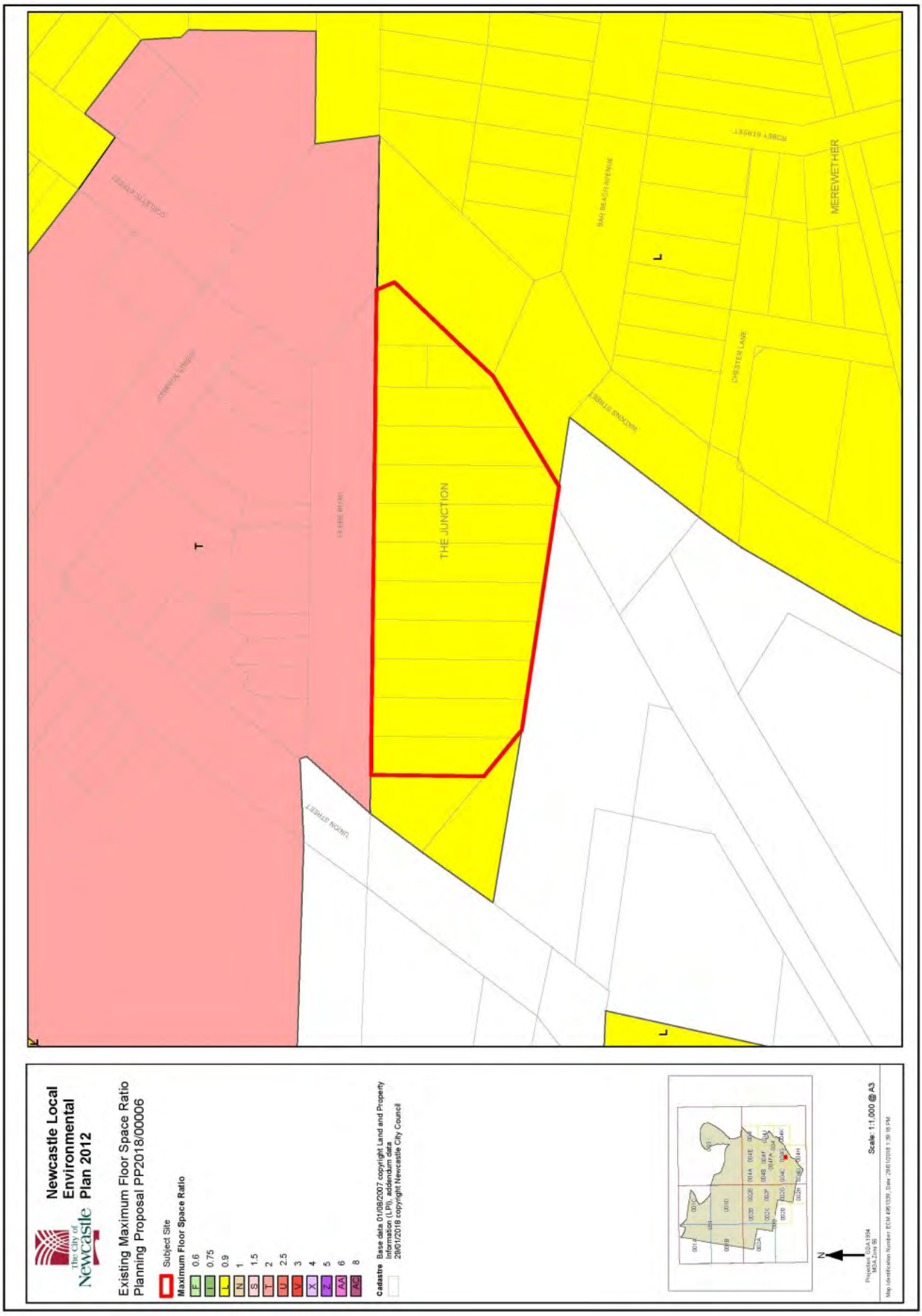


**Figure 6 - Existing Maximum Floor Space Ratio Map**

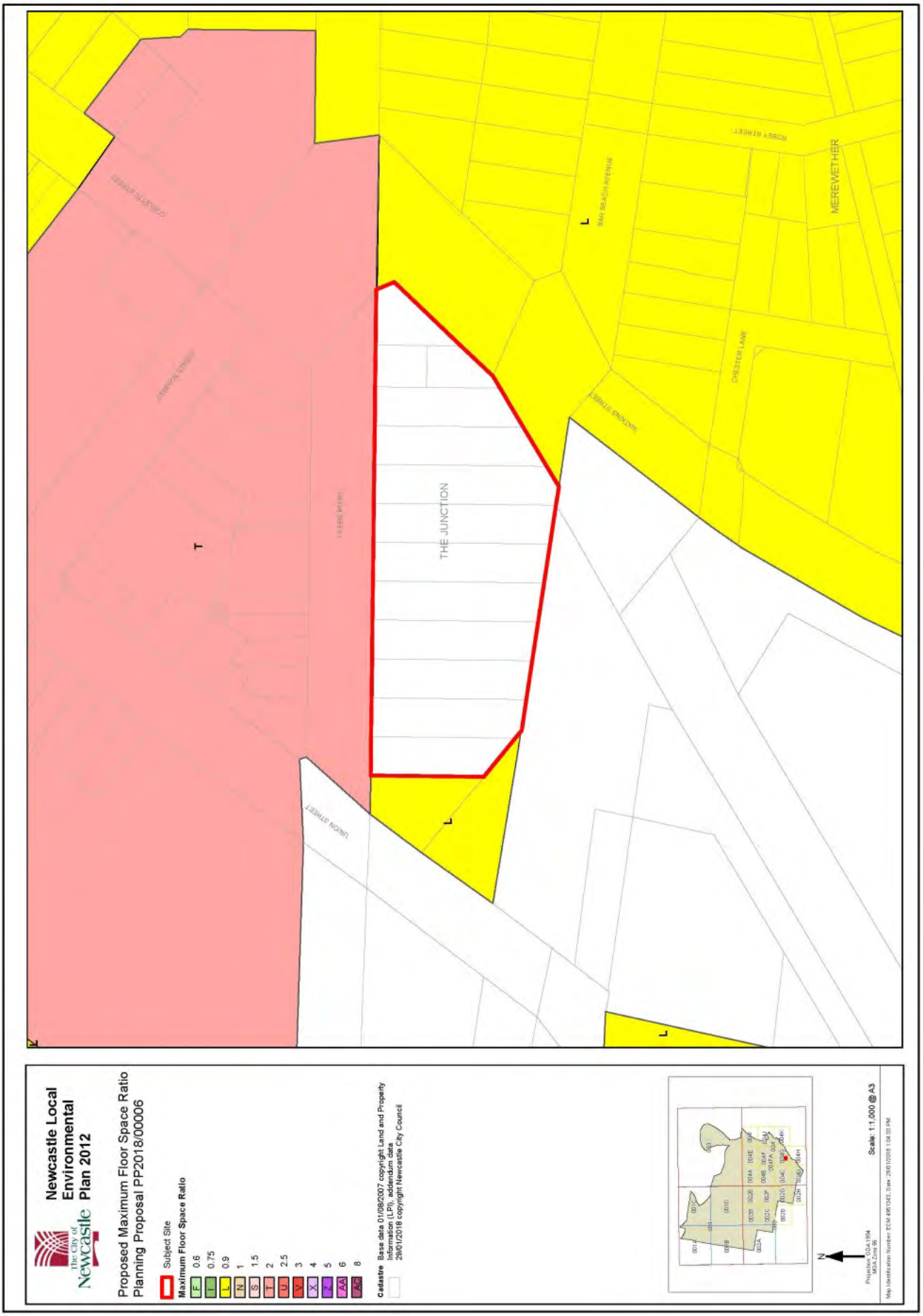


**Figure 7 - Proposed Maximum Floor Space Ratio Map**

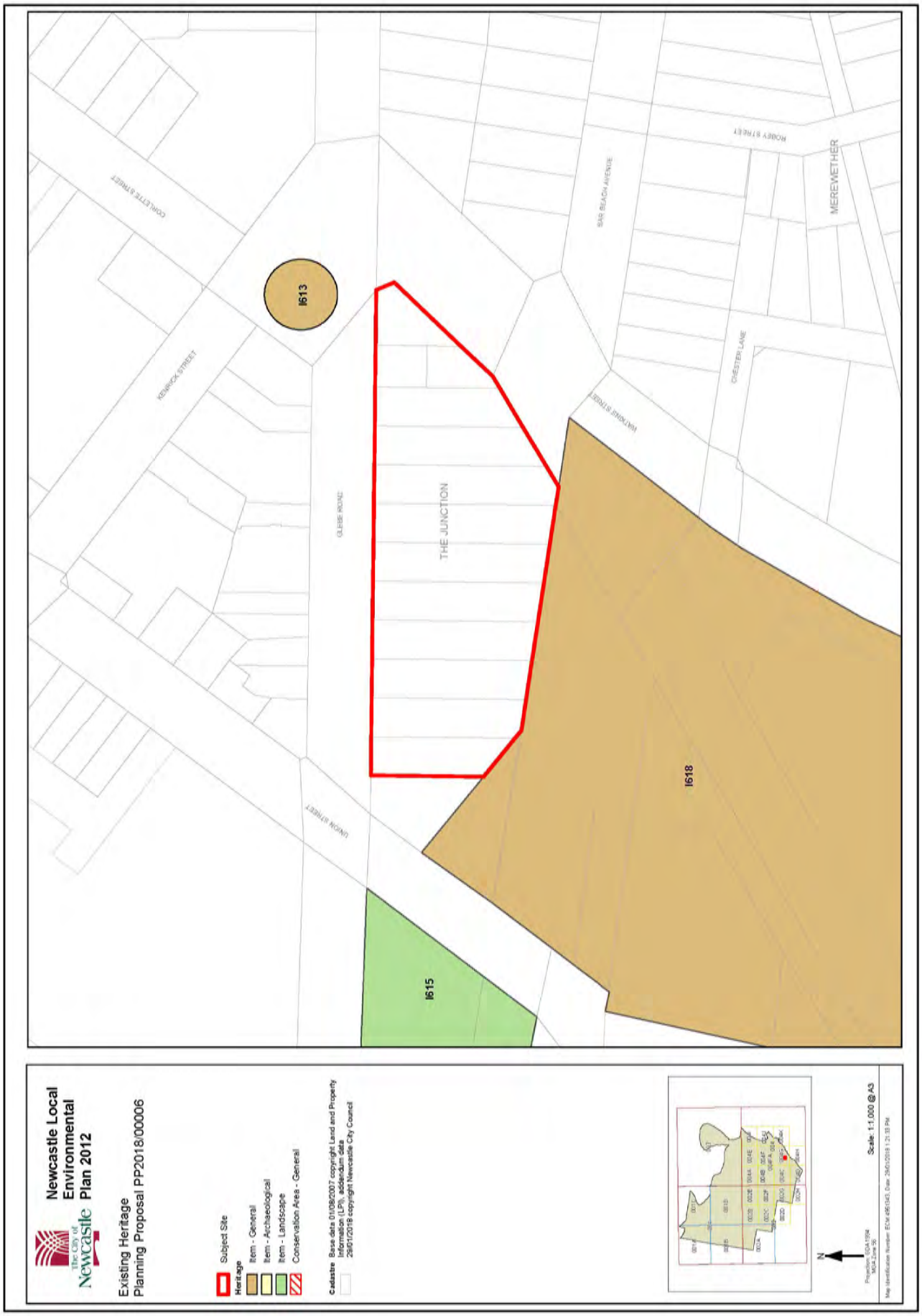


**Figure 8 - Existing Heritage Map**

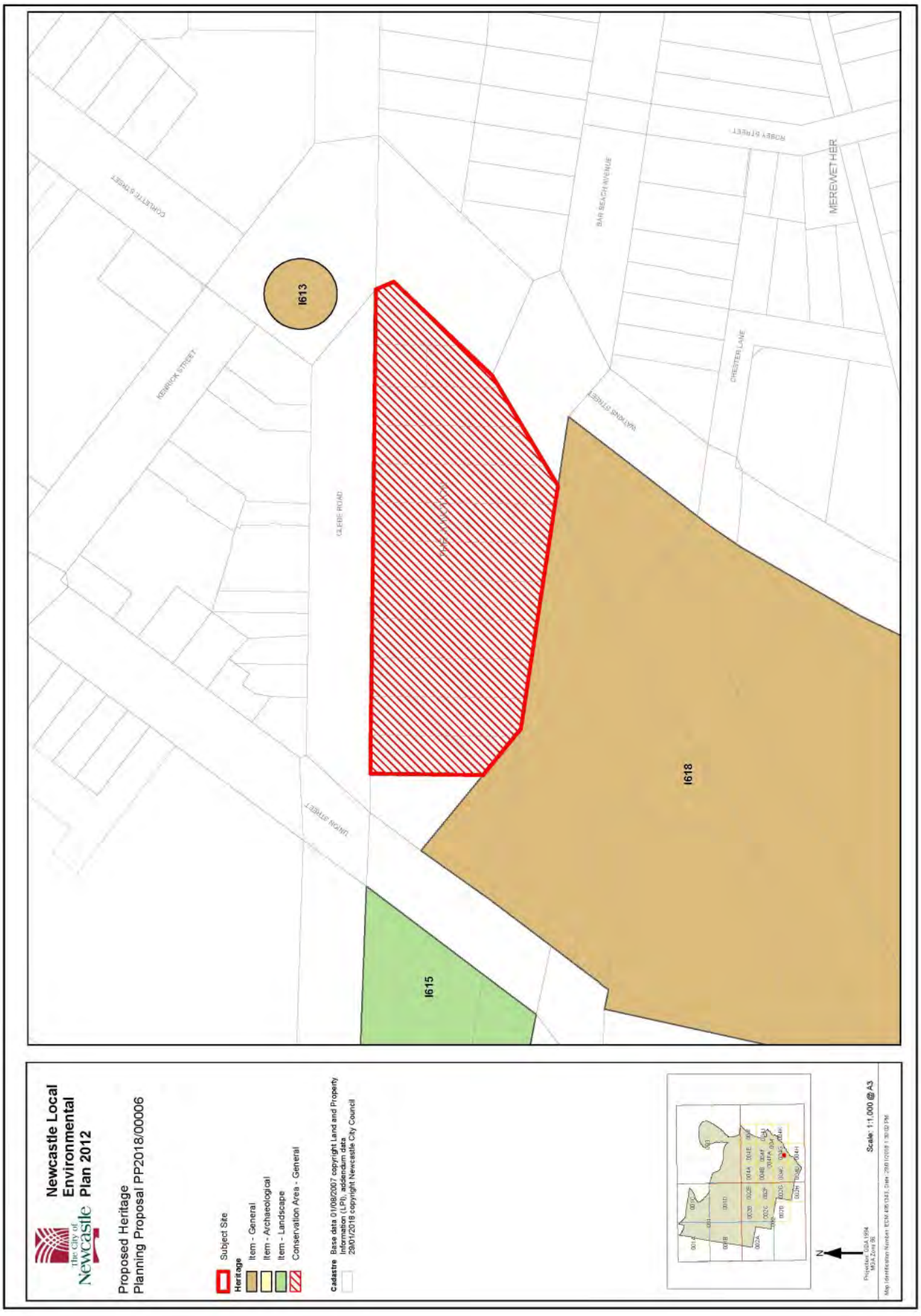


**Figure 9 - Proposed Heritage Map**

## Part 5 - Community consultation

The planning proposal is considered as low impact in accordance with the Department of Planning and Environment's guidelines, ‘A guide to preparing local environmental plans’. It is proposed that the planning proposal will be publicly exhibited for a minimum 28 day period as required under Section 3.34(2)(c) and Schedule 1 Clause 4 of the Act.

No consultation is required with public authorities or organisations prior to public exhibition under Section 3.34(2)(d) of the Act.

Consultation was undertaken by Council in February to March 2016 during the preparation of the Heritage Conservation Area report. The process and outcomes of this consultation is documented in the Consultation Report at Appendix A and B of this report.

## Part 6 - Project timeline

The plan making process is shown in the timeline below. It will be undertaken in accordance with the Gateway determination.

| Task | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Jan 18 | Feb 18 | Mar 18 | Apr 18 | May 18 | Jun 18 | Jul 18 | Aug 18 | Sep 18 |
| Anticipated commencement date (date of Gateway determination) | | | | ■ | | | | | |
| Commencement and completion dates for public exhibition period | | | | | ■ | ■ | | | |
| Timeframe for consideration of submissions | | | | | | ■ | ■ | | |
| Timeframe for the consideration of a proposal post exhibition | | | | | | ■ | ■ | | |
| Anticipated date RPA* will make the plan (if delegated) | | | | | | | | ■ | |
| Anticipated date RPA* will forward to the Department for notification (if delegated) or for finalisation (if not delegated) | | | | | | | | | ■ |

*RPA Relevant Planning Authority

## Appendices

**Appendix A** - Review of Heritage Conservation Areas - Final Report June 2016

## Appendix A - Review of Heritage Conservation Areas - Final Report June 2016

# Review of Heritage Conservation Areas
# **Final Report**
## **June 2016**

**www.newcastle.nsw.gov.au**

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The City of Newcastle

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# ABBREVIATIONS

| | |
|---|---|
| AA COMPANY | Australian Agricultural Company |
| CSP | Newcastle 2030 Community Strategic Plan |
| DCP | Development Control Plan |
| EP&A Act | Environmental Planning and Assessment Act 1979 |
| HCA | Heritage Conservation Area |
| HA | Heritage Act 1977 |
| FSR | Floor Space Ratio |
| GFA | Gross Floor Area |
| HOB | Height of Buildings |
| LEP | Local Environmental Plan |
| LHRS | Lower Hunter Regional Strategy |
| LPS | Local Planning Strategy |
| SEPP | State Environmental Planning Policy |

# EXECUTIVE SUMMARY

This report presents the findings of a review of five heritage conservation areas (HCAs) across the Newcastle Local Government Area. The review defines the current heritage significance of each area, produces desired future character statements, assesses the appropriateness of boundaries, examines the development control framework and the relevant planning context, identifies items that contribute to or detract from each area and documents what the community values about these areas. The review also investigated a number of potential new HCAs.

The methodology of the review is based on NSW Heritage criteria as found in the heritage assessment guidelines of the NSW Heritage Council. These guidelines are accepted as the standard methodology for assessing heritage significance. The review also considers the "Heritage Conservation Areas" best practice guidelines of the NSW Heritage Council. A literature review of previous studies and analysis of new information based on fieldworks and community surveys was undertaken. The results of the community surveys are treated as the baseline data to determine the social significance of each HCA.

The final recommendations made in this report are a result of the analysis of the submissions made by the community, agencies, and the survey results conducted by Newcastle Voice, during the exhibition period (1 February - 14 March 2016).

The review finds support from residents of HCAs to maintain the special character of these areas and to maintain existing conservation area boundaries. There was also general support in the community for the creation of proposed new HCAs. The preparation of design guidelines to be included in the Newcastle Development Control Plan (DCP) 2012 is considered to be an appropriate way to reinforce character along with revisions to the Heritage Technical Manual.

The review concludes that Council should develop a program to amend relevant planning controls, ie. the Local Environmental Plan (LEP) and Development Control Plan (DCP) to give effect to the findings of the review. The final recommendations include:

- Amendments to the Cooks Hill, Hamilton South and The Hill Heritage Conservation Area boundaries
- Proposed Heritage Conservation Areas for Glebe Road Federation cottages and Hamilton Residential and additional heritage items in Parkway Avenue and Gordon Avenue Hamilton
- Amendments to the DCP and Heritage Technical Manual to include desired future character statements, contributory building maps and design guidelines.

Assessing land zonings was outside the scope of this review. A review of land zonings is a separate future project. The review itself does not make any amendments to HCA boundaries or heritage listings. Changing conservation area boundaries and heritage listings requires amendments to the LEP. A strict legal process must be followed to amend the LEP. Similarly, recommended changes to the DCP require a formal, legal process. This work will be undertaken as a separate project.

# CHAPTER ONE -

## INTRODUCTION

# 1.0 Introduction

This report presents the results of a review of five heritage conservation areas (hereafter referred to as HCAs) across the Newcastle Local Government Area, conducted between February 2014 and October 2015. The draft document was publicly exhibited for six weeks between 1 February 2016 and 14 March 2016. The final document has been refined as a result of the exhibition.

HCAs are included in Part 2, Schedule 5 of the Newcastle Local Environmental Plan 2012 (LEP) and identified in accompanying heritage maps to the LEP. They comprise[1]:

- Cooks Hill
- Hamilton South 'Garden Suburb'
- Hamilton Business Centre
- The Hill
- Newcastle East

The review has also assessed two potential HCAs. These are discussed in Chapter 7 of this report.

The review was prepared by staff of the Strategic Planning Unit, Newcastle City Council. The community surveys undertaken as part of this review were conducted on behalf of Strategic Planning by Newcastle City Council Communications Unit (Newcastle Voice).

A second round of community surveys was conducted through Newcastle Voice as part of the exhibition process in February and March 2016. The results of the engagement are attached in **Appendix A**.

The project plan comprised the following tasks:

- Review the heritage significance of HCAs in accordance with NSW Office of Environment and Heritage guidelines.
- Identify and define building styles and key elements of heritage value within each heritage conservation area.
- Undertake fieldwork to identify the contributory buildings and identify these using mapping software for publication in the Heritage Technical Manual. Give each building a contributory, neutral or non-contributory rating and define a policy for managing contributory buildings.
- Review the boundaries of the HCAs to ensure they continue to reflect the heritage significance of each and analyse the planning framework including development controls. Examine whether the areas should be managed as individual areas for development assessment purposes.
- Commission a heritage architect to develop a series of design options for the various building styles. These are to be included in the Heritage Technical Manual.
- Conduct a community survey in each HCA to determine what residents value about their particular HCA and what role Council should have in guiding development.

[1] The City Centre HCA was recently subject to LEP and DCP amendments by the NSW Department of Planning. It was therefore determined to be outside the scope of this review.

- Consult with the architectural and building design industry on appropriate design options for the Newcastle DCP and Technical Manual.

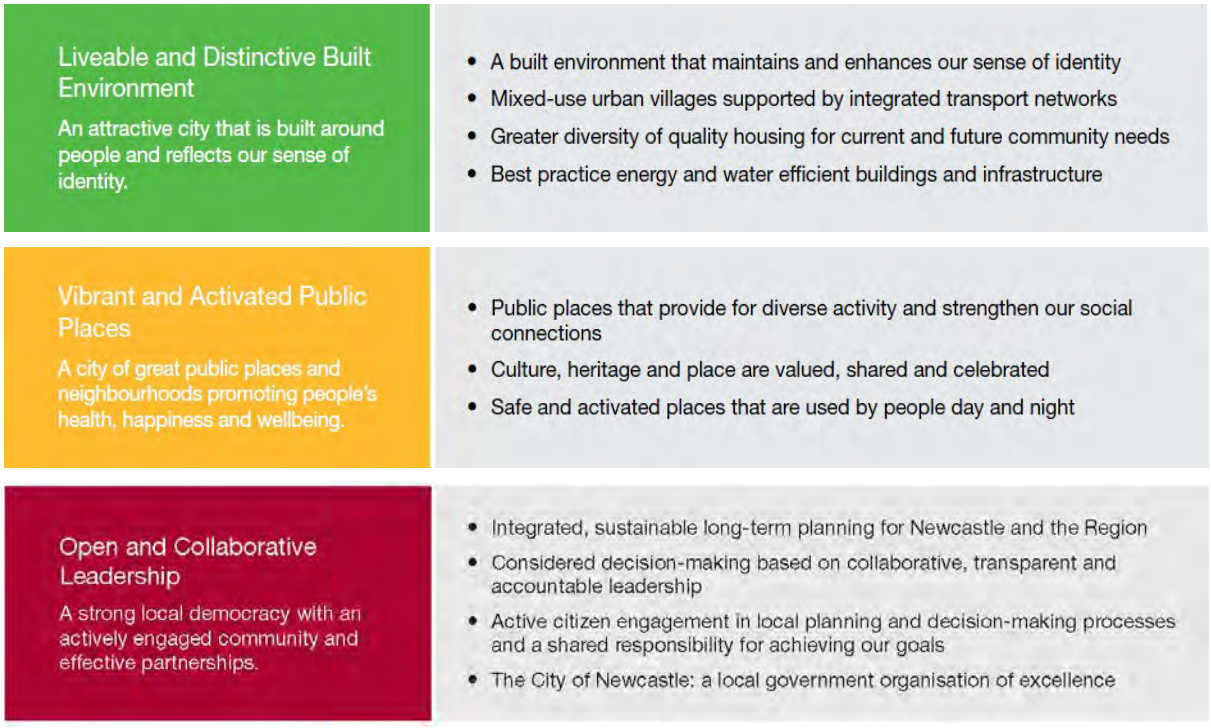
## 1.1 Purpose of this report

This report brings together the findings of the conservation area review project and presents the information as a consolidated heritage review report. The report makes recommendations for managing HCAs into the future.

The draft document was reported to Council on 24 November 2015 where Council resolved to place the document on public exhibition for a minimum period of six weeks. Submissions received have been used as the basis of the final recommendations.

## 1.2 Newcastle 2030 Community Strategic Plan

Newcastle 2030 is a shared community vision developed as a guide to inform policies and actions throughout the city for the next twenty years. To guide the city forward, seven strategic directions have been set to guide the implementation of this vision. This project aligns with the Newcastle 2030 Community Strategic Plan (CSP) principles, and will contribute to a liveable and distinctive built environment, vibrant and activated public places and open and collaborative leadership.




Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2030, local heritage will be valued, enhanced and celebrated. Overall, Council aims to ensure that the significant aspects of the City's heritage are identified, cared for, celebrated and appropriately managed on behalf of residents and visitors of Newcastle. The intention is to ensure that decisions about heritage places are made with due regard to heritage significance, and that opportunities to strengthen or better appreciate heritage significance are undertaken.

## 1.3 Alignment with Newcastle Heritage Strategy 2013-2017

The Newcastle Heritage Strategy 2013-2017 provides a framework for Council to work towards achieving the aspirations of the community articulated in the 2030 Community Strategic Pan. The Heritage Strategy is a strategic framework to guide Council's approach to the management of heritage in the Newcastle local government area. It is drawn from the principles of the Newcastle 2030 Community Strategic Plan (Revised 2013) and the Newcastle Heritage Policy 2013. The Heritage Strategy 2013-2017 provides detailed actions and an implementation framework based on the key strategic directions of the CSP and Newcastle Heritage Policy 2013.

This review delivers on the following strategies:

*Strategy 1 - Knowing our heritage - enhancing our community's knowledge of and regard for local heritage items and places*
*Strategy 2 - Protecting our heritage - Council will protect and conserve the City's heritage places for the benefit of everyone*
*Strategy 3 - Supporting our heritage - Council will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations*
*Strategy 4 - Promoting our heritage – Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the region.*

## 1.4 What is a heritage conservation area?

A heritage conservation area is a geographic area recognised for a range of physical characteristics that collectively have been found to have heritage significance. HCAs are usually identified through a heritage study process or comprehensive heritage assessment and will exhibit a range of heritage values that the community deems is worthy of preservation. Heritage conservation areas are typically distinguished from other places and surroundings by their history, streetscapes, landscape or other physical attributes that are deemed to have heritage value.

Heritage conservation areas are more than a collection of individual heritage items. According to the NSW Heritage Council, they are places in which the historical origins and relationships between various elements creates a sense of place that is worth keeping.[2]

Depending on the degree of heritage significance, heritage conservation areas may be statutorily recognised in national, state and local heritage registers. In New South Wales, there are heritage conservation areas listed on the NSW State Heritage Register subject to the provisions of the NSW Heritage Act 1977, including Braidwood and the Rocks precinct. At the local government level, HCAs may be included in the heritage schedules of LEPs. In such cases, the standard instrument heritage provisions of the NSW Environmental Planning and Assessment Act 1979 apply and will govern the circumstances in which development is permitted.

[2] *Heritage Conservation Areas: Guidelines for Managing Change*. Heritage Office and Department of Urban Affairs and Planning, 1996. ISBN 0 7310 6224 8

A heritage conservation area is determined by examining its heritage significance and by identifying the special characteristics that make up that significance. These characteristics can include the subdivision pattern, the consistency of the building stock, or common building and construction materials. Heritage conservation areas will usually demonstrate aspects of our cultural, economic and social history, and patterns of change and development over time. These elements will provide evidence of how Australians have responded physically, emotionally, socially and architecturally to their environment; and how places have been occupied, used, ignored, refined, degraded or associated with Australian history over time.

## 1.5 Conservation principles

As the second oldest city in the State, Newcastle's heritage is embodied in its history of work and industry, its historic buildings, its rich cultural landscape and working harbour. This heritage contributes to Newcastle's identity as an important place of maritime and economic activity, and to its identity as a place which has a rich social fabric, and an interesting environment.

The approach to managing change to a HCA is derived from the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (The Burra Charter). The Burra Charter is the foundation of the heritage conservation sector in Australia and is the industry standard for managing change to heritage places. This review of heritage conservation areas is based on the following Burra Charter approaches:

- Change should be based on an understanding of heritage significance.
- Change should respect the heritage significance of the item, site, streetscape and/or area.
- Change should be managed in accordance with an appropriate conservation policy.

A key principle is that the sum of the parts is equally important as the individual features themselves and explains why the cumulative impact of change is an important consideration. This is often not well understood. Where buildings positively reinforce the character of a HCA, they will need to be retained to conserve the significance of the HCA.

## 1.6 How are heritage conservation areas determined?

Heritage conservation areas are determined using an objective, evidence based process established by the Burra Charter of Australia ICOMOS[3]. Under the methodologies contained in the Burra Charter, the significance of an area is defined and assessed, typically through a heritage study or community based heritage study, and its comparative values are established. This is achieved by applying the NSW Heritage criteria, which is defined under the NSW Heritage Act 1977.

[3] *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, 2013. ISBN 0 9578528 4 3

## 1.7 Contributory buildings

There are three levels of contribution that buildings can make in a HCA. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted. Each level of contribution is explained in the table below.

This review has undertaken field surveys to identify the contribution of every building in each HCA and Contributory building maps have been prepared. These maps are to be inserted into the Heritage Technical Manual, and published on Council's website. It is intended that these maps will be updated annually.

***Contributory buildings***

Contributory buildings make a significant contribution to the character of heritage conservation areas and streetscapes. Typically they will retain a high proportion of original features and alterations are generally reversible. Contributory buildings are an important resource for the interpretation and understanding of the history and development pattern of the area. Such buildings will contribute to the overall heritage value of the area. The appearance of a principal or significant frontage should be retained, with alterations and additions located at the rear of contributory buildings.

***Neutral buildings***

Neutral buildings do not contribute or detract from the significant character of the heritage conservation area or streetscape. They include buildings that are associated with an area's historic development but may have been altered, or their intactness reduced over time. Neutral buildings may also be new sympathetic development or infill that sits well within a streetscape. It is preferable to keep such buildings and restore elements to increase the contribution of the buildings to the streetscape.

***Non Contributory buildings***

Non-contributory buildings are intrusive to the streetscape of a heritage conservation area owing to their inappropriate scale, bulk, setback, roof treatment, atypical garage arrangements or materials. Non-contributory buildings may detract from the heritage conservation area streetscape and are suited to redevelopment. The redevelopment of non-contributory buildings provides an opportunity for new development to reinforce the character of the area. Non-contributory buildings provide locations for appropriate infill development.

## 1.8 Methodology

The NSW Heritage criteria, defined in the NSW Heritage Act 1977, are the foundation of the NSW heritage assessment system and are enshrined in the heritage assessment guidelines of the NSW Heritage Council. This review is based on these guidelines,[4] as the standard methodology for assessing heritage significance. The document "*Heritage Conservation Areas*", best practice guidelines of the NSW Heritage Council was also used.

[4] NSW Heritage Office 2001, *Heritage Assessment Guidelines*, ISBN 1 876415 53 3

This review has conducted a literature review of previous heritage studies relating to the heritage conservation areas, and an analysis of new information, including the results of the fieldwork, historical updates, and the community surveys.

An important element of heritage significance is social value - that is, the esteem people place on an item or HCA. In order to seek the views of each community residing in the HCAs in a robust and objective manner, the review has included a series of community surveys. These surveys were conducted on behalf of the project team by Newcastle Voice, and the results are included within each HCA chapter. The results have been treated as the baseline data to explore the social significance of each heritage conservation area.

# CHAPTER TWO -

## COOKS HILL

## HERITAGE CONSERVATION AREA

## 2.1 Introduction

This report presents the findings of the review of the Cooks Hill Heritage Conservation Area. The current boundaries and location of the Cooks Hill HCA are as reproduced in **Figure 2.1**.

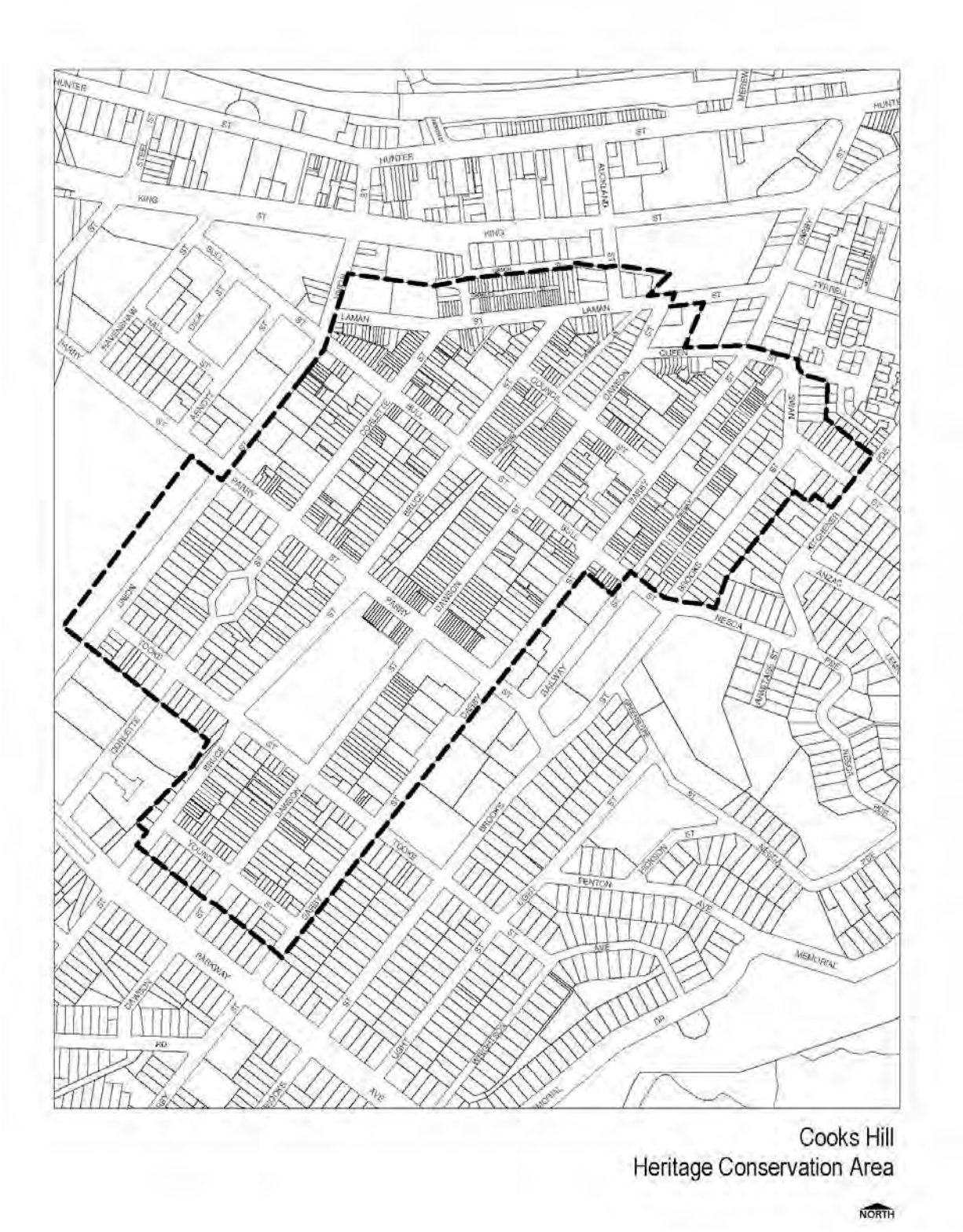



**Figure 2.1 - Cooks Hill HCA - current boundary**

## 2.2 Heritage Status - Cooks Hill

Cooks Hill was first listed as an *Urban Conservation Area* by the National Trust of Australia (NSW) on 27 April 1981. The area extended in a southerly direction from Laman Street to Bull Street, and was bounded to the east by Railway Street and to the west by Union Street.

The area was included in the heritage schedule of Newcastle Local Environmental Plan 1987 as Amendment No. 52, Government Gazette 3 July 1992 as "HCA". The Hill and Newcastle East Heritage Conservation Areas were gazetted at the same time. Following a resolution of Council in 1996, the boundaries of the Cooks Hill Heritage Conservation Area were extended, with changes gazetted on 21 June 1996 and 19 September 1997 to include the area south of Bull Street through to Young Street, including Centennial Park.

At the time of its gazettal, Council adopted Development Control provisions for The Hill, Cooks Hill, and Newcastle East within DCP 44. Council also at that time adopted guidelines developed in 1996 by Godden Mackay Heritage Consultants, in a study to extend the heritage areas.

## 2.3 History

This history is drawn from a number of secondary sources including histories compiled within heritage impact assessments, heritage studies and previous Council documents. The reports are available in the Local Studies Collection of Newcastle Region Library.

Settlement in Cooks Hill was initiated in response to demand for housing for the coal miners who worked the Australian Agricultural Company's pits east of Darby Street. The AA Company's first mine, the A Pit, was established in 1831 near the corner of Church and Brown Streets, followed shortly after by the opening of the B Pit in 1835 at the eastern end of Pitt Street (now Queen Street). It was the B Pit, together with the C, F and Sea pits that led to the urban development of Cooks Hill. The most prolific of these pits, the Sea pit, opened in 1888 to the east of Darby Street (near Nesca Park) and it operated until 1916. At its peak, the Sea pit employed 790 men under ground and 160 above. Railway lines in Brooks Street transported the coal from these pits to the harbour.

The demand for housing and the increase in population in Cooks Hill led the AA Company to start to divide up their land holdings to sell to their workers. The chief surveyor of the AA Company, George Elder Darby, was handed the task of laying out town allotments of the company's estate. The first auction was held in April 1853 and comprised thirty-two quarter acre lots in Darby Street which sold for £30 each. Many of the purchasers were miners employed in the nearby mines.

Early residential development in Cooks Hill was situated east of Bruce Street and north of Bull Street. West of Bruce Street development was prevented by swampy land and the presence of the Newcastle Coal and Copper Company's railway, which brought coal from mines in the Burwood estate (Merewether). Built in 1851 the railway cut a swathe through the AA Company's lands, and was a significant catalyst in the breaking of the AA Company's monopoly on the mining and sale of coal. Coal continued to be hauled to the port along this railway until the mid-twentieth century.

The historical and associative significance of the railway should not be underestimated. The line was the Burwood Coal and Copper Company Railway built by Sir Thomas Mitchell. The Newcastle Industrial Heritage Association helps us grasp the immense historical significance of the remnant railway line running through Cooks Hill as attested in this grab:

> *In 1835* ***Sydney doctor and businessman James Mitchell*** *purchased about 900 acres of coastal land extending from the far side of Merewether ridge to Glenrock Lagoon. He named the property the Burwood estate, after his wife's family home in London and later extended it to 1,834 acres. In 1842 Ludwig Leichhardt visited the Burwood estate and drew up the stratigraphy of the coastline. Leichhardt may also have established the extent of the coal seams under Mitchell's property, as it was not long after Leichhardt's visit that Mitchell commissioned a tram/road tunnel through Burwood ridge (now Merewether ridge). Known as 'Mitchell's tunnel' the historical events surrounding its construction make it one of the most significant sites in NSW. It was partly due to the tunnel's construction that coal mining in Australia was opened up to independent mining, which in turn led to the Hunter's establishment as a coal-mining centre. It was also the first tunnel of its type to be constructed in Australia.*
>
> ***Mitchell*** *publicly claimed construction of the tunnel was to allow access to Burwood Beach so he could build a salt works. In private, however, it appears Mitchell was planning to overturn the Australian Agricultural Company's (AACo) Government supported monopoly on coal mining. He had already approached Governor Gipps with several requests, including: that the Metallic Ores Act be repealed, allowing copper ores to enter NSW duty free; that Newcastle be made a free port so private vessels could enter the estuary without restrictions; and that he be permitted to mine and use coal from his estate as fuel for a copper smelter. Gipps agreed to the first two requests but felt he had no power to agree to the third.*
>
> *Despite this set back, Mitchell continued with his tunnel project and commissioned its construction in 1846. It was constructed directly into a coal seam, located in line with present day Merewether Street. Work was carried out from both ends with the point of meeting marked by an obvious change in direction of the pickaxe marks. The roof was high enough to accommodate a horse team. Two to three thousand tons of coal were extracted, which Mitchell could do nothing with due to the AACo monopoly.*
>
> ***The AACo*** *and the Government were also under a great deal of pressure from other quarters to relinquish the monopoly. A number of people operated small mines in the district in defiance of the monopoly, which the AACo mostly ignored. However, a former employee of Mitchell's mining near East Maitland, a Mr James Brown, brought the matter into the public domain when he directly undercut the AACo price to supply coal to steamships at Morpeth. He was subsequently prosecuted. The Government's legal advice after this case was that they would have to individually prosecute every other person involved in such activities. The then Governor, Fitzroy, expressed the opinion that the AACo should bear the costs of these prosecutions. In 1847 the NSW Legislative Council appointed a Select Committee to investigate the matter further. This was known as the Coal Inquiry, and both Mitchell and Brown gave evidence; Mitchell in relation to his tunnel, Brown in relation to price-cutting.*
>
> *Before the committee could issue any recommendations the AACo gave in and relinquished its monopoly. Mitchell proceeded to lease out the coal rights on the Burwood estate, with five mines being quickly established by J & A Brown, Donaldson, Alexander Brown, Nott and Morgan. However, the AACo owned the land between the Burwood estate and the Port of Newcastle and refused to allow Mitchell to transport coal by rail across its land. Mitchell lobbied the Government again and in 1850 a Private Act of Parliament Mitchell's Tram Road Act (the first in NSW) was passed finally allowing him to carry coal through AACo lands.* (*http://www.niha.org.au/staticpages/index.php/20110830001925853/print* Accessed 1/04/2016)

What is most interesting is that the AA Company's monopoly ended with the first ever Private Act of Parliament in NSW in 1850. What also happened was a change in thrust of the company who began to hedge their bets by benefiting from land sales in hiving off parcels on Lake Macquarie Road (now Darby Street).

Still, the AA Company remained capitalised in Newcastle's inner area until the early 20th century. The AA Company provided land and money for the building of St John's Anglican Church in 1857, together with a rectory and a school. With the employment provided by the mines by 1861, there were 22 houses in the area, which were a mix of brick and timber miners' cottages. Many of the streets started to be formally named after men connected to the AA Company including Darby, Dawson, Bruce, Corlette, Parry and Bull Streets. As the population continued to grow it came to be dominated by small cottages and closely built terrace houses that were said to resemble the workers' housing of English industrial cities.

Sales brochures of the 1860s reveal insights into the cost and nature of housing in Cooks Hill. In the early 1860s, a two storey wooden cottage on Bruce Street could be bought for £250, and were marketed to the workers of the area. As is now, affordability was inextricably connected to job security and hence house styles that survive reflect broader economic shifts.

In Cooks Hill we see a diverse mix of styles and building forms as a result of economic cycles and fashions - what's cool. The national recession of 1890, the Edwardian spurt of 1900, the Inter-war era, the post war boom and later conservation movement in the 1970s instigated by the residents of Cooks Hill (including the late Anne Von Bertouch) have all made a stylistic mark on the built form of Cooks Hill and created a citizen culture that is pervasive and enduring.

Development accelerated in the 1870s when investors began to build rental accommodation, shops, hotels and factories. By 1870, Darby Street had five hotels, a foundry, nineteen shops with adjoining residences, two surgeries with residences and numerous houses. Referred to as the "drinking man's paradise", at one time there were ten hotels in Cooks Hill. By the 1880s, Cooks Hill was firmly established as a thriving village and was officially named Cooks Hill in 1885 following the opening of the Cooks Hill Public School in Laman Street. The name Cooks Hill is reputed to be derived from Thomas Cook, a wealthy owner of an impressive residence that stood at the rise of land at the intersection of Auckland and Laman Streets.

In 1864, five acres of AA Company land between Melville (Union) and Bruce Streets was leased to the Newcastle Cricket Club for the establishment of a cricket ground. The first match was played in 1867. Catering to the demand for after-match drinks between opposing teams, the Cricketer's Arms hotel was constructed in 1869 was constructed on the west side of Bruce Street just south of Bull Street (opposite the current day Cricketer's Arms). The Oriental Hotel was also erected at this time on the corner of Bull and Bruce Streets. In 1889, the Newcastle Cricket Club voted to provide members a lawn bowling facility, with the City Bowling Club established on the southern end of the cricket ground. In 1888 the AA Company set aside 5.5 acres of land for a park as a centennial gift

and aptly named Centennial Park. Terrace houses, a benevolent asylum and a lying-in hospital were built on the north edge of the park along Parry Street.

The presence of Centennial Park brought increased property values in its vicinity. Although Cooks Hill had evolved as an essentially working class suburb, there were many middle class residents such as William Arnott the biscuit maker, whose own family home was built on Union Street and who lived in Cooks Hill. Many fine houses were also built throughout the Cooks Hill in the 1880s and beyond.

In 1880, St Andrews Presbyterian church was built at the corner of Laman and Auckland Streets to a design by the prominent architect Frederick Menkens followed by another of Menken's commissions in 1889 with the building of the Baptist Tabernacle.

The last of the AA Company's mines in the area closed in 1916 and this saw many of the miners move to other coal fields in the Hunter Valley. However, the proximity of Cooks Hill to the city and services meant that it remained popular with workers. The AA Company sold the last remaining parcels of land in the early decades of the 20th century, including the cricket ground with the exception of the cricket pitch which remains to this day as a pocket park on Corlette Street.

By the end of the 1920s, Cooks Hill was a suburb of mixed fortunes. Dilapidated old houses and 'tenements' were often adjoined by new and more modern buildings. Many tenements were demolished after the war and many lots were re-subdivided and redeveloped.

By the 1960s, Cooks Hill was becoming a desirable place for people wanting to live close to the city centre. Demographic change led to a property boom in the 1970s, and the battle to conserve the suburb began, led by Anne von Bertouch who restored her home and art gallery on Laman Street. The earthquake of 1989 destroyed many buildings and many more were damaged. In 1992, the suburb was heritage listed by its inclusion in the Newcastle Local Environmental Plan.

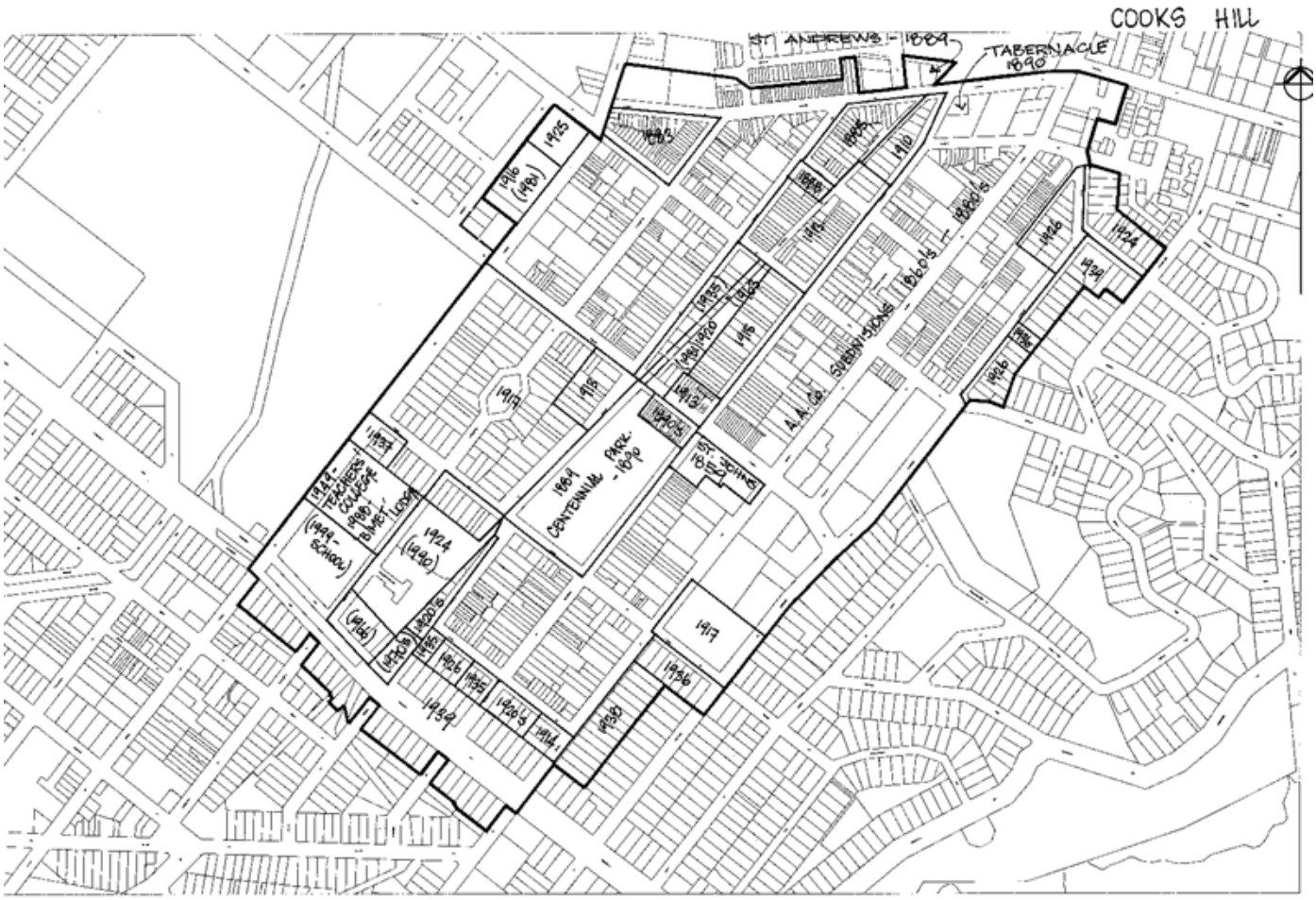



**Figure 2.2 - Subdivision history of Cooks Hill**

## 2.4 Physical Description

There are a number of physical elements in Cooks Hill that date from the 19th and early 20th centuries and provide it with a distinctive historic character. These elements represent more than 160 years of residential development:

- The variety of building styles throughout Cooks Hill that date from the nineteenth and early twentieth century including attached terrace houses and semi detached cottages, Victorian period villas and early twentieth century detached bungalows in various styles
- Minimal street frontage setbacks that give the impression of a densely clustered neighbourhood
- Mature trees in gardens and streets including Council, Parry, Swan and Dawson Streets
- The former Burwood Coal and Copper Company rail line and bridge abutments under Laman Street
- Fences from the Inter-war and Federation periods and earlier
- Sandstone kerbs and gutters
- Victorian era post box on Corlette Street
- Pubs and shops on Darby and Bull Streets

- Parks, including Centennial Park, Corlette Street reserve (formerly the Newcastle Cricket Club pitch), National Park.

Cooks Hill contains comparatively dense residential development at the northern edge between Laman and Bull Streets and houses are generally aligned with the street boundary or have only a small setback from the front boundary.  Smaller lots of land dominate the northern precinct whereas the southern section contains larger blocks of land where there are a higher number of free standing houses around Centennial Park and towards Young Street.

**Figure 2.3 - Georgian style attached terraces on Queen Street**

One of the most significant features of Cooks Hill is the evidence of the route of the Burwood Coal and Copper Company railway, which is evident in the layout of houses and the shape of streets and lanes. The route of the railway line has left an indelible impression on the suburb to the present day. Laman Street could not be constructed until after the Company built a bridge to support the extension of the road, allowing coal trains to pass underneath.

**Precincts in Cooks Hill**

In 1996, Council commissioned Godden Mackay Pty Ltd to assess the character and heritage significance of the area. The report found that there are five areas within Cooks Hill that have a distinctive character. The report describes these areas as precincts to the extent to which they define the character of each. However, for the purposes of development assessment, the report did not assign individual controls or design guidelines to the individual precincts the report identified. Instead, generic guidelines were developed for the whole of the conservation area which were adopted as "DCP 44 Conservation Area Guidelines" in 1996. This review finds that the controls should continue this approach because it is simple to apply and takes into account the generally eclectic nature of Cooks Hill.

The question of what controls should apply and whether these can be customised to individual streets or precincts was canvassed with the Building Design Industry Reference Group in May 2014. The consensus of the Group was that the DCP acknowledges these variations in house type and streetscape character and is an appropriate means of managing character, supporting and encouraging design innovation and creativity. The Group provided feedback that precinct based controls were unnecessary, preferring instead a series of design guidelines that could be applied depending on the situation. Consequently, it is not recommended that the controls be broken down into precinct based controls. The review finds that such an approach would burden the development assessment process with additional, unnecessary complexity.

**The Residential Precinct**

Cooks Hill as a whole is essentially residential in character, typified by a mixture of single storey and two storey buildings providing residential, commercial and public uses. It has a dense quality bestowed by the fact the houses are generally not set back from the street or have small front gardens. Especially distinctive are the cantilevered balconies of Victorian Regency houses and the prevalence of timber weatherboard dwellings including free standing cottages and terrace houses. Also notable are the variety of architectural treatments that survive from the late 19$^{th}$ and early 20$^{th}$ centuries in the form of parapets, pediments, classical detailing and cast iron filigree decoration. The avenues of street trees within Cooks Hill are also significant and are valued by residents and visitors to the area.

**Darby Street Commercial Precinct**

Buildings in the commercial strip of Darby Street tend to be modestly scaled, almost entirely one or two storeys high with some multi level buildings of more recent construction. For detailed guidelines in relation to this precinct refer to Section 6.09 of the DCP 2012.

**Railway Street Residential Precinct**

Railway Street has a distinctive character of two storey houses, some single storey detached houses, which address each other across a narrow north-south street. The narrowness of the thoroughfare gives it a pleasant linear quality. There are few front gardens with most houses being built to the street line. Unity is bestowed by a general harmony of scale and by the use of traditional materials, corrugated iron roofs, terrace houses and some fine examples of buildings from the 1860s are particularly notable.

