



Newcastle ● VOICE

**Development Control Plan Reviews:
Heritage Conservation Areas –
The Hill HCA
Survey Results
March - April 2015**

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Executive summary

The Hill Heritage Conservation Area is an inner-urban precinct of regional and state heritage significance and the heritage values of this area are held especially dear to local residents. In order to gain an understanding of specifically what it is that residents and the general community value about the HCA, a survey was conducted between the 20th March and 17th April 2015 by Newcastle Voice. The purpose of this data is to assist in Council's review process of all of its HCAs.

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

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

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

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

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

Introduction

In 2013, a process was begun to review all of the Heritage Conservation Areas (HCAs) within the Newcastle Local Government Area, including Cooks Hill, Hamilton South 'Garden Suburb', The Hill, Newcastle East and the Newcastle City Centre HCAs.

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

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

1. ensure that as the city moves towards 2030, an attractive and distinctive built environment, focussed around people reinforces Newcastle's unique sense of identity and built environment and is aligned with objective 5.1 of the 2030 Newcastle Community Strategic Plan.
2. produce development controls that are consistent with the principles of the Newcastle Heritage Policy, are easy to use and are unambiguous.
3. produce development controls that are supported by a clear character statement that shapes the desired future character of each area.
4. ensure that Council's role in regulating development in heritage areas is supported by a framework of heritage planning best practice, as defined by the NSW Heritage Council.
5. incorporate input from property owners, residents and industry stakeholders on how the development controls can be better structured and designed.

Report purpose

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

Where to from here?

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

Methodology

Questionnaire design

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

Survey area and sampling

The two maps below outline The Hill HCA and The Hill State suburb. Flyers (see Appendix II) were delivered to all residences in The Hill HCA directing residents to the survey. Newcastle Voice members (n=50) residing in The Hill were also invited to complete the survey via email or paper survey.

HCA

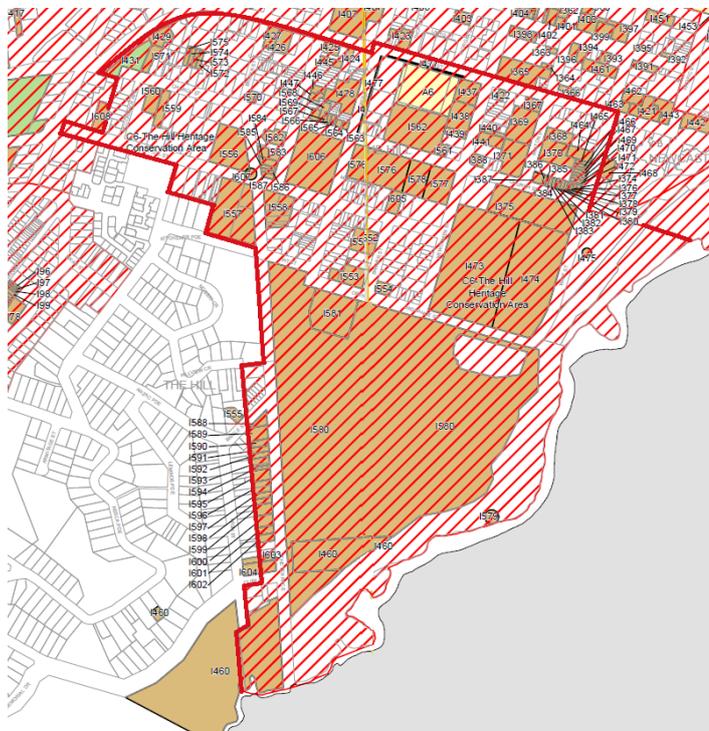


Figure 1: Survey area - map of The Hill HCA Source: Newcastle LEP 2012, Schedule 5

Red striped areas: heritage conservation areas;
Light brown areas: listed general heritage items;
Light yellow areas: listed archaeological items;
Light green areas: listed landscape items.

Suburb



Figure 2: Map of The Hill suburb Source: NSW Statistical Information Exchange, 2015

Data collection

The Hill HCA online survey was open from the 20 March until 17 April 2015. The survey was opened to all Newcastle Local Government Area (LGA) residents¹.

Newcastle Voice and Council’s Heritage Strategist held two information sessions at Newcastle East Public School in the Benson Library on Monday 23 March and Monday 30 March 2015. Hard copies of the survey where made available for participants to complete.

Response rate

In total, 88 responses to the survey were received. Of these, 83% were residents of The Hill. 24 of the 50 Newcastle Voice members residing in The Hill completed surveys.

Survey Findings

While the survey was open to the broader community, the focus of this report is on The Hill residents (83% of all respondents). These results are outlined in the following sections. Results from the 17% of respondents who are not residents of The Hill are presented separately in Appendix III.

Awareness and attitudinal

- The majority of residents of The Hill were aware that it is a Heritage Conservation Area (83%).
- The majority of residents agree that The Hill should be a Heritage Conservation Area (97%).
- The majority of residents who responded to the survey had not lodged a development application (DA) with Council in the last 10 years (84%).

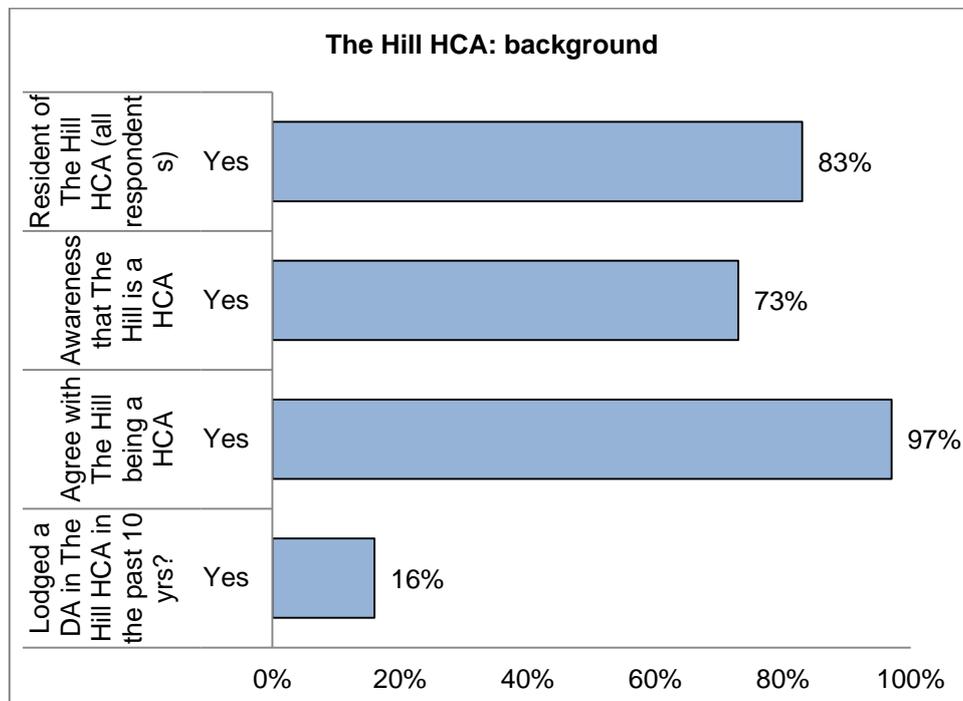


Figure 3: Awareness and attitudinal

Respondents were asked what they value most about being a resident of The Hill HCA. The most common responses were heritage houses and buildings (92%), streetscape and character (92%) and proximity to facilities and services (88%).

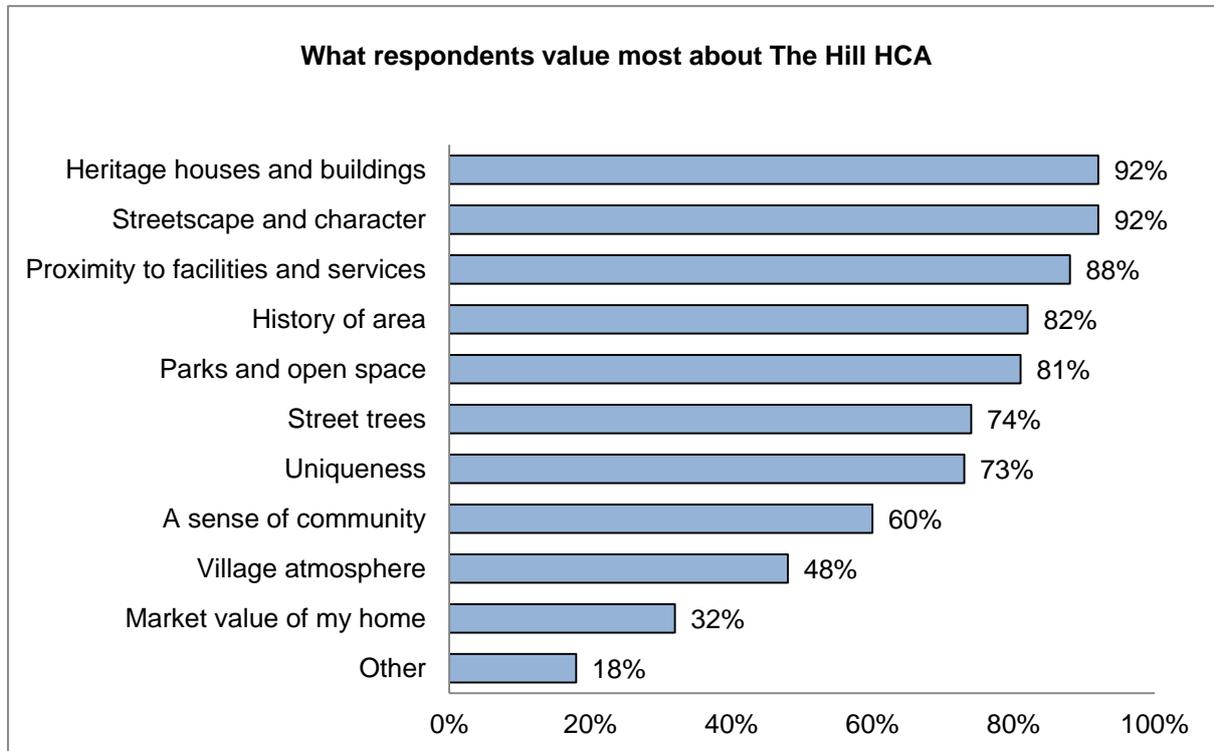


Figure 4: What aspects of living in The Hill HCA do you value most?

