



Newcastle ● voice

**Development Control Plan Review:
Heritage Conservation Area –
Newcastle East Survey Results**
March/ April 2015

Table of Contents

Executive summary.....	3
Introduction	4
Methodology	5
Questionnaire design	5
Survey area and sampling.....	5
Data collection.....	5
Response rate.....	6
Survey Findings	6
Awareness and attitudinal	6
Contributory buildings.....	8
Additional comments	12
.....	16
Appendix II - Flyer.....	18
Appendix III – Results non-residents	19
Awareness and attitudinal	19
Contributory buildings.....	21
Regulation and development control.....	22
Additional comments - non residents	25
Appendix IV - Verbatims	26

Executive summary

The Newcastle East Heritage Conservation Area 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; and
- 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 (e.g. solar power, rainwater tanks) (64%) in the development control plan chapter on HCAs.

Introduction

In 2013, 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 Newcastle City Centre.

Having already completed consultation on the Cooks Hill and Hamilton South 'Garden Suburb' HCAs, this report presents the findings from a community consultation effort that was conducted as part of the review process for The Hill and Newcastle East HCAs in March/April 2015.

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

1. 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.
2. produce development controls that are consistent with the principles of the Newcastle Heritage Policy, are easy to use and are unambiguous.
3. produce development controls that are supported by a clear character statement that shapes the desired future character of each area.
4. 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.
5. incorporate input from property owners, residents and industry stakeholders on how the development controls can be better structured and designed.

Report purpose

The aim of the study was to gain an understanding of what residents and property owners value about the HCA and how Council can enhance these values within the context of development assessment.

Where to from here?

The data will be considered in the re-formulation of the statement of significance and desired future character statement for Newcastle East HCA. These elements will be considered and incorporated into the DCP. The information will be reported to Council as part of the HCA review as background data.

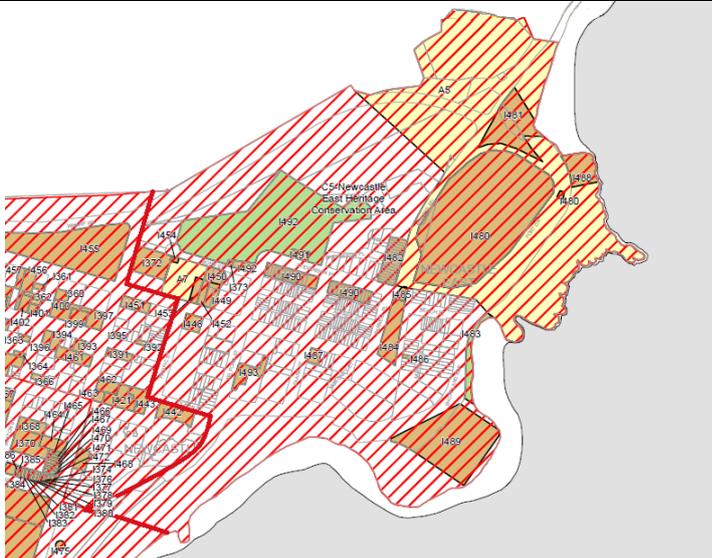
Methodology

Questionnaire design

A structured questionnaire with a total of 12 questions was created. Questions were broadly structured around three areas: awareness and attitudes, contributory buildings, and regulation and development control. A copy of the questionnaire is included in Appendix I.

Survey area and sampling

The two maps below outline the Newcastle East HCA and State suburb. Flyers (see Appendix II) were delivered to all residences in the Newcastle East HCA directing residents to the survey. Newcastle Voice members (n=47) residing in Newcastle East HCA were also invited to complete the survey via email or paper survey.

<u>HCA</u>	<u>Suburb</u>
	
<p>Figure 1: Survey area - map of Newcastle East HCA Source: Newcastle LEP 2012, Schedule 5</p> <p>Red striped areas: heritage conservation areas; Light brown areas: listed general heritage items; Light yellow areas: listed archaeological items; Light green areas: listed landscape items.</p>	<p>Figure 2: Map of Newcastle East suburb Source: NSW Statistical Information Exchange, 2015</p>

Data collection

The Newcastle East HCA online survey was open from the 9 March until the 17 April 2015. The survey was opened to all Newcastle Local Government Area (LGA) residents¹.

Newcastle Voice and Council's Heritage Strategist held two information sessions at Newcastle East Public School in the Benson Library on Monday 23 and Monday 30 March 2015, where Newcastle East and The Hill residents could be informed about the project and ask questions as well as complete a hard copy of the survey.

Response rate

In total, 102 responses to the survey were received. Of these, 70% were residents of Newcastle East. 26 of the 47 Newcastle Voice members residing in the Newcastle East HCA completed surveys after invitations were sent to them.

Survey Findings

While the survey was open to the broader community, the focus of this report is on Newcastle East residents (70% of all respondents).

The results for residents are outlined in the following sections. Those that were not residents of the HCA (30%) (or are unsure if they are- 1%) residents of Newcastle East have been presented separately in Appendix III.

Awareness and attitudinal

- The majority of Newcastle East HCA resident respondents were aware that it is a Heritage Conservation Area (97%).
- Almost all resident respondents agree that Newcastle East should be a Heritage Conservation Area (99%).
- The majority of residents who responded to the survey had not lodged a development application (DA) with Council in the last 10 years (75%).

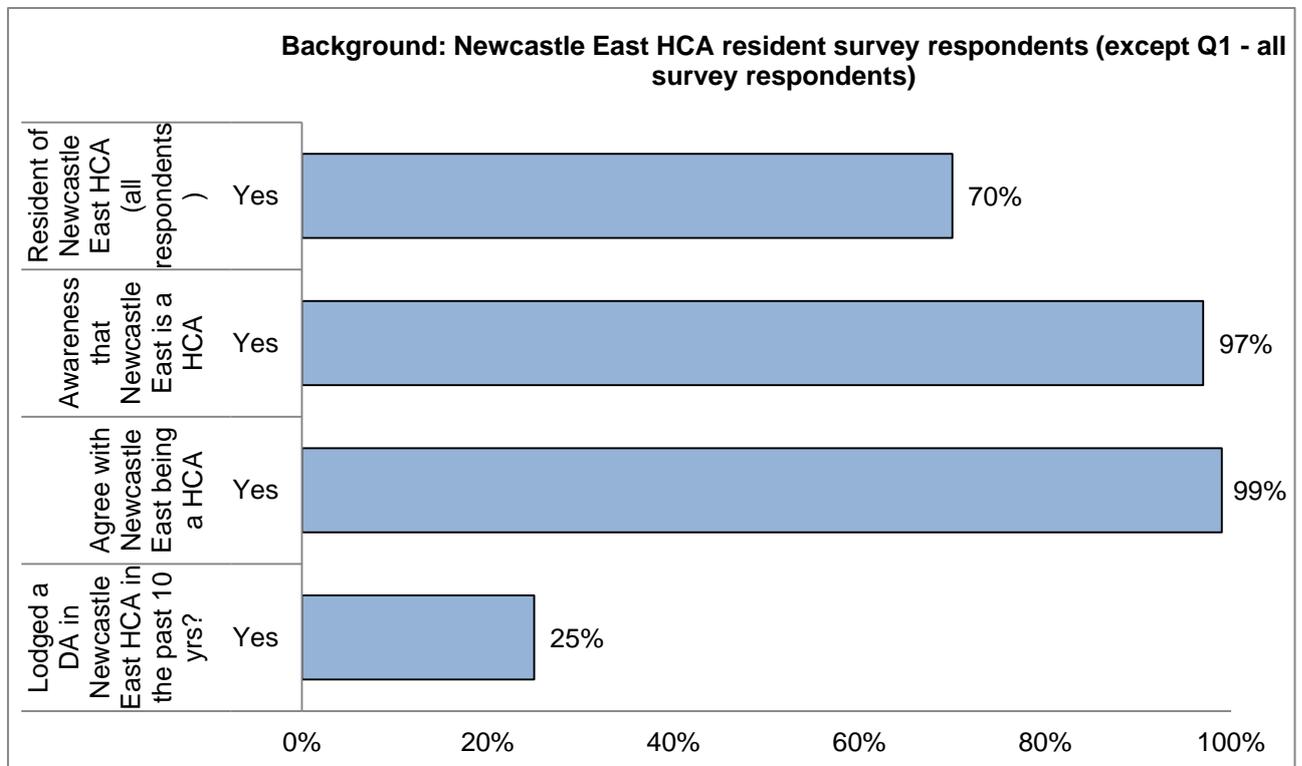


Figure 3: Awareness and attitudinal

Respondents were asked what they value most about being a resident of the Newcastle East HCA. The most common responses were heritage houses and buildings (90%), streetscape and character (89%) and proximity to facilities and services (89%).

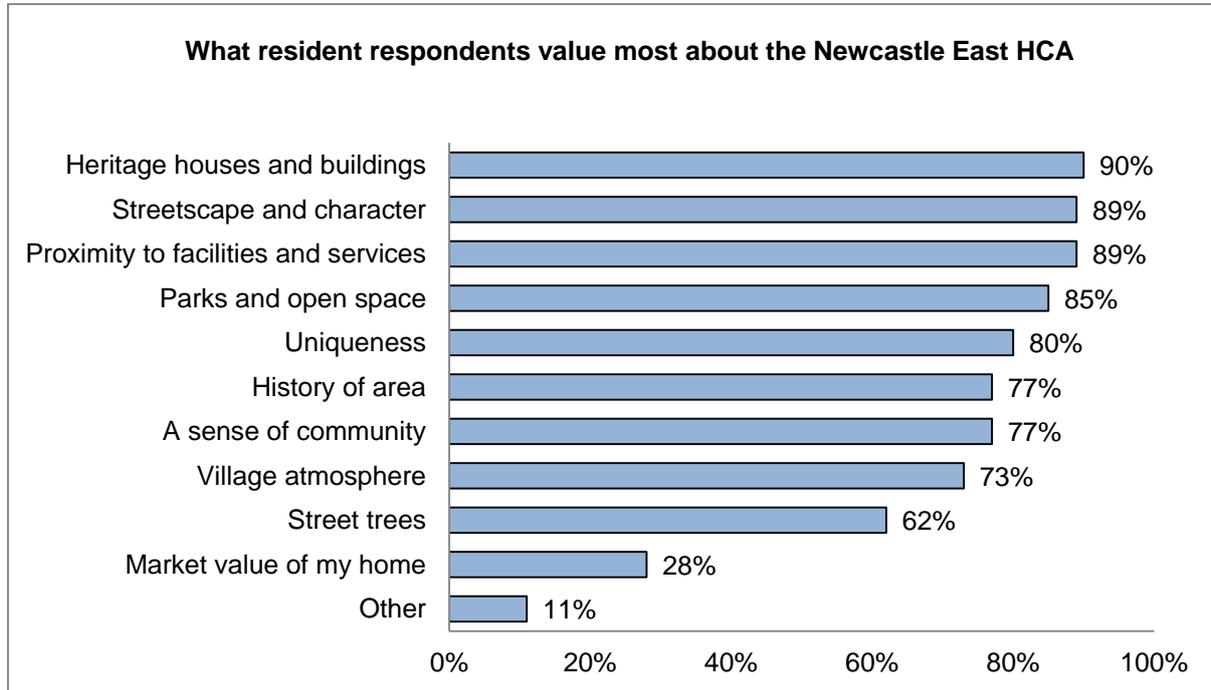


Figure 4: What aspects of living in Newcastle East HCA do you value most?