**Figure 2.4 - Houses on Railway Street Cooks Hill**

**Public Buildings Precinct**

This is dominated by the St. Andrew's Presbyterian Church, the splendid gothic landmark, and the Baptist Tabernacle. The Laman Street underpass visible with large brick buttressed retaining walls at the end of Glovers Lane and at the rear of the Signalman's cottage, is an important physical remnant of the former coal railway.

**School Precinct**

The Federation period buildings of the former Cooks Hill primary school group are a strong presence in the precinct and also have landmark qualities at the slight elevation of Laman Street.

## 2.5 Previous Heritage Studies

The heritage value of the inner suburbs of Newcastle has been recognised since the 1960s. On 30 October 1978, the National Trust of Australia (New South Wales) resolved to classify both The Hill and Newcastle East as an "Urban Conservation Area" (see **Figure 5.2**). The 1978 listing boundary determined by the National Trust became the same boundary that was later gazetted into the Newcastle LEP as the statutory boundary of the Hill and Newcastle East Heritage Conservation Areas.

Soon after the National Trust listing, the area was also included on the Register of the National Estate by the Australian Heritage Commission as the "Newcastle Conservation Area", in 1979.

In 1982, Council commissioned the firm Suters Busteed + Lester Firth to assess the character and heritage significance of Cooks Hill, The HIll and Newcastle East areas. The purpose of the study was:

- To identify and conserve the environmental heritage of the inner city of Newcastle.
- To provide rehabilitation and infill guidelines for this area, and
- To provide a draft development control plan for urban conservation, including the identification of public works.

The major emphasis of the study was to enable policies and objectives for conservation management to be incorporated in detailed development controls for the area. The area was regarded by Council as a key aspect of the city's physical identity and heritage.

The draft study was called the Newcastle Inner Areas Conservation Planning Study and was placed on public exhibition in September 1985. The study contains invaluable urban planning and heritage documentation and is available for viewing in Newcastle Region Library. The Newcastle Inner Areas Conservation Planning Study remains an invaluable baseline document for managing the heritage values of the areas.

The areas identified were eventually listed as heritage conservation areas in the Newcastle Local Environmental Plan, Amendment No 52 in 1992. In 1997, Council adopted development control guidelines in the form of DCP 44 - covering Newcastle East, The Hill and Cooks Hill. The DCP introduced principles and objectives to facilitate the protection and management of the built environment within each precinct.

In 2005, a study of proposed heritage conservation areas was commissioned by Council[5]. An area just outside of the east boundary of Cooks Hill was assessed as part of this study. This area was around Anzac Parade, Kitchener Parade and extended up to Bingle and High Streets in The Hill. It was a recommendation of the study that the area be formed as a heritage conservation area with the name Shepherds Hill, however the study was not reported to Council and no further work was progressed.

[5] Ecotectue (2005), Review of Potential Heritage Items - Group 1 Final Report, prepared on behalf of Newcastle City Council

## 2.6 Assessment of Cultural Significance

### Applying the NSW Heritage Criteria

In revising the heritage significance of the area, the NSW Heritage criteria have been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  Cooks Hill Heritage Conservation Area represents a pattern of urban settlement that typifies the history of Newcastle's development. Starting as a cluster of coal mines owned by the Australian Agricultural Company, the area gradually transitioned into a residential suburb from the mid-19th century onward, closely influenced by the decisions and activities of the Australian Agricultural Company. The AA Company began disposing their land holdings in the early 1850s, releasing parcels along Darby Street, Council Street and Railway Street. Examples of early residential and commercial buildings in these streets survive to the present day, representing the oldest development in the suburb of Cooks Hill. Other parts of the suburb were released later in the 19th century and into the 20th century. By the 1890s Cooks Hill was densely settled and had acquired the character of a worker's village with services and public buildings along Darby and Bull Streets and the suburb is demonstrative of this criterion at the local level.

  The internal street network in Cooks Hill was progressively dedicated to public use by the AA Company from the 1860s to the 1880s. Private housing would usually follow this dedication and as many of the buildings in Cooks Hill are the original buildings on the land the heritage conservation area is demonstrative of these times of dedication.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  Cooks Hill has been the birthplace and home of significant individuals who have contributed to the political and cultural life of Australia including the nation's first female Lord Mayor Joy Cummings, gallery owner Ann Von Bertouch, and celebrated artists John Olsen and William Dobell. Historically Cooks Hill is strongly associated with the Australian Agricultural Company.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  Cooks Hill is a defining visual marker of the urban geography of Newcastle, containing a collection of buildings, trees, historical features and parks that visually establish a sense of place that is aesthetically linked to its history. The avenues of street trees provide an attractive green canopy that is a unifying visual element. Starting as a cluster of coal mines from the 1830s, the area gradually transitioned into a residential suburb from the mid 19th century onward, closely influenced by the decisions and activities of the Australian Agricultural Company. Aesthetically, Cooks Hill heritage conservation area contains an important collection of elements that share aesthetic characteristics that establish a strong historical character and sense of place. These elements are:

- Buildings that represent architectural styles and construction technologies predominantly from the mid19th century, as well as Victorian, Federation, and Inter War periods of urban development.
- Streetscapes in which there is a strong character of densely clustered buildings, with minimal setbacks and generally on small lots.
- Mature fig trees which deepen the sense of place and the historical character of Cooks Hill.
- The variety of building styles throughout Cooks Hill that date from the nineteenth and early twentieth century including attached terrace houses and semi detached cottages, Victorian period villas and early twentieth century detached bungalows in various styles
- Minimal street frontage setbacks that give the impression of a densely clustered neighbourhood
- Mature trees in gardens and streets including Council, Parry, Swan and Dawson Streets
- The former Burwood Coal and Copper Company rail line and bridge abutments under Laman Street
- Fences from the Inter-war and Federation periods and earlier
- Sandstone kerbs and gutters
- Victorian era post box on Corlette Street
- Pubs and shops on Darby and Bull Streets
- Parks, including Centennial Park, Corlette Street, National Park.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  Cooks Hill is highly regarded by the community for its interesting urban character, liveable streetscapes, and the diverse range of historic buildings that unify and provide the suburb with a special character. A 2014 community survey confirms that there is an established and distinctive 'Cooks Hill' character which is valued by residents and visitors to Cooks Hill. Cooks Hill meets this criterion as there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

  The conservation movement of the 1970s instigated by the residents of Cooks Hill (including the late Anne Von Bertouch) have all made a stylistic mark on the built form of Cooks Hill and created a citizen culture that is pervasive and enduring.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  Given the rate of survival of key elements of the early urban settlement of Newcastle, including its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision by the Australian Agricultural Company from the 1860s onwards, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's

cultural history. There are numerous building styles ranging from early Victorian terraces through to post war residential flat buildings. A high number of contributory buildings help to establish the streetscapes of Cooks Hill, along with the hotels, shops, churches, schools and parks.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area has the capacity to demonstrate rare and uncommon aspects of local heritage as the first of the Australian Agricultural Company's land holdings to be released for urban development. Some of these aspects are quite unusual including the evidence of the route of the Burwood Coal and Copper Company railway, the Signalman's cottage at Civic park, and many surviving small miners' cottages.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments:*

  Cooks Hill contains many surviving elements of the mid-late 19th and early 20th centuries and the processes of urbanisation including land subdivision, street layout and varying building types that reflect a long period of urbanisation. It demonstrates these characteristics in its elements including building stock setting, scale and form of buildings, street layout including laneways, and heritage items and parklands.

## 2.7 Comparative Assessment

Cooks Hill is demonstrative of the ad-hoc land release prerogatives of the Australian Agricultural Company and demonstrates through its irregular subdivision pattern this aspect of its history. As such, it is a unique example of a place reserved for coal mining that would become one of the earliest suburbs of Newcastle.

## 2.8 Threatening Processes

In terms of the processes that undermine the character of Cooks Hill, the principle threat is arising from the demolition of contributory building stock. The character and heritage significance of Cooks Hill would be lost if large numbers of contributory buildings were removed. It stands to reason that maintaining a control on demolition and building alterations is an essential tool for managing the character of the Heritage Conservation Area into the future.

## 2.9 Desired Future Character Statement

This review has gathered data on the elements of heritage value in Cooks Hill, the features that establish character and provide a sense of place, and the views of the building design industry and residents. As a result of this work, a **statement of desired future character** has been prepared. It is proposed to include the statement in the DCP as a clear guide for development assessment and design planning.

*The character of the Cooks Hill Heritage conservation area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Cooks Hill will be preserved, celebrated and maintained through the retention of contributory buildings, the existing subdivision pattern, and elements of visual interest. Elements that are to be preserved include:*

- *Contributory buildings constructed prior to the second world war*
- *Mature trees in gardens and the public domain*
- *The former Burwood Coal and Copper Company rail line and bridge abutments at Laman Street*
- *Heritage Fences*
- *Sandstone kerbing and guttering*
- *Victorian era post box on Corlette Street*
- *Pubs and shops on Darby, Union and Bull Streets*
- *Parks, including Centennial Park, Corlette Street, National Park*

*The eclectic character of Cooks Hill will continue to provide residents with a unique and valued sense of place into the future.*

**Figure 2.5 – A group of workers' cottages on Young Street**

**Figure 2.6 – A bungalow on Corlette Street. The dwelling contributes in a positive manner to the streetscape**

## 2.10 Contributory Buildings

Fieldwork was undertaken during March and April 2014 in order to establish the overall level of intactness of the HCA and to map the location of contributory buildings. For definitions of contributory buildings, refer to section 1.7.

The following images are intended to provide guidance on the three categories of building contribution in Cooks Hill HCA, starting with contributory buildings, neutral and ending with the category of non-contributory building. Finally a map of the area is provided which identifies, by colour, the category of each building within the heritage conservation area.

| | |
|---|---|
| Contributory |  |

| | |
|---|---|
| Contributory |  |
| Neutral |  |
| Neutral |  |
| Non Contributory[6] |  |

[6] Non-contributory buildings are only deemed non-contributory in the context of the character of a HCA. The authors are not seeking to disparage such buildings and no offence should be taken.


**Figure 2.7 - Contributory Buildings Cooks Hill (Source: NCC GIS, 18 August 2015)**

## 2.11 Newcastle Voice Community Survey Results

As part of the Cooks Hill HCA review, a survey of local community members was conducted to gain an understanding of what residents and property owners value about the HCA. The survey was conducted in March and April 2014. A total of 197 survey responses were completed. The key findings are as follows:

- 96% were aware that Cooks Hill is a Heritage Conservation Area
- 93% agree that Cooks Hill should be a Heritage Conservation Area
- 29% had lodged a development application (DA) for a property in the CHHCA in the past 10 years
- the elements residents valued most about Cooks Hill were the streetscape and character (86%), the proximity to facilities and services (84%), and the heritage houses and building (82%).

The majority of respondents agreed that there are buildings in the area that both contribute to, and detract from, the character of the area. Over half the respondents agreed that buildings in the HCA should be allowed to be demolished where they are in poor structural condition (58%) or where the building has been altered or does not fit with the character of the area (50%). The majority of Cooks Hill residents (86%) agreed that new development, including alterations and additions, should be designed to fit the existing character of the area.

Opinion on whether HCA development guidelines should be merit based or prescriptive was divided, with 55% of respondents indicating a preference for the merit based approach and 45% preferring prescriptive standards. Cooks Hill residents were supportive of the idea of including sketches, models and concept plans for new building and alterations and additions in the development control plan (DCP) guidelines.

**NOTE:** The exhibition of the draft report included another community survey conducted by Newcastle Voice. This survey was open between 1 February 2016 and 14 March 2016 and the results are provided at **Appendix A.**

## 2.12 Boundaries

A review of the boundaries of HCA was undertaken. Overall the boundaries are in appropriate positions to ensure that the heritage significance of the area is retained and conserved, with two exceptions.

The Darby Street block between Tooke and Parry Streets, has been fragmented by recent development including three storey residential flat buildings and atypical development. Fieldwork also identified a large aged care complex, and large townhouse developments that are at odds with the valued character of Cooks Hill. As a recommendation of this review it is advised that the boundary of the Conservation Area at this section is adjusted to exclude these parcels from the Conservation Area. These parcels are 252, 256, 260, 266-268, 272, 274, 278, 282, and 286 Darby Street. See **Figure 2.8** below.

A small section of Anzac and Kitchener Parade was assessed as part of this review. As noted, Council commissioned a heritage assessment of this area in 2005. The finding recommended that a heritage conservation area was warranted to preserve heritage significance. This review has revisited this recommendation and found that the lower part of Anzac and Kitchener Parades retains several Inter-war period bungalows that are intact and produce a streetscape that is uniform and reflects its history of construction typologies following the First World War and should be preserved, by extending the eastern boundary of Cooks Hill HCA to include it. See **Figure 2.8** below.


**Figure 2.8 - Proposed Boundary Changes to Cooks Hill HCA (Source: NCC GIS, 18 August 2015)**

# CHAPTER THREE -

## HAMILTON SOUTH GARDEN SUBURB HERITAGE CONSERVATION AREA

## 3.1 Introduction

This chapter examines the Hamilton South 'Garden Suburb' Heritage Conservation Area. Its' cultural significance, as its name suggests, is embodied in the surviving physical elements of the 'garden suburb' movement of the early 20th century. The layout of roads such as Parkway, Gordon and Stewart Avenues, and public open space including Learmonth and National Parks, creates a distinctive character planned around large residential allotments containing single dwellings on allotments of between 520m² and 820m².

The suburb today is defined by elements that reflect the ideas of the garden suburb movement. Key visual elements include:

- California and Inter-War bungalows built as single storey detached dwellings on large lots
- Consistent front and side setbacks
- a soft ‘edge’ between the public domain and gardens in the private domain
- a strongly symmetrical pattern of streets supporting a grid layout
- Parkway, Gordon and Stewart Avenues as the obvious dominant feature streets, parts of which contain the street trees planted by the AA Company
- Newcastle High School
- Learmonth Park. The park contains a pair of masonry monuments that originally formed the southern gateway at the intersection of Gordon Ave and Glebe Road
- Parkway Avenue is important in demonstrating the “garden suburb” design principles.

Stewart Avenue (later to become the Pacific Highway), Gordon Avenue, and Parkway Avenue, provide the central axis to the plan. Parkway Avenue remains highly important in demonstrating the application of the Garden Suburb principles with its wide central median. It was designed as an important access corridor from Hamilton to the beach. The street plan remains relatively true to the original design, apart from road closures and the introduction of round-a-bouts on Parkway Ave, the signalisation of Gordon Avenue / Glebe Road in the 1960s and Stewart / Parkway Avenues in 2003.

Parkway Avenue is the most enduring aspect of Sulman’s plan for the area, with its wide central median that extends beyond the boundaries of the conservation area, from Denison Street at its western end, to Memorial Drive in the east. It is reflective of Sulman’s skill as a surveyor and planner that he provided a logical road connection from Hamilton to the beach and treated it as a wide grand avenue. It is strongly suggested that this avenue with its central median, is protected by its listing as a heritage item, to minimise any loss of intactness, or under regulated changes to street design, layout or form.

The street pattern gives a strong identity to the area, while houses, fences, building and street trees provide the fabric of the area that sets the character of the place.

## 3.2 Heritage Status - Hamilton South Garden Suburb

The current boundaries of the HCA were made as Amendment No. 110 to the Newcastle LEP 1987, dated 18 September 1998, Government Gazette No 145, page 8163. A locality specific Development Control Plan was adopted as the Hamilton South DCP No. 58 on 8 July 2003 following exhibition and workshops in 2001 and 2002. The current boundaries of the area remain as gazetted in 1998. See **Figure 3.1**

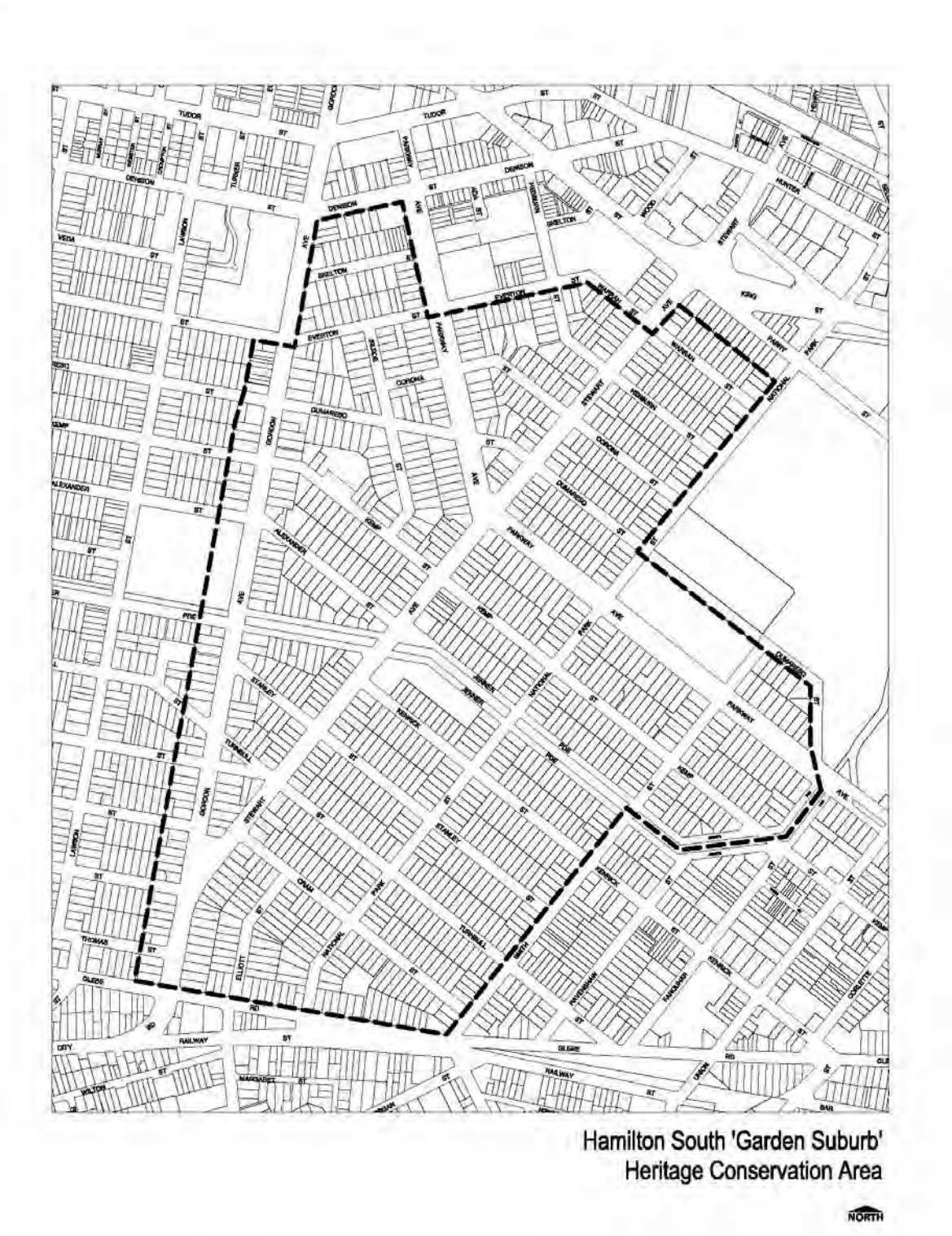



**Figure 3.1 - Hamilton South Garden Suburb HCA - current boundary**

## 3.3 History

The Garden Suburb Hamilton was developed by the Australian Agricultural Company (AA Company), between 1913 and 1935, at the behest of the chief surveyor Worters Pulver.[7] The land was part of the AA Company's 2000 acre coal bearing land acquired from the colonial government in 1829. As the mines wound down and the pits were closed at the turn of the 20th century, the AA Company found itself with a large area of redundant land, situated between the AA Company's townships of Hamilton and Cooks Hill.

The land was mostly flat and swampy and occupied by sand dunes. Two creek lines converged to form Cottage Creek in what was boggy ground and the drainage sink for a broader flood plain.

The challenge was to transform this land into a respectable suburb that would appeal to the growing professional and managerial classes, and move them away from the dense and industrial portside districts.[8] The Sydney firm Sulman & Hennessey, who had been involved in the design of the Daceyville estate, were engaged to lay the suburb out in a way that would appeal to the middle class. Modelled on the Garden Suburb ideals, the plan by Sulman and Hennessey made provision for an urban green space on Stewart Avenue, and extensive parklands throughout. National Park, Learmonth Park, Wilson Place and small pocket parks were set aside in the original design. Newcastle Council was responsible for the development of these parks.

Sulman and Hennessey's scheme was to fill in the swamps inland of Bar Beach taking the sand from the dunes that swept across what is now Empire Park, and to relocate the Chinese market gardens in the swamp land (which is now National Park) to Hexham. Emeritus Professor of History University of Newcastle, John Ramsland, notes "*Under Sulman's plan, work began to transform Hamilton South into a garden suburb that would be totally unlike Newcastle's modest mining towns with their small timber gun-barrel shaped miners' cottages almost opening onto the street. A middle-class suburb was thus created by filling and draining the many swamps between the Cook's Hill precinct of Newcastle and Hamilton and leveling the main sand dunes to create a large subdivision of AA land to be sold to the highest bidder*." [9] To provide the required fill, around 1800mm of earth was taken from the coastal hillside above Bar Beach (now Bar Beach carpark) and transported to the Garden Suburb by a temporary small-gauge railway to fill in the hollows and swamps. A massive concrete stormwater channel was also built by the Hunter Water Board, straightening natural creeks and gullies to drain the area for development.

The AA Company first advertised the Sulman and Hennessey plan in the window of Palings Music Warehouse, Hunter Street, in mid-1913 and the plan was submitted to Hamilton Council. Inspired by the Griffin's plan for the Civic area in Canberra, the final design featured three wide avenues, each envisaged as main roads with avenue trees planted on what would become the road reserves of Gordon, Stewart and Parkway Avenues. Parkway Avenue, the widest, was intended to provide direct vehicular access to Bar Beach from Hamilton and it bisected the suburb.

[7] Meredith Walker & Associates, 1986, p. 10.
[8] John Ramsland. 2014. p. 25.
[9] Ibid. p. 24.

The area was well positioned being in close proximity to the beach and the Newcastle central business district. The first subdivision occurred on the ground at 2:30pm on 30 May 1914. Gas, electricity and sewerage were to be available. In the Creer and Berkeley auction poster, the garden suburb Hamilton was promoted as "*A triumph of town planning…ample public recreation grounds. Gardens…Bathing beaches….imposing tree planted avenues*." Eighty-five lots were offered in the first auction, the boundaries of which were the Newcastle (Broadmeadow) racecourse to the west and the coastline in the east. Some of the posters carried a sketch of a picturesque California bungalow nestled between trees and shrubs, all intended for middle class families.[10]

Notwithstanding the promotional material, the subdivision of the streets occurred at a slow pace, because of external forces including the onset of war in 1914, and later the Great Depression of 1929. Sales halted completely in 1918.

It is notable that the AA Company commissioned the local architect Frank G Castelden to design a comfortable four-bedroom dwelling as a model home for the estate so that "*intending home-makers would have a concrete example of how and what cost to build*."[11] The intention of the AA Company was that the estate would be a model suburb with tree-lined streetscapes and attractive California bungalows with gardens front and back on spacious blocks along the parkway (later Parkway Avenue) and Gordon Avenue.

In the original plan of the estate dated 1912, a focal point was designed around a central village green and provided for a business hub on Stewart Avenue. A rotunda for brass bands was intended to be a centre piece, but it was never built. Today, a few shops have been built and a petrol station, but the village green idea was never realised. Land for parkland was also set aside, although it was left to Newcastle Council to fill National Park and develop it as a sporting ground.

John Sulman, sought to devise the road network with Parkway Avenue as the centerpiece and certainly, Parkway Avenue endures as a dominant attribute of the Garden Suburb. Norfolk pines were planted along its length and on either side houses of a superior class of kiln-fired bricks (many of which remain today), together with neat and well tended lawns and gardens. Most homes were well set back on Parkway Avenue to emphasise and display the large front gardens.

Ramsland has analysed the legacy and enduring aspects of the Hamilton Garden Suburb estate. Ramsland has identified many surviving elements of the original concept - for example the majority of the dwellings - which are examples of the styles that were to define the Garden Suburb - California bungalows, Art Deco, and Spanish Mission houses of the 1920s-1930s. Ramsland says that the dwelling stock has "*maintained the elaborate traditional and exotic front gardens of hedges, flowering bushes, small trees and rose gardens"*[12]*.* Most tellingly and of most relevance to this review, Ramsland has remarked that "*While the title Garden Suburb has been dropped long ago, the structure has survived better than at Daceyville, Matraville and Castlecrag combined*."[13]

[10] Ibid. p. 23.
[11] John Ramsland. 2014. p. 23.
[12] Ibid. p. 23.
[13] Ibid. p. 23.

Of interest to this review is that the north and south sections of the Garden Suburb were intended to be purchased by two different demographic segments of the population. The Garden Suburb was designed to allow the section roughly north of Jenner Parade to be marketed to the more wealthy buyer (the managerial and professional class of an industrial city) who would build brick houses, while the south half (roughly south of Jenner Parade) was marketed to tradesmen and shop owners who were expected to build weatherboard houses. As a part of its marketing strategy the Company built two brick display houses in Gordon Avenue in the north end, and two weatherboard display houses at the south end, presumably to drive this socio-economic vision for the area. This attempt at social stratification was not overly successful as outside events would drive a more drawn-out development timeframe than first anticipated, and lead to a more mixed blend of brick and weatherboard houses throughout. However there are some streets where there are consistent rows of brick or weatherboard houses.

## 3.4 Physical Description

There are a number of physical elements in Hamilton South that date from the early 20$^{th}$ century that give the suburb a distinctive residential character. These elements represent more than 100 years of residential development:

- Original single storey detached houses constructed between 1918 and 1940, represented by detached Inter-War bungalows in various styles and treatments.
- Generous allotment sizes, ranging from 420 – 820m$^2$ with the predominant allotment size being 520 – 620m$^2$ (Meredith Walker,1986, p.9).
- Generous street frontage setbacks (approximately 5.9m), which is landscaped with grass, plantings and low brick or timber fences.
- A distinct difference between the north of the conservation area (predominantly brick construction with more Federation style dwellings) and the south of the conservation area (predominantly clad construction and later houses of the 1920s and 30s).
- Large and mature street trees along road verges including Gordon Avenue, Stewart Avenue, Jenner Parade and Parkway Avenue.
- The width of the carriageways of the principle streets including Parkway, Gordon and Stewart Avenues.
- National Park, Learmonth Park, Wilson Place and small pocket parks.
- Low density residential development throughout.

## 3.5 Previous Heritage Studies

In 1986, Council commissioned Meredith Walker & Associates to assess the character and heritage significance of the area. This report found that the area was predominantly characterised by consistent streetscapes, including the massing and scale of individual dwellings. This report provided recommended guidelines for the control of development within the area, with reference to Council's DCP No. 14 which at the time, did not provide specific controls for the purposes of development assessment in the Garden Suburb.

Council commissioned a second report in 1996 from the same firm with the aim of providing guidance to council on appropriate boundaries for the area. That report included the area south to the original boundary of the subdivision to Glebe Road. In 1997, Council adopted a resolution to make the area a heritage conservation area as an amendment to the local planning instrument. The current boundaries were made as amendment number 110 to the Newcastle LEP 1987, dated 18 September 1998, Gazette No 145, page 8163.

Other studies undertaken by Council include a review of the heritage significance of Parkway Avenue by Colin Brady & Associates in 2002, and a heritage assessment of both Parkway Avenue and National Park, by Ecotecture in 2005. Both of these reports recommend the heritage listing of Parkway Avenue and National Parks, either as heritage items or included in either Cooks Hill Heritage Conservation Area or Hamilton South Garden Suburb HCA.

## 3.6 Assessment of Cultural Significance

Hamilton South "Garden Suburb' Heritage Conservation Area represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field after 1900. As such, it has the capacity to demonstrate aspects of the history of Newcastle associated with state historical themes. In revising the heritage significance of the area, the NSW State Heritage Inventory criteria has been applied to assess cultural significance, expressed in detail below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  The Garden Suburb is historically significant for its associations with the Australian Agricultural Company, at a time when the economy of Newcastle was shifting from coal to steel making. The opening of the BHP Steelworks created a need for a higher standard of housing for professional staff, and the garden suburb is evidence of the need to house the growing middle class that emerged as a result of the establishment of BHP. The garden suburb is also representative of the type and style of building construction and development in the years between the two world wars, with numerous examples of the work of local building firms. The area is important in the course of Newcastle's history as its design and development represents the activities, decision making and strategies of the AA Company at the turn of the 20$^{th}$ century. It is also important in the course of Newcastle's history as one of the last areas to be opened up to residential development once the AA Company divested their land holding in inner Newcastle.

  The garden suburb at Hamilton South is an important surviving example of the garden suburb movement and is representative of an approach to urban development that utilised town planning concepts from the United Kingdom and other features of the movement including well planned streets, tree lined avenues, parks and gardens. It is an important representative example of the model garden suburbs developed by the recognised architect Sir John Sulman, who was responsible for laying out the street plan for the Daceyville Garden Suburb of 1912, Matraville, and other garden suburbs in Sydney. The large parks contained within the area are representative of the AA Company's intention to market the area to a discerning buyer who would be attracted to parkland and open space.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  The HS Garden Suburb HCA has special associations with the A.A. Company, being part of their 2000 acre grant of land in inner Newcastle which remained undeveloped until after 1910. The land was converted from swamp and sand dunes, to level blocks of land suitable for residential occupation, and specifically designed to attract Newcastle's emerging middle class. This occurred as a result of the strategies and decisions of the Australian Agricultural Company, and the creative influence of its contracted town planners and architects, Sir John Sulman, John Hennessey, and Frank Castelden. HS GS HCA has strong associations with the work of John Sulman and important in the course of Newcastle's urban history as an expression of his ideas.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  The Hamilton South Garden Suburb HCA is important in demonstrating aesthetic characteristics that define the garden suburb town planning movement. These features include:

  1. House styles – Federation and Inter War bungalows in the popular styles of the time, Edwardian, California, Art Deco and Spanish Mission.
  2. Suburb layout and its reflection of the aspirations of the AA Company and their ambition for a high standard of residential development attractive to Newcastle's growing middle class.
  3. Streetscapes and landscaping, especially on roads including Gordon Avenue, Stewart Avenue and Parkway Avenue, which strongly contribute to the character of the suburb with their wide carriageways and many mature street trees, particularly Parkway Avenue which is highly significant for its green open space.
  4. The overall layout of the suburb which provides evidence of the technical achievement of the firm of Sulman and Hennessey in laying out the suburb to fit an existing town grid.
  5. The areas of park and green space designed to be an integral element of the suburb's design and appeal, including Learmonth Park, National Park and smaller pocket parks.
  6. The location of the garden suburb in close proximity to the Newcastle City Centre, is a defining visual marker of the urban geography of Newcastle.

  The Garden Suburb provides a consistent development pattern with respect to style, scale, built form and materials and is important in demonstrating the key elements of the garden suburb town planning ideals of single storey detached dwellings in a garden setting flanked by tree lined streets.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  A survey of residents in 2014 revealed that the community value the character and physical elements of the Hamilton South Garden Suburb and they agree with its protection as a heritage conservation area. On the whole there is a high degree of esteem held by the resident

community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  Given the rate of survival of key elements of the garden suburb town planning movement, including its ability to demonstrate elements of the work of John Sulman as well as the behaviour and strategies of the AA Company in the early 20th century following the cessation of coal mining, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the state of NSW for the capacity to yield information about the garden suburb movement, John Sulman, and the Australian Agricultural Company.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places or*
  - *cultural or natural environments.*

The Hamilton South Garden Suburb HCA contains many surviving elements of the early 20th century town planning ideals of the garden suburb movement, and demonstrates these characteristics in its key elements including garden suburb layout and town plan, single detached bungalows and houses on large lots, and street trees and open space.

## 3.7 Comparative Assessment

Fieldwork undertaken for this review has found that the area contains many surviving elements associated with the Garden Suburb town planning concept (bungalows, gardens, large lots (over 600m²), parklands and smaller pocket parks, Art Deco and Spanish Mission houses). Perhaps the most striking element is the largely unaltered road and lot layout. The finding is supported by Ramsland's recent comparison of early 20th century model garden suburbs, where he identifies the Hamilton South Garden Suburb as the best surviving example of its class of item. He argues that Hamilton South retains a "*dominant early 20th century look and feel about its entire landscape*"[14], compared against Daceycille, Matraville and Castlecrag.

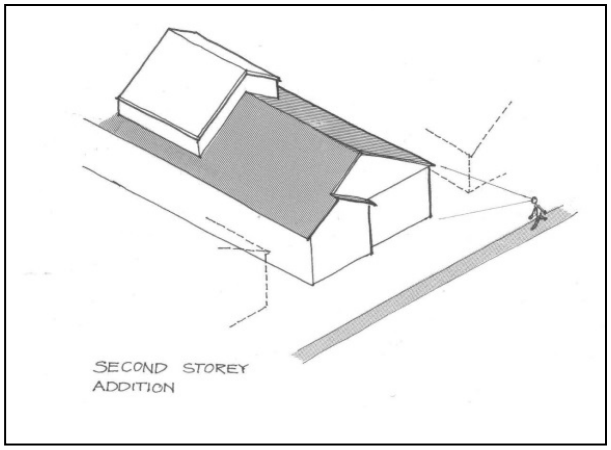
[14] Ramsland. 2014. p. 26.

## 3.8 Threatening Processes

Notwithstanding Ramsland's findings about the comparative significance of the Hamilton South Garden Suburb HCA, the fieldwork identified a large number of dwellings that have been altered. Of this group, a high proportion of dwellings have been compromised by the scale and form of additions that have occurred over the past 20 years. Such is the degree of change that numerous houses were deemed to be no longer contributory to the area. In most cases this was due to an addition at the first floor and/or accommodation for vehicles situated in a manner which made them appear large and out of scale with the host dwelling.

Negative impacts undermine the integrity of the heritage conservation area especially in cases where the design of large extensions is visually dominant and clutters the appearance of the original house. Although some first floor extensions are only slightly discernible (and hence have minimal effect on the scale of the host dwelling), the roofline of many houses has been altered to a significant degree. This is often the case where the extension is floor space added above the roof line necessitating the addition of multiple roofs. Some houses have five roof elements which has resulted in convoluted roof geometry. Although the degree of impact can be subjective, this review finds that these changes affect the consistency of the streetscape and threaten the area's valued character.

The Heritage Technical Manual includes provisions that deserve attention. Two sub sections provide guidelines that influence the form of development - *Alterations and Additions* and *Roof Form and Shape*. These sections aim to minimise the impact where the roof space is to be converted to additional floor space. Relevant sketch is copied below.




Although this is intended to discourage second storey additions by concealing additional floor space largely inside the roof cavity, the fieldwork identified many examples where the addition was out of scale and visually dominant. Recognising that the residents were supportive of Council's efforts to manage the character of the area, it is recommended that clearer controls be formulated based on design principles that are specific and measurable. This may include numeric standards such as building envelopes, maximum number of roof elements and minimum setbacks.

This review has identified dominant first floor additions as the key threatening process to the character of the heritage conservation area and the cumulative impact over time is identified as a risk to the heritage significance of the area. Because of the high number of non-contributory dwellings where additions were carried out after the introduction of DCP controls in 2003, it is clear that there is a need to provide clearer standards on the bulk and scale of additional floor space. Stringent development controls are required to manage these threatening processes and to guide future changes to homes in the HCA.

## 3.9 Desired Future Character Statement

This review has gathered information about the elements of heritage value in Hamilton South, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, a statement of desired future character has been prepared. It is proposed to include the statement in the DCP as a clear guide for development assessment and design planning.

> *The character of the Hamilton South 'Garden Suburb' Heritage conservation area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Hamilton South Garden Suburb will be preserved and maintained through the retention of contributory buildings, open space, the existing subdivision pattern and maintenance of the 'Garden Suburb' layout, street trees and elements of visual interest and heritage significance such as Parkway Avenue, Learmonth Park, small pocket parks, and the vegetated edges of Cottage Creek. Elements that are to be preserved include:*
>
> - *The original dwellings of the Garden Suburb which were built up to 1935*
> - *The single storey scale of housing stock that is an original defining feature of the Garden Suburb*
> - *The consistent front and side setbacks including retaining the offsets to side boundaries and keeping front gardens as open space*
> - *Existing subdivision pattern and street layout as evidence of Sulman's 'garden suburb' layout and town plan*
> - *A strong symmetrical and hierarchical pattern of streets including Parkway, Gordon and Stewart Avenues*
> - *The existing appearance, form and function of Parkway Avenue, including the road verges, street trees, bridge abutments at Cottage Creek, and the central median that splits the carriageway into two single lane roads*
> - *Gardens, street trees and public open space including pocket parks at Wilson Place, Corona Street, and elsewhere*
> - *The relationship of houses to their gardens and houses to each other.*

## 3.10 Contributory Buildings

Fieldwork was undertaken during September and October 2014 to establish the overall level of intactness of the heritage conservation areas and to map the location of contributory buildings. For definitions of contributory buildings, refer to section 1.7.

Contributory buildings may be defined as those buildings that are part of the original building stock, or have historic or aesthetic significance, or make a positive contribution to the streetscape. Generally buildings in this category had not been heavily altered or where alterations were evident these were of a scale or style that retained the character of the building. Removal of contributory buildings is detrimental to the heritage conservation area because these elements establish the prevailing character and reinforce its sense of place. On the other hand, demolition of and alterations to non-contributory buildings is encouraged if the replacement design is more in character with the streetscape. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted.

The following images are intended to provide guidance on the three categories of contribution, starting with contributory buildings, neutral and ending with the category of non-contributory building. Finally a map of the area is provided which identifies, by colour, the category of each building within the HCA.

| | |
|---|---|
| Contributory |  |
| Contributory |  |

| | |
|---|---|
| Contributory |  |
| Contributory |  |
| Neutral |  |
| Neutral |  |

| | |
|---|---|
| Non Contributory[15] |  |
| Non Contributory |  |
| Non Contributory |  |

[15] Non-contributory buildings are only deemed non-contributory in the context of the character of a HCA. The authors are not seeking to disparage such buildings and no offence should be taken.


**Figure 3.2 Hamilton South Heritage Conservation Area - Contributory Buildings map (Source: NCC GIS 18 August 2015)**

## 3.11 Newcastle Voice Community Survey Results

Newcastle Voice conducted a survey of residents who reside in the Hamilton South Garden Suburb HCA. The outcomes of this survey provide an insight into what people value about the heritage conservation area (HCA), the level of awareness of the heritage area and attitudes to current and future heritage controls.

The on-line survey was conducted between 8 October - 24 October 2014 and was open to all residents across the HCA. Information sessions comprised of two drop-in sessions at Hamilton Library on the 14th and 15th October 2014. Information flyers were placed in all resident letter boxes in the heritage conservation area, inviting residents to attend the information sessions and to complete the survey on line. A total of twenty-two people attended these sessions and were provided an opportunity to talk to Council staff about the HCA and the survey. The total number of respondents to the survey was 245 out of around 800 households (30%).

A summary of the responses is provided below:

- 97% are aware that they are a resident of the HCA
- 92% agree with the Hamilton South Garden Suburb being a HCA

- 61% of participants within the Hamilton South Garden Suburb HCA have not lodged a Development Application with Council to make changes to property in the Hamilton South Garden Suburb HCA in the last ten years
- 96% think there are buildings in the Hamilton South Garden Suburb that contribute positively to the character of the area
- 57% would find it helpful if the contributory buildings were identified on a map, 29% do not.
- 92% think new development (alterations/ additions or new buildings) should be designed to fit the existing character of the HCA
- 56% indicated that the guidelines for development in the Hamilton South Garden Suburb HCA should be merit based, with 44% supportive of a prescriptive standard.

**Top three elements most valued**

- 91% streetscape and character
- 88% heritage houses and buildings
- 75% proximity to facilities and services

**Top three aspects to be included in development guidelines**

- 77% examples of concept plans for alterations / additions
- 68% examples of architect designed sketches
- 62% guidance about fences

**Circumstances where buildings may be permitted to be demolished**

- 59% building has been altered and detracts from the streetscape and area's character
- 52% poor structural conditions
- 31% poor condition of building

The majority of residents agreed that there are buildings in the area that contribute positively or negatively detract from the character of the area. Over half of the residents that participated in the survey agreed that buildings should be allowed to be demolished where they are in poor structural condition (52%) or where the building has been altered or does not fit with the character of the area (59%). The majority of residents (92%) agree that new development, including alterations and additions, should be designed to fit the existing character of the area.

The survey reveals that of the residents who participated in the survey there is a high level of support for the continued protection of the area's character through the mechanism of the heritage conservation area listing, along with clear recognition of the necessity of the development control measures in the LEP and DCP. The survey also reveals that a high proportion of residents (77%) believe there is benefit in having concept plans included in development guidelines to help illustrate the types of development suitable for the HCA. Such guidelines were outside of the scope of this review but should be undertaken following its completion.

**NOTE:** The exhibition of the draft report included another community survey conducted by Newcastle Voice. This survey was open between 1 February 2016 and 14 March 2016 and the results are provided at **Appendix A.**

## 3.12 Boundaries

A review of the boundaries of the HCA was undertaken. In recognition of the heritage significance and existing character of Denison Street, Parkway Avenue and Ada Street, it is recommended that the north boundary of the HCA be adjusted to include properties on the north side of Denison Street (currently the boundary is in the middle of Denison Street), and properties at 302-308 Parkway Avenue and 2-10 Ada Street Hamilton East, as shown in **Figure 3.3.**

The draft review report recommended that the boundary of the HCA at Glebe Road be amended by removing a section between 152 and 210 Glebe Road Merewether. Following analysis of the submissions made during the public exhibition it has been determined to not proceed with this recommendation.


**Figure 3.3 - Proposed boundary changes to Hamilton South HCA (Source: NCC GIS 18 August 2015)**

# CHAPTER FOUR -

## HAMILTON BUSINESS CENTRE HERITAGE CONSERVATION AREA

## 4.1 Introduction

The Hamilton Business Centre HCA is defined by the principle commercial street which may be described as a traditional shopping strip with commercial buildings of two and three storeys built to the boundary alignment on each side of the street. The side streets are mainly residential development of one and two storeys. Key visual elements include:

- A traditional commercial shopping strip comprising commercial buildings of two –three storeys built to the boundary alignment
- Active street frontages in commercial buildings at the ground level
- Parapets concealing roofs from the street
- Masonry buildings with face brick or rendered wall surfaces
- Parallel parking either side of the street
- Minimal street trees
- Sandstone kerb and guttering
- Various heritage items including the Wesley Uniting Church, Scotts Kirk, the former Masonic Hall, and several hotels
- Post 1990 infill development built after the 1989 earthquake.

Beaumont Street was heavily impacted by the Newcastle earthquake of 1989. As a consequence there are numerous examples of infill development and many buildings that date from the early 1990s. The character of Beaumont Street is reinforced by the activity at street level, rather than by a collection of intact heritage buildings. Many of the buildings that are original have been altered at both street and first floor level and there are very few that remain intact. Those that are considered to be of heritage significance are included as heritage items in Schedule 5 of the Newcastle LEP 2012.

The boundaries of the Heritage Conservation Area are shown in **Figure 4.1**.


**Figure 4.1 - Hamilton Business Centre Heritage Conservation Area - Current Boundary**

## 4.2 Heritage Status

The area known as the Hamilton Business Centre Heritage Conservation Area was gazetted as a heritage conservation area as Amendment No. 52 to the Newcastle LEP 1987, dated 25 June 1992, Gazette No 83, page 4652. The current boundaries of the area remain as gazetted in 1992.

## 4.3 History

The Hamilton Business Centre HCA is situated on land that was owned by the Australian Agricultural Company (AA Company). The land was part of the AA Company's 2000 acre coal bearing land acquired from the colonial government in 1829. Most of the area known now as the suburb of Hamilton was the Company's coal field, opened up to mine the lucrative borehole seam The D Pit was located in Hamilton and a small township sprang up around it. It would be the genesis of the modern suburb of Hamilton.

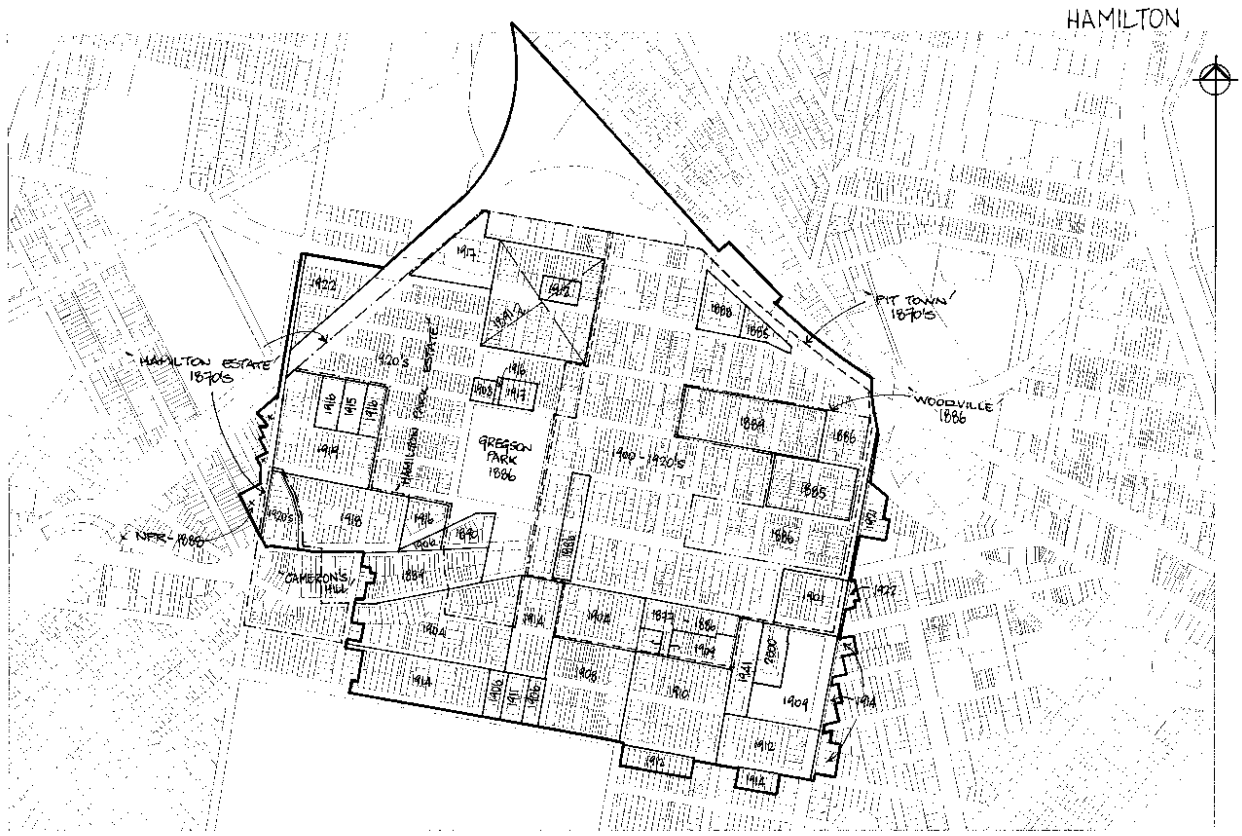



**Figure 4.2 - Land release dates in the suburb of Hamilton (Source: NCC GIS)**

The area in which Beaumont Street is situated was released by the Australian Agricultural Company for commercial and residential purposes between 1900-1910. Hence, many of the buildings along the Beaumont Street corridor were built after 1910. Most were built between 1910 and 1930. The residential area to the immediate east of Beaumont Street was released earlier, with Pit Town occurring in 1870 and sections including a section called 'Woodville' subdivided in 1885, other sections following 1886 and 1888. The housing stock is a reflection of these dates of urban release and is typically of the late Victorian and early Federation era.

## 4.4 Physical Description

There are a number of physical elements in Hamilton Business Centre HCA that date from the mid-late 19th centuries and give the area a distinctly commercial character of a human scale of between one and three stories. These elements represent the commercial growth of the area after its establishment as Pit Town in the years following the opening of the Australian Agricultural Hamilton pits from 1848.

Today Beaumont Street is a north - south spine where the building stock is built to the street frontage. Side boundaries are generally based on zero lot lines with shared party walls, reflecting the commercial nature of the precinct. Many of the shops were planned around a ground floor commercial space, with residential accommodation at the first floor level accessed from a flight of stairs at the back of the shops. The majority of the building stock on Beaumont Street is derived from the period between 1890-1930, or is post-Earthquake infill.

The side streets off Beaumont Street are predominantly residential in character, and of a single storey scale, typified by detached dwellings. This establishes a sense of common uniform to many of these streets.

## 4.5 Assessment of Cultural Significance

Hamilton Business Centre HCA represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field during the mid-19th to early twentieth centuries. The NSW State Heritage Inventory criteria and inclusion and exclusion guidelines have been applied to assess cultural significance, expressed in detail below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  Hamilton Business Centre HCA is historically significant for its associations with the AA Company, during the mid-to late 19 century and its development is reflective of the coal mining that dominated inner Newcastle. The economic shift from coal mining to steel making around the turn of the century is also reflected in the way Beaumont Street changed over time. The area is important in the course of Newcastle's history as a settlement that originated as a satellite village to a coal mine, to become a densely populated commercial and residential precinct.

  The extent to which the HCA represents this pattern of development is compromised by later changes and the removal of the earlier original building stock. Alterations and additions have reduced the integrity of the HCA as an area of early 20th century development.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  Hamilton Business Centre HCA does not demonstrate this criterion to any notable degree.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  The Hamilton Business Centre HCA may over time have potential to yield information about the process of re-building and reconstruction, in both a physical and economic sense following a major natural disaster.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places, or*
  - *cultural or natural environments.*

  The area does not demonstrate this criterion to any notable degree.

In conclusion, the Hamilton Business Centre HCA has marginal heritage significance for its association with the Australian Agricultural Company, and the transition of land used originally for coal mining into commercial and residential land uses.

## 4.6 Boundaries

Fieldwork was undertaken in November 2014 to establish the overall level of intactness of the heritage conservation area and to map the location of contributory buildings.

The map shows a significant number of non-contributory and neutral buildings. Although there was a relatively high number of individually listed heritage items and a generally consistent two storey scale within Beaumont Street, the high proportion of altered buildings raises questions about the validity of maintaining the existing status quo. Away from Beaumont Street, in the side streets, there was a higher level of intactness, particularly in Bennett, William and Murray Streets with a differing residential character.

It was therefore recommended in the draft HCA report that the Hamilton Beaumont Street Heritage Conservation Area be removed from the heritage schedule of the LEP. However as a result of the analysis of the submissions made during the public exhibition this final review report has concluded that the removal of the Hamilton Business Area Heritage Conservation Area should not proceed at this time. It is further recommended that the sandstone kerb and gutters not be heritage listed.