Note: Multiple responses were permitted.

Of the 18% of respondents who selected 'Other' as the aspect most valued in being a resident of The Hill, the most frequently mentioned themes were the proximity/access to facilities, employment and shops (35%), low-rise (24%) and views (18%).

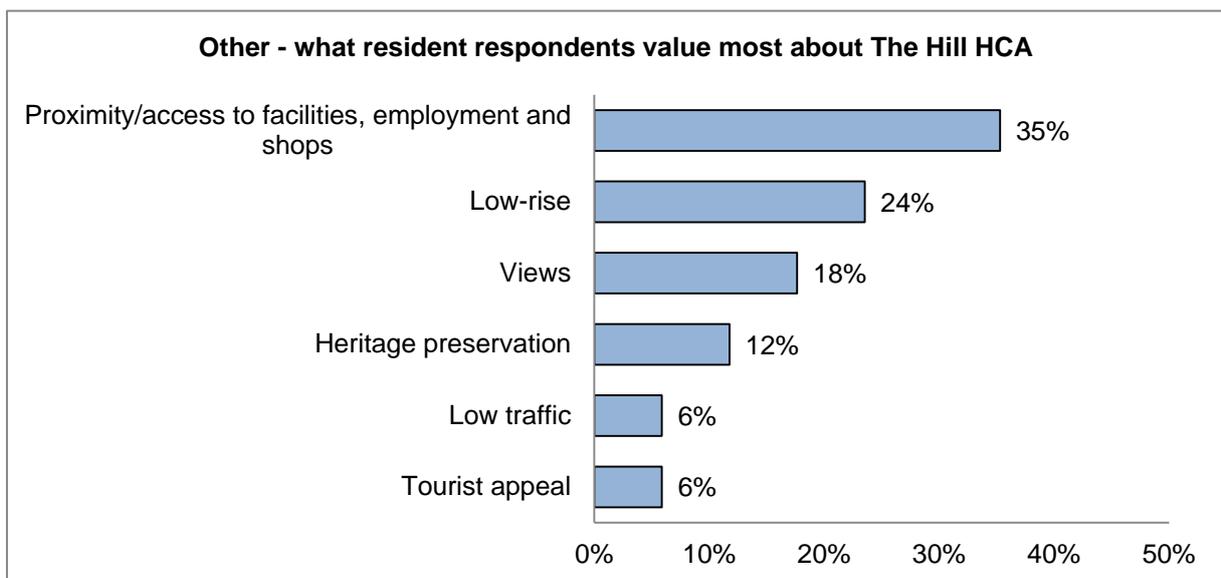


Figure 5: Other: What do you value most about being a resident of The Hill area?

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

Sea breeze, noises and sights of harbour, low rise feel, no obstruction from high rise"

"The preservation of this unique area for all Novocastrians"

"Access to the beach, walkability, cafes and restaurants nearby, accessible: friends come to us instead of us needing to go to them"

Contributory buildings

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

- 100% of resident respondents felt that The Hill HCA contains buildings that contribute positively to the character of the area.
- The majority of respondents agreed that it would be helpful if a map were created to identify contributory buildings within The Hill HCA. 84% of resident respondents stated that they would find this helpful, 8% disagreed and 8% weren't sure.

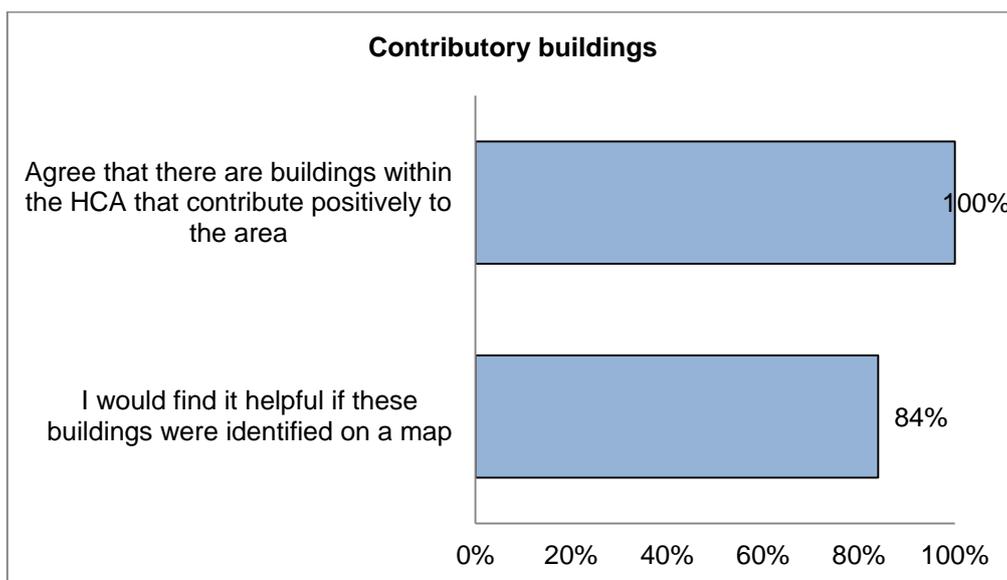


Figure 6: Contributory buildings

Regulation and development control

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

Respondents were asked 'under what circumstances do you think buildings in The Hill HCA should be allowed to be demolished?' The most common response was if the building had been altered and does not fit in with the area's character (47%), followed by poor structural conditions (40%) and under no circumstances (30%).

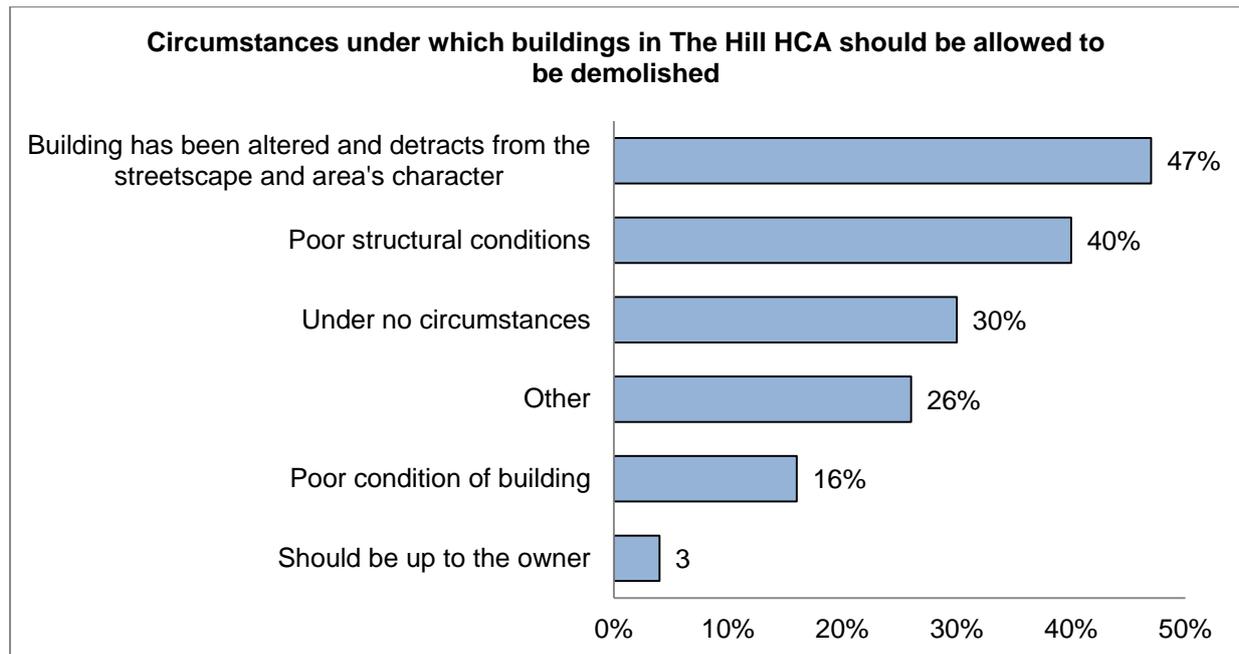


Figure 7: Under what circumstances do you think buildings in The Hill HCA should be allowed to be demolished?

Note: Multiple responses were permitted.

Respondents that elected 'other' as the reason for the circumstance in which buildings in The Hill HCA should be allowed to be demolished were asked to provide further information. The most frequently mentioned theme was if the building has no heritage merit (14%).