Note: Multiple responses were permitted.

Of the 11% of respondents who selected 'Other', the most frequent themes were 'proximity/access to facilities and services' (39%), 'low-rise built form' (17%), 'nature/environment', 'community' and 'tourist appeal' (each with 11%).

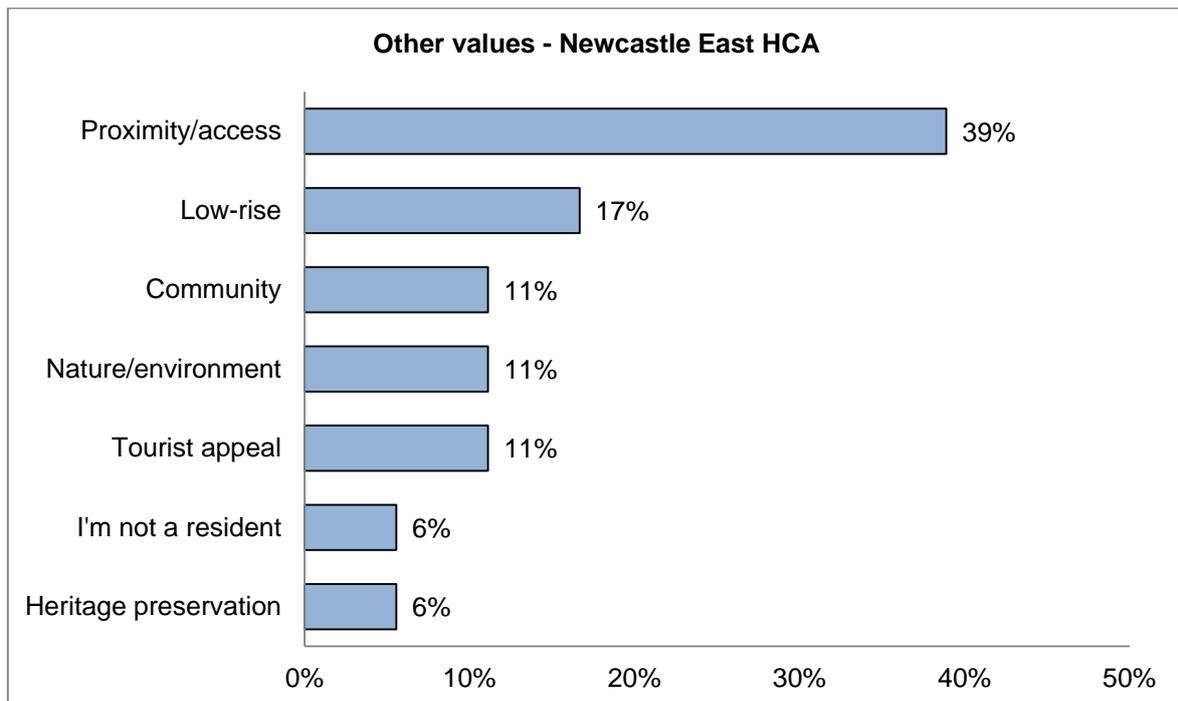


Figure 5: Other: What do you value most about being a resident of Newcastle East area?

Note: Data based on open ended responses. Multiple responses were permitted.

Other verbatim responses:

"Beach, river, sea breezes"

"Proximity to beaches and interesting areas for walking"

"Easy going, friendly nature of the residents. Lack of traffic. Minimal high rise buildings"

"...There is significant residential amenity living close to the city, beaches, baths etc..."

Contributory buildings

This section included two questions. The first was about whether or not respondents agreed that Newcastle East HCA contains buildings that contribute positively to the character of the area. The second question asked about whether respondents agreed that it would be helpful to them if Council created a map of contributory buildings. The results from this section of the survey indicated that:

- **99% of resident respondents** felt that Newcastle East HCA contains buildings that contribute positively to the character of the area.
- The majority of respondents agreed that it would be helpful if a map were created to identify contributory buildings within Newcastle East HCA. 74% of resident respondents stated that they would find this helpful, 15% disagreed and 11% weren't sure.

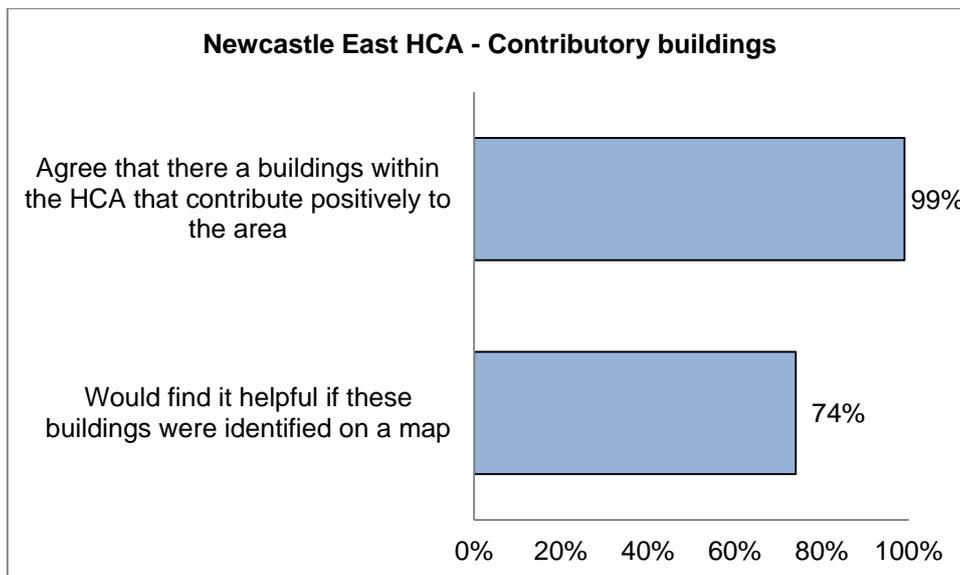


Figure 6: Contributory buildings

Regulation and development control

This section of the survey focussed on heritage regulation and the types of controls that respondents would like to see in chapter '5.07 Heritage Conservation Areas' of the Newcastle DCP 2012.

Respondents were asked 'under what circumstances do you think buildings in the Newcastle East HCA should be allowed to be demolished?' The most common response was if the building had been altered and does not fit in with the area's character (46%), followed by poor structural conditions (41%) and under no circumstances (24%).

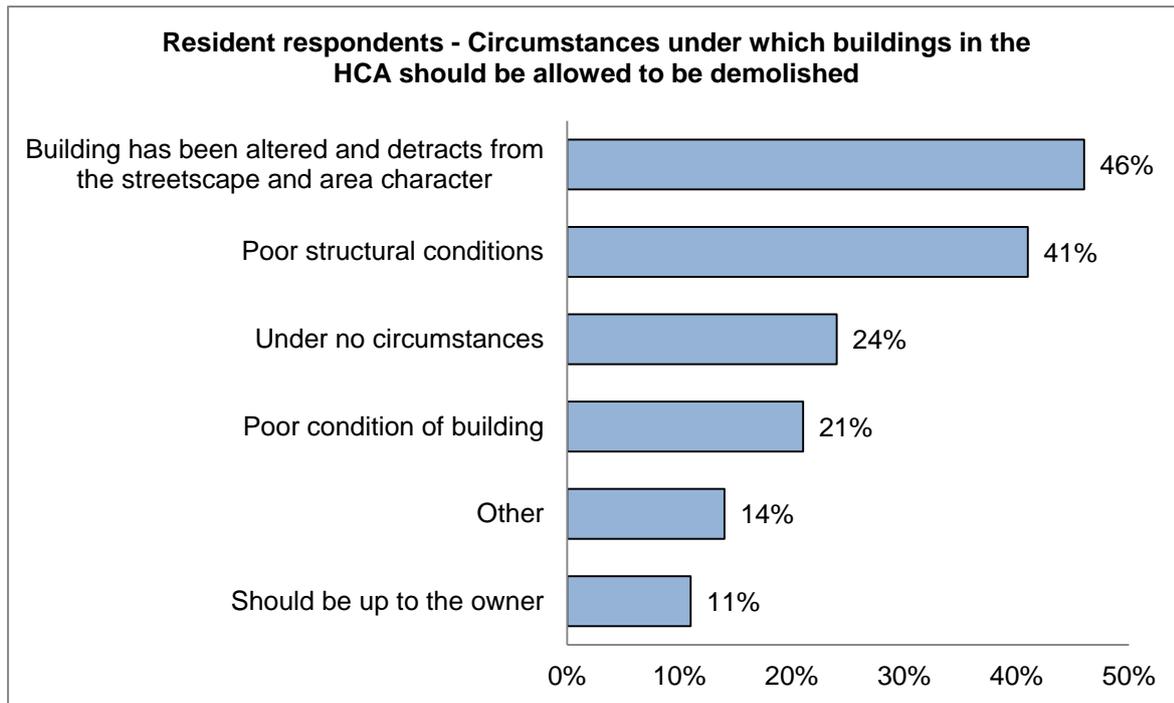


Figure 7: Under what circumstances do you think buildings in the Newcastle East HCA should be allowed to be demolished?

Note: Multiple responses were permitted.

Respondents who elected 'other' as the reason for the circumstances under which buildings in the Newcastle East HCA should be allowed to be demolished were asked to provide further information. As only 8 'other' values were received from Newcastle East HCA residents, these have not been graphed, but have been included verbatim below.

Table 1: Other- Under what circumstances do you think buildings in the HCA should be allowed to be demolished?

Verbatim comments, resident respondents - Other demolition values (n=8)
Buildings that are out of character of the area i.e. unsympathetic to the area only
Certainly unsympathetic and out of character additions could be removed.
Depends on the building to be constructed
Heritage terraces should be preserved if at all possible
If they will be replaced by buildings NO higher than what existed.
ONLY after a complete, all involved & all considerations taken.
Only if they are modern and then only replaced with sympathetically designed homes/buildings e.g. Hotel Novocastrian is an ugly eye sore.
Only those of no heritage value

When asked whether new developments should be designed to fit the existing character of the HCA, the majority of resident respondents agreed (85%), 7% disagreed and 8% were unsure.