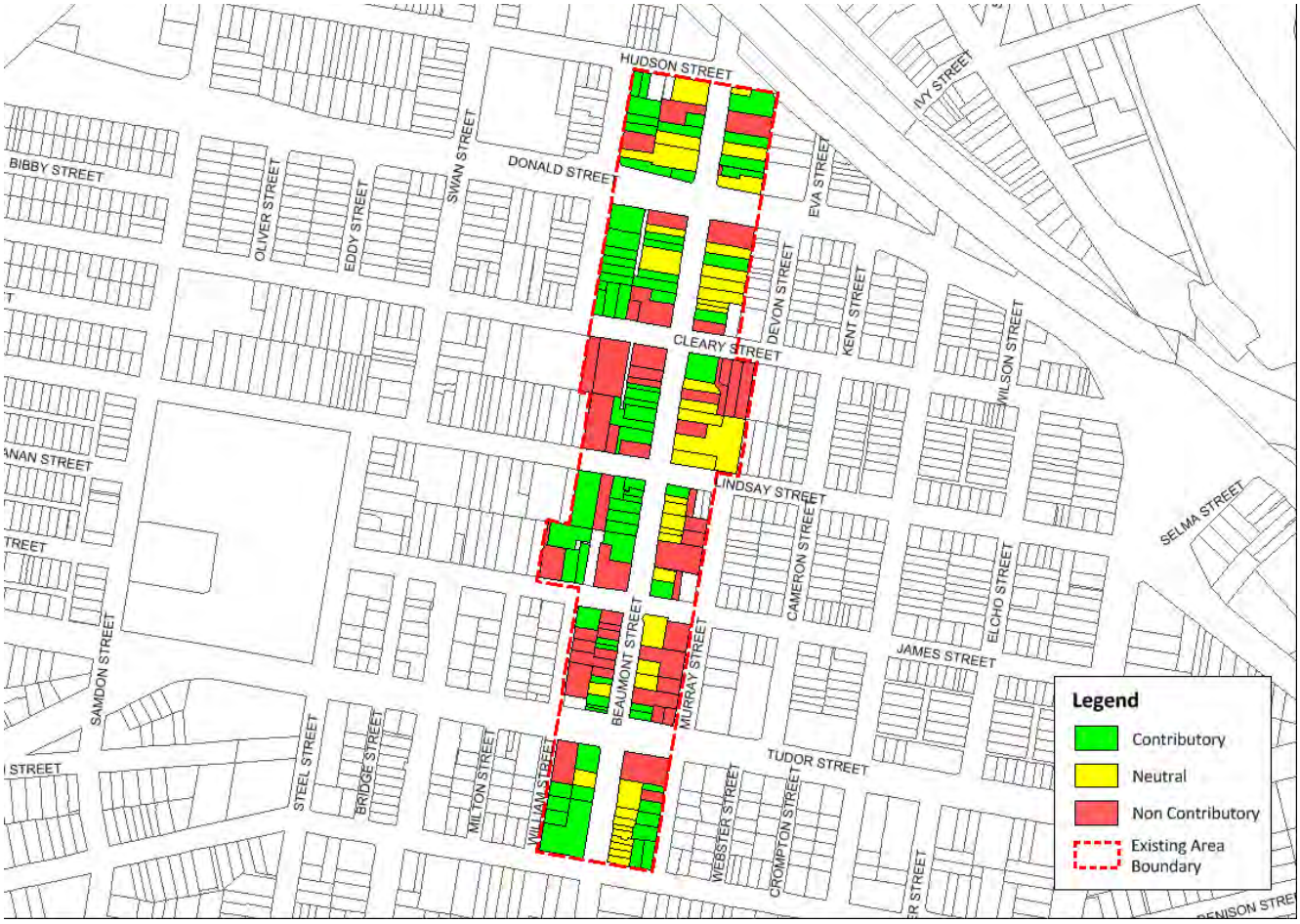



**Figure 4.3 - Hamilton Business Centre Heritage Conservation Area – contributory building map (Source: NCC GIS 18 August 2015)**

# CHAPTER FIVE -

## THE HILL HERITAGE CONSERVATION AREA

## 5.1 Introduction

This section documents The Hill Heritage Conservation Area, located in the inner area of the city of Newcastle, bounded to its north by the Newcastle City Centre, west by Cooks Hill and east by the Pacific Ocean. A map of the heritage conservation area is reproduced in **Figure 5.1** of this chapter. [16]

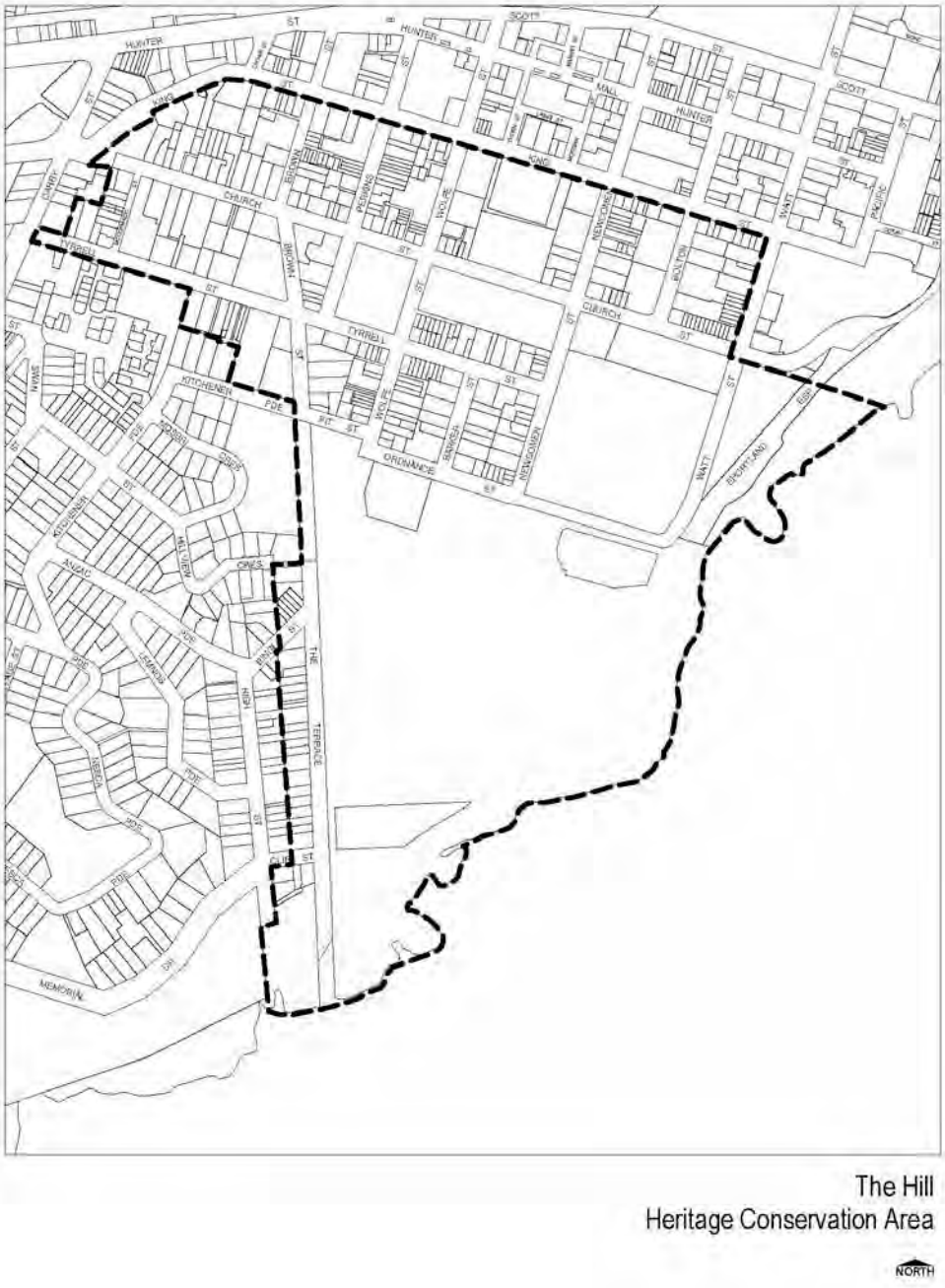



**Figure 5.1 - The Hill Heritage Conservation Area - current boundary**

[16] This section should be read in conjunction with background studies to the original statutory listing of The Hill Heritage Conservation Area in the Newcastle LEP 1987, including the *Urban Conservation Area Guidelines for Inner Newcastle*, 1996, by Godden Mackay Heritage Consultants (Dewey Q711.558/NEW), and the *Newcastle Inner Areas Conservation Planning Study,* March 1984, by Suters Busteed Lester Firth (Dewey RSQ711.5/SUT).

## 5.2 Heritage Status - The Hill

The area known as The Hill Heritage Conservation Area was gazetted as a heritage conservation area as Amendment No. 52 to the Newcastle LEP 1987, dated 3 July 1992, Gazette No 83, page 4668. The current boundaries of the area remain as gazetted in 1992.

## 5.3 History

Awabakal and Worimi peoples are acknowledged as the traditional owners of the land and waters of Newcastle. For thousands of years before the arrival of the British in Newcastle, Aboriginal people lived on and around the harbour and its hinterland. Newcastle was called Muloobinba while the Hunter River was called Coquon.

Although landscape of the Hill has changed dramatically since European arrival, Newcastle and The Hill continues to hold important cultural significance to local Aboriginal communities. There are meanings and associations in the landscape that reinforce the deep and ancient history of the area and continuity of Aboriginal connection. The high cliff at South Newcastle Beach extending into King Edward Park is called Yi-ran-na-li, and in dreaming story it is a fearful place. Yi-ran-na-li must be respected by all and no one should linger or speak in its vicinity because of the danger of falling rocks. Yi-ran-na-li is interpreted today by an artwork made by members of the local community.

Natural landscape features and known sacred sites near to the Hill Heritage Conservation Area include Whibay Gamba (Nobbys). It is said that a kangaroo jumped from Tahlbihn Point, at the site now known as Fort Scratchley, to the safety of Whibay Gamba. The kangaroo remains hidden in the island's bowels occasionally thumping its tail and making the land tremble. The thumping is said to be a reference to the region's earthquake activity.

Paintings depicting Aboriginal people were produced after the establishment of a permanent British settlement in 1804. A large collection of artworks are important testimony of the Aboriginal ownership of the area, and a reminder of the experience of first contact between the Awabakal and Worimi tribes and the British. As such, The Hill has profound historical significance as a place of first contact between the traditional owners of the land and waters of Newcastle and the newly arrived Europeans.

In 1804, a penal settlement was established by proclamation of Governor King. The area just south of the penal settlement, on the lower slopes of the Hill, was to become the site of the church and the location of Government House and domain. In the fashion typical of the settlers, the traditional Aboriginal place names were ignored and the new area was called Church Hill, in recognition of the church established in 1817 by Commandant Wallis.

By 1822 the penal settlement was moved to Port Macquarie and Newcastle and the Hunter was declared a free settlement. The remaining convicts stayed at Newcastle to build the breakwater and the barracks within the government domain, and infrastructure and road improvements in the town. The government appointed the surveyor Henry Dangar to devise a layout for the settlement, and in 1823, his plan for the town of Newcastle was accepted. The alignment of streets in The Hill still follows this plan.

**Dangar's Plan of the Town of Newcastle**

The layout created by Dangar sufficed for many years, even though it was not officially aligned. It was not until 8 August 1853, that the streets in the inner part of Newcastle were officially aligned. This covered the area bounded on the south by Church Street, on the west by Brown Street (the boundary of the AA Company's land), on the north by the harbour and on the east by Telford and Pacific Streets. Licensed Surveyor John Rogers had surveyed the plan. Subsequently, in 1854, the Colonial government spent £190/1/3/0 aligning Newcastle's streets.

The line of Brown Street and The Terrace were altered to allow an adjustment of the boundary between the AA Company grant and the official town. A sketch plan by the Surveyor-General of April 1857 of the altered line showed the changes. By 1860, Newcastle was slowly emerging from the shackles of its penal past, growing in economic importance as a place for coal extraction and exportation. The Awabakal people were pushed out by the new system of land alienation and now lived on the outskirts. The city's rapidly burgeoning middle class chose The Hill to build large fine houses. Many of these survive in The terrace and Cliff Street, Claremont House, Marlborough House, Jesmond House, Lee Terrace, Shalimah, Lance Villa and Woodlands among others. Working people also built houses and many modest examples survive as physical evidence of the age and historical layering that defines The Hill.

**Parks and reserves in The Hill**

King Edward Park was set aside in November 1856, an area of 35 acres for a Recreation Area and Reservoir. It was later dedicated on 2 July 1863. In 1897, the Upper or Horse-shoe Reserve was occupied by a bowling green and tennis court. During World War Two, King Edward Park became an important site for the defence of Newcastle and an army base was established. A series of tunnels were dug under the park and a searchlight and engine house was built at the base of the bowling club. Houses on The Terrace and High Streets were resumed by the government for occupation by the military. The shepherds Hill coast battery site of 1 acre 2 roods was set aside by 31 July 1890. The Obelisk is the site of the 1821 stone windmill, which was later rebuilt as an obelisk. Arcadia Park was originally part of the Recreation Reserve. By the late 1840s, Church Walk Park, located at the western end of Church Street, was the route of the AA Company's railways from the D Pit at Hamilton.

Cathedral Park originally formed part of the burial ground of the church. A sketch map of land at Newcastle by Henry Dangar, dated as 9 October 1832, suggests that it extended to the north-east towards the corner of King and Newcomen Streets. The actual boundary has not been verified with the modern cadastre. By the 1890s, the burial ground was replaced by the opening of the Sandgate cemetery, and the burial ground began a process of neglect. In 1966, the Christ Church Cathedral Act was gazetted and the land was transferred to the ownership of Newcastle City Council. This was extended in 1990 to include the portion on the corner of Wolfe and King Streets, previously occupied by Simon's Kemp's cottage Mulimbah.

Fletcher Park was reserved as public open space as early as 1860. By October 1893 Fletcher and Shortland Parks were shown on survey maps of the area. The Ocean Beach Foreshores were dedicated as 40 acres on 7 November 1906, but there were later changes to the area.

## 5.4 Physical Description

The Hill occupies the steep slopes on the southern shore of Newcastle harbour, with the highest point being the Obelisk and Shepherds Hill in the grassy knoll atop King Edward Park. Two major spurs run west along Tyrrell Street and north down King Street. South of the obelisk, the major ridge line continues along The Terrace to the reservoir.

Christ Church Cathedral is situated on a secondary knoll at the heart of The Hill. The Cathedral is an iconic landmark dominating the skyline of The Hill. Secondary landmarks include the Lead Light Tower at the corner of Brown and Tyrrell Streets, the Obelisk above Ordnance Street and the tower of Jesmond House in Barker Street.

The topography and the views it allows from the public domain over the harbour and ocean are an important aspect of The Hill's urban character. Panoramic views are available from the Obelisk and Cathedral Park. Scenic views along the coastal cliffs include those from the reservoir at Shepherds Hill, King Edward Park and the end of Ordnance Street. Views of townscape interest include the view up Bolton Street, terminating with the court House and channelled street views over the harbour along Perkins and Wolfe Streets. A majority of large residences have been located to take advantage of views.

Parks and reserves are an important element of the amenity and physical character of The Hill. In fact, the Hill has a long history of public land reservation.

In summary, the physical character of The Hill is defined by a range of historically, culturally and visually significant built, natural and landscape features. These features include:

- Diversity of built form demonstrated by the diversity of building types and architectural styles - apartments, terraces and detached houses reflecting varying periods of economic prosperity and building activity, the earliest of which date from the closure of the penal settlement in 1822 (Newcomen House, the remains of the parsonage, archaeological remains from the first Christ Church).
- Original building stock of between one and three storeys, through to the post-war era.
- Buildings purpose built to accommodate a range of civic, religious and educational functions reflecting the history of the city as the second oldest urban centre outside Sydney.
- Aboriginal places and sites of cultural significance including locations of known dreaming stories and places of meaning and attachment.
- .Archaeological areas and relics, known and unknown.
- A distinct topography which provides views out to the coastline, port of Newcastle and harbour mouth.
- Large and mature trees in gardens and in the public domain.
- Parks and reserves including King Edward Park, Cathedral Park, Fletcher Park, and Arcadia Park, each with their own history, significance and place in the story of Newcastle.

## 5.5 Previous Heritage Studies

The heritage value of the inner suburbs of Newcastle has been recognised since the 1960s. On 30 October 1978, the National Trust of Australia (New South Wales) resolved to classify both Newcastle East and The Hill as an "Urban Conservation Area" (see **Figure 5.2**). The 1978 listing boundary determined by the National Trust became the same boundary that would later be gazetted into the Newcastle LEP as the statutory boundary of the Hill and Newcastle East Heritage Conservation Areas.

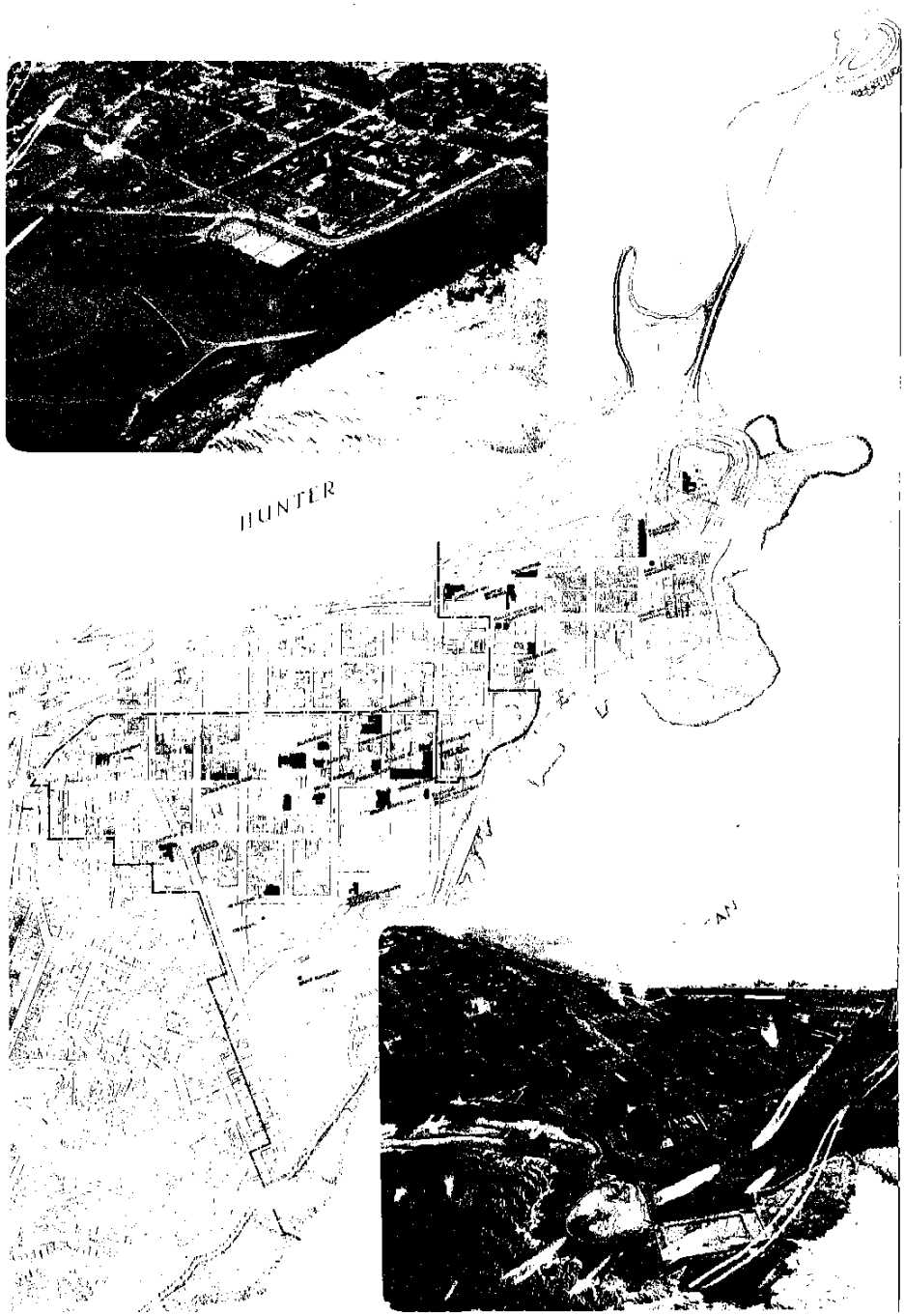



**Figure 5.2 - Newcastle Urban Conservation Area 1978 listing boundary**

Soon after the National Trust listing, the area was also included on the Register of the National Estate by the Australian Heritage Commission as the "Newcastle Conservation Area", in 1979.

In 1982, Council commissioned the firm Suters Busteed + Lester Firth to assess the character and heritage significance of Newcastle East and The Hill areas. The purpose of the study was:

- To identify and conserve the environmental heritage of the inner city of Newcastle
- To provide rehabilitation and infill guidelines for this area
- To provide a draft development control plan for urban conservation in Newcastle East, including the identification of public works.

The major emphasis of the study was Newcastle East and The Hill area to enable policies and objectives for conservation management to be incorporated in detailed development controls for the area. The area was regarded by Council as a key aspect of the city's physical identity and heritage.

The draft study was called the Newcastle Inner Areas Conservation Planning Study and was placed on public exhibition in September 1985. The study contains invaluable urban planning and heritage documentation and is available for viewing in Newcastle Region Library. The Newcastle Inner Areas Conservation Planning Study remains an invaluable baseline document for managing the heritage values of the areas.

The areas identified were eventually listed as heritage conservation areas in the Newcastle Local Environmental Plan, Amendment No 52 in 1992. In 1997, Council adopted development control guidelines in the form of DCP 44 - covering The Hill, Newcastle East and Cooks Hill. The DCP introduced principles and objectives to facilitate the protection and management of the built environment within each precinct.

## 5.6 Assessment of Cultural Significance

The Hill Heritage Conservation Area represents a pattern of urban settlement that traces its origins back to the earliest phase of the European settlement of the city of Newcastle, and beyond that, to the long tradition of indigenous settlement, the physical remains of which are contained in a rich archaeological layer and in stories and paintings of Aboriginal people set within The Hill following the arrival of the British from 1797. As such, The Hill Heritage Conservation Area has the capacity to demonstrate aspects of the history of Newcastle, in terms of its long indigenous heritage, through to colonisation and urban change. The Hill HCA is broadly representative of the urbanisation of a natural landscape.

The cultural significance of The Hill is embodied in the surviving physical elements of the area. The street layout is the most enduring aspect of Dangar's plan of inner Newcastle as it provides an orderly network of streets that provide vistas to the harbour and a strong north-south orientation. The building stock is representative of the urban history of Newcastle, covering almost all decades from the 1820s to the present. The eclectic range of buildings, as well as sandstone walls and street drainage, and the street trees give The Hill a unique and eclectic character, typified by its dominance of older buildings. Key visual elements include:

- The diversity of the building stock which reflects a long history of urban settlement
- The random house styles and varying building setbacks
- An organic street layout which reflects the steep topography of the Hill
- Stone retaining walls in the public and private domain
- Views from public areas over the coastline and harbour as these are an important aspect of the urban character of The Hill
- Open space and reserves including King Edward Park and Ordnance Reserve, Cathedral Park, Arcadia Park and Fletcher Park
- Iconic buildings and structures of significance including the Newcastle Cathedral, Newcastle Club, Claremont House, Newcastle Courthouse, the Obelisk, the Lead Light Tower and Newcastle Reservoir, the original Newcastle East Public School on Bolton Street and the newer Newcastle East Public School on Tyrrell Street.

### Applying the NSW Heritage Criteria

In revising the heritage significance of the area, the NSW Heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  The Hill HCA is significant for its role in the course of the history of New South Wales, including being a place of documented first contact between Aboriginal people and the British. It is significant as the location of the first attempt at coal extraction in 1801. It is also important in the course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. The penal period would create the hallmarks of the city layout and character that defines it today, including the site of the first church and burial ground (now Christ Church Cathedral and Park), the site of the parsonage (1818, corner of Church and Newcomen Street), and the gradual transition from an altered landscape to a modern city. It is also a place that is important in course of NSW's cultural history as the site of the establishment of the first private coal mining venture in Australia, the archaeological evidence of which survives in the site of the A Pit off Church Street.

  The Hill HCA is important for its ongoing existence as a modern urban settlement which can demonstrate through the rich archaeological heritage the pre contact traditions and life ways of Aboriginal people, who through the ongoing connections of the Awabakal people maintain an attachment to area today. Following the arrival of the British, Awabakal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  The Hill HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset. The area is also associated with the Australian Agricultural Company, being the eastern most extent of their 2000 acre grant of land in inner Newcastle. The AA Company established the first private coal mine in Australia at the A Pit, just off Church Street, in 1828. The AA Company, through its modern system of coal extraction and its coal export monopoly, made an important contribution to the origins of the Australian economy.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  The Hill HCA is important urban cultural landscape that demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the penal period. It has evolved a rich urban fabric that represents 210 years of urban development. These aesthetic features include:

  1. Buildings that represent architectural styles and construction technologies from all periods of Australia's development including buildings of the Georgian, Victorian, Edwardian, Federation, Inter War and post war periods of urban development.
  2. Suburb layout and its reflection of the Dangar plan of 1823, as well as the boundary of the Australian Agricultural Company's 2000 acre grant of coal bearing land in inner Newcastle.
  3. Streetscapes and vistas outwards and inwards which strongly contribute to the character of the suburb.
  4. The areas of park and green space designed to be an integral element of the Hill including King Edward Park, Fletcher Park, Arcadia Par and Cathedral Park.
  5. The location of the Hill adjacent to the Newcastle City Centre, is a defining visual marker of the urban geography of Newcastle.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  A survey of residents in 2015 revealed that the residents value the character and physical elements of The Hill and they agree with its protection as a heritage conservation area. On the whole there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  Given the rate of survival of key elements of the early urban settlement of Newcastle, including its ability to demonstrate elements of the work of Henry Dangar as well as the behaviour and strategies of the system of land subdivision and crown grants following the cessation of the penal colony mining, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the state of NSW for the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places, or*
  - *cultural or natural environments.*

  The Hill contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including street layout and the evidence of the Dangar town plan, housing stock and historic iconic elements and green space.

## 5.7 Comparative Assessment

Fieldwork undertaken for this review has found that the area contains many surviving elements associated with the gradual development of the city of Newcastle following the arrival of the invading British in 1804. Perhaps the most striking element is the steep gradients and undulating topography which has focused urban development to the determined the fairly organic subdivision layout and large number of retaining walls and split streets. The finding is supported by citations made by the Australian Heritage Commission and the National trust in their findings in the early 1980s of the value and significance of the Hill as an historic precinct.

## 5.8 Threatening Processes

This review has identified the demolition of contributory buildings as one of the key threatening processes, which over time, could undermine the valued character of the heritage conservation area. Cumulatively, this impact, if unmitigated, would compromise the heritage significance of the area.

A secondary key threatening process is the anticipated impact that future building envelopes in close proximity to the Hill will have on the views and character of the Hill HCA. These envelopes are a set of controls adopted in the Newcastle Local Environmental Plan 2012, and other planning considerations would apply. However as *potential* building envelopes the specific controls deserve consideration.

The Newcastle LEP 2012 at Part 7 *Additional local provisions - Newcastle City Centre* - includes provisions for building heights, Floor Space Ratios and building envelopes for land in the vicinity of the Hill Heritage Conservation Area. The maximum height for three particular parcels is 58.9m. If future developments were built to the maximum extent of the controls, the resulting buildings would be significantly taller than any of the existing buildings in the immediate vicinity of the Hill HCA.

Properties with the allowable larger height controls are in direct proximity to the north boundary of The Hill Heritage Conservation Area. In effect, the City Centre to the immediate north of the HCA is within the visual curtilage of The Hill HCA so any changes to the scale and form of the City Centre could affect the character, amenity and visual quality of the Hill HCA. Vistas outwards from the Hill HCA could be interrupted or obscured by any future buildings and if no mitigation measures are introduced could undermine the human scale that defines both The Hill and adjacent City Centre.

A concept plan was approved by the Hunter and Central Coast Joint Regional Planning Panel in April 2016 for the former Hunter Street mall site which limits building height to below 40m AHD. The Joint Regional Planning Panel concluded that the approved concept plan would have no unacceptable impacts on the built or natural environments including the heritage character of the locality. The LEP should be amended to reflect the concept plan approved building heights.

## 5.9 Desired Future Character Statement

This review has gathered information about the elements of heritage value in The Hill, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, a statement of desired future character has been prepared. It is proposed to include the statement in the DCP as a clear guide for development assessment and design planning.

> *The character of the The Hill Heritage conservation area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of The Hill will be preserved and maintained through the retention of contributory buildings, open space, the existing subdivision pattern, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in The Hill, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements. Elements that are to be preserved include:*
>
> - *The range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets*
> - *Sandstone retaining walls, street features such as sandstone kerbing and guttering, and other features of historical interest such as coal shutes, public stairs, lanes, parks, views and vistas*
> - *The eclectic and organic nature of the urban pattern and varying ages of the building stock that demonstrates the gradual urbanisation during the 19th and 20th century of a once indigenous landscape*

- *The existing appearance of the Hill, views outwards to the coastline and harbour and views into the area from the City, foreshore and Stockton which reveal a tree-lined suburb with a steep topography*
- *Gardens, street trees and public open space*
- *Existing subdivision pattern and street layout.*

## 5.10 Contributory Buildings

Fieldwork was undertaken in May 2015 to establish the overall level of intactness of the heritage conservation areas. The location of contributory buildings has been mapped. For definitions of contributory buildings, refer to section 1.7

Contributory buildings may be defined as those buildings that are part of the original building stock, or have historic or aesthetic significance, or make a positive contribution to the streetscape. Generally buildings in this category had not been heavily altered or where alterations were evident these were of a scale or style that retained the character of the building. Removal of contributory buildings is detrimental to the heritage conservation area because these elements establish the prevailing character and reinforce its sense of place. On the other hand, demolition of and alterations to non-contributory buildings is encouraged if the replacement design is more in character with the streetscape. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted.

The following images are intended to provide guidance on the three categories of contribution, starting with contributory buildings, neutral and ending with the category of non-contributory building. Finally a map of the area is provided which identifies, by colour, the category of each building within the heritage conservation area.

| | |
|---|---|
| Contributory |  |

| | |
|---|---|
| Contributory |  |
| Neutral |  |
| Neutral |  |

| | |
|---|---|
| Non Contributory[17] |  |
| Non Contributory |  |

[17] Non-contributory buildings are only deemed non-contributory in the context of the character of a HCA. The authors are not seeking to disparage such buildings and no offence should be taken.

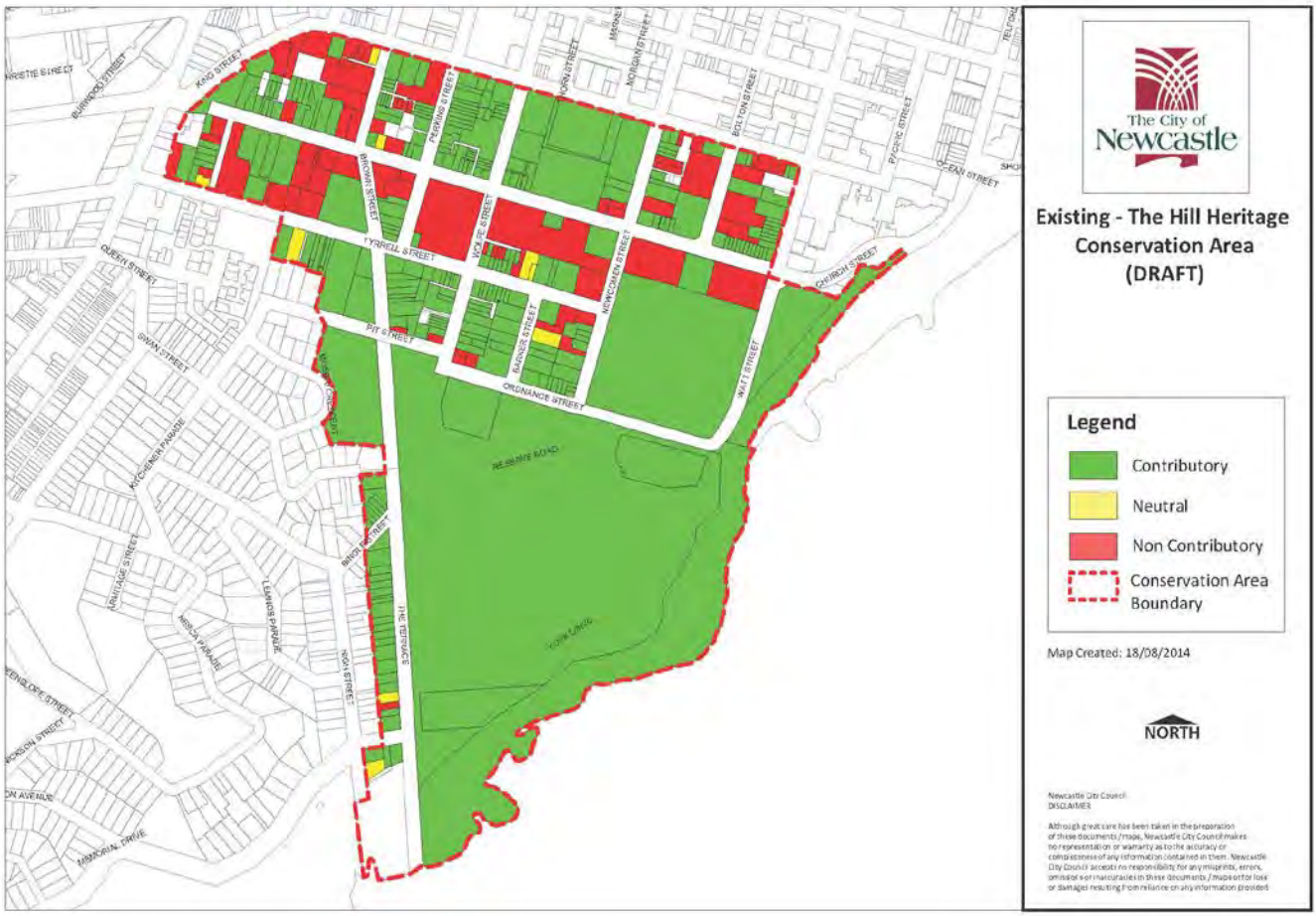



**Figure 5.3 -The Hill - Contributory Buildings map (Source: NCC GIS 18 August 2015)**

## 5.11 Newcastle Voice Community Survey Results

The Hill HCA is an inner-urban precinct of regional and state heritage significance and the heritage values of this area are held especially dear to local residents. In order to gain an understanding of specifically what it is that residents and the general community value about the HCA, a survey was conducted in March and April 2014 by Newcastle Voice.

In total, 88 survey responses were received, with 73 of these stating that they were local residents of The Hill HCA. Some key findings from these 73 resident respondents were:

- 73% were aware that The Hill is a Heritage Conservation Area;
- 97% agreed that The Hill should be a Heritage Conservation Area;
- 16% had lodged a development application (DA) for a property within the HCA in the past 10 years; and
- The top three elements that residents valued most about The Hill were: heritage houses and buildings (92%), streetscape and character (92%) and proximity to facilities and services (88%).

All respondents (both residents and non-residents) agreed that there are buildings in the HCA that contribute to the character of the area. Almost half of the resident respondents agreed that buildings in the HCA should be allowed to be demolished where the building has been altered or does not fit with the character of the area (47%). The majority of resident respondents (92%) agreed that new development, including alterations and additions, should be designed to fit the existing character of the area.

Opinion on whether the HCA development guidelines should be merit based or prescriptive standard was divided, with 60% of resident respondents indicating a preference for the merit based approach and 40% preferring prescriptive standards. Resident respondents were supportive of the idea of including examples of concept plans for alterations / additions (77%), examples of architect designed sketches (73%) and sketches, models and concept plans for new buildings (72%) in the development control plan chapter on HCAs.

The survey results will be considered in the re-formulation of the statement of significance and desired future character statement for The Hill HCA. This re-formulation will then be considered for incorporation in the DCP.

**NOTE:** The exhibition of the draft report included another community survey conducted by Newcastle Voice. This survey was open between 1 February 2016 and 14 March 2016 and the results are provided at **Appendix A.**

## 5.12 Boundaries

A review of the boundaries of The Hill HCA was undertaken. Generally the boundaries are appropriate to ensure that the heritage significance of the area is retained and conserved. However, the city block between King, Church, Bolton and Newcomen Streets is included in the Newcastle Urban Renewal Strategy and has controls, zone and guidelines consistent with the Renewal Strategy. This block is also within the boundary of The Hill and hence subject to its heritage controls. The zoning of this block is R4 High Density residential and the FSRs and Height of Building map applies to it. In terms of character this block is much more reflective of the commercial nature of development in the city centre. However, the City Centre HCA has been outside the scope of this review. It is, however, recommended that this block be further investigated for possible excision from The Hill HCA as part of a future review of the City Centre HCA.

Council has in the past considered expanding the Hill HCA boundary to take in other parts of the suburb considered to be of heritage significance. In 2005, Council commissioned Ecotecture to assess a section of the Hill for protection as a heritage conservation area[18]. The area covered was High Street, Anzac, Lemnos and Kitchener Parades (see **Figure 5.4**). This area was released by the Australian Agricultural Company for residential development at the end of the First World War. As a result of a previous report by Ecotecture, it was recommended that Council create a stand-alone Heritage Conservation Area on the basis of its heritage significance and character. However, this idea did not progress and no further action was taken.

As part of this review, the Ecotecture 2005 report was considered in order to determine whether a Heritage Conservation Area remained a valid option to conserve its heritage significance. It was found that in the ten years since the 2005 report, there were notable changes to the character of the potential area. However, it was also found that there are significant outstanding groups that should be conserved through their inclusion in both The Hill HCA (by extending the boundary to include all of High Street and parts of Anzac Parade) and as an extension to the Cooks Hill HCA (parts of Kitchener and Anzac Parades). Lemnos Parade, by contrast, was found to be of low intactness and has not been recommended for inclusion.

As a result of the review the following recommendations are made:

1. On the basis of the character, significance and streetscape qualities of High and Bingle Streets, as well as a small section of Anzac Parade, a boundary adjustment to The Hill HCA is proposed to extend it to include this area. Refer **Figure 5.4**.
2. On the basis of the character, significance and streetscape qualities of a small part of Kitchener and Anzac Parades, a boundary adjustment to the Cooks Hill HCA is proposed to extend it to include this area. Refer **Figure 5.4**.

[18] Review of Potential Heritage Items Group 1 - Final Report Appendix B, prepared on behalf of Council by Ecotecture Pty Ltd, September 2005.


**Figure 5.4 - Proposed boundary changes to The Hill Heritage Conservation Area (Source: NCC GIS 9 October 2015)**

# CHAPTER SIX -

## NEWCASTLE EAST HERITAGE CONSERVATION AREA

## 6.1 Introduction

This section documents The Newcastle East Heritage Conservation Area, located in the inner area of the city of Newcastle, which is bounded by Watt Street at its west, the Pacific Ocean at its east, Pacific Park to the south and to the north by the harbour. A map of the heritage conservation area is reproduced in **Figure 6.1**. [19]


**Figure 6.1 - Newcastle East Heritage Conservation Area - current boundary**

## 6.2 Heritage Status - Newcastle East

The area known as Newcastle East Heritage Conservation Area was gazetted as a heritage conservation area as Amendment No. 52 to the Newcastle LEP 1987, dated 3 July 1992, Gazette No 83, page 4668. The current boundaries of the area remain as gazetted in 1992.

[19] This section should be read in conjunction with background studies to the original statutory listing of Newcastle East Heritage Conservation Area in the Newcastle LEP 1987, including the *Urban Conservation Area Guidelines for Inner Newcastle*, 1996, by Godden Mackay Heritage Consultants (Dewey Q711.558/NEW), and the *Newcastle Inner Areas Conservation Planning Study,* March 1984, by Suters Busteed Lester Firth (Dewey RSQ711.5/SUT).

## 6.3 History

Awabakal and Worimi peoples are acknowledged as the traditional owners of the land and waters of Newcastle, and the original owners of the suburb now called Newcastle East. For thousands of years before the arrival of the British in Newcastle, Aboriginal people lived on and around the harbour and its hinterland. Newcastle was called Muloobinba while the Hunter River was called Coquon. Newcastle and Newcastle East continues to hold important cultural significance to local Aboriginal communities. There are meanings and associations in the landscape that reinforce the deep and ancient history of the area and continuity of Aboriginal connection.

Natural landscape features and known sacred sites near to Newcastle East Heritage Conservation Area include Whibay Gamba (Nobbys). It is said that a kangaroo jumped from Tahlbihn Point, at the site now known as Fort Scratchley, to the safety of Whibay Gamba. The kangaroo remains hidden in the island's bowels occasionally thumping its tail and making the land tremble. The thumping is said to be a reference to the region's earthquake activity.

Paintings depicting Aboriginal people were produced after the establishment of a permanent British settlement in 1804. The large collection of artworks are an important testimony of the Aboriginal ownership of the area, and a reminder of the experience of first contact between the Awabakal and Worimi tribes and the British. As such, Newcastle East has profound historical significance as a place of first contact between the traditional owners of the land and waters of Newcastle and the newly arrived Europeans.

Convictism was the main imperative in the earliest years of Newcastle East. Many of the important structures of that period, including the lumber yard, the convict stockade, the gaol and salt-works, were situated in what is now the Newcastle East HCA. Henry Dangar's map of 1823, also shows a fort in this area. The massive breakwater linking Nobbys island to the mainland, is a post penal era improvement located in Newcastle East.

Following cessation of the penal settlement in 1822, many of the convicts were moved to Port Macquarie. Those that remained were employed in the building of the barracks at James Fletcher hospital, the breakwater, or employed by the AA Company in their coal mines. After 1822, the shipping industry began to develop and soon a high proportion of the population were employed in the maritime industry - pilots, lighthouse keepers, life-boat sailors, tug boat crews, wharf labourers, ship chandlers, and customs staff.

The need for improved coastal defences along Australia's east coast was accepted by the 1890s and Fort Scratchley was built as part of a wider defence plan. It was completed by 1886, with modifications continuing up until the 1940s.

One of the early major problems with building in Newcastle East was caused by wind blown sand. Soon after the arrival of Europeans, vegetation was removed from the area now known as Pacific Park, and along the coastline, and this caused the inundation of the area by sand dunes. This issue would continue to limit the residential development of Newcastle East until the 1870s, when mitigation work was carried out on behalf of the government by the Scottish Australian Investment Company. To do this, coal mine chitter was used to stabilise the sand by limiting its' movement. Subdivision and development stimulated by the growth of Newcastle in the boom period of the 1870s, then took place. By the 1880s, substantial Victorian villas began to emerge. Newcastle East, by this time, was described as the 'aristocratic end of the city'.

## 6.4 Physical Description

Newcastle East comprises of an area of flat land at the north east end of the Newcastle peninsula. It contains iconic sites of cultural significance to the local Aboriginal community, including Nobbys Wi-by-gamba, the harbour landscape and ocean. Fort Scratchley Historic site, the Newcastle Customs House, Convict Lumber Yard, Coutts Sailors' Home, and Foreshore Park are significant heritage places that define Newcastle East.

The underlying geology tells important aspects of the Newcastle story. The coal measures outcrop at Newcastle East under Fort Scratchley. The proximity and views of the harbour and ocean are an important aspect of Newcastle East's urban character.

The current built character of Newcastle East HCA ranges from small -scale residential to intensive urban forms, from recreational to business uses. The residential buildings are mostly Victorian or Federation period. A majority of the building stock in the central section of the HCA contributes to the character of the HCA in some way. Collectively, the contributory building stock demonstrates a consistency of scale, style, or other features which together make up a consistent built form in the Newcastle East HCA. In summary, the physical character of Newcastle East can be described as a cultural landscape comprising historically significant built and natural heritage items. These features include:

- Two and three storey terrace houses, historically significant former bond stores, commercial buildings and worker's housing from the late 19$^{th}$ century early decades of the 20$^{th}$ century.
- Aboriginal places and sites of cultural significance including locations of known dreaming stories and places of meaning and cultural connection. The Convict Lumber Yard is the location of a documented Aboriginal archaeological site.
- Archaeological areas and relics, known and unknown.
- Views out to the coastline, port of Newcastle and harbour mouth.
- Foreshore Park, Nobbys, Fort Scratchley, Pacific Park and the Convict Lumber Yard, each with their own history, significance and place in the story of Newcastle.

## 6.5 Previous Heritage Studies

The heritage value of the inner suburbs of Newcastle has been recognised since the 1960s. On 30 October 1978, the National Trust of Australia (New South Wales) resolved to classify both The Hill and Newcastle East as an "Urban Conservation Area" (see **Figure 6.2**). The 1978 listing boundary determined by the National Trust became the same boundary that was later gazetted into the Newcastle LEP as the statutory boundary of the Hill and Newcastle East Heritage Conservation Areas.

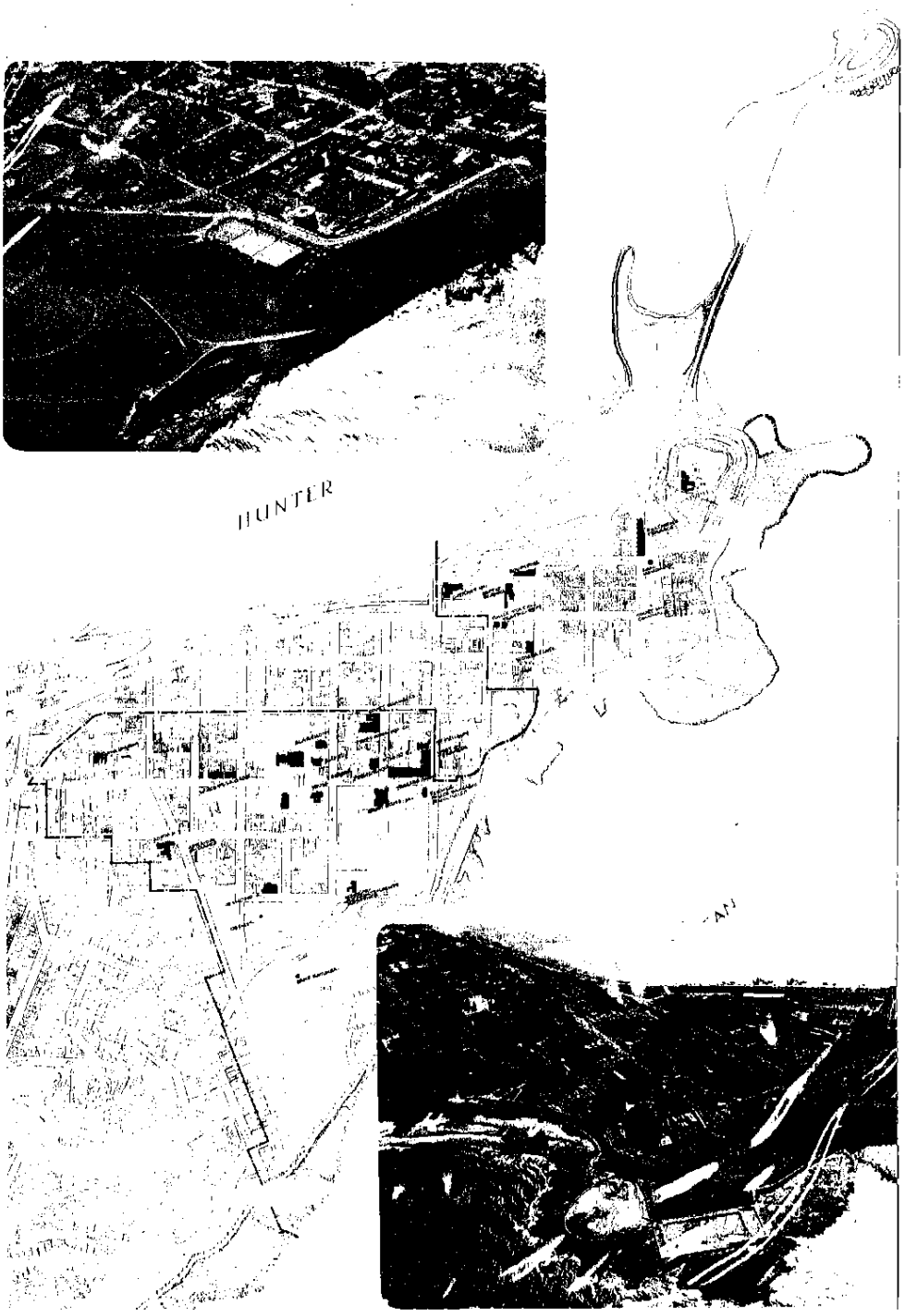



**Figure 6.2 - 1978 National Trust Listing Boundary of the Newcastle Urban Conservation Area**

Soon after the National Trust listing, the area was also included on the Register of the National Estate by the Australian Heritage Commission as the "Newcastle Conservation Area", in 1979.

In 1982, Council commissioned the firm Suters Busteed + Lester Firth to assess the character and heritage significance of The HIll and Newcastle East areas. The purpose of the study was:

- To identify and conserve the environmental heritage of the inner city of Newcastle
- To provide rehabilitation and infill guidelines for this area
- To provide a draft development control plan for urban conservation in Newcastle East, including the identification of public works.

The major emphasis of the study was to enable policies and objectives for conservation management to be incorporated in detailed development controls for the area. The area was regarded by Council as a key aspect of the city's physical identity and heritage.

The draft study was called the Newcastle Inner Areas Conservation Planning Study and was placed on public exhibition in September 1985. The study contains invaluable urban planning and heritage documentation and is available for viewing in Newcastle Region Library. The Newcastle Inner Areas Conservation Planning Study remains an invaluable baseline document for managing the heritage values of the areas.

The areas identified were eventually listed as heritage conservation areas in the Newcastle Local Environmental Plan, Amendment No 52 in 1992. In 1997, Council adopted development control guidelines in the form of DCP 44 - covering Newcastle East, Newcastle East and Cooks Hill. The DCP introduced principles and objectives to facilitate the protection and management of the built environment within each precinct.

## 6.6 Assessment of Cultural Significance

The Newcastle East Heritage Conservation Area represents a pattern of urban settlement that traces its origins back to the earliest phase of the European settlement of the city of Newcastle, and beyond that, to the long tradition of indigenous settlement, the physical remains of which are contained in a rich archaeological layer and in stories and paintings of Aboriginal people following the arrival of the British from 1797. As such, Newcastle East Heritage Conservation Area has the capacity to demonstrate aspects of the history of Newcastle, in terms of its long indigenous heritage, through to colonisation and urban change.

The cultural significance of Newcastle East is embodied in its setting - a core of heritage items and significant building groups surrounded by water on three sides. The inner part of the HCA, bounded by Scott Street and Stevenson Place, is enclosed and the physical elements within it are iconic features of Newcastle East. The building stock is representative of the urban history of Newcastle, covering almost all decades from the 1820s to the present. The historic buildings provide a series of uniform streetscapes which visually reinforce the historical character of the area.

The archaeological potential of the Newcastle East HCA cannot be overstated. The Newcastle Archaeological Management Plan 1997 and the Review 2013 confirm that the archaeological resources of this area are abundant, both Aboriginal and historical. The Coal River Precinct, listed on the NSW state Heritage Register, is an area where there is documented and predicted archaeological remains of profound research potential to the nation as the place of first contact with the local Aboriginal population and the place of the establishment of the Australian coal industry.

The architectural values of the Newcastle East HCA are to be found in the high quality of buildings, in the landscape settings of many of them, in the style, scale and detail, and in the contribution to the streetscape. The overall impression of Newcastle East is a strongly established historic precinct.

Key visual elements include:

- The narrow range of building types including terrace houses, workers' housing, government buildings, and bond stores which reflects the long history of urban settlement and various industrial themes in the city's history
- A uniform street layout which reflects the flat topography of Newcastle East and laneways which reflects the historical mechanism of sanitisation
- Views from public areas over the coastline and harbour as these are an important aspect of the urban character of Newcastle East
- Open space and reserves including Foreshore Park, Convict Lumber Yard, Newcastle Beach foreshore, Nobbys breakwater and headland, and Pacific Park
- Iconic buildings and structures of significance including Nobbys lighthouse and headland, Customs House, Fort Scratchley, the Coutts Sailors Home, the Bond stores, Tyrrell House, and Boatmans' Row.

### Applying the NSW Heritage Criteria

In revising the heritage significance of the area, the NSW Heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  Newcastle East HCA is significant for its role in the course of the history of New South Wales, including being a place of documented first contact between Aboriginal people and the British. It is significant as the location of the first attempt at coal extraction in 1801. It is also important in the course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. The penal period would create the hallmarks of the city layout and character that defines it today, including the site of the Convict Lumber Yard and Coal River precinct, Flagstaff Hill (Fort Scratchley) and the gradual transition from an indigenous landscape to a residential precinct. It is also a place that is important in

course of NSW's cultural history as the site of the establishment of the first successful coal mining in Australia at Fort Scratchley.

Newcastle East HCA is important for its ongoing existence as an urban settlement which can demonstrate through the rich archaeological heritage the pre contact traditions and life ways of Aboriginal people, who through the ongoing connections of the Awabakal people maintain an attachment to area today. Following the arrival of the British, Awabakal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  Newcastle East HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset. The area is also associated with the discovery of coal and its extraction and export from Newcastle was the first in the country. The Coal River precinct is significant for its ability to demonstrate the history of coal mining, its impact on the Australian economy and how coal has shaped the Australian economy.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  Newcastle East HCA is important urban cultural landscape in that is demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents 200 years of urban development. These aesthetic features include:

  1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
  2. A Strongly homogenous street and lot layout, developed after the sand reclamation efforts of the 1870s and which can be said to be a reflection of the economic boom of the 1880s.
  3. Streetscapes and vistas outwards and inwards which strongly contribute to the character of the suburb
  4. An enclosed central precinct with a strongly historic character between King Streets, Stevenson Place, Parnell Place and Telford Streets.
  5. The areas of parkland that are an integral element of Newcastle East including Foreshore Park, Pacific Park, the beaches and coastal facilities.
  6. The location of Newcastle East at the end of the Newcastle peninsula, is a defining visual marker of the urban geography of Newcastle.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;*

  A survey of residents in 2015 revealed that the community significantly value the character and physical elements of Newcastle East and identify with its' protection as a heritage conservation area. On the whole there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;*

  Given the rate of survival of key elements of the early urban settlement of Newcastle, including its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision and crown grants following the cessation of the penal colony mining, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW for the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places or*
  - *cultural or natural environments.*

  Newcastle East contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

## 6.7 Comparative Assessment

Fieldwork undertaken for this review has found that apart from modern developments on the edges of the HCA, the area in its central core is very intact and contains many historic elements that can be placed in the late 19th century and early 20th century. The high concentration of state and nationally significant heritage items in this HCA (Fort Scratchley, Nobbys Lighthouse, Newcastle Customs House, Convict Lumber Yard, Ocean Baths and Coutts Sailors Home), make this HCA very unique. The finding is supported by citations made by the Australian Heritage Commission and the National trust in their findings in the early 1980s of the value and significance of Newcastle East as an historic precinct.

## 6.8 Threatening Processes

There are some issues that continue to undermine the integrity and intactness of the Newcastle East HCA. These include:

- Unsympathetic development, in particular, inappropriately scaled and designed infill development that replaces original building stock
- The R3 zoning objectives should be considered against heritage conservation objectives, and may need to be investigated in a future study
- The 'wire scape' created by power poles and power lines continues to detract from the amenity and character of Newcastle East
- Increased traffic movements through the Newcastle East HCA reduces the amenity of the HCA.

## 6.9 Desired Future Character Statement

This review has gathered information about the elements of heritage value in Newcastle East, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, a statement of desired future character has been prepared. It is proposed to include the statement in the DCP as a clear guide for development assessment and design planning.

*The character of the Newcastle East Heritage conservation area is made up of a variety of building styles that date from the late 19$^{th}$ and early decades of the 20$^{th}$ century. The special character of Newcastle East will be preserved and maintained through the retention of contributory buildings, open space, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements. Elements that are to be preserved include:*

- *The range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets*
- *Existing subdivision pattern and street layout, including preserving the integrity of laneways.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks, views and vistas.*
- *The regular and homogenous urban form which reflects a regular pattern of subdivision and development, and building stock from between the 1870s and 1930, demonstrating the gradual urbanisation of a once indigenous landscape.*
- *The existing appearance of Newcastle East, views outwards to the coastline and harbour, and views into the area from Foreshore Park and the Newcastle coastline and Ocean Baths.*
- *Icon heritage items including the Coal River Precinct, the Nobbys headland and breakwater, Fort Scratchley Historic Site, Convict Lumber Yard and Customs House precinct, the Newcastle Ocean baths, Joy Cummings Centre and other significant groups such as the Lahey Bond Store and Stevenson Place terraces.*
- *Parks and reserves, including Newcastle beach, Nobbys Beach, and Foreshore Park.*

## 6.10 Contributory Buildings

Fieldwork was undertaken in May 2015 to establish the overall level of intactness of this area. For definitions of contributory buildings, refer to section 1.7.

Contributory buildings may be defined as those buildings that are part of the original building stock, or have historic or aesthetic significance, or make a positive contribution to the streetscape. Generally, buildings in this category had not been heavily altered or where alterations were evident these were of a scale or style that retained the character of the building. Removal of contributory buildings is detrimental to the heritage conservation area because these elements establish the prevailing character and reinforce its sense of place. On the other hand, demolition of and alterations to non-contributory buildings is encouraged if the replacement design is more in character with the streetscape. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted.

The following images are intended to provide guidance on the three categories of contribution, starting with contributory buildings, neutral and ending with the category of non-contributory building. Finally a map of the area is provided which identifies, by colour, the category of each building within the heritage conservation area (see **Figure 6.3**.

| | |
|---|---|
| Contributory |  |
| Contributory |  |

| | |
|---|---|
| Neutral |  |
| Neutral |  |
| Non Contributory[20] |  |
| Non Contributory |  |

[20] Non-contributory buildings are only deemed non-contributory in the context of the character of a HCA. The authors are not commenting on the architectural or design merits of such buildings and no offence should be taken.