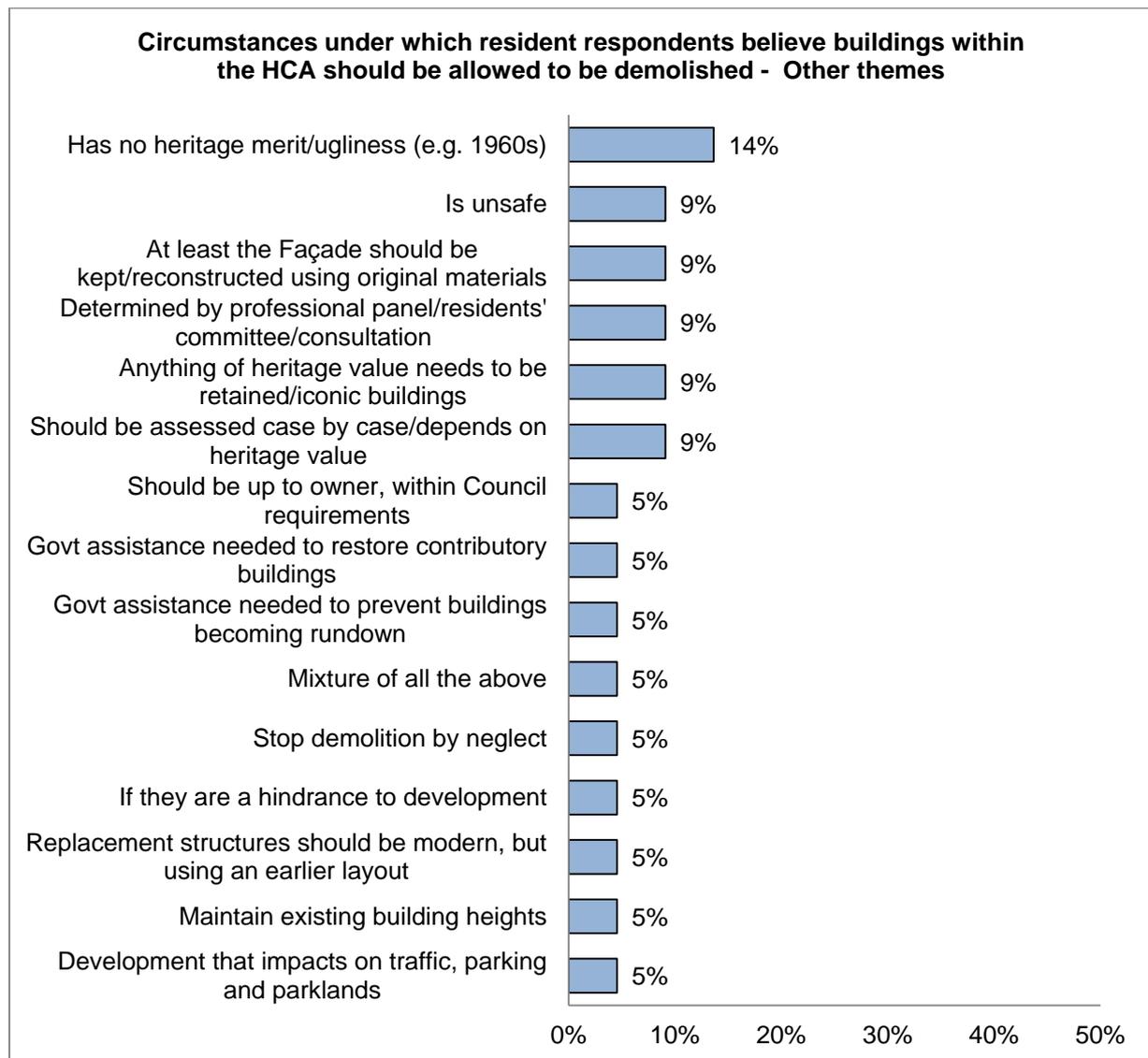


Figure 8: Other: Under what circumstances do you think buildings in the HCA should be allowed to be demolished?

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

"Anything of historic quality needs to be preserved. I do not agree with the Burra Charter"

"If the building dates from 1960 onwards and is of no architectural merit (there are blocks of flats on The Hill which fit this criteria)"

"More assistance for upkeep on significant terraces and buildings would help to maintain these wonderful buildings and penalties for allowing a building to become so run down that it is deemed unsafe"

"No other options. Could a community fund be developed to rescue abandoned and dilapidated buildings that have a contributory character?"

When asked whether new developments should be designed to fit the existing character of the HCA, the majority of resident respondents agreed (92%).

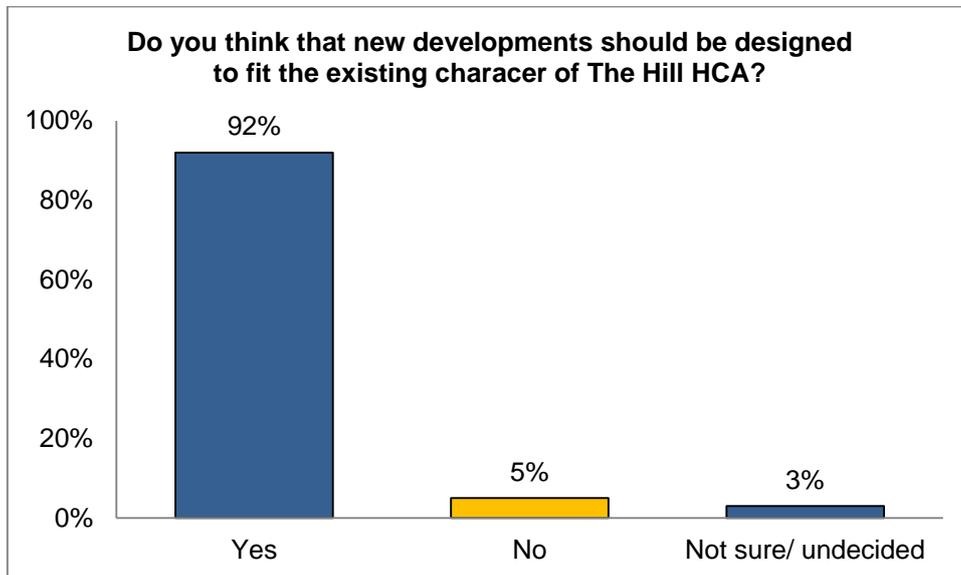


Figure 9: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of The Hill Heritage Conservation Area?

Respondents were also asked about their preferences for the controls that govern the finer details and design standards for development that occurs within the HCA. Respondents were asked to choose between merit-based and prescriptive guidelines. Opinion was divided, with slightly more support for the merit based guideline (55%) than prescriptive standard (45%).

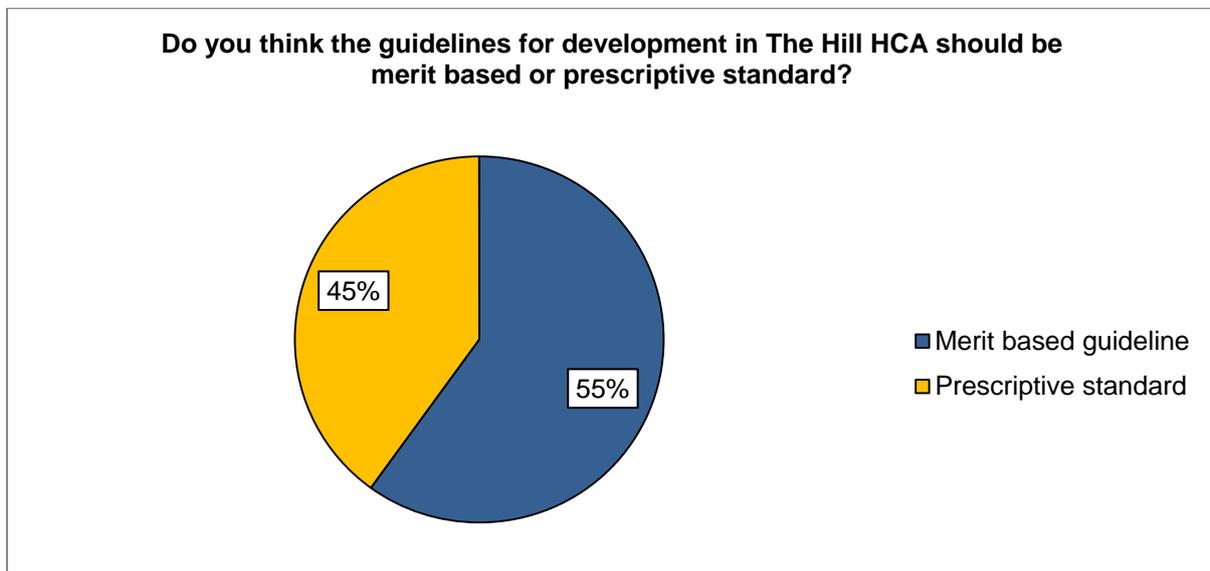


Figure 10: Do you think the guidelines for development in The Hill Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Respondents were asked what options they would like to see included in the DCP guidelines for The Hill HCA. The most common response selected was 'concept plans for alterations / additions to existing buildings in The Hill HCA' (77%), 'examples of architect designed sketches' (73%) and 'examples of concept plans for new buildings' (72%), followed by 'guidance about improving the environmental performance of buildings' (68%).

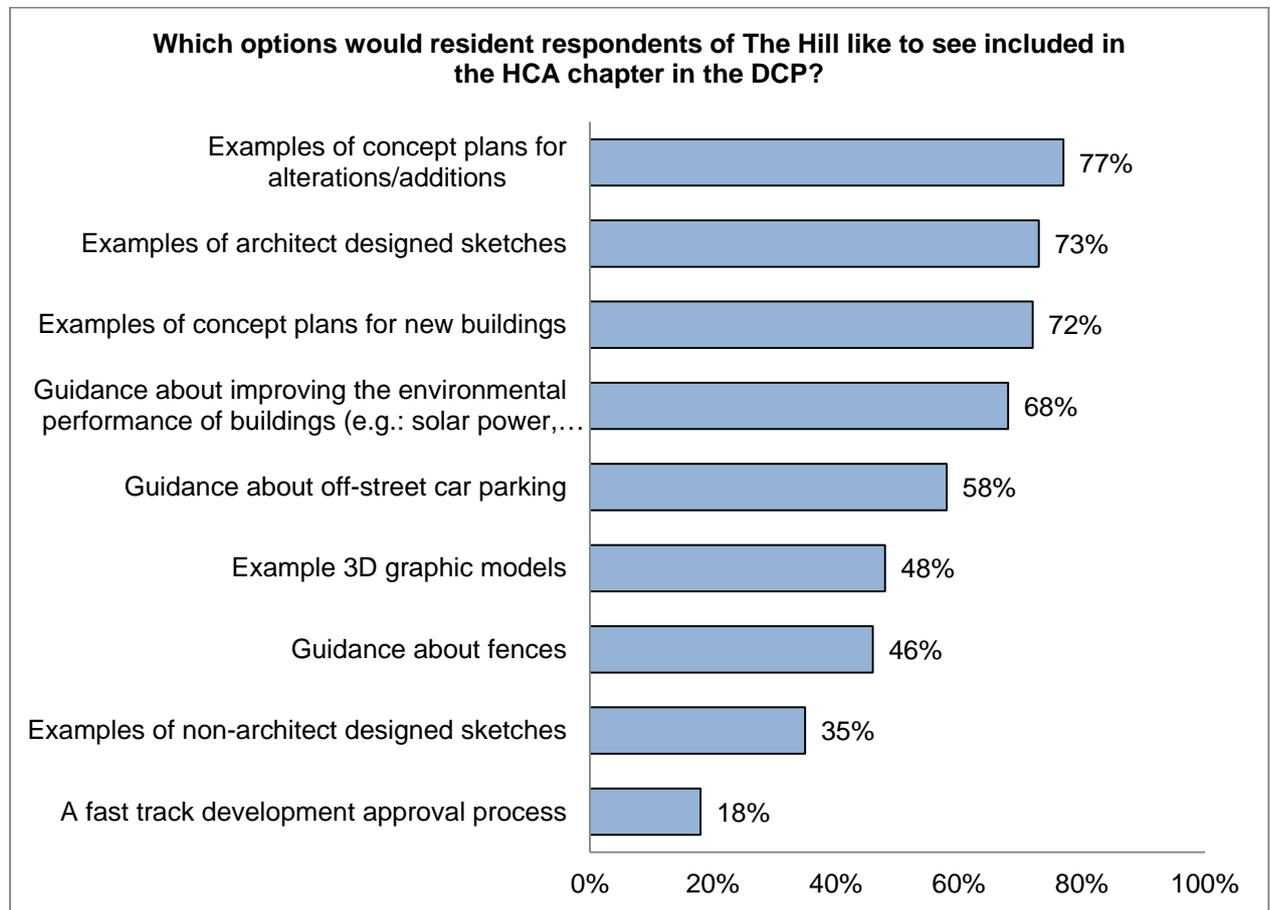


Figure 11: Which of the following options, what would you like to see included in the Development Control Plans (DCP) guidelines?

