

Planning Proposal

Cameron's Hill Heritage Conservation Area



Subdivision plans: Cameron's Hill, Hamilton.

Source: Alfred Francis Hall Archive, Newcastle Region Library.

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Cameron's Hill Heritage Conservation Area

Introduction

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

The Department of Planning, Housing and Infrastructure's (DPHI), previously the Department of Planning and Environment, *Local Environmental Plan Making Guideline* (August 2023) has guided and informed the preparation of this planning proposal. The planning proposal may evolve over time due to various reasons, such as feedback received during exhibition or the progression of planning investigations. It will be updated at key stages in the plan making process.

Summary of proposal

The planning proposal seeks to establish Cameron's Hill as a heritage conservation area (HCA) and amend planning controls to conserve the heritage significance of the area, including associated fabric, settings and views. To achieve this, the planning proposal involves:

- listing Cameron's Hill HCA under Schedule 5 Part 2 of the *Newcastle Local Environmental Plan 2012* (LEP); and
- removal of the LEP height of building (HOB) and floor space ratio (FSR) development standards applicable to the area, to be consistent with CN's approach to existing HCAs.

Background

Council received a community nomination in December 2018 to investigate a local area, known as Cameron's Hill, for its potential as an HCA. The nomination notes that "*Cameron's Hill is a critical piece of Hamilton's story and differs from the other Hamilton HCAs. Cameron's Hill is significant both architecturally and socially. Cameron's Hill is long overdue having heritage protection and is clearly worthy to ensure that its unique architectural character and charm remain into the future.*"

Draft Section 6.04 of the Newcastle Development Control Plan (DCP) was exhibited between November and December 2022, attracting further support for this nomination. Community submissions indicated strong interest in investigating the area for heritage significance. In response, it was also acknowledged that the area's heritage values would be investigated for conservation, the Broadmeadow renewal corridor boundary was adjusted, and an objective was added for development to be sympathetic to the built form of Cameron's Hill.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted CN values the unique heritage and character of its buildings, streetscapes, and landscapes, and Council's commitment to explore Cameron's Hill.

This report assesses Cameron's Hill to determine if it reaches the threshold for listing as an HCA. It gives an overview of the historical development of the area, analyses its characteristic built form and significant architectural typology, and assesses its heritage significance. The report classifies buildings in Cameron's Hill study area as 'contributory', 'neutral', or 'non-contributory' according to their contribution to the streetscape character and heritage significance of the area.

A heritage study (**Appendix 2**) that assesses Cameron's Hill to determine if it reaches the threshold for listing as an HCA was completed in May 2024. It gives an overview of the historical

development of the area, analyses its characteristic built form and significant architectural typology, and assesses its heritage significance. The report classifies buildings in Cameron's Hill study area as 'contributory', 'neutral', or 'non-contributory' according to their contribution to the streetscape character and heritage significance of the area. The heritage study included a list of recommendations, including:

- Prepare a detailed heritage inventory sheet for the Cameron's Hill HCA.
- Prepare a planning proposal to list Cameron's Hill as an HCA in Schedule 5 of the LEP.
- Prepare an update to amend DCP 2023 to include statement of significance and desired future character statements for the Cameron's Hill HCA.
- Review locality specific planning controls for the Cameron's Hill HCA to be consistent with CN's approach to existing HCAs.

A portion of the land attributed to the proposed Cameron's Hill HCA is located within the Broadmeadow Regionally Significant Growth Area. Hunter Regional Plan 2041 outlines the need for a place strategy to coordinate growth before considering planning proposals for the precinct. The draft Broadmeadow Place Strategy recognises that *"the area known as Cameron's Hill is partly located within the precinct and is being investigated by CN as a potential HCA"*.

The planning proposal is consistent with the draft Broadmeadow Place Strategy and its strategic direction to 'celebrate Country and heritage' and the action to *"ensure unique heritage and character areas such as Cameron's Hill are appropriately reflected in planning controls"*.

Applicable land

The Cameron's Hill area is shown in context of the Newcastle Local Government Area (LGA) in **Figure 1**.

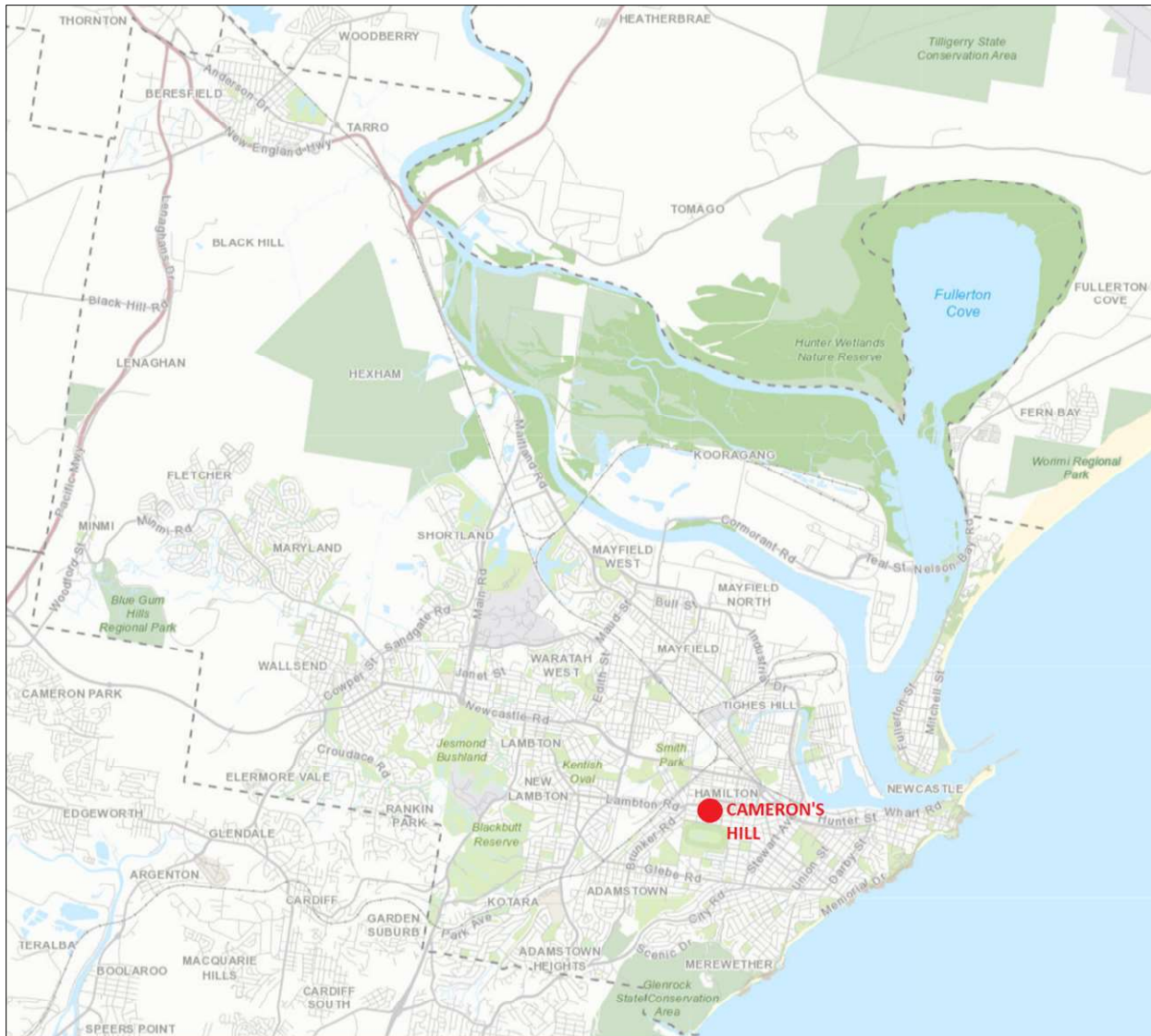


Figure 1: LGA wide context of Cameron's Hill. **Source:** CN (2024)

The proposal comprises amendments to LEP on land identified by **Figure 2** and described as follows (refer to **Table 1**):

Table 1: Property addresses subject to the planning proposal and applicable to the proposed HCA.

Broadmeadow NSW 2292	
House/Unit Number	Street Name
1-23 (Odd)	Belford Street
15-31 (Odd) and 50-54 (Even)	Blackall Street
209	Denison Street
122	Everton Street

Hamilton NSW 2303	
House/Unit Number	Street Name
161-207 (Odd) and 146-196 (Even)	Denison Street
1-23 (Odd) and 2-6 (Even)	Dixon Street
113-145A (Odd) and 82-5/120 (Even)	Everton Street
39-49 (Odd) and 38A-56 (Even)	Samdon Street

29-37 (Odd) and 2-26 (Even)	Steel Street
59-77 (Odd) and 48-66 (Even)	Veda Street

The legal reference of the land, being the respective Lot and DP details, can be found at **Appendix 1**.



Figure 2: Applicable land subject of the planning proposal. Source: CN (2024)

The site is approximately 13.73 hectares in size, the topography is elevated with Denison Street roughly following the ridge of the hill (refer to **Figure 3**), and is roughly bounded by Tudor/Belford Streets, Steel Street, Everton Street and Blackall Street. The area is 300m west of the Hamilton Business Centre (Beaumont Street), 600m southeast of Broadmeadow Railway Station and 1,500m west of Newcastle Interchange. The predominant use is residential with some limited education (school, childcare), health and commercial uses widely distributed across the area.



Figure 3: Topographic map of Cameron's Hill. Green contour lines are at 0.5m intervals. Red contour line is 10m.
Source: CN (2024).

The area is predominantly residential in character. Most dwellings were constructed in the Federation period and reflect identifiable characteristics aligned with those of the period. Housing is generally larger, with grand residences on generous lots, reflecting the social status on the elevated land of the study area. There are also several smaller workers' cottages, particularly in the vicinity of the church and school that reflect smaller lot sizes associated with the earlier Victorian period. Dwellings in Cameron's Hill are typically single storey, with a small number of two-storey residences in elevated positions. There is remnant sandstone kerbing and brick footpath paving in the public domain throughout the area.