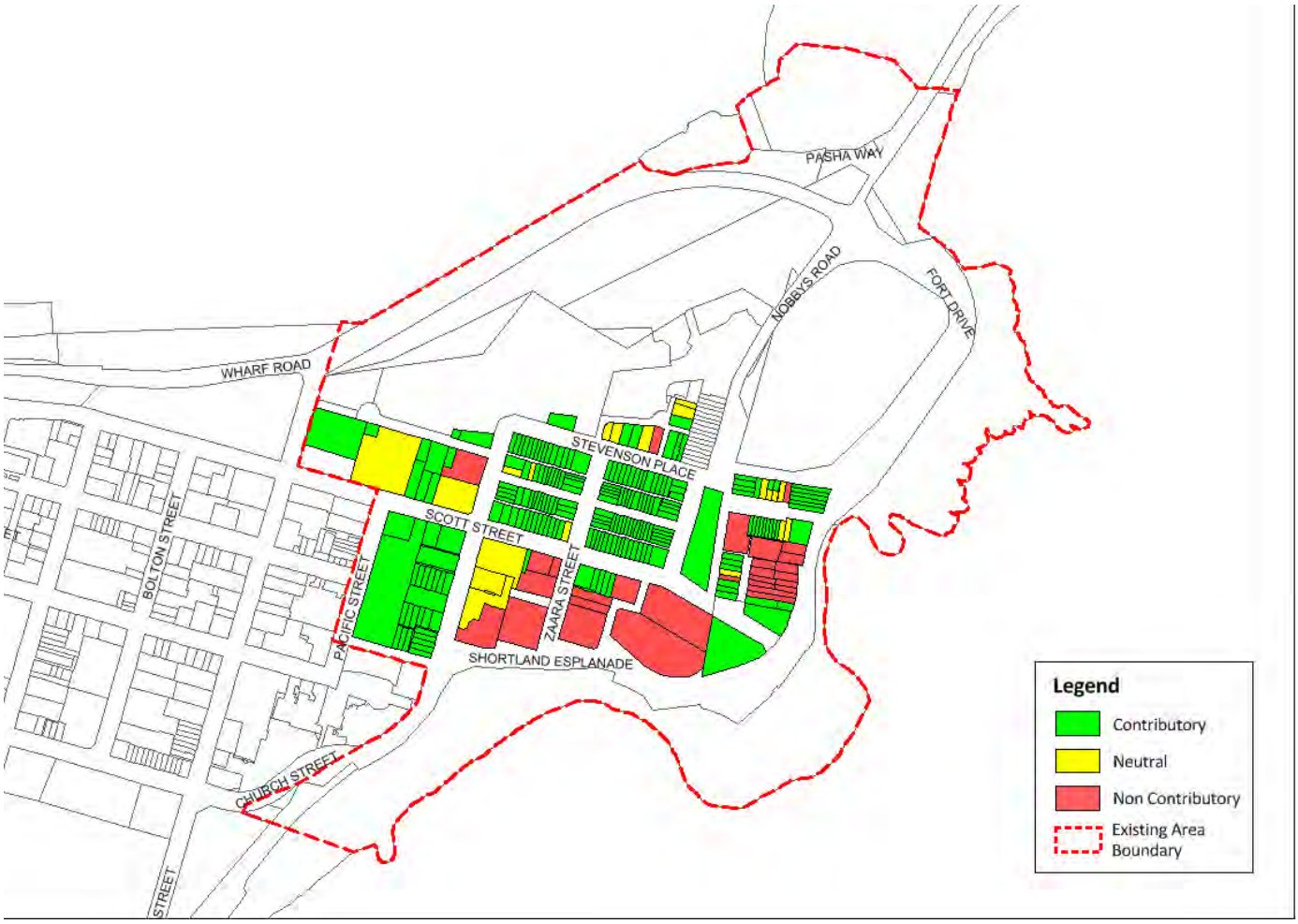



**Figure 6.3 - Contributory Buildings - Newcastle East (Source: NCC GIS 18 August 2015)**

## 6.11 Newcastle Voice Community Survey Results

The Newcastle East HCA is an inner-urban precinct of regional and state heritage significance. Its unique features, its accessibility and its prominent location mean that the area is held dear to both local and regional residents as well as visitors. In order to gain an understanding of specifically what it is that residents and the general community value about the HCA, a survey was conducted between the 9 March and 17 April 2015 by Newcastle Voice. The purpose of this data is to assist in Council's review process of all of its HCAs. In total, 102 survey responses were received, with 71 respondents stating that they resided within the Newcastle East HCA. Some key findings from these 71 resident respondents were:

- 97% were aware that Newcastle East is a Heritage Conservation Area
- 99% agreed that Newcastle East should be a Heritage Conservation Area
- 25% had lodged a development application (DA) for a property within the HCA in the past 10 years

- The top three elements that residents valued most about the Newcastle East HCA were: heritage houses and buildings (90%), proximity to facilities and services (89%) and streetscape and character (89%).

99% of resident respondents agreed that there are buildings in the HCA that contribute to the character of the area. Almost half of the resident respondents agreed that buildings in the HCA should be allowed to be demolished where the building has been altered or does not fit with the character of the area (46%). The majority of resident respondents (85%) agreed that new development, including alterations and additions, should be designed to fit the existing character of the area.

Opinion on whether the HCA development guidelines should be merit based or prescriptive standard showed that 63% of resident respondents indicated a preference for the merit based approach and 37% preferred prescriptive standards. Resident respondents were supportive of the idea of including examples of architect designed sketches (84%) examples of concept plans for alterations / additions (83%), and guidance about improving the environmental performance of buildings (eg. solar power, rainwater tanks) (64%) in the development control plan chapter on HCAs.

**NOTE:** The exhibition of the draft report included another community survey conducted by Newcastle Voice. This survey was open between 1 February 2016 and 14 March 2016 and the results are provided at **Appendix A.**

## 6.12 Boundaries

A review of the boundaries of Newcastle East HCA was undertaken. Overall the boundaries are in appropriate positions to ensure that the heritage significance of the area is retained and conserved. The boundary also coincides with the Coal River State Heritage precinct.

The Newcastle East HCA boundary was assessed as appropriately positioned to ensure the conservation of the most significant parts of the Newcastle East area.

# CHAPTER SEVEN -

## PROPOSED HERITAGE CONSERVATION AREAS

## 7.1 Introduction

During the course of the review it became apparent that two small areas in close proximity to the Hamilton Business Centre Heritage Conservation Area and the Hamilton South Heritage Conservation Areas possessed a distinctive character and had potential heritage significance. Fieldwork was undertaken to examine the extent of contributory buildings and research into the history and heritage significance of these places was undertaken, in accordance with the guidelines for assessing heritage significance. The areas are discussed separately below.

## 7.2 Hamilton Residential Precinct Heritage Conservation Area

A relatively compact pocket of residential development located between Donald Street, Murray Street, Devon Street, Gordon Avenue and Tudor Street Hamilton was examined (**See Figure 7.2**). It was determined that as a representative example of residential development, this area, to the immediate east of the Hamilton Beaumont Street HCA is a highly intact residential area and strongly representative of the late 19th and early 20th century. An assessment of heritage significance was undertaken following the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result of the assessment, it is recommended that the area be protected through the mechanism of a statutory heritage conservation area, and referred to as the Hamilton Residential Precinct Heritage Conservation Area, in a future LEP amendment.

In addition to the proposed heritage conservation area, this review identified three potential heritage items - 18, 32 and 34 Gordon Avenue. These items were developed after the land releases in 1885 and 1886, and are excellent representative examples of Edwardian homes with high levels of intactness. These properties are assessed as having local heritage significance and should be considered for inclusion in Part 1, Schedule 5 of the NLEP 2012, as local heritage items.

## 7.3 History

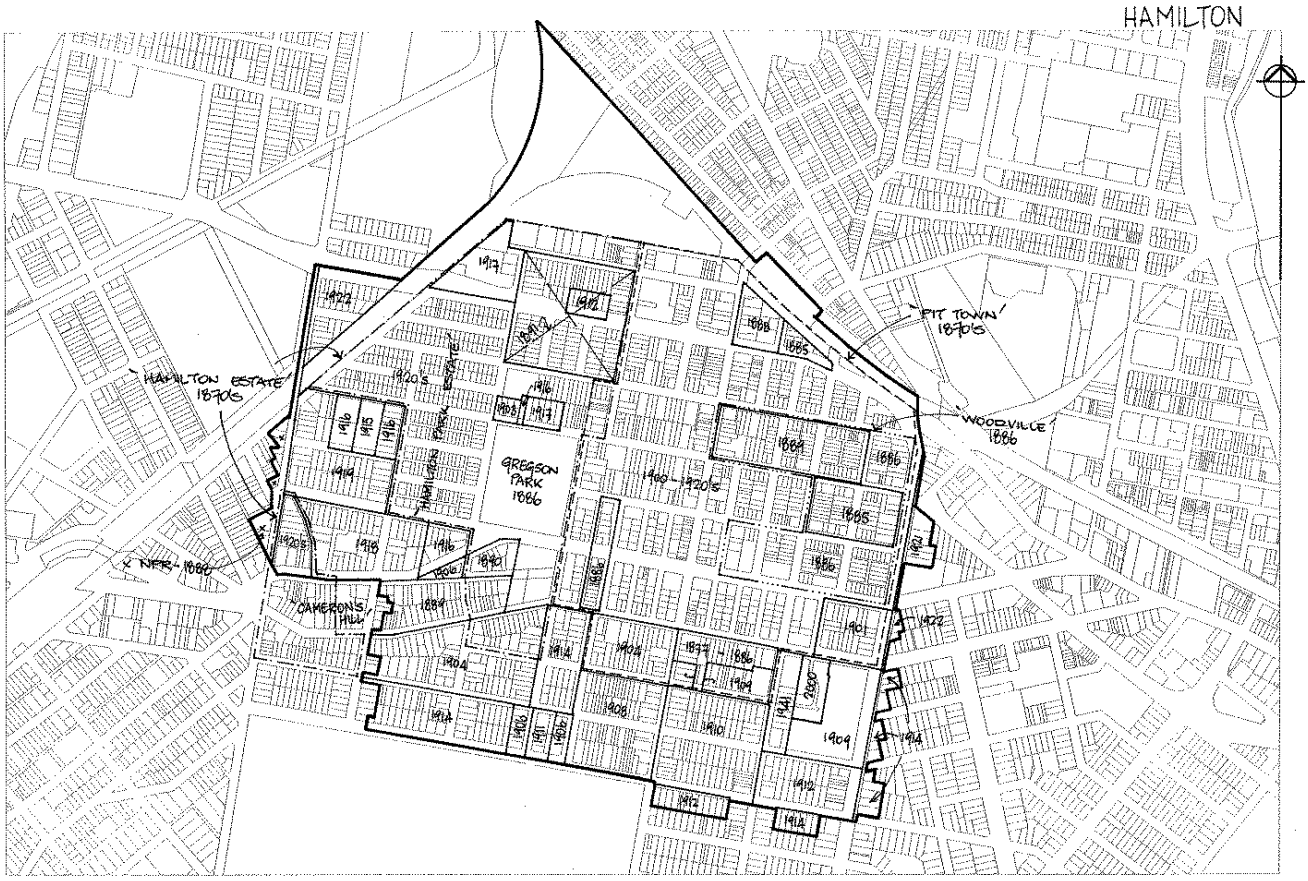



**Figure 7.1 - Subdivision history (Source: NCC GIS)**

## 7.4 Physical Description

The Hamilton Residential precinct HCA is a low scale, residential area typified by small lot housing of generally one and two storeys. The age of most of the building stock is late Victorian, Federation or Inter-war. In this sense, the character of the area and its streetscapes is representative of the late Victorian, Federation and pre-war periods of Australian urban development. These features include:

1. The style of housing – late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, and California and Spanish mission influences.
2. The large number of detached terrace houses, which is unusual for terrace housing, indicating that, although the terrace house was still a favoured building form, purchasers' were moving away from party walls in building construction, which was associated with workers' housing.
3. The predominant age of houses indicates a boom around 1897, when Hamilton railway station was completed. Coupled with this is the observation that streetscapes are generally comprised of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station,

suggesting the emergence of a commuter culture within Newcastle. The area was also well serviced by the abundant network of trams in the city.

4. The small lot layout reflects the residential market with the suburb being popular with miners and nearby waterside industries.
5. The general absence of space for vehicle accommodation is important evidence that the suburb was developed in an age prior to the advent and take up of the motor car.

Examples of the range of housing styles found in this precinct is provided in the following images.


2P


2P

## 7.5 Previous Heritage Studies

The heritage value of Hamilton residential precinct was recognised in the Newcastle City Wide Heritage Study of 1997. The heritage study recognized it as an area of historic character, based around a traditional village centre.

## 7.6 Assessment of Cultural Significance

The Hamilton residential precinct represents a pattern of urban settlement that is representative of the gradual urban infill of the Newcastle coal field as mining moved out to the Hunter valley from 1880s until the turn of the 20th century. The urban development in the suburb reflects the gradual release of land by the AA Company, with some houses built as early as 1870. Most of the suburb was released in 1885-1886, and 1900-1920. As such this area has the capacity to demonstrate aspects of the history of Newcastle associated with state historical themes. Cultural significance has been assessed using the NSW State Heritage Inventory criteria and inclusion and exclusion guidelines, as follows:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  The residential precinct referred to as the Hamilton Residential Precinct Heritage Conservation Area is important in the course of Newcastle's cultural history, as it demonstrates key aspects of the urban development of land formerly owned by the Australian Agricultural Company, from the

1870s until the 1900s. The Australian Agricultural Company, who donated the land in which the township would develop, were instrumental in the growth of the area, operating the coal mines and establishing a local settlement around the pits of the borehole seam. The company donated a large parcel of land on which to base the commercial part of Hamilton, as well as Gregson Park and the surrounding areas. As the coal reserves were exhausted the Company developed their redundant coal land for residential uses. More than any other suburb of Newcastle, Hamilton exemplifies the changes that were happening to the economy and social character of Newcastle at the end of the 19th century. Hamilton exemplifies the population growth that occurred as a result of coal mining, and the boom in the local economy. Between 1880 and 1890, the population increased from 2000 to over 5000. But by the late 1890s the main mine, the Borehole pit, was in decline resulting in its closure in 1901, and the position of the town as a mining village ended.

Hamilton's development between 1880 and 1900 reflects a period of intensive infrastructure investment by the state government, comprising the opening of the railway and train station in 1887. This attracted people to the suburb from the city centre and the style and age of much of the housing stocks reflects this period of growth and development.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  The Hamilton Residential precinct HCA has special associations with the Australian Agricultural Company, being part of their 2000 acre grant of land in inner Newcastle. The township developed around the lucrative borehole pit, and was named "Pit Town", with operations at the No 1 pit, No 2 pit, the Hamilton pit and the lucrative D pit on Cameron Hill, all of which were opened up in the late 1840s and 1850s. The enduring legacy of the AA Company is still reflected in the contemporary names of streets, including Lindsay, Denison, Cleary, Everton and Skelton Streets. The smaller lot layout of the present day residential area of Hamilton can be attributed to the manner in which the AA Company released land for sale, the main purchasers being miners and company employees, and also reflects an era of urban development before the widespread use of the motor car, with little provision made for car parking.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  The Hamilton Residential precinct HCA is important in demonstrating aesthetic characteristics that define the late Victorian and Federation periods in Australian urban development. These features include:

  1. The style of housing – late Victorian terraces and cottages, Federation cottages and bungalows in the popular styles of the time, Italianate, Queen Anne, Edwardian, California and Spanish mission influences.
  2. The large number of detached terrace houses, which is an irregular modification to the usual 'attached' form of terrace housing. This pattern provides evidence of a move away from the construction of terrace houses, to detached terrace housing. This indicates that although

the terrace house was still a favoured building form, party walls in building construction were not the favoured form of construction in this area.

3. The predominant age of houses indicates a boom around 1897, when Hamilton railway station was completed. Related to this is that streetscapes are generally comprised of small lot housing, with a traditional street grid nestled adjacent to Hamilton railway station, suggesting the emergence of a commuter culture within Newcastle. The area was also well serviced by the abundant network of trams in the city.
4. The small lot layout also reflects the demography of the real estate market with the suburb being popular with miners and waterside workers.
5. The general absence of space for vehicle accommodation is important evidence that the suburb was developed in an age prior to the widespread use of the motor vehicle.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places, or*
  - *cultural or natural environments.*

  The area does not demonstrate this criterion to any notable degree.

## 7.7 Comparative Assessment

Fieldwork undertaken for this review has found that there is very little contemporary development in this precinct, and it is considered highly intact on a comparative level. In relative terms, this area is more intact than the nearby Hamilton Business Centre HCA, and is locally rare for its number of intact two-storey free standing terrace houses and a range of distinctive houses of the late Victorian and Edwardian periods.

## 7.8 Desired Future Character Statement

This review has gathered information about the elements of heritage value in this precinct, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, a statement of desired future character has been prepared. If the area is subject to the regulation of a heritage conservation area, the following statement of desired future character would apply:

> *The character of the proposed Hamilton residential Heritage conservation area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Hamilton residential precinct will be preserved and maintained through the retention of contributory buildings, street trees and elements of visual interest and heritage significance. Elements that are to be preserved include:*
>
> - *The range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
> - *Street furniture such as sandstone kerbing and guttering, and other features of historical interest.*
> - *The urban form which reflects a regular pattern of subdivision and development that dates from the 1890s to the 1930s, and building stock from this period.*
> - *Prevailing absence of garages and on-site car parking accommodation*
> - *Sandstone kerb and gutters and traditional road layout*
> - *Items of heritage significance individually listed as heritage items in Schedule 5 of the Newcastle LEP.*

## 7.9 Contributory Buildings

Fieldwork was undertaken in early 2015 to establish the overall level of intactness of this area. The location of contributory buildings has been mapped, see **Figure 7.2**.

Contributory buildings may be defined as those buildings that are part of the original building stock, or have historic or aesthetic significance, or make a positive contribution to the streetscape. Generally buildings in this category had not been heavily altered or where alterations were evident these were of a scale or style that retained the character of the building. Removal of contributory buildings is detrimental to the heritage conservation area because these elements establish the prevailing character and reinforce its sense of place. On the other hand, demolition of and alterations to non-contributory buildings is encouraged if the replacement design is more in character with the streetscape. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted.

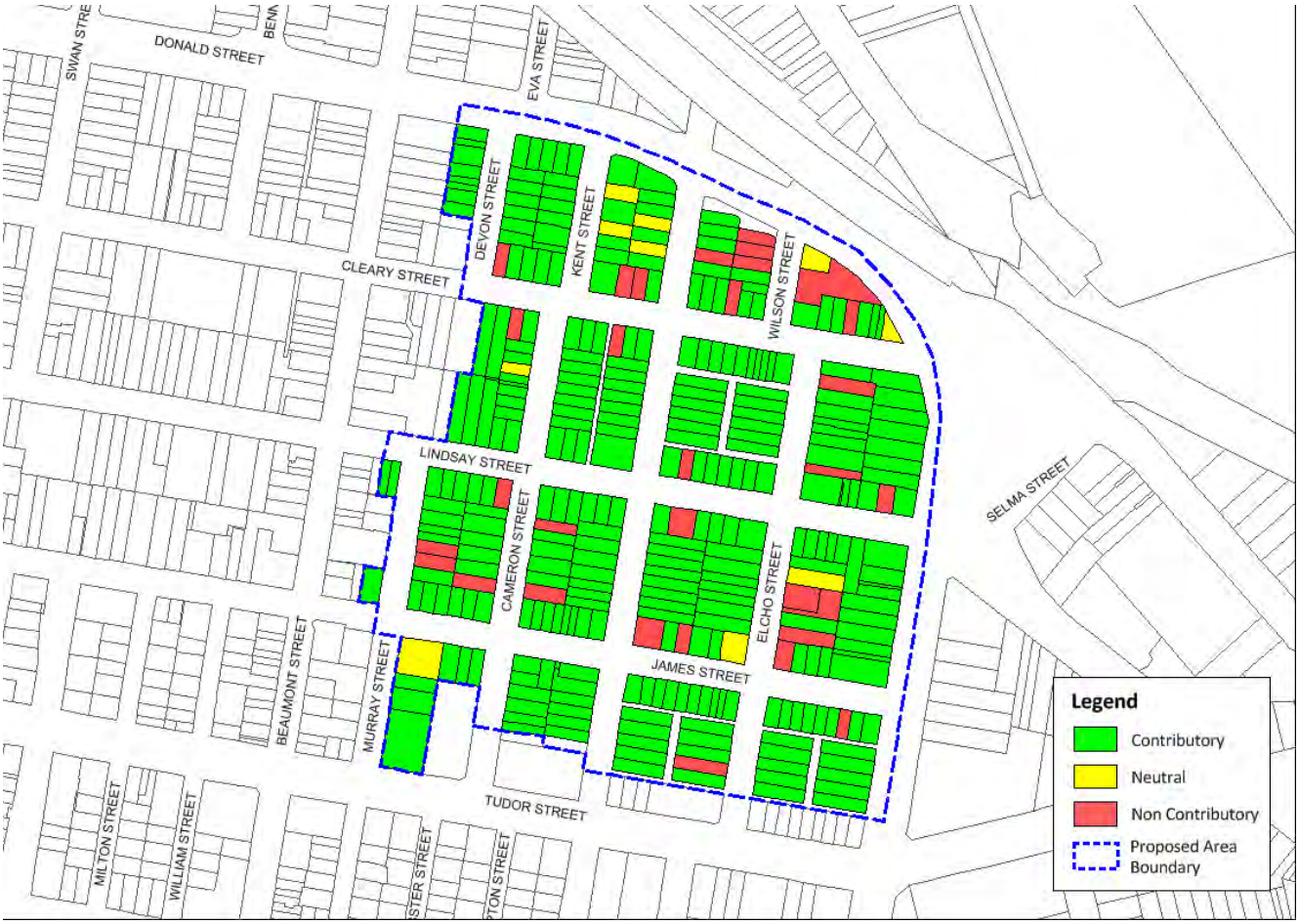



**Figure 7.2 - Proposed Hamilton Residential Heritage Conservation Area - Contributory buildings map (Source: NCC GIS 18 August 2015)**

The following images are intended to provide guidance on the three categories of contribution, starting with contributory buildings, neutral and ending with the category of non-contributory building. Finally a map of the area is provided which identifies, by colour, the category of each building within the heritage conservation area.

| | |
|---|---|
| Contributory |  |

| | |
|---|---|
| Contributory |  |
| Neutral |  |
| Neutral |  |

| | |
|---|---|
| Non Contributory[21] |  |
| Non Contributory |  |
| Non Contributory |  |

[21] Non-contributory buildings are only deemed non-contributory in the context of the character of a HCA. The authors are not seeking to disparage such buildings and no offence should be taken.

## 7.10 Proposed The Junction Federation Cottages Heritage Conservation Area

A section of Glebe Road in The Junction business area was examined. The area contains a highly intact group of Federation period dwellings, at street addresses 55 and 75 Glebe Road. See **Figure 7.4**.

The heritage investigation has now been undertaken by council staff and it is recommended that a Heritage Conservation Area be proposed in recognition of the heritage significance of this group of Federation era cottages. It is proposed that this area is called the “Glebe Road Federation cottages Heritage Conservation Area”. It is suggested that locality specific development controls are devised to retain the single storey scale of the group, including prescribing stringent envelope and heights controls imposed by the LEP. An amendment to the heritage schedule should be undertaken as this will create the necessary statutory controls to preserve the group.

The zoning on the north side of Glebe Road is B2 Local Centre, recognizing the commercial and shopping function. The south side of Glebe Road is zoned R3 Medium Density. It is acknowledged that the difference in zoning recognises a distinct change in the character from one side of Glebe Road to the other, from commercial to residential. The road is the boundary.

## 7.11 History

The cottages were constructed in rapid succession following the release of the land for residential development by the Australian Agricultural Company, in 1908. As a result, the cottages share similar characteristics and represent Federation style housing. The cottages are in fact at the southern-most edge of the AA Company's estate, so their release was coincident with the releases of other parts of the AA Company's land holding, including sections of Gordon Avenue north in Hamilton. Glebe Road itself is an important marker of the physical boundary of the AA Company’s land holding, and the large Merewether Estate to the south.

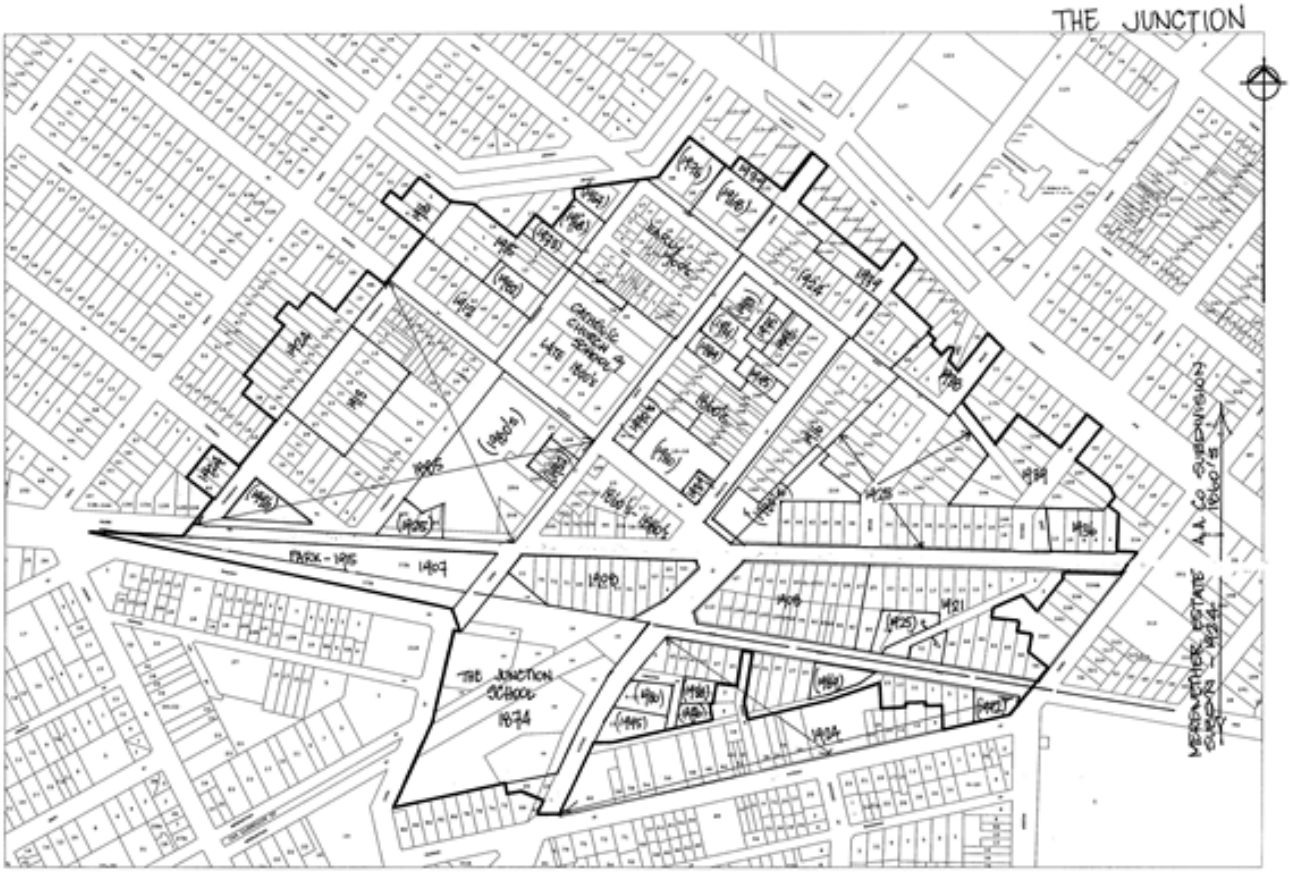



**Figure 7.3 - Subdivision history - The Junction (Source: NCC GIS)**

## 7.12 Physical Description

The character of the south side of Glebe Road is defined by single storey detached weatherboard dwellings set close to Glebe Road, and set off side boundaries. It is noted that none have attached or built in garage structures with their associated garage doors facing the street. Access for vehicles is provided at the side of the dwelling and provision for parking occurs at the side or at the rear. The lack of obvious garaging is considered a distinctive feature of the group, and is evidence of the age of the dwellings. The uniformity of the group in terms of age, height, setbacks and materials contributes to defining the character.

The fieldwork confirms that most of the houses in the group have undergone renovation and restoration that retains and enhances the intact one storey weatherboard with hipped and gabled roof character.

## 7.13 Previous Heritage Studies

In 2004, Hunter History Consultants Pty Ltd did a brief historical analysis of the group in 2004 to accompany a development proposal[22]. This history has been used as the basis of this assessment of cultural significance.

In 2005, the Land and Environment Court handed down a judgment that supported refusal of a development application for demolition of a dwelling. The reason was partly attributed to the observation that the area had potential heritage significance as a group of intact Federation houses. In refusing the appeal, the judgement concluded:

> *"There is real evidence that there is heritage significance in the streetscape, and cultural significance in the early origins of the subdivision, and the row of houses, and there is particular reference to the cultural significance of the existing house on No. 55 Glebe Road. The council is in the process of examining that."*

The court also found that because the houses are relatively intact they could be considered fine representative examples of the era of construction - ie. between 1909 and 1915. The court noted:

> "*The reasons the streetscape is valuable also relates to heritage matters the respondent said. In this aspect:*
>
> *(1) The land on which the row of houses stand was the first residential subdivision by the pioneering AA Company at The Junction.*
>
> *(2) The consistency, aesthetic form, scale, detail, alignment and remnant external finishes of the row of houses are intact and demonstrate the early Federation cottage form of detached working persons' houses. Each house in the row had contributory significance for the whole row."*

The court also noted that one of the dwellings, No 55 Glebe Road, was shown to have important historical associations with RJ Kilgour, a past mayor of Merewether, and whose son was the first to enlist locally in 1915 for the First World War. The judgement states "…*there is a strong association with a prominent person of the locality and WWI. There was cultural heritage value in the existing house itself*".

## 7.14 Assessment of Cultural Significance

This review has taken these principles further and applied an assessment of cultural significance based on the NSW State heritage inventory criteria. As a result of this, it is recommended that a formalised heritage conservation area be made in Schedule 5 of the Newcastle LEP. This recommendation should be reported to council after July 2015, and based on the boundaries as shown in **Figure 7.4** below.

[22] Hunter History Consultants Pty Ltd for Jackson Teece Architects, October 2004

Cultural significance has been assessed using the NSW State Heritage Inventory criteria and inclusion and exclusion guidelines, as follows:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history:*

  The proposed Glebe Road Federation Cottages Heritage Conservation Area is important in the course of Newcastle's cultural history, as it demonstrates key aspects of the urban development of the city of Newcastle, including the gradual urban infill of land held by coal companies, including in this case, land owned by the Australian Agricultural Company. Released by the Australian Agricultural Company for auction in 1909, the group is important in the course of The Junction's cultural history as it represents the transition of this area from undeveloped mining land at the southern extremity of the AA Company's estate, to a residential area dating from the turn of the 20th century.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history:*

  The house at 55 Glebe Road has associative significance with a prominent individual, being the home of RJ Kilgour who was one of the first mayors of the amalgamated City of Greater Newcastle. The group of houses itself has associational significance with the Australian Agricultural Company, and the south east boundary line abuts the easement of the former Burwood Coal and Copper Company railway line, which was the Merewether estate's coal haulage line.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW:*

  The proposed Glebe Road Federation Cottages Heritage Conservation Area is important in demonstrating aesthetic characteristics that define the Federation period and the style of housing of that period. These features include:

  1. Detached Federation cottages, with a detached single storey weatherboard cottage flanked by a driveway to one side, consistent 4 metre front setback and rear garden zones.
  2. The consistency in the scale, form, massing, style, and construction of houses and allotment layout. This is aesthetically significant while also being representative of residential construction across Newcastle up until 1915 when the last house was built.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history:*

  The area does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's:*
  - *cultural or natural places, or*
  - *cultural or natural environments.*

The proposed Glebe Road Federation Cottages Heritage Conservation Area is important at the local level in demonstrating the principal characteristics of the Federation period and the nature of residential building construction in Newcastle between 1909 and 1915. The narrow window of time in which the precinct developed is significant in providing evidence of the key features of the Federation period including construction and building technologies, fashions and key elements of the Federation style, including the single storey scale of these modest dwellings, a symmetrical street frontage, open verandah, pyramidal roof form, hip and gable roofs, bearer and joist construction with lightweight cladding material (weatherboard), and the absence of garaging.

## 7.15 Desired Future Character Statement

This review has gathered information about the elements of heritage value in the Glebe road precinct, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, a statement of desired future character has been prepared. If the area is subject to the regulation of a heritage conservation area, the following statement of desired future character would apply:

> *The character of the proposed The Junction Federation cottages Heritage conservation area is made up of the single storey Federation cottages that were built between 1909-1920. The homogenous character of this precinct will be preserved and maintained through the retention of all contributory buildings, elements of visual interest and heritage significance. Elements that are to be preserved include:*
>
> - *The building group at 55 to 75 Glebe Road, The Junction, is a fine representative example of a group of intact Federation era cottages which have high contributory value to the streetscape.*
> - *The urban form which reflects a regular pattern of subdivision and development that dates from the 1900-1920.*
> - *Side driveways with access to garages and on-site car parking accommodation at the rear of the house group.*
> - *Items of heritage significance recommended for individual listing as heritage items in Schedule 5 of the Newcastle LEP.*

## 7.16 Contributory Buildings

Fieldwork was undertaken in 2015 to establish the overall level of intactness of this area. The location of contributory buildings has been mapped, see **Figure 7.4**.

Contributory buildings may be defined as those buildings that are part of the original building stock, or have historic or aesthetic significance, or make a positive contribution to the streetscape. Generally buildings in this category had not been heavily altered or where alterations were evident these were of a scale or style that retained the character of the building. Removal of contributory buildings is detrimental to the heritage conservation area because these elements establish the prevailing character and reinforce its sense of place. On the other hand, demolition of and alterations to non-contributory buildings is encouraged if the replacement design is more in character with the streetscape. The contribution of any particular building to streetscape, character or heritage significance will guide the approach to development and assist in determining the degree of change that will be permitted.


**Figure 7.4 - Proposed Glebe Road Heritage Conservation Area - contributory buildings map (Source: NCC GIS 18 August 2015)**

Selected images of these houses are provided below:



## 7.17 Development standards and controls

The land to be incorporated into the proposed "The Junction HCA" currently has a maximum building height of 10m and an FSR of 0.9, which is inconsistent with the current built form on the land and would conflict with the conservation objectives that this review proposes.

Council does not currently apply numeric building height or FSR controls to its HCAs given these controls do not adequately dictate the desired building envelope outcomes, nor would they necessarily result in a built form that respects the character and significance of the existing building stock. Hence, it is recommended that consideration should be given to amending the LEP height of building and FSR maps to remove such controls from the subject land.

Detailed design guidelines should also be developed and included in the Heritage Technical Manual to ensure the heritage significance and character of this area is protected.

## 7.18 Community Survey 1 February 2016 - 14 March 2016

The results of the community survey are at **Appendix A**. The results of the questions posed to the community in the survey are summarised below:

***Issue 1: The proposed Hamilton residential area should be included in the Newcastle LEP as a Heritage Conservation Area***

62% of this group were in support with this proposal, while 31% indicated disagreement.

***Issue 2: The heritage significance of properties at 32, 34 & 18 Gordon Avenue Hamilton should be assessed to determine if they should be listed as heritage items in the Newcastle LEP***

62% agreed this this proposal (agree or strongly agree), while 17% disagreed with it. A further 17% were neutral towards this proposed changed and 3% were unsure/ not applicable.

***Issue 3: A new heritage conservation area should be established to include all of the properties 55 to 75 Glebe Road, The Junction***

The majority (14 of 17 people) were in agreement with this proposed change.

***Issue 4: A locality specific set of development guidelines should be prepared to protect the single storey character of the potential new Glebe Road The Junction HCA***

The majority (14 of 17 people) were in agreement with this proposed change.

Accordingly, this report recommends that Council proceed with the next stage to make these two areas heritage conservation areas, and to proceed with the listing of the houses at 18, 32 and 34 Gordon Avenue Hamilton. It is noted also that there is an existing heritage item at 36 Gordon Avenue Hamilton.

# CHAPTER EIGHT -

## PLANNING FRAMEWORK

## 8.1 Introduction

This chapter sets out the planning context in which Council regulates and manages the heritage conservation areas listed in the Newcastle LEP 2012.

In New South Wales, the responsibility for managing heritage is split between the State and Local Governments. The NSW Heritage Council, assisted by the NSW Office of Environment and Heritage, has responsibility for items of State heritage significance listed on the State Heritage Register and for relics of State and Local significance. Local Government has responsibility for local heritage, through Local Environmental Plans and Development Control Plans.

The State Heritage Register lists items and areas that have significance to the people of New South Wales, while nationally significant places are listed on the National Heritage List administered by the Commonwealth Department of Environment, Water, Sustainability Population, and Communities.

The three legal instruments that regulate cultural heritage in New South Wales are:

1. *NSW Heritage Act* 1977
2. *Environmental Planning and Assessment Act,* 1979
3. *NSW National Parks and Wildlife Act* 1974.

Identifying and listing items and places of heritage significance are the first steps in protecting and managing those places deemed to be of heritage significance. Listing heritage places on statutory heritage registers provides a legal framework for managing the approval of major changes so that heritage significance is retained and not diminished.

The legal framework in which Council's heritage listings are made is through the Environmental Planning and Assessment Act 1979 which enables the listing of heritage items and places through the local environmental plan (LEP) and the provisions for regulating heritage that are contained in the standard instrument LEP. This is the mechanism in which heritage items, heritage conservation areas and archaeological sites are recognised and managed.

## 8.2 Local Environmental Plan

The standard instrument provisions contained in the Newcastle Local Environmental 2012 (LEP) establish the consent requirements for development in heritage conservation areas and provide the assessment framework for Council to follow when assessing a development application within a HCA.

The provisions at Part 5 of the LEP set out the matters that Council must consider in its assessment of a development application within a heritage conservation area. Generally, the majority of development activities within HCAs will need the consent of Council, with the exception of some types of exempt development.

Under Part 5.10 of the Newcastle LEP 2012, Council must assess the impact of a proposed development on the heritage significance of the heritage conservation area concerned. Most types of development in a heritage conservation area, unless exempt, will require development consent via a development application or complying development certificate. An applicant must demonstrate that there is no heritage impact or that it is minimal and measures to manage impacts are in place.

The heritage clauses at Part 5 of the NLEP are mandatory clauses set by the NSW Department of Planning and Environment. Council has no discretion to alter or amend these provisions. The LEP is however supported by the Newcastle DCP, to clarify and provide direction on the types of alterations permissible in a heritage conservation area. This is further explained below.

Heritage Conservation Areas are listed in Schedule 5 of the LEP. Any changes to boundaries, the removal of a heritage conservation area or creating HCA or heritage item requires an amendment to the LEP.

## 8.3 Development Control Plan

A development control plan is a guideline document that supports the LEP with more detailed planning and design guidelines. The *Newcastle Development Control Plan 2012* contains controls for heritage conservation areas in Section 5.07, and brings together separate DCP chapters including DCP 44 (The Hill, Cooks Hill and Newcastle East), DCP 57 (part of The Hill), and DCP 58 (Hamilton South Garden Suburb) into the one section.

The DCP enables merit assessment of development applications because it contains relevant aims, objectives and controls on future development. The Council can implement the DCP in a discretionary capacity, and in this way, flexibility in the controls supports design without prescribing the means of achieving it. Applicants can demonstrate that the objectives for the area have been met but can decide on the design options in meeting these objectives. In this sense, the DCP is a non-restrictive planning tool. This approach takes into account the principle that there is no one-size-fits-all that will be suitable within the heritage conservation area, that technology and fashions change and therefore provided that the objectives are met Council does not prescribe the actual means of achieving it.

This review has found that minor changes could be made to the DCP to strengthen it. Firstly, the Statement of Desired Future Character introduced throughout this review for each of the HCAs should be included in the DCP. Secondly, Section 5.07 should be moved to the locality specific provisions in Section 6, so that the relationship between desired future character and development outcomes is better emphasised. Section 5.07 is currently included in Section 5 of the DCP which focusses on environmental protection provisions.

The DCP is supported by the Heritage Technical Manual, effectively an instruction manual for development in heritage areas containing detailed design guidelines. During the early stages of this review, an architect was engaged to prepare design concepts for the Cooks Hill Heritage Conservation Area. A package of design concepts was prepared for each building type including terrace houses, bungalows and cottages. A package was prepared and workshopped with an industry liaison group who provided feedback to refine the designs. As a result of this work, the Heritage Technical Manual was amended and 3D design concepts modelling height, bulk, scale and siting were introduced into the Manual. These design concepts illustrate a range of best practice options for changing buildings in the Cooks Hill HCA.

These designs should now be applied to the Newcastle East and the Hill Heritage Conservation Areas. They should not be applied to the Hamilton South Garden Suburb HCA as further detailed guidelines will need to be prepared specifically to retain the single storey bungalow character of the Garden Suburb HCA. The two proposed HCAs identified in Chapter 7 of this report will also need development guidelines similar to the Hamilton South Garden Suburb HCA, as the building typologies and character are similar.

## 8.4 Land Use Zones

Zoning is the division of land into categories. The categories determine the types of activities and development allowed in the area they cover. Zoning is guided by the standard instrument provisions in the LEP, and is identified in maps and relevant land use tables.

The standard Instrument LEP contains 34 zoning categories including various residential zones. For each zone it identifies certain mandatory objectives and mandatory land uses that are *permitted with consent* or permitted without consent. It also includes a range of land uses which are prohibited in each zone.

During the course of this review, Council adopted a Local Planning Strategy[23] to guide future land use and development for the Newcastle LGA. Two of the relevant strategic directions are:

> *Ensure development controls and zoning protect the heritage significance of items and conservation areas*.
> *Evaluate the extent of R3 Medium Density zone within heritage conservation areas where identified desired character is inconsistent with zone directions.*

It was not within the scope of this review to examine land use zones. This work will be undertaken in a future review.

[23] The Local Planning Strategy was adopted on 28 July 2015.

# CHAPTER NINE -

# FINAL RECOMMENDATIONS

## 9.1 Introduction

The final recommendations made in this report are a result of the analysis of the submissions made by the community, agencies, and the survey results conducted by Newcastle Voice, during the exhibition period (1 February - 14 March 2016).

The final recommendations for managing the Heritage Conservation Areas, are as follows:

1. Cooks Hill - it is recommended that the east boundary is extended to include the lower portion of Kitchener and Anzac Parades, and reduced at Darby Street to exclude the section of Darby Street as identified in the report.
2. Hamilton South 'Garden Suburb' - it is recommended that the north boundary of the HCA is extended to include the north side of Denison Street and Ada Street. It is recommended that the Glebe Road boundary proposal (to exclude a small section), does not proceed.
3. The Hill - It is recommended that the boundary adjustment to include High Street, and parts of Anzac and Kitchener Parades, proceed as recommended in the report. The city block between King, Church, Bolton and Newcomen be further investigated for possible excision from The Hill HCA as part of a future review of the City Centre HCA.
4. Hamilton Business Area Heritage Conservation Area - it is recommended that the removal of the Hamilton Business Area Heritage Conservation Area not proceed. It is not recommended that the sandstone kerb and gutters not be heritage listed at this time.
5. Proposed Heritage Conservation Areas for Glebe Road Federation cottages and Hamilton Residential - it is recommended that the proposed making of two additional heritage conservation areas proceed.
6. Newcastle DCP amendments - It is recommended that the DCP is amended to include the statements of desired future character and revised statements of heritage significance as contained in the report.
7. Heritage Technical Manual - It is recommended that the Technical Manual is updated to include the contributory maps. It is also recommended that the Cooks Hill design guideline also apply to the Hill, Newcastle East and the proposed Hamilton Residential heritage conservation area.
8. Potential heritage items - Parkway Avenue as a landscape heritage item and 18, 32 and 34 Gordon Avenue Hamilton - it is recommended that the proposed heritage listing of these four items proceed. Parkway Avenue is to include the entire length from its commencement at Tudor Street through its terminus at Memorial Drive Bar Beach.
9. New design guidelines - it is recommended that locality specific design guidelines be prepared for Hamilton South Garden Suburb, and Glebe Road cottage heritage conservation area respectively. These are to be included in the technical manual.
10. It is recommended that DCP section for HCAs be moved from Environmental Controls to Locality Specific controls.
11. It was not within the scope of this review to examine land use zones. However, it is recommended that the zoning in all HCAs be examined at a future date.

# CHAPTER TEN -

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# APPENDIX A -

## NEWCASTLE VOICE COMMUNITY SURVEY

## 1 February 2016 - 14 March 2016


# Heritage Conservation Area

Public Exhibition results

March 2016

www.newcastle.nsw.gov.au

The City of Newcastle

Newcastle VOICE

**March 2016**
**Prepared by**: Corporate Services, Newcastle City Council
**Enquiries:** engage@ncc.nsw.gov.au or phone 4974 2238

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# Executive Summary

The exhibition looked into the following Heritage Conservation Areas(HCA); Cooks Hill, Hamilton South Garden Suburb, Hamilton Business Centre, The Hill, Proposed Hamilton resident area, Proposed Glebe Road cottages and Newcastle East. Participants were asked to provide feedback on the HCA proposals.

- The survey received a total of 195 people participants.
- 3x information sessions received 108 attendees in total.

**Cooks Hill**

- A total of 35 people made comment on the proposals for Cooks Hill.
- Majority of participants in survey were property owners and residents.
- 72% agreed that The Cooks Hill HCA should be extended to include portions of Anzac and Kitchener Parades.
- 46% agreed that Darby Street, between Parry and Tooke Street, should be removed from the heritage conservation area.

**Hamilton South Garden Suburb**

- A total of 132 people made comment on the proposals for Hamilton South Garden Suburb.
- Majority of participants in survey were property owners and residents.
- 48% did not support the proposal to remove part of Glebe Road from the boundary of Hamilton South Garden Suburb HCA.
- 72% agreed with the inclusion of a part of Denison Street and Ada Street in Hamilton East in the Hamilton South Garden Suburb.
- 83% agreed that Parkway Avenue should be included as a landscape heritage item in Schedule 5 of the Newcastle LEP.
- 66% agreed that specific guidelines for alterations and additions to be prepared and included in the Heritage Technical Manual.

**Hamilton Business Centre Heritage Conservation Area**

- Just 12 people made comment on the proposed changes to the Hamilton Business Centre HCA.
- Majority of participants were many those with interest in the area.
- Seven out of 12 participants disagreed that Hamilton Beaumont Street should be -delisted as a HCA.
- Six out of 12 agreed that the sandstone kerb and gutters in Beaumont Street should be heritage listed.

**The Hill**

- A total of 27 people made comment on the proposals for The Hill HCA.
- 67% of participants were owners and residents.
- 63% agreed with the proposal to extend the boundary of The Hill HCA to include parts of Kitchener Parade, Anzac, Bingle and High Streets.

**Proposed Hamilton Residential Area**

- A total of 29 people made comment on the proposals for Hamilton Residential HCA.
- 59% of participants were owners and residents.
- 62% agreed with the proposal for Hamilton residential area to be included in the Newcastle LEP as a Heritage Conservation Area.
- 62% agreed that the heritage significance of properties at 32, 34 and 18 Gordon Avenue Hamilton should be assessed to determine if they should be listed as heritage items in the Newcastle LEP.

**Proposed Glebe Road - The Junction cottages**

- Just 17 people made comment on the proposed changes to the Glebe Road - The Junction cottages.
- Majority of participants were many those with interest in the area.
- 14 out of 17 agreed with the proposal for a new heritage conservation area to be established to include all of the properties 55 to 75 Glebe Road, The Junction.
- 14 out of 17 agreed with the proposal for a locality specific set of development guidelines to be prepared to protect the single storey character of the potential new HCA.

**Newcastle East**

- Just 17 people made comment on the proposed changes to the Newcastle East HCA.
- Comments were received about recommendation to update the Heritage Technical Manual to revise statement of significance and new contributory buildings map.

**All areas**

Zoning was not within the scope of this review, however Council recognises the need to analyse the zones in HCAs.

- 60% of participants agreed that Council should examine the applicable land use zones and zone objectives in each HCA.
- 58% agreed that analysis of the zones should be high priority.

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# Introduction

In 2014, a process was begun to review all of the Heritage Conservation Areas (HCAs) within the Newcastle Local Government Area, including Cooks Hill, Hamilton South 'Garden Suburb', The Hill, Newcastle East and the Newcastle City Centre HCAs.

As part of the initial review, it was deemed as crucial that local community members should be consulted through information sessions and a survey. The objectives of these HCA review and consultation processes are to:

- ensure that as the city moves towards 2030, an attractive and distinctive built environment, focussed around people reinforces Newcastle's unique sense of identity and built environment and is aligned with objective 5.1 of the 2030 Newcastle Community Strategic Plan.
- produce development controls that are consistent with the principles of the Newcastle Heritage Policy, are easy to use and are unambiguous.
- produce development controls that are supported by a clear character statement that shapes the desired future character of each area.
- ensure that Council's role in regulating development in heritage areas is supported by a framework of heritage planning best practice, as defined by the NSW Heritage Council.
- incorporate input from property owners, residents and industry stakeholders on how the development controls can be better structured and designed.
- The data captured was considered in the re-formulation of the statement of significance and desired future character statements. Elements addressed were considered and were applicable incorporated into the Development Control Plan (DCP). The results from study were reported to Council as part of the HCA review as background data.

## Objectives

The Heritage Conservation Area review report (draft) examines the heritage significance, character, boundaries and planning context of five heritage conservation areas (HCAs). It includes the results of community surveys of residents in four of the HCAs, which occurred in 2014 and 2015.

The draft document presents a range of findings that may or may not result in future changes to the LEP.

Should changes to the LEP occur at a future time, there may be impacts on the residents in these areas. Feedback on the findings of the HCA report is required in order to create a priority action plan and finalise the report for adoption by Council.

On 24 November 2015, Council resolved:

- to place the draft Review of Heritage Conservation Areas Report on public exhibition for six weeks
- Commence community consultation process with residents to notify residents about the content and recommendations in the report and receive a report back with the outcomes.

Public Exhibition objectives:

- build community awareness of exhibition period for draft Review of HCA
- awareness that feedback on the draft is invited and will help to prioritise actions for future heritage management and direction
- provide opportunities for feedback on the draft report
- gain an understanding for the levels of support for new areas of Heritage Conservation Areas and the expanded HCAs
- focus on feedback from property owners

## Engagement framework

Community participation refers to the degree to which the community is involved in planning and decision making. Council recognises and abides by best practice principles developed by the International Association for Public Participation (IAP2). The IAP2 Public Participation Spectrum, outlined in figure 1, is a useful tool to help identify and select the appropriate level of public participation, from informing the community through to empowering the community to make decisions that will be implemented by Council. This study falls under INFORM and CONSULT in the IAP2's Public Participation Spectrum.

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IAP2's Public Participation Spectrum

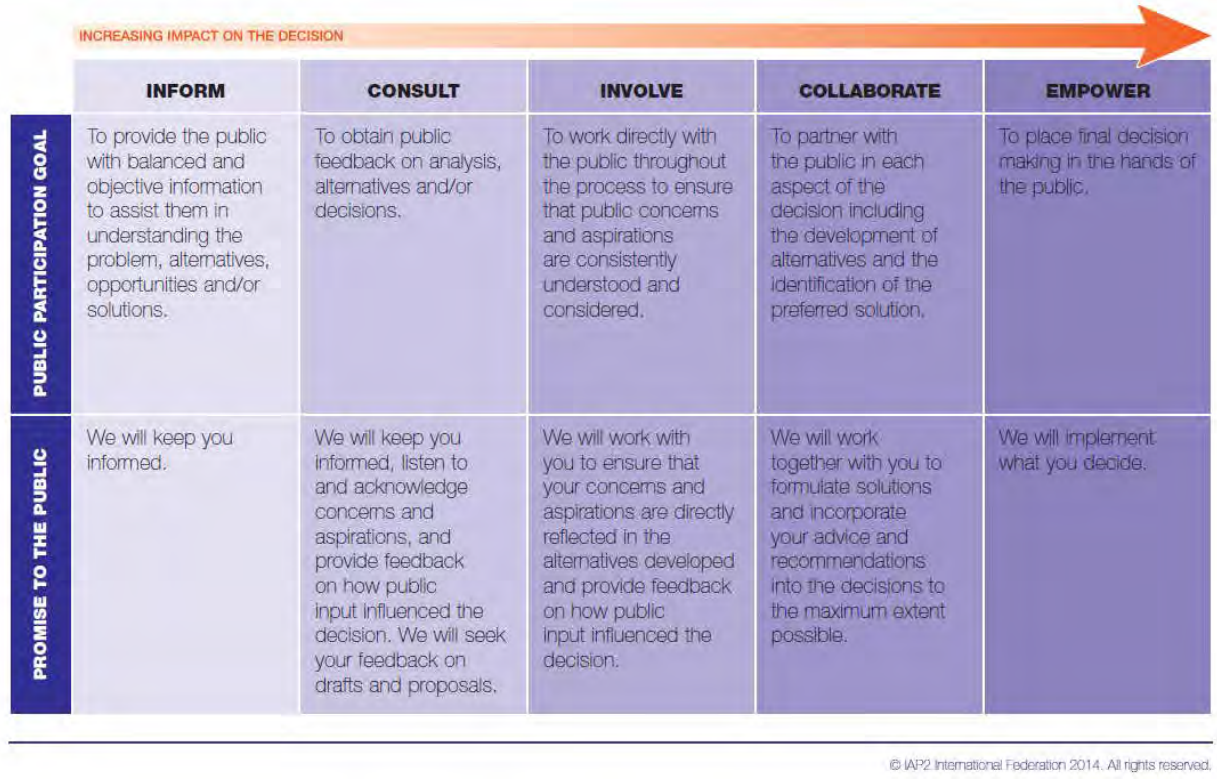


Figure 1 IAP2's Public Participation Spectrum

# Methodology

The HCA survey was open from 1 February 2016 and 14 March 2016.

Survey was promoted through Information Sessions, Council's website, Facebook, Media release, Newcastle Voice newsletter, and direct email to those that had participated in previous surveys. In addition to this, 4972 brochures promoting the survey were mailed to affected property owners.

Three information sessions were held during the exhibition period;

- Monday 8 February 2016 6-7pm Glebe Road Uniting Church Merewether - Church hall (good disability access)
- Tuesday 9 February 2016 - 6-7pm The “Yoga” Room, 21 Gordon Ave Hamilton (U3A building) (no disability access)
- Wednesday 10 February - 6-7pm The Benson Library - Newcastle East Public School (good disability access)

Information sessions were facilitated by Council's community engagement officer and a presentation was undertaken by Council's heritage strategist. Notes taken at session are included in Appendix III.