Note: Multiple responses were permitted.

Additional comments

The graph below depicts the results from The Hill resident respondents who chose to provide additional comments. In total 53 additional comments were left by residents of The Hill HCA. Full verbatim responses including non-resident additional comments can be found in Appendix IV.

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

The most commented on subthemes were; development in keeping with the area's character (30%), enforcement and clarity of controls/laws/guidelines (26%) and retain character-general (26%).

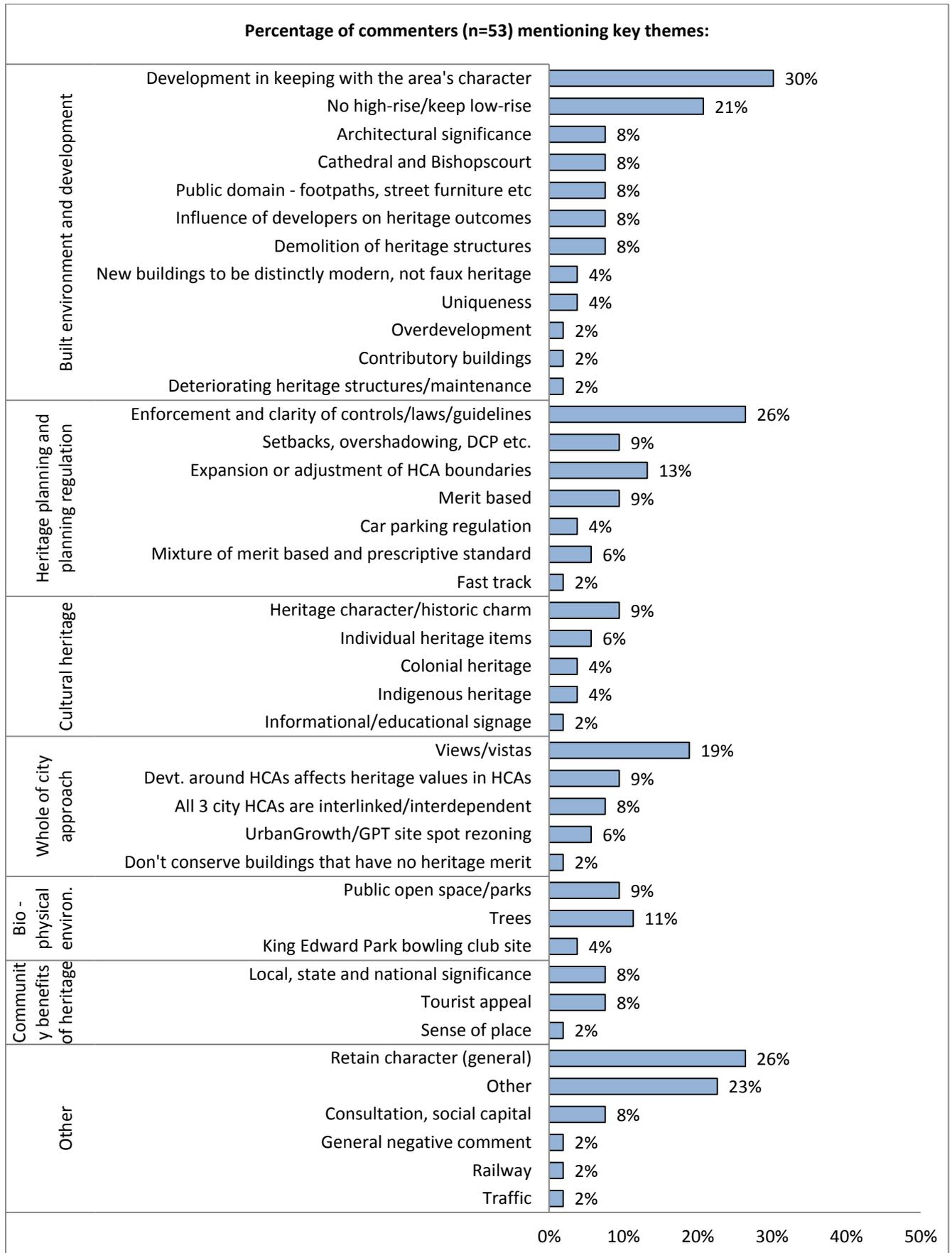


Figure 12: Additional comments, percentage of resident commenters mentioning specific themes

Verbatim comments:

The comments below have been selected as examples to represent sentiment on each of the main themes. Comments received were mainly in regards to:

Development in keeping with the area's character (30%):

"No enclosing of historic verandahs should be allowed"

"Please don't allow high rise on Bishopsgate. The history and heritage are the charm of the area. High rise and other modern development can and does occur elsewhere, please don't allow it in The Hill"

"Building materials should reflect the surrounding area rather than the concrete boxes so prevalent in modern housing design found in Merewether"

"I think that the residents and council should allow for development within The Hill heritage conservation area that is sensitive to the character of the area and maintains that character but we should not be held back by an unrealistic "don't touch anything" attitude"

Enforcement and clarity of controls/laws/guidelines (26%)

"I think it is important to hold the heritage values of The Hill in high regard, and will support Council's endeavour to strengthen guidelines in consultation with the community"

"Yes - there have been several buildings in my street (Wolfe St) which clearly are detrimental to the streetscape yet they were approved (by fast tracking with no neighbourhood notification) so I have little faith in any planning protocols"

"What is regarded as a worthwhile development is very much open to interpretation and therefore dispute. It is not, however, appropriate to have standards that are too prescriptive for the whole area as some buildings and streetscapes within the Hill area are pretty ugly and/or of no historical significance. To have the same standards for all buildings in the area does seem a bit odd"

"Some rules have to apply to everyone"

Retain character (general) (26%)

"The entire feel of the area should be protected, including views and vistas, trees, walls, gardens etc.... more uniform treatment is needed for footpaths, street furniture, kerbs and gutters. I think that horses should be brought back into the area - allow people to use public places to stable them (for a fee) and ride them"

"The Hill is a unique heritage area and should be protected along with the neighbouring CBD"

"We could so easily ruin what we have in some streets or we could save what we have and realise how lucky we are"

"...We want a living history not facadism and postmodern hotch-potch of buildings"

Other (23%)

To preserve old homes they need to be functional in today's world, for individuals and families.

"Building of a viniculture"

"We need mixed residential, retail, commercial and entertainment to bring life and sustainable businesses back to the area..."

"Items of 21st Century living (especially wiz bins, recycling bins) need to be stored (where possible) away from the front aspect of the houses"

No high-rise/keep low rise (21%)

"The skyline should not be marred with high rise buildings"

"No new high rise buildings east of Darby St"

"New building/development heights here and elsewhere in the broad East End/Hill area should be broadly similar to those of existing neighbouring buildings"

"Any new commercial or domestic building should NOT exceed the existing building height"

Views/vistas (19%)

"Need to ensure unsympathetic buildings (high rise) do not impinge on the views to the heritage buildings of The Hill"

"The high rise development along foreshore and beach front should not be allowed to subsume the Hill, e.g.: if the psych hospital is sold off, developments should be kept to 5-6 storeys so that The Hill is still visible from harbor level"

"I am strongly against any new development in the area where heritage buildings are demolished and vistas to the ocean are blocked"

"Any redevelopment below The Hill heritage conservation area be sympathetic to the said area; view corridor maintained; blending of both areas"

Expansion or adjustment of HCA boundaries (13%)

"The area must be extended over the north side of King St"

"Boundary of The Hill should begin south of Hunter St, as being "The Hill"

"It should be extended to include significant buildings north of King St"

Appendix I- Survey



The Hill Heritage Conservation Area Survey

1. Are you a resident of The Hill?

- Yes
- No

2. Before today, were you aware that The Hill is a heritage conservation area?

- Yes
- No

3. Do you agree with The Hill being a heritage conservation area?

- Yes
- No
- Not sure / undecided

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

- Yes
- No

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

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

CONTRIBUTORY BUILDINGS

6. Do you think there are buildings in The 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

REGULATION AND DEVELOPMENT CONTROL

7. Under what circumstances do you think buildings in The 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 area's character
 - Should be up to the owner
 - Other _____
-
-

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

- Yes
- No

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

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

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

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

Tick those that apply.

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

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

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

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



Have your say
**The Hill Heritage
Conservation Area
Community Survey**

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

Survey:

The survey opens on **Monday 23 March** and closes on **Friday 17 April 2015**.

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

Information session:

When: 6 - 7pm, Monday 23 March 2015

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

RSVP: 4974 2238

For enquiries please call 4974 2785.

www.newcastle.nsw.gov.au

1645/MAR15



Appendix III – Results non-residents

The results in Appendix III are based on respondents to the survey who were not residents of The Hill HCA (17% of total survey respondents, n = 15)

Awareness and attitudinal

- Of all non-resident respondents, 47% were aware that The Hill is a Heritage Conservation Area.
- Most agreed that The Hill should be a Heritage Conservation Area (93%).
- No non-resident survey respondents had lodged a DA with Council for a property in The Hill HCA in the last 10 years.