Under the LEP:

- Most of the land is zoned R3 Medium Density Residential, with some land zoned R2 Low Density Residential, a small pocket in the vicinity of Tudor Street zoned R4 High Density Residential, and Rotary Park and its surrounding roads RE1 Public Recreation.
- The area has a Minimum Lot Size of 400sqm, excluding Rotary Park and its surrounding roads and the small pocket of R4 zoned land which does not have a specified Minimum Lot Size.
- HOB varies from 8.5m (R2 zone) to 11m (R4 zone).
- FSR varies from 0.75:1 (R2 zone) to 0.9:1 (R3 and R4 zone).

The entire area is designated acid sulfate soil Class 4; falls wholly within a Mine Subsidence District; and due to topography is only partially identified by CN as flood prone land, mainly on the eastern and south-eastern parts of the precinct (**Figure 4**).

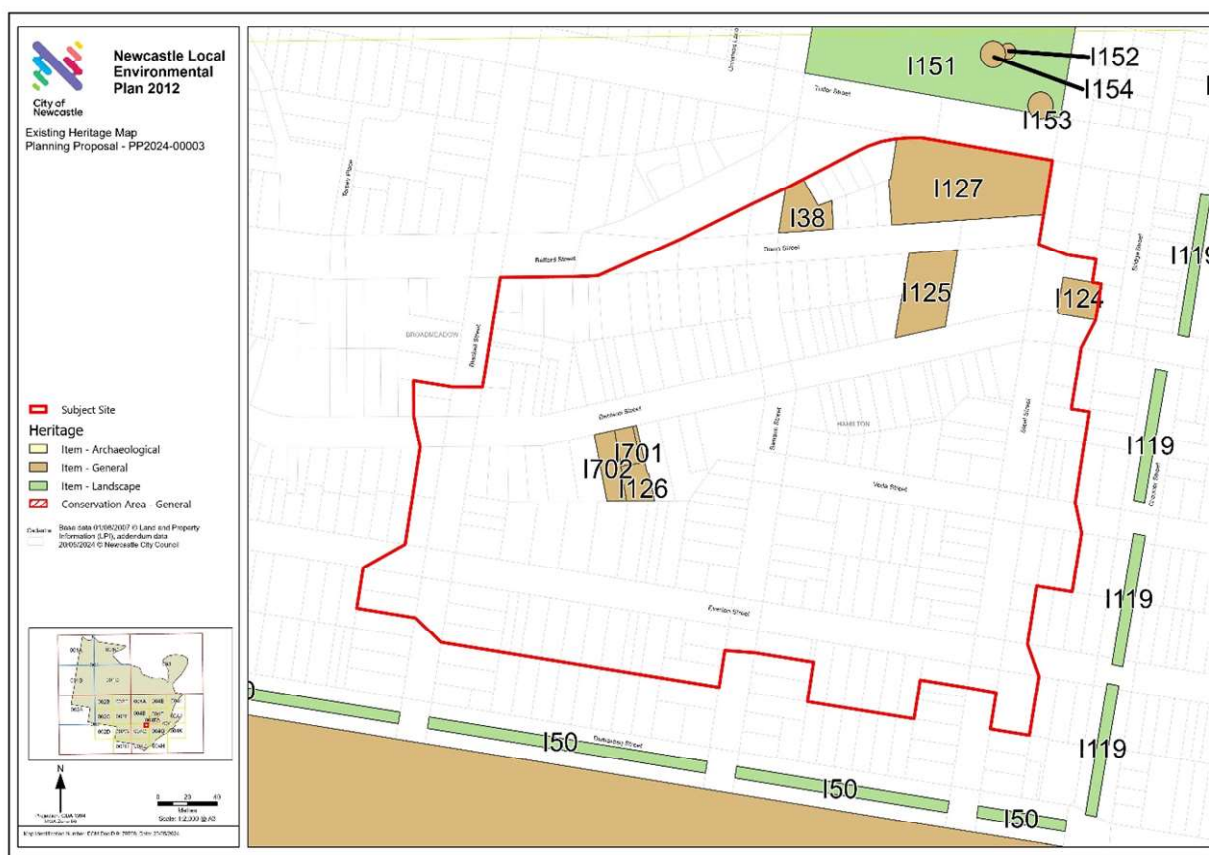


Figure 4: Flood prone land map. **Source:** CN (2024).

The Cameron's Hill area includes one item of state significance and six items of local heritage significance listed in the LEP (refer to **Table 2**) and shown in **Figure 5**.

Table 2: State and local heritage items located in the study area.

Item name	Address	Lot/DP	Significance	Listing details
Fire Station - Hamilton	9 Belford Street, Broadmeadow	Lot 1 DP 77912	Local	LEP Item #38
Hotel Bennett	146 Denison Street, Hamilton	Lot 1 DP 1046949	Local	LEP Item #124
St Peters Anglican Church	148 Denison Street, Hamilton	Lot 2 DP 1132328	Local	LEP Item #125
Australian Agricultural Company Mine Manager's House	195 Denison Street, Hamilton	Lot 211 DP 1122139 Lot 212 DP 1122139 Lot 3 DP 153592	State	SHR #01992 LEP Item #126
AA Company House	195A Denison Street, Hamilton	Lot 211, DP 1122139	Local	LEP Item #701
AA Company House	197 Denison Street, Hamilton	Lot 3, DP 153592	Local	LEP Item #702
Hamilton Public School	1A Dixon Street, Hamilton	Lot 2 DP 809375	Local	LEP Item #127 Dept. of Education Section 170 Register #5065627



Part 2 - Explanation of provisions

Heritage Conservation Areas

An HCA is determined using the Heritage Council of NSW's evidence based process, the NSW standard criteria used for heritage significance assessment (*Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, NSW Department of Planning and Environment, June 2023). The process examines heritage significance to determine why an HCA is valued by the community and which special characteristics are worthy of conservation and contribute to that significance. These characteristics can include the subdivision pattern, consistency of the building stock, or common building and construction materials. HCAs 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 people respond 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.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an HCA. The Heritage Council of NSW produced standard evaluation criteria compatible with The Burra Charter values.

To include an HCA on the LEP heritage schedule, the responsible NSW Minister requires it meets one or more of the State heritage assessment criteria. The values embodied in the criteria generally relate to:

- natural heritage values of places
- Indigenous heritage values of places
- historic heritage values of places

The level of significance of an HCA is determined by its value relative to other comparable HCAs, be they in a local, regional, national, or international context. The rarity and/or representativeness of the HCA is considered as part of the overall analysis of its significance.

Heritage assessment criteria for listing HCAs (and heritage items) at the State or local level in NSW are:

Criterion (a) (Historic significance)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criterion (b) (Historical association)	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 (or the cultural or natural history of the local area).
Criterion (c) (Aesthetic/creative/technical achievement)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) (Social, cultural, and spiritual)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) (Research potential)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) (Rare)	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Criterion (g) (Representative)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).
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To be considered for listing by the NSW Minister of Planning and Public Spaces and conserved under the EP&A Act, the area must meet at least one of the seven Heritage Council of NSW criteria for assessing significance. If successful, HCAs are statutorily recognised and conserved at the local government level by their listing in the heritage schedule of LEP. HCAs are listed in Schedule 5 of the LEP. Any changes to HCAs such as boundary adjustments, re-naming, removal, or creating a new HCA requires an amendment to the LEP.

Heritage Conservation and Development

The LEP establishes the consent requirements for development in HCAs and provides the assessment framework to follow when assessing a development application within an HCA. Part 5 of the LEP sets out the provisions CN must consider in its assessment of a development application within an HCA or land listed as a heritage item.

Under Clause 5.10 of the LEP, CN must assess the impact of a proposed development on the heritage significance of the HCA or heritage item concerned. Most types of development in a HCA or to a heritage item, unless exempt, 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 LEP are mandatory clauses of the NSW planning authority (NSW Department of Planning, Housing and Infrastructure). Council has no discretion to alter or amend these provisions. The LEP is guided by the DCP, which provides direction on the types of changes considered acceptable for an HCA or heritage item.

HCAs and heritage items are listed in Schedule 5 of the LEP. Any changes HCAs and heritage item listings such as boundary adjustments, re-naming, removal, or creating a new HCA or heritage item listing requires an amendment to the LEP.

Height of Buildings (HOB)

Building height (or height of building) means—

- a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
 - b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*
- including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

A development standard for HOB is a planning tool to help implement strategic planning objectives and provide certainty to the community and landowners about the acceptable scale of development. Height is one component of a combination of ways used to help establish the primary building envelopes for new development. The DCP supports this with built form provisions, such as building setbacks. It is important that a consistent approach to the identification and application of HOB is used so controls are clearly understood by development and community interests.

Being an optional clause of the Standard Instrument that CN adopted in its LEP, Clause 4.3 (HOB) to set maximum building heights for development on the accompanying HOB Map. Additionally, the clause allows different maximum heights to be applied for different zones and for different locations in the same zone. Heights are shown in metres.

As part of the planning process, CN assess the impact of a proposed development against the Clause 4.3 (HOB) objectives and development standards specified on the accompany mapping. Any changes to HOBs require an LEP amendment.

Floor Space Ratio (FSR)

The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

A development standard for FSR is a planning tool for implementing strategic planning objectives and providing certainty to the community and landowners about the acceptable bulk of development. FSR is one component of a combination of ways to help establish the primary building envelopes for new development and the gross floor areas available for retail, commercial and residential activities in centres. The DCP supports this by including additional built form provisions. It is important that a consistent approach to the identification and application of FSR development standards is used so these controls are clearly understood by development and community interests.