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## Data Collection

Formal written submissions were collected by Strategic Planning. The Newcastle Voice survey was a structured questionnaire with a total of 12 questions about the proposed changes. A copy of the survey is included in Appendix I.

## Data handling

All data was analysed by NCC Community Engagement staff using Sparq panel management and survey software.

## Respondents

A total of 195 people participated in the survey.

Participants were invited to provide feedback on proposals across a number of areas. Each participant could nominate any number of areas of interest to them. Figure 2 below shows the number of participants providing comment on proposals in each area.

**Figure 2: Participation by area**

| Area of interest | Number of people commenting | % of participants |
|---|---|---|
| Cooks Hill | 35 | 18% |
| Hamilton South Garden Suburb | 132 | 68% |
| Hamilton Business Centre | 12 | 6% |
| The Hill | 27 | 14% |
| Proposed Hamilton resident area | 29 | 15% |
| Proposed Glebe Road cottages | 17 | 9% |
| Newcastle East | 17 | 9% |

The majority of participants made comment on one area only (83%); however, almost 1 in 10 (9%) made comment on two areas and some made comment on a total of 3, 4, 6 or 7 areas, as shown in Figure 3.

Figure 3: Percentage providing feedback on one or more areas

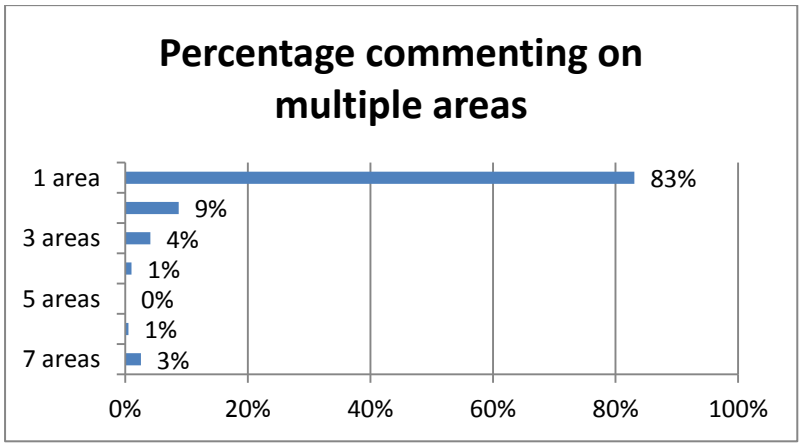


Figure 4 below shows the overlap in areas being commented on:

Figure 4: Participation by area

| | Cooks Hill | Hamilton South Garden Suburb | Hamilton BC | The Hill | Prop. Hamilton residential | Prop. Glebe Rd cottages | Newcastle East |
|---|---|---|---|---|---|---|---|
| TOTAL | 35 | 132 | 12 | 27 | 29 | 17 | 17 |
| Cooks Hill | - | 11 | 8 | 10 | 8 | 12 | 10 |
| HSGS | 11 | - | 8 | 7 | 9 | 11 | 5 |
| HBC | 8 | 8 | - | 6 | 9 | 6 | 7 |
| The Hill | 10 | 7 | 6 | - | 6 | 9 | 11 |
| Prop. HRA | 8 | 9 | 9 | 6 | - | 7 | 6 |
| Prop. GRC | 12 | 11 | 6 | 9 | 7 | - | 7 |
| NE | 10 | 6 | 7 | 11 | 6 | 7 | - |

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# Survey Findings

## Cooks Hill

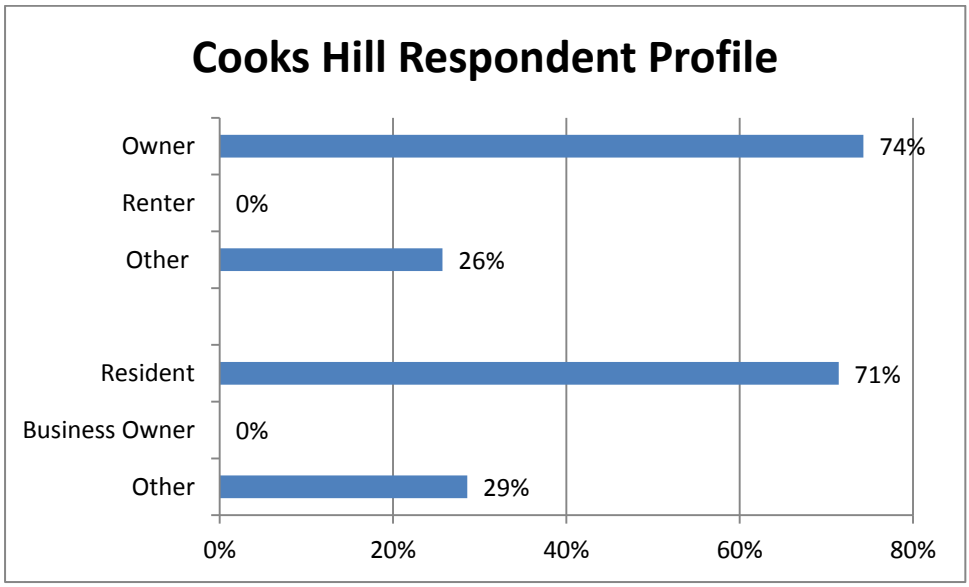
### Profile

A total of 35 people made comment on the proposals for Cooks Hill. This is a small sample size so care should be taken when reviewing the data for this group.

Of those responding to plans for the Cooks Hill area, the majority (74%) were Owners, none were Renters (0%); and the remainder were 'Others'. 'Others' included an LGA ratepayer, a Parkway Avenue resident, a 'user', someone interested in the area, someone with housing provided and 3 others.

The majority were Residents (71%); none were Business Owners although one person indicated they were both a resident and business owner.

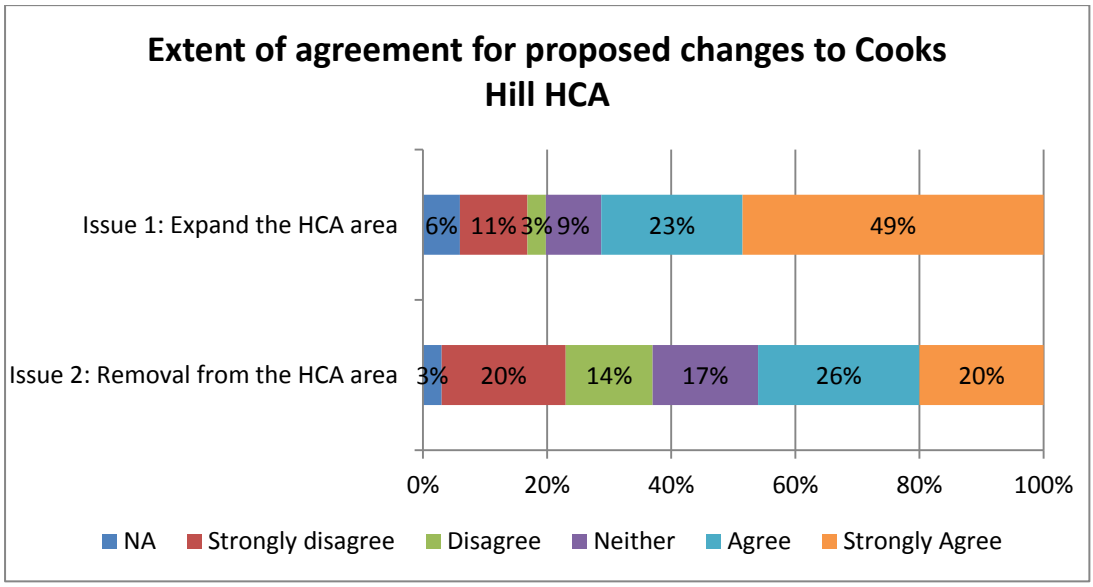
Figure 5: Profile of Cooks Hill Respondents




### The issues

Those commenting on the Cooks Hill area were asked to indicate the strength of their agreement with two issues:

Figure 6: Extent of agreement with proposed changes to The Cooks Hill HCA




***Issue 1: The Cooks Hill HCA should be extended to include portions of Anzac and Kitchener Parades***

The majority (72%) agreed, or strongly agreed, with this statement, while 14% disagreed (disagree or strongly disagree).

Further comments made on this issue are shown in Figure 7.

Figure 7: Further comments made on Cooks Hills proposal 1

| Response to Issue 1 | Comment |
|---|---|
| Strongly disagree | the inclusion of this area will only cause unnecessary restriction and more paper work to complete renovations or repairs to my properties. it will also risk a reduction in the value of my properties with no consequent benefit. |
| Strongly agree | I believe that the northern side of Nesca Pde between Brooks St and Kitchener Pde should also be included. This strip of the street until very recently was a strip of significant character - weatherboard and brick bungalows from the early 20th century. It was an attractive streetscape with real heritage appeal and interest. In the last two years two properties have been demolished and very modern houses that have been designed with no consideration for the existing streetscape have been built. It is important that this trend does not continue in the street. |
| Strongly agree<br>(and strongly agree to issue 2) | As a resident of parkway Ave for the past 16 years I value the quiet nature of the area. The last thing I want is increased traffic flow along the street this will impact our lifestyle and property values. |

***Issue 2: Darby Street, between Parry and Tooke Street, should be removed from the heritage conservation area***

Sentiment for the second statement explored was more divided, with 46% agreeing (agree or strongly agree) and 34% disagreeing (disagree or strongly disagree). 20% were neutral (no answer or neither).

Further comments made on this issue are shown in Figure 8 below.

**Figure 8: Further comments made on Cooks Hills proposal 2**

| Response to Issue 2 | Comment |
|---|---|
| Strongly disagree | No. No heritage area should be reduced. That just plays into the hands of the unscrupulous. |
| Strongly disagree | Any future proposals for development of the area on Darby Street between Parry and Tooke Street should fit in with the heritage conservation area. One has to question how these developments were approved with the Cooks Hill Conservation Area in place!! |
| Strongly disagree | The HCA between Centennial park and Darby St was in reasonable shape before the Soviet era inspired concrete bomb shelter was recently erected behind 139-143 Dawson st.<br>Either pull it down or cover it with something like vertical gardens to make it conform to the HCA that it was supposed to be subject to.<br>If these are not options then :<br>1 Someone's nuts should be on the line for permitting the travesty of a future slum nucleus to be built the way it was<br>2 Excise the Dawson st lots whose heritage values have been seriously degraded by that development from the HCA, as well as the Darby St section. |
| Strongly agree | the surrounding cooks hill area has ample HCA, agree with the decision to remove the main street CA and let businesses adapt to modern trends and growth |
| Strongly agree | I think in the case of the Darby St/area , with the exclusion of St John's Church etc is developed with no particular advantage to the conservation area any more. I do think that the Anzac Pde and Kitchener Pde should be included. |
| Strongly agree (also strongly agreed to issue 1) | As a resident of parkway ave for the past 16 years I value the quiet nature of the area. The last thing I want is increased traffic flow along the street this will impact our lifestyle and property values. |
| Neither | The developments approved on Darby Street compromise the HCA by their bulk and their impact on on street parking in the vicinity.In my view changes at the edge of HCAs contribute to the erosion of streetscape values and add pressure on Council to enable changes within the HCA itself. |

# Hamilton South Garden Suburb

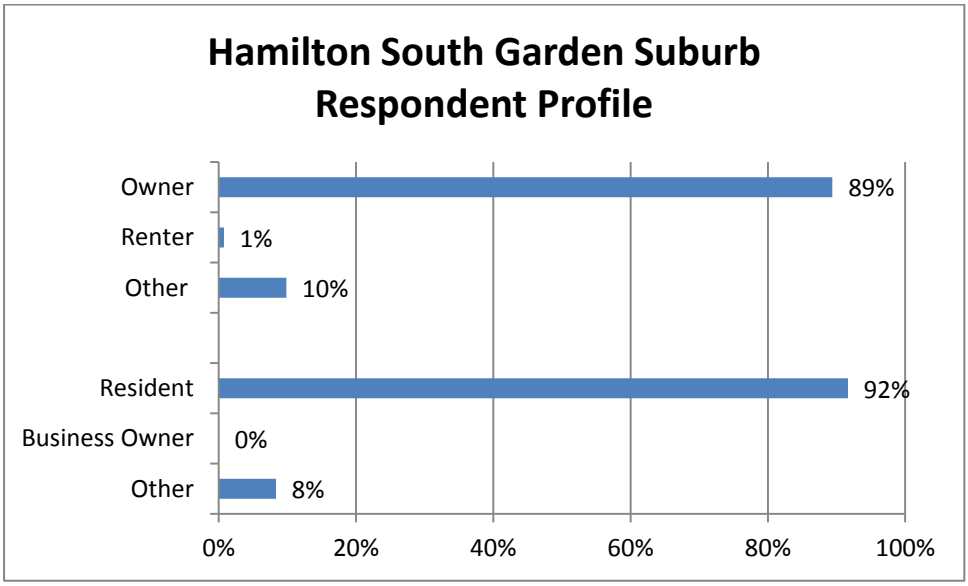
## Profile

A total of 132 people made comment on the proposals for Hamilton South Garden Suburb.

The majority of this group (89%) were Owners, just 1% were Renters; and the remainder were 'Others'

The majority were Residents (92%); none were Business Owners and the remainder (8%) selected 'Other'.

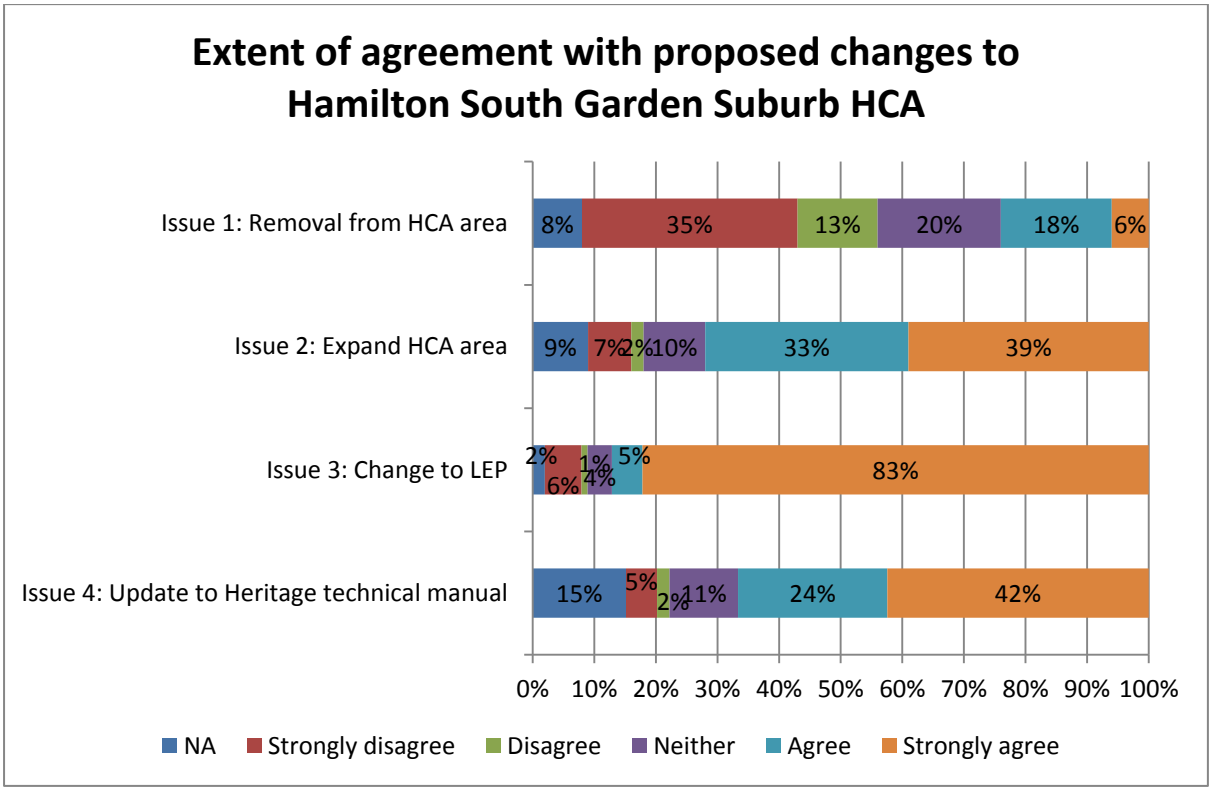
Figure 9: Profile of Hamilton South Garden Suburb Respondents




## The issues

Those commenting on the Hamilton South Garden Suburb area were asked to indicate the strength of their agreement with four issues. The results can be seen below in figure 10.

Figure 10: Extent of agreement with proposed changes to Hamilton South Garden Suburb HCA




***Issue 1: Removal of part of Glebe Road from the boundary of Hamilton South Garden Suburb HCA***

A greater proportion was against this proposal (48%) than supported it (38%). 21% took a neutral stance.

***Issue 2: Inclusion of a part of Denison Street and Ada Street in Hamilton East in the Hamilton South Garden Suburb***

The majority (72%) agreed, or strongly agreed, with this proposal. In contrast 9% disagreed (disagree or strongly disagree).

***Issue 3: Parkway Avenue should be included as a landscape heritage item in Schedule 5 of the Newcastle LEP***

Support for this proposal was very strong, with 83% of respondents indicating strong agreement and a further 5% recording agreement. 7% disagreed (disagree or strongly disagree).

***Issue 4: Specific guidelines for alterations and additions to be prepared and included in the Heritage Technical Manual***

Support for this proposal was also strong, with 66% of respondents recording agreement (agree or strongly agree). In contrast, 7% disagreed (disagree or strongly disagree). It is worth noting that 15% responded with "not sure/ not applicable" and a further 11% were neutral on the matter.

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Figure 11: Further comments made on Hamilton South Garden Suburbs proposals

| Issue 1 | Issue 2 | Issue 3 | Issue 4 | Comment |
|---|---|---|---|---|
| Strongly agree | Neither | Neither | Neither | This area looks run down, assuming the HCA is removed, this area could be revitalised by residents and council |
| Neither | Strongly disagree | Neither | Strongly disagree | The affected residents campaigned very hard recently to limit the development 65-67 Denison St because it did not fit in with the design of the area and a number of other issues whereby it did not comply with area requirements. Now this development has been approved and houses have been demolished to make way for modern residential and business development, that council has now decided to make it a heritage area that would have prevented this development from occurring. This is crazy and smacks of hypocracy. The timing is impeccable! i will suspect the affected residents that are affected will again campaign very hard to prevent this ludicrous rezoning from occurring. |
| Strongly agree | Agree | Strongly agree | Strongly agree | Strong guidelines that Council will enforce and support is crucial to ensure no further erosion of properties in the area to non contributory status.in the past Council has entertained such development proposals and surrounding residents have needed to campaign against such undesirable development applications. Bottom line Council must actively promote and support its own heritage guidelines |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | The removal of the boundary directly impacts my property in that I live at 566 National Park St. The removal means that my property becomes the edge of the boundary. I am concerned about this change as it means that medium/high density housing could be built on my fence line overshadowing my property. I am already surrounded by 3 x 2 storey properties that overlook and overshadow my property. My recommendation is that a transitionary boundary (buffer zone) be proposed which limits what can be built around the edges of boundaries. This would address the issue of having a 5 storey apartment complex next to a single storey heritage house. |
| Neither | Strongly disagree | Strongly disagree | Strongly disagree | Just that I think it is important to protect the heritage value of the area and reduce the impact of extensions. |
| Strongly disagree | Agree | Neither | Neither | After listening to the presentation from council, I still cant understand why an area with contributing houses would be removed. My concerns are as follows Parking, Storm water, flooding, Traffic management and the effect on Cram street, street scape. I am strongly against removing the Glebe rd area from the heritage area. |
| Strongly disagree | Strongly agree | Strongly disagree | Strongly disagree | Under no circumstances should the Glebe road boundary be altered. This includes a church and church hall used by the community |

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| Strongly disagree | Strongly agree | Strongly agree | Agree | If the area on Glebe road was to be removed and high density accommodation built on the site I am concerned about Stormwater drainage from those properties to those within the Heritage area, shading of dwellings in Cram Street, increased traffic and noise to dwellings in Cram Street, and the impact on the character and setting of the streetscape looking towards the south side of Cram Street. There is also concern that any new buildings on the Glebe road site would not be in keeping with the building form, scale, roof scale, and in keeping with other notable features of the area. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Parkway Avenues grassed median and Pine trees are a unique residential feature of genuine heritage conservation significance to the entire City of Newcastle. This architecturally designed promenade was a key component in the landscape planning of the Hamilton South Garden Suburb. Originally Including lovely flowerbeds (we lived here at the time) the significance of the term Garden Suburb' is closely linked to features such as this. With constant pressure from traffic and building construction it is encumbernt upon us as Historical custodians to take measures to protect This Avenue of aesthetically pleasing lines and greenery and acknowledge prominent role it plays in the City. The Novocastrians Parkway Avenue is synonymous with beautiful tree lined street. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | There are very few areas in Newcastle that are as unique as parkway avenue for the architecture of the homes and the central garden and pine trees. It would be tragic if this was not conserved fro future generations. I would trust that the council and local government would have the foresight to ensure this occurs. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | The streetscape of Parkway Ave should remain as is and protected from any alterations under the Newcastle LEP. It is an important part of the original Garden Suburb. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Removal of the part on Glebe Road would allow for multi-storey buildings to be built along this section. This would impact on the streetscape of Cram Street significantly, which would mean that views from the street on Cram Street would no longer be in keeping with the Heritage Conservation Area requirements. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Former Town Planner Brent Knowles advised me personally that he had personally sought through detailed analysis that the grassed verged separating Parkway Avenue and the Norfolk Island Tree species had been gazetted by the NSW Government. Furthermore, this area should and does fall within the BURRA charter. The trees and the lineal form of Parkway Avenue were designed to provide clear lineal indicators to other significant landmarks including the city's Obelisk and provide directions to visitors/tourists to the CBD and the harbour foreshore area. It is also a significant part of the historical drive that leads to our beach areas. It is interesting to note that a Heritage Architect is to be commissioned to aid Council in the decision making process, critically relevant to that should be a parallel commission of a reputable Heritage Landscape Architect that Council deemed important enough to ask me as principal designer for Newcastle Christ Church Cathedral to seek such expert (Heritage Landscape Architect) to determine our DA and CC application for the |

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| | | | | cathedral. The area is classed as a 'Garden Suburb' the issues relating to Landscape and existing hardscape/softscapes plantings trees and Heritage impact DO NOT fall within the ambit of a General Heritage Architect - that is why there is two separate disciplines in Architecture. Please involve the appropriate expert for Heritage Garden issues that incorporate the important protection of this highly heritage significant grassed/tree verge separating Parkway Avenue Hamilton South. |
| Disagree | Strongly agree | Strongly agree | Strongly agree | Parkway Avenue should be included in the LEP within the HSCA |
| Neither | Strongly agree | Strongly agree | Strongly agree | , LEAVE THE MEDIAN STRIP IN PARKWAY AVE AS IS, WE NEED SOME GREEN SPACE, AS FAR AS TRAFFIC SIDE GOES, THE STEWART AVE LIGHTS NEED TO BE ON LONGER FOR RIGHT HAND TURNS EACH WAY, THE BANK UP OF TRAFFIC ONLY LAST TILL SCHOOL STUDENTS ARRIVE AT S.F.C. GOING EAST TO GRAMMER SCHOOL AND TOWN THERE IS MORE TRAVELLING THAT WAY.<br><br>ANY CHANGES TO THESE BOUNDARY'S WE NEED TO BE GIVEN PLENTY OF NOTICE. |
| Agree | Agree | Strongly agree | Agree | parkway ave is one of the grand boulevard of newcastle and should be protected especially those green median strips and norfolk island pines ... it is an iconic street of Newcastle |
| Agree | Agree | Strongly agree | Agree | The RMS proposal to increase traffic flow on Parkway Ave would greatly diminish the heritage value of the Hamilton South area. |
| Agree | Agree | Strongly disagree | Agree | There is a suggestion that RMS wish to narrow the Parkway Ave median strip to allow for more traffic flow along Parkway Ave.I strongly oppose this & I believe that Council should oppose this too.Such a development would greatly diminish the landscape heritage value of the Hamilton South Garden Suburb. |
| Disagree | Agree | Strongly agree | Agree | We live on Parkway Avenue. We have a young family and walk to and from Hamilton South Public School every day. Parkway Avenue, including its pedestrian friendly wide central median, is an important feature of the Hamilton South garden Suburb and should be reflected by inclusion in the LEP as an item of significant value to Heritage Conservation Plan. |
| Neither | Agree | Strongly agree | Agree | The verge and trees must be protected in Parkway Ave |
| Neither | Neither | Strongly agree | NA | The entire length of Parkway Avenue has historic relevance.As one of the suburbs main streets it is visually pleasing, creating a sense of space and a park - like feeling. Its central strip of Norfolk Island Pines is environmentally important contributing to air quality ( helping balance the increasing traffic pollution ) and supporting a variety of bird life. Parkway Avenue and Hamilton garden Suburb, as they exist today, should be |

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| | | | | included in the LEP and as such would remain true to the designers original aspirations. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | I strongly believe that Parkway Avenue should be left as is, no change should be made to the current size of the median strip |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Parkway avenue is an iconic feature of Newcastle and should retain its heritage features. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | We have too many to enumerate here. Suffice to say since the introduction of the various HCAs there have been many non complying developments approved on the boundaries and within the areas themselves by either clever words or deceit. It would seem that there is one rule for the residents and one for the developers. Why is it that compliance is only for those who cannot afford the costly legal challenges, which when they come from developers Council just caves in. Prime example is the disgusting Bimet development which really did not satisfy the HCA requirements of being on a boundary.<br><br>The Glebe road area which it would seem may be excised from the HS HCA - why? Was there an application to remove this area. If so who applied? A person or entity?<br><br>The area should NOT be removed as it will only create a precedent for peripheral areas along the HCAs (as with Bimet - but that fell under SEPP which of course is an out for Council)<br><br>As for Parkway Avenue it is time that this area properly protected by heritage conservation laws as this is the last intact and thus significant area by the fact that it intact; designed by Sir John Sulman.<br><br>The amenity of this area has been destroyed by the huge volumes of traffic, some of which should not even be in the area (GVM>Strongly agreeT)and the excessive speed at which it travels.<br><br>The ideals of the HCA are certainly not being adhered to by any save for the residents.<br><br>Parkwway Avenue is a residential street and not any sort of heavy vehicular traffic road. It is supposedly a Collector Road which in theory gathers traffic from the local roads and feeds it to the arterial roadway system. It is not for through traffic both heavy and too fast for a residential area. It would seem that these issues are overlooked for the sake of Council and the RMS not wishing to improve the surrounding arterial road system.<br><br>By the way we are not the only residents who think this way. Should you wish further discussion please feel |

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| | | | | free to contact me. |
| Strongly disagree | Strongly disagree | Strongly agree | Agree | Since Parkway was an original avenue in the setup of the Garden Suburb concept it should always be retained / conserved for its absolute heritage value. |
| NA | NA | Strongly agree | NA | Parkway Avenue is a vitally important feature of Hamilton South Garden Suburb and this should be reflected by inclusion in the LEP as an item of huge significant value to Heritage Conservation Plan. This should not be altered in any way. |
| Agree | Neither | Strongly agree | Agree | Not only should Parkway avenue be included in the Newcastle LEP, it should also be brought back to how it was in its early years with the inclusion of gardens on the central median strip. After all, it is classified as the 'Garden Suburb' of Newcastle. Lets show the world what can be done. Maybe this can be done with the NCC working close with the property owners, and possibly getting them involved in some of the streetscape/garden upkeep.<br><br>The Avenue also has the potential to become one of Newcastle's premier Christmas attraction by installing lighting in the Norfolk Island pines from Hamilton to Bar Beach. Imagine the 'sea of lights' as you drive down Parkway Avenue at Christmas. Again this could be done by the NCC, with the help of the residents of the area. |
| NA | NA | Strongly agree | NA | Its vital Parkway Ave remains an important feature of the Hamilton South Garden Suburb and this must be reflected by the inclusion in the LEP as an item of significant value to Heritage conservation plan |
| NA | NA | Strongly agree | NA | Please Parkway Avenue must be included in the LEP as an item of huge and immense importance to the heritage conservation plan the value is priceless to this area |
| NA | NA | Strongly agree | NA | This Heritage conservation plan will only benefit by Parkway Avenue being included in the LEP Parkway Avenue is a huge important and historical part of Hamilton South and it must remain that way including the majestic Norfolk Pines that line this street |
| NA | NA | Strongly agree | NA | Parkway Avenue is a vital and important part of the Hamilton South Garden Suburb, it has been forever the Norfolk Pines are majestic and the native birds such as cockatoos on this strip are a daily morning and afternoon occurrence please keep parkway Ave in the LEP for historical and environmental and heritage significant No not change this |
| Strongly disagree | Agree | Strongly agree | Agree | Parkway Ave with its green and wooded divide is a unique feature of area part of Newcastle.<br>If there are plans to widen the thoroughfare, consideration must be given to the fact that there are two large |

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| | | | | schools on this road with many students having vehicles these days. The confusion and congestion before and after school times is already quite dangerous, and this would be exacerbated by increased traffic flows and speed. |
| Neither | Agree | Strongly agree | Agree | Parkway is an important feature of the Hamilton East area and should be reflected by inclusion in the LEP as an item of significant value to heritage conservation in the area. |
| Neither | Agree | Strongly agree | NA | I don't want to see Parkway avenue altered in any way. Reducing the size of the median strip would spoil the beauty of the avenue and rob the area of its distinctive character. I can't believe that this would even be considered as it is such a long-standing and beloved part of Hamilton South and surrounds. |
| Agree | Agree | Strongly agree | Neither | parkway ave is a significant land mark in Newcastle and should be protected |
| Neither | Agree | Strongly agree | Agree | Parkway avenue has one of the most enduring features of suburban Newcastle in the long median strip and the Norfolk pine trees. It is a heritage of grand planning dating back to post WW1 and the early 1920's. There are 3 schools along its length and it has many years of efforts to calm traffic in what is already a neighbourhood zone.<br><br>It was a travesty when the traffic lights were so poorly constructed at Stewart avenue causing traffic chaos on a regular basis. The streets were never meant to be feeder roads and never designed to be the next main road parallel to Glebe and King streets.<br><br>There should be less traffic not more, if anything add a proper 'cycles only' cycle path instead. |
| Strongly disagree | Disagree | Agree | Disagree | Strongly oppose removal of part of Glebe Road from boundary of Hamilton South HCA. |
| Agree | Neither | Strongly agree | Strongly agree | Isn't the Ada St section where they've just knocked down 4 houses??? |
| Strongly disagree | Strongly disagree | Strongly disagree | Strongly disagree | Removal of the boundary in Glebe road from the Hamilton south Garden suburb HCA would be catastrophic for the existing residences of the surrounding area. The only person who would benefit from this is the person who brought the property on glebe road where Merewether smash repairs previously was. My property boarders this property and I would be the most disadvantaged in the area. Having renovated our home within the guidelines of the heritage area and at great expense we should be protected by inappropriate/unsympathetic developments. The impact on traffic, parking, noise, loss of value of our property |

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| | | | | and the destruction of our lifestyle would be unthinkable. Council planning dept has been lacking by its own admission and has already allowed inappropriate development/renovations in the heritage area but this must stop. This could open the flood gates for potential high density development of up to 4 storeys. Common sense should prevail and this MUST NOT GO AHEAD |
| Strongly disagree | Neither | Agree | Neither | The proposed removal from the Garden Suburb HCA of properties on Glebe Road between National Park and Smith Streets due to the buildings in this area being deemed of non-contributory to HCA is of great concern. The heritage significance of these particular properties is not relevant - it is the impact on the surrounding area that a change in the HCA boundary may have. That is, the removal of the HCA in effect makes way for the potential high density development which this area is currently protected from. The building mass, population density and inherent traffic issues from potential over-development will adversely affect the liveability of all surrounding residents who purchased in this area for the very benefits the Garden Suburb HCA currently provides. There is absolutely no good reason to remove this portion of Glebe Road from the HCA. Any future development of this portion of Glebe Road needs to be consistent with existing HCA of Hamilton South Garden Suburb. |
| NA | NA | Strongly agree | NA | A once beautiful Newcastle icon is being transformed into a high density raceway.<br>Modern urban design thinking strongly suggests the car is not the future and yet we continue to cater to this.<br>Time to think back to what is beauty and how to increase it or at least maintain what we have. |
| Strongly disagree | Strongly agree | Strongly agree | NA | Parkway Avenue is an amazing street that should be protected from developement. It is well known by visitors from all over the area, enjoyed by the residents forits style and the median strip wonderful for minimising the noise of traffic. |
| Strongly disagree | Strongly disagree | Strongly agree | Strongly agree | The Grass Median in Parkway Avenue must be maintained in order to preserve the original plan for the Garden Suburb. Council should also abide by the concept of a 'Garden Suburb'and disallow the removal of trees which provide shade and a healthy environment. Council should not allow the area to become a concrete jungle with out of proportion areas of concrete which do not allow for drainage or absorption. Considering the rates which residents pay, the Council should not allow the Garden Suburb environment to be destroyed. It is a fitting entry path to the beaches and coastline and a city which will hopefully rise again! |
| Agree | Disagree | Strongly agree | Strongly agree | Do not alter Parkway Ave or its median strip at all. We are under strict rules about what alterations, extensions, fences and even garage doors that we can have in this heritage area so under NO circumstances can the heritage streetscape of Parkway Ave be altered as it is the main feature of this heritage area. |
| Agree | Agree | Strongly agree | Strongly agree | Parkway Ave must be included in the Ncle LEP to preserve the median strip for it's heritage significance, and keep the area as it is meant to be. |

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| Neither | Neither | Strongly agree | Neither | Parkway Avenue is an important feature of the Hamilton South Garden Suburb and this be reflected by inclusion in the LEP as an item of significant value to the Heritage Conservation Plan. |
| NA | NA | Strongly agree | NA | Parkway Ave is and must remain as a landscape heritage item in the LEP it holds the Hamilton South Garden Suburb together and establishes this area with beauty and must remain for all citizens of Newcastle and surrounds. The key importance is the Norfolk pines, the wide grassed strip to define and attracts the wildlife (cockatoos) historically garden beds were also along the Avenue as well providing extra beauty to this garden strip. Without Parkway Avenue remaining as is there would be no defined Hamilton South Garden Surburb heritage Area. please preserve this wonderful avenue as it has historically been intended. |
| NA | NA | Strongly agree | NA | Parkway Ave is and must remain as a landscape heritage item in the LEP it holds the Hamilton South Garden Suburb together and establishes this area with beauty and must remain for all citizens of Newcastle and surrounds. The key importance is the Norfolk pines and the wide grassed strip to define this lovely garden strip. Without Parkway Avenue remaining as is there would be no defined Hamilton South Garden Surburb heritage Area. please preserve this wonderful avenue as it has historically been intended it holds such significant value to the Heratage Conservation Plan |
| Neither | Strongly agree | Strongly agree | NA | Protect our heritage and beauty of the area and especially Park way ave .. No more traffic should be funnelled down it |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Residents in the Hamilton South Garden Suburb HCA have made significant investment in restoration and maintenence of their homes in keeping with the provisions of the heritage conservation plan for the suburb.Any change to the perimeter of the HCA will erode this process as well as impacting on the privacy and amenity of residents who have planned the back yard areas of their properties to highlight family and social recreation.A rezoning along Glebe Road raises the prospect of these areas being overlooked.<br><br>The removal of Glebe Road properties from the HCA has the potential to seriously impact on the character,safety and facility of the residents of Cram and National Park Streets.<br><br>Any intensification of development on Glebe Road will also impact on the drainage to Cram Street which has experienced serious flooding issues in the past.Cram Street takes storm drainage from Glebe Road and Turnbull Street.A significant increase in building coverage and hard surface on the Glebe Road properties would greatly increase flooding potrential in Cram Street.<br><br>Parking restrictions on Glebe Road already cause increased parking on Cram Street.This would be increased by any change in development density on Glebe Road.<br><br>My survey of properties from 152 Glebe Road to 214 Glebe Road shows that the majority of households in that area have kept their housing within the concepts of the HCA. |

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| | | | | From Smith Street to National Park Street six original houses have been restored in keeping withe the HCA and one left unrestored.Three new houses have been built outside the concepts of the HCA.In the Glebe Road section beyond National Park Street four houses retain the fabric and concept of the HCA and one has been redeveloped out of sympathy with The HCA.<br><br>The Glebe Road frontage forms an integral part of the HCA and should be left intact.<br><br>Five properties abutting the corner of Smith and National Park Street form a neighbourhood commercial precinct. Any redevelopment of the commercial premises should be constrained to the current footprint to retain its neighbourhood focus. |
| Agree | Agree | Strongly agree | Agree | Parkway Avenue is a major feature of Hamilton South, with its greenscape and Norfolk Island Pines being a significant value to the Heritage Conservation Plan. It also gives the area a sense of space within an area that is becoming densely populated. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | The Hamilton South Garden Suburb HCA is highly valued & strongly supported by residents within the area. This is reflected in the excellent condition of the properties within the HCA and the high resale value when properties are sold.<br><br>The heritage classification has given owners, & potential owners greater certainty that the heritage character of the area will be respected & preserved and that unsympathetic development will not be permissible. This confidence is reflected in the quality of property maintenance & in the respectful way that the character of the dwellings, their surrounds & the streetscape has been honoured during maintenance, renovations, restorations and additions on the housing stock within the HCA.<br><br>I strongly object to the removal of part of Glebe Road from the Hamilton South Garden Suburb HCA. The majority of the houses in this section of Glebe Road are still intact as originally constructed and still reflect the character & streetscape of the HCA.<br><br>If this area of Glebe Road is rezoned the current properties & land in Glebe Road will be subject to redevelopment. Existing properties & open space will be destroyed & replaced by buildings of much greater height & density & a totally different character to that of the HCA.<br><br>These changes will degrade the quality & amenity of the properties behind them in Cram Street & National Park Street. Privacy will be destroyed by much taller properties overlooking both the curtilage & rooms at the rear of the existing dwellings in Cram & National Park Streets.<br><br>I have seen these detrimental effects caused by a Glebe Road redevelopment which looms over a neighbour's home in Cram Street. The pool, backyard & rear rooms in the neighbours property are totally overlooked by this unsympathetic two story development on the boundary fence thus reducing the amenity for the home owners & the resale potential of the affected property. This redevelopment happened prior to the |

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| | | | | declaration of the Hamilton South Garden Suburb HCA.<br><br>It is important for council to consider that residents within the HCA purchased their homes and have invested heavily in quality maintenance, restorations, renovations & additions which respected the heritage character of the area. Owners did so in the belief that they had the certainty of protection against detrimental redevelopment in their designated Heritage Conservation Area. Now it is proposed to change the rules. This will adversely impact on the capital asset of the property owners and the amenity of the affected residents. Long standing drainage & flooding issues in Cram Street will be exacerbated by the increasing density & coverage of open space in Glebe Road which will occur with the proposed rezoning. Glebe Road is higher than Cram Street which has a long history of acting as a drainage detention basin for Glebe Road.<br><br>Parking will become much more of a problem due to increased numbers of occupants from higher density redevelopment in Glebe Road. Overflow parking will occur in Cram & National Parks Streets. As our existing area has revitalised with younger families moving into the area there is much more on street parking in Cram & National Park Streets due to increasing levels of vehicle ownership. Because more family members have personal or work vehicles they need to park on the street.<br><br>Higher density will increase traffic management & safety issues as residents & visitors at the new dwellings will need to enter & exit onto the very busy Glebe Road.<br><br>The adverse impacts associated with the proposed removal of part of Glebe Road from the boundary of the Hamilton South Garden Suburb HCA have not been adequately considered by Council. The proposed rezoning & resulting redevelopment along Glebe Road will degrade the character of the HCA & over time lead to attrition in the HCA. There will be a decline in amenity for affected residents & the quality & value of the affected homes in Cram Street & National Park Street will be downgraded because property owners will not have the same commitment to living in & maintaining these properties. The HCA will be undermined by attrition.<br><br>Additional comments: I have lived in our family home since January 1980. The Uniting Church properties, the Vet (with attached original house), the Smash Repair business (now closed) at the National Park end of Glebe Road and the Automotive business (with its adjacent home in Smith Street) at the Smith Street end of Glebe Road have been long established. These commercial properties & the Church properties have been an accepted part of the local character of the Hamilton South Garden Suburb.<br><br>The three commercial properties on Glebe Road west of National Park Street are more recent additions in the Glebe Road streetscape. When we moved into our home in 1980 there was an original two story brick building with Chemist shop on the ground floor, & a dwelling above, on the corner of Glebe Road & National Park Street. Adjacent to this were the small Take Away hot food shop & a butcher shop. The Chemist shop building which was built in the style and character of the area was demolished due to earthquake damage. The other two shops were demolished & replaced by very unsympathetic commercial buildings prior to the declaration of the HCA. |

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| | | | | Church property has encroached on Robinson Place Reserve for many years. Apparently this encroachment includes the old wooden building which was moved onto the site many years ago. When the Church congregation was more active with younger members, the Church claimed exclusive use of the tennis court on Robinson Place Reserve & neighbouring residents were excluded from usage. As the congregation aged the tennis courts have fallen into disrepair & Council has not rectified this situation.<br><br>Robinson Place Reserve has been used by local children, (including our own children & grandchildren) over the years. The mowing of the Reserve has been shared by the Church or Council over the years. Local residents have planted many of the trees & shrubs in Robinson Place Reserve & these provide a very pleasant backdrop for local residents and a bird habitat in the Reserve.<br><br>For unexplained reasons Council has removed the Robinson Place Reserve signage. Hopefully this does not signal Council's intent to reclassify the Reserve to allow residential development on this land (& on any surplus property owned by the Church). Although that may be a popular direction for developers it will not be so with local residents who value the open space & tree cover in Robinson Place Reserve and have contributed to improvements by tree planting in the Reserve.<br><br>It is also worth noting that local residents have, and continue to pay very high rates while the Church would have been be exempt from rates. The encroachment of Church property onto Robinson Place Reserve has been either at no cost, or for a peppercorn rent. Apparently the Lease expired many years ago.<br><br>Any rezoning of Robinson Place Reserve to allow residential development would lead to the destruction of the Reserve. Any development on the Reserve would have detrimental impacts on the surrounding homes. Part of the value of these homes has been based on the attractive open space, recreation space & tree cover in the Reserve. Development would destroy the amenity & property values for the adjoining residents (in ways as outlined previously in this submission). |
| Disagree | Agree | Strongly agree | Agree | Parkway Avenue in its current form (wide median and substantial/aged pine trees) provides significant landscaped heritage qualities. From Hamilton South to Bar Beach the avenue should be protected and included in the LEP. |
| Disagree | Strongly agree | Strongly agree | Strongly agree | Parkway Avenue is the last remaining intact boulevard in the original Garden Suburb plan by the famous Architect and Planner, Sir John Sulman. Its impressive streetscape, and relativity unspoiled architectural development makes it a unique and imposing icon, well worthy of preservation and listing on the State Heritage register.<br><br>Whilst residents have previously stated their strong desire to preserve the form of Parkway Ave, RMS are currently planning to encroach on the central median to allow more more traffic to flow through the Heritage Area. Construction work would certainly endanger the root systems of the magnificent Norfolk Island pines, and allow the diesel and petrol exhaust fumes emanating from trucks to discharge directly into the tree canopies causing distress and likely permanent damage. |

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| | | | | RMS should be more concerned with the safety aspects of encouraging more traffic past the three large schools, and resident amenity and access to their properties. and taking measures to divert traffic away from Parkway Avenue. There appears to be little communication between RMS and Council in this matter.<br><br>The recent and sudden demolition of all of the remaining properties in Denison St appears highly coincidental and worthy of investigation. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Newcastle has so few beautiful avenues, why destroy one now. Its a wonderful access area to some of Newcastle's prime attractions such as the beach, the ANZAC memorial walk and King Edward Park. |
| Agree | Agree | Strongly agree | Strongly agree | Re: Parkway Avenue<br><br>It absolutely should be included as a landscape heritage item in Schedule Strongly agree of the Newcastle LEP.<br><br>NCC's draft report supports this view with numerous references to it being "...the most enduring aspect...of the area..."<br><br>Previous heritage studies "...recommend the heritage listing of Parkway Avenue...as (a) heritage item...<br><br>""Elements that are to be preserved include the existing appearance, form and function of Parkway Avenue, including the road verges, street trees....and the central median that splits the carriageway into two single lane roads".<br><br>Based on the above quote from NCC's own reports, I fail to see any viable option other than including Parkway Avenue as a landscape heritage item in Schedule Strongly agree of the Newcastle LEP.<br><br>NCC / RMS (whoever is responsible) are currently complicit in eroding the heritage significance of this thoroughfare. It is a collector road, not a sub-arterial road. The signalisation of the junction with Stewart Avenue accelerated this process and NCC / RMS continue to ignore residents concerns. Vehicle weight limits are never enforced, the traffic calming measures (speed humps / Agree0km/h zone, redirection of traffic flow along Smith St) never materialised with no feedback from NCC. The median strip continues to be damaged by illegally parked cars during winter weekends.<br><br>If NCC are serious about protecting THE most enduring aspect of the Hamilton South Garden Suburb HCA, they MUST act now and enforce the rules. |
| NA | Strongly agree | Strongly agree | Strongly agree | Re proposed new area for Ada St and Denison St:<br><br>- Zoning was changed from Residential to Mixed Use Medium Density in 2012, no residents were aware of change, therefore there was no effective public consultation<br><br>- First we knew of zoning change was when the current Dension St development was proposed; there were |

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| | | | | over 50 submissions from the public against it - most feeling it was out of character<br>- Following the earthquake houses had to be rebuilt in residential style sympathetic to heritage, why change this attitude?<br>- Re the block between Ada and Parkway; 7 of 8 houses are owner occupied; Neither houses were built for the Australian Agricultural Company circa 1890 and all are well maintained(the area is older than Hamilton Sth, I have a photo from 1910 showing Parkway did not exist as a road);<br>- Many residents have spent a lot upgrading properties sympathetic to heritage concerns<br>- There are many fine heritage properties in Denison St as well, as well as the nearby Ambulance Station and TAFE, which are both heritage listed<br>- The character of the area is at a tipping point due to decision to change to medium density mixed use, and the subsequent development in Denison St, which is completely out of character. This needs to be overturned, else the heritage character of this area, which is far older than Hamilton South, will be lost.<br>- In my view, the houses on Denison St between Ada St and Parry St should be added as well. All the properties are residential style and many are pre 1930. E.G. The house on corner of Ada and Denison is also circa 1890 |
| Disagree | Agree | Strongly agree | Strongly agree | All building approval should adhere to strict heritage building guidelines in order to preserve heritage areas. The beautiful streetscape of Parkway Avenue should be preserved as it is one aspect of Newcastle Heritage that defines Newcastle as the city that it is. |
| Neither | Strongly disagree | Strongly disagree | Strongly disagree | With the current push for major developments in this area ( such as the current 3 storey mixed commercial residential building comprising of 4 medical suites and 10 units)it is incredibly important that we look to protect the heritage homes and landscape that we have left. This also includes the iconic Parkway avenue landscape and median strip. |
| Neither | Neither | Strongly agree | Neither | The landscape of Parkway Ave must be preserved as a gateway to the beach and should be protected as a heritage item. |
| Disagree | Strongly agree | Strongly agree | Strongly agree | Essential to maintain landscape heritage of Parkway Ave. (Traffic control needed ++) |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Parkway Avenue is a unique streetscape in the city of Newcastle and has considerable environmental and aesthetic importance to all Novocastrians. Heritage and Conservation is not only about buildings but also about preserving our environment from the ever increasing construction of hard surfaces which place greater stress on our trees and grassed areas. Over time both Stewart and Gordon Avenues have lost their medians |

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| | | | | to vehicular traffiis priority. Due to poor road planning Gordon Avenue no longer safely links with the current road system and so attracts very little traffic.<br>Case in point: That median should never have been removed.<br>Parkway Avenue should be protected from the same fate and priority listed without further alteration to the LEP. |
| Disagree | Agree | Strongly disagree | Disagree | Re inclusion of Parkway Avenue as a heritage item, I am particularly interested in ensuring there is no loss of median area or trees due to road widening or addition of turn pockets etc.<br>I also quote the draft report p.40: "The existing appearance, form and function of Parkway Avenue, including the road verges, street trees, bridge abutments at Cottage Creek, and the central median that splits the carriageway into two single lane roads"<br>I have a concern that Parkway Avenue westbound between National Park and Stewart has become a de facto two lane road. Please take action to return this section of Parkway to a single lane of traffic. |
| Disagree | Agree | Strongly agree | Agree | Parkway Avenue is a Newcastle landmark and I strongly support the proposal to have it listed as a landscape heritage item to protect this wonderful thoroughfare. |
| Strongly disagree | Strongly agree | Strongly disagree | Strongly disagree | I am very please and supportive that the Council is adopting a positive and proactive to heritage planning and guidelines. |
| Agree | Agree | Strongly agree | Strongly agree | I agree with the Review of Heritage Conservation Areas Draft Report in that Parkway Avenue should be listed as a heritage item in Newcastle LEP 2012 because it is a fundamental surviving element of Sulman's Garden Suburb design. The Avenue with its generous median and plantings of Norfolk pines are central to the suburb's street pattern and should be protected from potential changes to street design and functionality. Parkway Avenue is the highest in the order of streets in Hamilton South and should be left intact to protect the visible evidence of Newcastle's efforts to grow out of its coal mining town beginnings into the diverse City it is today. The Garden Suburb principles that the Avenue exemplifies, contributes to the City's prosperity and generosity. |
| Strongly disagree | Strongly agree | Strongly agree | Strongly agree | Every city must have an identity and an integral part of its identity shows a blend of valued heritage areas and the need to be progressive. A progressive approach is to preserve the integrity of heritage areas and manage the somewhat "sneaky" erosion of valuable heritage areas.<br>As a community we need to ensure the proposed boundaries of heritage areas are managed sensitively<br>I live in the Hamilton South Garden Suburb precinct and find the lack of traffic control to be a major concern to the integrity and amenity of this highly regarded residential are. |

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| | | | | I recently hosted a visitor from Minnesota USA who remarked about the attractiveness of the Norfolk Pine lined Parkway Avenue. |
| Disagree | Strongly agree | Strongly agree | Strongly agree | AS a resident of the Garden Suburb my whole life, I feel it would be detrimental to reduce the size of the median strip in Parkway Avenue. Having grown up in Parkway Avenue and having now bought in Hebburn street, part of the appeal to this area was the trees and parks, not seen like this anywhere else in Newcastle. |
| Strongly disagree | NA | NA | NA | I don't believe that the fact that inappropriate development has occurred in Glebe road is a reason to move the boundary. This would place at risk what we see from our back yard. (3 Cram st). Leaving it as is maintains a logical boundary at one side Glebe road and may lead to future sympathetic development. I also think it's a backward step to water down the rules that have been in place for 20 years.<br>I haven't commented on the heritage technical manual but do think that any clarification between "guidelines" and rules is probably a good thing. We were able to do what I believe was a suitable extension without issue.<br>I would be very happy to discuss my views further if required. Thanks you |
| Disagree | Disagree | Strongly agree | Agree | I have lived in Parkway Avenue for over 50 years and throughout that time it has been a beautiful avenue in the true sense of the word forming a centerpiece for what is now the garden suburb. Even though the council no longer maintains the many garden beds which are now buried under grass or full of dying hibiscus it still forms a graceful corridor from the centre of town to the beach. This tree-lined avenue and its maintenance in its current form (single lane carriageway) is vital if this area is to reflect its name as the Garden Suburb. Beyond this it is a unique and beautiful feature within the city, one we should care for and protect in its current form. |
| Disagree | Agree | Strongly agree | Agree | do not widen Parkway Avenue. I live in Parkway Ave, have young children and do not want any more traffic along this road. I bought here because it is not a major road and changing this will impact on our enjoyment of living here and would negatively impact property values. |
| Strongly disagree | Strongly agree | Strongly agree | Neither | Under no circumstances should the amenity of Parkway Ave be reduced to accommodate additional traffic. It is a residential area - not a major thoroughfare. |
| Disagree | Agree | Strongly agree | Strongly agree | In these areas the existing streetscape ought to be maintained. There are other, more appropriate, areas suitable for development. |
| Neither | Agree | Strongly agree | Agree | Do not wish to see Parkway Avenue Hamilton changed in any manner whatsoever. The median strip is a delightful and essential part of Hamilton and surrounds. |
| Agree | Agree | Strongly | Agree | Parkway Ave is the last of the wide avenues with mature trees providing a pleasant vista to drive down. I wish |

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| | | agree | | to protect this picturesque avenue as far as possible.<br>Thanks |
| Neither | Strongly agree | Strongly agree | Strongly agree | I have been a resident of this area for the past NA years. This is a stunning original area of Hamilton with houses dating back well over 100 years. The loss of several houses of this era has recently occurred in Dennison which saw well over 10 objections to this loss occur. This demonstrates the communities love of our area and its heritage value. Our block in particular is one of the last remaining intact historic blocks of Parkway Ave. Our houses have histories with the beginning of the AA Company in this area. Preserving this history only adds to the history of our community as a whole. |
| Strongly disagree | Neither | Neither | Neither | Attention Sarah Cameron.<br>My objection to the proposed boundary changes are as follows.<br>1. The proposed boundary changes will lead to rezoning and redevelopment in Glebe Road which will allow buildings of much greater height and density. This will be totally out of character with the existing homes in the HCA.<br>2. High buildings will overview out homes and outdoor areas, this will lead to a loss of privacy in the rear of our homes.<br>3. The streetscape as seen from the street and homes in Cram Street and National Park Street will be adversely impacted by increased heights and densities.<br>4. Increased densities will lead to drainage and flooding problems in Cram Street. Glebe Road and Turnbull Street drain into Cram Street due to their higher elevation. Cram Street has a very long history of flooding in heavy rain.<br>5. Parking will be increased in Cram Street due to increased densities. Parking is restricted in Glebe Road so excess parking from new residents and visitors will overflow into Cram Street and National Park Street.<br>6. The above detrimental effects will make this area much less appealing to home owners. Downgrading of our amenity and homes will impact on the integrity of this part of the HCA. This will flow on to other parts of the HCA over time. |
| Neither | Strongly agree | Strongly agree | Strongly agree | the area of Denison and Ada St complement the area already heritage listed.<br>Beautiful buildings along Denison and the block of Ada and Parkway being the oldest in the area.<br>Consideration should also be given to Denison st between Parkway and Parry St it has a high degree of continuity, with 11 of the 13 houses on the north side original and the sth side showing how medical suits had to be built in keeping with the street scape following the earthquake. which is now part of the Newcastle |

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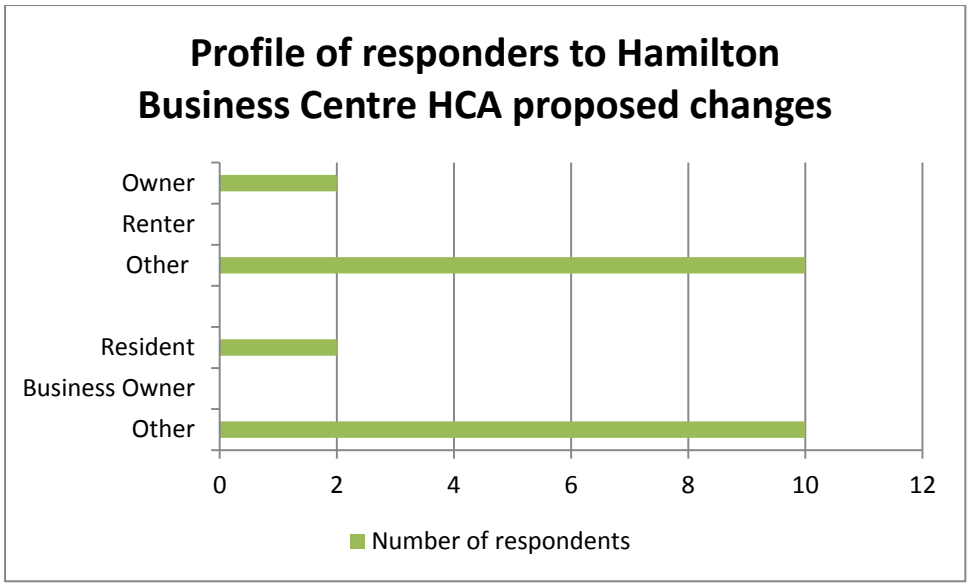
| | | | | heritage<br><br>Denison once was a grand street and with some love this could be returned. |
| Strongly agree | Strongly agree | Strongly agree | Strongly agree | I strongly oppose any change to the median in Parkway Ave. Parkway Avenue has been the main town-planning feature of this area since my family first moved here in 1947. Most of the houses are in close-to-original prospect from what I can remember as a child way back then. The main part of this is the very wide gorgeous green median that runs the full length which even looks better without the oleandas that were there in the 1940s. Any reduction in the size of the median for things like turning lanes at Stewart/Parkway lights can be done just as well by re-routing the bicycle route to quieter streets like Jenner Parade to cross Stewart Ave at the pedestrian lights at Alexander St and thereby have a full 2 lanes of traffic at the Stewart/Parkway lights (we live on that corner). The cycleway can then follow Alexander and Beaumont to the Racecourse and Dumaresq St. Any proposal for light rail along Parkway is crazy - if trams come south they should go to The Junction (servicing Bar Beach) and on to Merewether or Dixon Park Beaches and then back along Gordon Avenue and Denison St to Wickham. |
| Neither | Strongly agree | Strongly agree | Strongly agree | As a resident of Parkway Avenue I strongly object to any changes that would bring additional traffic to this street or reduce the asthetic of the current width of the medium strip and the beauty of existing trees. In fact I would promote additional streetscaping involving additional tree plantings and gardens to enhance this avenue towards its original design - as a generous green corridor. Turning it into a busier road would have a significant and detrimental impacts on residents incuding increased noise levels,loss of asthetic, negative impact on heritage areas either side of Parkway Ave, higher risk of road accidents (car and pedestrian) and a downgrade in the sense of community as residents would be less likely to spend time in their front yards/verges if it were a busy road. These negatives would also reduce property values which is significant to me as I moved here Agree years ago to take advantage of the current environment and streetscape. I would therefore be disadvantaged be losing these advantages and losing property value. I strongly object to making Parkway Ave a busier street and support it being listed on the LEP. |

## Hamilton Business Centre Heritage Conservation Areas

Just 12 people made comment on the proposed changes to the Hamilton Business Centre HCA. This is a very small sample size and care must be taken when reviewing this data. For this reason the data is reported in terms of numbers of people rather than as percentages.