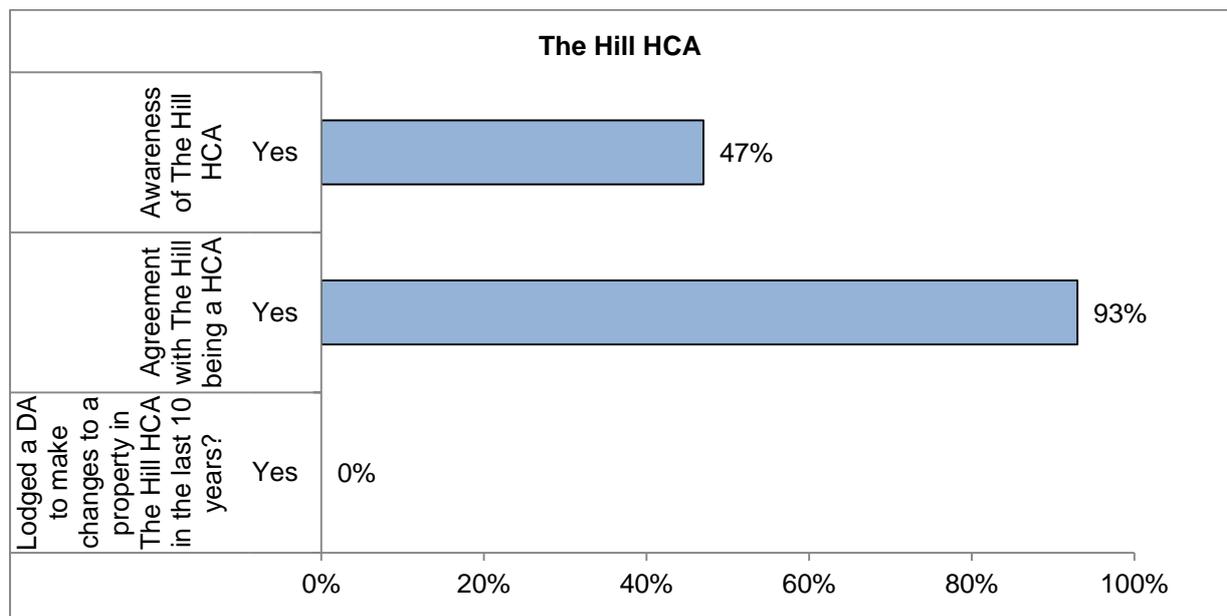


Figure 13: Have you lodged a development application with Council to make changes to a property in The Hill Heritage Conservation Area in the last 10 years?

Non-resident respondents value The Hill for its heritage houses and buildings (73%), proximity to facilities and services (67%) and streetscape and character (67%).

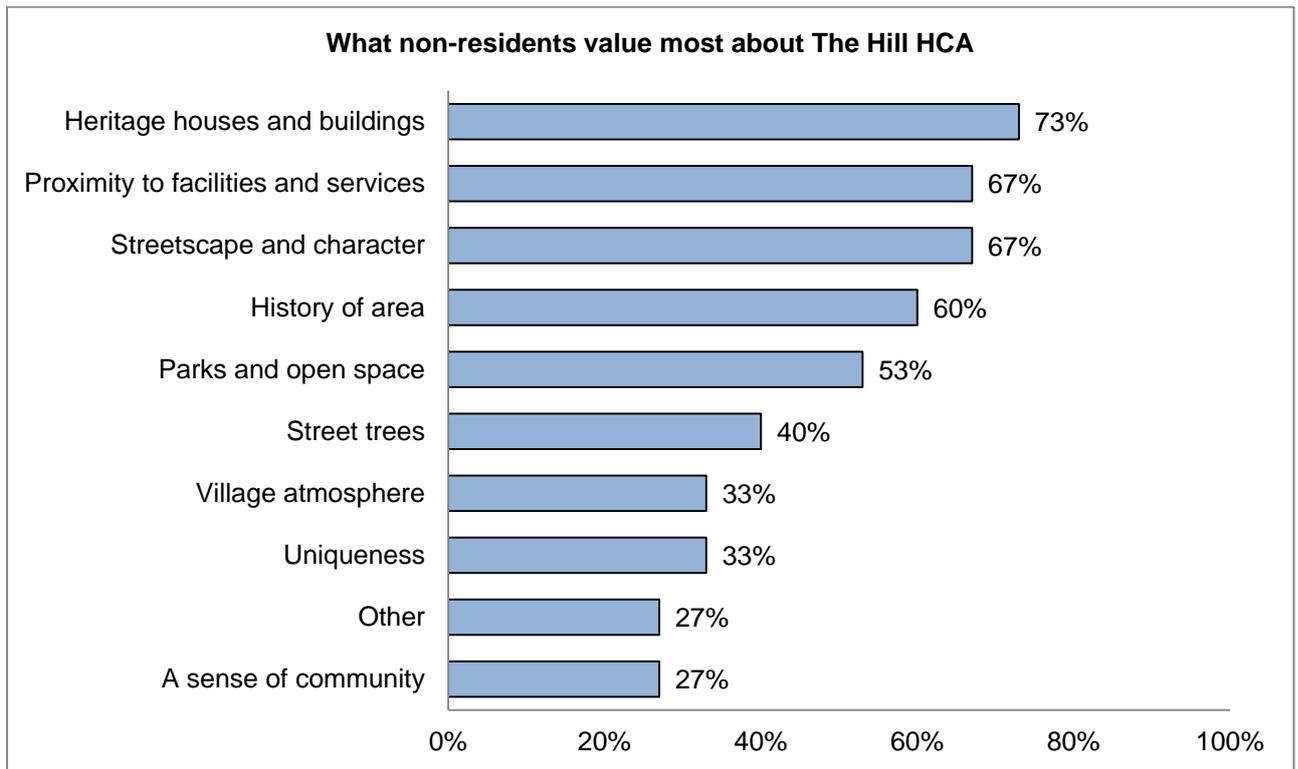


Figure 14: What do you value most about The Hill HCA?

Contributory buildings

- All non-resident respondents believed that there are buildings in The Hill that contribute positively to the character of the area (100%).
- When asked if they thought it would be helpful for buildings that contribute positively to the heritage conservation area to be identified on a map, 87% of non-resident respondents said yes. There were 13% that did not agree.

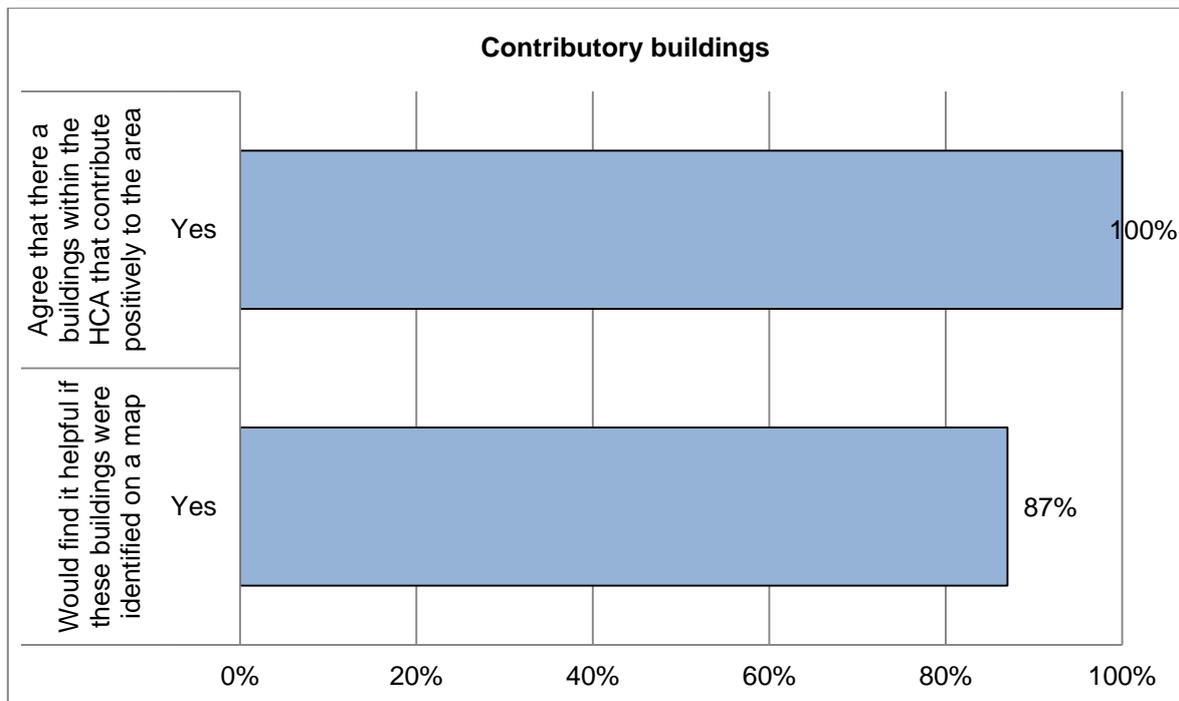


Figure 15: Contributory buildings

Regulation and development control

Non-residents were asked 'under what circumstances do you think buildings in The Hill HCA should be allowed to be demolished?' The most common responses were: the building has been altered and does not fit in with the area's character (40%), poor structural conditions (33%) and poor condition of the building (33%).

