



Newcastle ● voice

**Development Control Plan Review:
Heritage Conservation Area –
Cooks Hill Survey Results**
March/ April 2014

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Executive Summary

As part of the Cooks Hill Heritage Conservation Area (CHHCA) review, a survey of local community members was conducted to gain an understanding of what residents and property owners value about the CHHCA. The survey was conducted in March and April 2014 and was completed by 197 Cooks Hill residents, which represents a response rate of 6% of the Cooks Hill total population.

Key finding among Cooks Hill residents include:

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

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

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

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

Introduction

As a part of the Cooks Hill Heritage Conservation Area (CHHCA) review, it was decided that local community members should be consulted in the form of a survey.

The survey was undertaken as a first step in consultation with the community about the CHHCA review. The objectives of the CHHCA review 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 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 best practice defined by the NSW Heritage Council.
5. incorporate input from property owners, residents and industry stakeholders on how the development controls are best structured and designed.

Report purpose

The aim of the study was to gain an understanding of what residents and property owners value about the CHHCA 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 Cooks Hill. These elements will be considered and incorporated into the DCP. The information will be reported to Council as part of the CHHCA review as background data. Respondents to the survey were asked if they wish to receive the Results via mail or email, with 131 respondents indicating they wish to receive results.

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 Cooks Hill State Suburb area and the CHHCA. Flyers (see Appendix II) were delivered to all residences in the CHHCA directing residents to the survey. The total number of persons in the Cooks Hill State Suburb area, above the age of 15 years is 3,163 (ABS Census 2011). Newcastle Voice members (n=62) residing in Cooks Hill were also invited to complete the survey.



Source: ABS (2011 Census), Cooks Hill NSW State Suburb (SSC)



Source: Cooks Hill Heritage Conservation Area

Data collection

The online survey was open from 14 March 2014 to 14 April 2014. Based on feedback from the community, the survey was opened to all Newcastle Local Government Area (LGA) residents¹.

Newcastle Voice and Council’s Heritage Strategist held two information booth sessions on the 24 March 2:30 - 5:30pm and 26 March 10 - 12:30pm, where Cooks Hill residents could complete a hard copy version of the survey.

Response rate

In total, 216 responses to the survey were received. Of these, 197 were Cooks Hill residents, which represents 6.2% of the Cooks Hill population. The margin of error is ±6.8 percentage points at the 95% confidence level.

¹ The focus of this report is on Cooks Hill residents. Results from non-residents can be found in Appendix III.

Survey Findings

While the survey was open to the broad community, the focus of this report is on Cooks Hill residents (91% of all respondents). These results are outlined in the following sections. Results from the 9% of respondents who are not Cooks Hill residents are presented separately in Appendix III.

Awareness and attitudinal

The following results are from respondents that identified themselves as Cooks Hill residents.

- The majority of Cooks Hill residents are aware that it is a Heritage Conservation Area (96%).
- Most residents agree that Cooks Hill should be a Heritage Conservation Area (93%).
- The majority of the resident's that responded to the survey had not lodged a development application (DA) with Council in the last 10 years (71%).

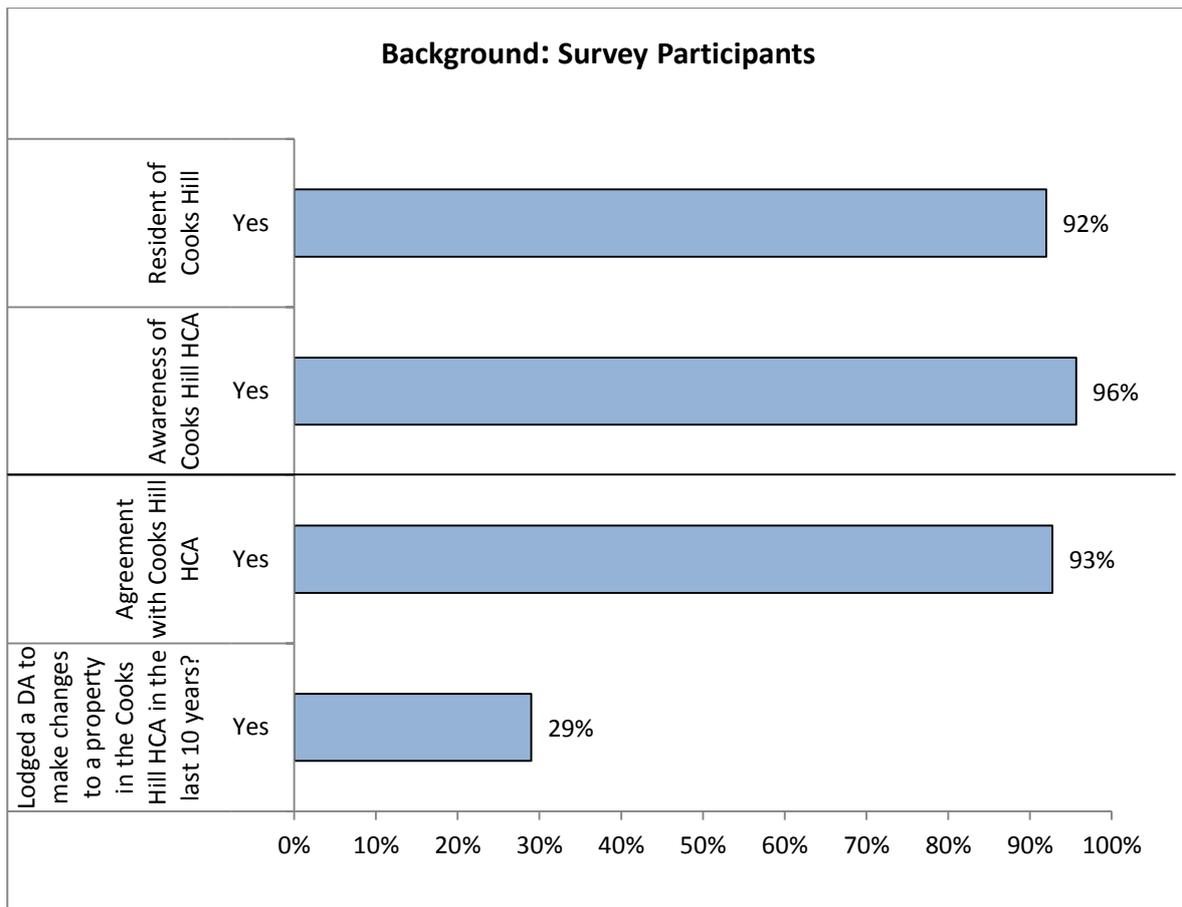


Figure 1: Background survey participants

Respondents were asked what they value most about being a resident of the Cooks Hill area. The most common responses were streetscape and character of Cooks Hill (86%), and proximity to facilities and services (84%) and heritage houses and buildings (82%).

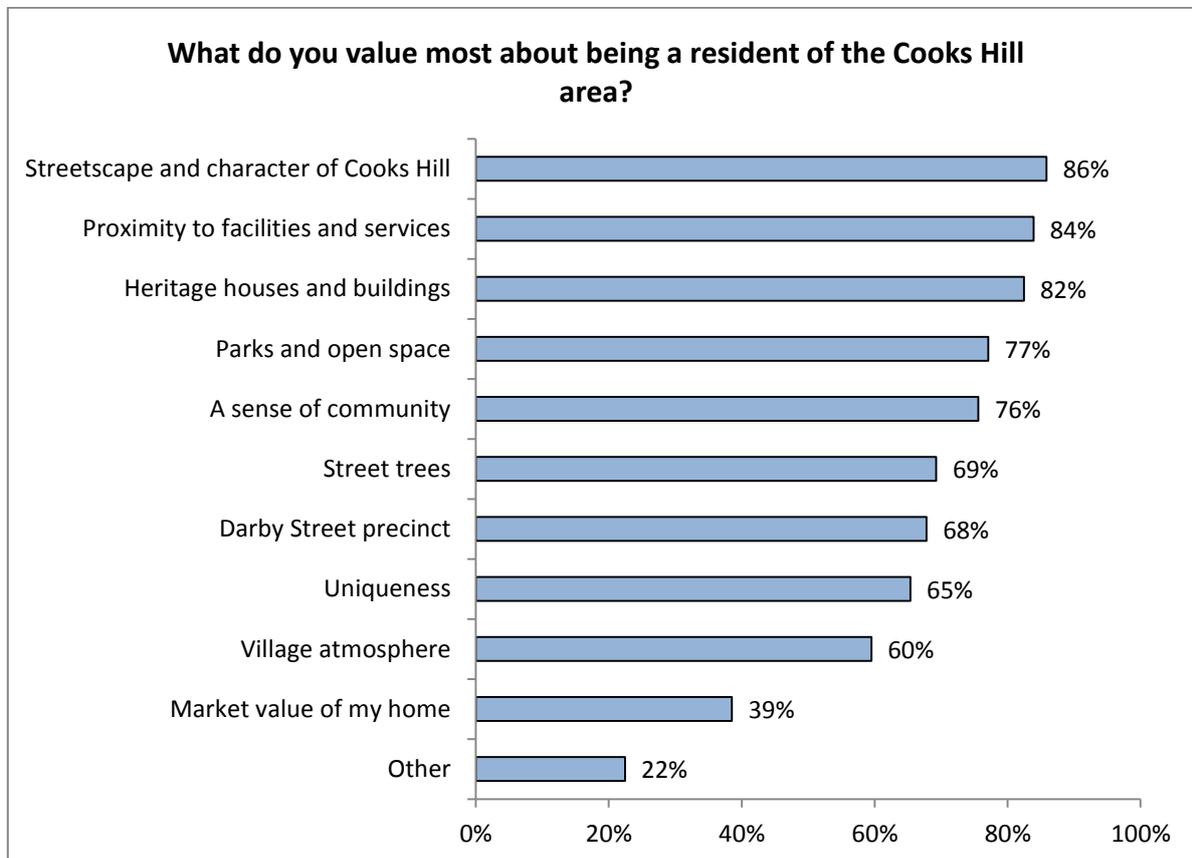


Figure 2: What do you value most about being a resident of the Cooks Hill area?

Note: Multiple responses were permitted.

Of the 22% of respondents who selected ‘Other’ as the aspect most valued in being a Cooks Hill resident, the most common comments were the history of the area (23%), absence of high rise (19%) and sense of community (16%).

“Cooks Hill & its heritage qualities help to tell the history of Newcastle in a tactile & visual way. This is important to future generations too.”

“Relatively few high rise developments.”

“Have lived here for so long, I know just about everyone.”

Other: What do you value most about being a resident of the Cooks Hill area?

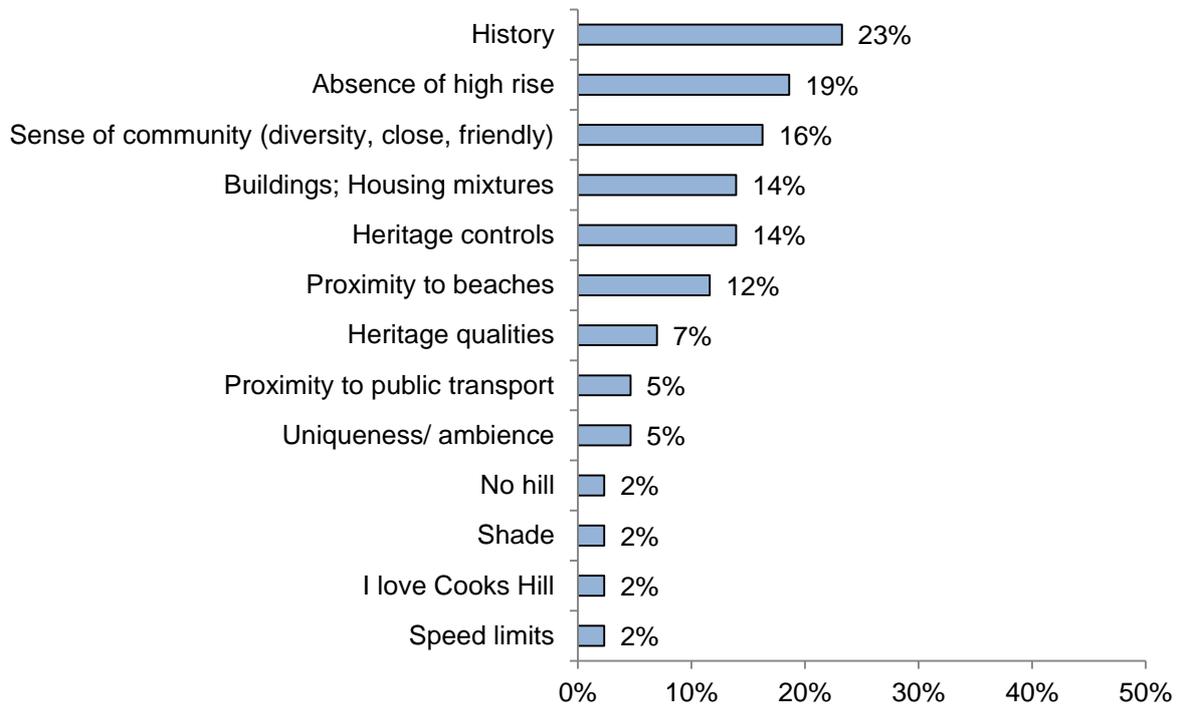


Figure 3: Other: What do you value most about being a resident of the Cooks Hill area?

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

Contributory buildings

- Most respondents believed that there are buildings in Cooks Hill that contribute positively to the character of the area (98%).
- When asked if it would be helpful for buildings that contribute positively to the heritage conservation area be identified on a map, many of the respondents agreed (57%). There were 27% that did not agree and 15% stated that they don't know.
- Respondents were also asked if there are buildings in the CHHCA detract from the character of the area, to which 81% of respondents agreed.
- Just over half of respondents do not believe it would be helpful to have buildings that detract from the character of the area displayed on a map (51%). Just under on third (29%) believe that it would be helpful and 20% didn't know if this is something that they would find helpful.