Just 2 of the 12 were owners, and 2 of the 12 were residents. None were renters and none were Business Owners.

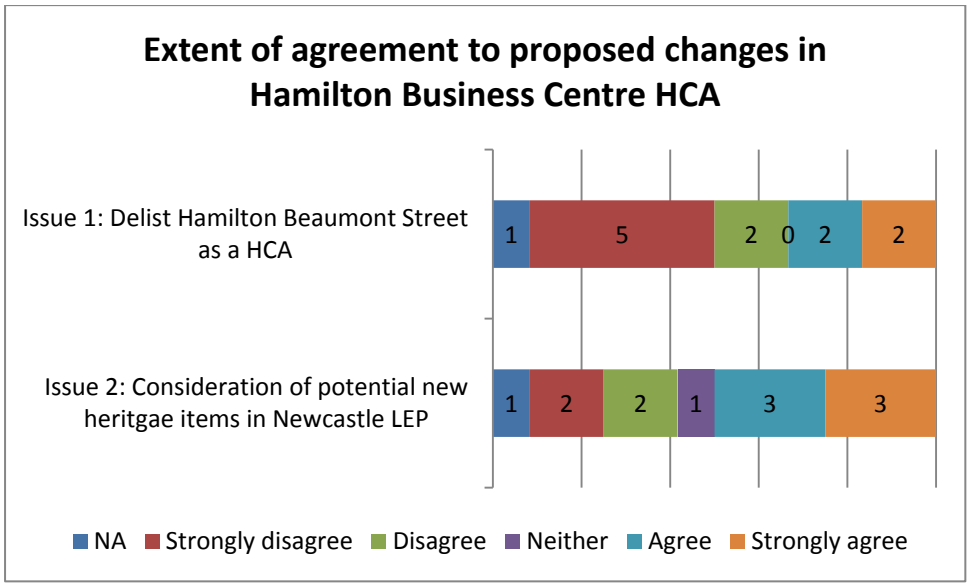
Figure 12: Profile of Hamilton Business Centre HCA Respondents




### The issues

Those commenting on the Hamilton Business Centre HCA area were asked to indicate the strength of their agreement with two issues. The results can be seen below in figure 13.

Figure 13: Extent of agreement with proposed changes to Hamilton Business Centre HCA




***Issue 1: Hamilton Beaumont Street should be -delisted as a HCA***

Disagreement with this proposal was greater than agreement with it, with 7 people disagreeing and 4 people agreeing.

***Issue 2: The sandstone kerb and gutters in Beaumont Street should be heritage listed.***

Six of the twelve responders indicated agreement with this proposal. 4 disagreed and the remaining 2 voted either neutral or unsure/not applicable.

Figure 14: Further comments made on Hamilton Business Centre proposals

| Response to Issue 1 | Response to Issue 2 | Comment |
|---|---|---|
| Strongly agree | Strongly disagree | I think the Hamilton Business centre has struggled over the past decade to grow as a top income earner for the city. Removing the HCA from the businesses centre will give and residents and business owners more ownership to transform the heart of Hamilton. |
| Agree | Agree | I think Beaumont Street business precinct is looking untidy at present, with a few premises unoccupied. The Islington end is looking far better, so I have no objections to the precinct having the opportunity to be smartened up by removing the Heritage category. |
| Agree | Agree | Future development in the street should reflect the scale of the existing steetscape. |
| Strongly disagree | Agree | The street scape is unique to this strip.<br>However there should be proper cleaning of the street/footpath and maintenance.<br>There are to many Asian food Shops/ eatery in this Area it should be more available to/for Southern Europe cuisine as is the history of this strip and it's ethnic influence. |
| Strongly | Neither | I do not see that these features really contribute greatly to the streetscape. I would rather see modern kerbs and gutters that suit the |

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| disagree | | commercial development of the area, and the sandstone material could be used elsewhere where heritage significant areas are being upgraded or restored. |
| Disagree | Disagree | I would be concerned if lifting the heritage listing what would be the LEP be.<br>I could understand developing it more, but not to make it a second Kotara. |

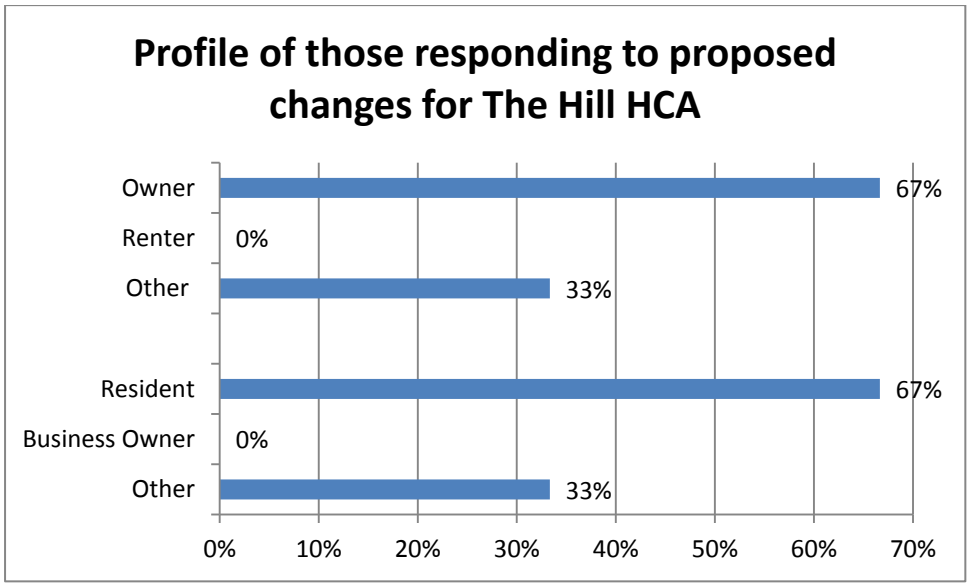
# The Hill

## Profile

A total of 27 people made comment on the proposals for The Hill HCA. This is a small sample size and care should be taken when reviewing the data.

Approximately two-thirds of this group were Owners (67%) and two-thirds were Residents (67%) - note that not all owners were also residents. No Renters and No Business Owners participated.

Figure 15: Profile of The Hill HCA Respondents

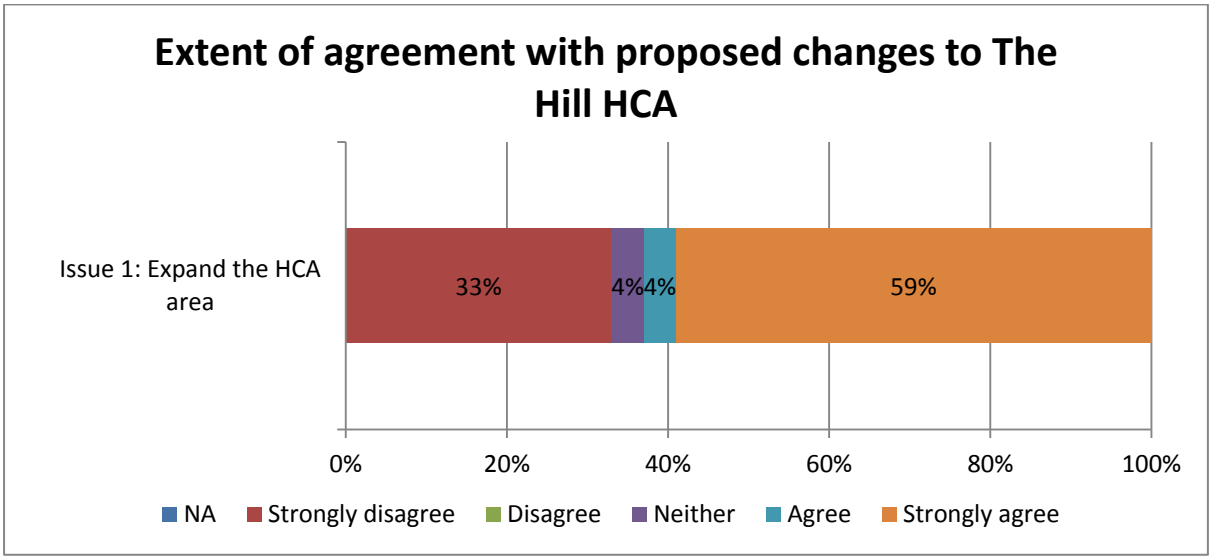


## The issues

Those commenting on the The Hill HCA area were asked to indicate the strength of their agreement with one issue. The results can be seen below in figure 8.

### *Issue 1: The boundary of The Hill HCA should be extended to include parts of Kitchener Parade, Anzac, Bingle and High Streets*

Figure 16: Extent of agreement with proposed changes to The Hill HCA




Agreement with this proposal was greater than disagreement, with approximately two-thirds (63%) agreeing (agree or strongly agree) and one-third (37%) people disagreeing (disagree or strongly disagree).

Figure 17: Further comments made on The Hill HCA proposals

| Response to Issue 1 | Comment |
|---|---|
| Strongly agree | this area needs to be included urgently to prevent the redevelopment in an inconsistent way with the neighbor hood |
| Strongly agree | Obviously in this area there will be a tendency towards developments:<br><br>1. designed to maximise revenue-gathering<br><br>2. obsessed with size and grandeur at the expense of aesthetics and impact on neighbours<br><br>3. unsympathetic to the gracious character of the area<br><br>Therefore we are keen to see our area included in the heritage conservation zone |
| Strongly | Although there are some 'out of character' buildings here there are quite a few houses worthy of conservation protection. Listing this area will prevent redevelopment and |

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| agree | reconstruction of unsympathetic buildings on the fringe of an existing conservation area. |
| Strongly agree | Yes I strongly agree.<br><br>However I believe that the whole of the eastern side of Lemnos Pde should be included in the extended HCA zone.<br><br>According to me reading of the criteria, the following houses in that eastern side of Lemnos Pde would be classified as follows.<br>No 1 - a modern architecturally designed house with features sympathetic to the streets heritage styles - e.g pitched roof.<br>No 1A as above<br>No 3 neutral / contributory<br>No 5 contributory<br>No 7 neutral contributory ( pitched roof)<br>No 9 contributory |
| Strongly agree | I strongly agree with the boundary extension but R3( medium density) development should not be permitted in a Heritage Conservation area. |
| Strongly agree | I am very pleased to endorse this addition to The Hill Conservation Heritage Area. I would now like to encourage our Council to ensure that these heritage areas are not over-crowded by medium density development ((R3) as has happened in other parts of Newcastle and NSW. These heritage areas should be left to demonstrate to all Novocastrians and to tourists visiting our City our pride in our history. They should be available to future generations and not drowned by adjacent high rise development. We have a very special heritage to proclaim. |
| Strongly agree | Ensure that all property owners are consulted on the potential change and its implication for property maintenence and improvements. |
| Strongly disagree | This action would decrease the house values in the proposed area and although I value heritage and my home is approx 100 years old and beautifully restored i feel it unfair that i should lose value by councils actions |
| Strongly disagree | The approval of developments not consistent with existing building stock over many years by NCC, particularly on the northern side of High Street, has created a hodge podge of conflicting building styles and densities which makes it a case of "try and spot the heritage houses." The inclusion of buildings at 11A and 30 High Street as contributing to the heritage values of 19th century and inter-war houses makes me wonder what the consultants were thinking. Presumably this means that the future development of modern style houses such as No. 11A will be OK if the boundary adjustment is approved. The issue of including High Street in the existing HCA has been examined extensively in the past and no compelling reasons were found for its inclusion. Council should only include new areas in HCAs where there has been a low level of attrition and degradation of the housing stock to be protected and not where the streetscape has already been significantly altered by inappropriate development. The area is also progressively being turned into a parking lot due to the failure of NCC to provide adequate parking in the CBD which is hardly consistent with HCA values. |
| | this will restrict my ability to renovate and repair my property that i have lived in for nearly 50 years. there is no obvious benefit to owners and a risk of de-valuing my property if I chose to sell.<br><br>council already has substantial regulations and another level of regulations is not required or wanted |

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| Strongly disagree | These changes will make it difficult for owners to make updates to their properties as required. Having to get approval for this constantly will be a real problem. |
| | I agree with Council's endeavours to promote conservation through efforts like identifying potential heritage, raising community awareness about heritage, and establishing and managing conservation zones. However, the proposal to extend the existing area would significantly deteriorate the fabric that constitutes a true heritage conservation area.<br><br>In simple terms, a conservation area is one that is historic in character and is special or attractive enough to warrant protection to maintain the traditional, special and individual character of a place. The Terrace and other areas within the existing Conservation Zone in my view meet this criteria. However, the extension of the zone as proposed will achieve nothing but to fossilise the proposed extension area and not allow it to evolve with the modern world that Newcastle City is becoming. My home for example was constructed in 1998 and a large percentage of other homes were also built around the same time. They have no heritage significance or character and they add nothing to making the existing Conservation Zone any "more special." I do however consider the terrace homes on the northern eastern side of Bingle Street would be the only properties worthy of inclusion in any proposed extension of the conservation zone.<br><br>I also recognise the counter argument that whilst conservation area status does lead to additional planning constraints and considerations for the land owner, the purpose of conservation is not about preventing all change but about managing it in a way which preserves its special interest. The extension area proposed has no areas of special interest. While the benefits of owning a property in a conservation zone tend to be intangible in nature and flow from the pleasure or enjoyment associated with owning a historic or unique house of conservation value, the costs are more real and visible. These include the cost of ensuring alterations and extensions to the house are sympathetic to homes of historic value and the owner is burdened by the opportunity cost of forgoing land development opportunities which are available to homes outside conservation zones.<br><br>There are also costs the Council bears in regulating land use in conservation zones and Council is dropping the ball when it comes to regulating the existing Conservation zone on The Hill. The significant property at 12 The Terrace for example standouts. It has been transformed into a illegal boarding house and the front downstairs verandah has a staircase constructed to connect it to the upstairs verandah! The conservation value, appeal, and aesthetics of the area is impacted because Council is unable to meet its regulatory and conservation demands. If Council cannot meet its current obligations it will be unable to meet them under and extended conservation zone. |
| Strongly disagree | I believe each property in this area should be individually assessed and reviewed by Council should the Owner want to redevelop the property.<br><br>Whilst I appreciate keeping our history intact there are properties within this boundary which have absolutely no heritage value at all. They were built at a time when financial hardship meant the design and materials used were of a low standard and quality.<br><br>The city is experiencing a revitalization and most developers (not talking about big developers but just ordinary people wanting to buy and live in the city) are sympathetic to the property's character and try to build or redevelop with that in mind. It would be a shame to see properties remain in disrepair because a person is not able to remodel in the modern accepted styles of today.<br><br>Afterall, if we were to use this philosophy we would all still be living with dirt floors and architects would be redundant. |

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| Strongly disagree | I don't feel that the housing merits the extension of the HCA. The housing is not heritage, in the same way that the terrace is. There is a very high number of non heritage housing and brick flat buildings. The mix of housing in High Streeet is typical of many streets in Newcastle that are not listed as HCA.<br><br>I am surprised to see my house listed as a contributing to the HCA as it is a 1950's brick building, which was rendered and painted baby blue in the 1990's!<br><br>The eco texture report supports extending the HCA to High Street in 2005, and this same report is then questioned as to wether it is a valid opinion due to the age. The report then simply states that "This review has re-assessed the area and finds certain streets are considered worthy of statutory listing as a HCA" can we have more information as to why the High Street extension is proposed?<br><br>None of the 2015 public voice responses included extending the HCA to include High Street.<br><br>It should be noted that Council previously approved the demolition of my house<br><br>I have spoken to many neighbours about this extension of the HCA and none have understood or been supportive of it. I hope that they have been able to take the time to raise their objections. I should also note that those that I have spoken to did not receive notification of the 2015 survey in the mail, myself included. |

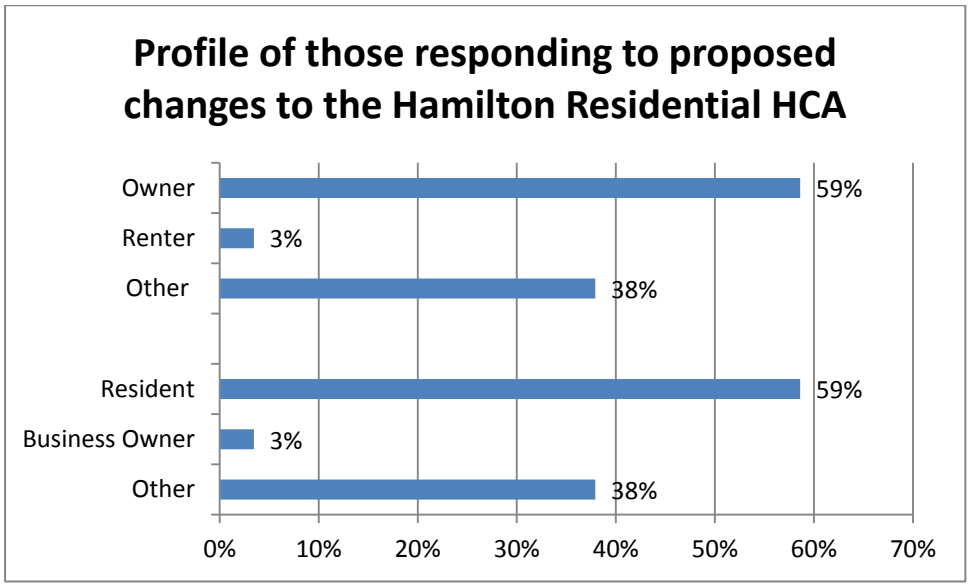
# Proposed Hamilton Residential Area

## Profile

A total of 29 people made comment on the proposals for Hamilton Residential HCA. This is a small sample size and care should be taken when reviewing the data.

The majority of this group were Owners (59%), with just 3% renting. An equivalent proportion (59%) were residents, with 3% Business Owners.

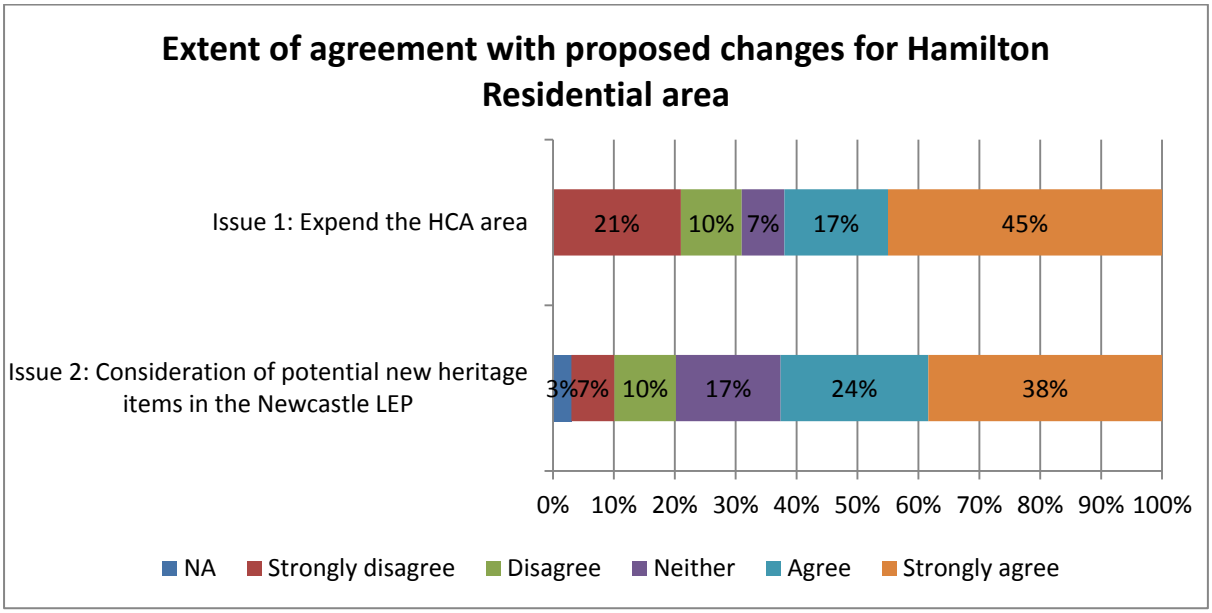
Figure 18: Profile of Hamilton Residential HCA Respondents



## The issues

Those commenting on the proposed changes to the Hamilton Residential HCA were asked to indicate the strength of their agreement with two issues. The results can be seen below in figure 19.

Figure 19: Extent of agreement with proposed changes to Hamilton Residential HCA




***Issue 1: The proposed Hamilton residential area should be included in the Newcastle LEP as a Heritage Conservation Area***

62% of this group were in support with this proposal, while 31% indicated disagreement.

***Issue 2: The heritage significance of properties at 32, 34 and 18 Gordon Avenue Hamilton should be assessed to determine if they should be listed as heritage items in the Newcastle LEP***

62% agreed this this proposal (agree or strongly agree), while 17% disagreed with it. A further 17% were neutral towards this proposed changed and 3% were unsure/ not applicable.

Newcastle VOICE

Figure 20: Further comments made on the proposed Hamilton residential area HCA

| Response to Issue 1 | Response to Issue 2 | Comment |
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| Disagree | Disagree | I am not clear on the implications this would have on the processes for renovating our property. I expect it means that applications for approval for any renovation will need to be submitted (with additional fees). I also expect that there will be design limits or constraints imposed. For eg. Another house in our street is already listed and the owners were only permitted to restore not renovate. I am not clear on the implications for property value but I would suspect that it would not increase and is more likely to decrease the value as the costs and trades associated with maintaining or restoring may be unattractive to buyers. I don't understand the impact this will have on our rates. Will there be an additional fee or tax added to already escalating rates? There are many homes within the proposed area that are certainly not of heritage significance and I am left scratching my head over the motivations council have for wasting time and public money on such an unnecessary proposal. I can't see on any advantages or benefits for the home owner in this proposal. |
| Disagree | Neither | The proposed Heritage Conservation Area for the Hamilton Residential Preinct is not supported given the mixed demographic the precinct attracts.<br>The concept of a HCA means that the current proportion of contributory dwellings will tend to naturally limit who can take up residence within the precinct:<br>- Those with sufficient funds to maintain such dwellings, which becomes more expensive than modern designed and constructed dwellings;<br>- Those with sufficient funds to live within such dwellings, which again is generally more expensive due to greater requirements for unnatural heating, cooling, and lighting.<br>Currently, the village atmosphere exists because of the diversity in demographic: this may be put at risk, for example, students may not be able to afford enen greater amounts of rent as living in heritage style housing becomes even more expensive; or relatively lower income families despite abilities to save, may not be able to afford to live there, as the greater living expense may be used up in the capital acquisition in a form of debt paydown. In the long term, this may sterilise the village like atmosphere enjoyed in the area. |
| Strongly disagree | Neither | I doubt the historical significance of this area is particularly valuable. I believe the more valuable HCA should be Veda street and surrounds as this was where the first Mine SUperintendants were housed in the early days of the "Bog Hole". |
| Strongly agree | Strongly agree | I am delighted that the Council is considering this precinct as Heritage Conservation. Too many houses have been demolished and rebuilt with cement "boxes"or in many cases not maintained to an appropriate standard. |

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| | | I imagine there are some owners who buy properties as investments in this area and just let them out without doing any running repairs or improving gardens etc. So I am delighted that owners may be encouraged to take more pride in their houses.<br><br>Also, I was pleased to hear at the meeting last night that reclassification is likely to include streetscape improvements like street trees, traffic calming devices on corners etc. I would love to see a community garden established within the precinct somewhere, maybe the library or some other appropriate spot in the way it has been done on the corner of Bull and Darby Sts Cooks Hill -I think it would add a point of interest and a community gathering point as well as providing a practical asset to the community. |
| Strongly disagree | Disagree | Making areas Heritage compliant places greater financial burden on property owners. Rates are increasing and it will not be possible to undertake reasonable repairs or changes to my home if heritage guidelines are imposed. |
| Strongly disagree | Strongly disagree | The make up of the building in this area are too diverse in nature and age to constitute any particular style or type of building to make any unique heritage style. Some examples: 21 Cameron street is circa 1905 whereas 25 Cameron St is less than 10 years old. The same is for 22 Cameron and the property two doors further down. 16 James street is circa 1991 and also 12 James street is also a "new property". This is also the case for the property two doors East as well as the duplex next door. Cnr. Lindsay and Cameron is also a "New house" again with no "Heritage value.<br><br>These are only a few examples within a small radius of 61 Lawson St, the house I own. Without going further this is typical of this suggested area.<br><br>I know that several of these dwellings were replaced because of damage ie. termite infestations making any repair impossible and because of the small size and shape of the blocks these owners were left with optimising their finances to construct feasible- non heritage dwellings.<br><br>Also, what kind of dwelling style would be suitable for this area as the current buildings range from wooden miner's to freestanding terraces, older apartments like the corner of James and Lawson to buildings exhibiting ethnic heritage styles and many houses built over the last 40 years?<br><br>That there is no particular heritage style to be preserved makes the idea silly. |
| Strongly agree | Strongly agree | I think the heritage significance should include 32, 34, 36, 38 and also 5 James Street. |
| Strongly agree | Strongly agree | The property we own at 3 Murray st is included with which we agree. It is a 1900 house, which had separate kitchen and outside toilets. We have removed them and made the back modern. However, the front half is as it was when built except the front verandah which was demolished. We rebuilt it to look like the original. We think that the frontages should be heritage, but not the back. |

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| Neither | Neither | The Catholic Diocese of Maitland - Newcastle owns significant property interests to the East of the proposed Heritage Conservation Area. The properties owned and operated by the Diocese are at 841 and 845 Hunter Street, 246 - 252 Parry Street,7 and 5 Selma Street Newcastle West.<br>The Diocese is currently in the process of drafting a Master Plan for the sites mentioned above including the any additional sites affronting Selma Street.<br>Given the Master Planning process is well underway the Diocese would like to understand the impact (if any)of the proposed Hamilton Residential Heritage Conservation Area on the Diocese's proposed draft Master Plan. |
| Agree | Neither | Their should be consideration of long term owner/occupier needs ie knock down rebuild in view of aging issues and living in a more suitable home for ageing owners.<br>As Govt; wants the elderly to stay in there home and for many like myself I have been planning this for 20 years. To stay on my property site. and should not be disadvantage re the proposed new changes (perhaps there should be a clause re this issue added to any change). Additionally, re streetscape I would like to see traffic calming/restriction (greened kerbs) restrictions to oversize vehicles/caravans etc being parked on street obstructing the non-owners property to streetscape view/light/security/safety and the overall enjoyment of environment/surrounds ( some areas are becoming a caravan/ truck storage area ). James street is the only entry point from Gordon Ave; and has become a noisy thoroughfare 2Agree/7 consideration to making this entry a Cul-de-sac/other ? |
| Strongly agree | Strongly agree | This is a very significant collection of diverse housing styles and I support its addition to the HCAs.It is most important to gain the approval of the residents/owners of the housing within the area and build their awareness of the plan and its strictures in regard to development and renovation before declaring the new HCA.All efforts should be made to link the HCA smoothly to the Beaumont Street precinct by way of signage ,street furniture and vegetation. |
| Strongly agree | Strongly agree | The heritage area should be extended to include Dumaresq Street West of Gordon Avenue. |

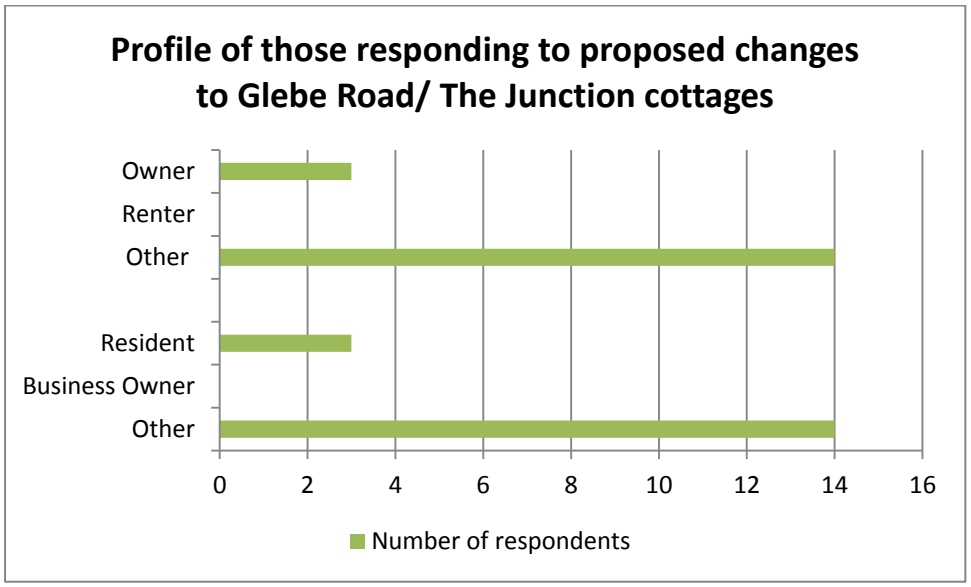
# Proposed Glebe Road - The Junction cottages

## Profile

Just 17 people made comment on the proposed changes to the Glebe Road The Junction cottages. This is a very small sample size and care must be taken when reviewing this data. For this reason the data is reported in terms of numbers of people rather than as percentages.

Just 3 of the 17 were owners, and 3 of the 17 were residents; one owner was a resident and two were landlords. None were renters and none were Business Owners.

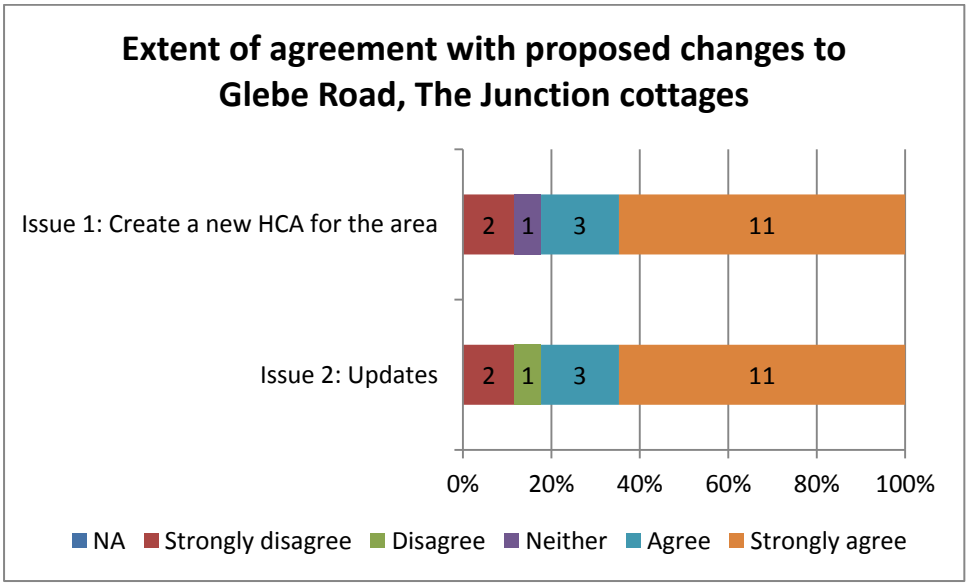
Figure 21: Profile of those responding to proposed changes to Glebe Road/ The Junction cottages



## The issues

Those commenting on the proposed changes to the Glebe Road The Junction cottages were asked to indicate the strength of their agreement with two issues. The results can be seen below in figure 22.

Figure 22: Extent of agreement with proposed changes to Glebe Road/ The Junction cottages




***Issue 1: A new heritage conservation area should be established to include all of the properties 55 to 75 Glebe Road, The Junction***

The majority (14 of 17 people) were in agreement with this proposed change.

***Issue 2: A locality specific set of development guidelines should be prepared to protect the single storey character of the potential new HCA***

The majority (14 of 17 people) were in agreement with this proposed change.

Figure 23: Further comments made on the proposed Glebe Road The Junction cottages

| Response to Issue 1 | Response to Issue 2 | Comment |
|---|---|---|
| Strongly disagree | Strongly disagree | The heritage nature of this area has already been compromised by the construction of a 2nd (modern) dwelling at the rear of 2 of the 10 or 11 properties that would be affected by this proposed conservation area. The proposed area is also quite small & isolated, in that it is essentially enclosed on Neither sides by The Junction's existing retail & commercial development. This development already detracts from the overall visual appeal of the current streetscape. |
| Strongly agree | Strongly agree | Approximately 5 years ago an appeal was denied for a development plan for 55 Glebe Rd by the Minister for Planning and Inviroment. The court considered that the facades of the cottages 55 to 75 were mostly unchanged and should be maintained as an example of the original village architecture still in tact. |

| | | |
|---|---|---|
| Strongly agree | Strongly agree | The Junction Village is a rather unique 'village' style shopping precinct. It is bounded by residential properties some of which have valuable heritage character. e.g in Corlette St and in Glebe Rd.For the 'village' character to be maintained there must be a clear boundary between commercial and residential and having residential right up close to shops etc helps retain this character.<br>The strip of single storey character houses on the south side of Glebe road provides and interesting neat boundary to the 'village'.<br><br>Glebe Rd is an entry thoroughfare to inner beachside Newcastle and as such its character needs to be preserved where possible. |
| Strongly agree | Strongly agree | These are an outstanding group of well maintained garden cottages that add to the character of The Junction.Ensure that all owners are fully aware of the proposal and its implications for maintenence and renovation before declaring the heritage area |
| Strongly agree | Strongly agree | These properties warrant a heritage classification under a new HCA. With one exception, the character of the cottages between Robinsons Real Estate & Arrivederci Restaurant is intact. The owners have respected the character & streetscape of these cottages & have kept them in a very well maintained state. Previously the residents strongly supported the retention of these homes & opposed the proposed demolition of one of the cottages for redevelopment. Council's decision to reject the proposed demolition & redevelopment & to preserve the character of this small group of cottages was supported by an external judgement by a Heritage Consultant.<br>It may be possible to sympathetically build into the existing roof structures, set back from the streetscape as has happened with some dwellings in the Hamilton South Garden Suburb HCA. As long as the single story character is preserved with adequate set back within the roof line to preserve the heritage character of the homes then it may be suitable. Similarly it may be possible for garage roof structures to be extended to allow extra development within the roof space if the change is sympathetic to the character of the street. Such possibilities would need proper study & consideration so that the heritage character would not be adversely impacted. |
| Agree | Agree | Lovely group of old cottages most of which are still in good condition if not exactly in an original state. Worthy of protection in the inner city. |

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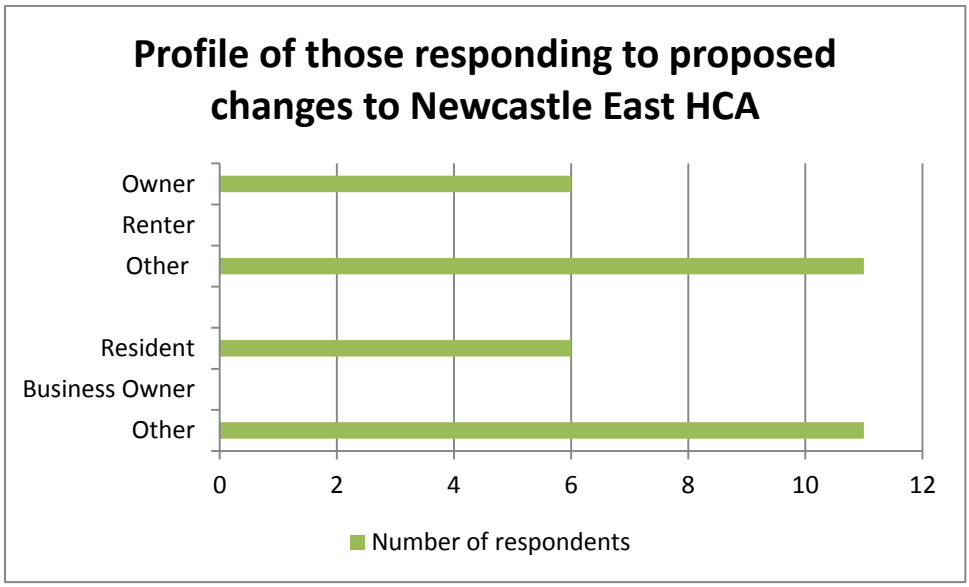
# Newcastle East

## Profile

Just 17 people made comment on the proposed changes to the Newcastle East HCA. This is a very small sample size and care must be taken when reviewing this data. For this reason the data is reported in terms of numbers of people rather than as percentages.

Six of the 17 were owners, and these 6 were also residents. None were renters and none were Business Owners.

Figure 24: Profile of those responding to proposed changes to Newcastle East HCA.




## The issues

Participants were asked to comment on one issue:

***Update to Heritage technical manual: The Heritage Technical Manual to be amended with revised statement of significance and new contributory buildings map.***

Figure 25: Comments made on the Newcastle East proposal

| Comment |
|---|
| Newcastle station should be included and protected |
| Many of the buildings do not have heritage value. I question the value of grouping buildings by area. The cost/inconvenience of comp[liance can be prohibitive to real development |
| I support the amendment of the Heritage Technical Manual to include a revised statement of significance and new contributory buildings map for the Newcastle East Heritage Conservation Area. |

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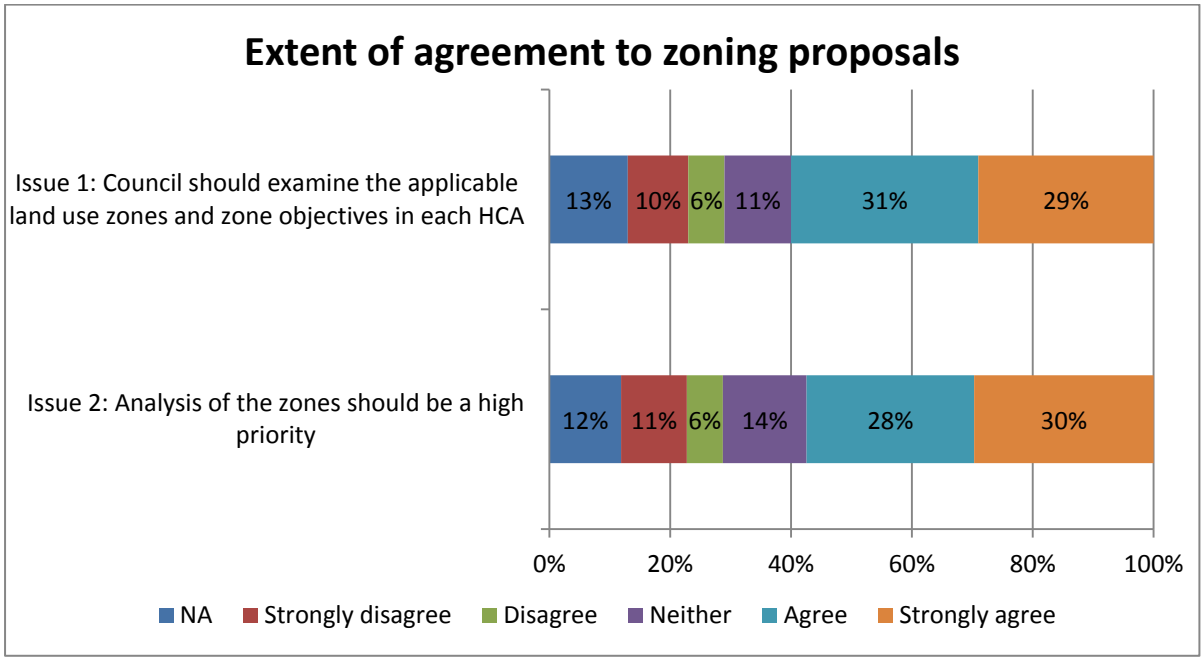
| Newcastle East is becoming and vibrant and character filled part of the city. The streetscapes are looking great and I notice that more and more buildings are being done up and restored and adding to the heritage value and interest of the precinct. |
| See previous comments |
| Should include Newcastle Station area, Watt St bothsides up to James Flether Hospital Area, Fletcher park out to Nobbys Headland |

## For all of the Areas

Zoning was not within the scope of this review, however Council recognises the need to analyse the zones in HCAs. With this in mind, all participants were asked to indicate the extent of their agreement with a further two issues:

Figure 26: Extent of agreement zoning proposals




***Issue 1: That Council should examine the applicable land use zones and zone objectives in each HCA***

60% of participants agreed (agree or strongly agree) that Council should examine the applicable land use zones and zone objectives in each HCA. 16% indicated their disagreement with this proposal.

***Issue 2: That analysis of the zones should be high priority.***

58% of participants agreed (agree or strongly agree) that the analysis of the zones should be a high priority. 17% disagreed with this proposal.

Figure 27: Further comments made on the proposed Glebe Road The Junction cottages

| Response to Issue 1 | Response to Issue 2 | Comment |
|---|---|---|
| NA | NA | Quite possibly, but I'm not sure. Certainly the lot sizes may require a refactoring of types of dwellings and changes to dwellings that can take place, as well, advances in construction and contemporary technologies that can overcome previously difficult to solve problems should be considered as part of this (eg. noise attenuation/dampening, insulation, construction materials allowing more glass for natural light etc.). |
| Strongly disagree | Strongly disagree | The zones have been reviewed in recent years and reflect a high density area. They also comply with the SAFE criteria. The objective of the r3 zone reflects cooks hills high density nature. Outside of the city centre it is one of the LGAs highest density suburbs. See housing paper to LPS. If design, in particular height, is an issue that is a design issue- not a zone issue. Hense why heights and fsr now stay alone in the LEP. They should be captured via design controls. Cooks Hill reflects a true r3 zone. Should be be anything less it would mean that the zones are not being applied consistently and cause much confusion. If height is the issue then height should be addressed. I agree that the character of a HCA should be retained but this is not the correct planning mechanism. Perhaps advice from the department should be sort on using the zones that way. |
| Strongly agree | Strongly agree | There seems to be a contradiction between having a HCA and then it is zoned for medium density. They do not work together. |
| Strongly disagree | Strongly disagree | the above response is provided that the reviews of zones are consistent with protecting heritage value |
| Strongly disagree | Strongly disagree | I believe that most of the land is zoned residential, why change? |
| Strongly agree | Strongly agree | Zoning is of vital importance if the heritage significance of the character and streetscape of the heritage conservation areas is to be maintained. Zoning should reflect the existing built environment within the Heritage Conservation Areas. The northern length of Denison Street Hamilton is a good example of the way in which inappropriate zoning has ruined the ambience and amenity of a once-popular residential area with high quality housing stock, so discouraging inner-city living. This will be the eventual fate of all Heritage Conservation Areas if zonings do not reflect the existing character. |
| Strongly agree | Strongly agree | lets not ruin historic end of Newcastle with too much high rise and boxing in of open spaces. This does not align with the history and gentrification of Newcastle and Newcastle East particularly. Short term gain. Let's |

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| | | play the longer game for the future of the city. |
| Agree | Strongly agree | More and more residential dwellings are being purchased within HCAs and converted into businesses such as specialist medical practitioner rooms even though there are ample vacant buildings in commercially zoned Hunter Street. The problem with this is that they often remove grass and gardens and replace with concrete carparks. Having on-site parking is a major contributing factor in the choice of an inner city residentially zoned dwelling over a commercially zoned one where parking limitations and ease of access are less attractive to patients. |
| Neither | Neither | Not sure what this question means ? however had to answer to move on. |
| Strongly agree | Strongly agree | The zoning should be maintained as residential with single residential properties. Multi storey apartments should be not allowed in the heritage areas, even dual occupancy on a single block as has been allowed in the past. |
| Strongly agree | Strongly agree | Residential and commercial zones should be kept separate and multi-storey developments have no place within a HCA. |
| Agree | Agree | So long as Council abides by the significant heritage areas that are identified by such examinations and strongly protect the heritage fabric and integrity. |
| Neither | Neither | If zoning was to be reviewed and any changes proposed would such changes be presented to residents for comment? |
| Agree | Agree | R3 ( medium density) development is not appropriate in a Heritage Conservation area |
| Strongly disagree | Disagree | No changes to current zoning in HCA areas. |
| Strongly agree | Strongly agree | There is a definite conflict between the intention of the Hamilton South Garden Suburb area and the change in zoning that occurred. There should be NO medium residential zoning. |
| Strongly agree | Strongly agree | See previous comments |
| Strongly agree | Strongly agree | This must be addressed now before the RMS comings in and buils another arterial route ruining our hertigate in that area for ever |

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|---|---|---|
| Agree | Agree | There needs to be regular contact between Council and the residents of HCAs to ensure that they are aware of the design principles and physical characteristics that contribute to the heritage status of their suburb or location.Unless this is done there will continue to be development proposals that conflict with the goals of maintaining the heritage fabric of the HCAs.In the case of Hamilton South HCA the intrusion of some second floor rooflines into the streetscape has impacted on the heritage quality of the location.<br><br>There is a need for all Council Officers and any professional involed in planning approvals to be aware and involved in upholding the planning provisions underpinning the HVAs. |
| Strongly agree | Strongly agree | Each Heritage Conservation Area has its own individual characteristics which is not covered by a one size fits all approach. The above survey points should be high priority to protect the heritage fabric in each different zone and to provide guidance & certainty for individual owners, prospective owners, Council and the wider community. |
| Strongly agree | Agree | It is imperative that the low density zoning in the conservation area be retained. Demolition in all the inner suburbs surrounding the Hamilton South Heritage Area is proceeding at an alarming rate. Replacement buildings of blue board and cocked hat flat roofs is destroying the character of the original suburbs. This trend makes the preservation of the Hamilton South Heritage Conservation Area even more critical in retaining the ambience of the inner city. |
| NA | Strongly agree | If more out of character developments are allowed the heritage character of the whole area will be lost<br><br>Considering the closeness to Tudor and Parry St and the St Francis Xavier high school and TAFE, more over or poor development in this area may well lead to the creation of an inner city ghetto, losing the current feeling of a well kept and connected community |
| Strongly agree | Strongly agree | Do Pull Down or removal Cavet should be Placed on all Items in the HCA area |
| Agree | Agree | Whatever outcome of the zoning examination it is extremely important to maintain and even extend ( where possible) the open space availability. The health outcomes of residents is enhanced by the availability of open space. Once open space is lost it will never be replaced. Cities throughout the world are often recommended to visitors because of the open spaces that are available |
| Strongly agree | Strongly agree | Construction in Newcastle was 'fast tracked' by the previous Council and seemingly at the expense of future sustainable town planning. Its time to take a good look at just how many apartments Newcastle can reasonably accommodate and prevent this sprawl from impinging on neighbouring residential zones. |
| Agree | Agree | I would potentially agree but I would need to understand the implications of this proposal. What are the land |

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|---|---|---|
| | | uses that need to be removed and which ones need to be added? |
| Strongly agree | Strongly agree | Council should be mindful of maintaining the integrity of HCA which IT has created. |
| NA | NA | More information needed. What do you want to change? |
| NA | NA | I don't believe zoning has been an issue in our area / experience (3 Cram St) but i do now understand after attending the info session how this could muddy the waters in some inner CBD applications. |
| Agree | Agree | Ask residents what they want, not commuters. We are the ones who would have to put up with greater traffic noise and a fall in property values. |
| Strongly agree | Strongly agree | Medium/ high density housing and commercial development should be prohibited in these areas. |
| Neither | Neither | Clearly all such requirements ought to be subject to periodic review to establish if they still meet the needs of the affected community. It is imperative, however, that advice of any such review is widely disseminated in the affected community and that it is conducted openly. |
| Strongly agree | Strongly agree | As a resident of parkway ave for the past 16 years I value the quiet nature of our street.The last thing I want is increased traffic flow along parkway ave as it will decrease our property value and change our lifestyle |
| NA | NA | I do not want Parkway Avenue Hamilton changed in any way and especially no change to the median strip. |
| Strongly agree | Strongly agree | It is possible to extend a house without changing its character (the extensions done to our home by a previous owner are a good example) - it just takes a bit more money to get a decent architect to do it properly, and the benefits to house value will be more than the cost. |

## Additional comments

At the close of the survey, participants were asked if there were any further comments they would like to make.  All comments are shown in Appendix II.

## Where to from here

- Identify areas where this feedback can be incorporated into the final document.

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# Appendix I- questionnaire

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# Heritage Survey: Public Exhibition

The Heritage Conservation Area report presents the findings of a review of five heritage conservation areas (hereafter referred to as HCAs) across the Newcastle Local Government Area.

The purpose of the review was to;

- define the current heritage significance of each area,
- produce desired future character statements,
- assess the appropriateness of boundaries,
- examine the development control framework and the relevant planning context,
- identify what items contribute to or detract from each area,
- understand what the community values about these areas.
- investigate the potential for new HCAs or extensions to existing HCAs.

The draft report is currently on public exhibition to gain community feedback. This survey looks at the particular proposals for each HCA. Your feedback will be considered in the development of the final draft which will go to Council for review and then put on public exhibition.

**Here are a few terms to keep in mind while leaving your feedback…**

**Contributory:** a building or feature that positively reinforces or reflects the character or the heritage significance of the HCA

**Non- contributory:** a building or feature that detracts from the character or the heritage significance of the HCA

**LEP:** Local Environmental Plan - the statutory landuse planning instrument

**Heritage Technical Manual:** A manual that contains detailed guidelines to supports the Development Control Plan. View the Heritage Technical Manual

**HCA:** Heritage Conservation Area

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*Your details will be used for nothing further than ensuring that the survey is not compromised with multiple completions. All data provided will be sorted by heritage conservation area.*

Name: _____

Address: _____

☐ Prefer not to disclose

Which areas do you wish to make comment on? (*multiple response permitted)*

☐ Cooks Hill
☐ Hamilton South Garden Suburb
☐ Hamilton Beaumont Street
☐ The Hill
☐ Newcastle East
☐ Proposed Hamilton residential area
☐ Proposed Glebe Road cottages

The survey is divided into sections for each of the above 7 areas to allow comment to be made per area.

Please complete only the sections corresponding to those you have selected above.

Finally there is a section for all survey participants - please completed this section in addition to the area-specific sections.