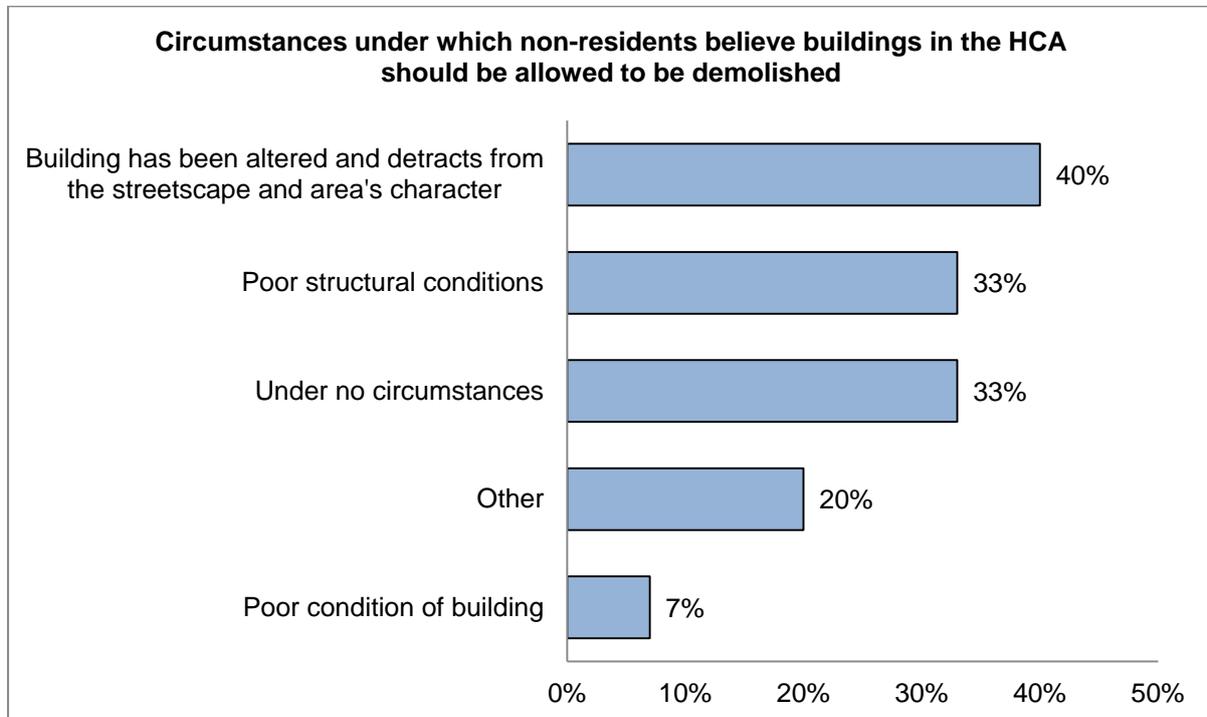


Figure 16: Under what circumstances do you think buildings in The Hill Heritage Conservation Area should be allowed to be demolished?

The majority of non-resident respondents agreed with new developments being designed to fit the character of The Hill HCA (73%). 13% disagreed and 13% were unsure/undecided.

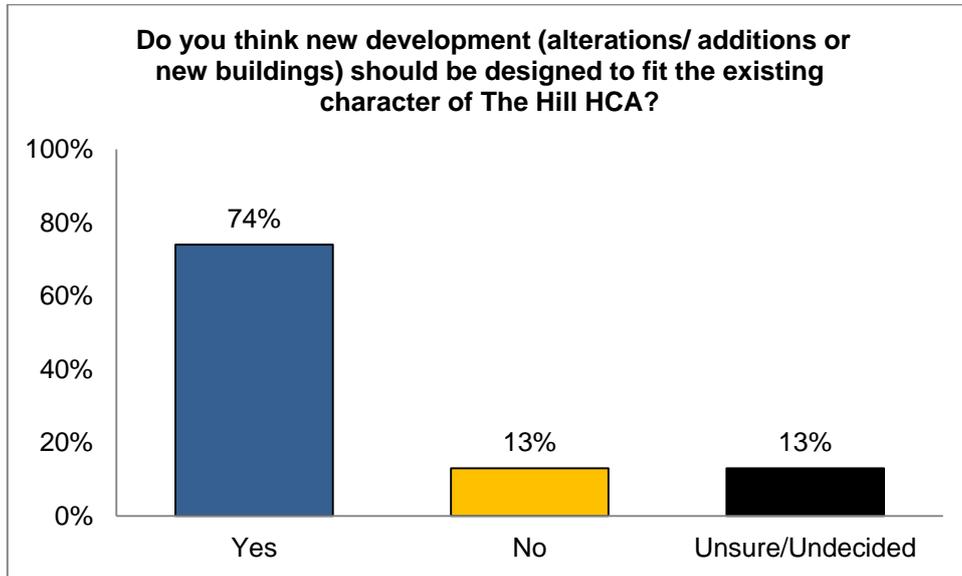


Figure 17: Do you think new development (alterations/ additions or new buildings) should be designed to fit the existing character of The Hill HCA?

Non-residents were asked what standard the guidelines should be for development in The Hill HCA. The majority of respondents selected the merit based guideline (67%).

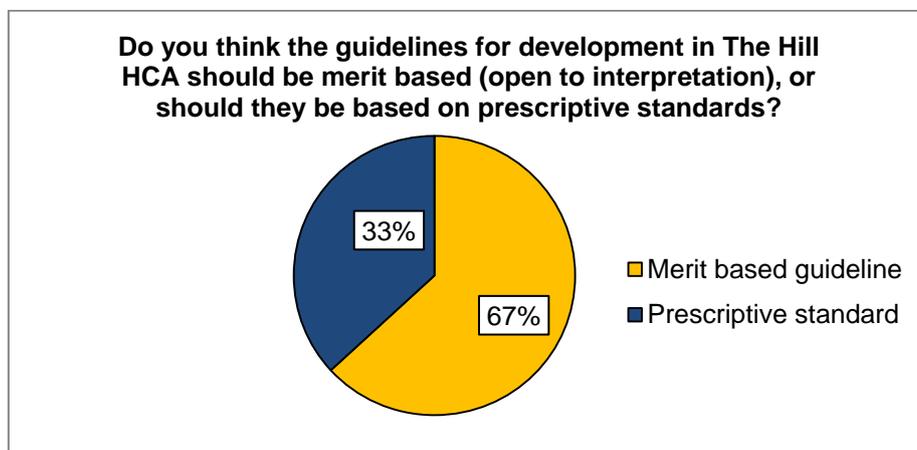


Figure 18: Do you think the guidelines for development in The Hill Heritage Conservation Area should be merit based (open to interpretation), or should they be based on prescriptive standards?

Non-residents were asked what options they would like to see included in the DCP guidelines. The most common response selected was examples of concept plans for alterations / additions to existing buildings in the HCA (80%), followed architect designed sketches, models (73%) and 'guidance about improving the environmental performance of buildings (67%).

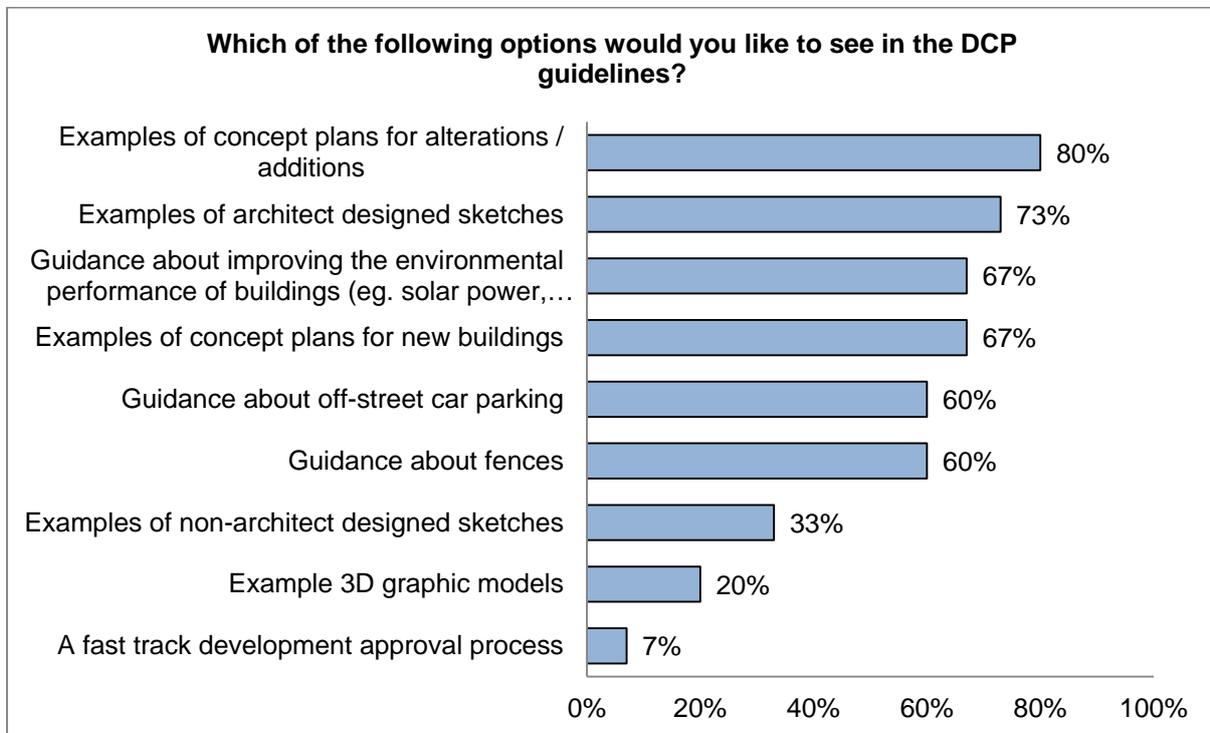


Figure 19: Which of the following options, what would you like to see included in the DCP guidelines?

Non-resident additional comments:

There were nine participants that left additional comments (17.3% of all 52 additional comments) were received by non-residents (who made up 13% of survey respondents overall).