Clause 4.4 (floor space ratio) of the LEP allows CN to:

- specify maximum FSRs on the accompanying Floor Space Ratio Map;
- apply different maximum FSRs for different zones and different locations in the same zone; and
- use a table in conjunction with a map so separate FSRs may be set out depending on the mix of land uses or the dimensions of the site.

In line with NSW planning authority recommendations, CN adopted Clause 4.5 (calculation of FSR and site area). This provides a method of calculating FSR in a consistent manner by defining FSR and by setting out rules for the calculation of site area for the purpose of applying permitted FSRs.

As part of the planning process, CN assess the impact of a proposed development against Clause 4.4 (floor space ratio) and Clause 4.5 (calculation of FSR and site area) objectives and development standards specified on the accompany mapping. Any changes to FSR require an LEP amendment.

Proposed Outcomes

The proposed outcomes described in Part 1 will be achieved by amending LEP as follows:

1. Amending Schedule 5 and the Heritage Map by designating the site as a Heritage Conservation Area to be referred to as 'Cameron's Hill Heritage Conservation Area'.
2. Amending the Height of Buildings Map by deleting the allocated maximum building height for the site.
3. Amending the Floor Space Ratio Map by removing the allocated maximum floor space ratio 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?

Yes, the planning proposal is a result of the Cameron's Hill Heritage Study, May 2024 prepared by CN (**Appendix 2**).

The Cameron's Hill Heritage Study assesses the potential heritage significance of Cameron's Hill, presents the study's results and recommends future management. It investigates the potential inclusion of Cameron's Hill in Schedule 5 of the LEP as an HCA. In 2018 local community members nominated the area as a potential HCA. In 2023 it was a consistent theme in submissions on the draft Broadmeadow Renewal Corridor section of the then Newcastle DCP 2012.

The heritage study assesses the area of Cameron's Hill as described in the nomination, the appropriateness of its boundaries, and the area's built form and significance. It rates the contribution of its individual built form elements to the streetscape character and heritage significance of the study area.

The heritage study's methodology is based on NSW heritage assessment criteria defined in the *NSW Heritage Act 1977* as found in the heritage assessment guidelines of the NSW Heritage Council. These guidelines are accepted as the standard methodology to assess heritage significance. The principles of the Burra Charter and the approach set out in The Conservation Plan by James Semple Kerr underpin them. The NSW Heritage Council's best practice guidelines "Better Placed: Design Guide for Heritage" were also used.

The key findings of the report are that the Cameron's Hill study area:

- Meets the threshold for heritage significance under several of the NSW heritage assessment criteria, at a local level.
- Should be pursued for listing as an HCA in Schedule 5 of the LEP.
- Should be included on the LEP Heritage Maps with the boundaries shown in the heritage study (**Appendix 2**) and this planning proposal.
- Includes properties identified as potential heritage items that should be investigated and assessed appropriately, for possible inclusion in Schedule 5 of the LEP.

In addition to these findings, the heritage study recommended CN:

- Prepare an update to amend DCP 2023 to include statement of significance and desired future character statements for the Cameron's Hill HCA.
- Review locality specific planning controls for the Cameron's Hill HCA to be consistent with CN's approach to existing HCAs.

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

Yes, the planning proposal is the best way to achieve the intended outcome of ensuring the heritage significance and the existing and desired future character of the Cameron's Hill site is protected and conserved.

Amending the LEP to include Cameron's Hill as an HCA and remove HOB and FSR development standards:

- provides the necessary planning pathway to recognise and protect the heritage significance of the Cameron's Hill area

- establishes the formal nexus for NSW Environmental Planning Instruments and requirements for heritage consideration, such as LEP clause 5.10
- provides certainty and clarity for the community and development industry regarding the development expectations for the area
- allows for the existing and desired future character of the Cameron's Hill area to be conserved and maintained.

A planning proposal is the only formalised planning mechanism available to CN to amend LEP and pursue heritage conservation status for the Cameron's Hill area.

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 2041

The *Hunter Regional Plan 2041* (HRP 2041) guides the land use planning for the Hunter region over the next 20 years. The plan identifies opportunities for sustainable growth, infrastructure, resilience, equity and provides the framework for an infrastructure-first place-based approach. The plan includes overarching objectives, strategies, planning priorities, significant growth areas and place strategy outcomes for the districts in the Hunter region. The planning proposal is consistent with the following objectives and strategies identified in the HRP 2041:

Objective 6 – Conserve heritage, landscapes, environmentally sensitive areas, waterways and drinking water catchments.

- **Strategy 6.6** - Local strategic planning will ensure all known places, precincts, landscapes and buildings of historic, scientific, cultural, social, archaeological, architectural and aesthetic significance to the region are identified and protected in planning instruments.

The planning proposal is consistent with this strategy as it aims to formally recognise and protect the heritage significance of Cameron's Hill as a HCA as recommended by an evidence based heritage study.

Greater Newcastle Metropolitan Plan 2036

The *Greater Newcastle Metropolitan Plan 2036* (GNMP 2036) identifies Newcastle as the metro core of Greater Newcastle, where people enjoy a cosmopolitan lifestyle focused around strong local communities, jobs, and services.

The GNMP 2036 provides specific directions for councils, including the action to "*identify, protect and celebrate Aboriginal cultural heritage, historic heritage and maritime heritage*".

The planning proposal is consistent with GNMP 2036 as it seeks to implement the relevant action, as identified above, by protecting the heritage significance and values of the Cameron's Hill area after being identified in the heritage study and recommended to become designated as an HCA.

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

Newcastle 2040 Community Strategic Plan

The Newcastle 2040 Community Strategic Plan (CSP) is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years. With direct input from the community, it represents what we value in our city and what we want to prioritise.

The CSP outlines four key themes to guide the implementation of this vision (refer to **Figure 6**). The planning proposal aligns with the objectives set under these themes and will contribute to "enriched neighbourhoods and places" (Theme 1.1), as well as "trust and transparency" (Theme 4.2).

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2040, local heritage places will be protected. Overall, CN 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 decisions about heritage places are made with due regard to heritage significance, and that we strengthen or better appreciate heritage significance.

1. Liveable	2. Sustainable	3. Creative	4. Achieving Together
1.1 Enriched neighbourhoods and places 1.1.1 Great spaces 1.1.2 Well-designed places 1.1.3 Protected heritage places 1.2 Connected and fair communities 1.2.1 Connected communities 1.2.2 Inclusive communities 1.2.3 Equitable communities 1.2.4 Healthy communities 1.3 Safe, active and linked movement across the city 1.3.1 Connected cycleways and pedestrian networks 1.3.2 Road networks 1.3.3 Managed parking 1.3.4 Effective public transport 1.4 Innovative and connected city 1.4.1 Emerging technologies 1.4.2 Digital inclusion and social innovation	2.1 Action on climate change 2.1.1 Towards net zero emissions 2.1.2 Know and share our climate risk 2.1.3 Resilient urban and natural areas 2.2 Nature-based solutions 2.2.1 Regenerate natural systems 2.2.2 Expand the urban forest 2.2.3 Achieve a water sensitive city 2.3 Circular economy 2.3.1 Design out waste 2.3.2 Localised supply chain and sustainable procurement	3.1 Vibrant and creative city 3.1.1 Vibrant events 3.1.2 Bold and challenging programs 3.1.3 Tourism and visitor economy 3.1.4 Vibrant night-time economy 3.2 Opportunities in jobs, learning and innovation 3.2.1 Inclusive opportunities 3.2.2 Skilled people and businesses 3.2.3 Innovative people and businesses 3.3 Celebrating culture 3.3.1 Nurture cultural and creative practitioners 3.3.2 Promote Newcastle as a major arts and cultural destination 3.3.3 Culture in everyday life 3.4 City-shaping partnerships 3.4.1 Optimise city opportunities 3.4.2 Advocacy and partnership	4.1 Inclusive and integrated planning 4.1.1 Financial sustainability 4.1.2 Integrated planning and reporting 4.1.3 Aligned and engaged workforce 4.2 Trust and transparency 4.2.1 Genuine engagement 4.2.2 Shared information and celebration of success 4.2.3 Trusted customer experience 4.3 Collaborative and innovative approach 4.3.1 Collaborative organisation 4.3.2 Innovation and continuous improvement 4.3.3 Data-driven decision-making and insights

Figure 6: Newcastle 2040 Community Strategic Plan themes and objectives.

The planning proposal is consistent with the following priorities and objectives in the CSP:

- **1. Liveable:**
 1.1 Enriched neighbourhoods and places
 1.1.3 Protected heritage places
- **4. Achieving Together:**
 4.2 Trust and transparency
 4.2.1 Genuine engagement

Newcastle Local Strategic Planning Statement

The *Newcastle Local Strategic Planning Statement* (LSPS) was adopted by CN in May 2020. The LSPS is a 20-year land use vision prepared to guide the future growth and development in Newcastle consistent with the GNMP 2036. It informs changes to the LEP, DCP as well as other planning and land use strategies.

The LSPS acknowledges that heritage conservation can add value to the LGA and improve liveability by providing many social and economic benefits for the community and contributing to our quality of life. Implementing HCA status for Cameron's Hill is consistent with LSPS Planning Priority 11 – Protect and celebrate our heritage. It further aligns with the following key principles of the planning priority:

- The City's identity is maintained by protecting and enhancing heritage buildings, streetscapes, views and key features.
- CN's land use decisions will reflect our commitments included in our Heritage Policy to:
 – Know our heritage

- Protect our heritage
- Support our heritage
- Promote our heritage

Newcastle Heritage Strategy 2020-2030

CN's Heritage Strategy is a strategic framework to guide the management of heritage matters in the Newcastle LGA over the next ten years. It draws from the Newcastle 2030 Community Strategic Plan 2018-2028 (Updated 2022) and Newcastle's Heritage Policy 2013 (updated 2022). Consultation told us the Newcastle community has strongly expressed its aspiration that moving towards 2030+, local heritage will be valued, enhanced and celebrated.