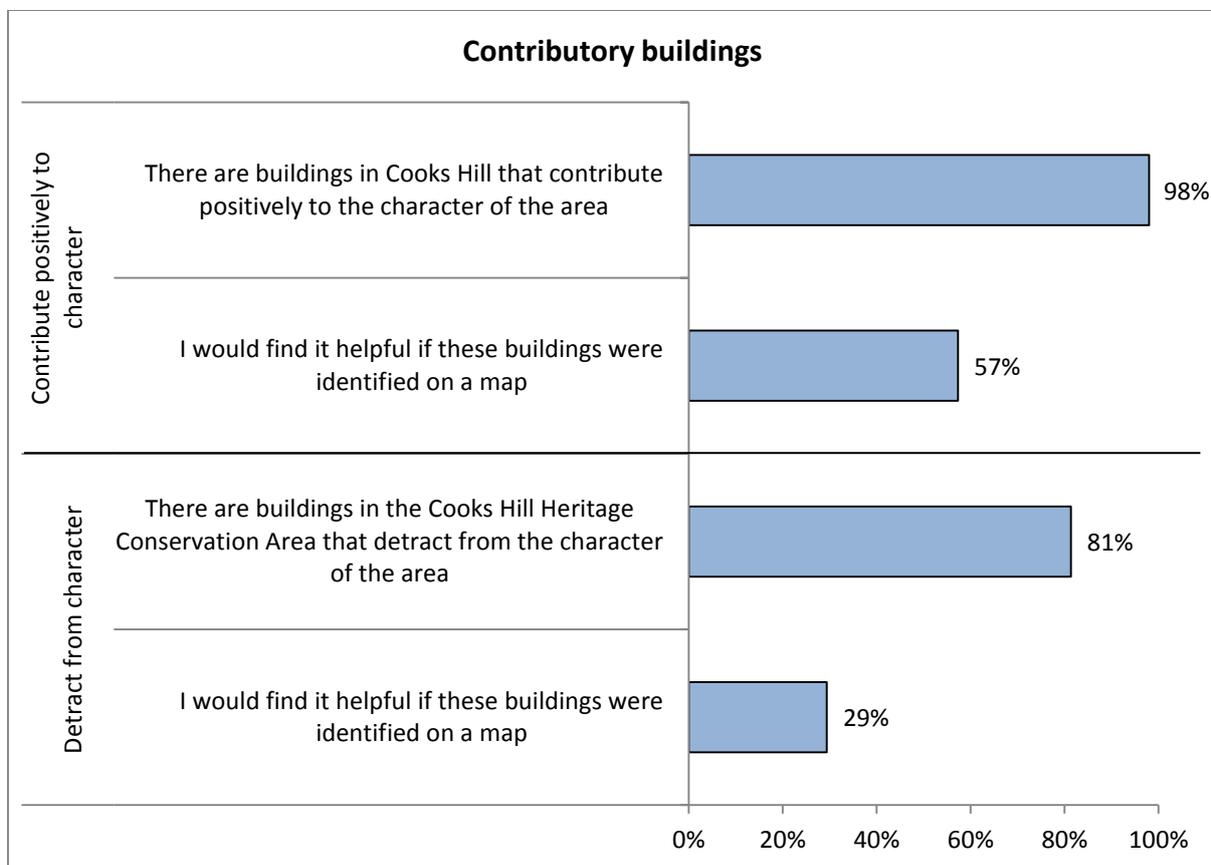


Figure 4: Contributory buildings

Regulation and development control

Respondents were asked 'under what circumstances do you think buildings in the CHHCA should be allowed to be demolished?' The most common response was if the building had poor structural conditions (58%), followed by the building has been altered and does not fit in with the areas character (50%) and if the building is in a poor condition (30%).

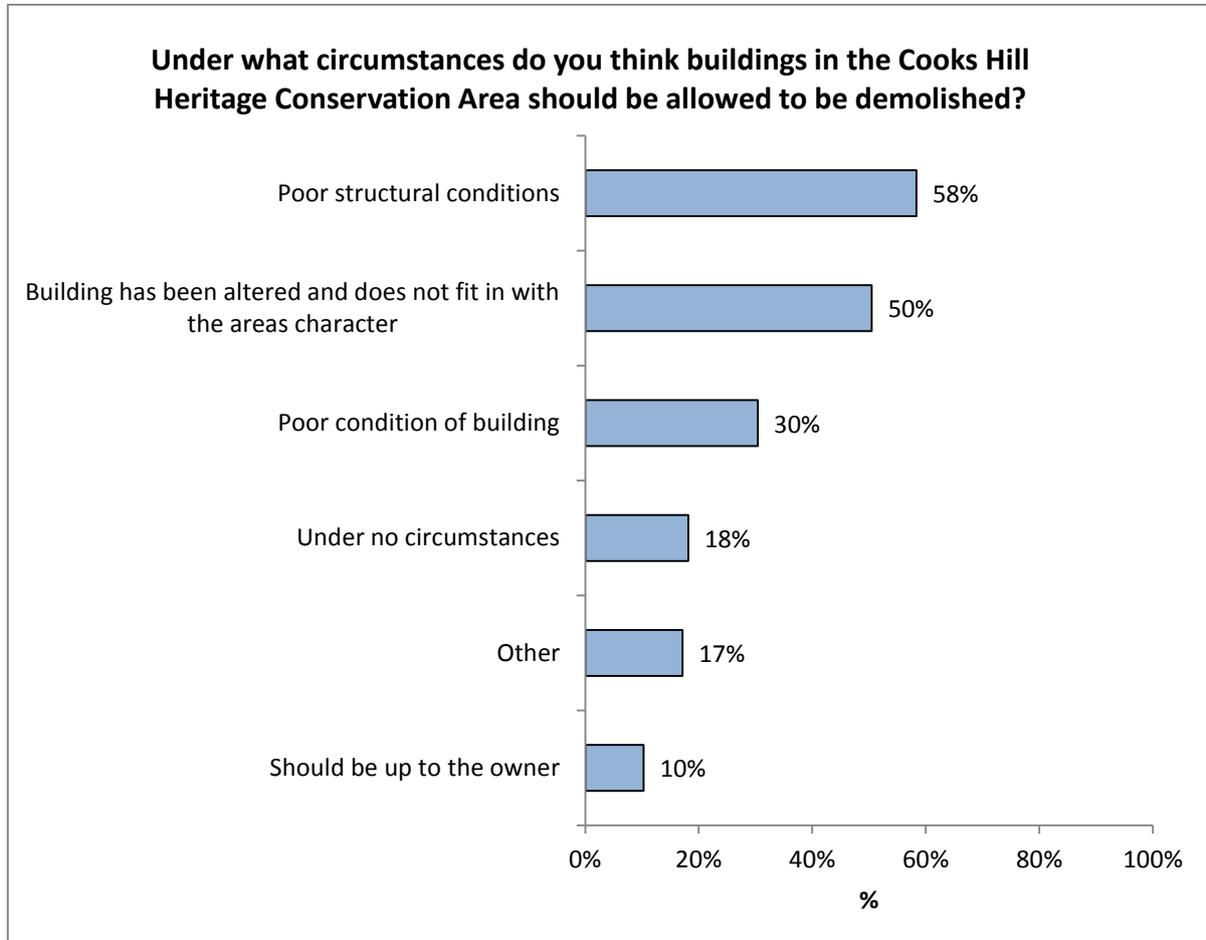


Figure 5: Under what circumstances do you think buildings in the Cooks Hill Heritage Conservation Area (CHHCA) should be allowed to be demolished?

Note: Multiple responses were permitted.

Respondents that elected 'other' as the reason for the circumstance in which buildings in the CHHCA should be allowed to be demolished were asked in an open ended question to comment on their reason. The most common comments were if the building has no heritage value (21%), doesn't fit character / no aesthetic value (21%) and should be particular to each building (15%).

“To make way for community agreed infrastructure.”

“Each case should be considered individually with proper consultation which includes all residents’ landholders in the affected heritage zone.”

“Depends on the significance of each building and if the proposed replacement is in the character of the area.”

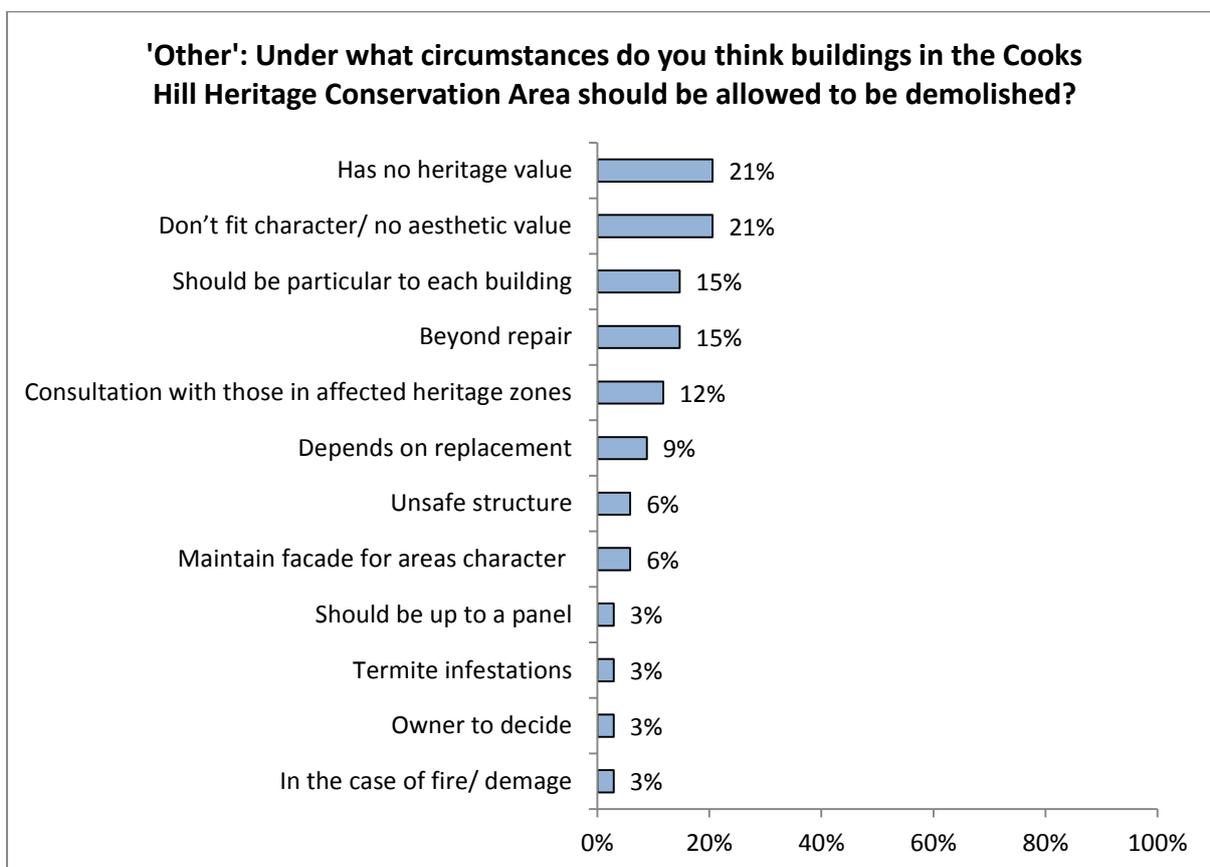


Figure 6: Other: Under what circumstances do you think buildings in the CHHCA should be allowed to be demolished?

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

When asked whether new developments should be designed to fit the existing character of the CHHCA, the majority of respondents agreed (86%).

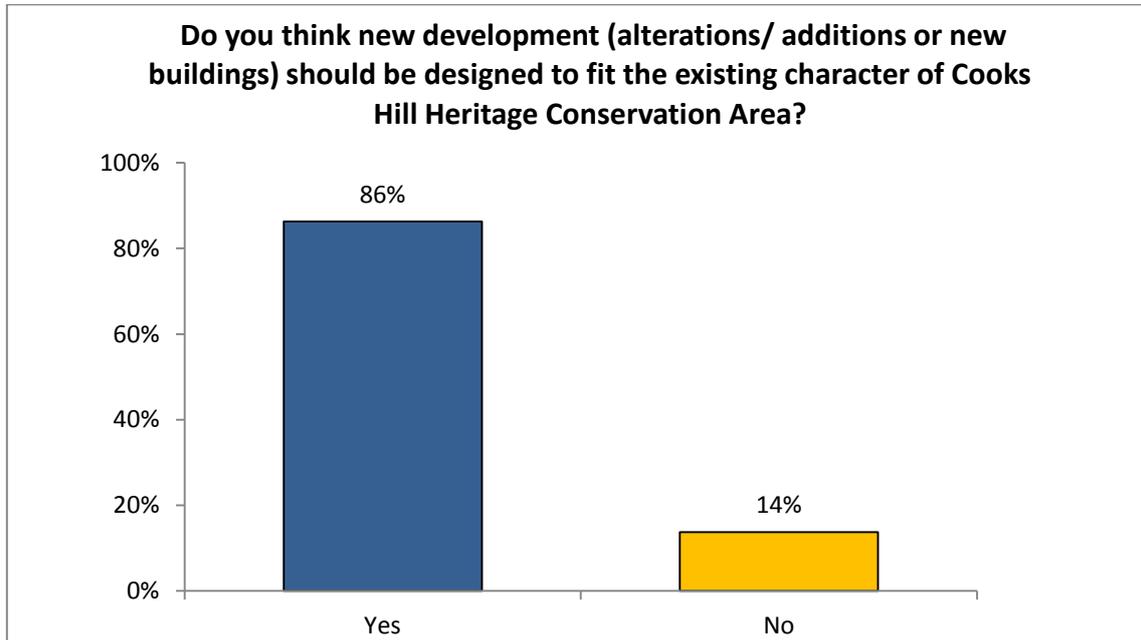


Figure 7: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of Cooks Hill Heritage Conservation Area?

Respondents were also asked their preferences in regard to standard the guidelines for development in the CHHCA, with an examples given for merit-based and prescriptive guidelines. Opinion was divided, with slightly more support for the merit based guideline (55%) versus the prescriptive standard (45%).