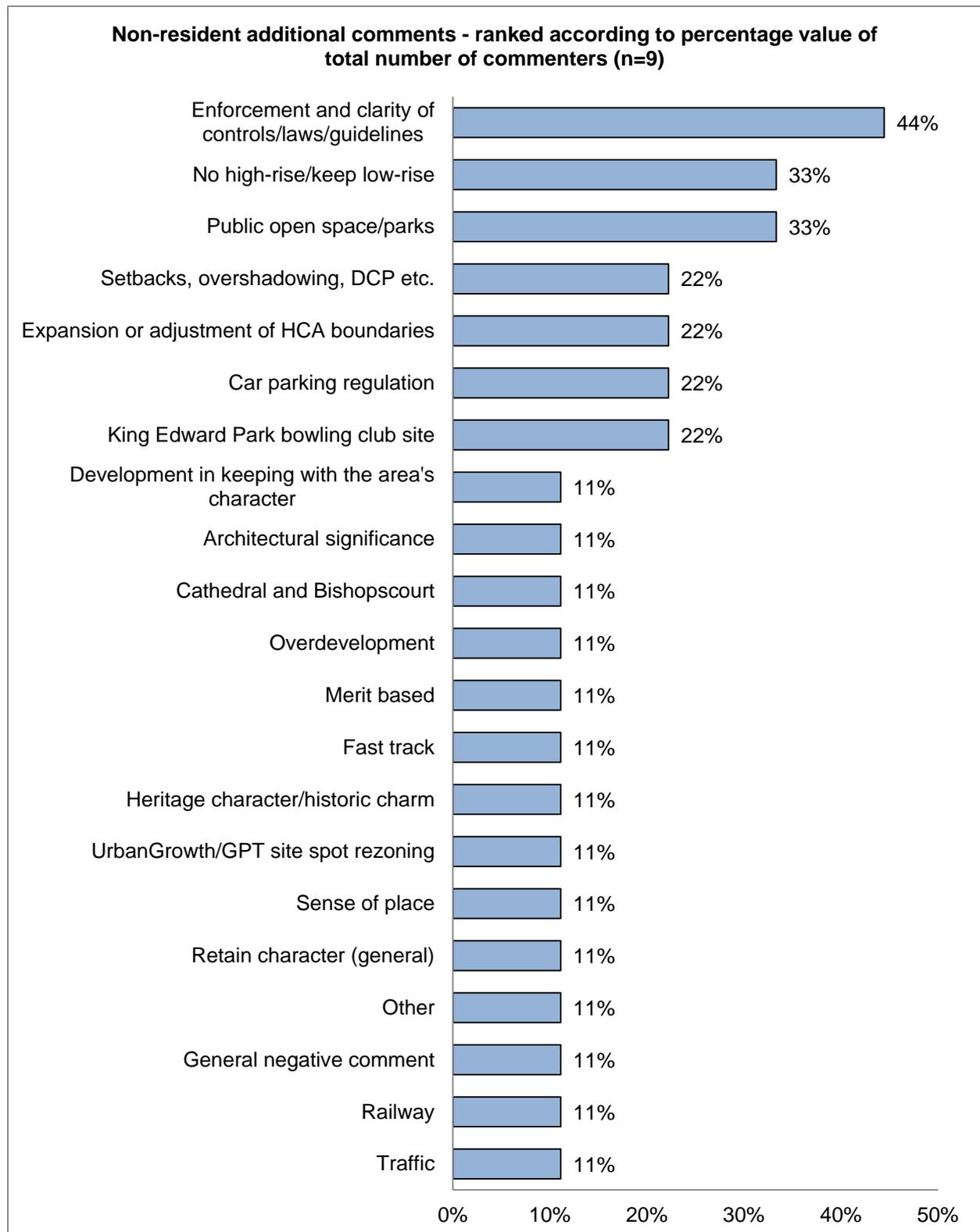


Figure 20: non-resident additional comments by percentage value of total comments (n=9)

Enforcement and clarity of controls/laws/guidelines (44%).

"The determination of what can be/can't be built or altered needs to be consistent"

"As I live in the non-heritage area between The Hill and Cooks Hill conservation areas, I would like to see part of this area (Railway St, Brooks St, Nesca, Kitchener, Anzac and Lemnos Parades) become a conservation zone. This area has many of the same heritage values as Hamilton South, being a post-world war one AA company subdivision featuring a greater mix of housing but in the prevailing garden suburb/Californian bungalow style. While some of these buildings have been lost or irretrievably altered, other have not and a merit-based approval process intended to preserve the low/medium density would, one hopes, retain some of the original character of the neighbourhood"

No high-rise/keep low-rise; and (33%)

"The Hill and the City should be reconnected to the rail line. The Hill should not be cut off from the harbour by high rise development"

"Do not let the area become overdeveloped with inappropriate buildings and high rise"

Public open space/parks (33%).

"Do not develop the old bowling Club. At King Edward Park, do not turn King Edward Park, into a car park - which it is now, as a result of charging for parking in the general beach and cbd areas. It's not conducive to business or to use by the General public- time based free parking is enough - i.e. 2 hrs, encourages visitors and turnover"

"A further consideration is the preservation of a 'green corridor' between Civic Park and King Edward Park via Nesca Park and trees in the nearby gardens"

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 Hill HCA?
Verbatim Responses
Access to public transport, work, shops and cafes
Access to the beach, walkability, cafes and restaurants nearby, accessible: friends come to us instead of us needing to go to them.
beach and baths
Buildings with low building heights
Close proximity to town and regional facilities. No through traffic.
events
I am not a resident of The Hill
National heritage value is most important
Not a resident?
Ocean views
Passive recreation, parks, walking areas, social interactions not of a commercial nature.
Proud to share our area with many tourists that walk around photographing the area.
Proximity to coast and harbour. Not over-developed
Quiet streets, not overly populated and has no major high rises
Sea breeze, noises and sights of harbour, low rise feel, no obstruction from high rise.
The preservation of this unique area for all Novocastrians
Views

Yes_demolish_Other.

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

Verbatim Responses

"Commercial" concerns (development) that impact on traffic, parking and parklands, especially King Edward Park environs.

Any building structure cannot exceed the existing building height

Anything of historic quality needs to be preserved. I do not agree with the Burra Charter.

Approval by a committee of residents and design/heritage/planning professionals

Assessment by an independent panel, including residents, planners and architects.

Building has no heritage value

Buildings such as Bishopscourt must be retained

depends on the significance of the building and its state

Facade is to be kept or reconstructed with some original material, or building is modernist, or reconstruction of earlier layout

heritage buildings should be maintained, modern buildings (post 1950) should be allowed to be destroyed

if it stops development of new buildings that will bring more people to live in the area

If someone wants to demolish their house they could allow it to fall into poor condition or alter it so that it detracts from the streetscape. So demolishing a building needs to be assessed on case by case approach

If the building dates from 1960 onwards and is of no architectural merit (there are blocks of flats on The Hill which fit this criteria)

Individual assessment

is incredibly ugly

Mixture of above. If a building of significance from a historical/heritage/architectural or design viewpoint, there should be community consultation.

More assistance for upkeep on significant terraces and buildings would help to maintain these wonderful buildings and penalties for allowing a building to become so run down that it is deemed unsafe

No other options. Could a community fund be developed to rescue abandoned and dilapidated

buildings that have a contributory character?

Of no heritage value. For example, there are some pretty ordinary blocks of 1960s flats within the conservation area.

Safety reasons only

Should be up to the owner as long as the owner is capable of restoration to council requirements

Unsafe and cannot be restored

Additional_comments.

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

Verbatim Responses

1. Aventine site an unpleasant addition with loss of view corridor to Tyrrell st.
2. Costs of owning and maintaining heritage buildings. Some contribution from local government.
3. The Hill bowling club area appears to have been commandeered, without regard for its general use by the public.

Any new commercial or domestic building should NOT exceed the existing building height

Any redevelopment below The Hill heritage conservation area be sympathetic to the said area; view corridor maintained; blending of both areas.

Appropriate use of King Edward Park.

Area has mixture of traditional architecture heritage and modernist heritage. I believe modernist and traditional architecture clash, with radically different aesthetic underpinning, and both have gone through 'fads' based on a reaction against the other. Modernist heritage should not be preserved around Newcastle East and beach area, but could have zones around library and art gallery in Laman St. Also contemporary styles evolved from modernism should be banned, except in modernist zones.

As I live in the non-heritage area between The Hill and Cooks Hill conservation areas, I would like to see part of this area (Railway St, Brooks St, Nesca, Kitchener, Anzac and Lemnos Parades) become a conservation zone. This area has many of the same heritage values as Hamilton South, being a post-world war one AA company subdivision featuring a greater mix of housing but in the prevailing garden suburb/Californian bungalow style. While some of these buildings have been lost or irretrievably altered, other have not and a merit-based approval process intended to preserve the low/medium density would, one hopes, retain some of the original character of the neighbourhood. A further consideration is the preservation of a 'green corridor' between Civic Park and King Edward Park via Nesca Park and trees in the nearby gardens.

As well as heritage building, The Hill has significant heritage values that are captured in the fine details of the public realm e.g. stone work retaining walls vegetation etc. These values should be recognised in the heritage conservation area, perhaps in the form of an Area Plan

Do not develop the old bowling Club. At King Edward Park, do not turn King Edward Park , into a car park - which it is now, as a result of charging for parking in the general beach and cod areas . It's not conducive to business or to use by the General public- time based free parking is enough - ie 2 hrs , encourages visitors and turnover

Do not let the area become overdeveloped with inappropriate buildings and high rise

Essential to retain character and dignity of the area. Please don't allow over population of the suburb

Extremely important. Some rules have to apply to everyone.

Funds should be available to facilitate the restoration of buildings - if only the street facade - to conservation standards.

Greater acknowledgement by NCC of the significant buildings in The Hill area and their retention unless seriously structurally unsound

High rise is inappropriate

I am not in favour of the modern against old (unless really visually pleasing and complementary). I am not keen on what one Prof of Architecture in the introduction to the new book on Robin Espie Dods as "architectural schizophrenia".

I am opposed to the "Burrow" concept where new developments and alterations can't be made to look like heritage buildings.

I am strongly against any new development in the area where heritage buildings are demolished and vistas to the ocean are blocked.

I believe The Hill area is of great interest to all Novocastrians and to tourists. You only have to spend a weekend in the garden to note countless people walking or driving in the area appreciating its uniqueness.

I think it is important to hold the heritage values of The Hill in high regard, and will support Council's endeavour to strengthen guidelines in consultation with the community.

I think that the residents and council should allow for development within The Hill heritage conservation area that is sensitive to the character of the area and maintains that character but we should not be held back by an unrealistic "don't touch anything" attitude. For example, it was unrealistic and impractical to hang on to the Laman Street figs. Laman street will still be a beautiful streetscape without them but will be safer and more sensible. This attitude should apply to other "old and historic structures" wherever they are located.