THANK YOU

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# Cooks Hill

*For more information please refer to Chapter Two of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in the Cooks Hill HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other: _____

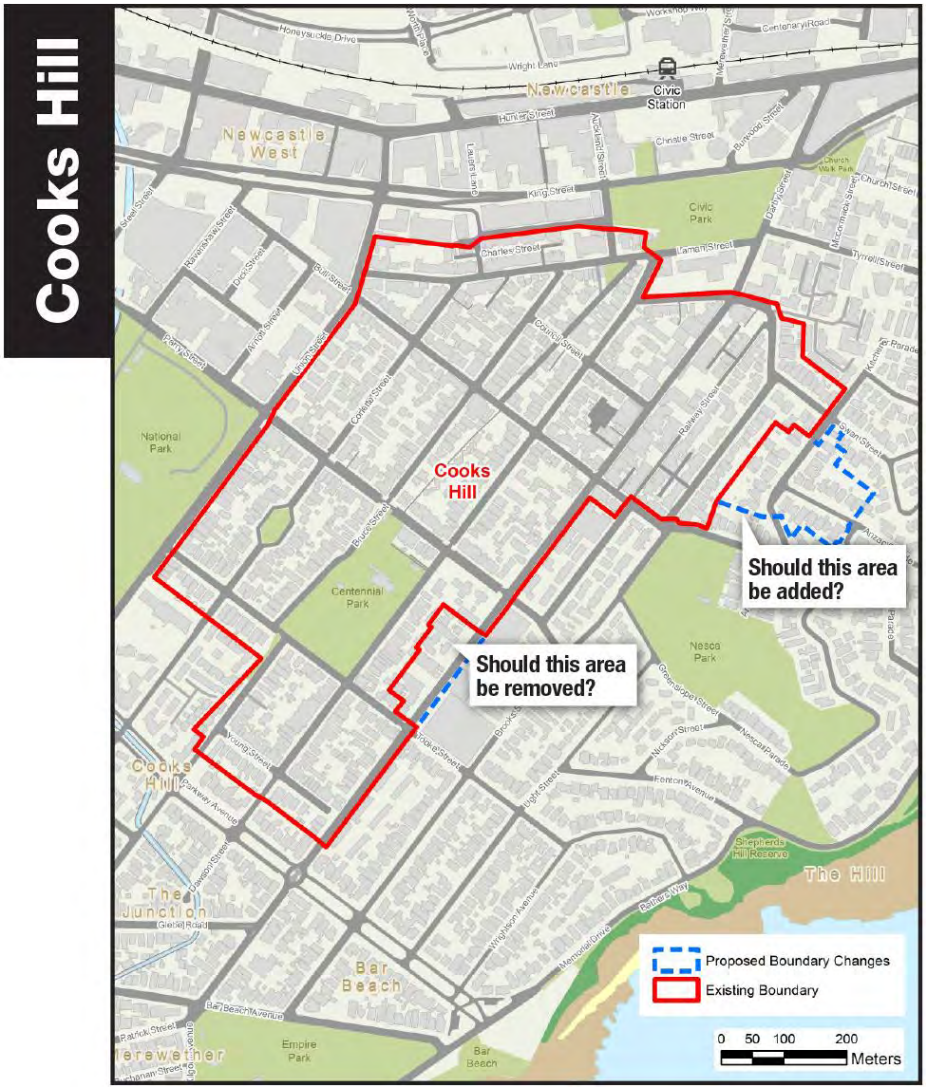
**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other: _____

**Proposed changes to Cooks Hill Heritage Conservation Area:**

- **Expand the HCA area**: The HCA review has assessed an area to the east of the current Cooks Hill boundaries (around Anzac Parade, Bingle and High Streets) and found this area to have heritage significance
- **Removal from the HCA area**: The review found a part of Darby Street between Parry and Tooke Streets to be so compromised it should be excluded from the HCA.

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To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| The Cooks Hill HCA should be extended to include portions of Anzac and Kitchener Parades. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Darby Street, between Parry and Tooke Street, should be removed from the heritage conservation area. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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# Hamilton South Garden Suburb

*For more information please refer to Chapter three of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in the Hamilton South Garden Suburb HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other: _____

**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other: _____

**Proposed changes to Hamilton South Garden Suburb Heritage Conservation Area:**

- **Removal from the HCA area**: Change the boundary at Glebe Road - Heritage significance is compromised by inappropriate development in some sections of Glebe Road.
- **Expand the HCA area** There is merit in extending the boundary of the HCA to include parts of Denison Street, Parkway Avenue and Ada Street. These streets have been identified to have local heritage significance on historic and aesthetic grounds, with a number of contributory items identified.
- **Change to LEP:** Consideration of listing Parkway Avenue as a heritage item in the LEP. This is proposed to protect the significant physical and visual presence of Parkway Avenue to minimise any loss of intactness or erosion of this landscape and roadway feature.
- **Update to Heritage technical manual:** Resources should be obtained to produce specific updated guidelines, including enforceable envelope controls, for inclusion in the Heritage Technical Manual. This aims to prevent undesirable trends that could erode the significance of the HCA if no action is taken to address the issue.

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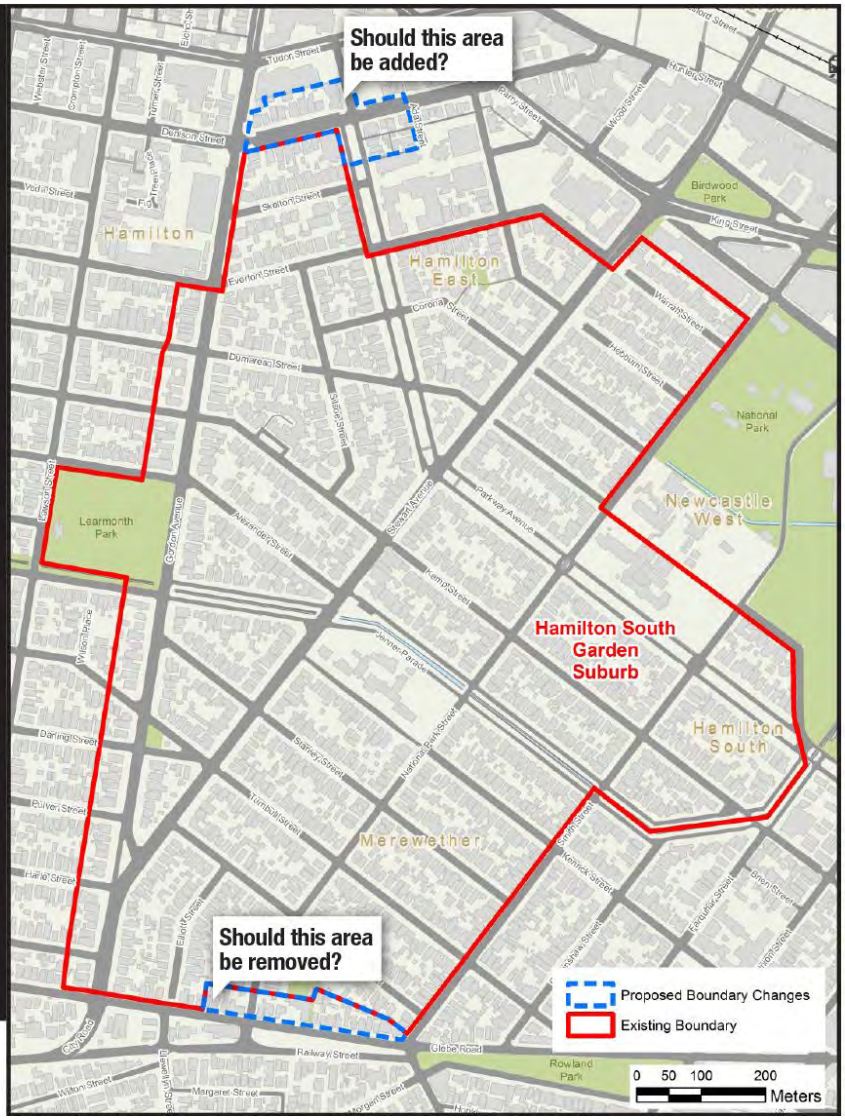
# Hamilton South Garden Suburb




To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| The removal of part of Glebe Road from the boundary of Hamilton South Garden Suburb HCA | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| The inclusion of a part of Denison Street and Ada Street in Hamilton East in the Hamilton South Garden Suburb | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Parkway Avenue should be included as a landscape heritage item in Schedule 5 of the Newcastle LEP | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| Specific guidelines for alterations and additions to be prepared and included in the Heritage Technical Manual | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

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Do you have any further comments to make about these recommendations?

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# Hamilton Business Centre Heritage Conservation Areas

*For more information please refer to Chapter four of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in the Hamilton Business Centre HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other: _____

**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other: _____

**Proposed changes to Hamilton Business Centre Heritage Conservation Area:**

- Heritage significance is compromised in this HCA by infill development and loss of intactness overall.
- **Consideration of potential new heritage items in the Newcastle LEP:** Undertake heritage assessment of sandstone kerb and gutters in Beaumont Street for possible consideration as a heritage item of local significance.


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To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| Hamilton Beaumont Street should be -delisted as a HCA | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| The sandstone kerb and gutters in Beaumont Street should be heritage listed. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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# The Hill

*For more information please refer to Chapter five of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in The Hill HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other: _____

**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other: _____

**Proposed changes to The Hill Heritage Conservation Area:**

- **Expand the HCA area**: The HCA review has assessed an area of Federation and Inter War houses at Anzac/ Kitchener Parade, Bingle and High Streets. This review has re-assessed the area and finds certain streets are considered worthy of statutory listing as HCA.


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To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| The boundary of The Hill HCA should be extended to include parts of Kitchener Parade, Anzac, Bingle and High Streets. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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# Proposed Hamilton Residential Area

*For more information please refer to Chapter seven of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in the Proposed Hamilton Residential Area HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other:

**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other:

**Proposed changes to the Hamilton Residential Heritage Conservation Area:**

- **Expand the HCA area**: The residential precinct immediately east of the Beaumont St Business Area HCA is an intact precinct of Victorian and early Federation period houses. This review identified numerous contributory buildings and street trees of heritage value and has assessed this area as being of local heritage significance.
- **Consideration of potential new heritage items in the Newcastle LEP:** Undertake heritage assessment of properties 32, 34 and 18 Gordon Avenue Hamilton as heritage items of local significance.


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To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| The proposed Hamilton residential area should be included in the Newcastle LEP as a Heritage Conservation Area | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| The heritage significance of properties at 32, 34 and 18 Gordon Avenue Hamilton should be assessed to determine if they should be listed as heritage items in the Newcastle LEP. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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# Proposed Glebe Road The Junction cottages

*For more information please refer to Chapter seven of the Review of Heritage Conservation Areas draft report.*

**Do you own or rent property in the Proposed Glebe Road The Junction cottages HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other: _____

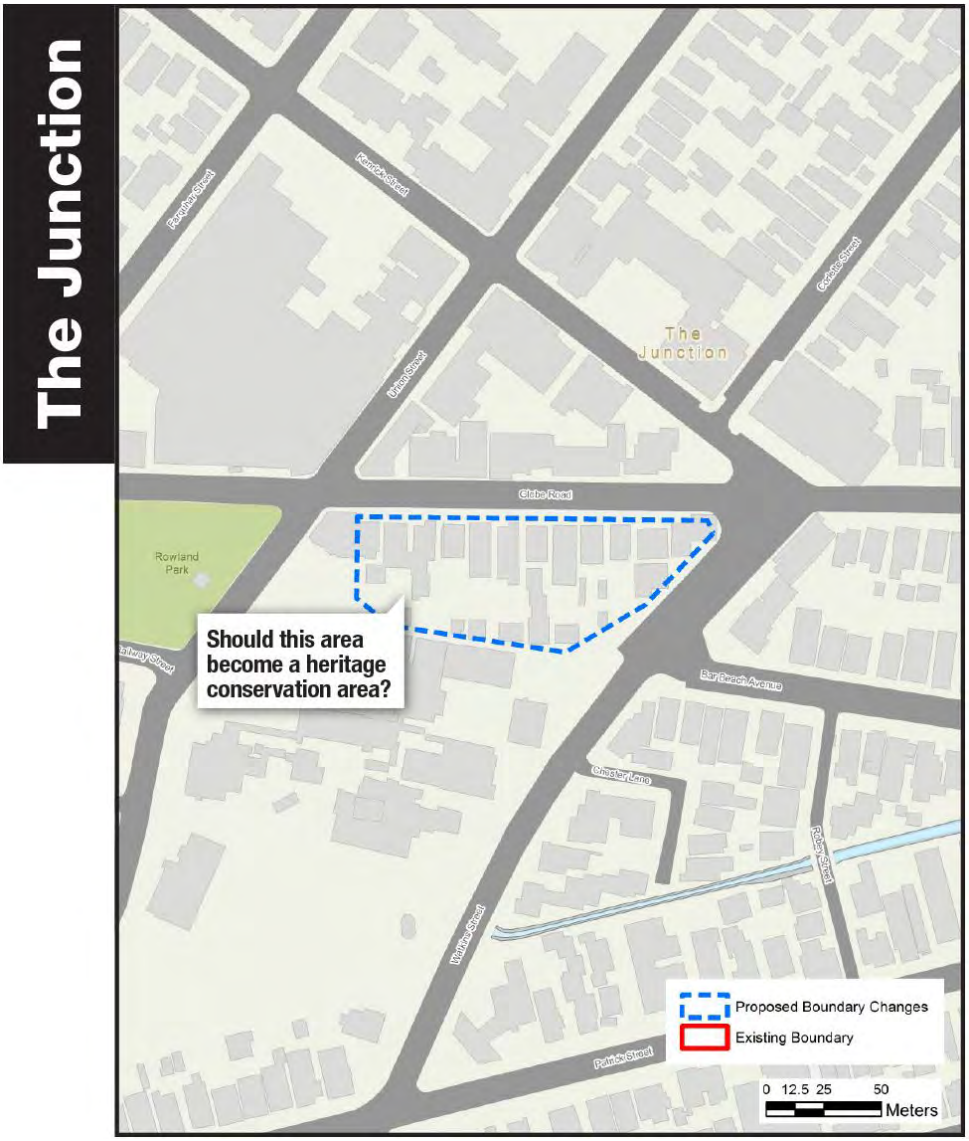
**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other: _____

**Proposed changes to the Glebe Road The Junction Cottages Heritage Conservation Area:**

- **Create a new HCA for the area**: Glebe Road group (55-75 Glebe Road) has sufficient heritage significance to justify conservation. This would involve the making of a heritage conservation area.
- **Updates:** Locality specific development controls would need to be produced to facilitate the preservation of the dwellings in this area.

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To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| A new heritage conservation area should be established to include all of the properties 55 to 75 Glebe Road, The Junction. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| A locality specific set of development guidelines should be prepared to protect the single storey character of the potential new HCA. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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## Newcastle East

**Do you own or rent property in the Newcastle East HCA?**

- ☐ Own
- ☐ Rent
- ☐ Other:

**Property type**

*Select all that apply.*

- ☐ Resident
- ☐ Business owner
- ☐ Other:

**Proposed Updates:**

**Update to Heritage technical manual:** The Heritage Technical Manual to be amended with revised statement of significance and new contributory buildings map.


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Do you have any further comments to make about these recommendations?

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## For all of the Areas

**Proposals:**

- **Further review:** Zoning was not within the scope of this review, however the need to analyse the zones in HCAs is recognised.

To what extent do you agree or disagree with the following…

| | Strongly Disagree | Disagree | Neither agree nor disagree | Agree | Strongly Agree | Not sure/not applicable |
|---|---|---|---|---|---|---|
| That Council should examine the applicable land use zones and zone objectives in each HCA | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |
| That analysis of the zones should be high priority. | ☐ | ☐ | ☐ | ☐ | ☐ | ☐ |

Do you have any further comments to make about these recommendations?

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Do you have any additional comments?

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# Appendix II - Verbatim comments

Property_type_Other:. Do you own or rent property in the Cooks Hill Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| Housing provided | 1 |
| I am interested in this area | 1 |
| LGA ratepayer and resident | 1 |
| NA | 1 |
| neither | 1 |
| no | 1 |
| non resident | 1 |
| Parkway Ave resident | 1 |
| user | 1 |

Property_type_2_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| NA | 2 |
| Both | 1 |
| I am interested in this area | 1 |
| Landlord | 1 |
| LGA ratepayer and resident | 1 |
| neither | 1 |
| no | 1 |
| own rental property | 1 |
| visitor | 1 |

OE_recommendations. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| Any future proposals for development of the area on Darby Street between Parry and Tooke Street should fit in with the heritage conservation area. One has to question how these developments were | 1 |

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| approved with the Cooks Hill Conservation Area in place!! | |
| As a resident of parkway ave for the past 16 years I value the quiet nature of the area. The last thing I want is increased traffic flow along the street this will impact our lifestyle and property values. | 1 |
| I believe that the northern side of Nesca Pde between Brooks St and Kitchener Pde should also be included. This strip of the street until very recently was a strip of significant character - weatherboard and brick bungalows from the early 20th century. It was an attractive streetscape with real heritage appeal and interest. In the last two years two properties have been demolished and very modern houses that have been designed with no consideration for the existing streetscape have been built. It is important that this trend does not continue in the street. | 1 |
| I think in the case of the Darby St/area , with the exclusion of St John's Church etc is developed with no particular advantage to the conservation area any more. I do think that the Anzac Pde and Kitchener Pde should be included. | 1 |
| Nil | 1 |
| No. No heritage area should be reduced. That just plays into the hands of the unscrupulous. | 1 |
| The developments approved on Darby Street compromise the HCA by their bulk and their impact on on street parking in the vicinity.In my view changes at the edge of HCAs contribute to the erosion of streetscape values and add pressure on Council to enable changes within the HCA itself. | 1 |
| The HCA between Centennial park and Darby St was in reasonable shape before the Soviet era inspired concrete bomb shelter was recently erected behind 139-143 Dawson st.<br>Either pull it down or cover it with something like vertical gardens to make it conform to the HCA that it was supposed to be subject to.<br>If these are not options then :<br>1 Someone's nuts should be on the line for permitting the travesty of a future slum nucleus to be built the way it was<br>2 Excise the Dawson st lots whose heritage values have been seriously degraded by that development from the HCA, as well as the Darby St section. | 1 |
| the inclusion of this area will only cause unnecessay restriction and more paper work to complete renovations or repairs to my properties.<br>it will also risk a reduction in the value of my properties with no consequent benefit | 1 |
| the surrounding cooks hill area has ample HCA, agree with the decision to remove the main street CA and let businesses adapt to modern trends and growth | 1 |

HS_Property_type_Other:. Do you own or rent property in the Hamilton South Garden Suburb Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| Own property On Parkway ave | 1 |
| considering owning | 1 |

| | |
|---|---|
| Frequently visiting | 1 |
| I am interested in the area | 1 |
| LGA resident and ratepayer | 1 |
| live near this area | 1 |
| My fathers owns a home | 1 |
| neother | 1 |
| No | 1 |
| own in the junction | 1 |
| PArkway Ave resident | 1 |
| Regular visitor | 1 |
| Resident in adjacent area | 1 |

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HS_Property_type_2_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| Visitor | 2 |
| considering residing | 1 |
| I am interested in the area | 1 |
| Invested party | 1 |
| Landlord | 1 |
| LGA resident and ratepayer | 1 |
| local resident | 1 |
| neother | 1 |
| reside the junction | 1 |
| resident | 1 |

OE_recommendationsCopy1. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|

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| , LEAVE THE MEDIAN STRIP IN PARKWAY AVE AS IS, WE NEED SOME GREEN SPACE, AS FAR AS TRAFFIC SIDE GOES, THE STEWART AVE LIGHTS NEED TO BE ON LONGER FOR RIGHT HAND TURNS EACH WAY, THE BANK UP OF TRAFFIC ONLY LAST TILL SCHOOL STUDENTS ARRIVE AT S.F.C. GOING EAST TO GRAMMER SCHOOL AND TOWN THERE IS MORE TRAVELLING THAT WAY.<br><br>ANY CHANGES TO THESE BOUNDARY'S WE NEED TO BE GIVEN PLENTY OF NOTICE.<br><br>[redacted] | 1 |
| A once beautiful Newcastle icon is being transformed into a high density raceway.<br><br>Modern urban design thinking strongly suggests the car is not the future and yet we continue to cater to this.<br><br>Time to think back to what is beauty and how to increase it or at least maintain what we have. | 1 |
| After listening to the presentation from council, I still cant understand why an area with contributing houses would be removed.<br>My concerns are as follows Parking, Storm water, flooding, Traffic management and the effect on Cram street, street scape. I am strongly against removing the Glebe rd area from the heritage area. | 1 |
| All building approval should adhere to strict heritage building guidelines in order to preserve heritage areas. The beautiful streetscape of Parkway Avenue should be preserved as it is one aspect of Newcastle Heritage that defines Newcastle as the city that it is. | 1 |
| As a resident of Parkway Avenue I strongly object to any changes that would bring additional traffic to this street or reduce the asthetic of the current width of the medium strip and the beauty of existing trees. In fact I would promote additional streetscaping involving additional tree plantings and gardens to enhance this avenue towards its original design - as a generous green corridor. Turning it into a busier road would have a significant and detrimental impacts on residents incuding increased noise levels,loss of asthetic, negative impact on heritage areas either side of Parkway Ave, higher risk of road accidents (car and pedestrian) and a downgrade in the sense of community as residents would be less likely to spend time in their front yards/verges if it were a busy road. These negatives would also reduce property values which is significant to me as I moved here 4 years ago to take advantage of the current environment and streetscape. I would therefore be disadvantaged be losing these advantages and losing property value. I strongly object to making Parkway Ave a busier street and support it being listed on the LEP. | 1 |
| AS a resident of the Garden Suburb my whole life, I feel it would be detrimental to reduce the size of the median strip in Parkway Avenue. Having grown up in Parkway Avenue and having now bought in Hebburn street, part of the appeal to this area was the trees and parks, not seen like this anywhere else in Newcastle. | 1 |
| [redacted]<br><br>My objection to the proposed boundary changes are as follows. | 1 |

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| 1. The proposed boundary changes will lead to rezoning and redevelopment in Glebe Road which will allow buildings of much greater height and density. This will be totally out of character with the existing homes in the HCA.<br><br>2. High buildings will overview out homes and outdoor areas, this will lead to a loss of privacy in the rear of our homes.<br><br>3. The streetscape as seen from the street and homes in Cram Street and National Park Street will be adversely impacted by increased heights and densities.<br><br>4. Increased densities will lead to drainage and flooding problems in Cram Street. Glebe Road and Turnbull Street drain into Cram Street due to their higher elevation. Cram Street has a very long history of flooding in heavy rain.<br><br>5. Parking will be increased in Cram Street due to increased densities. Parking is restricted in Glebe Road so excess parking from new residents and visitors will overflow into Cram Street and National Park Street.<br><br>6. The above detrimental effects will make this area much less appealing to home owners. Downgrading of our amenity and homes will impact on the integrity of this part of the HCA. This will flow on to other parts of the HCA over time. | |
| Do not alter Parkway Ave or its median strip at all. We are under strict rules about what alterations, extensions, fences and even garage doors that we can have in this heritage area so under NO circumstances can the heritage streetscape of Parkway Ave be altered as it is the main feature of this heritage area. | 1 |
| do not widen Parkway Avenue. I live in Parkway Ave, have young children and do not want any more traffic along this road. I bought here because it is not a major road and changing this will impact on our enjoyment of living here and would negatively impact property values. | 1 |
| Do not wish to see Parkway Avenue Hamilton changed in any manner whatsoever. The median strip is a delightful and essential part of Hamilton and surrounds. | 1 |
| Essential to maintain landscape heritage of Parkway Ave. (Traffic control needed ++) | 1 |
| Every city must have an identity and an integral part of its identity shows a blend of valued heritage areas and the need to be progressive. A progressive approach is to preserve the integrity of heritage areas and manage the somewhat"sneaky" erosion of valuable heritage areas. | 1 |

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| As a community we need to ensure the proposed boundaries of heritage areas are managed sensitively<br>I live in the Hamilton South Garden Suburb precinct and find the lack of traffic control to be a major concern to the integrity and amenity of this highly regarded residential are.<br><br>I recently hosted a visitor from Minnesota USA who remarked about the attractiveness of the Norfolk Pine lined Parkway Avenue. | |
| Former Town Planner [redacted] advised me personally that he had personally sought through detailed analysis that the grassed verged separating Parkway Avenue and the Norfolk Island Tree species had been gazetted by the NSW Government.<br><br>Furthermore, this area should and does fall within the BURRA charter. The trees and the lineal form of Parkway Avenue were designed to provide clear lineal indicators to other significant landmarks including the city's Obelisk and provide directions to visitors/tourists to the CBD and the harbour foreshore area. It is also a significant part of the historical drive that leads to our beach areas.<br><br>It is interesting to note that a Heritage Architect is to be commissioned to aid Council in the decision making process, critically relevant to that should be a parallel commission of a reputable Heritage Landscape Architect that Council deemed important enough to ask me as principal designer for Newcastle Christ Church Cathedral to seek such expert (Heritage Landscape Architect) to determine our DA and CC application for the cathedral.<br><br>The area is classed as a 'Garden Suburb' the issues relating to Landscape and existing hardscape/softscapes plantings trees and Heritage impact DO NOT fall within the ambit of a General Heritage Architect - that is why there is two separate disciplines in Architecture. Please involve the appropriate expert for Heritage Garden issues that incorporate the important protection of this highly heritage significant grassed/tree verge separating Parkway Avenue Hamilton South. | 1 |
| I agree with the Review of Heritage Conservation Areas Draft Report in that Parkway Avenue should be listed as a heritage item in Newcastle LEP 2012 because it is a fundamental surviving element of Sulman’s Garden Suburb design. The Avenue with its generous median and plantings of Norfolk pines are central to the suburb’s street pattern and should be protected from potential changes to street design and functionality. Parkway Avenue is the highest in the order of streets in Hamilton South and should be left intact to protect the visible evidence of Newcastle’s efforts to grow out of its coal mining town beginnings into the diverse City it is today. The Garden Suburb principles that the Avenue exemplifies, contributes to the City’s prosperity and generosity. | 1 |
| I am very please and supportive that the Council is adopting a positive and proactive to heritage planning and guidelines. | 1 |
| I don't believe that the fact that inappropriate development has occurred in Glebe road is a reason to move the boundary. This would place at risk what we see from our back yard. (3 Cram st). Leaving it as is maintains a logical boundary at one side Glebe road and may lead to future sympathetic development. I also think it's a backward step to water down the rules that have been in place for 20 years. | 1 |

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| I haven't commented on the heritage technical manual but do think that any clarification between "guidelines" and rules is probably a good thing. We were able to do what I believe was a suitable extension without issue.<br>I would be very happy to discuss my views further if required. Thanks you [redacted] | |
| I don't want to see Parkway avenue altered in any way. Reducing the size of the median strip would spoil the beauty of the avenue and rob the area of its distinctive character. I can't believe that this would even be considered as it is such a long-standing and beloved part of Hamilton South and surrounds. | 1 |
| I have been a resident of this area for the past 6 years. This is a stunning original area of Hamilton with houses dating back well over 100 years. The loss of several houses of this era has recently occurred in Dennison which saw well over 50 objections to this loss occur. This demonstrates the communities love of our area and its heritage value. Our block in particular is one of the last remaining intact historic blocks of Parkway Ave. Our houses have histories with the beginning of the AA Company in this area. Preserving this history only adds to the history of our community as a whole. | 1 |
| I have lived in Parkway Avenue for over 50 years and throughout that time it has been a beautiful avenue in the true sense of the word forming a centerpiece for what is now the garden suburb. Even though the council no longer maintains the many garden beds which are now buried under grass or full of dying hibiscus it still forms a graceful corridor from the centre of town to the beach. This tree-lined avenue and its maintenance in its current form (single lane carriageway) is vital if this area is to reflect its name as the Garden Suburb. Beyond this it is a unique and beautiful feature within the city, one we should care for and protect in its current form. | 1 |
| I strongly appose any change to the median in Parkway Ave. Parkway Avenue has been the main town-planning feature of this area since my family first moved here in 1957. Most of the houses are in close-to-original prospect from what I can remember as a child way back then. The main part of this is the very wide gorgeous green median that runs the full length which even looks better without the oleandas that were there in the 1950s. Any reduction in the size of the median for things like turning lanes at Stewart/Parkway lights can be done just as well by re-routing the bicycle route to quieter streets like Jenner Parade to cross Stewart Ave at the pedestrian lights at Alexander St and thereby have a full 2 lanes of traffic at the Stewart/Parkway lights (we live on that corner). The cycleway can then follow Alexander and Beaumont to the Racecourse and Dumaresq St. Any proposal for light rail along Parkway is crazy - if trams come south they should go to The Junction (servicing Bar Beach) and on to Merewether or Dixon Park Beaches and then back along Gordon Avenue and Denison St to Wickham. | 1 |
| I strongly believe that Parkway Avenue should be left as is, no change should be made to the current size of the median strip | 1 |
| If the area on Glebe road was to be removed and high density accommodation built on the site I am concerned about Stormwater drainage from those properties to those within the Heritage area, shading of dwellings in Cram Street, increased traffic and noise to dwellings in Cram Street, and the impact on the character and setting of the streetscape looking towards the south side of Cram Street. There is also concern that any new buildings on the Glebe road site would not be in keeping | 1 |

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| with the building form, scale, roof scale, and in keeping with other notable features of the area. | |
| In these areas the existing streetscape ought to be maintained. There are other, more appropriate, areas suitable for development. | 1 |
| Isn't th Ada St section where they've just knocked dc own 4 houses??? | 1 |
| Its vital Parkway Ave remains an important feature of the Hamilton South Garden Suburb and this must be reflected by the inclusion in the LEP as an item of significant value to Heritage conservation plan | 1 |
| Just that I think it is important to protect the heritage value of the area and reduce the impact of extensions. | 1 |
| Newcastle has so few beautiful avenues, why destroy one now. Its a wonderful access area to some of Newcastle's prime attractions such as the beach, the ANZAC memorial walk and King Edward Park. | 1 |
| Not only should Parkway avenue be included in the Newcastle LEP, it should also be brought back to how it was in its early years with the inclusion of gardens on the central median strip. After all, it is classified as the 'Garden Suburb' of Newcastle. Lets show the world what can be done. Maybe this can be done with the NCC working close with the property owners, and possibly getting them involved in some of the streetscape/garden upkeep.<br>The Avenue also has the potential to become one of Newcastle's premier Christmas attraction by installing lighting in the Norfolk Island pines from Hamilton to Bar Beach. Imagine the 'sea of lights' as you drive down Parkway Avenue at Christmas. Again this could be done by the NCC, with the help of the residents of the area. | 1 |
| parkway ave is a significant land mark in Newcastle and should be protected | 1 |
| Parkway Ave is and must remain as a landscape heritage item in the LEP it holds the Hamilton South Garden Suburb together and establishes this area with beauty and must remain for all citizens of Newcastle and surrounds. The key importance is the Norfolk pines and the wide grassed strip to define this lovely garden strip. Without Parkway Avenue remaining as is there would be no defined Hamilton South Garden Surburb heritage Area. please preserve this wonderful avenue as it has historically been intended it holds such significant value to the Heratage Conservation Plan | 1 |
| Parkway Ave is and must remain as a landscape heritage item in the LEP it holds the Hamilton South Garden Suburb together and establishes this area with beauty and must remain for all citizens of Newcastle and surrounds. The key importance is the Norfolk pines, the wide grassed strip to define and attracts the wildlife (cockatoos) historically garden beds were also along the Avenue as well providing extra beauty to this garden strip. Without Parkway Avenue remaining as is there would be no defined Hamilton South Garden Surburb heritage Area. please preserve this wonderful avenue as it has historically been intended. | 1 |
| parkway ave is one of the grand boulevard of newcastle<br>and should be protected especially those green median strips and norfolk island pines ... it is an iconic street of newcastle | 1 |
| Parkway Ave is the last of the wide avenues with mature trees providing a pleasant vista to drive down. I wish to protect this picturesque avenue as far as possible. | 1 |

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| Thanks | |
| Parkway Ave must be included in the Ncle LEP to preserve the median strip for it's heritage significance, and keep the area as it is meant to be. | 1 |
| Parkway Ave with its green and wooded divide is a unique feature of area part of Newcastle.<br>If there are plans to widen the thoroughfare, consideration must be given to the fact that there are two large schools on this road with many students having vehicles these days. The confusion and congestion before and after school times is already quite dangerous, and this would be exacerbated by increased traffic flows and speed. | 1 |
| Parkway avenue has one of the most enduring features of suburban Newcastle in the long median strip and the Norfolk pine trees. It is a heritage of grand planning dating back to post WW1 and the early 1920's. There are 3 schools along its length and it has many years of efforts to calm traffic in what is already a neighbourhood zone.<br>It was a travesty when the traffic lights were so poorly constructed at Stewart avenue causing traffic chaos on a regular basis. The streets were never meant to be feeder roads and never designed to be the next main road parallel to Glebe and King streets.<br>There should be less traffic not more, if anything add a proper 'cycles only' cycle path instead. | 1 |
| Parkway Avenue in its current form (wide median and substantial/aged pine trees) provides significant landscaped heritage qualities. From Hamilton South to Bar Beach the avenue should be protected and included in the LEP. | 1 |
| Parkway Avenue is a major feature of Hamilton South, with its greenscape and Norfolk Island Pines being a significant value to the Heritage Conservation Plan. It also gives the area a sense of space within an area that is becoming densely populated. | 1 |
| Parkway Avenue is a Newcastle landmark and I strongly support the proposal to have it listed as a landscape heritage item to protect this wonderful thoroughfare. | 1 |
| Parkway Avenue is a unique streetscape in the city of Newcastle and has considerable environmental and aesthetic importance to all Novocastrians. Heritage and Conservation is not only about buildings but also about preserving our environment from the ever increasing construction of hard surfaces which place greater stress on our trees and grassed areas. Over time both Stewart and Gordon Avenues have lost their medians to vehicular traffiis priority. Due to poor road planning Gordon Avenue no longer safely links with the current road system and so attracts very little traffic. Case in point: That median should never have been removed.<br>Parkway Avenue should be protected from the same fate and priority listed without further alteration to the LEP. | 1 |
| Parkway Avenue is a vital and important part of the Hamilton South Garden Suburb, it has been forever the Norfolk Pines are majestic and the native birds such as cockatoos on this strip are a daily morning and afternoon occurrence please keep parkway Ave in the LEP for historical and environmental and heritage significant No not change this | 1 |
| Parkway Avenue is a vitally important feature of Hamilton South Garden Suburb and this should be reflected by inclusion in the LEP as an item of huge significant value to Heritage Conservation Plan. This should not be altered in any way. | 1 |

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| Parkway Avenue is an amazing street that should be protected from developement. It is well known by visitors from all over the area, enjoyed by the residents forits style and the median strip wonderful for minimising the noise of traffic. | 1 |
| Parkway avenue is an iconic feature of Newcastle and should retain its heritage features. | 1 |
| Parkway Avenue is an important feature of the Hamilton South Garden Suburb and this be reflected by inclusion in the LEP as an item of significant value to the Heritage Conservation Plan. | 1 |
| Parkway Avenue is the last remaining intact boulevard in the original Garden Suburb plan b[redacted] Its impressive streetscape, and relativity unspoiled architectural development makes it a unique and imposing icon, well worthy of preservation and listing on the State Heritage register.<br><br>Whilst residents have previously stated their strong desire to preserve the form of Parkway Ave, RMS are currently planning to encroach on the central median to allow more more traffic to flow through the Heritage Area. Construction work would certainly endanger the root systems of the magnificent Norfolk Island pines, and allow the diesel and petrol exhaust fumes emanating from trucks to discharge directly into the tree canopies causing distress and likely permanent damage. RMS should be more concerned with the safety aspects of encouraging more traffic past the three large schools, and resident amenity and access to their properties. and taking measures to divert traffic away from Parkway Avenue. There appears to be little communication between RMS and Council in this matter.<br><br>The recent and sudden demolition of all of the remaining properties in Denison St appears highly coincidental and worthy of investigation. | 1 |
| Parkway Avenue should be included in the LEP within the HSCA | 1 |
| Parkway Avenues grassed median and Pine trees are a unique residential feature of genuine heritage conservation significance to the entire City of Newcastle. This architecturally designed promenade was a key component in the landscape planning of the Hamilton South Garden Suburb. Originally Including lovely flowerbeds (we lived here at the time) the significance of the term Garden Suburb' is closely linked to features such as this. With constant pressure from traffic and building construction it is encumbernt upon us as Historical custodians to take measures to protect This Avenue of aesthetically pleasing lines and greenery and acknowledge prominent role it plays in the City. The Novocastrians Parkway Avenue is synonymous with beautiful tree lined street. | 1 |
| Parkway is an important feature of the Hamilton East area and should be reflected by inclusion in the LEP as an item of significant value to heritage conservation in the area. | 1 |
| Please Parkway Avenue must be included in the LEP as an item of huge and immense importance to the heritage conservation plan the value is priceless to this area | 1 |
| Protect our heritage and beauty of the area and especially Park way ave .. No more traffic should be funnelled down it | 1 |
| Re inclusion of Parkway Avenue as a heritage item, I am particularly interested in ensuring there is no loss of median area or trees due to road widening or addition of turn pockets etc. | 1 |

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| I also quote the draft report p.40: "The existing appearance, form and function of Parkway Avenue, including the road verges, street trees, bridge abutments at Cottage Creek, and the central median that splits the carriageway into two single lane roads".<br><br>I have a concern that Parkway Avenue westbound between National Park and Stewart has become a de facto two lane road. Please take action to return this section of Parkway to a single lane of traffic. | |
| Re proposed new area for Ada St and Denison St:<br>- Zoning was changed from Residential to Mixed Use Medium Density in 2012, no residents were aware of change, therefore there was no effective public consultation<br>- First we knew of zoning change was when the current Dension St development was proposed; there were over 50 submissions from the public against it - most feeling it was out of character<br>- Following the earthquake houses had to be rebuilt in residential style sympathetic to heritage, why change this attitude?<br>- Re the block between Ada and Parkway; 7 of 8 houses are owner occupied; 3 houses were built for the Australian Agricultural Company circa 1890 and all are well maintained(the area is older than Hamilton Sth, I have a photo from 1910 showing Parkway did not exist as a road);<br>- Many residents have spent a lot upgrading properties sympathetic to heritage concerns<br>- There are many fine heritage properties in Denison St as well, as well as the nearby Ambulance Station and TAFE, which are both heritage listed<br>- The character of the area is at a tipping point due to decision to change to medium density mixed use, and the subsequent development in Denison St, which is completely out of character. This needs to be overturned, else the heritage character of this area, which is far older than Hamilton South, will be lost.<br>- In my view, the houses on Denison St between Ada St and Parry St should be added as well. All the properties are residential style and many are pre 1930. E.G. The house on corner of Ada and Denison is also circa 1890 | 1 |
| Re: Parkway Avenue<br>It absolutely should be included as a landscape heritage item in Schedule 5 of the Newcastle LEP. NCC's draft report supports this view with numerous references to it being "...the most enduring aspect...of the area..."<br>Previous heritage studies "...recommend the heritage listing of Parkway Avenue...as (a) heritage item..."<br>"Elements that are to be preserved include the existing appearance, form and function of Parkway Avenue, including the road verges, street trees....and the central median that splits the carriageway into two single lane roads".<br><br>Based on the above quote from NCC's own reports, I fail to see any viable option other than including Parkway Avenue as a landscape heritage item in Schedule 5 of the Newcastle LEP.<br><br>NCC / RMS (whoever is responsible) are currently complicit in eroding the heritage significance of this thoroughfare. It is a collector road, not a sub-arterial road. The signalisation of the junction with | 1 |

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| Stewart Avenue accelerated this process and NCC / RMS continue to ignore residents concerns. Vehicle weight limits are never enforced, the traffic calming measures (speed humps / 40km/h zone, redirection of traffic flow along Smith St) never materialised with no feedback from NCC. The median strip continues to be damaged by illegally parked cars during winter weekends.<br><br>If NCC are serious about protecting THE most enduring aspect of the Hamilton South Garden Suburb HCA, they MUST act now and enforce the rules. | |
| Removal of the foundry in Glebe road from the hamilton south Garden suburb HCA would be catestrophic for the existing residences of the surrounding area. The only person who would benefit from this is the person who brought the property on glebe road where Merewether smash repairs previously was. My property boarders this property and I would be the most disadvantaged in the area. Having renovated our home within the guidelines of the heritage area and at great expense we should be protected by inappropriate/unsympathetic developments. The impact on traffic, parking, noise, loss of value of our property and the destruction of our lifestyle would be unthinkable. Council planning dept has been lacking by its own admission and has already allowed inappropriate development/renovations in the heritage area but this must stop. This could open the flood gates for potential high density development of up to 4 storeys. Common sence should prevail and this MUST NOT GO AHEAD | 1 |
| Removal of the part on Glebe Road would allow for multi-storey buildings to be built along this section. This would impact on the streetscape of Cram Street significantly, which would mean that views from the street on Cram Street would no longer be in keeping with the Heritage Conservation Area requirements. | 1 |
| Residents in the Hamilton South Garden Suburb HCA have made significant investment in restoration and maintenence of their homes in keeping with the provisions of the heritage conservation plan for the suburb.Any change to the perimeter of the HCA will erode this process as well as impacting on the privacy and amenity of residents who have planned the back yard areas of their properties to highlight family and social recreation.A rezoning along Glebe Road raises the prospect of these areas being overlooked.<br>The removal of Glebe Road properties from the HCA has the potential to seriously impact on the character,safety and facility of the residents of Cram and National Park Streets.<br>Any intensification of development on Glebe Road will also<br><br>impact on the drainage to Cram Street which has experienced serious flooding issues in the past.Cram Street takes storm drainage from Glebe Road and Turnbull Street.A significant increase in building coverage and hard surface on the Glebe Road properties would greatly increase flooding potrential in Cram Street.<br>Parking restrictions on Glebe Road already cause increased parking on Cram Street.This would be increased by any change in development density on Glebe Road.<br>My survey of properties [redacted] shows that the majority of households in that area have kept their housing within the concepts of the HCA.<br>From Smith Street to National Park Street six original houses have been restored in keeping withe the HCA and one left unrestored.Three new houses have been built outside the concepts of the HCA.In the Glebe Road section beyond National Park Street four houses retain the fabric and | 1 |

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| concept of the HCA and one has been redeveloped out of sympathy with The HCA.<br>The Glebe Road frontage forms an integral part of the HCA and should be left intact.<br>Five properties abutting the corner of Smith and National Park Street form a neighbourhood commercial precinct. Any redevelopment of the commercial premises should be constrained to the current footprint to retain its neighbourhood focus. | |
| Since Parkway was an original avenue in the setup of the Garden Suburb concept it should always be retained / conserved for its absolute heritage value. | 1 |
| Strong guidelines that Council will enforce and support is crucial to ensure no further erosion of properties in the area to non contributory status.in the past Council has entertained such development proposals and surrounding residents have needed to campaign against such undesirable development applications. Bottom line Council must actively promote and support its own heritage guidelines | 1 |
| Strongly oppose removal of part of Glebe Road from boundary of Hamilton South HCA. | 1 |
| The affected residents campaigned very hard recently to limit the development [redacted] Denison St because it did not fit in with the design of the area and a number of other issues whereby it did not comply with area requirements. Now this development has been approved and houses have been demolished to make way for modern residential and business development, that council has now decided to make it a heritage area that would have prevented this development from occurring. This is crazy and smacks of hypocracy. The timing is impeccable! i will suspect the affected residents that are affected will again campaign very hard to prevent this ludicrous rezoning from occurring. | 1 |
| the area of Denison and Ada St complement the area already heritage listed.<br>beaultiful buildings along Denison and the block of Ada and Parkway being the oldest in the area.<br><br>Consideration should also be given to Denison st between Parkway and Parry St it has a high degree of continuity, with 11 of the 13 houses on the north side original.<br>and the sth side showing how medical suits had to be built in keeping with the street scape following the earthquake. which is now part of the newcastle heritage.<br><br>Denison once was a grand street and with some love this could be returned. | 1 |
| The entire length of Parkway Avenue has historic relevance.As one of the suburbs main streets it is visually pleasing, creating a sense of space and a park - like feeling. Its central strip of Norfolk Island Pines is environmentally important contributing to air quality ( helping balance the increasing traffic pollution ) and supporting a variety of bird life. Parkway Avenue and Hamilton garden Suburb, as they exist today, should be included in the LEP and as such would remain true to the designers original aspirations. | 1 |
| The Grass Median in Parkway Avenue must be maintained in order to preserve the original plan for the Garden Suburb. Council should also abide by the concept of a 'Garden Suburb'and disallow the removal of trees which provide shade and a healthy environment. Council should not allow the area to become a concrete jungle with out of proportion areas of concrete which do not allow for drainage or absorption. Considering the rates which residents pay, the Council should not allow the Garden Suburb environment to be destroyed. It is a fitting entry path to the beaches and coastline and a city | 1 |

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| which will hopefully rise again! | |
| The Hamilton South Garden Suburb HCA is highly valued & strongly supported by residents within the area. This is reflected in the excellent condition of the properties within the HCA and the high resale value when properties are sold.<br><br>The heritage classification has given owners, & potential owners greater certainty that the heritage character of the area will be respected & preserved and that unsympathetic development will not be permissible. This confidence is reflected in the quality of property maintenance & in the respectful way that the character of the dwellings, their surrounds & the streetscape has been honoured during maintenance, renovations, restorations and additions on the housing stock within the HCA.<br><br>I strongly object to the removal of part of Glebe Road from the Hamilton South Garden Suburb HCA. The majority of the houses in this section of Glebe Road are still intact as originally constructed and still reflect the character & streetscape of the HCA.<br><br>If this area of Glebe Road is rezoned the current properties & land in Glebe Road will be subject to redevelopment. Existing properties & open space will be destroyed & replaced by buildings of much greater height & density & a totally different character to that of the HCA.<br><br>These changes will degrade the quality & amenity of the properties behind them in Cram Street & National Park Street. Privacy will be destroyed by much taller properties overlooking both the curtilage & rooms at the rear of the existing dwellings in Cram & National Park Streets.<br><br>I have seen these detrimental effects caused by a Glebe Road redevelopment which looms over a neighbour's home in Cram Street. The pool, backyard & rear rooms in the neighbours property are totally overlooked by this unsympathetic two story development on the boundary fence thus reducing the amenity for the home owners & the resale potential of the affected property. This redevelopment happened prior to the declaration of the Hamilton South Garden Suburb HCA.<br><br>It is important for council to consider that residents within the HCA purchased their homes and have invested heavily in quality maintenance, restorations, renovations & additions which respected the heritage character of the area. Owners did so in the belief that they had the certainty of protection against detrimental redevelopment in their designated Heritage Conservation Area. Now it is proposed to change the rules. This will adversely impact on the capital asset of the property owners and the amenity of the affected residents.<br><br>Long standing drainage & flooding issues in Cram Street will be exacerbated by the increasing density & coverage of open space in Glebe Road which will occur with the proposed rezoning. Glebe Road is higher than Cram Street which has a long history of acting as a drainage detention basin for Glebe Road.<br><br>Parking will become much more of a problem due to increased numbers of occupants from higher density redevelopment in Glebe Road. Overflow parking will occur in Cram & National Parks Streets. | 1 |

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| As our existing area has revitalised with younger families moving into the area there is much more on street parking in Cram & National Park Streets due to increasing levels of vehicle ownership. Because more family members have personal or work vehicles they need to park on the street.<br><br>Higher density will increase traffic management & safety issues as residents & visitors at the new dwellings will need to enter & exit onto | |
| The landscape of Parkway Ave must be preserved as a gateway to the beach and should be protected as a heritage item. | 1 |
| The proposed removal from the Garden Suburb HCA of properties on Glebe Road between National Park and Smith Streets due to the buildings in this area being deemed of non-contributory to HCA is of great concern. The heritage significance of these particular properties is not relevant - it is the impact on the surrounding area that a change in the HCA boundary may have. That is, the removal of the HCA in effect makes way for the potential high density development which this area is currently protected from. The building mass, population density and inherent traffic issues from potential over-development will adversely affect the liveability of all surrounding residents who purchased in this area for the very benefits the Garden Suburb HCA currently provides. There is absolutely no good reason to remove this portion of Glebe Road from the HCA. Any future development of this portion of Glebe Road needs to be consistent with existing HCA of Hamilton South Garden Suburb. | 1 |
| The removal of the boundary directly impacts my property in that I live at [redacted] The removal means that my property becomes the edge of the boundary. I am concerned about this change as it means that medium/high density housing could be built on my fence line overshadowing my property. I am already surrounded by 3 x 2 storey properties that overlook and overshadow my property. My recommendation is that a transitionary boundary (buffer zone) be proposed which limits what can be built around the edges of boundaries. This would address the issue of having a 5 storey apartment complex next to a single storey heritage house. | 1 |
| The RMS proposal to increase traffic flow along Parkway Ave by means of reduction of the size of the Parkway Ave median strip would greatly diminish the heritage value of the Hamilton South Garden Suburb. | 1 |
| The RMS proposal to increase traffic flow on Parkway Ave would greatly diminish the heritage value of the Hamilton South area. | 1 |
| The streetscape of Parkway Ave should remain as is and protected from any alterations under the Newcastle LEP. It is an important part of the original Garden Suburb. | 1 |
| The verge and trees must be protected in Parkway Ave | 1 |
| There are very few areas in Newcastle that are as unique as parkway avenue for the architecture of the homes and the central garden and pine trees. It would be tragic if this was not conserved fro future generations. I would trust that the council and local government would have the foresight to ensure this occurs. | 1 |
| There is a suggestion that RMS wish to narrow the Parkway Ave median strip to allow for more traffic flow along Parkway Ave.I strongly oppose this & I believe that Council should oppose this too.Such a development would greatly diminish the landscape heritage value of the Hamilton South | 1 |

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| Garden Suburb. | |
| This area looks run down, assuming the HCA is removed, this area could be revitalised by residents and council | 1 |
| This Heritage conservation plan will only benefit by Parkway Avenue being included in the LEP Parkway Avenue is a huge important and historical part of Hamilton South and it must remain that way including the majestic Norfolk Pines that line this street | 1 |
| Under no circumstances should the amenity of Parkway Ave be reduced to accommodate additional traffic. It is a residential area - not a major thoroughfare. | 1 |
| Under no circumstances should the Glebe road boundary be altered. This includes a church and church hall used by the community | 1 |
| We have too many to enumerate here. Suffice to say since the introduction of the various HCAs there have been many non complying developments approved on the boundaries and within the areas themselves by either clever words or deceit. It would seem that there is one rule for the residents and one for the developers. Why is it that compliance is only for those who cannot afford the costly legal challenges, which when they come from developers Council just caves in. Prime example is the disgusting Bimet development which really did not satisfy the HCA requirements of being on a boundary.<br><br>The Glebe road area which it would seem may be excised from the HS HCA - why? Was there an application to remove this area. If so who applied? A person or entity?<br><br>The area should NOT be removed as it will only create a precedent for peripheral areas along the HCAs (as with Bimet - but that fell under SEPP which of course is an out for Council)<br><br>As for Parkway Avenue it is time that this area properly protected protected by heritage conservation laws as this [redacted]<br><br>The amenity of this area has been destroyed by the huge volumes of traffic, some of which should not even be in the area (GVM>5T)and the excessive speed at which it travels.<br><br>The ideals of the HCA are certainly not being adhered to by any save for the residents.<br><br>Parkwway Avenue is a residential street and not any sort of heavy vehicular traffic road. It is supposedly a Collector Road which in theory gathers traffic from the local roads and feeds it to the arterial roadway system. It is not for through traffic both heavy and too fast for a residential area. It would seem that these issues are overlooked for the sake of Council and the RMS not wishing to improve the surrounding arterial road system.<br><br>By the way we are not the only residents who think this way.<br><br>Should you wish further discussion please feel free to contact me. | 1 |

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| [redacted] | |
| We live on Parkway Avenue. We have a young family and walk to and from Hamilton South Public School every day. Parkway Avenue, including its pedestrian friendly wide central median, is an important feature of the Hamilton South garden Suburb and should be reflected by inclusion in the LEP as an item of significant value to Heritage Conservation Plan. | 1 |
| With the current push for major developments in this area ( such as the current 3 storey mixed commercial residential building comprising of 4 medical suites and 10 units)it is incredibly important that we look to protect the heritage homes and landscape that we have left. This also includes the iconic Parkway avenue landscape and median strip. | 1 |
| | |

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HBC_Property_typeCopy1_Other:. Do you own or rent property in the Hamilton Business Centre Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| na | 2 |
| Citizen of Newcastle | 1 |
| considering owning | 1 |
| I am interested in this area | 1 |
| LGA resident & ratepayer | 1 |
| live nearby | 1 |
| local resident | 1 |
| neither | 1 |
| Non resident | 1 |

HBC_Property_type_2Copy1_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| NA | 2 |
| Citizen of Newcastle | 1 |
| considering residing | 1 |
| I am interested in this area | 1 |

| | |
|---|---|
| LGA resident and ratepayer | 1 |
| live nearby | 1 |
| neither | 1 |
| Non resident | 1 |
| Owner/Occupier | 1 |

OE_recommendationsCopy2. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| Future development in the street should reflect the scale of the existing steetscape. | 1 |
| I do not see that these features really contribute greatly to the streetscape. I would rather see modern kerbs and gutters that suit the commercial development of the area, and the sandstone material could be used elsewhere where heritage significant areas are being upgraded or restored. | 1 |
| I think Beaumont Street business precinct is looking untidy at present, with a few premises unoccupied. The Islington end is looking far better, so I have no objections to the precinct having the opportunity to be smartened up by removing the Heritage category. | 1 |
| I think the Hamilton Business centre has struggled over the past decade to grow as a top income earner for the city. Removing the HCA from the businesses centre will give and residents and business owners more ownership to transform the heart of Hamilton. | 1 |
| I would be concerned if lifting the heritage listing what would be the LEP be.<br><br>I could understand developing it more, but not to make it a second Kotara. | 1 |
| The street scape is unique to this strip.<br>However there should be proper cleaning of the street/footpath and maintenance.<br>There are to many Asian food Shops/ eatery in this Area it should be more available to/for Southern Europe cuisine as is the history of this strip and it's ethnic influence. | 1 |

The_hill_Property_typeCopy2_Other:. Do you own or rent property in The Hill Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| Citizen of Newcastle | 1 |
| considering owning | 1 |
| LGA resident and ratepayer | 1 |
| na | 1 |

| | |
|---|---|
| No | 1 |
| No but can see The Hill from my lounge room. | 1 |
| No just interested in heritage features | 1 |
| One street from heritage area | 1 |
| xx | 1 |

The_Hill_Property_type_2Copy2_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| Citizen of Newcastle | 1 |
| considering residing | 1 |
| Landlord | 1 |
| LGA resident and ratepayer | 1 |
| na | 1 |
| No | 1 |
| No but I can see The Hill from my loungeroon. | 1 |
| Rental property | 1 |
| xx | 1 |

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OE_recommendationsCopy3. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| Although there are some 'out of character' buildings here there are quite a few houses worthy of conservation protection. Listing this area will prevent redevelopment and reconstruction of unsympathetic buildings on the fringe of an existing conservation area. | 1 |
| Ensure that all property owners are consulted on the potential change and its implication for property maintenence and improvements. | 1 |
| I agree with Council’s endeavours to promote conservation through efforts like identifying potential heritage, raising community awareness about heritage, and establishing and managing conservation zones. However, the proposal to extend the existing area would significantly deteriorate the fabric that constitutes a true heritage conservation area.<br><br>In simple terms, a conservation area is one that is historic in character and is special or attractive enough to | 1 |