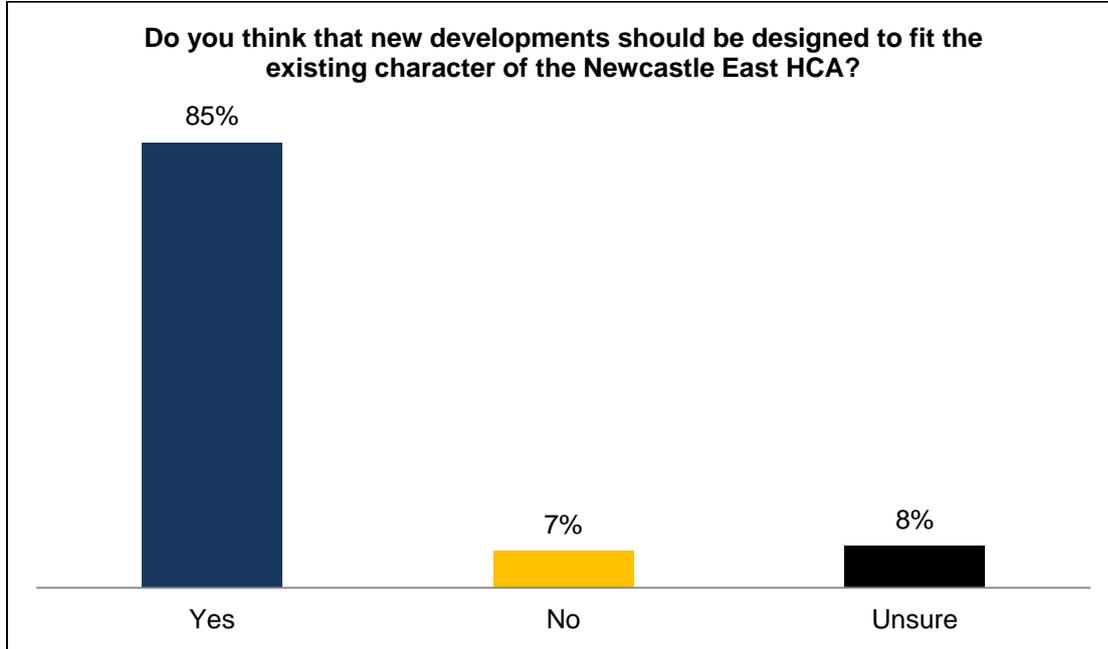


Figure 8: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of the Newcastle East Heritage Conservation Area?

Respondents were also asked about their preferences for the controls that govern the finer details and design standards for development that occurs within the HCA. Respondents were asked to choose between merit-based and prescriptive guidelines. Opinion was divided among resident respondents, with slightly more support for the merit based guideline (63%) than prescriptive standard (37%).

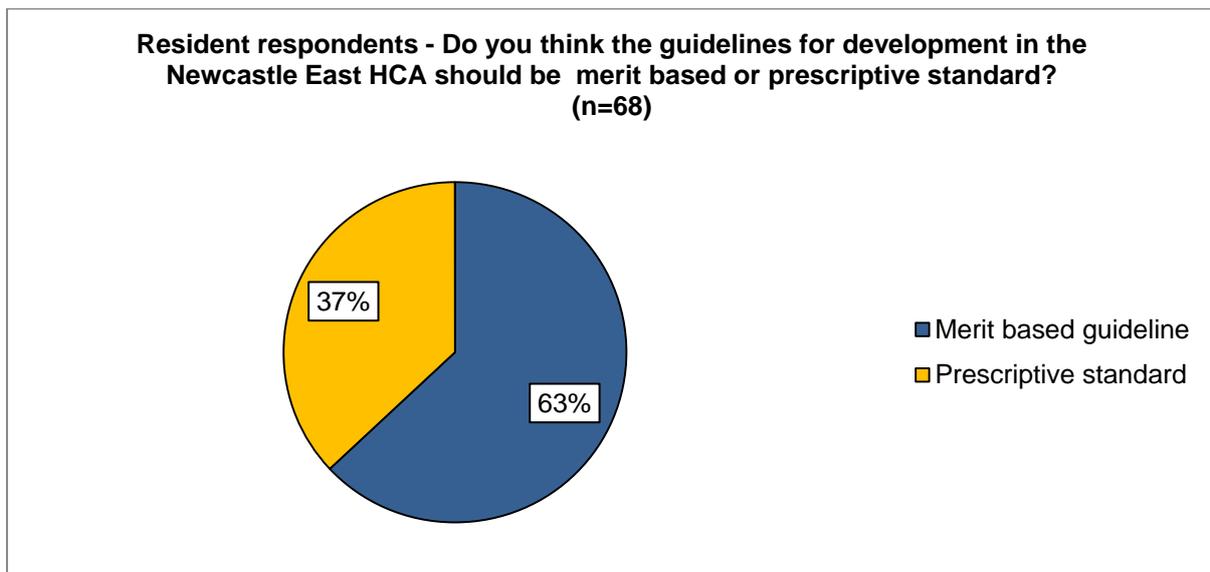


Figure 9: Do you think the guidelines for development in the Newcastle East Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Respondents were asked what options they would like to see included in the DCP guidelines for Newcastle East HCA. The most common response selected was 'examples of architect designed sketches' (84%), 'concept plans for alterations / additions to existing buildings in Newcastle East HCA' (83%), and 'guidance about improving the environmental performance of buildings' (64%), followed by 'examples of concept plans for new buildings' (62%).

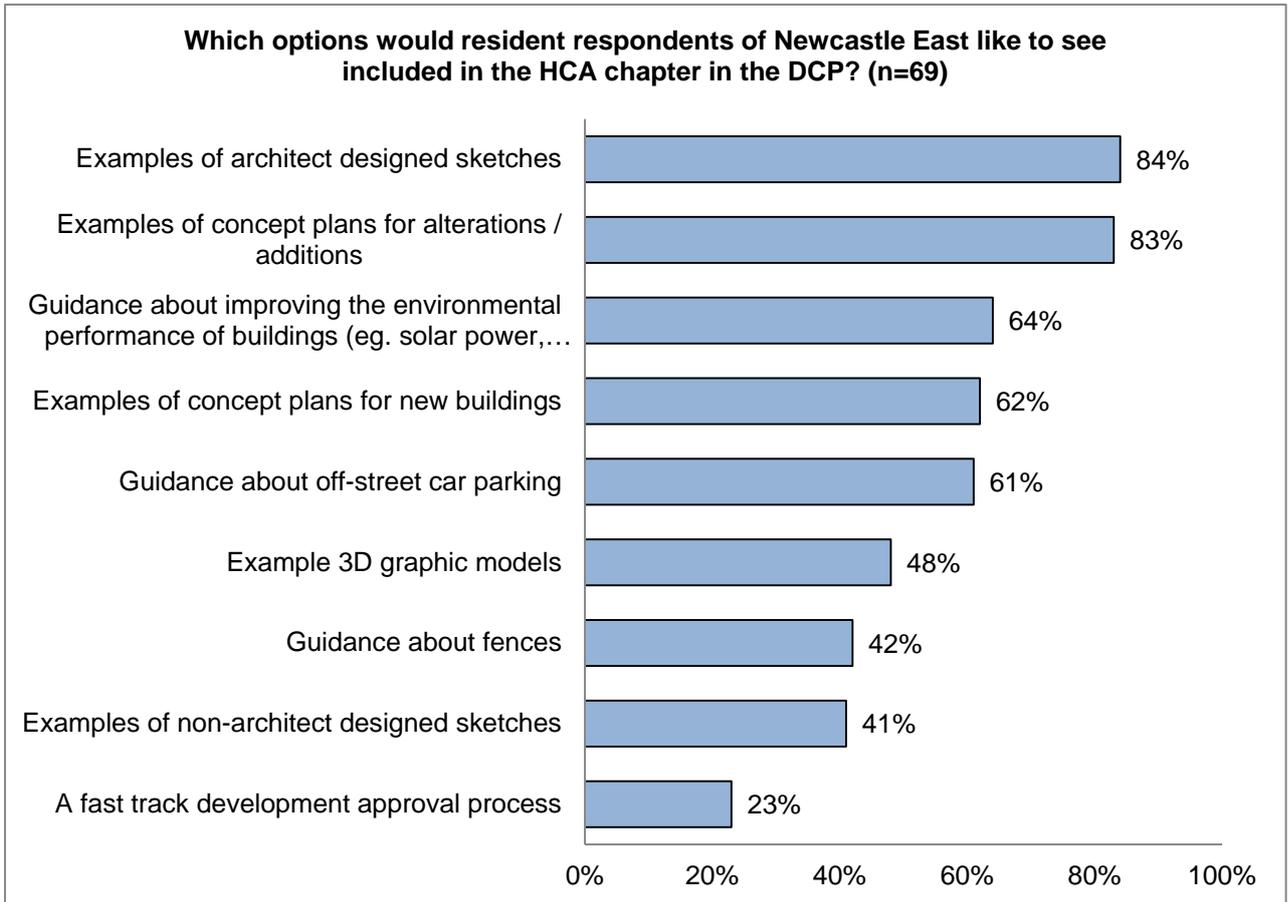


Figure 10: Which of the following options, what would you like to see included in the Development Control Plans (DCP) guidelines?

Note: Multiple responses were permitted.

Additional comments

The graph below depicts the results from Newcastle East resident respondents who chose to provide additional comments. In total 51 additional comments were left by residents of the HCA. Full verbatim responses including non-resident additional comments can be found in Appendix IV.

The comments were analysed by a Newcastle Voice team member using a specialised code-frame. The additional comments have been separated into seven main themes consisting of; built environment and development, heritage planning and planning regulation, cultural heritage, whole of city approach to heritage, biophysical environment, community and social benefits of heritage and other.

The most commented on subthemes were; development in keeping with the area's character (38%), enforcement and clarity of controls/laws/guidelines (40%), retain character-general (28%), followed by no high-rise (28%).