The Heritage Strategy allows CN to articulate a framework for achieving this vision and to meet its statutory obligations and community expectations for regulating and managing local heritage. It aligns with the Sustainable Development Goals and New Urban Agenda developed by the United Nations, the Hunter Regional Plan 2041, Greater Newcastle Metropolitan Plan 2036 and contemporary heritage guidelines for local government required by the NSW Heritage Council.

The Heritage Strategy identifies actions and services that when implemented align with the Newcastle Heritage Policy, best practice, legislative responsibilities and community expectations. It identifies the vision statement for heritage, sets out the context, identifies the core themes/priorities and the objectives, outcomes and measures of these themes.

The planning proposal is consistent with the following priorities outlined in the Newcastle Heritage Strategy 2020-2030:

- Priority 1 Enhancing our community's knowledge of and regard for local heritage items and places.*
- Priority 2 City of Newcastle will protect and conserve the City's heritage places for the benefit of everyone.*
- Priority 3 City of Newcastle will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations.*
- Priority 4 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. City of Newcastle will invest in the promotion and care of these assets as part of the city's economic and cultural development.*

Draft Broadmeadow Place Strategy

The draft Broadmeadow Place Strategy (2024) provides an integrated 30-year vision to reinvigorate the regionally significant growth area of Broadmeadow and guide future land-use and infrastructure investment decisions. It aims to establish Broadmeadow as a vibrant destination and loveable place with highly-connected and distinct neighbourhoods that balance the needs of a dynamic community and growing Newcastle.

The precinct is over 300 hectares and includes parts of the suburbs of Broadmeadow, Hamilton, Hamilton East, New Lambton, and the suburb of Hamilton North, located west of the Newcastle City Centre. A portion of the land subject of the planning proposal overlaps with the place strategy precinct. This portion is land bounded by Belford/Tudor, Steel, Denison and Blackall Streets.

The place strategy will enable up to 15,000 jobs and 20,000 homes for around 40,000 people, supported by a network of enhanced open space and social infrastructure.

HRP 2041 identifies the Broadmeadow Regionally Significant Growth Area as needing a place strategy to coordinate growth before considering planning proposals for the precinct. On 28 May 2024 Council resolved to exhibit the draft place strategy.

The planning proposal and draft DCP are consistent with the draft Broadmeadow Place Strategy Strategic Direction 1 – celebrate Country and heritage and corresponding action (S1.5) to 'ensure unique heritage and character areas such as Cameron's Hill are appropriately reflected in planning controls'.

5. *Is the planning proposal consistent with applicable State Environmental Planning Policies (SEPPs)?*

An assessment of the planning proposal against the relevant State Environmental Planning Policies (SEPPs) is provided in the **Table 3** below.

Table 3: Relevant State Environmental Planning Policies (SEPPs)

Relevant SEPP	Applicable	Consistency and Implications
SEPP (Biodiversity and Conservation) 2021	Yes	This SEPP contains provisions in respect to trees within an HCA. Listing Cameron's Hill as an HCA may alter whether development under the SEPP may be carried out on sites within the HCA and increase the requirements for permits and DA with respect to these trees, but this planning proposal would not contravene the SEPP in any way.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	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 an HCA or draft HCA.
SEPP (Housing) 2021	Yes	<p>This policy applies to development for the purpose of affordable and diverse housing delivery, such as boarding houses and residential flat buildings (RFBs) among others of lower scale and intensity.</p> <p>Notwithstanding the subject area is zoned residential (R2, R3 and R4) under LEP, where residential accommodation, including RFBs, are permissible.</p> <p>In practice, designation as an HCA is likely to significantly limit higher density built forms of development such as RFBs. This is because the existing comparatively low density and limited building heights of the site (generally one and two storey detached houses on medium to large lots) is a key component which defines its protected character. As such, the SEPP would be less likely to apply to any future development of the subject area.</p>
SEPP (Industry and Employment) 2021	N/A	
SEPP (Planning Systems) 2021	N/A	
State Environmental Planning Policy (Precincts—Central River City) 2021	N/A	
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	
State Environmental Planning Policy (Precincts—Regional) 2021	N/A	

Relevant SEPP	Applicable	Consistency and Implications
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	
SEPP (Primary Production) 2021	N/A	
SEPP (Resilience and Hazards) 2021	Yes	The SEPP applies to the subject land. The area is not within the coastal zone and very few sites are recorded as potentially contaminated. CN is satisfied that the planning proposal is consistent with the aims of this policy and will not prevent the application of this SEPP.
SEPP (Resources and Energy) 2021	N/A	
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	Designing development within the heritage constraints affiliated with an HCA may present some minor challenges regarding sustainable building requirements (i.e. location of solar panels, water tanks etc) however is not considered significantly unfeasible or unworkable. Moreover, by promoting conservation, adaptive reuse and restoration of existing structures, buildings within an HCA can contribute significantly to reducing carbon footprints and embodied energy associated with new construction.
SEPP (Transport and Infrastructure) 2021	N/A	

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?*

An assessment of the planning proposal (PP) against the relevant Ministerial Directions is provided in **Table 4** below.

Table 4: Review of relevant Ministerial Directions (Section 9.1 directions)

Relevant Section 9.1 Direction	Applicable	Consistency and implications
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The PP is consistent with HRP 2041 as outlined above.
1.2 Development of Aboriginal Land Council land	N/A	
1.3 Approval and Referral Requirements	Yes	The PP does not include any provisions that will require subsequent development applications to seek approval or referral from any other public authority. CN will consult with public authorities prior to public exhibition in accordance with any conditions included in the Gateway determination.
1.4 Site Specific Provisions	N/A	
1.4A Exclusion of Development Standards from Variation	N/A	
Focus Area 1: Planning Systems – Place-based		
N/A		
Focus Area 2: Design and Place		
[This Focus Area was blank when the Directions were made]		
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	N/A	

Relevant Section 9.1 Direction	Applicable	Consistency and implications
3.2 Heritage Conservation	Yes	The planning proposal is consistent with the aims of this Direction. The proposed HCA 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 Cameron's Hill Heritage Study, dated May 2024, and in accordance with its recommendations.
3.3 Sydney Drinking Water Catchments	N/A	
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5 Recreation Vehicle Areas	N/A	
3.6 Strategic Conservation Planning	N/A	
3.7 Public Bushland	N/A	
3.8 Willandra Lakes Region	N/A	
3.9 Sydney Harbour Foreshores and Waterways Area		
3.10 Water Catchment Protection		
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Yes	The planning proposal is consistent with the aims of this Direction. Small parts of the overall site area are identified as flood prone. The planning proposal does not include provisions or amendments that will increase the risk or hazard from the current potential, and so does not require any further study.
4.2 Coastal Management	N/A	
4.3 Planning for Bushfire Protection	N/A	
4.4 Remediation of Contaminated Land	Yes	<p>The planning proposal is consistent with the aims of this Direction. This direction applies as it is possible that development for a purpose referred to in Table 1 of the contaminated land planning guidelines may have been carried out on land covered by this planning proposal.</p> <p>No changes are proposed to the current zoning of land or permissibility of uses as part of this planning proposal. As such, CN has not sought to obtain a preliminary investigation in accordance with the contaminated land planning guidelines.</p>
4.5 Acid Sulfate Soils	Yes	The planning proposal is consistent with the aims of this Direction. The land is located within Class 4 on the acid sulfate soils map in LEP. The planning proposal does not include provisions or amendments that will increase the risk or hazard from the current potential, and so does not require any further study.
4.6 Mine Subsidence and Unstable Land	Yes	Consistent. The entire area covered by the planning proposal is within a proclaimed Mine Subsidence District. The planning proposal does not seek further intensification of the land from changes to zoning or permissibility.
Focus Area 5: Transport and Infrastructure		
N/A		
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The planning proposal is consistent with the purpose of this Direction. The planning proposal should not significantly affect

Relevant Section 9.1 Direction	Applicable	Consistency and implications
		the ability of future development to create a variety of housing choice across site and will continue to enable the use or adaption of existing infrastructure across the site where possible e.g. roads and heritage buildings.
6.2 Caravan Parks and Manufactured Home Estates	N/A	
Focus Area 7: Industry and Employment		
N/A		
Focus Area 8: Resources and Energy		
N/A		
Focus Area 9: Primary Production		
N/A		

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?

No, the planning proposal will not adversely impact 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 will not have any adverse environmental impacts or 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.

Acid Sulfate Soil

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

Flooding

Any future development of flood prone land is required to consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual.

Flooding is robustly managed through application of LEP clauses 5.21 and 5.22, as well as through the DCP.

Heritage impacts

There are currently seven listed items of environmental heritage on site, those being the State Heritage item of Australian Agricultural Company Mine Manager's House at 195 Denison Street (Item no.126), and the Local Heritage items of Fire Station - Hamilton at 9 Belford Street (Item no. 38), Hotel Bennett at 146 Denison Street (Item no.124), St Peters Anglican Church at 148 Denison Street (Item no. 125), AA Company House at 195A and 197 Denison Street (Item

nos.701 and 702), and Hamilton Public School at 1A Dixon Street. There are also several listed heritage items near the site including to the north Gregson Park (Item nos. 151 to 156), to the east the Date Palms at Chaucer Street (Item no. 119), and to the south the Fig Trees in Median Strip at Dumaresq Street (Item no. 50) and the Broadmeadow Racetrack site at 100 Darling Street (Item no. 48). The planning proposal will strengthen planning controls on the setting of the on site and neighbouring heritage items and so contribute to ensuring their heritage significance and character are protected.