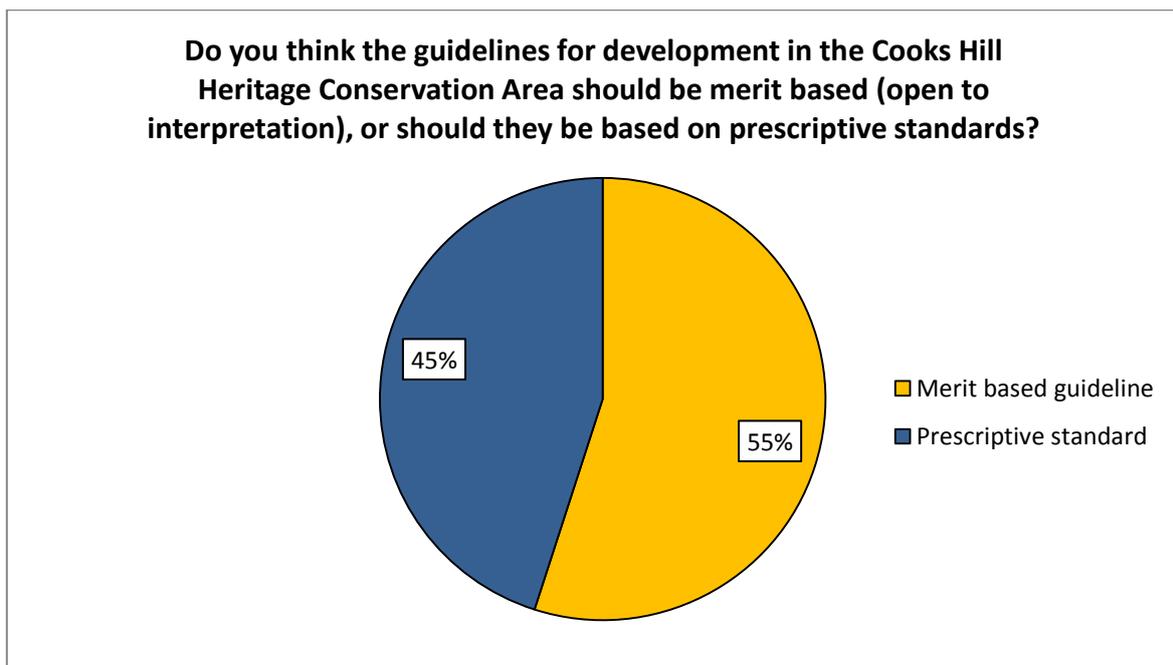


Figure 8: Do you think the guidelines for development in the Cooks Hill Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Respondents were asked what options they would like to see included in the DCP guidelines for the CHHCA. The most common response selected was 'up to the minute sketches, models, and concept plans for new buildings in Cooks Hill' (71%), followed by 'up to the minute architect designed sketches, models, and concept plans for alterations / additions to existing buildings in Cooks Hill' (69%), and 'guidance about improving the environmental performance of buildings in Cooks Hill' (67%).

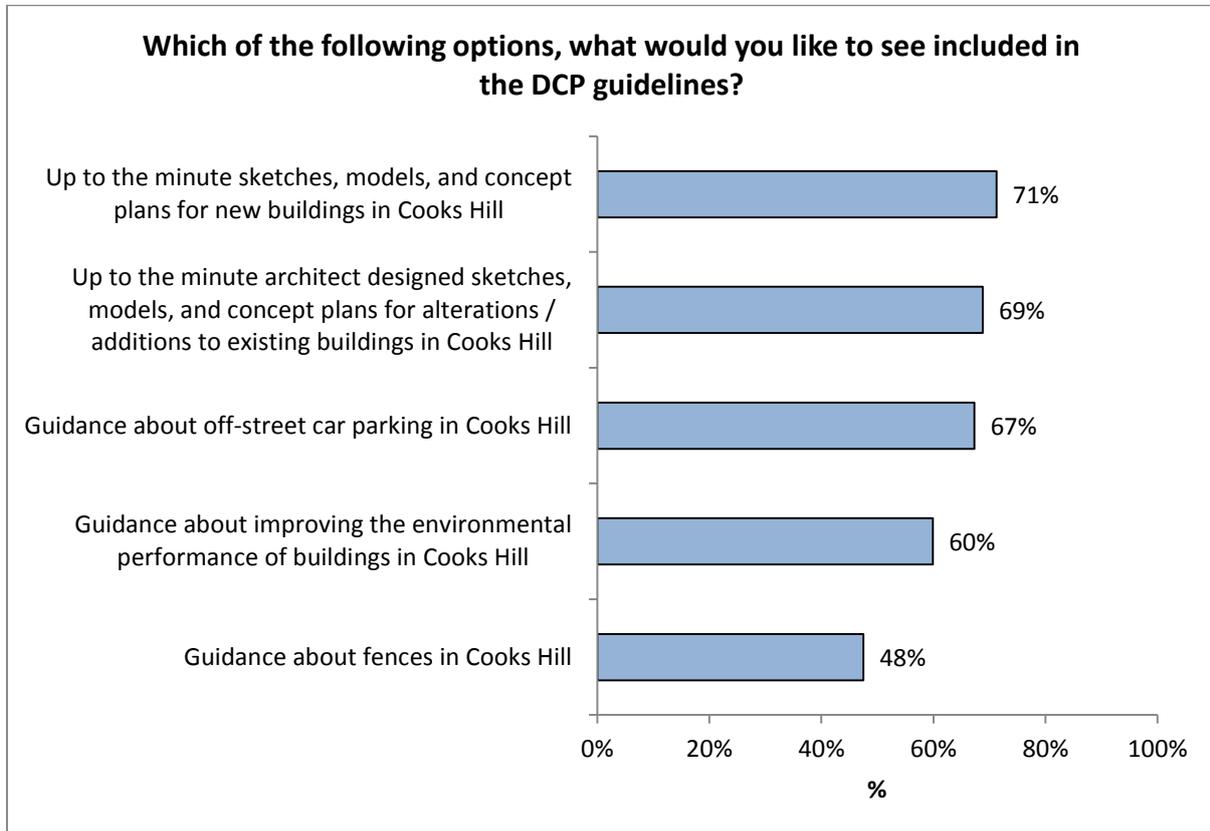


Figure 9: Which of the following options, what would you like to see included in the Development Control Plans (DCP) guidelines?

Note: Multiple responses were permitted.

Additional comments

The graph below depicts the results from those respondents who provided a comment in response to an open ended question asking whether they had any additional comments in regards to the CHHCA. Full verbatim responses can be found in Appendix IV. The comments that were received were either DCP specific or Council specific:

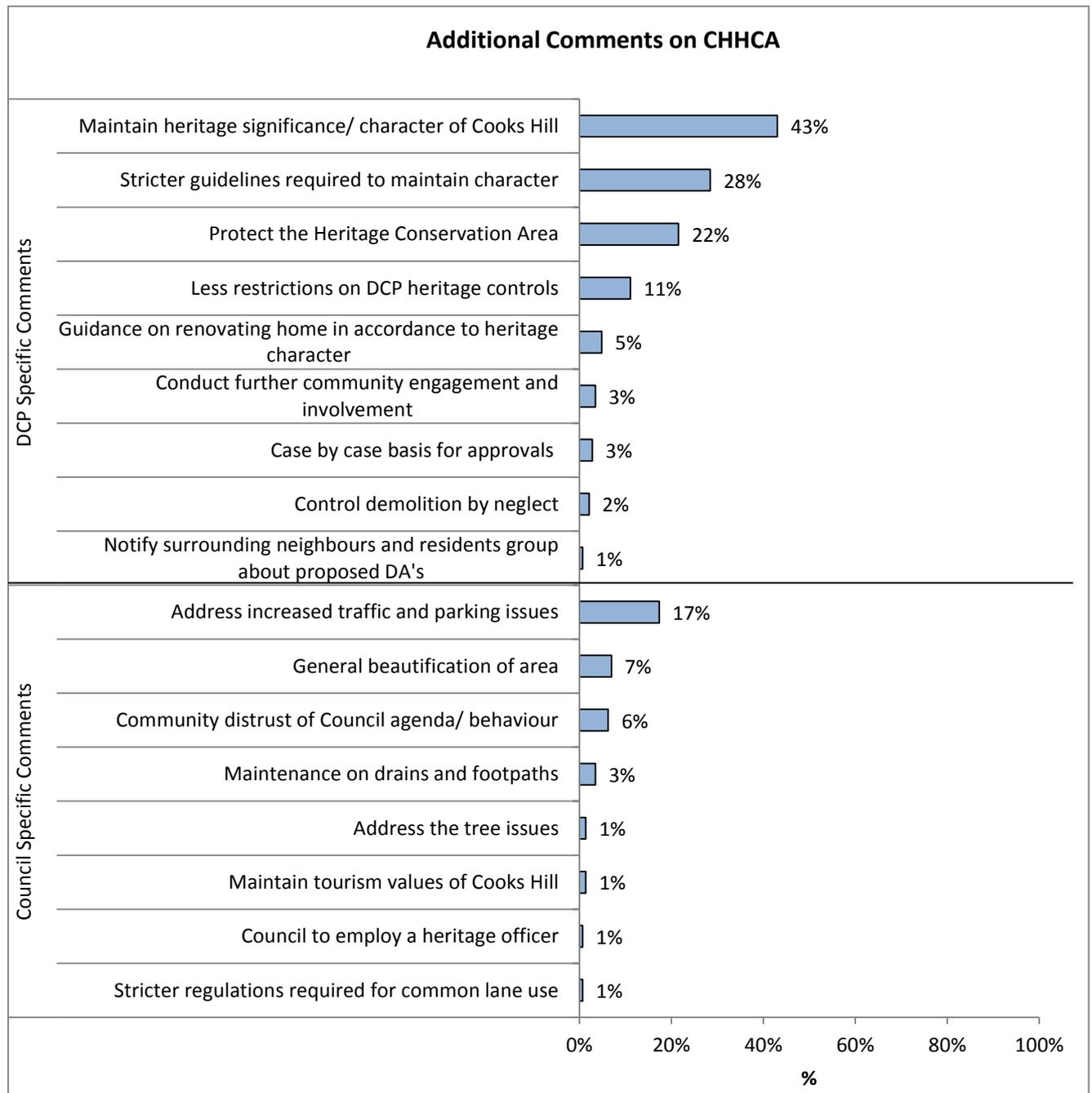


Figure 10: Additional comments

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

Comments received surrounding the DCP were mainly in regards to;

Maintaining heritage significance/ character of Cooks Hill (43%): Respondents identified how important it is for Cooks Hill not to lose its current character.

“Please keep the village atmosphere and let’s not allow over developments of any type.”

“The reason I, and many of my neighbours, purchased in Cooks Hill is it's unique character.”

Stricter guidelines required to maintain character (28%): Respondents commented on overdevelopment, land scaping controls, unapproved alterations/ additions, garages/carports, modern looking buildings, highrises, developments like Bimet lodge.

“Please don't let the developers in to knock down the old and replace with Mac mansions.”

“The area should be maintained with all the character of a heritage area so that high rise developments should be excluded.”

Protect the Heritage Conservation Area (22%):

“We must preserve this microcosm of what Newcastle used to look like. Once it is built over, it is gone forever.”

“It is important to retain heritage guidelines with regard to DAs and proposed new structures.”

Less restrictions on DCP heritage controls (11%): Some residents believed that the controls are too restrictive and do not allow the area to evolve. Some believe that home owners are not given enough rights, the process is time consuming and it is difficult to adhere to the current restrictions (particularly those surrounding off street parking).

“A heritage conservation area needs to be able to evolve over time.”

“The time taken to get approval for repairs or simple things like a rear garage or patio is overlong.”

“Being too prescriptive about materials, colour schemes et can be problematic. A heritage area can be made more interesting by having buildings that challenge perceptions through the use of modern materials and new colour schemes.”

Comments received surrounding Council were mainly in regards to;

Council needing to address increased traffic and parking issues (17%): Respondents commented on the difficulties facing residents in terms of off street parking and parking in the vicinity of their residence and ignorance of speed limits by motorists was also commented on.

“My whole family has to park on the street, often a whole street away. This is ridiculous!”

“The introduction of parking meters in Newcastle West and Union Street have put enormous pressure on parking in Cooks Hill and greatly diminished quality of life for residents.”

General beautification of area (7%): included comments surrounding implementing more frequent street cleanses, public street bins, more seating and maintenance of green areas.

“A few seats around the streets would be good.”

“(Lack of) Bins are a major problem on Laman street which detract from the aesthetic appeal.”

“Communal park areas and nature reserves should be preserved as a matter of importance.”

Community distrust of Council agenda/ behaviour (6%):

“(I) am disappointed that Newcastle City Council does not listen to the wishes of the people and are just keen to make a quick and easy buck regardless of the long term impacts the decision will have.”

“Staff who don't live in Cooks Hill make decisions on matters in Cooks Hill and frankly most locals think that you are incompetent or corrupt.”

“The key issue is the that Council is not complying with it's own DCP.”

Quick Poll results

- To gain feedback from the broader community a Quick Poll was open from 9 April to 22 April 2014.
- Participants were given a brief overview; Council is currently reviewing Development Control Plans for certain Heritage Conservation Areas. For further information please visit: www.newcastle.nsw.gov.au and go to About Newcastle, then History and Heritage.
- Participants were asked to select their most preferred answers for 'buildings in heritage conservation areas should be?'
- There were 623 responses.
- Sympathetically renovated with a mix of new and old was the most common choice (44%) and then retained (34%).

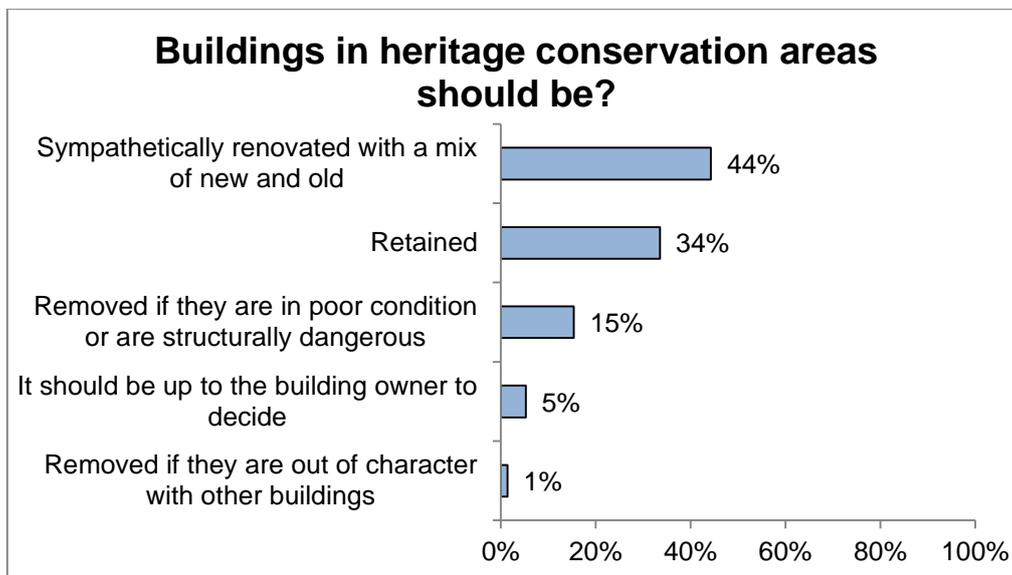


Figure 11: Quick Poll Results

Note: Multiple responses were permitted

Appendix I- Survey



Cooks Hill Heritage Conservation Area Survey

AWARENESS AND ATTITUDINAL

1. Are you a resident of Cooks Hill?

- Yes
- No

2. Are you aware that Cooks Hill is a Heritage Conservation Area?

- Yes
- No

3. Do you agree with Cooks Hill being a Heritage Conservation Area?

- Yes
- No

4. Have you lodged a Development Application with Council to make changes to a property in the Cooks Hill Heritage Conservation Area in the last 10 years?