Percentage of resident respondents mentioning key themes (n=50)

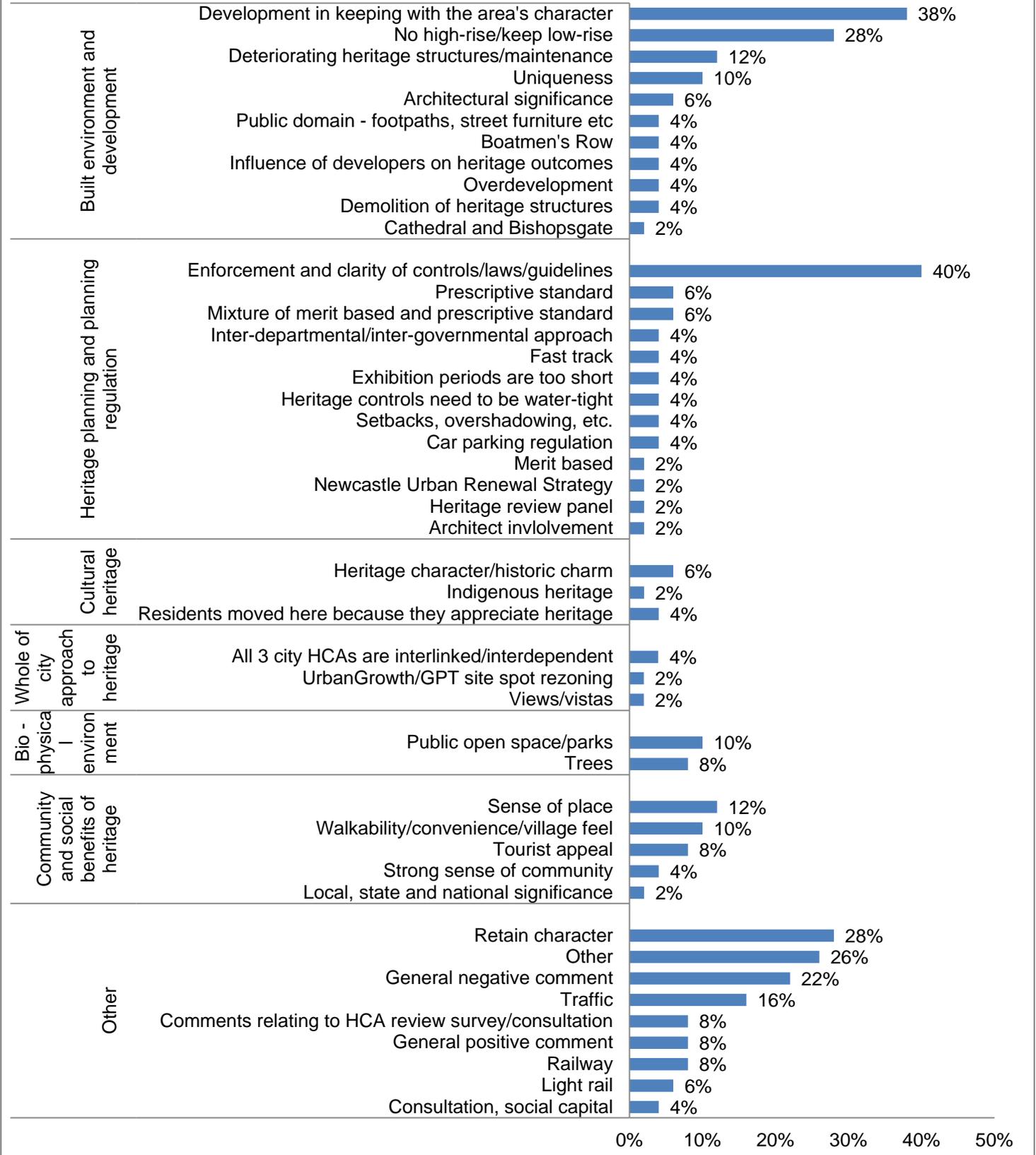


Figure 11 Additional comments, percentage of resident commenters mentioning specific themes

Residents' verbatim comments:

The comments below have been selected as examples to represent sentiment on each of the most frequently mentioned themes. Comments received were mainly in regard to:

Enforcement and clarity of controls/laws/guidelines (40%)

"Council has also allowed a mass of huge apartments that look over newcastle beach. Nil heritage look. It's a great irony"

"Also the council has heritage buildings/structures in the area that they are allowing to fall apart. For example the beach pavilion on newcastle beach, the newcastle baths. The council is also wanting to remove part of the park and build a light rail station. So if the council is going to have a value and conservation standard - they need to apply the same rigours to themselves"

"I think it shouldn't just be people who want to develop or renovate their houses in the area that are held to standards. There is currently no accountability for people who own heritage houses that they let deteriorate. Look at many of the houses on Scott street as examples of this"

"...There are a lot of examples of where council is requesting a 'heritage look' in areas where there is limited real heritage left. For example the council wants heritage looking back fences when most other houses in the same street have modern looking fences. It doesn't make sense"

Development in keeping with the area's character (38%): Respondents identified how important it is for Newcastle East not to lose its current built character.

"Keep, as near as possible, existing heights and streetscape. That does NOT mean no development BUT NO 15 story buildings and we MUST RETAIN the green space, large trees at and near Newcastle Station..."

"Specifically designated as a residential and tourism precinct so that whatever development is approved must reinforce the heritage qualities of the area"

"Council could do more to preserve the heritage of the area. The recent work on the footpaths in Stevenson Place is disgraceful, resulting in damage to some buildings with no action by council and infrastructure which is not sympathetic to the heritage of the area. The lack of upgrade/ maintenance/ protection of the lanes shows no care of the council in protecting the heritage of the area. I do not want to have the area ruined by high rise development"

"Council should be able to control development in a more ordered manner. New builds should be sympathetic with existing builds and not overpower them"

"I think development in the area needs to be sensitive to the concept of Heritage Conservation, it also should be integrated into and complement the village atmosphere . There should be checks and balances in place to protect these qualities about the neighbourhood from unsympathetic development and from future 'development ' oriented councils. A fast track to development could be abused by individuals or organisations...It would not be a good idea to leave development up to councils with varying philosophical perspectives implicit in such terms as ' merit ' based and 'fast track' relating to development"

No high-rise/keep low-rise (28%)

"This is an historic area. We need to retain the low rise streetscape and encourage maintenance and repair of houses and terraces"

"No new building should be constructed any higher than the one it replaces - except for adding a second storey to residential buildings"

"...no high rise building should be more than 12 storeys high"

Other (26%)

"Common sense and practicality need to prevail when renovating, extending or something else, otherwise you could go all the back to unsewered, unpowered houses with wood-fired cooking and heating. Houses need to be liveable, lovable and safe for habitation and enjoyment. We love living in our very old house, but it is not very functional or attractive... yet"

*"...One remembers the council intentions as reflected in their drawn up plans in the 1970s and their underhand methods of attempting to ensure the demolition of the Victorian Terraces on Scott St which was frustrated primarily by the resistance of Professor ***name removed*** who owned the adjoining Terrace at the time..."*

"Newcastle East could be a vibrant place to live but it must be kept in mind that it is a suburb NOT a Retirement Village"

Retain character (general) (28%)

"...heritage content is not just buildings but is also the presence of people"

"I strongly support retention and enhancement of the current character and feel of the NE Conservation Area"

"These are the things, being a resident, I value about Newcastle East (not necessarily in order of importance): (a) the history/heritage feel of the area (b) the village atmosphere ... (e) the pocket parks, (f) the availability of small convenience shops and (a limited number) of coffee shops (and the even more limited number of) restaurants and liquor outlets which add to the village atmosphere of Newcastle East"

Appendix I- Survey

1. Are you a resident of Newcastle East?

- Yes
- No

2. Before today, were you aware that Newcastle East is a heritage conservation area?

- Yes
- No

3. Do you agree with Newcastle East being a heritage conservation area?

- Yes
- No
- Not sure / undecided

4. Have you lodged a development application with Council to make changes to a property in Newcastle East heritage conservation area in the last 10 years?

- Yes
- No

5. What do you value most about being a resident of Newcastle East area? *Select all that apply*

- Heritage houses and buildings
 - Streetscape and character
 - Uniqueness
 - Street trees
 - Parks and open space
 - A sense of community
 - Proximity to facilities and services
 - Village atmosphere
 - Market value of my home
 - History of area
 - Other _____
-
-

CONTRIBUTORY BUILDINGS

6. Do you think there are buildings in Newcastle East that contribute positively to the character of the area?

- Yes
- No

a. Would you find it helpful if these buildings were identified on a map?

- Yes
- No

REGULATION AND DEVELOPMENT CONTROL

7. Under what circumstances do you think buildings in Newcastle East heritage conservation area should be allowed to be demolished?

- Under no circumstances
 - Poor condition of building
 - Poor structural conditions
 - Building has been altered and does not fit in with the area's character
 - Should be up to the owner
 - Other _____
-
-

8. Do you think new development (alterations/additions or new buildings) should be designed to fit the existing character of Newcastle East heritage conservation area?

- Yes
- No

9. Do you think the guidelines for development in Newcastle East heritage conservation area should be merit based (open to interpretation), or should they be based on prescriptive standards?

- Merit based guideline. Example – a first floor addition to a single storey building is to complement the scale of the existing building and be compatible with neighbouring buildings

- Prescriptive standard. Example – a first floor addition to a single storey building is to be located at the rear and must not be visible from the street frontage.

10. Which of the following options, what would you like to see included in the DCP guidelines?

Tick those that apply.

- Examples of architect designed sketches
- Examples of non-architect designed sketches
- Example 3D graphic models
- Examples of concept plans for alterations / additions
- Examples of concept plans for new buildings
- A fast track development approval process
- Guidance about improving the environmental performance of buildings (e.g. solar power, rainwater tanks)
- Guidance about fences
- Guidance about off-street car parking

11. Are there any other comments you would you like to make in regards to Newcastle East heritage conservation area?

Thank you for completing the survey. Please return your completed survey to:

<p>The City of Newcastle Attention: Newcastle Voice PO Box 489 Newcastle, NSW, 2300</p>	<p>or</p>	<p>drop your completed survey into the heritage conservation area review community information session on 23 March 2015 from 6:00-7:00pm at Newcastle East public school (Benson Library)</p>
-----------------------------------------------------------------------------------------------------	-----------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Appendix II - Flyer



Have your say

Newcastle East Heritage Conservation Area Community Survey

Council is currently reviewing the heritage significance, character and guidelines of the Newcastle East Heritage Conservation Area. As part of this we want to understand what residents value about the area and how it should be managed into the future.

Survey:

The survey is opens on **Monday 9 March** and closes on **Friday 27 March 2015**.

To complete the survey visit www.newcastle.nsw.gov.au, go to **Council**, then **Community Engagement** and **Current Engagements**. Hard copies will be available at the information session.

Information session:

When: 6 - 7pm, Monday 23 March 2015

Where: Benson Library, Newcastle East Public School, corner Brown and Tyrrell Street, Newcastle

RSVP: 4974 2238

For enquiries please call 4974 2785.

www.newcastle.nsw.gov.au

1643MAR15



Appendix III – Results non-residents

The results in Appendix III are based on respondents to the survey who were not residents of Newcastle East HCA (30% of total survey respondents, n = 30). This section also includes the results from the respondent who indicated that they were not sure about whether they were a resident of the HCA or not (n=1).