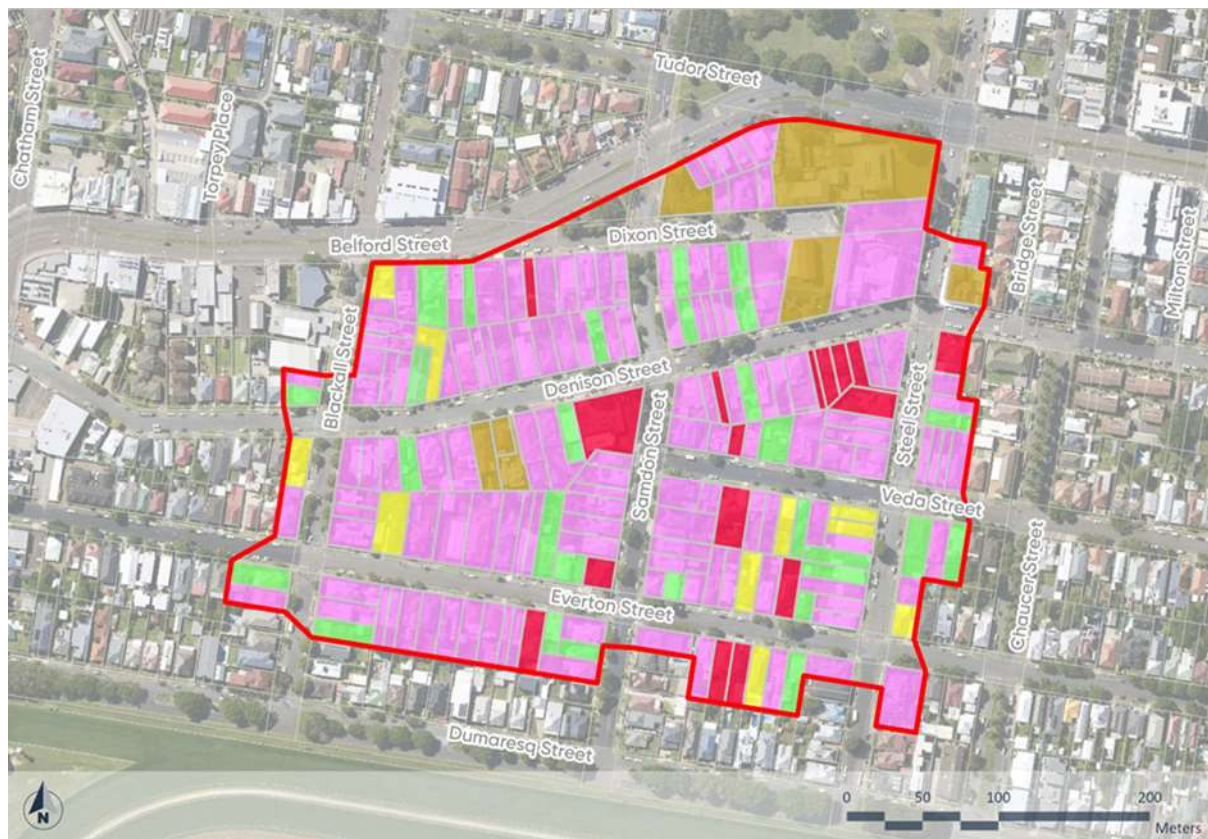
Fieldwork was undertaken in March 2024 to establish the overall level of intactness of this area. The location of contributory buildings has been mapped, see **Figure 7**. A total of 170 of the 195 buildings (87%) on site were rated contributory.

Cameron's Hill has historical significance for its association with the early decades of the AACo. The area demonstrates the early days of non-government coal mining in the local area and represents the founding of Hamilton. Its earliest settlement was an assortment of mine workings, primitive slab huts and lean-tos, a few brick houses, and a brickyard, clustered around the AACo's 'D' Pit. This influenced the emerging townships on the surrounding flat land. Following the closure of the mine, the area gradually transitioned into a residential suburb, closely influenced by the decisions and activities of the AACo. The study area is a notable example of patterns of domestic life in the local area, illustrating the transition from its origins as an industrial mining area to a residential area for the more affluent social classes. This contrasts to development that occurred on the surrounding flat and flood prone land, formerly known as Happy Flat and Pit Town. This provides a demonstration of social hierarchies and living standards in the nineteenth and twentieth centuries.

Cameron's Hill has strong associations with the Colliery Department of the Australian Agricultural Company and its senior staff, whose influence defined the development of Hamilton and surrounds.

The area has aesthetic significance at a local level, demonstrating characteristics that define the late Victorian and Federation periods in Australian urban development, with early buildings and the street layout closely influenced by the development of the AACo's mining operations. Surviving buildings from the mid to late nineteenth century provide evidence of this period of mining operations. The elevated position and subdivision following the closure of the 'D' Pit resulted in the proliferation of grander residences in the early twentieth century.

Cameron's Hill is a significant representative example of a Federation period residential subdivision in the Newcastle area. It retains a substantial proportion of original dwellings, forming cohesive and attractive streetscapes with an established sense of place. The area demonstrates a range of characteristics associated with this time. It is highly intact, being developed in a relatively condensed period. The area is strongly characterised by intact streetscapes and contributory dwellings including particularly fine examples of the Federation Arts and Crafts style.



Legend

 Cameron's Hill study area	 Contributory 2	 Neutral
 Contributory 1	 Heritage Item - General	 Non-contributory

Figure 7: Location of contributory buildings in Cameron's Hill

Aboriginal archaeology

An AHIMS Basic Search carried out on 29 April 2024 with a 1000m buffer of the centre of the Cameron's Hill area (166 Denison Street, Hamilton) has confirmed no items of Aboriginal heritage have been identified on the site. It is unlikely given the historic land uses. Notwithstanding, the planning proposal will strengthen planning controls which protect the heritage significance of the Cameron's Hill area, including Aboriginal cultural heritage.

Historical archaeology

The former workings of the 'D' Pit are in the Cameron's Hill area opposite St Peters' Church and are identified as a potential archaeological site within Volume 4 of the Newcastle City Wide Heritage Study 1996/7. The planning proposal will strengthen planning controls which protect the heritage significance of the Cameron's Hill area, including historical archaeology.

Urban Design Considerations

The land to be incorporated into the proposed 'Cameron's Hill HCA' currently has a maximum building height of 8.5m and an FSR of 0.75:1 in the south-west and southern parts, rising to a maximum building height of either 10m, 11m or 14m and an FSR of 0.9:1 in the north and western parts. This is inconsistent with the current built form on the land and would conflict with the conservation objectives of this planning proposal.

The planning proposal aims to protect the heritage significance and the existing and desired future character of the area. This proposal intends to apply best practice in heritage planning for HCAs, that is to not use building height or floor space ratio planning controls. This allows a more nuanced approach as such planning controls do not necessarily result in a built form that respects the character and significance of the existing building stock.

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

Social and Cultural Considerations

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

Social considerations

The planning proposal is intended to ensure the heritage significance and the existing and desired future character of the Cameron's Hill area 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.

CN received a community nomination in December 2018 to investigate the Cameron's Hill area for its potential as an HCA.

Draft Section 6.04 of the Newcastle Development Control Plan (DCP) was exhibited between November and December 2022, attracting further support for this nomination. Community submissions indicated strong interest in investigating the area for heritage significance.

Councillors endorsed Notice of Motion 9.4 Protecting and Valuing Newcastle's Heritage on 28 November 2023. It noted CN values the unique heritage and character of its buildings, streetscapes, and landscapes, and Council's commitment to explore Cameron's Hill.

Economic considerations

The economic impact of the planning proposal is likely to be limited with no change to the current R2 Low Density Residential, R3 Medium Density Residential and R4 High 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 the LEP are to be amended as a result of this planning proposal:

	FSR	LAP	LZN	WRA	ASS	HOB	LSZ	LRA	CL1	HER	URA
001											
001A											
001B											
001C											
001D											
002											
002A											
002B											
002C											
002D											
002E											
002F											
002G											
002H											
003											
004											
004A											
004B											
004C	X					X				X	
004D											
004E											
004F											
004FA											
004G											
004H											
004I											
004J											
004K											

Map Codes:	FSR	=	Floor Space Ratio map
	LAP	=	Land Application Map
	LZN	=	Land Zoning Map
	WRA	=	Wickham Redevelopment Area Map
	ASS	=	Acid Sulfate Soils Map
	HOB	=	Height of Buildings Map
	LSZ	=	Lot Size Map
	LRA	=	Land Reservation Acquisition Map
	CL1	=	Key Sites Map & Newcastle City Centre Map
	HER	=	Heritage Map
	URA	=	Urban Release Area Map

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

- **Figure 8:** Existing Height of Buildings Map
- **Figure 9:** Proposed Height of Buildings Map
- **Figure 10:** Existing Max Floor Space Ratio Map
- **Figure 11:** Proposed Max Floor Space Ratio Map
- **Figure 12:** Existing Heritage Map
- **Figure 13:** Proposed Heritage Map