I would allow sensitive updating of housing subject to community input that is not set in stone but reflects community standards. Hopefully no flats like those at Rohallion and Broughton (an example of what could be demolished with loss of heritage value).

I would like something done about the traffic screaming up The Terrace, trying to beat the traffic in High St with sometimes dire circumstances.

I would like to nominate the Norfolk Pines and Palm trees at Bishops Court on Brown and Tyrell Streets, The Hill. The trees can be seen from the harbor and form an important component of the heritage of The Hill.

It is difficult to assess the specific items in light of UrbanGrowth GPT changes to the immediate vicinity. The Cathedral development plans pose other challenges.

IT seems so easy for an owner to put in a DA on significant heritage buildings without putting in Section 58 or 60 or NSW Heritage until its too late. We could so easily ruin what we have in some streets or we could save what we have a realise how lucky we are. This should be long term thinking, not designs for individual views or a developers profit.

It should be extended to include significant buildings north of King St.

It would be an informative thing to have historical name/historical events on plaques erected on houses of historical interest. These would be useful for people to use if they were exploring the area, e.g.: historical "The Hill" self guided walking tours etc.

Outside external yards play an important part to the surrounding streetscape. Items of 21st Century living (especially wiz bins, recycling bins) need to be stored (where possible) away from the front aspect of the houses.

It's interesting that the Hill area doesn't include Newcomen street and the massive great 16 and 20 story buildings that are planned for Newcastle. It's also interesting to note that you've included the option for DA fast-tracks. What does this have to do with heritage? You want to fast-track this crappy building and extension (and stupid metal cross structure) the cathedral wants to put up? Newcastle City Council is absolutely abysmal at long term thinking and respect to heritage. Newcastle is fast becoming a 'gold-coast' style towerblock hell hole which in the long term is not a sustainable urban renewal option.

Yes - there have been several buildings in my street (Wolfe St) which clearly are detrimental to the streetscape yet they were approved (by fast tracking with no neighbourhood notification) so I have little faith in any planning protocols.

New building/development heights here and elsewhere in the broad East End/Hill area should be broadly similar to those of existing neighbouring buildings

No high rise.

No new high rise buildings east of Darby St.

Suitable trees for footpaths - providing shade and attractiveness but not large enough to encroach upon buildings, undermine paths etc.

our history should be respected

Part of Church Street was spoilt years ago when old buildings such as Broughton and Rohallian were sold by demolished in the 60s or 70 and ugly apartments built. I am Bishopscourt is now going to be sold by the Anglican Church This should be retained by the Church for all sorts of reasons and I believe the building is not under a Heritage conservation order - only the grounds and driveway.

Please don't allow high rise on Bishopsgate. The history and heritage are the charm of the area. High rise and other modern development can and does occur elsewhere, please don't allow it in The Hill.

Question 8: A lot of infill development pays no heed to neighbours' residential amenity, e.g.: overshadowing, no setbacks and boundary to boundary buildings. The boundary to boundary buildings cause problems with future building maintenance not only of those buildings, but neighbouring ones.

Extra Comments: The Hill Conservation Area lends character and a point of difference to the inner city. In the main Hill residents are sympathetic to the heritage philosophy and that is a basic reason to be living in the Hill. There is considerable sense of community there too. It may be a function of living in close proximity to others but more than likely the residents chose to live in a heritage area rather than in a suburb filled with modern boxes and MacMansions.

Question 8: Bishopscourt, King Edward Park, Church St, Barker St, the Watt St homes, The Terrace, Tyrell St homes should not be touched (also Brown, Perkins, Wolfe St, Newcomen, Bolton Streets also). Cnr Church and Wolfe Street walls.

Question 8: Depends of course who decides on what is considered 'fitting in'.

Question 8: Everything on its merits.

To preserve old homes they need to be functional in today's world, for individuals and families. Definitely merit based system, each project should be able to be judged for what it is. Parking within heritage areas should be limited as most terrace houses rely on street parking when the street is marked as 8hrs, should be limited to 2hrs as per Paddington in Sydney.

Question 8: 'Fitting the existing character' could result in boring boxes that are not energy efficient.

The high rise development along foreshore and beach front should not be allowed to subsume the Hill, e.g.: if the psych hospital is sold off, developments should be kept to 5-6 storeys so that The Hill is still visible from harbor level. Public open space should be preserved including the old bowling club site.

Question 9: But by whom? Heritage architects?

- The destruction of historical areas/buildings views/vistas.
- I feel my entire 50 years (+) residency is being destroyed.
- The Hill is a very important historical area.
- Boundary of The Hill should begin south of Hunter St, as being "The Hill".

-No more Rohallion/Aventine type sites on The Hill.

-I feel Newcastle East considerations are the same as The Hill (and also CBD).

- The Hill should not be destroyed as a precinct for overpowered by the buildings outside The Hill, e.g.: cnr of Newcomen and King Streets.

-The region should be sympathetic - similar height buildings protect the heritage of the area.

- Better parking restrictions.

Question 9: Mixture of Merit and Prescriptive

The CBD Heritage Precinct has significant impacts on The Hill heritage conservation area and should be included in the discussion and its guidelines in the DCP. I suggest looking at the Newcastle Upon Tyne council website - www.newcastle.gov.uk . This council has very good guidelines and DCPs etc. on heritage conservation areas. Reference: www.newcastle.gov.uk/heritageandconservation

Question 9: Mixture of merit based and prescriptive.

The area must be extended over the north side of King St. Need to ensure unsympathetic buildings (high rise) do not impinge on the views to the heritage buildings of The Hill.

Reinstate heavy rail to Newcastle Station

That the borders be extended to incorporate the CBD area.

The all day parking zones are not practical for residents with on street parking only. As a resident if I have a day off work and i need to move my car in the morning (doctors' appointment etc.) when I return there typically won't be a parking space available (city workers) in my zone leaving me no options for my car. On these occasions, there will be plenty of parks in McCormack Avenue as this is restricted to 1 hour parking (no city workers) but my residential parking zone does not allow me to park in McCormack Avenue. There needs to be some allowance in each parking zone for residents that are required to be at home during the day.

The conservation area should be respected and changes should only occur in accordance with community values and in an open and transparent manner. The skyline should not be marred with high rise buildings.

The determination of what can be/can't be built or altered needs to be consistent.

Building of a viniculture

The heritage architecture and streetscapes on The Hill are a unique and precious part of Newcastle that should be protected for Novocastrians and visitors to enjoy.

The Hill and the City should be reconnected to the rail line. The Hill should not be cut off from the harbour by high rise development.

The Hill is a unique heritage area and should be protected along with the neighbouring CBD. As the

second oldest city in Australia the heritage of The Hill and Newcastle more broadly is of national importance. It also gives Newcastle a unique tourist quality. The heritage of the area should be protected and should inform any new structures to be developed. Having said this there also needs room in the guidelines to allow for new structures and innovative architecture that is of quality that enhances the area. Innovative modern design can live side by side with heritage. I also think we should plant more trees on the streets to provide shade and encourage beautification of our streets by the residents. I believe existing park and public spaces should remain so and not be sold off to developers. The parks and public areas lend a grace to the area allows for public vistas to the foreshore and sea and makes The Hill a unique area of Newcastle for residents of the Newcastle and visiting Tourists.

Any modern structures allowed in the area should be of a quality that match the quality of the surrounding heritage. I do not mean that new structures must replicate the heritage> New buildings should exhibit innovative and clever design to contrast the old. Building materials should reflect the surrounding area rather than the concrete boxes so prevalent in modern housing design found in Merewether.

The historical significance is what will, in the future lead to a greater enjoyment of these areas, and be a tourist incentive - not in the sense of commercial concerns on a large scale but greater awareness of aboriginal, colonial and social histories. That should enhance ALL visitors! Public transport presently totally inadequate. Problem with lack of heritage STATUS - needs more legislative control to disallow unsympathetic development. No high rise (limit 3/4 storeys). Much more tree planting and maintenance on street. Also tree heritage.

The landscape and waterscape is essential to maintain. Over development of the mall destroys the heritage value. Undue influence of developers over councillors and parliamentarians must be fought for the sake of future generations. We want a living history not facadism and postmodern hitch porch of buildings

The new mental health building next to Newcastle Court House is an architectural blight on the landscape.

No enclosing of historic verandahs should be allowed.

The proposed tower on the corner of Newcomen and King streets is anathema to the heritage area that is across the road and will impact the Hill conservation area negatively. PLEASE DO NOT DO IT!!!!!!!

There is not enough focus on the bigger picture of urban design, and it seems rather to much focus on architectural detail. Also more attention to the interface between the town centre and The Hill precincts.

We have a unique opportunity in Australia to preserve the Newcastle East and The Hill areas as a showcase to all Australians with its aboriginal and colonial sites. In the Hill area we have one of very

few belvedere parks which should be cherished and not abused.

We have to allow development in the Hill/ Newcastle East area. We need mixed residential, retail, commercial and entertainment to bring life and sustainable businesses back to the area, The old bowling club site is a disgrace and needs to be developed as a community facility

What is regarded as a worthwhile development is very much open to interpretation and therefore dispute. It is not, however, appropriate to have standards that are too prescriptive for the whole area as some buildings and streetscapes within the Hill area are pretty ugly and/or of no historical significance. To have the same standards for all buildings in the area does seem a bit odd.

While the built environment of The Hill really isn't that old by global standards, it is one of the oldest areas that Australia has and is worth maintaining. New developments differ greatly from this built form and are unlikely to be reproduced. The entire feel of the area should be protected, including views and vistas, trees, walls, gardens etc. The public domain could be upgraded and improved, in line with a public domain plan - more uniform treatment is needed for footpaths, street furniture, kerbs and gutters. I think that horses should be brought back into the area - allow people to use public places to stable them (for a fee) and ride them.

Yes the current proposals of the Anglican Church threaten the Hill. these need to be openly discussed and the Council should seek from the National Trust some guidance re the allowing of any DA,s and proposed changes by developers who have no appreciation of the nature of the area.