Awareness and attitudinal

- Of all non-resident respondents, 77% were aware that Newcastle East is a Heritage Conservation Area. The one respondent who was unsure about whether or not they were a resident of the HCA indicated that they were not aware of the Newcastle East HCA.
- Most non-residents agreed that Newcastle East should be a Heritage Conservation Area (90%).
- 1 non-resident survey respondent (3% of non-resident respondents) had lodged a DA with Council for a property in Newcastle East HCA in the last 10 years.

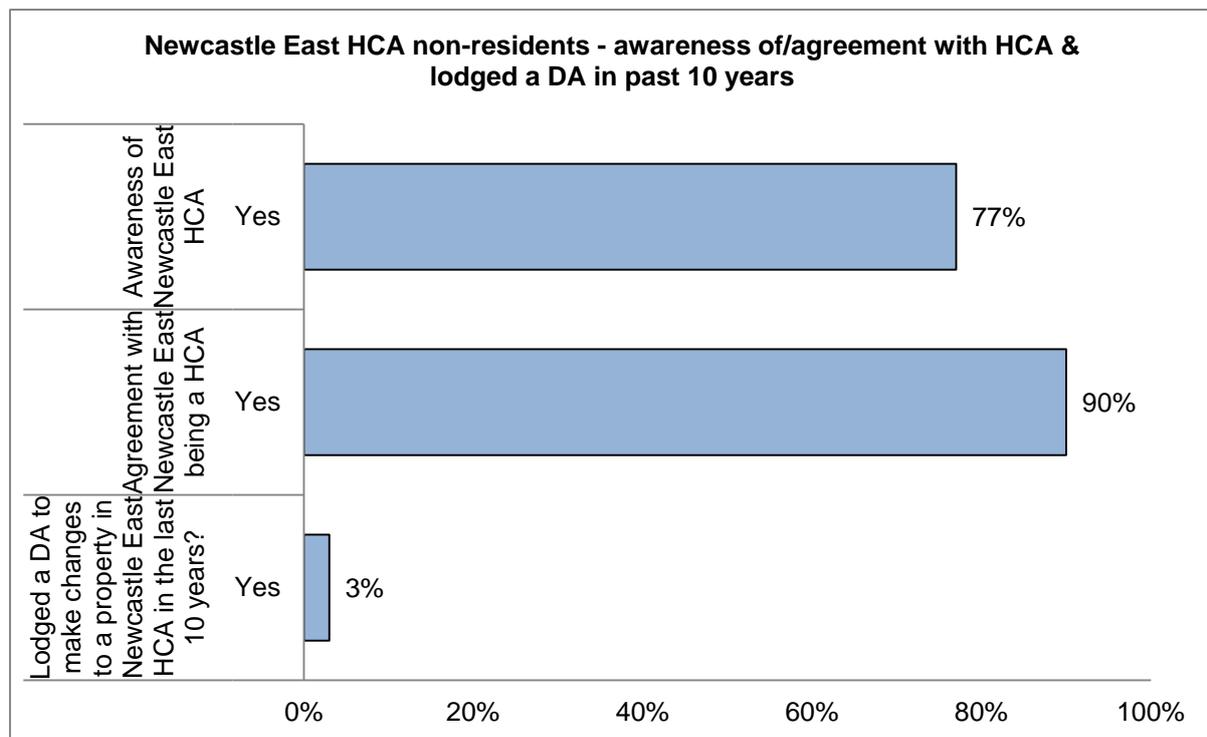


Figure 12: Were you aware before today that Newcastle East is a heritage conservation area? Do you agree with Newcastle East being a heritage conservation area? Have you lodged a development application with Council to make changes to a property in Newcastle East Heritage Conservation Area in the last 10 years?

Non-resident respondents value Newcastle East for its heritage houses and buildings (83%), streetscape and character (77%) and history of area (70%). The respondent who was unsure about whether or not they resided in the HCA selected every value except for 'other'.

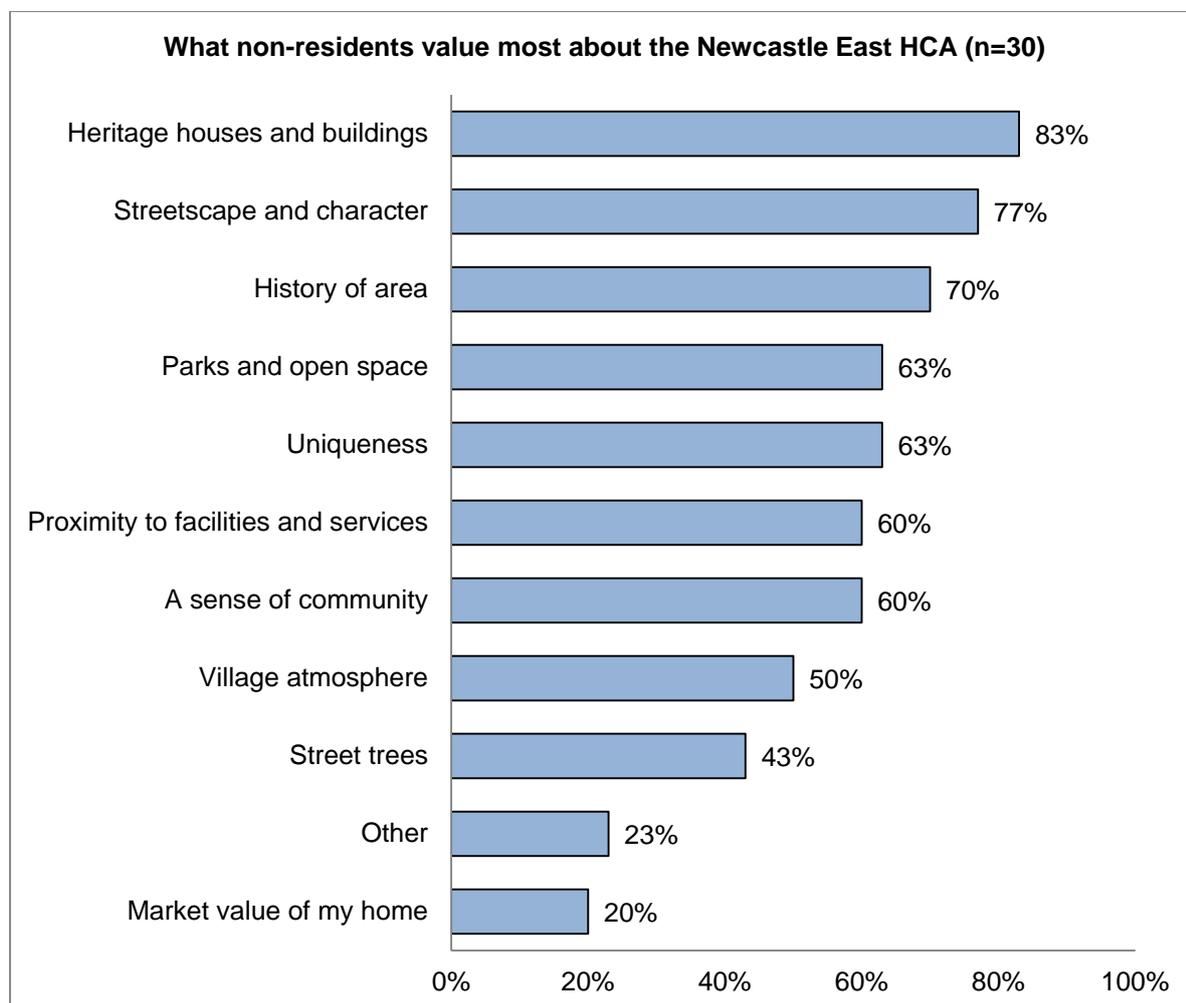


Figure 13: What do you value most about Newcastle East HCA?

Table 2 Other values

Non-resident 'other' values (n=7) – verbatim comments:
convict layer
Cosmopolitan , and focus on Nature
Cultural facilities including Newcastle Art Gallery
I'm not a resident of Newcastle East
low scale built form
proximity to the city centre
The Ocean

Contributory buildings

- All non-resident respondents believed that there are buildings in Newcastle East that contribute positively to the character of the area (100%).
- When asked whether they thought it would be helpful for buildings that contribute positively to the heritage conservation area to be identified on a map, 73% of non-resident respondents said yes. 17% did not agree and 10% weren't sure.
- The one respondent who stated that they were unsure as to whether they resided in the HCA or not indicated yes for both questions on the subject of contributory buildings. This has not been represented in the graph.

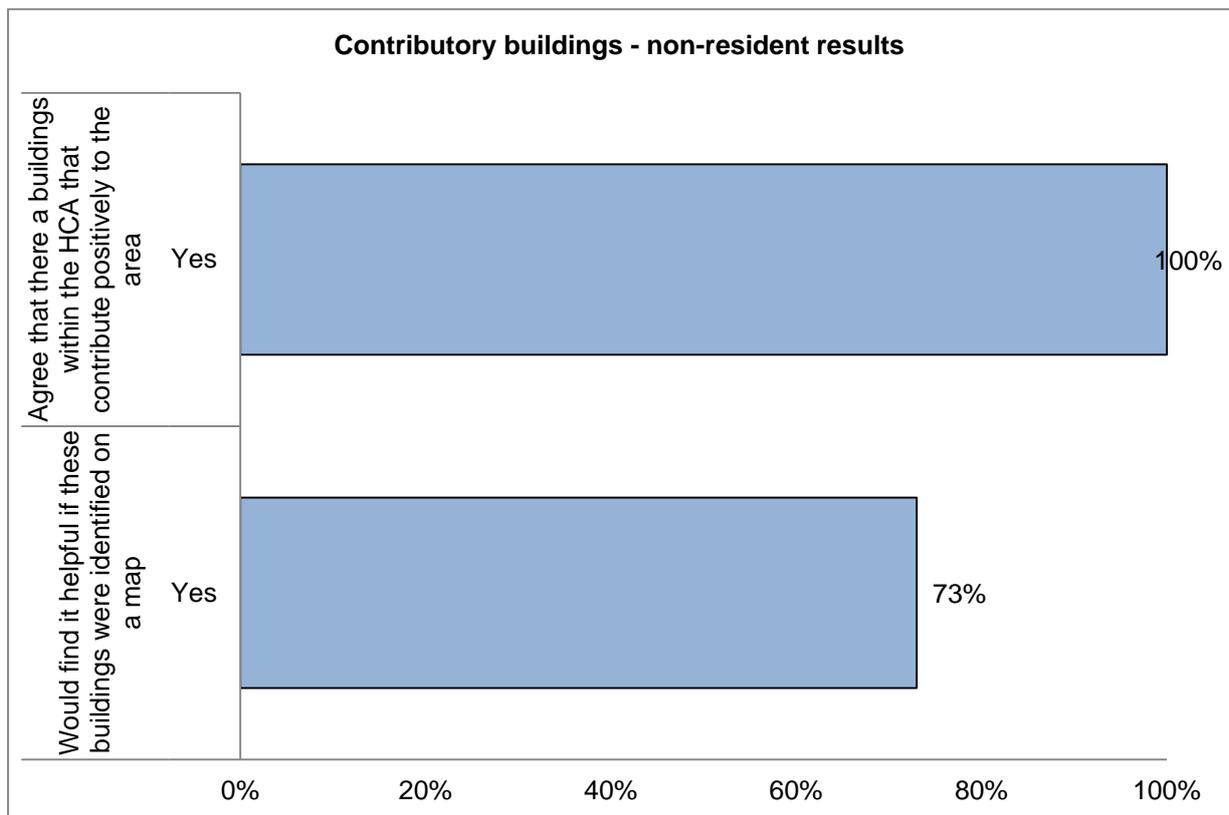


Figure 14: Contributory buildings

Regulation and development control

Non-residents were asked ‘under what circumstances do you think buildings in Newcastle East HCA should be allowed to be demolished?’ The most common responses were: the building has been altered and does not fit in with the area's character (50%), poor structural conditions (47%), poor condition of the building (23%) and other (23%).