Figure 8: Existing Floor Space Ratio Map

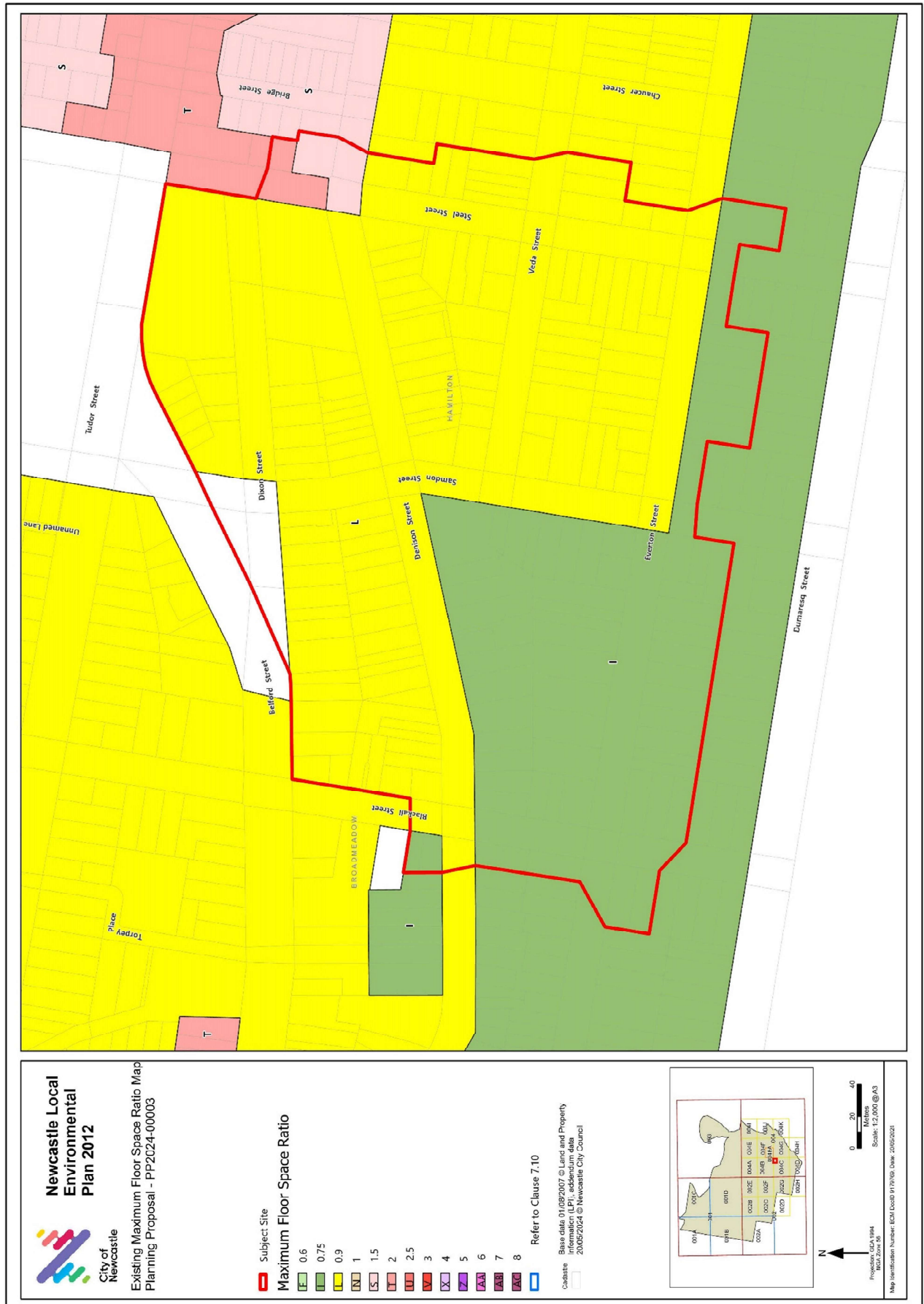


Figure 9: Proposed Floor Space Ratio Map

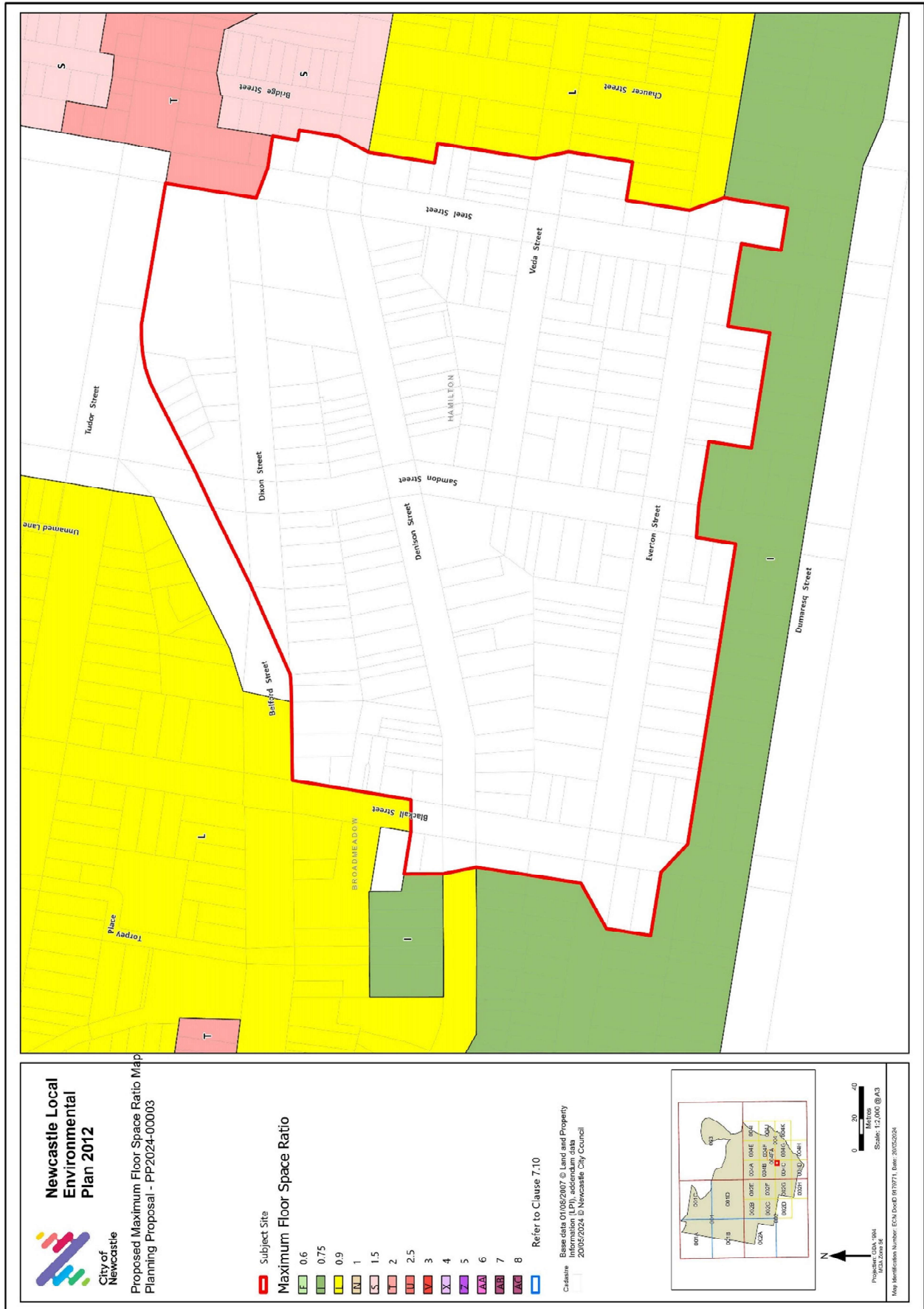
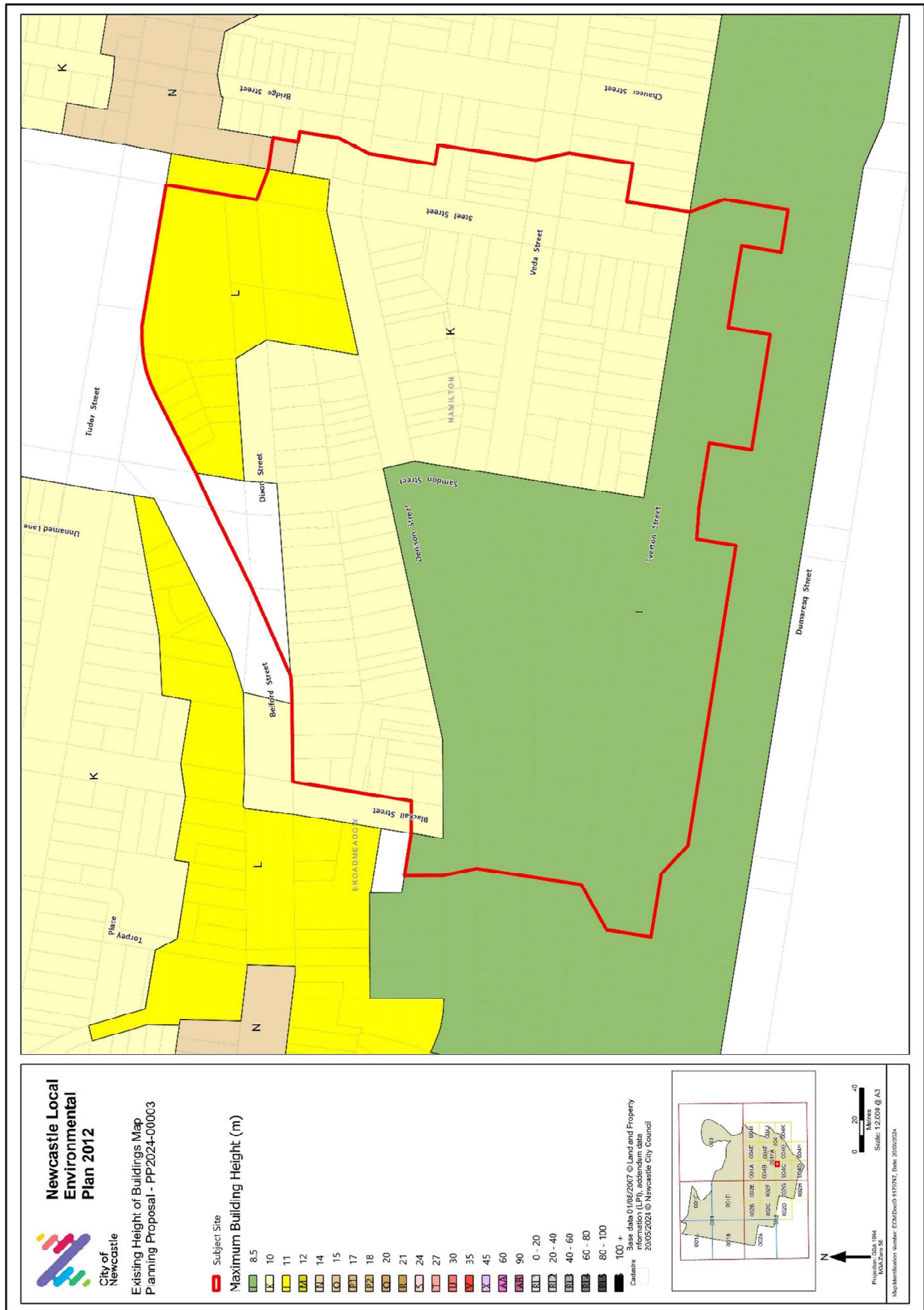