- Yes
- No

5. What do you value most about being a resident of the Cooks Hill Area? Select all that apply

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

CONTRIBUTORY BUILDINGS

6. Do you think there are buildings in Cooks Hill 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

7. Do you think there are buildings in the Cooks Hill Heritage Conservation Area that detract from the character of the area?

Yes

No

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

Yes

No

REGULATION AND DEVELOPMENT CONTROL

8. Under what circumstances do you think buildings in the Cooks Hill 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 areas character

Should be up to the owner

Other

9. Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of Cooks Hill Heritage Conservation Area?

Yes

No

10. Do you think the guidelines for development in the Cooks Hill Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

An example of merit based guideline – a first floor addition to a single storey building is to complement the scale of the existing building and be compatible with neighbouring buildings

An example of a prescriptive standard – 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.

11. Which of the following options, what would you like to see included in the DCP guidelines? Tick those that apply.

Up to the minute architect designed sketches, models, and concept plans for alterations / additions to existing buildings in Cooks Hill

Up to the minute sketches, models, and concept plans for new buildings in Cooks Hill

- guidance about improving the environmental performance of buildings in Cooks Hill
- guidance about fences in Cooks Hill
- guidance about off-street car parking in Cooks Hill

12. Are there any other comments you would you like to make in regards to the Cooks Hill Heritage Conservation Area?

13. If you would like the results of this survey sent to you, please include your address below:

Appendix II - Flyer



Have your say **Cooks Hill Heritage Area Resident Feedback**

The Cooks Hill Heritage Conservation Area is currently being reviewed. As part of this process we want to understand what residents value about the character of Cooks Hill and what types of development should shape its character into the future.

Survey:

To complete the survey visit www.newcastle.nsw.gov.au and go to **Council**, then **Community Consultations** and **Current Consultations**. If you can not complete the survey online please come visit the information booth.

Information booth:

Where: Foyer of Newcastle Region Library,
Laman Street, Newcastle

When: Monday 24 March 2:30 - 5:30pm

Wednesday 26 March 10am - 12:30pm

For enquiries please call 4974 2785.

www.newcastle.nsw.gov.au



Appendix III – Results non-residents

The results in Appendix III are based on respondents to the survey who were not residents of Cooks Hill (9% of total survey respondents, n = 19)

Awareness and attitudinal

- Majority of non-resident respondents were aware that Cooks Hill is a Heritage Conservation Area (84%)
- Most agreed that Cooks Hill should be a Heritage Conservation Area (84%).
- Most of respondents have not lodged a DA with Council for a property in the CHHCA in the last 10 years (95%).

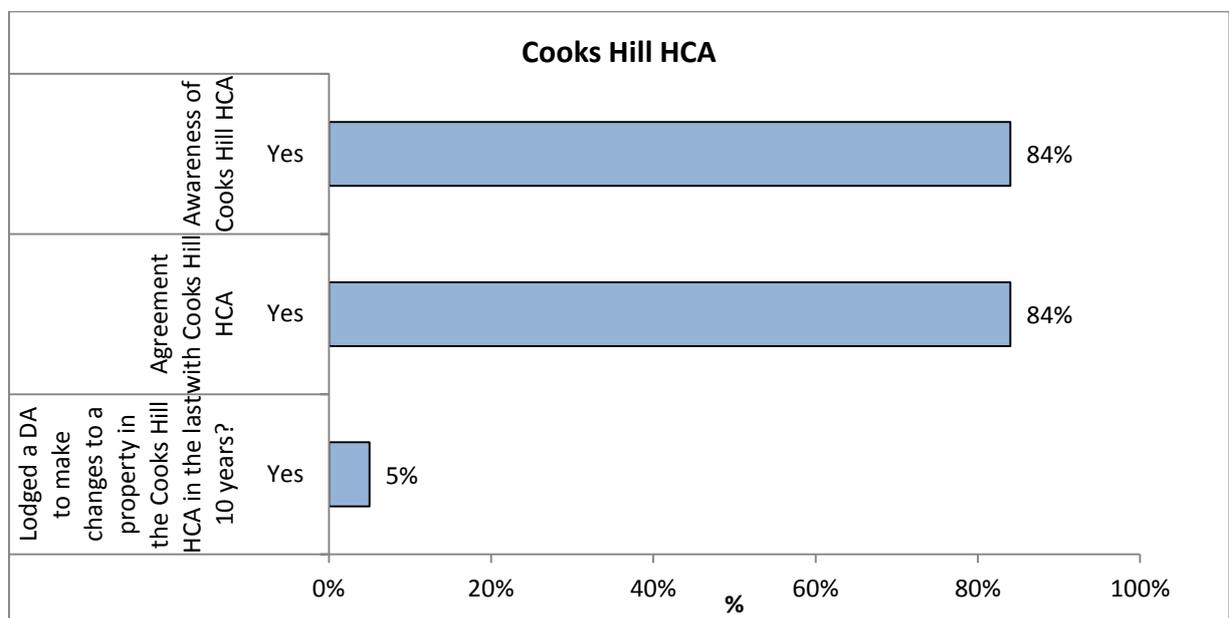


Figure 12: Have you lodged a development application with Council to make changes to a property in the Cooks Hill Heritage Conservation Area in the last 10 years?

Non-resident respondents value Cooks Hill for its street trees (68%) streetscape and character of Cooks Hill (68%), and heritage houses and buildings (63%).

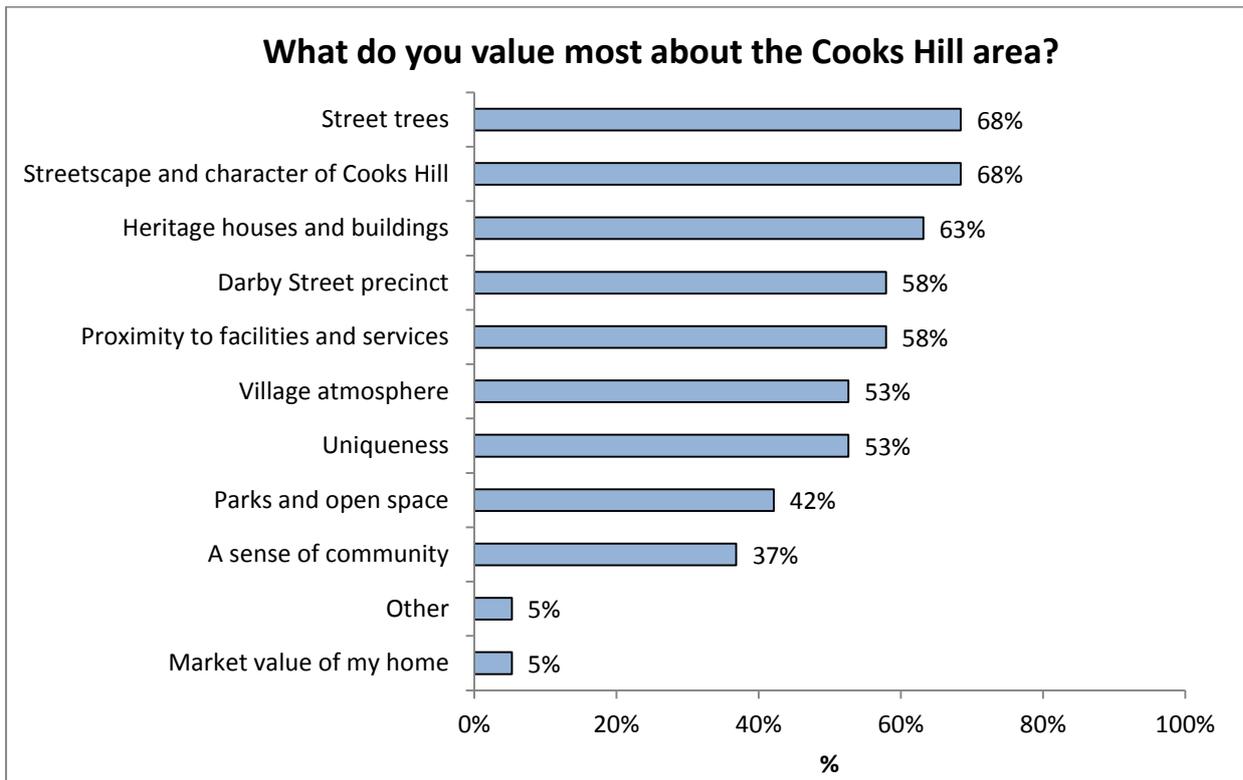


Figure 13: What do you value most about the Cooks Hill area?

Contributory buildings

- Most of the non-residents believed that there are buildings in Cooks Hill that contribute positively to the character of the area (95%).
- When asked if it would be helpful for buildings that contribute positively to the heritage conservation area to be identified on a map 74% of respondents agreed. There were 11% that did not agree, and 16% stating that they don't know.
- Respondents were asked if there are buildings in the CHHCA detract from the character of the area 68% of respondents answered 'yes', compared with 32% answering 'no'.
- Results were divided for 'would you find it helpful to have buildings that detract from the character of the area displayed on a map?' No and don't know both 47% and 5% yes, if this is something that they would find helpful.

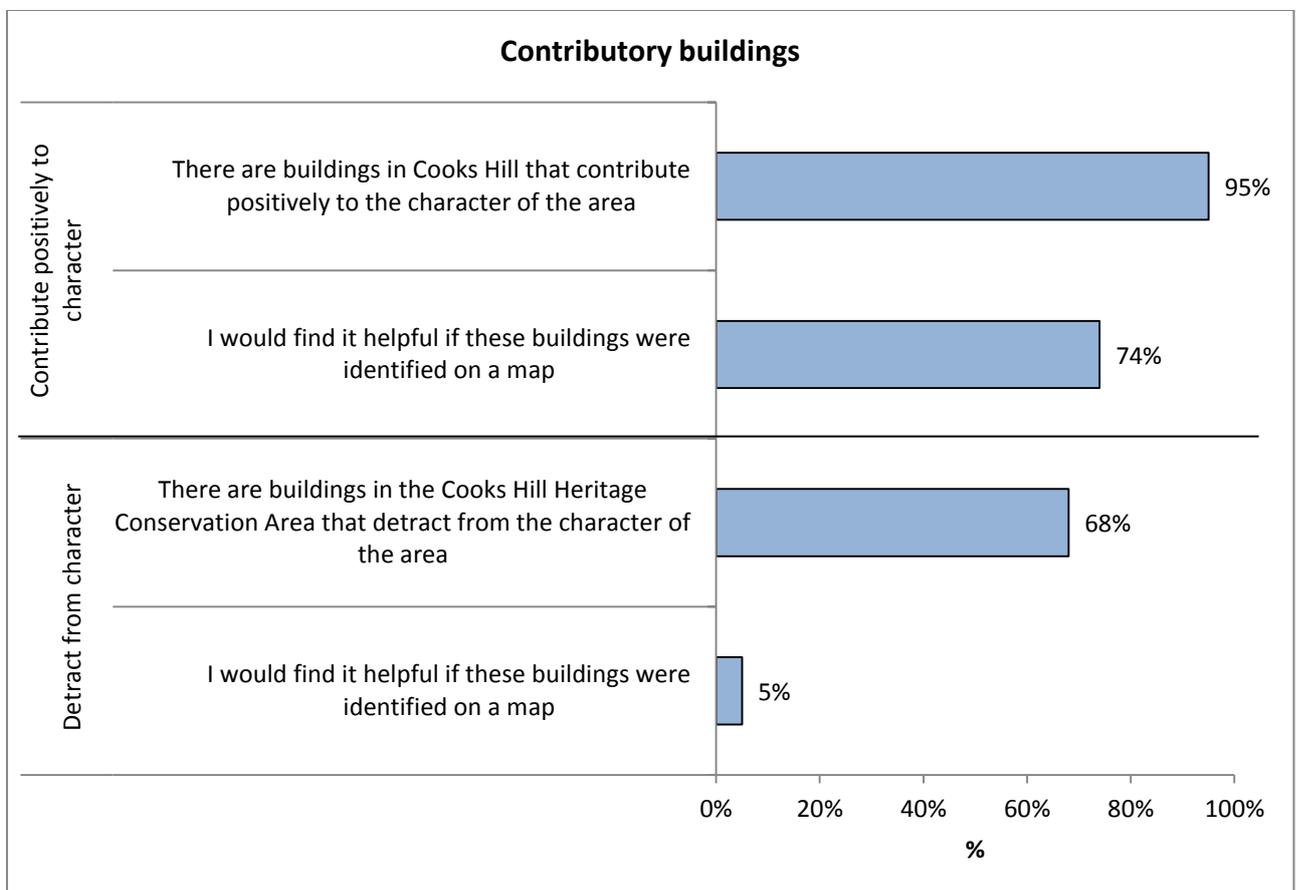


Figure 14: Contributory buildings

Regulation and development control

Non-residents were asked 'under what circumstances do you think buildings in the Cooks Hill Heritage Conservation Area should be allowed to be demolished?' The most common response was building has been altered and does not fit in with the areas character (63%) and poor structural conditions (63%), and poor condition of building (42%).

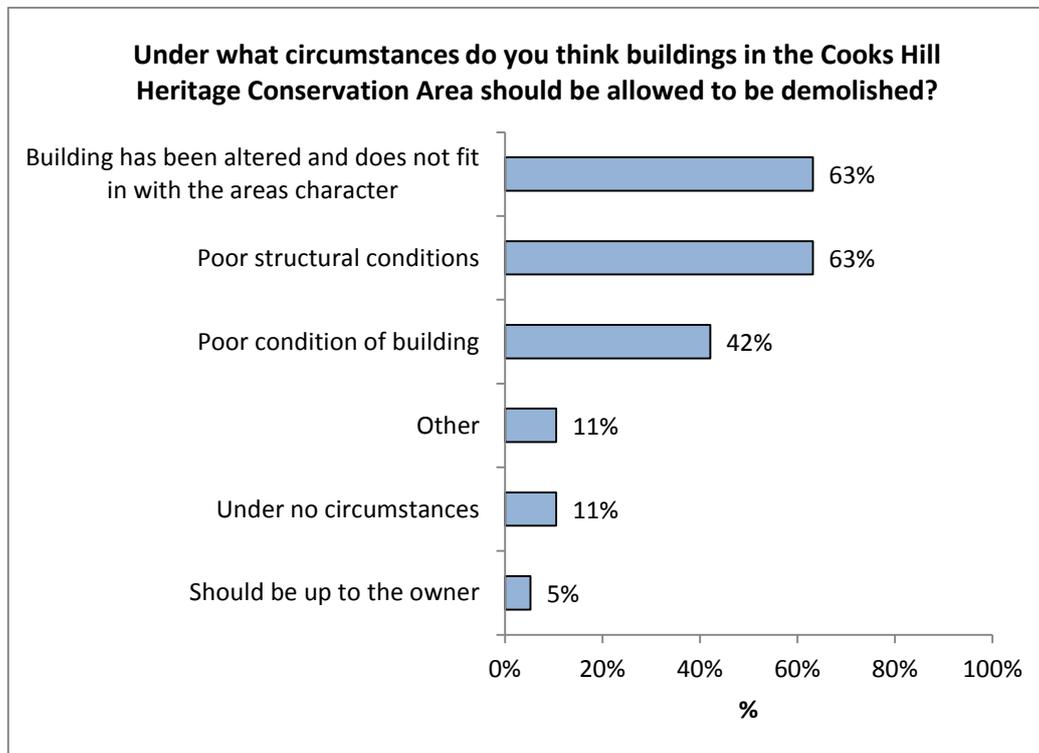


Figure 15: Under what circumstances do you think buildings in the Cooks Hill Heritage Conservation Area should be allowed to be demolished?