- The one respondent who stated that they were unsure as to whether they resided in the HCA or not indicated both poor condition of the building and poor structural conditions as grounds for demolition.

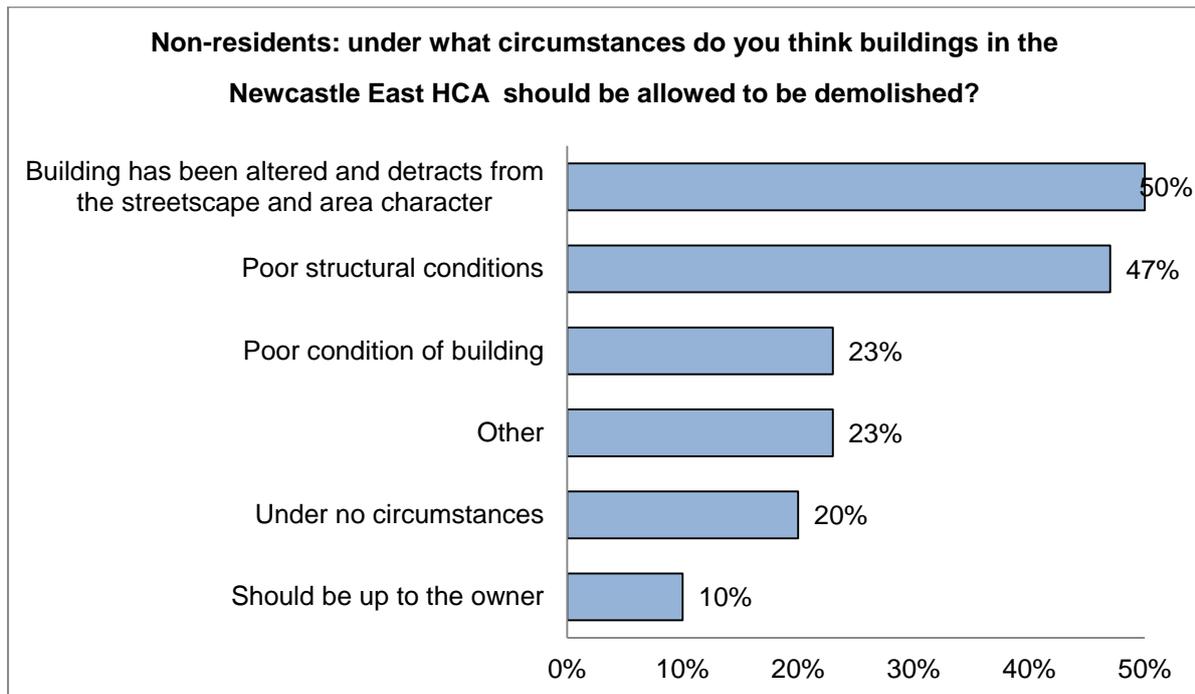


Figure 15: Under what circumstances do you think buildings in Newcastle East Heritage Conservation Area should be allowed to be demolished?

Those non-residents who selected ‘Other’ were required to enter a written response. These are included verbatim below:

Non-resident respondents: Demolition of buildings in Newcastle East HCA, Other values (n=7)
safety concerns
Safety reasons only
There should be penalties for allowing a building of heritage value, to deteriorate to the point where it is unsafe
Only if it to be replaced with a building of significant architectural and community value
After rigorous justification based on above issues.
Any building, no matter what condition, can be repointed or restored. There is no excuse for demolishing of historic structures.
Building that adds little to the local character

Table 3

The majority of non-resident respondents agreed with new developments being designed to fit the character of Newcastle East HCA (80%). 13% disagreed and 7% were unsure/undecided.

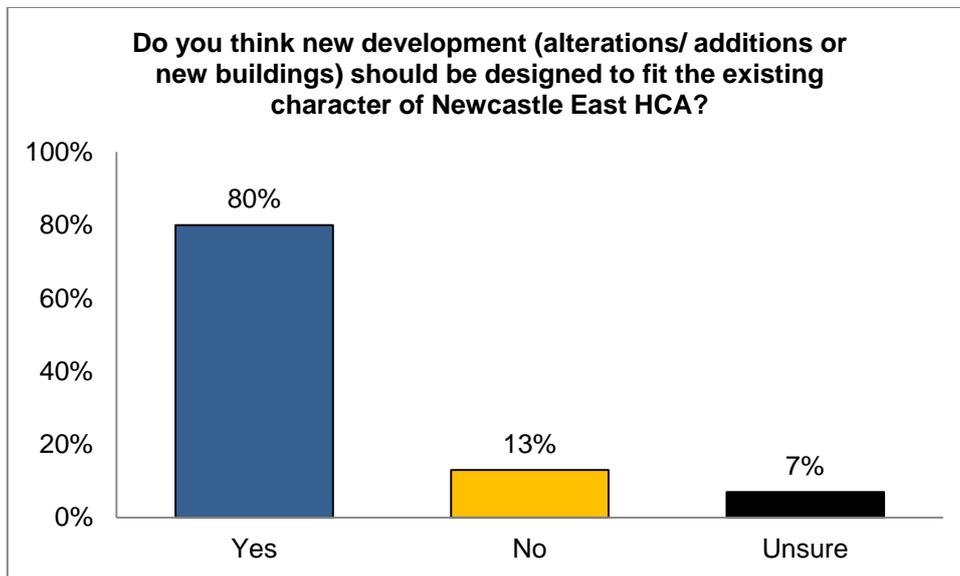


Figure 16: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of Newcastle East HCA?

Non-residents were asked what standard the guidelines should be for development in Newcastle East HCA. The majority of respondents selected the merit based guideline (63%).

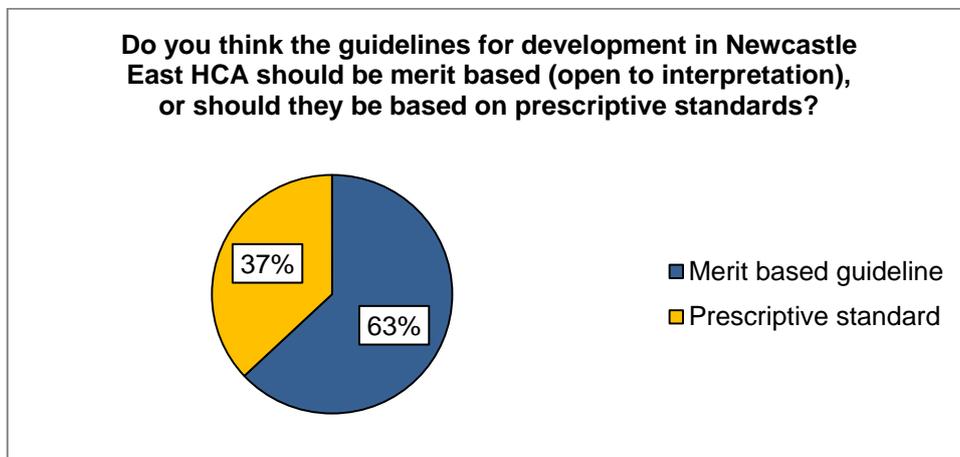


Figure 17: Do you think the guidelines for development in Newcastle East Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Non-residents were asked what options they would like to see included in the DCP guidelines. The most common response selected was examples of concept plans for alterations / additions to existing buildings in the HCA (80%). This was followed by architect designed sketches (77%) and guidance about improving the environmental performance of buildings (73%).

- The one respondent who stated that they were unsure as to whether they resided in the HCA or not chose four of the available options. The options selected were:
 - 3D graphic models,
 - concept plans for alterations/additions,
 - guidance about the environmental performance of buildings, and
 - guidance about off-street car parking.

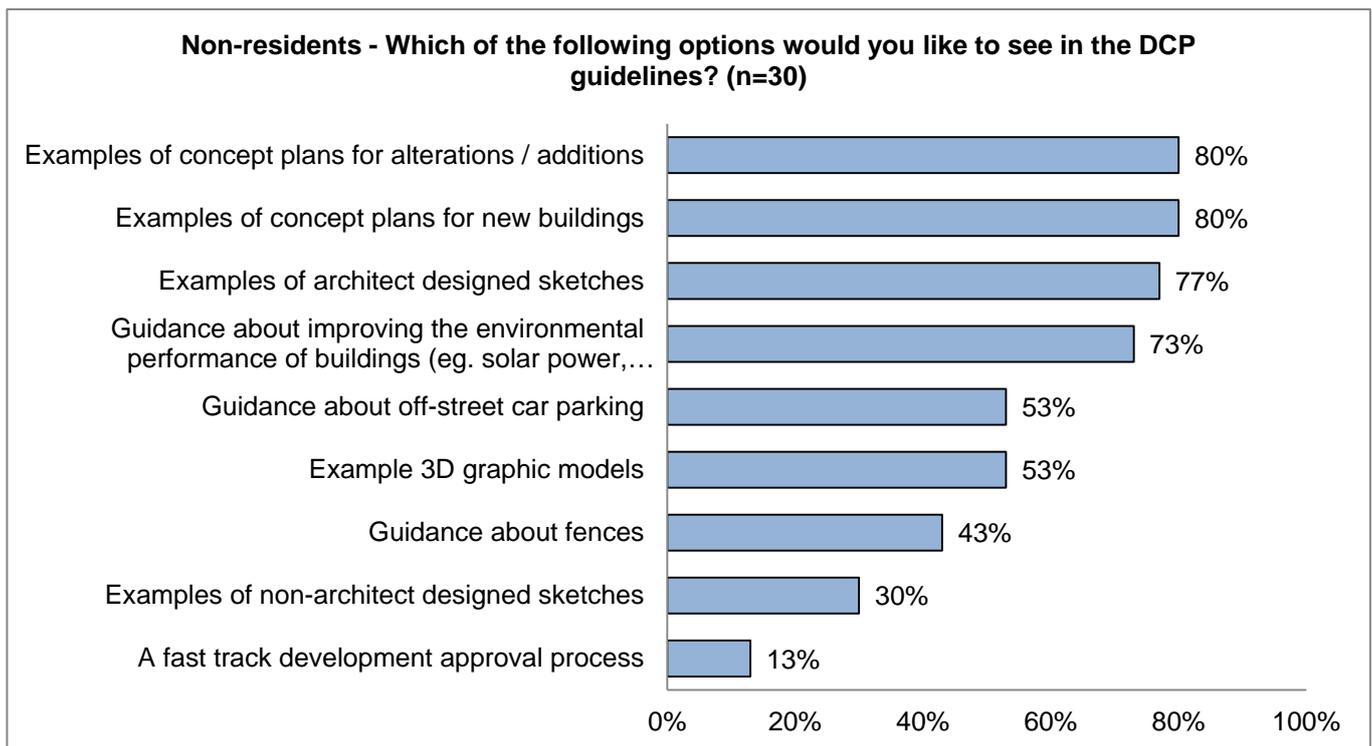


Figure 18: Which of the following options, what would you like to see included in the DCP guidelines?