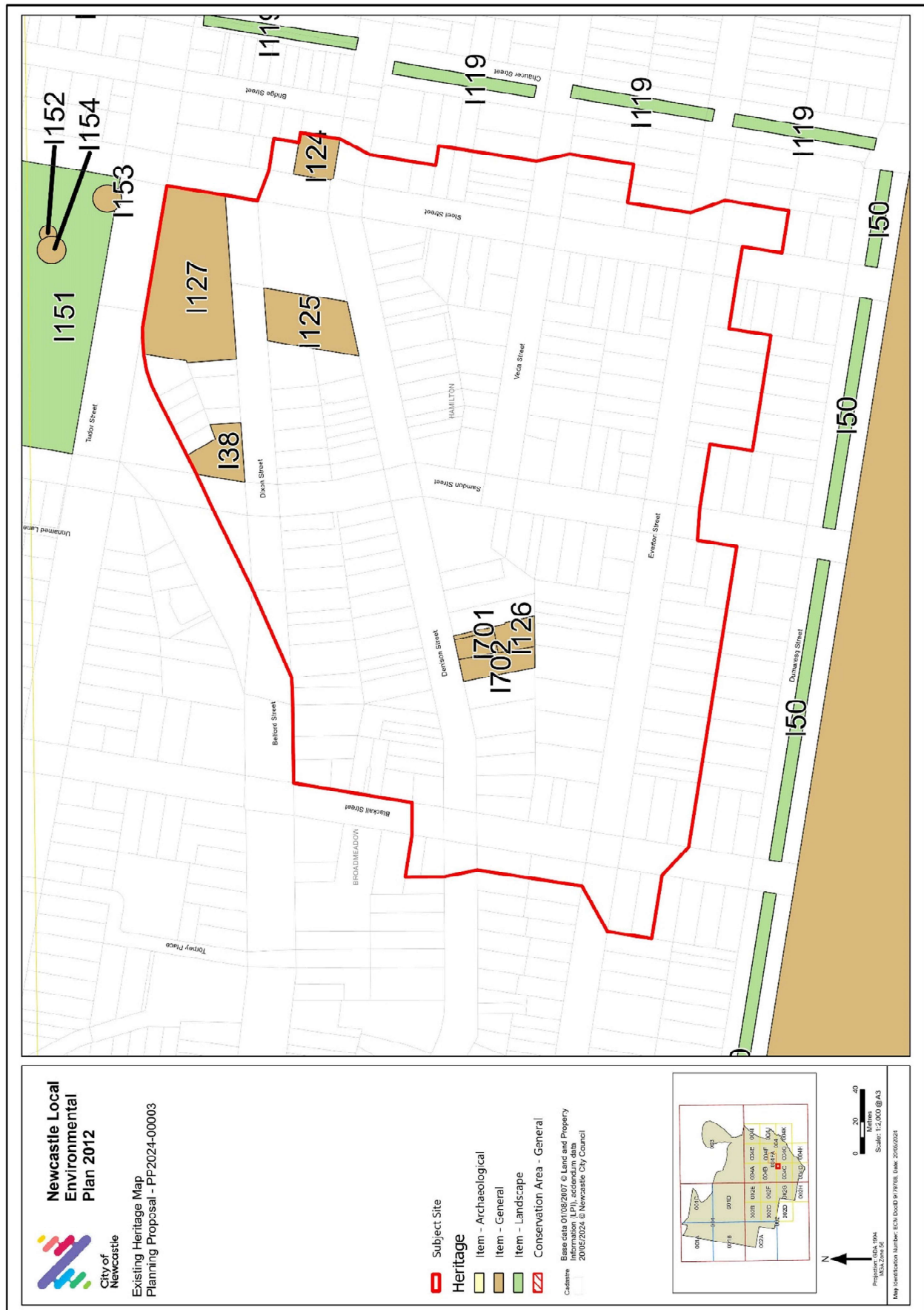
Figure 10: Existing Height of Buildings Map



Planning Proposal – Cameron's Hill Heritage Conservation Area – Gateway Determination



Figure 12: Existing Heritage Map



Planning Proposal – Cameron's Hill Heritage Conservation Area – Gateway Determination



Part 5 – Community consultation

The planning proposal is considered as standard as described in the *Local Environmental Plan Making Guideline* (August 2023). 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.

Part 6 – Project timeline

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

	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025
Anticipated Gateway Determination received		Aug 2025									
PP amended to reflect Gateway Determination											
Public exhibition				28 days							
Consideration of submissions and reporting											
Anticipated report back to Council for adoption								Feb 2025			
Anticipated date LPMA* will make the plan											
Anticipated date LPMA* will forward to the Department for notification											
Local Environmental Plan made											May 2025

*LPMA - CN to excise Local Plan-Making Authority functions.

Appendix 1 – Site address details

Appendix 1 – Site address details

Street Name	Lot	Plan	Property Address
Belford Street	1	DP 194806	1 Belford Street, Broadmeadow NSW 2292
	7	DP 734068	3 Belford Street, Broadmeadow NSW 2292
	1	DP 783560	5 Belford Street, Broadmeadow NSW 2292
	4	DP 715830	7 Belford Street, Broadmeadow NSW 2292
	1	DP 77912	9 Belford Street, Broadmeadow NSW 2292
	12	DP 744971	11 Belford Street, Broadmeadow NSW 2292
	1	DP 770772	15 Belford Street, Broadmeadow NSW 2292
	1	DP 770802	17 Belford Street, Broadmeadow NSW 2292
	14	DP 997325	19 Belford Street, Broadmeadow NSW 2292
	1	DP 1061555	21 Belford Street, Broadmeadow NSW 2292
	A	DP 162115	23 Belford Street, Broadmeadow NSW 2292
Blackall Street	2	DP 9999207	15 Blackall Street, Broadmeadow NSW 2292
	B	DP 162115	15A Blackall Street, Broadmeadow NSW
	1	DP 1135994	17 Blackall Street, Broadmeadow NSW 2292
	19	DP 1134242	19 Blackall Street, Broadmeadow NSW 2292
	311	DP 998631	21 Blackall Street, Broadmeadow NSW 2292
	1	DP 741489	23 Blackall Street, Broadmeadow NSW 2292
	99	DP 1011006	23A Blackall Street, Broadmeadow NSW
	98	DP 95329	25 Blackall Street, Broadmeadow NSW 2292
	1	DP 794925	27 Blackall Street, Broadmeadow NSW 2292
	169	DP 979101	29 Blackall Street, Broadmeadow NSW 2292
	168	DP 778853	31 Blackall Street, Broadmeadow NSW 2292
	1	DP 531418	50 Blackall Street, Broadmeadow NSW 2292
	1	DP 707198	50A Blackall Street, Broadmeadow NSW
	179	DP 953332	52 Blackall Street, Broadmeadow NSW 2292
	180	DP 42528	54 Blackall Street, Broadmeadow NSW 2292
Denison Street	0	SP 0033786	161 Denison Street, Hamilton NSW 2303
	1	SP 0033786	1/161 Denison Street, Hamilton NSW 2303
	2	SP 0033786	2/161 Denison Street, Hamilton NSW 2303
	3	SP 0033786	3/161 Denison Street, Hamilton NSW 2303
	4	SP 0033786	4/161 Denison Street, Hamilton NSW 2303
	1	DP 708800	163 Denison Street, Hamilton NSW 2303

	105	DP 1073937	165 Denison Street, Hamilton NSW 2303
	1	DP 522050	167 Denison Street, Hamilton NSW 2303
	103	DP 1167632	169 Denison Street, Hamilton NSW 2303
	104A	DP 95330	
	104	DP 95330	
	103	DP 1136977	171 Denison Street, Hamilton NSW 2303
	1	DP 778901	173 Denison Street, Hamilton NSW 2303
	1	DP 198679	175 Denison Street, Hamilton NSW 2303
	101A	DP192808	177 Denison Street, Hamilton NSW 2303
	101	DP 1079172	179 Denison Street, Hamilton NSW 2303
	100	DP 1079347	181 Denison Street, Hamilton NSW 2303
	1	DP 9997626	183 Denison Street, Hamilton NSW 2303
	1	DP 197327	185 Denison Street, Hamilton NSW 2303
	1	DP 213226	189 Denison Street, Hamilton NSW 2303
	2	DP 213226	191 Denison Street, Hamilton NSW 2303
	1	DP 153592	193 Denison Street, Hamilton NSW 2303
	212	DP 1122139	195 Denison Street, Hamilton NSW 2303
	211	DP 1122139	195A Denison Street, Hamilton NSW 2303
	3	DP 153592	197 Denison Street, Hamilton NSW 2303
	1	DP 783498	199 Denison Street, Hamilton NSW 2303
	201	DP 1071691	201 Denison Street, Hamilton NSW 2303
	78A	DP 95216	203 Denison Street, Hamilton NSW 2303
	1	DP 196943	205 Denison Street, Hamilton NSW 2303
	77A	DP 95216	207 Denison Street, Hamilton NSW 2303
	77	DP95216	
	66	DP 1083709	209 Denison Street, Broadmeadow NSW
	1	DP 1046949	146 Denison Street, Hamilton NSW 2303
	2	DP 1132328	148 Denison Street, Hamilton NSW 2303
	3	DP 95210	
	18	DP 95210P	
	192	DP 587150	150 Denison Street, Hamilton NSW 2303
	191	DP 587150	152 Denison Street, Hamilton NSW 2303
	8	DP 37967	154 Denison Street, Hamilton NSW 2303
	7	DP 37967	156 Denison Street, Hamilton NSW 2303