The majority of respondents agreed with new developments being designed to fit the character of the Cooks Hill HCA (79%).

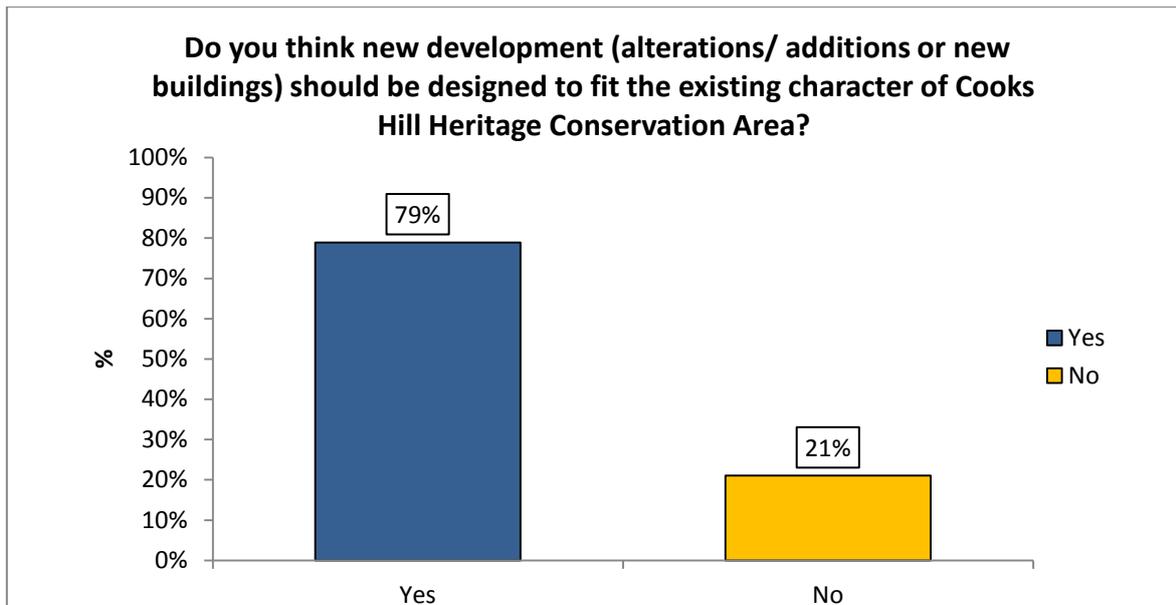


Figure 16: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of Cooks Hill Heritage Conservation Area?

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

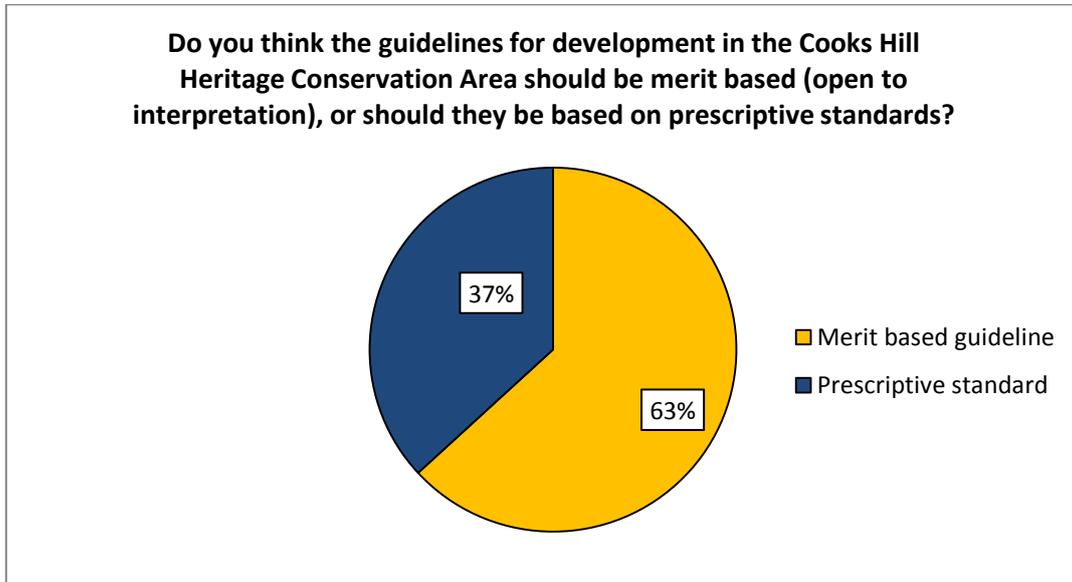


Figure 17: Do you think the guidelines for development in the Cooks Hill Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Non-residents were asked what options they would like to see included in the DCP guidelines. The most common response selected was up to the minute sketches, models, and concept plans for new buildings in Cooks Hill (79%), followed by ‘up to the minute architect designed sketches, models, and concept plans for alterations / additions to existing buildings in Cooks Hill’ (74%), and ‘guidance about improving the environmental performance of buildings in Cooks Hill’ (53%).

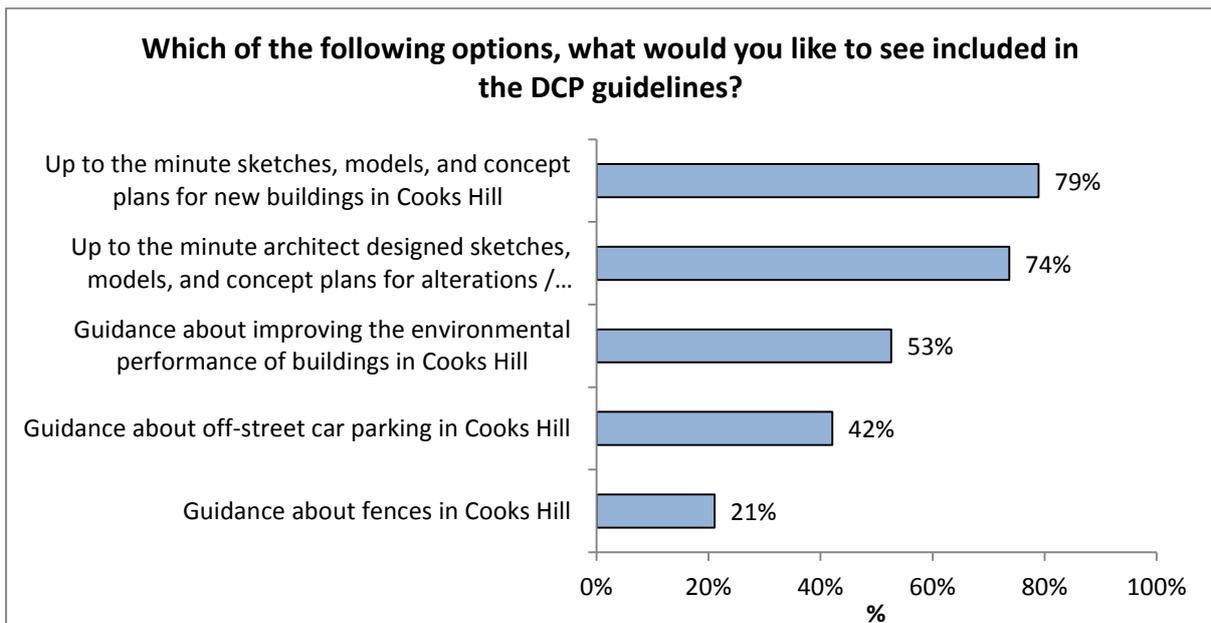


Figure 18: Which of the following options, what would you like to see included in the DCP guidelines?

Appendix IV- Verbatims

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

Values_Other.
What do you value most about being a resident of the Cooks Hill area?
Verbatim Responses
A unique working cottage area so rare in many towns and cities. Surely we have learnt from the mistakes of other Australian cities. The dollar is not the only thing we strive for I this society. A place in history is also vital.
Absence of high rise buildings
access to public transport
Ambience and 40km speed limits
Beach
Beaches
Certainty of heritage building code adherence
close to the beach
community initiatives - street art & community garden
Convenience
Cooks Hill & it's heritage qualities help to tell the history of Newcastle in a tactile & visual way. This is important to future generations too.
Development not compatible with the area is not permitted
Friendliness
Friendlyness
good public transport
Have lived here for so long, I know just about everyone
Historical significance of area and building facades
Historical/ old and interesting area
Housing mixture
I love Cooks Hill!
Knowing next door can't be demolished and a McMansion built
low rise character

max 2 storey houses
Mix of renters and home owners. Inner city, mix of old and new
No "knock downs"and ugly new McMansions
no high rise/tall buildings
Not built up
Old light and shade
On the flat - no hill!
Only one multi storey building in the suburb
Proximity to beach
Proximity to beaches and pools
Proximity to facilities are changing- many are now in Charlestown
reflects some of the 1800's history of Newcastle
Relatively few high rise developments
That for 2 generations my family have lived here
The fact that high rise and multiple dwellings are restricted to existing buildings
the history of inner city Newcastle that can be seen in the early buildings
The history of the suburb and the fact that most of the buildings in Cooks Hill contribute to the streetscape. For me heritage means cherishing our heritage. The fact that you are asking for this feedback suggests that you wish to make changes which will adversely impact upon the heritage. Council's track record of listening and responding to the Community is not a reassuring one. Please keep the heritage value of this suburb so the next generations can enjoy it. Council has a responsibility to do this.
the sense of history
The variety of old homes which add character to the streetscape. This is in direct contrast to other suburbs where the new housing consists of characterless "concrete blocks".
very diverse community
Wrought Iron

Yes_demolish_Other.

Under what circumstances do you think buildings in the Cooks Hill Heritage Conservation Area should be allowed to be demolished?

Verbatim Responses

Buildings or structures that don't fit with the character

buildings should not be allowed to be fall into disrepair such as TPI House

buildings that were built as totaly out of character with the heritage values of the area and were allowed to be built previous to the heritage listing.

Buildings which have been approved in the past but do not fit in with the heritage style of Cooks Hill

Built after a certain year (eg 1960)

Careful consideration of heritage values and significant assessment shouldbe carried out on each occasion.

Depends on the significance of each building and if the proposed replacement is in the character of the area.

depends on what is going to replace the original building

Each case should be considered individually with proper consultation which includes all residents landholders in the affected heritage zone.

facade should always remain or be conserved to maintain character

following fire or other destructive act

for a new, suitably scaled and detailed, modern building

Has no heritage value

holds no aesthetic value

I dont' want peole to let good buildings go to ruin just so they could be knocked down and have some great monstrosity built in its place.

If it is out of character of the heritage area and beyond reasonable repair

If it is unsafe fix it or yes demolish

if not a heritage building

If the property is dangerous

If you purchase a property in cooks hill you should be allowed to change the property as you see fit. There are plenty of eye sores in cooks hill that are confined to the heritage rules and bring the suburb down. heritage rules prevent development and growth in the suburb.

ig not a heritage listed house
not an heritage building
Only for very compelling reasons, and only after exhaustive consultation leading to broad community consensus
poor condition of building/structural condition IF it can be safeguarded from unscrupulous owners letting their buildings deteriorate SO THAT they can demolish & rebuild.
Replacements must fit into character of surrounding buildings/area
Restrictions should only apply on houses that actually have specific heritage value not as a blanket over all houses including those houses with no heritage value at all
termite infestations
these options are too limited. Should be up to a panel of randomly chosen residents.
This is an impossible question to answer out of context. If there is an earthquake again there may be real problems. Many buildings have significant heritage value and to allow a developer to demolish a building is not what I agree with. Cooks Hill is a low rise old suburb with beautiful historical buildings. If Council has plans to allow demolition to change the suburb's appearance and to allow us to lose our heritage then I would be firmly opposed to this.
to make way for community agreed infrastructure
Too subjective, all of the above could be appropriate in different circumstances, regulation by planning dept needs to be strong
ugly newer buildings e.g. YMCA hall behind house on corner of Council & Dawson Sts
Unoccupied. Let go-
Where flats/houses have been built in place of previous heritage buildings new developments in keeping with heritage building features should be allowed to be built. This would help restore / grow the heritage appeal of Cooks Hill.

Additional_comments.

Are there any other comments you would you like to make in regards to the Cooks Hill Heritage Conservation Area?

Verbatim Responses

- Bins a major problem on Laman street which detract from the aesthetic appeal (littered about street).
- Property owners building into common lane ways should be stopped

1. I hate seeing garages/car ports at street level
2. Alot of newer development that is not in character with the heritage conservation area should be able to be redeveloped to get a better design outcome - some are horrid and 'detract'
3. i think we need better guidelines of what we want to see if the site is completely redeveloped or a vacant site is to have a new house on it. I hate a fake heritage building. sometimes modern against old is a lovely contrast. as long as the height, bulk and scale all complement each other.
4. i would like landscaping controls to be a part of the DCP for Cooks Hill Heritage Conservation Area
5. I love Cooks Hill Heritage Conservation Area and would not want it to be anything other than what it is. I vote for no change in this area.
6. Some guidance on how to renovate your home and keep it in accordance with the character of the area would be useful.