Additional comments - non residents

While non-residents made up 30% of total survey respondents, only 14 additional comments (22% of all 64 additional comments) were received by this group.

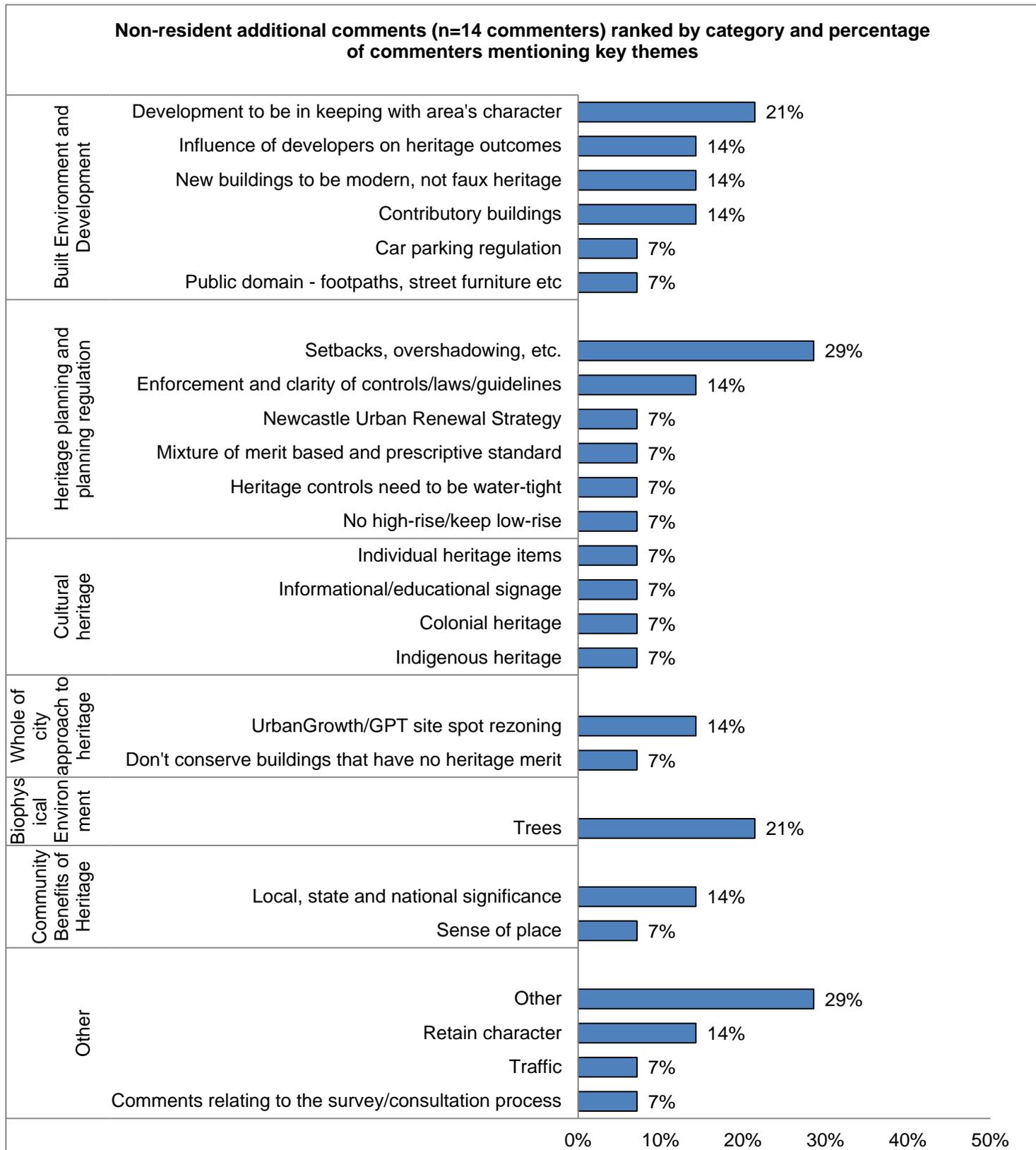


Figure 19 Appendix IV- Verbatims (all respondents)

Appendix IV - Verbatims

Any comments that included personal information or details of specific addresses have been removed for your privacy. * denotes removal of comment or section of comment.

Values_Other.
What do you value most about being a resident of Newcastle East HCA? (n=15)
Verbatim Responses
Beach, river, sea breezes
Beaches
close to beach
convict layer
Cosmopolitan , and focus on Nature
Cultural facilities including Newcastle Art Gallery
easy going, friendly nature of the residents. Lack of traffic. Minimal high rise buildings
I'm not a resident of Newcastle East
lack of high rises
low scale built form
Proximity to beaches and interesting areas for walking
proximity to the city centre
Showing the area off to visitors is a great pleasure
The heritage areas of Newcastle (Newcastle East, Hill, Cooks Hill, Hamilton) are tourist attractions and have future potential to be of great value to the city and its environs. There is significant residential amenity living close to the city, beaches, baths etc. Also, we USED to have excellent public transport which precluded the need for private vehicle ownership. Sense of community.
The Ocean

Yes_demolish_Other.

Under what circumstances do you think buildings in Newcastle East Heritage Conservation Area should be allowed to be demolished? (n=15)

Verbatim Responses

After rigorous justification based on above issues.

Any building, no matter what condition, can be repointed or restored. There is no excuse for demolishing of historic structures.

Building that adds little to the local character

buildings that are out of character of the area ie unsympathetic to the area onlt

Certainly unsympathetic and out of character additions could be removed.

Depends on the building to be constructed

Heritage terraces should be preserved if at all possible

If they will be replaced by buildings NO higher than what existed.

ONLY after a compete, all involved & all consderations taken.

Only if it to be replaced with a building of significant architectural and community value

Only if they are modern and then only replaced with sympathetically designed homes/buildings
 e.g.Hotel Novocastrian is an ugly eye sore.

only those of no heritage value

safety concerns

Safety reasons only

There should be penalites for allowing a builing of heritage value, to deteriorateto the point where it is unsafe

Additional_comments.

Are there any other comments you would you like to make in regards to Newcastle East Heritage Conservation Area? (n=64)

Verbatim Responses

1: Can NCC consider adding plaques to historic buildings with a brief description of why the structure is a heritage building?

2: The dreadful tree-cutting in Newcastle by Ausgrid must stop. Can electricity wiring in very sensitive heritage/beautiful Newcastle streets be re-located underground?

Do not conserve everything that has no merit.

le if. Holdings are dark and dingy, with inadequate light and air, a that refer to living ,otherwise buildings of historical significance like goals , lighthouses etc must remain true to their purpose at the time

More trees

No huge 'high rise' in it or in the eastern part of the CBD.

Please remember that the area was 'saved' by Jack Mundie back in the 70's, and that the East End should be conserved for future generations, not just developers eager to turn a quick dollar!

Previous DCP (40?) for City East is a good basis for a new control plan. New developments should not attempt to replicate heritage buildings, but complement the scale and character. Intactness of Newcastle East is important.

Question 8: Loaded Questions

Question 9: I think we can mix heritage and modern so long as the modern is first class example of its kind, e.g.: new UTS by Gehry.

No spot development - Projected towers don't just diminish the heritage areas but negate identity of area. Back to 2012 plan please, that we agreed to, protect difference of the area. How can we understand who we are if we destroy our history?

The area is important for residents but t has local heritage significance to the entire LGA.

Possible assessment for state level significance desirable.

A study to identify potential individual heritage items and contributory buildings desirable as well

The height of the proposed GPT buildings is too high and will detract from the overall look of the city's east end.

There needs to be flexibility in any guideline document that attempts to describe how a building can be altered. One size does not fit all and early advice may assist this process. Owners and their

designers need some certainty as they progress a design for a new infill building or major alteration and addition. A plan of contributory and non contributory buildings in the area would be a benefit. This may also need further definition of poorly altered buildings that could be restored and buildings that have such an intrusive impact that they require major alterations or removal.

This is such a unique area and could so easily be lost to profit a developer or individual with short-term or 'non-community' views

While I understand heritage is important, please do not let heritage matters hold up progress of our city.

Yes - I lived in Newcastle East for over 20 years and whilst the heritage content is valuable and should be conserved as much as possible, there have been many stupid, self-interested and autocratic decisions made about what people can and can't do regarding their individual properties and in designing for the area in general. Whilst the streetscape is interesting, it could be improved substantially with more street trees placed in better positions, a WISER approach to parking spaces and regulations the sensible design of useful balcony spaces, exterior painting for old and new structures, scrapping ridiculous mindset on bitumen footpaths, street lighting, shop awnings etc., to mention just a few.

There has been NO consideration given to aboriginal history.

The definition of Heritage seen quite questionable based on what base. The wims of local heritage experts?? who appear toget drunk on the power of dictating what an owner can/ can't do to a building which is has had major alterations over centuries

1. I think DAs should be approved on a mixture of prescriptive and merit based assessment. The choice in the question required one or the other. If a mix is not possible, I would go for prescriptive.
 2. These are the things, being a resident, I value about Newcastle East (not necessarily in order of importance):
 - (a) the history/heritage feel of the area,
 - (b) the village atmosphere,
 - (c) the consistent heritage architecture of iconic streets such as Stevenson Place and Boatman' Row,
 - (d) the wonderful, heritage roofline of Newcastle East,
 - (e) the pocket parks,
- (e) the availability of small convenience shops and (a limited number) of coffee shops (and the even more limited number of) restaurants and liquor outlets which add to the village atmosphere of Newcastle East.