	6	DP 37967	158 Denison Street, Hamilton NSW 2303
	5	DP 37967	160 Denison Street, Hamilton NSW 2303
	1	DP 781301	162 Denison Street, Hamilton NSW 2303
	23	DP 1083020	164 Denison Street, Hamilton NSW 2303
	1	DP 194915	166 Denison Street, Hamilton NSW 2303
	12	DP 1016537	168 Denison Street, Hamilton NSW 2303
	11	DP 1016537	170 Denison Street, Hamilton NSW 2303
	25	DP 95211	172 Denison Street, Hamilton NSW 2303
	26	DP 742188	174 Denison Street, Hamilton NSW 2303
	27	DP 9521	176 Denison Street, Hamilton NSW 2303
	1	DP 743679	178 Denison Street, Hamilton NSW 2303
	280	DP 1059522	180 Denison Street, Hamilton NSW 2302
	28	DP 1131437	182 Denison Street, Hamilton NSW 2303
	1	DP 199587	184 Denison Street, Hamilton NSW 2303
	1	DP 199418	186 Denison Street, Hamilton NSW 2303
	1	DP 716973	188 Denison Street, Hamilton NSW 2303
	1	DP 742236	190 Denison Street, Hamilton NSW 2303
	1	DP 782393	192 Denison Street, Hamilton NSW 2303
	1	DP 104324	194 Denison Street, Hamilton NSW 2303
	1	DP 36905	196 Denison Street, Hamilton NSW 2303
	1	DP 781150	1 Dixon Street, Hamilton NSW 2303
	1	DP 809375	1A Dixon Street, Hamilton NSW 2303
Dixon Street	2	DP 809375	
	1	DP 823123	
	1	DP 741011	3 Dixon Street, Hamilton NSW 2303
	1	DP 198084	5 Dixon Street, Hamilton NSW 2303
	4	DP 37967	7 Dixon Street, Hamilton NSW 2303
	3	DP 37967	9 Dixon Street, Hamilton NSW 2303
	2	DP 37967	11 Dixon Street, Hamilton NSW 2303
	1	DP 37967	13 Dixon Street, Hamilton NSW 2303
	1	DP 871269	15 Dixon Street, Hamilton NSW 2303
	1	DP 743892	17 Dixon Street, Hamilton NSW 2303
	10	DP 1082352	19 Dixon Street, Hamilton NSW 2303
	B	DP 159370	21 Dixon Street, Hamilton NSW 2303

	A	DP 159370	23 Dixon Street, Hamilton NSW 2303
	1	DP 196480	2 Dixon Street, Hamilton NSW 2303
	1	DP 741033	4 Dixon Street, Hamilton NSW 2303
	1	DP 197290	6 Dixon Street, Hamilton NSW 2303
	1	DP 197989	113 Everton Street, Hamilton NSW 2303
Everton Street	145	DP 979101	115 Everton Street, Hamilton NSW 2303
	146	DP 716807	117 Everton Street, Hamilton NSW 2303
	147	DP 979101	119 Everton Street, Hamilton NSW 2303
	148	DP 979101	121 Everton Street, Hamilton NSW 2303
	149	DP 95377	123 Everton Street, Hamilton NSW 2303
	150	DP 95377	125 Everton Street, Hamilton NSW 2303
	1	DP 798123	127 Everton Street, Hamilton NSW 2303
	178	DP 979101	129 Everton Street, Hamilton NSW 2303
	1	DP 995241	131 Everton Street, Hamilton NSW 2303
	177	DP 1074355	133 Everton Street, Hamilton NSW 2303
	176	DP 979101	135 Everton Street, Hamilton NSW 2303
	1	DP 798221	137 Everton Street, Hamilton NSW 2303
	174	DP 979101	139 Everton Street, Hamilton NSW 2303
	173	DP 95377	141 Everton Street, Hamilton NSW 2303
	172	DP 95377	143 Everton Street, Hamilton NSW 2303
	2	DP 522870	145 Everton Street, Hamilton NSW 2303
	1	DP 522870	145A Everton Street, Hamilton NSW 2303
	B	DP 204561	82 Everton Street, Hamilton NSW 2303
	1	DP 999335	84 Everton Street, Hamilton NSW 2303
	123	DP 978400	86 Everton Street, Hamilton NSW 2303
	122A	DP 95219	88 Everton Street, Hamilton NSW 2303
	122	DP 95219	90 Everton Street, Hamilton NSW 2303
	1	DP 199270	92 Everton Street, Hamilton NSW 2303
	121	DP 1043315	94 Everton Street, Hamilton NSW 2303
	5	DP 37913	96 Everton Street, Hamilton NSW 2303
	4	DP 37913	98 Everton Street, Hamilton NSW 2303
	3	DP 37913	100 Everton Street, Hamilton NSW 2303
	1	DP 1041191	102 Everton Street, Hamilton NSW 2303
	91	DP 1133965	104 Everton Street, Hamilton NSW 2303

	92	DP 1082019	106 Everton Street, Hamilton NSW 2303
	10	DP 1246910	108 Everton Street, Hamilton NSW 2303
	932	DP 1126329	110 Everton Street, Hamilton NSW 2303
	1	DP 719415	112 Everton Street, Hamilton NSW 2303
	94	DP 95329	114 Everton Street, Hamilton NSW 2303
	95	DP 998853	116 Everton Street, Hamilton NSW 2303
	96	DP 195046	118 Everton Street, Hamilton NSW 2303
	0	SP 0022988	120 Everton Street, Hamilton NSW 2303
	1	SP 0022988	1/120 Everton Street, Hamilton NSW 2303
	2	SP 0022988	2/120 Everton Street, Hamilton NSW 2303
	3	SP 0022988	3/120 Everton Street, Hamilton NSW 2303
	4	SP 0022988	4/120 Everton Street, Hamilton NSW 2303
	5	SP 0022988	5/120 Everton Street, Hamilton NSW 2303
	1	DP 779009	122 Everton Street, Broadmeadow NSW
Samdon Street	1	DP 152066	39 Samdon Street, Hamilton NSW 2303
	1	DP 112539	41 Samdon Street, Hamilton NSW 2303
	118	DP 95331	45 Samdon Street, Hamilton NSW 2303
	1	DP 37913	47 Samdon Street, Hamilton NSW 2303
	2	DP 37913	47A Samdon Street, Hamilton NSW 2303
	1	DP 1003392	49 Samdon Street, Hamilton NSW 2303
	1	DP 706288	38A Samdon Street, Hamilton NSW 2303
	1	DP 998140	40 Samdon Street, Hamilton NSW 2303
	1	DP 799622	42 Samdon Street, Hamilton NSW 2303
	1	DP 798109	44 Samdon Street, Hamilton NSW 2303
	89	DP 1085541	46 Samdon Street, Hamilton NSW 2303
	1	DP 998662	48 Samdon Street, Hamilton NSW 2303
	1	DP 196345	50 Samdon Street, Hamilton NSW 2303
	1	DP 711650	52 Samdon Street, Hamilton NSW 2303
	1	DP 151948	54 Samdon Street, Hamilton NSW 2303
	153	DP 979101	56 Samdon Street, Hamilton NSW 2303
Steel Street	3470	DP 1082020	29 Steel Street, Hamilton NSW 2303
	1	DP 995157	31 Steel Street, Hamilton NSW 2303
	67	DP 978910	33 Steel Street, Hamilton NSW 2303
	68	DP 95222	35 Steel Street, Hamilton NSW 2303

	A	DP 204561	37 Steel Street, Hamilton NSW 2303
	2	DP 522050	2 Steel Street, Hamilton NSW 2303
	A	DP 159002	4 Steel Street, Hamilton NSW 2303
	B	DP 159002	6 Steel Street, Hamilton NSW 2303
	1	DP 782057	8 Steel Street, Hamilton NSW 2303
	1	DP 735929	10 Steel Street, Hamilton NSW 2303
	1	DP 797776	12 Steel Street, Hamilton NSW 2303
	1260	DP 1160293	14 Steel Street, Hamilton NSW 2303
	1	DP 719414	16 Steel Street, Hamilton NSW 2303
	A	DP 162171	18 Steel Street, Hamilton NSW 2303
	B	DP 162171	20 Steel Street, Hamilton NSW 2303
	1	DP 741103	22 Steel Street, Hamilton NSW 2303
	1	DP 782804	24 Steel Street, Hamilton NSW 2303
	1	DP 781080	26 Steel Street, Hamilton NSW 2303
Veda Street	80	DP 95222	59 Veda Street, Hamilton NSW 2303
	81	DP 95222	61 Veda Street, Hamilton NSW 2303
	82	DP 978910	63 Veda Street, Hamilton NSW 2303
	1261	DP 1160293	65 Veda Street, Hamilton NSW 2303
	2	DP 568980	67 Veda Street, Hamilton NSW 2303
	1	DP 568980	69 Veda Street, Hamilton NSW 2303
	1151	DP 998278	71 Veda Street, Hamilton NSW 2303
	1	DP 709941	73 Veda Street, Hamilton NSW 2303
	116	DP 95331	75 Veda Street, Hamilton NSW 2303
	1	DP 745477	77 Veda Street, Hamilton NSW 2303
	10	DP 1257981	48 Veda Street, Hamilton NSW 2303
	1	DP 711607	50 Veda Street, Hamilton NSW 2303
	1	DP 719416	52 Veda Street, Hamilton NSW 2303
	1	DP 199244	54 Veda Street, Hamilton NSW 2303
	1	DP 997046	56 Veda Street, Hamilton NSW 2303
	109	DP 95330	58 Veda Street, Hamilton NSW 2303
	1	DP 198905	60 Veda Street, Hamilton NSW 2303
	12	DP 1079176	62 Veda Street, Hamilton NSW 2303
	11	DP 1079176	64 Veda Street, Hamilton NSW 2303
	2	DP 152066	66 Veda Street, Hamilton NSW 2303