1. Traffic: Traffic is increasingly detracting from the walkability and livability of cooks hill. I live on Union st and walk up Tooke st. Tooke St is a drag strip rat run for taxi's, domino's pizza motorbikes and large volumes of commuter traffic. This has substantially increased since the lights went in at union/parkway removing the right turn onto union heading west. Vehicles routinely travel at 60km/h + in a what is a 40 zone, shared with the disabled/elderly from Shedden Park and kids walking to School, Netball and Centennial park. This needs to be looked at for a low cost solution to localize the traffic (e.g. make a dead end across Tooke at Centennial Park by raising the speed hump a metre; and permit right turns again from parkway onto union heading west). Similar abatement activity should be considered for Parry st between Darby and Union. I have heard some of the older residents conceptualizing cooks hill as 'an island' with regard to traffic and this is a good way to view it when proactively working to reduce traffic. Through traffic should be using King-Union-Parkway-Darby. The best Sydney villages - Surry Hills, Paddington, even Redfern/Alexandria actively manage this to balance walkability/safety with genuine vehicular traffic needs. Thanks for the opportunity

A few seats around the streets would be good

A heritage conservation area needs to be able to evolve over time.

A Heritage conservation is a great idea however that should not discount being able to construct modern styled homes. Due to the already existing constraints to the infill nature of any future housing if it can comply with the DCP housing element then it should be permissible. Architectural designed modern building adjoining a Heritage styled building should be encouraged as a "knock off" of the old heritage elements is a poor example of positive streetscape. Reference should be made to some global cities what have already implemented codes like this and allow for a vibrant mix of Architecture.

If someone lives or buys in the Cooks Hill Conservation area is usually because they already like the appeal of the area and any new dwelling will complement the streetscape. The redevelopment of the old Art Supply

building on the corner of Parry & Union street is an excellent example of how to revitalise the area.

All alterations/extensions/new constructions should be required to use building materials that are in keeping With surrounding heritage buildings .

Council should reinstate a Heritage Officer who has some real input into new DA's and ensuring that heritage guidelines are adhered to. * Another prime example of an inappropriate development in Cooks Hill is the Bimet Lodge development which although strictly lies outside the Heritage area, will have huge impacts on the surrounding heritage area in terms so aesthetics (it also is an overdevelopment of a site pushed through under the guise of providing affordable housing when in fact once approval was received this aspect of the development was changed). This development will also have a major impact on the traffic flow in and around the Union, Corlette , Tooke, Parry and Bruce Street areas which are already packed to capacity during weekdays as city workers park there and on weekends during the netball season.

As a long time resident of Cooks Hill I have always been frustrated that the street appealing garden beds at intersections were installed at 95% of the intersections within the heritage area but should be installed right through the area (ie, all the way through to Young Street). After all, this defines the boundry of the Cooks Hill Heritage Conservation Area. Council, please install these magnificent environmentally asthetic features where they belong. They give the feeling of "HERITAGE" AND "CONSERVATION" to any persons as soon as they enter the first intersection of the heritage area.

As a resident of 20 years I have grown more aware of the charm of Cooks Hill unique character ,while I agree that people should be able to build, glaring examples of modernism should definitely not be allowed.

Be cognizant of the rights of owners to be able to maintain and develop their property along reasonable lines, without unconnected interest groups dictating what they can/cannot do.

Being too prescriptive about materials, colour schemes etc can be problematic . A heritage area can be made more interesting by having buildings that challenge perceptions through the use of modern materials and new colour schemes.

Buildings, both residential and commercial should adhere to the style of buildings already existing in the area in order to retain the existing culture of the suburb. If people are interested in oversized and modern housing they should reside in an area where this fits with the culture of the suburb.

Communal park areas and nature reserves should be preserved as a matter of importance.

Concerns angle parking has recently been given approval in Dawson Street, which will only lead to limited access to residents. The decision appears to have been influenced by people who mainly do not live in the area and will not experience the impact.

I like the idea the area continue to maintain a heritage appearance through ongoing commitment to heritage building designs and colours.

It is important new modern building are not given approval.

Cooks Hill and the CBD of Newcastle are unique and their heritage value needs to be acknowledged and maintained.

Cooks hill has a reputation for being a beautiful inner city suburb of Newcastle. The makeup of Cooks Hill includes street trees, terrace houses, cafes and restaurants, parks, pubs and a solid community spirit. By removing the listing as a Heritage Conservation Area to Cooks Hill, may allow the council to approve developments that aren't sensitive to the areas makeup. The only people to benefit from the change are the developers, not the residents and the community of the area. The council does not have a great track record as far as quality is concerned, and this is the issue that concerns me the most.

Sustainable new developments should be encouraged, especially innovative designs that are sensitive to the areas makeup. What I see happening around Newcastle and its suburbs are developments that have no style, are done as cheaply as possible without a thought for the people that live there. The current trend for McMansion style buildings is an example. What Cooks Hill and the greater Newcastle needs to encourage is quality buildings, homes and streetscapes for the community. Think of small European villages where there is a vibrancy in the air and things are done well for the good of the people, not for the profit of developers. This whole scenario smells of another way for the council of obtaining funds for their swollen debts. Selling the things that make our place good will not make it a better place. Cooks Hill needs to remain a Conservation Area to control and put limits on future development so as to fit in with local makeup.

Cooks hill has maintained its unique character because of the restrictions in place. This has been quite successful particularly when compared to other parts of Newcastle where architecture is of very mixed quality. It is so important that new development is in keeping or complementary with the existing character. Unfortunately once flexible, guidelines are open to too much variation.

Cooks Hill heritage character should continue to be protected. It is asset to residents and visitors alike.

However, in recent times on street resident parking has become an issue particular for residents without off street parking. This has spoilt the amenity and livability of the area for residents and visitors.

This has come about due to changes council has made to previously free all day parking along Parry Street and at the National Park car park. We now have the ridiculous situation where Cooks Hill streets are clogged with all day workers parking whilst numerous spaces remain along Parry Street and at National Park.

Council needs to give consideration to introducing, resident excepted, 2 hour time limited parking on Cooks Hill residential streets. I know Manly council do this in high parking demand residential areas. Residents with no off street parking are given 2 permits and residents with off street parking one permit to park on street. There is no additional rate charge for such resident parking permits in Manly. This is reasonable and recognises the high rate charges for these Manly residents, which are very comparable to the rate charges for Cooks Hill residents.

Council should as a matter of urgency introduce a similar system for Cooks Hill residents and perhaps other inner city areas like the East End for example. It is unfair to pay such high rate charges and have very limited access to on street parking in proximity to one's home.

Council's previous decision relating to all day parking charges along Parry Street and at National Park perhaps also needs to be reviewed so that workers can access affordable all day parking.

Thank you

Cooks hill is a unique precinct. Every effort should be made to retain the heritage streetscape and minor cottages semis and terraces. And the sense of community that comes from low density housing tree lined streets and mixed aged occuoancy.

Cooks Hill is full of badly designed homes that are not up to today's building standards. Residents are held to ransom by out dated building codes that date back to the last century. By keeping the heritage zone Newcastle council is holding residents to ransom, at the expense of the environment

Cooks Hill is one of the oldest suburbs in Australia. It is important to cherish the heritage of the suburb. If steps are taken to dilute the importance of the heritage of the area by allowing buildings with heritage significance to be demolished or by building new buildings which are not in keeping with the heritage "feel" of the area or are significantly higher than the low level residences currently in the area then in my opinion Council will have been a party to the destruction of our history and the sense of pride which Novocastrians have in their City. Please respect our heritage and take active and committed steps to do so. It is not all about making money.

Cooks Hill is the kind of area that reflects some of our brief (non-indigenous) history. In years to come no-one will want to visit a hotchpotch suburb that looks like everywhere else and has no cultural integrity. (People do not travel to Europe to visit housing estates or the kind of suburbia we too often refer to as 'development' or 'progress'.)

I believe Cooks Hill and as much as possible of the 'old' city should be zoned Heritage and any development must be thoroughly considered. What building that is permitted should be of excellent world-standard design. Who can point to such an example around Newcastle Beach for instance? Very pedestrian architecture in one of the most spectacular locations in NSW!

That is not to say there can be no change in the area but there should be strict guidelines that preclude high-rise. It will be a great shame if Newcastle really does begin to look like the horrifying Gold Coast model recently revealed by the Newcastle Herald.

One of the biggest failures of Newcastle Council over the years has been the lack of foresight as regards parking. Recent developments mean Cooks Hill is becoming clogged with cars - e.g.: the council employees no longer have parking stations at their disposal and the new courts have insufficient as well - and this must be solved along with other infrastructure issues.

C.H. does have a community atmosphere worth protecting but it is not just for residents. The whole city benefits if, like many old European cities, we preserve our quaintness, we will attract tourism into the future and, as a Sydney refugee I know puts it, we can continue to see the sky. New York stopped destroying its wonderful old buildings in the 1960s can't we do the same?

Cooks Hill reminds me a bit of Paddington in Sydney. The low key and heritage nature of many of the buildings, whilst not without issues regarding maintenance and the associated costs, as well as the trees, parks, shops and cafes, make it a very human and beautiful place to live. Keeping this largely intact will only increase the value of it, both monetarily and socially.

Council garbage and recycling bins are often left on the footpaths all week. This detracts from the visual amenity of the area. It is councils responsibility to resolve this amenity issue. Many properties have been modified and this detracts from their heritage character. The modifications include the removal of Victorian Metal Lace and replacing with modern alternatives and the inclosing of balconies.

The provision of a historical plaque scheme would identify the heritage nature of the area. One current example relates to the area in Bull St where William Dobell lived. This could be extended to small plaques on houses identifying the people who lived in the area in the 1800s. For example " Henry Martens employed as a Carrier lived here in 1898 with his wife Rachel". This would remind people as to the important historical nature of the area.

Council is far too restrictive to developments

Council should be ensuring the heritage is preserved and that the current long standing rules are followed and not worrying about changing them.

Dawson Street is a quiet local street but has become a parking lot for people working in the city, thus creating extreme difficulty for the residents. The council now proposes to create angle parking (against the residents wishes) which will add a substantial traffic hazard and detract from the residents amenity. Parking forms a large part of the street-scape.

Each building should be reviewed on a case by case basis for both the knocking down of current buildings and design of new buildings

Enhancing and bringing to life the history and heritage of Cooks Hill should be seen as a way to grow interest in Newcastle itself. More could be done to interpret the history for city residents and visitors. At the moment the stories of Cooks Hill's past are hidden.

Every effort must be made to maintains CooksHills heritage appeal

Everyone buying in Cooks Hill in the last 30 years has known about he Heritage restrictions and accepted them. I , like most people recognise they add value and should definitely stay in place.

Existing heritage features e.g.brickwork, timber windows, terra cotta roof tiles should determine materials used in renovations.

Overdevelopment of existing small cottages should not be allowed. Footprint should be carefully monitored.

High rise developments should not be allowed under any circumstances in Heritage precinct.

Consideration needs to be given to neighboring properties in terms of intrusion on their privacy, sunlight and visual aesthetics .

Facades maintained on the exterior. Melbourne has new designs for managing the root system and can be driven over easily.keep as green as possible. Love the trees.no high rises in cooks hill! Helpful to have heritage identified on map. Have the tram go up Darby to beach. Mini zoo at honeysuckle. Love the cooks hill has many native trees for local birds and habitat

feeling suspicious towards the councils agenda for the area in light such as decisions as the bimet lodge development and angle parking in dawson street when it was overwhelmingly opposed by residents

First, you neglected to say what DCP is on the previous question. Really, you have to have someone proof read these surveys before you send them out. It is unprofessional to *not* have terms like DCP explained in the question that asks for consideration of DCP guidelines. Contact me at XXXX for proofreading services.

The Union Street Towers in Cooks Hill are poorly designed and out of character to the rest of the neighbourhood, and nothing like that should be built in Cooks Hill, or impact on Cooks Hill sight lines. I'm glad my property is far enough away from those Towers to not impact my property value and amenity.

Future problems in Cooks Hill is parking.. there are vehicles permanently parked on the streets, I have had three instances of vehicles parked for months while their owner went overseas and had a nearby friend or relative keep an eye on the vehicle. The first instance was a car in Bruce Street who was abandoned for 11 months and watched every day by the owners mother who walked by from the Housing Commission flats on Darby Street on her way to the Methadone Chemist at The Junction. The police informed the residents that as long as the car was registered there was nothing that could be done. The second was a ute parked in front of my house for six months while the owner was overseas. * The third was a car parked in front of my house for 3 months. I have also returned home to find vehicles parked across my driveway... I would like to see resident parking permits. Cooks Hill fills up with cars during the day for City Workers who take the bus into town.. we have also had an accident where a mini van drove into the back of a car ... the car was an insurance write off... and with cars parked on either side of Bruce Street only a single vehicle could safely drive down the street... I would like to see Boats and Camper vans banned from parking permanently in Cooks Hills streets some outside the homes of residents. Our streets fill up with vehicles day and night and I sometimes have problems getting my garaged car out of my driveway as cars hang over the edge of the driveway. I have been a resident of Cooks Hill for 14 years and can see the future and present problems in Cooks Hill as parking... this is a problem that will never go away until the NCC puts parking restrictions on all parts of Cooks Hill...

Germany example in friedberg in the alt stadt for restrictions on heritage conservation.

Heritage requirements should not be any less than what they currently are as the current requirements are already too lenient and some buildings are altered to the detriment of the existing dwelling and therefore to the Cooks Hill community.

I am extremely concerned by the current very poor behaviour of the current council and the general manager. Most unprofessional. Newcastle needs on going maintenance and development which is in character not huge high rise developments. I am saddened by the conduct of the mayor and general manager.

I am not in favour of changes in regulation that allow developments which detract from the character of the area. I am also not in favour of redefining the boundaries of the Area to get around these conservation requirements.

I believe that during the assessment of the Cooks Hill Heritage Precinct council should consult with the National Trust and the Heritage Branch about a comprehensive assessment of the area heritage value and future management plan. This would involve community consultation and would save time and money for the council during future planning and development issues.

I believe that the character of Cooks Hill must be preserved, but when buildings need renewal, creative and innovative architecture should be encouraged alongside heritage style architecture to preserve the unique mix of building form throughout the precinct.

I believe the popularity of Cooks Hill is much more than it's proximity to facilities and locales (although, obviously, a big drawcard).

The physical appearance creates a unique ambience that is ruined with the approval of new buildings such as Eclipse (Union St).

On-going repairs and maintenance should be low impact on the original design of the building.

Obviously homeowners want to be able to adapt their homes to their lifestyle, however, there are some adaptations that are better suited elsewhere such as Honeysuckle, The Hill or Merewether. That is not a NIMBY comment, rather one that accepts the desire for some home-owners to have a certain type of building as long as they accept that Cooks Hill has long ago established a desire, and appreciation, for our Heritage Conservation Area style.

It was the unique physical and social aspects of Cooks Hill that drew me to become a resident and that appreciation has not diminished. Any attempt to change it for the sake of change will be strongly challenged.