All new building and alterations and additions to buildings in heritage conservation areas should be designed by a qualified professional Architect and approved by an appropriately qualified review

panel.
At a time when many of the historic properties are under threat eg sale of the Bishopscourt property [a building designed and built in the 1920's and now under threat from developers} and the very unfortunate redesign of the Cathedral are being reconsidered for purpose by their owners. Other individual properties are being allowed to deteriorate and the council should contemplate action against their owners.
At present it is a good place to live
Council could do more to preserve the heritage of the area. The recent work on the footpaths in Stevenson Place is disgraceful, resulting in damage to some buildings with no action by council and infrastructure which is not sympathetic to the heritage of the area. The lack of upgrade/ maintenance/ protection of the lanes shows no care of the council in protecting the heritage of the area. I do not want to have the area ruined by high rise development.
Council should be able to control development in a more ordered manner. New builds should be sympathetic with existing builds and not overpower them.
Deterioration in traffic management
Increase traffic flows
Roads have not been planned to cater for increased recreational and event usages
Better interface with and internet connection with the CBD
I don't believe there should be a fast track DAs to give the community enough time to present a case against any DAs
I love the area just as it is so development should be kept to a mininum
I strongly support retention and enhancement of the current character and feel of the NE Conservation Area.
I think development in the area needs to be sensitive to the concept of Heritage Conservation, it also should be integrated into and complement the village atmosphere . There should be checks and balances in place to protect these qualities about the neighbourhood from unsympathetic development and from future 'development ' oriented councils . A fast track to development could be abused by individuals or organisations. One remembers the council intentions as reflected in their drawn up plans in the 1970s and their underhand methods of attempting to ensure the demolition of the Victorian Terraces on Scott St which was frustrated primarily by the resistance of Professor ***name removed*** who owned the adjoining Terrace at the time. It would not be a good idea to leave development up to councils with varying philosophical perspectives implicit in such terms as' merit ' based and 'fast track' relating to development.
I think it's really important to ensure residents have access to street parking through permits issued

by council.
I think that the preservation of the area is to be commended. NCC's interest in resident's opinions is appreciated.
I want Newcastle East kept Low Rise!! In keeping with NURS 2012
Important that creep of development does not slowly destroy what is important as the Heritage Content. And heritage content is not just buildings but is also the presence of people.
In this tight urban area noise is significant. All including Council need to respect the presence of residents. Council is particularly at fault in allowing un-restricted noise in the nearby open space areas. This is a big issue which officers refuse to acknowledge.
In the past there has been regrettable attention from Council during alterations to and construction of new dwellings - often have been involved in "browbeating" for officers to inspect what is clearly NOT following existing guidelines during above!!
It is a great asset and should be promoted to citizens and travelers alike
It s unique and should be protected from over development.
It seems they council only focuses on development applications to obese heritage. There are a lot of examples of where council is requesting a 'heritage look' in areas where there is limited real heritage left. For example the council wants heritage looking back fences when most other houses in the same street have modern looking fences. It doesn't make sense.
Council has also allowed a mass of huge apartments that look over newcastle beach. Nil heritage look. It's a great irony.
Also the council has heritage buildings/structures in the area that they are allowing to fall apart. For example the beach pavilion on newcastle beach, the newcastle baths. The council is also wanting to remove part of the park and build a light rail station. So if the council is going to have a value and conservation standard - they need to apply the same rigours to themselves.
I think it shouldn't just be people who want to develop or renovate their houses in the area that are held to standards. There is currently no accountability for people who own heritage houses that they let deteriorate. Look at many of the houses on Scott street as examples of this.
It would be tragic for the future development of Newcastle as a tourist venue as well as friendly living community for uncontrolled development to occur. All should be based on retention of existing character and structures.
Keep as much green space and trees as possible
Limit the height of buildings
Keep, as near as possible, existing heights and streetscape. that does NOT mean no development

BUT NO 15 story buildings and we MUST RETAIN the green space, large trees at and near Newcastle Station. The Station could look like the Viaduct Basin low level development in Auckland with shops and Restaurants. also they have a tram!!

The Heritage Buildings MUST be kept and NOT dwarfed by new developments around them .. ie say Customs House. "The look back' from the foreshore should be open, without high rise and so you can see the heritage. If we must change from heavy rail, run the light rail up the existing corridor. Buses running around are noisier and dirtier fouling Heritage Buildings. WE MUSY NOT loose buildings like are in the James Fletcher Hospital Watt Street complex.

More parking

New buildings should not diminish existing heritage buildings including height of new buildings and overall aesthetic. The heritage of the area is very special and it is extremely important that it is maintained and preserved.

Newcastle East could be a vibrant place to live but it must be kept in mind that it is a suburb NOT a Retirement Village

No high rise as this would overcrowd and destroy the friendly community

No new building should be constructed any higher than the one it replaces - except for adding a second storey to residential buildings.

The conservation area should include the heritage buildings in the CBD as well - and no high rise building should be more than 12 storeys high.

not enough is being done to protect the heritage,or calm down the traffic,nobbys road has become a rat run,and some kid is going to be killed.Why are newcastle council so powerless when it comes to these issues

Poor landscaping & connectivity to foreshore.

Council staff are poorly trained with limited ability ,and very few are in it for the long haul.

Council fails to use all the expertise available in the community

You need to harness the residents to develop a sense of place for all.

Question 8: Individual Merits

Common sense and practicality need to prevail when renovating, extending or something else, otherwise you could go all the back to unsewered, unpowered houses with wood-fired cooking and heating. Houses need to be livable, lovable and safe for habitation and enjoyment. We love living in our very old house, but it is not very functional or attractive... yet.

I don't understand the 'streetscape and character' of ridiculously high-rise buildings. I am pro-regeneration, livability and progress, but not a fan of ugly, out-of-place development.

Question 8: MOST DEFINITELY
Question 9: A bit of both
Question 10: Footpaths in keeping with heritage area
Planning, traffic, heritage departments should be coordinated having interdepartmental meetings so that they know and have consensus on development in keeping with the heritage areas.
There should be an extension for submissions. Public meeting only held last Monday night (which was a good presentation).
Question 9: Mixture of both merit and prescriptive.
<p>Single storey additions need to be prescriptive as council are prejudiced towards developers and do not adhere to the current DCP controls. For example the DA next to our house ^{***(address removed)***} - we now have solar access for only 1/2 hour x 2mtr sq in our backyard (DCP states we should have minimum 2hrs). We presented our opposing shadow diagrams which council excluded in your report to councillors. Our diagrams showed that the DA architect conveniently excluded the house behind us in shadow diagrams but included it in streetscape diagrams. Your council planners ignored our diagrams and did not present them. Our solicitor advised us that we could take the case to Supreme court and would be highly likely to win but would cost us \$50K for your incompetence at council. You cannot be trusted to use the guidelines to protect the community and their neighbours. This would not have happened in Glebe, Tasmania or any other historical area. Fort Drive now will have 4 out of 8 of the houses on the street new thanks to NCC. You are allowing what heritage is in area to be so diluted it will not be unique. If you buy in a heritage area you should expect heritage restrictions.</p> <p>This survey is 12 months too late for us but I hope in the future from this survey you can't do what you did to us to someone else. If you allow hybrid extension you will lose the heritage charm of the area.</p>
Some new buildings in this area seem completely out of place and I don't understand how they were ever approved.
Specifically designated as a residential and tourism precinct so that whatever development is approved must reinforce the heritage qualities of the area.
street traffic (traffic flow) must be strictly monitored to allow for ongoing 'village' feel to the east end. with recent traffic diversion due to upgrading works at Nobbys etc, significant increase in fast traffic on Scott St east of Zaara St, all travelling well above 40km/h and sometimes reckless driving as well. The idea should be to keep traffic in the residential areas to a minimum and enforce a 40km/h speed limit, while directing tourist/visitor traffic to the outer ring ie. Shortland esplanade, foreshore road.
The area is slowly being modernised there has been modern buildings built that do not blend into the surroundings. Traffic is being forced into the streets as they travel to the beaches leading to the

lost of the village atmosphere. The parks are great.

The former LEP should be adhered to. No high rise in old centre

The new road diversion along Nobbys road has made it too dangerous for elderly residents, children, mothers with prams and visitors to cross to the bus stops and parks. We need speed humps and crossings to slow the cars down especially turning left from Scott onto Nobbys Rd. The cars fly around and then speed up. Also some terraces have been sitting in a state of neglect with their owners living in Queensland and renting them out for years. They should be made to keep their property in a state of repair. The buildings spread termites to neighbouring properties and lower the standard of the whole area -especially along Scott St.

The problem with off street parking and the requirement of owners to have off street parking is ruining the streetscape. Often all one needs at the front of an altered or new building is a garage.

When the original houses were built there was no need for such provisions. Also I feel that government is wanting to remove heritage conservation from the planning statutes. Many heritage areas in Newcastle have in the "old" housing stock so that the "big end of town" particularly sees these areas as being ripe for redevelopment and of course as a consequence real estate and business interests are keen to have entire areas bulldozed or demolished as was the case in Newcastle East in the early 70s. They did not succeed then so now it is being done by stealth.

Overseas, heritage buildings are greatly valued.

The time limit for residents to oppose DA is too short (21 days) as they need time to prepare & consult with other neighbours and professionals (architects, planners) as the controls are more detailed for the area. A longer period should be allowed for Heritage DAs. The DA lodger has had months to prepare for the DA when the residents only has days to prepare a case. totally one sided

DAs have a greater importance than the area as a whole. I truly thought that only DAs out of the view of streetscape was allowed.. ie. first floor addition to a single storey building is to be located at the rear and must not be visible from the street frontage..I was totally wrong when I purchased my house..as it is merit definitely not prescriptive...

Why has council/heritage council allowed the building of a modern building on an aboriginal site in Bond st?

There have been some shocking DAs approved in Newcastle east which detract from the environment, and impinge on neighbours. I hope that there can be better conservation stds applied in the future.

There needs to be a strong statement about the desired "feel" and long term goal, which might identify what is not to happen (ie changes to height regulations or shadow effects). The heritage plan needs to strongly identify what is not to happen and mistakes that have been made.

There also needs to strong evidence that the heritage plan is inter-departmental.

This is an area of historical and architectural importance. IT attracts tourism. It should be preserved from the greed of developers that we have witnessed in the disgraceful land grab of the railway.

This is an historic area. We need to retain the low rise streetscape and encourage maintenance and repair of houses and terraces.

Too much Council interference by personnel who are not leaders in their field.

Very important to keep this unique area protected

we chose to live here because of the heritage aspects, and low rise.

Yes - the development applications that have been approved for Boatmans Row make a joke of the Heritage Plan and value of Newcastle East.

No high rise should be allowed in the area. Improved public transport should be included in this plan plus the historical railway station should be re-instated!!