

# Hamilton South 'Garden Suburb' Heritage Conservation Area

## Community engagement summary

Newcastle  
**VOICE**

### BACKGROUND

Review of Heritage Control Plans will be undertaken on all six heritage areas, with Cooks Hill and Hamilton South 'Garden Suburb' (HS) now complete.

### ENGAGEMENT OBJECTIVES

The outcomes of this survey will allow Council to be better informed of what people value about the heritage conservation areas (HCA) and how the community feel about the current heritage controls.

### ENGAGEMENT ACTIVITIES

**Survey:** open from 8 October 2014 to 24 October 2014

Open to Newcastle Voice residents living in the HS HCA (n=73) and broad community HS HCA residents.

**Information sessions** two drop in information sessions held at Hamilton Library on Tuesday 14 October 2pm to 5pm and Wednesday 15 October 10am to 12pm (n=22)

**Letter box drop** of flyers inviting residents to drop in to information sessions or to complete the survey (n=1200)

**Total participants:** 245

### ENGAGEMENT OVERVIEW

- 97% are aware that they are a resident of the HCA
- 92% agree with the HS being a HCA
- 61% of participants with in the HS HCA have not lodged a development application with Council to make changes to property in the HS HCA in the last 10 years
- 96% think there are buildings in the Hamilton South 'Garden Suburb' that contribute positively to the character of the area
- 57% would find it helpful if the contributory buildings were identified on a map, 29% do not.
- 92% think new development (alterations/ additions or new buildings) should be designed to fit the existing character of the HCA
- 56% indicated that the guidelines for development in the HS HCA should be merit based, with 44% supportive of a prescriptive standard.

#### Top three elements most valued

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

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

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

#### Circumstances that buildings in HS HCA should be allowed to be demolished

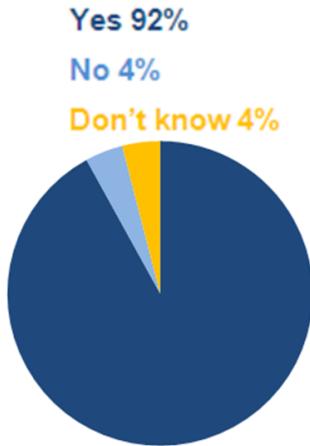
- \* 59% building has been altered and detracts from the streetscape and area's character
- \* 52% poor structural conditions
- \* 31% poor condition of building

## VALUES: TOP 3



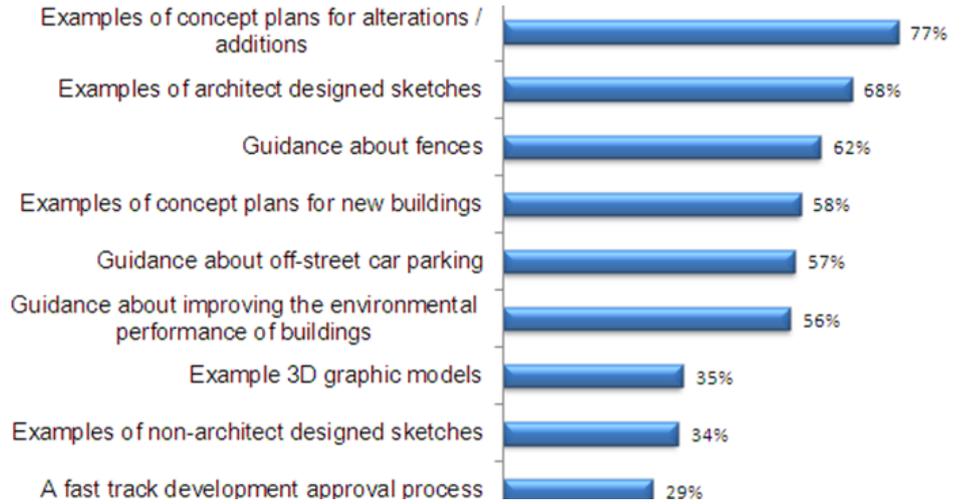
## NEW DEVELOPMENTS

Do you think new development should be designed to fit the existing character of HS HCA?



## GUIDELINES

Percentage of participants request for inclusion in heritage development guidelines for the HS HCA:



## COMMENTS:

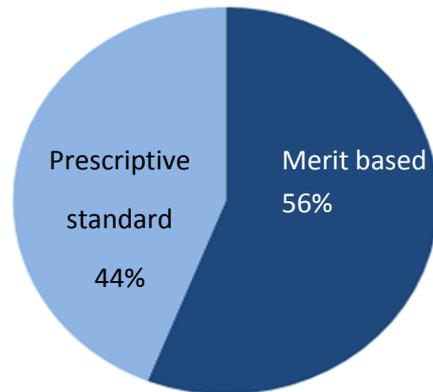
*"Do not allow knock down rebuild projects to build big modern rendered monoliths"*

*"(The) Heritage conservation area is a very important strategy to maintain the integrity of the area, it is essential that the area be treated as a residential area and not a museum"*

*"Council to be consistent - there are a number of dwellings which have been allowed to be developed which are not in keeping with the guidelines"*

## DEVELOPMENT STANDARD

Do you think the guidelines for development in the HS HCA should be merit based or prescriptive standard?



## CIRCUMSTANCES FOR ALLOWING DEMOLITION OF BUILDINGS IN HS HCA