I cannot believe that a family of five with five separate vehicles is not approved to have off street parking. My whole family has to park on the street, often a whole street away. This is ridiculous! These rules are making cooks hill an undesirable suburb to live in!!! Common sense must be used. Cooks hill should not be a suburb stuck in the past with outrageous restrictions. All owners should be given the right to alter and change their own properties if they see fit. Lets get a bit of perspective and remember that these properties are not the Colosseum, some are beautiful, but many are unsafe and derelict eyesores.

I find * buildings detract from the character of Cooks Hill and feel they should be replaced with more suitable buildings. I also find the leaving of rubbish such as old furniture and appliances for collection on streets such as Corlette St for lengthy periods detracts from the character of Cooks Hill. Perhaps there should be a better way to deal with collections in such a built up area.

I find the green areas are poorly maintained and programs run by community groups should have more public commercial airplay. Bring back street cleanses in trucks our gutters need regular attention

I find this survey a bit of a farce as the Cooks Hill community speak up regularly about things that directly affect us eg. the high rise unit development opposite National Park, the removal of beautiful trees (Laman St and recently with no warning fig trees on Bull and Parry st) and the ?sale of Park land in Laman St. I am disappointed that Newcastle City Council do not listen to the wishes of the people and are just keen to make a quick and easy buck regardless of the long term impacts the decision will have.

I had trouble with the last question. Why use acronym's in a survey? Why should the question have to be completed.

Many houses in Cooks Hill are old but to not contribute to the nature of the area. I live on Railway St. I don't know if this is in the area of conservation. But many houses here have been over renovated, poorly structured or falling apart. I personally can not see any benefit in their protection or stifling new developments.

Every house can be debated on it's merits, An area is the sum of it's parts It's conservation while a noble idea becomes entrenched in mediocrity.

I have no problems with new merit based buildings in cooks hill. Faux buildings are ugly and detract from the area. I would not like to see high rise or boring high density housing in the area but this is a subjective viewpoint and hard to legislate. The last thing I would like to see is a " disneyfied" version of Cooks Hill. We need new buildings from time to time to keep the place valid.

I live in Corlette Street where the trees are an absolute menace, dropping nuts that are like ball bearings and pose a risk to pedestrians. They also attract flocks of birds and bats that defecate all over the cars in autumn. The trees are old, part dead and ugly and should be removed to make room for more on-street parking. Speaking of parking there should be clear guidelines on where to park. We have a short driveway and ask visitors to park parallel to it in the street. We were told by a parking cop that this was OK yet a friend bringing me back from hospital and doing just that was fined. Our streets are full of all day parkers so tradesmen are reluctant to even quote on jobs in Cooks Hill. Other than that, we like the convenience of living here but not the noisy parties.

I really like living in Cooks Hill but find that the current restrictions over any kind of development ridiculous. Obviously there are some houses that very obviously have intrinsic heritage value i.e. Strathern Terrace. But there are a great many that hold no such value but that any kind of development is still restricted under the umbrella of being heritage area. Our house is an 1960s bungalow that is badly constructed on a small block and we have a growing family that it no longer accommodates. But when we took in draft plans for a pre-DA meeting which were designed by a heritage architect, sympathetic to the heritage of Cooks Hill and modelled on the terrace houses around us. We were told that there was no way we would be allowed to demolish, even where our plans aligned to other examples in the area. It is my view that the restrictions do not accommodate the realities of life i.e. the majority of people have cars but yet off-street carparking is a no go area. You either cannot have a garage at the front of your house - even though there are many examples where this has been achieved in a non-obvious way - or like us you cannot go over the sandstone gutters (which themselves are in a state of disrepair). But I guess the thing that makes this so frustrating is that you need only drive minutes to Merewether, and any ridiculous cube-like cement block can be built as a house but even a few blocks back there is no flexibility whatsoever to allow residents of Cooks Hill to build something sympathetic to the heritage of the area (I would be more than happy to do this to keep any development in keeping with the style of the area) but that fits their family and life style better. What it means that there is a good many houses that are falling into disrepair because people are so restricted in what they can do to repair or maintain or upgrade. What is so wrong with allowing development that is sensitive to heritage issues in this area!!

I strongly disagree with Newcastle City Council's desire to remove the heritage listing for the area. A city can have development without the destruction of heritage. What would Sydney be without what is left of the Rocks? Does this Council also want high rise developments on The Hill..? A Newcastle values the character of Cooks Hill ... Let it remain.

I think a mixture of old to new buildings is tasteful say 20 to 30% for example. you can't just have old buildings/houses everywhere the city needs to move on.

regards residential improvements it should be made a lot easier, I approached council about putting a carport/deck in front of my house which was built in the 90's and would still fit into the areas look and walked out of their confused overwhelmed and disheartened. There is a lot of potential in this little town and a carport/deck to fit in front of an existing 90's house of that era should be a no brainer. Thanks

I think it's important to maintain the heritage character of the Cooks Hill area, and that building heights are restricted. New developments should be in keeping with the current scale and character of existing buildings

I think that buildings nearby the heritage area should be sympathetic in character and height with the area so developments such as the Bimet Lodge development which are in close proximity to the Heritage areas should comply to the same standards.

I think that Cook's Hill has a great mixture of houses from the 1800s to current.

Most of the recent development (with the exception of Union Towers and the Bimet site) appear to be sympathetic to the area. They are generally low key and don't overlook or impinge on privacy.

We have approximately 11 adjacent properties to our residence and in general, we are acclimatised to each other, and so far people have extended houses in consultation with their neighbours and council. Any new development should be considered with a view to people's privacy and the possibility of noise factors in this contained area. Building heights are an important consideration (cf the following ref to Bimet)

The Bimet site is already having repercussions with increased parking problems which will only get worse. Lowlands Bowling Club tends to be noisy at times and any further development of that should be carefully scrutinised.

I want to live in an area that has been conserved well and people feel that they have some control over new and existing development. The existing heritage order on Cooks Hill should be retained as it is to ensure the conservation of this unique area.

I would like Council to pay close attention to guidelines for the Heritage Conservation Area when a DA is placed before it and apply them.

It seems to me that 'anything goes', development is the most important consideration, no matter what the outcome.

With increasing tourism, especially from cruise ships, pockets of heritage conservation in a city are attractive incentives for visitors - they add charm and a feeling of 'old world', that the average person seeks out, as it tells of another time, the 'olden days', a look back into the past.

If someone builds a new home in Cooks Hill it should look like a heritage or federation home not like a new modern building they look awful, if you want a modern home live out at Fletcher or other modern areas not Cooks Hill.

Important the council gives guidance as to what makes the character of Cooks Hill, and that the character of the suburb isn't diluted gradually.

visible Colourbond fences detract from the character of the suburb.

In the past Council staff have abjectly failed to promote the ambiance of Cooks Hill. You have allowed developments such as The Newcastle Permanent and now the new Law Court to go ahead despite their being no requirement for parking, This means the streets of Cooks Hill become the defacto Car Park. You don't consult the community re Darby St and waste rate payers money on embarrassing and stupid ideas like the Piazza in Laman st and the cutting down of mature trees only to plant similar.

Staff who don't live in Cooks Hill make decisions on matters in Cooks Hill and frankly most locals think that you are incompetent or corrupt.

introduction of parking meters in newcastle west and union street have put enormous pressure on parking in Cooks Hill and greatly diminished quality of life for residents as well as approval of questionable developments i.e. the Bimet lodge site which will have a negative visual impact on the heritage precinct and will increase pressure on parking as well.

It is difficult for Council, I know, but we would like to see improvements to our drains and footpaths without removal of trees.

It is important that Newcastle preserves relatively intact some of its older areas to showcase the diversity of Newcastle and how it has developed from a residential perspective over the past 100 years. Cooks Hill provides an example of such an area and it shows a wide variety of housing from terraces, workers cottages and other styles of housing in the period since about 1915, when most of area was subdivided. This unique feature will be lost if the area is opened up for developers to build units and modern housing, at the expense of the dwellings now in this important conservation area. There is no reason to change the existing classification. There is so much of Newcastle city areas that have effectively died and actually need inovative investment in housing and unit development, hopefully keeping lots of the older charm of Newcastle. There is no shortage of available precincts, so there is no compelling reason to target Cooks Hill for such development.

It is important that Newcastle retains some of its older residential areas largely in 'original' form. Cooks Hill provides a wide range of housing types reflecting historical periods and styles of residential development over the past 100 years. Unlike many areas, which are now dominated by unit development and modern style housing, Cooks Hill provides more of a historical space showing many profiles of development that have occurred. However essentially it is a residential area and residents have purchased in this area because of the care that has been taken to preserve this historical profile. It is an area that needs to be preserved to attract residents who will work within intelligent rules to maintain this very special part of Newcastle's history, without developer intervention. Such intervention is just not necessary.

It is important to protect the character of Cooks Hill

It is understood that communities have to evolve and update but careful consideration has to be given to what attracts people to Cooks Hill. As older and unsafe buildings require replacement, the replacements should not be allowed to be way out of character. A good example is the monstrosity being built on Union St across from the park.

It should stay one. Cooks Hill is an asset to Newcastle, and attracts people to the area.

It would be a great shame if Cooks Hill lots its Heritage conservation Area. It is because of this conservation area that Cooks Hill has been able to retain its charm. As a resident of Cooks Hill I would be horrified to see buildings demolished and replaced with a modern home. I do hope council listens to the residence and keeps the heritage conservation area rules in place for many years to come so we can all enjoy this special area of Newcastle.

Its amazing to be asked my thoughts when the council has allowed such buildings as the Bimet lodge developement (a complete overkill of the land), A stealth eradication of the fig trees (corner of bull and darby st, and in parry st and replacement with gums and tidy parking areas, making this precinct a parking area (the proposed angle parking for the Lowlands bowling club, what other clubs will you help like this?). Is this survey done to appease the council and give a balanced (?????) perspective on future issues.

It's integral to maintain the integrity of the historic streetscapes in Cooks Hill, & it's wonderfully unique character that make it such a special place to live

Keep community involved in decision making. Where there is a possibility that development is only what the developer wants, questions should be asked. Developers are involved to make money. The community has to live with their wrecking of a beautiful suburb which is valued by community.

keep it low profile buildings - keep the heritage conservation - allow development on a case by case basis, but ensure such development keeps within the heritage conserve of the area. - Build high rises at places like Charlestown, they seem to like high rise in that area

love it!!!

More off street parking available to residents. It is ridiculous that people working in the cbd load the streets with their cars on top of all the families that can not get off street parking for their homes. Essentially making every street a car park. It is time to stop living in the past and start moving into the future. The cooks hill action group has strangled this community for too long.

More street trees in areas such as RailwaySt.
Even buildings in poor condition can be restored so demolition should only be allowed if the building is dangerous. Resident parking is a problem especially for disabled residents. Almost impossible to park between 12 and 2pm.*

Most of the owners who move into this area do so for the village atmosphere, the unique character of the area and most importantly the heritage values.

Having lived here for 28 years I believe any dilution of the heritage conservation area would be a retrograde step.

The area has been constantly under threat from developers, over the years and I believe the heritage area should be reinforced with advice to existing and prospective owners.

Most people are happy with the current guidelines which keep the heritage character. Why are you looking to change things?

Move the traffic out, let people park closer to work without charging (i.e. in Parry Street) and allow the rest of Cooks hill to breathe again and become the quieter community it was only a couple of years ago

Need to have ways to ensure people don't deliberately allow buildings to fall into a bad state so that they can knock them down.

New buildings should have a height restriction, size restriction and be in keeping with the character of the area and the properties adjacent. Adequate car spaces should be provided to not increase the parking problems already experienced by residents. Green space is being sacrificed at the hand of the council and there is a real danger of council allowing developers to destroy the character and heritage of the area. This is a unique part of Newcastle and must be preserved.

Newcastle voted for a developer as our mayor, and now we are reviewing the controls on one of our most prized heritage areas... The writing is on the wall, I guess!!

No buildings to be demolished!

I emphatically encourage the council to ensure that current heritage values are protected for our suburb!

No further buildings to be built higher than 2 stories.

No overdevelopment of any site eg: new residence on corner of Parry and Corlette St- huge building covering entire block, whereas before there was a small, single storey, miners cottage with a yard. The current building totally over dominates the area now, and is ugly as well.

I would like to see the 2008 Master Plan for Centennial Park upgrade be actioned this year, and not delayed again!

No high rise apartments should be built, Union Towers spoils the look of the suburb and no more of this type of development should be allowed. Parking in the suburb should be only two hours with all residents having at least two parking stickers per house.

No high rises and sympathetic new buildings to the historic areas atmosphere. I love it and don't want it to change much at all. Want lovers lane to stay the same. Trees and quaintness.

Off street parking is a huge issue for residence as we often do not have access to parking in front of our houses in office hours at the same time we were not approved to put a suitably designed car port.

only buildings that are genuinely of historical significance should be protected.

Parking is an issue - many new / proposed developments with several bedrooms have inadequate provision for parking. Eg. only one off street parking space. These are inconsistencies in response to DAs with the CH heritage conservation area- some have slipped through. Which are really inappropriate for the heritage area.

Paving in area needs maintenance - lots of puddles in wet weather. Bussiness in Darby st take up too much of the pavement. Terrible leaf litter- blocks drains and in wet weather the drains are overflowing.

Please don't let the developers in to knock down the old and replace with Mac mansions.

please keep the village atmosphere and lets not allow over developments of any type

prohibit residential owners and developers from being able to erect buildings/structures over almost every inch/metre of a block of land,

Recent developments in Cooks Hill have shown little regard to the heritage of the area. Mansions were not part of the working people's suburb. Cottages are being replaced with huge houses which make a token reference to the past, ie fake wrought iron etc.

High walls and fences detract from the low profile of the fences to footpath which allow even encourage the interaction of residents and passersby. This human connection is one of the things I love about Cooks Hill.

The increase of daily car Parker's in residential streets has put pressure on residents. A wholistic approach to NCC area parking is overdue. Parking spaces for workers should be provided at the workplace or in outer area open spaces with shuttle bus service into the CBD. Cooks Hill is a residential area NOT a car park angled or otherwise.

Retain the existing Conservation area, please!

Should not extend north beyond Bull St on Darby St
Should not include commercial/business premises on Darby St

Streets are a disgrace- not clean. Tree debris, not cleaned often enough. Drains, storm water drainage is poor. Council lets this happen in the city centre. Trees destroy the footpaths- more footpath maintenance. Injured myself with uneven footpaths. * Not only footpaths also destroyed roads from trees.

The architecture of Cooks Hill plays an important part in building the character of the area. It certainly influences the people who choose to come to the area and the vast bulk of the community are there because they appreciate the character of the area. They vastly outnumber the few who want to change the streetscape. Many such people seem more interested in how much their land value can be increased rather than what their property add to their street.