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| warrant protection to maintain the traditional, special and individual character of a place. The Terrace and other areas within the existing Conservation Zone in my view meet this criteria. However, the extension of the zone as proposed will achieve nothing but to fossilise the proposed extension area and not allow it to evolve with the modern world that Newcastle City is becoming. My home for example was constructed in 1998 and a large percentage of other homes were also built around the same time. They have no heritage significance or character and they add nothing to making the existing Conservation Zone any “more special. ” I do however consider the terrace homes on the northern eastern side of Bingle Street would be the only properties worthy of inclusion in any proposed extension of the conservation zone.<br><br>I also recognise the counter argument that whilst conservation area status does lead to additional planning constraints and considerations for the land owner, the purpose of conservation is not about preventing all change but about managing it in a way which preserves its special interest. The extension area proposed has no areas of special interest. While the benefits of owning a property in a conservation zone tend to be intangible in nature and flow from the pleasure or enjoyment associated with owning a historic or unique house of conservation value, the costs are more real and visible. These include the cost of ensuring alterations and extensions to the house are sympathetic to homes of historic value and the owner is burdened by the opportunity cost of forgoing land development opportunities which are available to homes outside conservation zones.<br><br>There are also costs the Council bears in regulating land use in conservation zones and Council is dropping the ball when it comes to regulating the existing Conservation zone on The Hill. The significant property at 12 The Terrace for example standouts. It has been transformed into a illegal boarding house and the front downstairs verandah has a staircase constructed to connect it to the upstairs verandah! The conservation value, appeal, and aesthetics of the area is impacted because Council is unable to meet its regulatory and conservation demands. If Council cannot meet its current obligations it will be unable to meet them under and extended conservation zone. | |
| I am very pleased to endorse this addition to The Hill Conservation Heritage Area. I would now like to encourage our Council to ensure that these heritage areas are not over-crowded by medium density development ((R3) as has happened in other parts of Newcastle and NSW. These heritage areas should be left to demonstrate to all Novocastrians and to tourists visiting our City our pride in our history. They should be available to future generations and not drowned by adjacent high rise development. We have a very special heritage to proclaim. | 1 |
| I believe each property in this area should be individually assessed and reviewed by Council should the Owner want to redevelop the property.<br>Whilst I appreciate keeping our history intact there are properties within this boundary which have absolutely no heritage value at all. They were built at a time when financial hardship meant the design and materials used were of a low standard and quality.<br>The city is experiencing a revitalization and most developers (not talking about big developers but just ordinary people wanting to buy and live in the city) are sympathetic to the property's character and try to build or redevelop with that in mind. It would be a shame to see properties remain in disrepair because a person is not able to remodel in the modern accepted styles of today.<br>Afterall, if we were to use this philosophy we would all still be living with dirt floors and architects would be redundant. | 1 |

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| I don't feel that the housing merits the extension of the HCA. The housing is not heritage, in the same way that the terrace is. There is a very high number of non heritage housing and brick flat buildings. The mix of housing in High Streeet is typical of many streets in Newcastle that are not listed as HCA.<br><br>I am surprised to see my house listed as a contributing to the HCA as it is a 1950's brick building, which was rendered and painted baby blue in the 1990's!<br><br>The eco texture report supports extending the HCA to High Street in 2005, and this same report is then questioned as to wether it is a valid opinion due to the age. The report then simply states that "This review has re-assessed the area and finds certain streets are considered worthy of statutory listing as a HCA" can we have more information as to why the High Street extension is proposed?<br><br>None of the 2015 public voice responses included extending the HCA to include High Street.<br><br>It should be noted that Council previously approved the demolition of my house<br><br>I have spoken to many neighbours about this extension of the HCA and none have understood or been supportive of it. I hope that they have been able to take the time to raise their objections. I should also note that those that I have spoken to did not receive notification of the 2015 survey in the mail, myself included. | 1 |
| I strongly agree with the boundary extension but R3( medium density) development should not be permitted in a Heritage Conservation area. | 1 |
| Obviously in this area there will be a tendency towards developments:<br>1. designed to maximise revenue-gathering<br>2. obsessed with size and grandeur at the expense of aesthetics and impact on neighbours<br>3. unsympathetic to the gracious character of the area<br>Therefore we are keen to see our area included in the heritage conservation zone | 1 |
| The approval of developments not consistent with existing building stock over many years by NCC, particularly on the northern side of High Street, has created a hodge podge of conflicting building styles and densities which makes it a case of "try and spot the heritage houses." The inclusion of buildings at 11A and 30 High Street as contributing to the heritage values of 19th century and inter-war houses makes me wonder what the consultants were thinking. Presumably this means that the future development of modern style houses such as No. 11A will be OK if the boundary adjustment is approved. The issue of including High Street in the existing HCA has been examined extensively in the past and no compelling reasons were found for its inclusion. Council should only include new areas in HCAs where there has been a low level of attrition and degradation of the housing stock to be protected and not where the streetscape has already been significantly altered by inappropriate development. The area is also progressively being turned into a parking lot due to the failure of NCC to provide adequate parking in the CBD which is hardly consistent with HCA values. | 1 |
| These changes will make it difficult for owners to make updates to their properties as required. Having to get approval for this constantly will be a real problem. | 1 |
| This action would decrease the house values in the proposed area and although I value heritage and my home is approx 100 years old and beautifully restored i feel it unfair that i should lose value by councils | 1 |

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| actions | |
| this area needs to be included urgently to prevent the redevelopment in an inconsistent way with the neighbor hood | 1 |
| this will restrict my ability to renovate and repair my property that i have lived in for nearly 50 years. there is no obvious benefit to owners and a risk of de-valuing my property if I chose to sell.<br>council already has substantial regulations and another level of regulations is not required or wanted | 1 |
| Yes I strongly agree.<br><br>However I believe that the whole of the eastern side of Lemnos Pde should be included in the extended HCA zone.<br>According to me reading of the criteria, the following houses in that eastern side of Lemnos Pde would be classified as follows.<br><br>No 1 - a modern architecturally designed house with features sympathetic to the streets heritage styles - e.g pitched roof.<br><br>No 1A as above<br><br>No 3 neutral / contributory<br>No 5 contributory<br>No 7 neutral contributory ( pitched roof)<br>No 9 contributory | 1 |

HR_Property_typeCopy3_Other:. Do you own or rent property in the Hamilton Residential Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| Citizen of Newcastle | 1 |
| considering buying | 1 |
| hamilton south | 1 |
| I am interested in the area | 1 |
| LGA resident and ratepayer | 1 |
| Live nearby | 1 |
| na | 1 |
| Neither | 1 |
| Non resident | 1 |

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|---|---|
| Own properties adjacent to this proposed area | 1 |
| Visitor | 1 |

HR_Property_type_2Copy3_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| Citizen of Newcastle | 1 |
| considering residing | 1 |
| I am interested in the area | 1 |
| LGA resident and ratepayer | 1 |
| Live nearby | 1 |
| na | 1 |
| Neither | 1 |
| Non resident | 1 |
| Own property and rent it | 1 |
| See above | 1 |
| Visitor | 1 |

OE_recommendationsCopy4. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| I am delighted that the Council is considering this precinct as Heritage Conservation. Too many houses have been demolished and rebuilt with cement "boxes"or in many cases not maintained to an appropriate standard. I imagine there are some owners who buy properties as investments in this area and just let them out without doing any running repairs or improving gardens etc. So I am delighted that owners may be encouraged to take more pride in their houses.<br><br>Also, I was pleased to hear at the meeting last night that reclassification is likely to include streetscape improvements like street trees, traffic calming devices on corners etc. I would love to see a community garden established within the precinct somewhere, maybe the library or some other appropriate spot in the way it has been done on the corner of Bull and Darby Sts Cooks Hill -I think it would add a point of interest and a community gathering point as well as providing a practical asset to the community. | 1 |
| I am not clear on the implications this would have on the processes for renovating our property. I expect it | 1 |

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|---|---|
| means that applications for approval for any renovation will need to be submitted (with additional fees). I also expect that there will be design limits or constraints imposed. For eg. Another house in our street is already listed and the owners were only permitted to restore not renovate. I am not clear on the implications for property value but I would suspect that it would not increase and is more likely to decrease the value as the costs and trades associated with maintaining or restoring may be unattractive to buyers. I don't understand the impact this will have on our rates. Will there be an additional fee or tax added to already escalating rates? There are many homes within the proposed area that are certainly not of heritage significance and I am left scratching my head over the motivations council have for wasting time and public money on such an unnecessary proposal. I can't see on any advantages or benefits for the home owner in this proposal. | |
| I doubt the historical significance of this area is particularly valuable. I believe the more valuable HCA should be Veda street and surrounds as this was where the first Mine SUperintendants were housed in the early days of the "Bog Hole". | 1 |
| I think the heritage significance should include [redacted] | 1 |
| Making areas Heritage compliant places greater financial burden on property owners. Rates are increasing and it will not be possible to undertake reasonable repairs or changes to my home if heritage guidelines are imposed. | 1 |
| The Catholic Diocese of Maitland - Newcastle owns significant property interests to the East of the proposed Heritage Conservation Area. The properties owned and operated by the Diocese are at [redacted] and [redacted]<br>The Diocese is currently in the process of drafting a Master Plan for the sites mentioned above including the any additional sites affronting Selma Street.<br>Given the Master Planning process is well underway the Diocese would like to understand the impact (if any)of the proposed Hamilton Residential Heritage Conservation Area on the Diocese's proposed draft Master Plan. | 1 |
| The heritage area should be extended to include Dumaresq Street West of Gordon Avenue. | 1 |
| The make up of the building in this area are too diverse in nature and age to constitute any particular style or type of building to make any unique heritage style. [redacted] Cameron street is circa 1905 whereas [redacted]. The same is for [redacted] and the property two doors further down. [redacted] James street is circa 1991 and also [redacted] James street is also a "new property". This is also the case for the property two doors East as well as the duplex next door. Cnr. Lindsay and Cameron is also a "New house" again with no "Heritage value.<br>These are only a few examples within a small radius of [redacted]. Without going further this is typical of this suggested area.<br>I know that several of these dwellings were replaced because of damage ie. termite infestations making any repair impossible and because of the small size and shape of the blocks these owners were left with optimising their finances to construct feasible- non heritage dwellings.<br>Also, what kind of dwelling style would be suitable for this area as the current buildings range from wooden miner's to freestanding terraces, older apartments like the corner of James and Lawson to buildings exhibiting ethnic heritage styles and many houses built over the last 40 years?<br>That there is no particular heritage style to be preserved makes the idea silly. | 1 |

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| The property we own at 3 Murray st is included with which we agree. It is a 1900 house, which had separate kitchen and outside toilets. We have removed them and made the back modern. However, the front half is as it was when built except the front verandah which was demolished. We rebuilt it to look like the original. We think that the frontages should be heritage, but not the back. | 1 |
| The proposed Heritage Conservation Area for the Hamilton Residential Preinct is not supported given the mixed demographic the precinct attracts.<br>The concept of a HCA means that the current proportion of contributory dwellings will tend to naturally limit who can take up residence within the precinct:<br>- Those with sufficient funds to maintain such dwellings, which becomes more expensive than modern designed and constructed dwellings;<br>- Those with sufficient funds to live within such dwellings, which again is generally more expensive due to greater requirements for unnatural heating, cooling, and lighting.<br>Currently, the village atmosphere exists because of the diversity in demographic: this may be put at risk, for example, students may not be able to afford enen greater amounts of rent as living in heritage style housing becomes even more expensive; or relatively lower income families despite abilities to save, may not be able to afford to live there, as the greater living expense may be used up in the capital acquisition in a form of debt paydown. In the long term, this may sterilise the village like atmosphere enjoyed in the area. | 1 |
| Their should be consideration of long term owner/occupier needs ie knock down rebuild in view of aging issues and living in a more suitable home for ageing owners.<br>As Govt; wants the elderly to stay in there home and for many like myself I have been planning this for 20 years. To stay on my property site. and should not be disadvantage re the proposed new changes (perhaps there should be a clause re this issue added to any change). Additionally, re streetscape I would like to see traffic calming/restriction (greened kerbs) restrictions to oversize vehicles/caravans etc being parked on street obstructing the non-owners property to streetscape view/light/security/safety and the overall enjoyment of environment/surrounds ( some areas are becoming a caravan/ truck storage area ). James street is the only entry point from Gordon Ave; and has become a noisy thoroughfare 24/7 consideration to making this entry a Cul-de-sac/other ? | 1 |
| This is a very significant collection of diverse housing styles and I support its addition to the HCAs.It is most important to gain the approval of the residents/owners of the housing within the area and build their awareness of the plan and its strictures in regard to development and renovation before declaring the new HCA.All efforts should be made to link the HCA smoothly to the Beaumont Street precinct by way of signage ,street furniture and vegetation. | 1 |

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GR_Property_typeCopy2_Other:. Do you own or rent property in the Glebe Road
The Junction Cottages Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| No | 3 |

| | |
|---|---|
| Citizen of Newcastle | 1 |
| considering buying | 1 |
| I am interested in this area | 1 |
| LGA resident and ratepayer | 1 |
| live nearby | 1 |
| na | 1 |
| No but I live in the area and value the character of the area. | 1 |
| Non resident | 1 |
| Parkway Ave resident and frequent user of Junction Precinct | 1 |
| use this area daily | 1 |
| Visitor | 1 |

GR_Property_type_2Copy2_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| na | 2 |
| No | 2 |
| Citizen of Newcastle | 1 |
| considering residing | 1 |
| I am interested in this area | 1 |
| Landlord | 1 |
| LGA resident & ratepayer | 1 |
| live nearby | 1 |
| neighbour | 1 |
| Non resident | 1 |
| Rental property | 1 |
| Visitor | 1 |

OE_recommendationsCopy5. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| Approximately 5 years ago an appeal was denied for a development plan for [redacted] Glebe Rd by the Minister for Planning and Inviroment. The court considered that the facades of the cottages [redacted] were mostly unchanged and should be maintained as an example of the original village architecture still in tact. | 1 |
| Lovely group of old cottages most of which are still in good condition if not exactly in an original state. Worthy of protection in the inner city. | 1 |
| The heritage nature of this area has already been compromised by the construction of a 2nd (modern) dwelling at the rear of 2 of the 10 or 11 properties that would be affected by this proposed conservation area. The proposed area is also quite small & isolated, in that it is essentially enclosed on 3 sides by The Junction's existing retail & commercial development. This development already detracts from the overall visual appeal of the current streetscape. | 1 |
| The Junction Village is a rather unique 'village' style shopping precinct. It is bounded by residential properties some of which have valuable heritage character. e.g in Corlette St and in Glebe Rd.For the 'village' character to be maintained there must be a clear boundary between commercial and residential and having residential right up close to shops etc helps retain this character.<br>The strip of single storey character houses on the south side of Glebe road provides and interesting neat boundary to the 'village'.<br>Glebe Rd is an entry thoroughfare to inner beachside Newcastle and as such its character needs to be preserved where possible. | 1 |
| These are an outstanding group of well maintained garden cottages that add to the character of The Junction.Ensure that all owners are fully aware of the proposal and its implications for maintenence and renovation before declaring the heritage area | 1 |
| These properties warrant a heritage classification under a new HCA. With one exception, the character of the cottages between Robinsons Real Estate & Arrivederci Restaurant is intact. The owners have respected the character & streetscape of these cottages & have kept them in a very well maintained state. Previously the residents strongly supported the retention of these homes & opposed the proposed demolition of one of the cottages for redevelopment. Council's decision to reject the proposed demolition & redevelopment & to preserve the character of this small group of cottages was supported by an external judgement by a Heritage Consultant.<br><br>It may be possible to sympathetically build into the existing roof structures, set back from the streetscape as has happened with some dwellings in the Hamilton South Garden Suburb HCA. As long as the single story character is preserved with adequate set back within the roof line to preserve the heritage character of the homes then it may be suitable. Similarly it may be possible for garage roof structures to be extended to allow extra development within the roof space if the change is sympathetic to the character of the street. Such possibilities would need proper study & consideration so that the heritage character would not be adversely impacted. | 1 |

NE_Property_typeCopy3_Other:. Do you own or rent property in the Newcastle East Heritage Conservation Area?

| Verbatim Responses | Total |
|---|---|
| NA | 2 |
| Citizen of Newcastle | 1 |
| considering buying | 1 |
| Frequent visitor | 1 |
| I am interested in this area | 1 |
| LGA resident and ratepayer | 1 |
| live nearby | 1 |
| No | 1 |
| The Hill | 1 |
| visited area almost daily | 1 |

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NE_Property_type_2Copy3_Other:. Are you a resident or business owner?

| Verbatim Responses | Total |
|---|---|
| na | 2 |
| Citizen of Newcastle | 1 |
| considering residing | 1 |
| Frequent visitor | 1 |
| I am interested in this area | 1 |
| LGA resident & ratepayer | 1 |
| neighbour | 1 |
| No | 1 |
| resident nearby | 1 |
| the Hill | 1 |

OE_recommendationsCopy6. Do you have any further comments to make about the recommendation?

| Verbatim Responses | Total |
|---|---|
| I support the amendment of the Heritage Technical Manual to include a revised statement of significance and new contributory buildings map for the Newcastle East Heritage Conservation Area. | 1 |
| Many of the buildings do not have heritage value. I question the value of grouping buildings by area. The cost/inconvenience of comp[liance can be prohibitive to real development | 1 |
| Newcastle East is becoming and vibrant and character filled part of the city. The streetscapes are looking great and I notice that more and more buildings are being done up and restored and adding to the heritage value and interest of the precinct. | 1 |
| Newcastle station should be included and protected | 1 |
| See previous comments | 1 |
| Should include Newcastle Station area, Watt St bothsides up to James Flether Hospital Area, Fletcher park out to Nobbys Headland | 1 |

OE_recommendationsCopy7. Do you have any further comments to make about these recommendations?

| Verbatim Responses | Total |
|---|---|
| As a resident of parkway ave for the past 16 years I value the quiet nature of our street.The last thing I want is increased traffic flow along parkway ave as it will decrease our property value and change our lifestyle | 1 |
| Ask residents what they want, not commuters. We are the ones who would have to put up with greater traffic noise and a fall in property values. | 1 |
| Clearly all such requirements ought to be subject to periodic review to establish if they still meet the needs of the affected community. It is imperative, however, that advice of any such review is widely disseminated in the affected community and that it is conducted openly. | 1 |
| Construction in Newcastle was 'fast tracked' by the previous Council and seemingly at the expense of future sustainable town planning. Its time to take a good look at just how many apartments Newcastle can reasonably accommodate and prevent this sprawl from impinging on neighbouring residential zones. | 1 |
| Council should be mindful of maintaining the integrity of HCA which IT has created. | 1 |
| Do Pull Down or removal Cavet should be Placed on all Items in the HCA area | 1 |
| Each Heritage Conservation Area has its own individual characteristics which is not covered by a one size fits all approach. The above survey points should be high priority to protect the heritage fabric in each different zone and to provide guidance & certainty for individual owners, prospective owners, Council and the wider community. | 1 |

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|---|---|
| I believe that most of the land is zoned residential, why change? | 1 |
| I do not want Parkway Avenue Hamilton changed in any way and especially no change to the median strip. | 1 |
| I don't believe zoning has been an issue in our area / experience [redacted]) but i do now understand after attending the info session how this could muddy the waters in some inner CBD applications. | 1 |
| I would potentially agree but I would need to understand the implications of this proposal. What are the land uses that need to be removed and which ones need to be added? | 1 |
| If more out of character developments are allowed the heritage character of the whole area will be lost<br>Considering the closeness to Tudor and Parry St and the St Francis Xavier high school and TAFE, more over or poor development in this area may well lead to the creation of an inner city ghetto, losing the current feeling of a well kept and connected community | 1 |
| If zoning was to be reviewed and any changes proposed would such changes be presented to residents for comment? | 1 |
| It is imperative that the low density zoning in the conservation area be retained. Demolition in all the inner suburbs surrounding the Hamilton South Heritage Area is proceeding at an alarming rate. Replacement buildings of blue board and cocked hat flat roofs is destroying the character of the original suburbs. This trend makes the preservation of the Hamilton South Heritage Conservation Area even more critical in retaining the ambience of the inner city. | 1 |
| It is possible to extend a house without changing its character (the extensions done to our home by a previous owner are a good example) - it just takes a bit more money to get a decent architect to do it properly, and the benefits to house value will be more than the cost. | 1 |
| lets not ruin historic end of Newcastle with too much high rise and boxing in of open spaces. This does not align with the history and gentrification of Newcastle and Newcastle East particularly. Short term gain. Let's play the longer game for the future of the city. | 1 |
| Medium/ high density housing and commercial development should be prohibited in these areas. | 1 |
| More and more residential dwellings are being purchased within HCAs and converted into businesses such as specialist medical practitioner rooms even though there are ample vacant buildings in commercially zoned Hunter Street. The problem with this is that they often remove grass and gardens and replace with concrete carparks. Having on-site parking is a major contributing factor in the choice of an inner city residentially zoned dwelling over a commercially zoned one where parking limitations and ease of access are less attractive to patients. | 1 |
| More information needed. What do you want to change? | 1 |
| No | 1 |
| No changes to current zoning in HCA areas. | 1 |
| Not sure what this question means ? however had to answer to move on. | 1 |
| Quite possibly, but I'm not sure. Certainly the lot sizes may require a refactoring of types of dwellings | 1 |

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| and changes to dwellings that can take place, as well, advances in construction and contemporary technologies that can overcome previously difficult to solve problems should be considered as part of this (eg. noise attenuation/dampening, insulation, construction materials allowing more glass for natural light etc.). | |
| R3 ( medium density) development is not appropriate in a Heritage Conservation area | 1 |
| Residential and commercial zones should be kept separate and multi-storey developments have no place within a HCA. | 1 |
| See previous comments | 1 |
| So long as Council abides by the significant heritage areas that are identified by such examinations and strongly protect the heritage fabric and integrity. | 1 |
| the above response is provided that the reviews of zones are consistent with protecting heritage value | 1 |
| The zones have been reviewed in recent years and reflect a high density area. They also comply with the SAFE criteria. The objective of the r3 zone reflects cooks hills high density nature. Outside of the city centre it is one of the LGAs highest density suburbs. See housing paper to LPS. If design, in particular height, is an issue that is a design issue- not a zone issue. Hense why heights and fsr now stay alone in the LEP. They should be captured via design controls. Cooks Hill reflects a true r3 zone. Should be be anything less it would mean that the zones are not being applied consistently and cause much confusion. If height is the issue then height should be addressed. I agree that the character of a HCA should be retained but this is not the correct planning mechanism. Perhaps advice from the department should be sort on using the zones that way. | 1 |
| The zoning should be maintained as residential with single residential properties. Multi storey apartments should be not allowed in the heritage areas, even dual occupancy on a single block as has been allowed in the past. | 1 |
| There is a definite conflict between the intention of the Hamilton South Garden Suburb area and the change in zoning that occurred. There should be NO medium residential zoning. | 1 |
| There needs to be regular contact between Council and the residents of HCAs to ensure that they are aware of the design principles and physical characteristics that contribute to the heritage status of their suburb or location.Unless this is done there will continue to be development proposals that conflict with the goals of maintaining the heritage fabric of the HCAs.In the case of Hamilton South HCA the intrusion of some second floor rooflines into the streetscape has impacted on the heritage quality of the location.<br>There is a need for all Council Officers and any professional involed in planning approvals to be aware and involved in upholding the planning provisions underpinning the HVAs. | 1 |
| There seems to be a contradiction between having a HCA and then it is zoned for medium density. They do not work together. | 1 |
| This must be addressed now before the RMS comings in and buils another arterial route ruining our hertigate in that area for ever | 1 |
| Whatever outcome of the zoning examination it is extremely important to maintain and even extend ( where possible) the open space availability. The health outcomes of residents is enhanced by the | 1 |

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| availability of open space. Once open space is lost it will never be replaced. Cities throughout the world are often recommended to visitors because of the open spaces that are available | |
| Zoning is of vital importance if the heritage significance of the character and streetscape of the heritage conservation areas is to be maintained. Zoning should reflect the existing built environment within the Heritage Conservation Areas. The northern length of Denison Street Hamilton is a good example of the way in which inappropriate zoning has ruined the ambience and amenity of a once-popular residential area with high quality housing stock, so discouraging inner-city living. This will be the eventual fate of all Heritage Conservation Areas if zonings do not reflect the existing character. | 1 |
| | |

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Additional_comments. Do you have any additional comments regarding the Heritage conservation area review?

| Verbatim Responses | Total |
|---|---|
| No | 2 |
| - While we residents understand the need for medium density areas, there are plenty of nearby areas with no heritage building or community feeling (e.g. Denison St on the opposite side of Parry Street). Medium density should be focused in these areas, and our area returned to the residents.<br>- Please address this additional area as a high priority, else it maybe too late | 1 |
| Any proposed change to an existing streetscape must be disseminated to the affected community well before its proposed implementation in a manner that clearly sets out what the real changes are. | 1 |
| As a resident of parkway ave for the past 16 years I strongly disagree with any additional traffic along parkway ave as it will decrease our property value and change our lifestyle | 1 |
| As aresident of Parkway Ave I have notice a significant increase in traffic carriage over the last 12 months on this street.Any further changes which increase traffic flow will be detrimental to the residental area. | 1 |
| Cooks Hill adds a unique character to the inner city.Many of the terraces housed miner and stevedores since early days. It is similar to the Rocks area which we know is tourist attraction in Sydney. We could have guided walking tours when cruise ships dock in Newcastle. | 1 |
| Council is already finding financial management difficult. If further impositions are placed on home owners then they too will be placed under greater financial duress. | 1 |
| Do not allow any more high density housing in the area. People live in this area because of the quiet lifestyle the area affords. Changing the character of the area will result in many residents being unhappy. Leave Parkway Avenue as it is. Do not widen it. | 1 |
| Do not alter Parkway Ave or its median strips at all if it's to remain a heritage area as previously stated. | 1 |
| Do not reduce any area for the reason of non- contributory buildings. If the area at Glebe Road is removed, whatever development it is replaced with will surely not comply with with the requirements of developments adjacent to HCA's; such as the Bimet Lodge Development. | 1 |

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| Don't change Parkway Avenue.<br>Make sure the light rail services as much of the attractions along the coast as it can, that way it can help cut the traffic in the area. | 1 |
| Following visual inspections of land parcels within the area any property that has had illegal extensions or additions within the area should be prosecuted. This would include the building of inappropriate fences, rendering of fences or houses without approval. Action should also be taken against the trades people if possible for building the structures etc without sighting the council approval. | 1 |
| Hamilton is quite unique, should be enhanced and believe it should be supported in someway without disadvantaging long term owner/occupiers (as myself)<br>Happy to have further consultation with NCC.<br>Please do not let some area/ streets become caravan/ truck parks !! | 1 |
| Has the review been funded by a developer? I am concerned that there is a two stage process occurring, whereby stage one is alteration of the boundaries to make way for stage 2, which would include rezoning of areas removed from the HCA.<br><br>I am concerned that the areas can be considered for removal from the HCA when the contain contributory buildings within that area. | 1 |
| Heritage listed areas should be changed to R2<br><br>thank you for surveying the public openly to make these changes, wish this had happened when changes where made in 2012 LEP | 1 |
| I believe it is important that not only the street heritage areas are maintained but the density of development in and adjacent to the area is limited to low density development so as not to overwhelm the importance of the areas | 1 |
| I believe that heritage conservation areas are important and believe that medium density development does not seem appropriate in a Heritage Conservation area. | 1 |
| I strongly object to Council agreeing to any RMS proposal to modify Parkway Avenue to allow it to have increased traffic volumes. Council should list Parkway Ave on the LEP to provide it with a higher degree of protection from current or future RMS plans and to maintain it in its current state. | 1 |
| I think it is a wonderful document that is well composed and easy to read. It will assist or guide future development. I like the categories and any design advice for future renovations/ Alts and ads was much needed. The character statements are great too. In my opinion in needs to address design issues rather than zoning. I don't believe a zone change would have any impact in future development is development respects design guidelines and applications are assessed by planners with heritage focus / knowledge. | 1 |
| I think that local people have been making decisions about their properties for over 100 years & our suburb has evolved accordingly. That gives the suburb its uniqueness in its own right. Do we need another layer of beauracracy to tell us how the next 100 years will turn out. | 1 |
| I think that the council have done, in the main, an excellent job maintaining the existing conservation areas. These areas are very important to Newcastle and help Newcastle maintain it charm and amenity. Remember that the whole of the Cook's Hill area was zoned high rise more than 40 years ago and the Cook's Hill | 1 |

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| Community Group was able to convince the then Aldermen that the permission to do so would have been a very retrograde step. The conservation officer deserves credit for this. | |
| I think that there should be a public meeting for residents of the respective HCAs for Council to address the anomalies which occur from time to time and in particular the median of Parkway Avenue which should remain intact in its entirety.<br><br>Heavy traffic in this area also needs to be addressed as it detracts from the amenity and the heritage values of the area. | 1 |
| I think the council would want to be very careful watering down any restrictions that are currently in place. I think previous surveys have demonstrated how highly people within current areas value the protections offered. Since some of the rules have been in place 20 years, they should not be a surprise to anyone. A relaxing of restrictions will favour a few developers but probably anger a large number of nearby residents. My experience has been that people have been allowed to increase the size of their property without ruining the streetscape which is a great result and has probably increased a sense of community rather than disputes. | 1 |
| I would prefer that controls not be imposed on the population in the proposed area. Heritage impositions limit the application of eco-design and eco-technologies.<br>Whilst the content of the draft report seeks to justify the Australian Agricultural Company and Pit Town to qualifying Criteria A and B for Culrural Significance Assessment, to the vast population of people residing in the precinct, if questioned they would lack any knowledge of this, and neither would they care. Whilst it is certainly fascinating, it lacks any legitimacy to genuinely supporting Criteria A and B. Criterion C remains true, but it is questionable if this by itself is enough to justify the imposition of HCA limitation to future changes within the precinct, particularly the risk to the village atmosphere this is likely to realise. | 1 |
| I would strongly urge council not to re-zone or remove any areas from the HCA as in doing so, may damage the aesthetics and heritage feel which is so important to this area. In addition it may affect resale value of property's in the HCA should any of the above changes take place.<br><br>I would remind council that any current HCA have previously been established by Newcastle City council in a bid to preserve our local history and cultural identity. Please leave it as is. | 1 |
| Is there any further information about how you can change your 'yellow' house to a green one? What plans are afoot to address the removal of 'red' houses? | 1 |
| It is essential that Council honours the intent of the Heritage Conservation Areas. Home owners and the wider community need guidance and certainty. Council needs to provide an adequate budget to allow for community education about HCA's and to allow Council to properly monitor compliance with the requirements of the HCA's. Rate notices, Council News mailouts and local free Newspapers are easy ways to spread information about the HCA's & to gain public support. | 1 |
| It is important to respect the current heritage buildings and conditions in place | 1 |
| It is not broken. Leave as is | 1 |
| It should be carried out as a matter of priority. | 1 |
| It would be interesting to know why the demolition of some lovely houses in Denison Street which has an | 1 |

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| attractive streetscape was approved and some ugly townhouses approved with extremely limited parking approved in an area where parking is already at a premium. This suggests that much of this 'conservation' and 'heritage' bandied around Hamilton East is really not in Council's interest as there were many objections to this demolition and the fact that these houses could have been easily restored/renovated for families not necessarily wanting townhouses with their limitations . | |
| Leave Parkway Avenue median strip at its current width. Do not use Parkway Avenue to funnel more traffic, the trees must remain with the grass median strip | 1 |
| More and more residential dwellings are being purchased within HCAs and converted into businesses such as specialist medical practitioner rooms even though there are ample vacant buildings in commercially zoned Hunter Street. The problem with this is that they often remove grass and gardens and replace with concrete carparks. Having on-site parking is a major contributing factor in the choice of an inner city residentially zoned dwelling over a commercially zoned one where parking limitations and ease of access are less attractive to patients. | 1 |
| no obvious benefit to owners has been put forward. There is no improvement to services, no reduction in rates and only further restrictions on the use of my property | 1 |
| Over the years it has been a puzzle to me how a hit and miss Council has been in its application of rules within all of these preservation zones.<br>If there's one thing that can't be replaced if it isn't protected and that is Parkway Avenue. | 1 |
| Please don't make any alterations to Parkway Avenue Hamilton. | 1 |
| Please keep Parkway Avenue as it is. | 1 |
| Please leave Parkway Avenue alone, this street should not be touched in anyway shape or form. | 1 |
| Please listen to the community. There have been too many recent instances where NCC have paid lip service with their community engagement process.<br><br>Example 1 - rates increase. The majority of community feedback was for accepting a mid-range rise. Yet NCC chose to ignore the feedback.<br><br>Example 2 - show holiday. The majority of community feedback was against the application for a show holiday. Yet NCC chose to ignore the feedback.<br><br>Having read the community responses from the previous Newcastle Voice survey, there is overwhelming support from the local community to increase protection regarding heritage conservation.<br><br>Listen to the community and act in accordance with their feedback. | 1 |
| Protect Newcastle if you wantan attractive city and tourism and lifestyle for god sake.. Look around.. See other cities and be smart.. Please | 1 |
| removal of remaining garden beds which are planted with hibiscus which require constant pruning and removal time which would better spent under lopping pines .a true AVENUE is a roadway with trees planted on both sides this magical avenue starts at dennison street<br>(ambulance station)thru to jenner parade (s/w drain) for further history on parkway avenue please ring | 1 |

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|---|---|
| [redacted] | |
| Residents have purchased homes in the heritage conservation because they wish to live this lifestyle and were aware of the guidelines required for extensions etc. we do not want rules changed and our neighbourhood to change. Particularly no changes to the road in parkway ie no cutting into the grassed medium strip, this should be maintained as is! | 1 |
| So much has already been Lost The need to protect What is Left is crutial<br><br>Newcastle has a serious Hertiage History in the Fabric and development of Australia as an Identity<br>Newcastle has can Lay Claim to many "Firsts"<br>Most of them are in the area of concideration but needs widening<br><br>The area should be widened to include the other areas Like all of Nobbys Headland James Flethcer and the Newcastle Railway Area<br><br>Watt Street was the first Street in the first Settlement of Newcastle and Has a very significant Heritage significance<br>Hunter or Blane Street has the Same significance and both show the development of Newcastle over time<br><br>Newcastle is unique and as the oportunity to<br>attract people as a Specific and amazing Tourist Destination $$$$$$ Our Convict Roots have never be given the recogition that is well deserved. Lets get it right this time, its a Last Chance and hold development responsible to Protect and preseve with accountability to us the public who ultomately pay the price. there is so much we can do. | 1 |
| Speaking for Hamilton Garden Suburb only - I would be dismayed if any major changes were made to this beautiful suburb that is close to the CBD and the beach. We are very fortunate to have such a pleasing residential and school area, with its sporting facilities and parkland, and I would hate for any of this to change without careful consideration as to the consequences. | 1 |
| Thank you for looking at these heritage areas and working to protect them | 1 |
| Thanks for the opportunity to comment on this review. Can I suggest that if there are to be future community consultations that more notice including all the appropriate documentation be provided and more time be made available for your letter box drops to allow owners and residents to have sufficient notice to attend the meeting, many families need to arrange baby sitting, or postpone other commitments etc.<br><br>Let's hope the next meeting will be in cooler weather because the Yoga Room at the Community Centre in Gordon Avenue was extremely hot, one fan was insufficient! However I appreciate the effort your staff made to answer all the questions at the meeting. | 1 |
| The change of zoning to medium density of some of the HCA in the north east corner ie around Skelton and Heburn streets is in total conflict with the whole principle of the HCA concept. | 1 |
| The detailed review has taken considerable time and resources to complete and once feedback is received Council needs to act quickly to formalise any changes. Considerable 'damage' could be done to these areas in the meantime by current owners who wish to make changes to properties in advance of new guidelines | 1 |

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| being formalised. | |
| The document is very comprehensive and well presented. Congratulations. | 1 |
| The extra traffic in the area was not covered. Why is park land being used as a busy street? That is Smith St between Dumaresque St and Parry St. | 1 |
| The Heritage Conservation Area review should highlight the fact that one of the reasons places such as Cooks Hill, Hamilton East and The Hill are so popular is that they are defined by their built heritage. This is in contrast to the brashness and artificiality of much modern building stock and architectural design. | 1 |
| The poor administration of planning applications has resulted in the loss of some of the beautiful houses in the heritage areas. I hope that this does not continue | 1 |
| The review has been very professionally prepared, the important issues addressed, with good and appropriate recommendations. Congratulations to all involved | 1 |
| The whole review is a very comprehensive study of the existing and proposed Heritage Conservation Areas. It is important to balance sympathetic development opportunities with heritage conservation. Could I ask to receive a short response to why my property at [redacted] is included as a neutral building and not a contributing building please by [redacted] The facade of the property has an interwar addition but it is mostly in tact. The recent additions made around 2005 are well hidden at the rear of the dwelling. | 1 |
| there Must be another public forum for the Hamilton South Garden Suburb area as the flyer notifying the residents of the public meeting was not distributed to the area until 24 hours after the meeting. This is totally unacceptable and wether it was the council or their contractors which were negligent in this matter is irrelevant. It is the councils responsibility to give adequate notice. This matter is too important | 1 |
| There should be street trees planted in the area Hamilton is now an area that you cannot walk in the summer.<br><br>The pavement is not keeping with a heritage area.<br><br>The traffic in the proposed area particularly turning from Gordon to James St. A heritage area should be quieter and not a through traffic area for peaceful existence. | 1 |
| This review has come a little too late for some of the residents in the Hamilton East area who just last year fought strongly to oppose a 3 story mixed commercial residential development which sits within the block that you are proposing to now include in the heritage conservation area. I hope that the 50+ submissions that were put forward in opposition of such developments, in order to maintain our heritage landscape, are considered. Many of these people I'm sure are a little disillusioned as a result of council voting to approve the development [redacted] Dennison St Hamilton East and as a result may not participate in this survey. | 1 |
| Wake up Jeff!<br>Yeah, I know it's too late, but I believe this is another example of the damage done by him and his cronies whilst on the council. | 1 |
| We have lost two of the three avenues that were critical to the original Garden Suburb worldwide strategy envisaged by [redacted] | 1 |

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|---|---|
| The key Garden Suburb entry stones have been removed to Learmonth Park and should be relocated to indicate the original Garden Suburb precinct and the arrival to such area.<br><br>The two areas lost are Gordon Avenue and Stewart Avenue, the remaining intact Avenue known as Parkway Avenue must be maintained in its original and current form without further alteration. | |
| We have only recently purchased in this area and would not have purchased a property in a heritage conservation area because of the restrictions. | 1 |
| We need to protect the character of these areas. | 1 |
| Why remove only this part of Glebe road will this give developers the chance to go ahead with big townhouse construction in place of the homes already there we know some houses have already been given the OK to go we strongly object | 1 |
| Yes need to look at how 'outside' agencies such as Ausgrid, Telstra etc seem to be able to build / change infrastructure that distracts from heritage buildings / streetscape - seems they can do this without abiding / consulting Council.<br>Heritage conservation is a key attraction to inner suburb Newcastle and is part of a key attraction to this city and needs to be preserved as much as possible | 1 |
| | |

Newcastle VOICE

# Appendix III - Information session notes

**Heritage Information Session 1**

**Questions**

- A lot of development occurring - particularly second floor developments - all need to be aware of steps taken in HCAs.

- Concerned - any development changed - could impact drainage - particularly, Cram St.

- Removing HCA could open up to development in pocket park - Robertson Reserve.

- Concern that Ausgrid does not appear to need development consent to erect large poles in the front yards of houses in the heritage conservation area.

- What does the changing of density from med to low mean for Cooks Hill?

- depressed when he looks around the street because of unpainted fascia spoils the area and lack of maintenance to properties.

- People aren't doing the right thing to preserve the HCA.

- Want more engagement from Council. What they can and can't do.

- HCA residents need to know what their responsibilities are.

- The integrity of the areas are being compromised.

- Can you explain to the people of southern side of Cram St - What can be developed there? What scales etc.

- Does that mean you can build something like the Bimet Lodge - that was allowed - does that mean that it opens us up to that.

- Unsolicited 2 storey blocks went ahead - put in objection. - HCA - Why did they allow lego house - concerned don't want to end up with buildings out of heritage scope.

- Changes on Glebe Rd now - disagrees removing and changing to medium density - will degrade the amenity of these areas.

- You will be under pressure by developers- streets are already changing - lack of on-street parking - increasing density - need to consider flow on effects including parking.

- Glebe Rd - fighting to keep amenity.

- Collin Green report - residents very strongly want to keep findings.

- Boundaries are hard when one side of the street are in the areas - creates confusion - make it whole areas.

- What is the advantage of taking away the areas - good for developers but seems like a step back.

- Change occurring where people are in bigger houses - with fewer people in them.

- Beaumont St - fully agree with removal. Do we still need to leave a submission if we agree with change.

- Parkway Avenue - wants to know about the right hand turn lane.

- Can any other Governments override the decisions made?

**Information Session 2**

- Majority of participants received invites this week.

- 3 attendees didn’t receive invite at all.

**Questions**

- Who makes the decisions?

- Why can't the community make the decision?

- How binding are the results?

- What's the benefit of being in a zone and what are the negatives?

- Has the DCP been implemented and changed yet?

- Need to get the clarification right for Cooks Hill - worried that yellow will be removed - contributory.

- The DCP is pretty weak - how does the Heritage manual fall?

- Are you going to have a separate DCP for each area? - So they are targeted.

- You see developments getting put through that don’t fit the character- how does this happen?

- Who makes the decision that something is contributory?

- Will council make the decision for me? I want to have a say whether my home is contributory or not. I have a retirement plan.

- Confusion about Garden South boundary- community member wants to make it clear that this area absorbs into Hamilton East.

- Sections of Carona St - implications for single story domestic dwellings - council needs to look at the applicable zoning and whether medium density R3 is impacting heritage.

- Bimet Lodge consequences, if you remove heritage areas.

- Can we expect any improvements in street scape - trees - traffic calming footpaths?

- If you live in proposed area - what if I wanted to knock it down?

- How does it impact lanes at the back?

- What are the confines of the submission - does it apply to other areas?

- Carona St - Catholic School owned land - Graffitti - removal - store paints worried it will be developed .

- DA - council workers should attend (mentioned to Ashlee)

Newcastle VOICE

**Heritage Information Session 3**

**Questions**

- Are there contributory maps in review?
- How do you go to the page on Council page?
- Zoning- R3 in Hamilton East, We will end up with a Bimet Lodge.
- Private Certifier risk - no requirement to go to Council - DA Team.
- Tree choice - asked Sarah to talk about the tree choices in HCA.
- Tree trimmings - lost trees - strategic tree plantings required.
- Bruce St - Trees - figs removed from Cooks Hill -want replacements.
- Disappointed no contributory for new proposed areas.
- How can it be declared a heritage area (High St) with so many ugly buildings? How can they become heritage?
- Frustrating - that this is a result of poor council planning.
- Confusion about the maps.
- Carona St garden beds have been improved
- Residence - contributory - what does it mean if you are next a non-contributory?
- Impact of HCA will you make us have contributory enforced.

# APPENDIX B -

## SUMMARY OF FORMAL WRITTEN SUBMISSIONS MADE DURING EXHIBITION PERIOD

The consultation process has been extensive including a six-week exhibition period. Feedback has been collected in two forms including formal written submissions and a community survey conducted by Newcastle Voice.

A total of 87 formal submissions were received including submissions from the Heritage Division of the NSW Office of Environment and Heritage, the NSW Roads and Maritime Services, the National Trust Hunter Region Committee, and the Cooks Hill Community Group Inc.

Of these submissions, forty five were presented as a form letter expressing opposition to the proposed removal of part of the Hamilton South Garden Suburb HCA.

The majority of the concerns raised in the submissions (over 50) focussed on the proposed removal of part of the Hamilton South Garden Suburb Area at Glebe Road. Residents have expressed the view that removal would potentially compromise the HCA by enabling medium density development along Glebe Road. The view was also strongly expressed that the community is in favour of making Parkway Avenue a heritage item in Schedule 5 of the Newcastle LEP. The final recommendation is that Council proceed with the listing of Parkway Avenue as a heritage item in the LEP but not proceed with the removal of the Glebe Road section of the HCA.

Concerns were raised regarding the removal of the Hamilton Business Centre HCA as a view was expressed that doing so would undermine the efforts of Hamilton businesses and community members to acknowledge and recognise the cultural and social importance of the area. The team concurs with this view and is therefore recommending that the removal of the HCA not proceed at this time in view of these comments.

There was general agreement in the written submissions to the proposed extension of the Hamilton South Garden Suburb to include the north side of Denison Street and Ada Street.

Several submissions suggested that Council reactivate a local heritage grant scheme. Such an initiative is supported but needs to be considered in the Management Plan. One submission commented that council demonstrates support for heritage areas through such schemes.

The extension to the Hill HCA is generally supported and the majority of written submissions and the Newcastle Voice survey results are in support of this proposal. There were two submissions made expressing the view that the extension is not justified on heritage grounds however the large majority are comfortable with the proposal and it is recommended to proceed.

| No. | Issues raised | Council response |
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| 24 | I support the extension of HSGS HCA into Denison, Ada and Parkway Avenue. | The final report contains this recommendation. |
| 25 | I support the removal of the Hamilton Business Area HCA. Do no support listing the kerbs and gutters as heritage items. | The majority of respondents requested that the Hamilton Business Area HCA remain. The final report does not recommend listing the sandstone kerbs and gutters |
| 26 | All properties in the HSGS HCA should be zoned low density residential to be protected from future development. Council should consider listing the Gordon Avenue Bus Depot in the HCA (by moving the boundary) or make it a heritage item. A few years ago a visiting brick expert from UK remarked on the superior brickwork and complexity of design. No 73 Gordon Ave is non-contributory, it is incorrectly noted as contributory. I support the listing of the proposed Hamilton Residential HCA. 34 Gordon Avenue merits heritage listing. I think there are houses in Gordon Avenue that need to be protected but will fall in neither the HSGS HCA or the proposed Hamilton. Council should look at including them in the HCAs. | Comments are noted. Contributory map will be reviewed amend if necessary 73 Gordon Avenue. Will consider listing the bus depot in a future review. |
| 27 | Do not support the proposed Hamilton residential HCA as it is not as significant as the garden suburb and it has no style to preserve, there are many new houses. I do not want to be encumbered by Council red tape through a heritage listing when doing maintenance to my home. | Comments are not supported by the evidence obtained from the HCA review process. There is no evidence that heritage conservation area controls create red tape or add restrictions. Maintenance and repairs are exempt development. |
| 28 | We are firm supporters of the proposed Glebe road cottages HCA as proposed by Council but we believe the current medium density zone should be maintained. We believe all HCAs complement the streetscape and assist in maintaining the heritage significance of the areas. Can Council put line markings on the driveways of houses and better sign posting. | Noted. Zoning will be the subject of a separate review. Traffic management request forwarded to Traffic section. |
| 29 | 1. Support the removal of the Hamilton Business Centre from the LEP.<br>2. Most pleased to support the proposed Hamilton residential HCA as the area is highly intact. Has good examples of Victorian, Federation and Inter-War building stock.<br>3. I support the heritage listing of the houses at 18, 32 and 34 Gordon Ave Hamilton. They are excellent examples of Edwardian architecture in Newcastle.<br>4. I strongly support the creation of a new HCA for the Glebe Road Federation cottages. I agree that locality specific controls be devised to preserve this group. This group should be zoned R2 to not allow surrounding dwellings to impact them.<br>5. The 1997 City Wide Heritage Study recommendations for other HCAs around Newcastle should be implemented. | Noted. Zoning will be subject of a separate review. The final report recommends retaining the Hamilton Business Centre HCA in line with the majority of respondents' wishes.<br><br>Future work will consider the 1997 Heritage Study recommendations. |

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| 30 | I voice my no confidence in the HCA review as Council has failed to reply to my questions and has had nearly 2 months to respond. DA 15/0876 shows Council's lack of regard for Cooks Hill HCA values and this is an over development Council is allowing to happen. These DAs should not be allowed. Council's concern for heritage values is smoke and mirrors. | Noted. |
| 31 | I do not support the revoking of the Hamilton Beaumont Street HCA as proposed. I have a strong interest in local history and my work on the Hidden Hamilton blog confirms that there is a huge amount of interest in the ethnic history and cultural diversity and history of Beaumont Street. It should be recognised that heritage is not just about buildings but your report focusses on these at the expense of other values such as social and cultural values. Removing the heritage listing sends a message that heritage is only about buildings and not about the rich social and cultural heritage of Beaumont Street that has been ignored in the report. Hamilton has important multicultural links. Lifting of the HCA is not consistent with Council's 2030 Strategic Plan and shows no support for the work of the Hamilton Business Camber. I support the proposed listing of the sandstone kerbing, also support making Parkway Ave a heritage item, also support the proposed Hamilton Res HCA, as long as the DCP guidelines allow residents to make changes to accommodate an aging population. | The removal of the Hamilton Beaumont Street HCA should not proceed at the current time further review to look at social and cultural values, especially, multicultural significance. |
| 32 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 33 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 34 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 35 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 36 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 37 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 38 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 39 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 40 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 41 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 42 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
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| 48 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 49 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
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| 51 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 52 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
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| 62 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 63 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 64 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
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| 66 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
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| 68 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 69 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 70 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 71 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 72 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 73 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 74 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 75 | Form letter: Ham Sth Garden Suburb HCA objection to boundary change. | Noted |
| 76 | We strongly object to the proposed boundary change and removal of Glebe Road from the HS GS HCA. This will change the visual street view, impact traffic volumes, and density conflicts. | This is no longer a recommendation of the review report. |
| 77 | I support the proposed extension of the HSGSHCA to include Denison Street, Ada Street and part of Parkway Avenue. I think the zonings need to be carefully looked at to make sure character is preserved. | This is recommended in the Review report. Zoning is a subject of a separate project. |
| 78 | NSW Heritage Division acknowledges the work that Council has done to protect, identify and manage heritage and the Council is to be commended for that. We note that the Hamilton Beaumont St HCA does not contain any state heritage but it is noted that the Hamilton Station is a heritage item of state significance and is on the boundary of the HCA. We would like to comment on any planning proposals should they arise from the report. | Noted. Any Planning proposals that arise would be referred to OEH as a matter of course. |
| 79 | We own a large property which fronts High Street but want to subdivide it in the future. We do not oppose the proposed HCA extension for the Hill but request that it does not include the Memorial Drive lot. | Noted. The boundary as proposed in the draft review report has not been amended in the final as the property warrants inclusion in the Hill HCA. Any application for subdivision would be considered on its merits. |
| 80 | CH Community Group believes that the contributory mapping contains some inaccuracies. Needs to be reviewed. We do not support the removal of part of Darby Street. We support the extended area east of Brooks Street. | Noted. Contact will be made with the CHCG to understand what buildings are incorrectly identified. |

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| 81 | I own 8 Devon Street Hamilton and do not support the proposed Hamilton Heritage Conservation Area. My house is simplistic and basic. It has been renovated and had a new kitchen and bathroom added. The area needs to be developed to enable better access to the train service. Devon Street is not impressive and has no significant dwellings. Disagree that 8 Devon Street is contributory. | Noted. Comment that 8 Devon Street is not contributory is not supported by evidence and has been re-checked. It is a contributory building. |
| 82 | Our house at 3 High Street is a timber cottage and is the only remaining structure in High Street that has not been redeveloped or renovated. My family has delayed plans to demolish. Council had previously rejected a proposal to make High Street a HCA and should again reject this proposal. The streetscape is unappealing owing to the redevelopment that has occurred. Do not support the proposed extension of the Hill HCA. | Review has found a high degree of heritage significance and so the comments are not supported. Demolition would need to be assessed under a development application and even if it does not become a HCA would still need to meet objectives regarding character and streetscape. |
| 83 | I have supported the Hamilton South HCA since Meredith Walker's work in 1985. Sarah Cameron has done excellent work and is congratulated on the draft report. I agree disagree [sic] with the removal of part of Glebe Road from HS HCA, I strongly agree with the inclusion of Ada and Denison Street to the HS HCA, I strongly disagree that Parkway Avenue should be listed as a heritage item, I agree with specific guidelines for Hamilton South. Parkway Ave is the last remaining intact boulevard from the Garden Suburb designed by Sulman, whole length should be a heritage item in the LEP. Any changes to the median, trees, original dwellings, streetscape of Parkway Avenue are not supported. I agree that Hamilton South Garden Suburb HCA should be low density. | Noted. Final report will reflect that the entire length of Parkway Avenue to Bar Beach to be listed as a heritage item. |
| 84 | I support retaining the Hamilton Beaumont Street HCA, which includes my house. I believe that the area west of Beaumont Street should be a heritage conservation area and listed as is proposed for the east side of Beaumont Street. A major problem is the replacement of dwelling verandahs and fronts with garages - this is a major concern affecting the strongly pedestrian character of Hamilton, creating a loss of street surveillance and wide vehicle crossings. This is not appropriate for inner city locations with 6-7 metre frontages and reduces the availability of on-street parking. More appropriate development guidelines should be provided. | Comment supported. Hamilton Beaumont Street will not be excised as proposed in draft report. Specific development guidelines are to focus on the narrow width of these lots and be specific for Hamilton. Future consideration should be given to HCA for west side of Beaumont Street. |

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| 85 | We strongly support the report and its recommendations and we believe the community and ratepayers also broadly support heritage as is evidenced in the previous Newcastle Voice community surveys. We support - proposed Hamilton Residential HCA, proposed Junction federation cottages HCA, proposed additions to the Hill HCA, Cooks Hill HCA and Hamilton South Garden Suburb HCA. We support the removal of the Darby Street section from Cooks Hill but St Hildas Hostel should be contributory and stay in the boundary. We strongly support the heritage listing of the entire street Parkway Avenue as the best example of a boulevarde with strong links to Sulman and Hennessey. We strongly oppose removing the Glebe Road section from the Hamilton South Garden Suburb. We oppose removing Beaumont Street from the LEP as a HCA and we don't agree that a convincing argument has been made to support its removal. We strongly support chapter 8 on planning framework. Both sides of Smith Street should be in the HSGSHCA. We disagree with some of the calls made re contributory buildings. Unauthorised alterations should be followed up by Council compliance staff as these are affecting character and integrity. Owners should be better informed about heritage obligations. Educational pamphlets could be prepared. | Comments noted. Many points incorporated into final review report. |
| 86 | General comments on what is contributory and non contributory. Hamilton Business Chamber may wish to review the contributory and non contributory list. | Comments noted. |
| 87 | Issues locating survey | Resolved. |