The area needs to be protected from development that detracts from the character of the suburb, such as commercial centres and high-rise. But such regulation should not place unreasonable restrictions or bureaucratic hurdles on homeowners seeking to improve their houses, nor should quality, modern architecture be discouraged.

The area should be maintained with all the character of a heritage area so that high rise developments should be excluded.

The area has become a 'parking station' for workers in the city and also for businesses eg the Lowlands Bowling Club who do not contribute to the area other than causing inconvenience and often disruption to the residents who try to maintain the area and its character.

The area was made a heritage conservation area to protect it. There are scars from the last attempt by developers still to be seen. As far as private homeowners are concerned, if they dont like the area and home as is dont move into the area. But dont buy into it and think you can do as you like.

I do not have an email address and I believe the results of this survey should be published in the paper. I also believe this survey should have been done by an independent - not the council given the councils pro developer bias.

The Bimet development should never have been allowed .it is not in keeping with the character of Cooks Hill and the extra cars will prove to be a huge problem for an already congested area .

The Bimet lodge development next to the Cooks Hill heritage area is an absolute disgrace and should never have been approved. Four way stop signs work and are very good. The union st parkway ave no right turn lights do no work and increase traffic in residential areas.

The CHHA is being undermined by decision of Council re number if parking spaces for 2/3 bedroom dual occ and units. Inadequate parking allowance and increased impact of the city west are flow and avoidance of metred parking have made cooks hill a parking garage during working hours.

The Cooks Hill area has maintained its character and appeal to all of Newcastle residents over the past 36 years largely because of the Heritage guidelines. While heritage guidelines may be considered restrictive at times, they allow interesting architectural additions and alterations to flourish. An example of this is using roof spaces for additional living space instead of automatically building a second storey and thereby changing the home altogether. The variety of building materials and styles also makes the area appealing. Allowing increased opportunities to "knock-down and re-build" means there would be more developments such as that allowed on the corner of Corlette and Parry St. Most Cooks Hill residents find little appeal in that particular development. Often new buildings rely on brick or rendering for their outer finish. It would be rare if a building was completed in weatherboard, but it is the presence of the weatherboard homes in Cooks Hill which contribute significantly to the variety and appeal of the homes. Unless structurally unsound due to termites, these homes can usually be restored. * I have fully restored my own weatherboard home. I have also restored another property which many considered would have been better "knocked down". It is now running as a successful boutique accommodation property in Dawson St (Cooks Hill Chalets), and is frequented by numerous interstate and overseas guests, including bridal parties who appreciate the home's character, high ceilings, natural light and other features not usually seen in a modern home. These visitors cannot believe how beautiful the Cooks Hill area is, and they truly appreciate its heritage character. I think any changes to the Heritage listing of Cooks Hill has the potential to doom Cooks Hill to the same fate as many other featureless and characterless suburbs of Newcastle.

The council has a times approved new buildings with a garage on the front boundary . This usually distracts from the heritage aspects of the area and also results in occupants parking vehicles across the footpath and obstructing pedestrians.

The council also has been approving large buildings at the back of blocks where the existing residence is heritage and at the front of the block. There seems to be a policy that each new building can be as high as the highest similar building in the block and perhaps a little higher. What seems to be happening is that the rear buildings are bigger than the residences and cause considerable obstruction of sunlight to adjacent properties. Maybe it would be better to have a prescribed maximum height for such buildings in each block. In some blocks the height is not such a problem, but in others it is critical for adjacent properties.

The council needs to be consist in their standards and decisions. Guidelines need to be clear and openly available for all residents. The use of heritage architects should not be mandatory due to their cost and lack of availability.

The current DCP in relation to the Heritage Conservation Area is generally adequate in preserving the built heritage.

The key issue is the that Council is not complying with it's own DCP.

There are numerous recent (ie. last 5 years) examples of innappropriate additions, infill and demolitions which, by any reasonable test, do not satisfy the intent of the DCP.

Preserving the heritage values across the area actually increases property values. Allowing piecemeal innappropriate development has the potential to lower the property values of the neighbourhood.

The current DCP is clearly not being closely adhered to and a mixture of building styles is being embraced in alterations and additions to the area. Cooks Hill is not currently a complete hodge podge of styles like Merewether, but it is fast heading that way and losing its uniqueness. Buildings seem to be demolished overnight and modern pastiches appear without any sensitivity to the surrounding buildings. For example, a cottage was recently demolished at the intersection of Corlette and Parry Streets and replaced with a mansion built right up to all four boundaries. Take a look at places like Paddington in Sydney where developments can be modern, but must be sympathetic to the surrounding buildings (and I don't mean by copying the old buildings).

The current heritage conservation area has made a significant contribution to preserving the character and historical value of Cooks Hill. It is important to retain heritage guidelines with regard to DAs and proposed new structures. Unfortunately the current DA process only informs immediate neighbours. All residents in the heritage conservation area, particularly in the block affected should also be notified of each DA as should the residents group.

The heritage conservation area is enhancing property values in Cooks Hill. The current planning guidelines must be maintain

The heritage of the Cooks Hill area is very important and must be safe guarded - especially from new builds which don't fit with the character of cooks hill. Guidelines are needed to preserve the character of the area. If the character of the area is lost it will take away a major drawcard of Newcastle.

The main reason we moved to Cooks Hill is the character of the area with its unique buildings and streetscape. Where the original buildings have been replaced with modern ones, that unique character has been damaged. We must preserve this microcosm of what Newcastle used to look like. Once it is built over, it is gone forever.

The most important aspect of the area is the scale and density of any future development. i.e. it's appropriate (and historically evident)to incorporate high density within the area, however these need to remain (height wise) appropriate to neighbouring development.

The single most recognisable aspect of the area are the street trees and the amenity they provide!

The reason I, and many of my neighbours, purchased in Cooks Hill is it's unique character. The tree lined streets, the historic architecture unspoilt for the most part by modern/unsuitable buildings. Conserving the character of Cooks Hill is paramount.

The significance of the cooks hill heritage area is of great importance to the cooks hill community and clearly contributes to the cultural value of the suburb. New architecture which is insensitive to the heritage aesthetic of the suburb detracts from the value of the suburb. New developments need to be reflective and complementary of the existing architecture. Current standards and guidelines need to remain in place and further protections on cooks hills heritage values implemented

The streetscape of turn of the century buildings with old trees is what makes Cooks Hill a desirable place to live. It has remained full of character because of the Heritage Conservation . There are plenty of other areas in The Newcastle CBD that can be developed without destroying the integrity of Cooks Hill

The time taken to get approval for repairs or simple things like a rear garage or patio is overlong.

The towers on Union Street and an eyesore and not in the character of the neighbourhood, as will be that huge development on Union street next to Newcastle Grammar (I know that's technically not in Cooks Hill, but its just on the boarder and I am SO GLAD it can't be seen from my house. I feel really sorry for the people in Cooks Hill whose properties will be devalued because of their proximity to that or, of course, to the Union st towers.)

I want Cooks Hill to remain a funky, architecturally-interesting, heritage-based neighbourhood. It is a little bit like Newtown, but with MUCH better street-scape because of the trees and the relative uniformity of low height of the buildings and the general tight range of architectural styles.

There are buildings that must have had some changes to them that have not been approved by council. Could they be identified and owners advised to comply?

Resident parking restrictions in the area close to King and Hunter St is pushing people into Corlette, Bruce and Dawson St (between Tooke & Parry). From 8am to 5pm it is impossible for a resident to park in the street. Suggest parking in city car parks be made free for full day use (charge for short term parking) and introduce residents permits in the areas mentioned above. Many houses in this area are full of character but do not have parking. This will improve their value.

There are different characters within the CH HCA and these should be recognised within the guidelines. e.g. the small lot residential areas in Bruce/ Dawson/ Laman is very different to the larger lots fronting Union Street.

Street landscaping is important because it has helped to define the character of the area, and there should be forward planning for replacing ageing trees and the services beneath them.

The design of new buildings and alterations should focus more on the bulk/ scale/ height/ setbacks rather than on the materials/ colours/ roof pitch/ facade style. Deeper building setbacks detract from the streetscape and only serve to point out the differences and not the complementary contribution to a HCA.

Consideration of the role of Darby Street as a special commercial centre is required when reviewing the HCA. This needs to consider the types of commercial businesses that existing and should be encouraged, building heights and bulk, active and walkable streets, parking and traffic flow through the Cooks Hill area.

There are a number of potential re-development sites in the CH HCA, which if properly designed and developed, will make an important contribution to the vibrancy of Cooks Hill and may improve the streetscape. Perhaps these can be identified and thought given to how the planning controls will influence the development of these sites. An example of a potential development site is the YWCA on the corner of Council St and Dawson St.

There are many ways to 'tie in' a building to fit those around it; buildings don't have to be replicas to fit in. If a building is very old and becoming 'unuseful' in layout and design then it should be able to be improved or replaced in a reasonable design. Any off- street parking that can be incorporated in buildings is of value to the area.

There are some appalling derelict rental properties that would be under heritage conservation that are literally falling apart. Council should enforce owners to repair these properties so they at least look respectable from the street. * A balcony fence made out of lattice that does not suit the character of the house or let alone be safe. Why hasn't the owner been fined? Or been told to repair it properly?

There have been some awful new houses built recently which do not suit the area. It seems as though these buildings are approved yet it is difficult to get tasteful suitable alterations done to existing premises.

There should be more awareness of the Heritage Area, with signposting at its boundaries.
Putting out of unwanted household goods for casual pickup should be allowed only on a short term basis. Residents could be made aware of charities, recycling, council pickups on request. The conservation area contains some extremely untidy streets. Leaf litter, which is inescapable, needs regular pickup. Neglect also brings about drainage problems and street flooding.

This area has a strong character and feel which is most certainly partly to do with the unique architecture and building style which is becoming more scarce around our city.
There are plenty of areas which have been developed in a modern way and I think it's important to have some variety in our city.
Personally I find older architecture more appealing to the eye as I'm sure many others do. Also the large trees around really bring a lot to this beautiful area.

This area is unique and special. Residents and other locals value the heritage context of this area and any new developments should compliment the existing Heritage character of this area.

This questionnaire, if acted upon, has come too late as unfortunately the development of apartments on Union St has begun. These do not add anything positive to this area. The only thing it adds is the increase in the number of people and hence cars in an already overflowing suburb with parking problems.

This survey is very poorly designed with limited options. It will give you no useful information, except to tick a box to say that community consultation has occurred.
Everyone is completely cynical about council - look at the Laman street trees, the art gallery, the rail. What is the real agenda?
At present the system works quite well except when council's own guidelines are ignored - eg in the Union St development - or when owners deliberately let the house fall into a state of disrepair so that demolishing is thought to be acceptable.

Those of heritage value should be identified and kept. The mix of old and new is good. It is a vibrant area, not a museum.

two storey limit must be adhered to.

We love a lot of things about Cooks Hill and one of the main things is the beautiful old style houses and terraces. They add so much character to the area and we respect the Cooks Hill heritage area. We bought a terrace in April last year so we looked into this a bit immediately after buying to see what we could and couldn't do to our house. After looking into it, it created a bit more of an awareness and appreciation. I understand that some of the houses I understand are small compared to the huge block sizes they are on but it wouldn't be right to allow them to be knocked down and start building again. It would damage the beautiful heritage feel of Cooks Hill and turn it into the new Merewether.

We love living here because of the uniqueness of the area in regards to the buildings, streets, facilities & businesses located in the area.

Please don't allow developments to compromise what we already have.

I know that the old Bimet Lodge site is outside the heritage area but we don't want a development like this, albeit on a smaller scale, happening within our area.

We must not have any over-scale buildings like that like the one under construction now next to the Grammar School facing Union and Corlette Sts. Cooks Hill was once largely composed of workers' cottages and shops serving residents' needs, that cottage environment must be maintained and even reinforced.

We think that council should be identifying heritage buildings that are purposely being let run down by their owners and giving notice to all owners to maintain their properties to a liveable standard. If not, fines should be issued. This way people will not be able to use the excuse that their property is rundown that they can demolish it and build a new structure.

Additionally, the services including water, gas, electricity and sewerage in the area cannot be upgraded, hence we have to be watchful that we don't over-populate per block.

We very much value where we live for the reasons identified earlier. Hopefully most of us have chosen to live in this area because we value the same qualities. The controls associated with a Heritage Conservation Area are vital to assuring us that the qualities that attracted us to buying in the area in the first place are protected. Cooks Hill is a highly sought after area and real estate does not come up often and when it does it is snapped up at a premium. People are willing to pay a premium not only because of its proximity to services and facilities but because of the character of the neighbourhood and the sense of community and pride that can be attributed in most part to the urban design elements. Unit blocks, MacMansions, blank walls, garages, large setbacks etc. start to chip away at the fine grain, engaging neighbourhood that is Cooks Hill. I strongly believe that the urban design qualities affect how we engage with our neighbours, our ability to feel safe and ultimately our sense of wellbeing. Cooks Hill has a strong sense of place - like the Rocks and Paddington in Sydney, it is unique because of its character and its history. People should be able to upgrade/alter their homes, but in keeping with the character. If we buy into such an area, we should be willing to follow these guidelines - otherwise choose to build our Mc Mansions out in the suburbs. Finally - letting our houses run down to inhabitable states (especially investors) should not be an excuse to knock down and rebuild. Controls/incentives should be in place to ensure that this does not happen.

When changes are required it should be respectfully of the local area.

While conservation of our beautiful buildings is of the utmost importance I would like to see a merit based approach to additions/extensions. In my own DA I wanted a particular roof line to make use of the limited space my terrace has but current planning is prescriptive and rigid. I feel an opportunity to complement my old terrace with some 21st design was lost. Our homes should be able to tell a complete history of who has lived there - they should not be static.

Any new buildings however, should have a prescriptive aesthetic assigned; height restrictions applied; AS WELL, off street parking spaces for a minimum of two cars.

Why is this effort being conducted? Who is the driver of the effort? How could NCC permit the lopping of trees done in the name safety for electricity ? How about the Council review the Coucil tree suckers interfering with the walk paths ? Is a similar effort being conducted for other communities within Newcastle ? Review parking allocations on Laman Plaza, as additional parallel parking would help the parking situation in Cooks Hill. Lots of low hanging fruit for parking infringements. How about introducing alternate side of the day parking, which would facilitate leaf and street trash removal !

Why is this survey being conducted ? Have Realtors been behind it ?

Would really like to keep the unique and aesthetically appeal of the area. To not be developed to loose that appeal.

Yes but it's 2014 now so the guidelines need to bring in security, people don't want to leave their cars on the street. Can't adjust your house to suit your security needs.

you used my home on your brochure without my permission. It was a surprise to see it on the brochure, a pleasant one as I love my home, you made a great choice.