



City of
Newcastle



Newcastle City Centre Heritage Conservation Areas Review Public Exhibition Report

January 2024

Prepared by: Media, Engagement, Economy and Corporate Affairs, City of Newcastle

Enquiries: engage@ncc.nsw.gov.au or (02) 4974 2000

Table of contents

Executive summary	3
1. Background	5
2. Engagement objectives	6
3. Communication and promotion	6
4. Engagement activities	8
5. Key findings	9
Support for further heritage conservation	10
General support/positive comments	11
Concerns about loss of heritage/overdevelopment	12
Boundary adjustments	13
Current height of building and floor space ratio controls should remain.....	14
Impact on adjoining heritage items and HCAs (heritage buffers)	15
6. Next steps	17
Appendix I – Promotional materials	18
Have your say webpage.....	18
Flyer.....	19
Onsite signage	20
Social media.....	22
Newsletters.....	23
Media release.....	25

Table of Figures

Table 1. Key themes.....	9
Table 2. Examples of comments supporting further heritage preservation	10
Table 3. Examples of general support/positive comments	11
Table 4. Examples of comments about heritage loss/overdevelopment	12
Table 5. Examples of comments about boundary adjustments	13
Table 6. Examples of comments about retaining height of building and floor space ratio controls ...	14
Table 7. Examples of comments about the impact of adjoining heritage items and HCAs (heritage buffers)	15

Executive summary

City of Newcastle (CN) is undertaking a staged strategic review of existing heritage conservation area (HCA) land in the Newcastle City Centre Local Environmental Plan (LEP) boundary, and comprises the following HCAs:

- Newcastle City Centre
- Newcastle East
- The Hill (part of due to a shared boundary)
- Cooks Hill (part of due to a shared boundary).

Seeking feedback from the community and key stakeholders is an important part of the process to help investigate how and where land use protections for this area can be best applied, so that revitalisation of the city centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved.

During the first phase of community engagement, City of Newcastle (CN) sought feedback on which streets, buildings and precincts within the study area should have continued heritage protection and which don't require protection. We also asked the community to identify which items contribute to Newcastle's cultural identity, and to share suggestions for grouping together and naming precincts within the study area that have a shared development history and/or built character.

Using this feedback, a draft Report was developed outlining proposed changes to HCA boundaries, removing land that does not contribute to heritage significance, and amendments to planning controls to reflect heritage conservation best practice and align with our approach for other HCAs across Newcastle.

This draft Report was then placed on public exhibition from 6 November to 18 December 2023, to allow the community to review the proposed changes and provide feedback. Community members were able to provide feedback by making a written submission online via our Have Your Say webpage, by email or mail. A total of 33 submissions were received (25 via the online form and 8 via email).

The draft Report makes a series of recommendations to amend the Newcastle Local Environmental Plan (LEP), Development Control Plan (DCP) and associated Heritage Technical Manual. However, this Report does not allow CN to make changes to the HCA boundaries or heritage listings. If endorsed by Council, these proposed changes are subject to formal legislative processes and further public exhibition.

Key themes

Feedback from the community can be summarised as follows:

- **Support for further heritage preservation (22)**
 - The majority of submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes.
- **General support/positive comments for the proposed recommendations (9)**
 - Several respondents provided support for the recommendations within the draft Report, including the creation of smaller HCAs that better represent the unique

character of different parts of the Newcastle City Centre, and the removal of height and building (HOB) and floor space ratio (FSR) development standards.

- It was suggested that smaller, more focused heritage conservation areas would better reflect the unique features and heritage contribution to the local area and support more targeted and effective planning efforts. Removing the HOB and FSR requirements has the potential to bring heritage considerations into earlier stages of the planning and design, and allow for a more nuanced, merit-based approach.
- **Concerns about the loss of heritage/overdevelopment (9)**
 - Respondents also had general concerns about the loss of heritage and overdevelopment, calling for stronger, more explicit protection of heritage buildings and places. This includes how unsympathetic developments are addressed and the impact of boundary revisions on surrounding heritage conservation areas.
- **Boundary adjustments (8)**
 - While there was support for dividing the existing HCAs into smaller HCAs, there was some feedback about the boundaries themselves and the grouping of items according to shared history/character, the reduction of HCAs, and proposed names of the new HCAs. For example, there were some concerns about impacts to the significance of surrounding HCAs such as Cooks Hill, Hamilton Residential Precinct and The Hill.
- **Current height of building (HOB) and floor space ratios (FSR) should remain (6)**
 - Although there was some support for removing the HOB and FSR controls, others maintained the view that the current HOB and FSR standards should remain. There were concerns that the removal of these requirements will favour development and make it easier for developments that are not in character with the precinct to be approved. In turn, this provides less certainty for the community about what can and can't be approved.
- **Impact on adjoining heritage items and HCAs (heritage buffers) (6)**
 - Some respondents were concerned about the removal of HCA protections (providing perceived 'heritage buffers'), from the Bull-Ravenshaw precinct, and its impact on the Cooks Hill HCA and existing heritage items. Another example is removing HCA protections from areas Newcastle West and the potential impact on the Sacred Heart Cathedral heritage listed property.

1. Background

City of Newcastle (CN) is undertaking a staged strategic review of existing HCA land within the Newcastle City Centre LEP boundary and comprises the following HCAs:

- Newcastle City Centre
- Newcastle East
- The Hill (part of due to a shared boundary)
- Cooks Hill (part of due to a shared boundary).

The buildings, streets and precincts of the study area have experienced significant change brought about by the recent economic revitalisation of the Newcastle City Centre.

The purpose of the review is to identify the heritage value and the merits for heritage protection in the area, while addressing requirements under the *Environmental Planning and Assessment Act 1979* and CN's Heritage Strategy 2020-2030.

Phase 1 - Early Engagement

In May 2023, we sought feedback from the community about which streets, buildings and places within Newcastle City Centre and Newcastle East HCAs have heritage significance and/or contribute to Newcastle's cultural identity. This feedback helped us to investigate how and where land use protections for this area could best be applied, so that revitalisation of the Newcastle City Centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved. A series of recommendations formed a draft Report which was then placed on public exhibition for the community to review and provide further feedback.

Phase 2 - Public Exhibition

The draft Report was placed on public exhibition from 6 November to 18 December 2023 for the community to view and provide comment on.

The draft Report makes a range of recommendation including:

- A review of the Heritage Conservation Area boundaries, recommending that the Newcastle City Centre HCA be replaced with a range of smaller HCAs based on shared development history and/or built character.
- Further adjustment of boundaries to remove land within the original study area that does not contribute to heritage significance.
- Amendments to planning controls to reflect heritage conservation best practice, consistent with our approach for other HCAs across Newcastle.

Note: the draft Report makes a series of recommendations to amend the Newcastle Local Environmental Plan (LEP), Development Control Plan (DCP) and associated Heritage Technical Manual. However, this Report does not allow CN to make changes to the HCA boundaries or heritage listings. If endorsed by Council, these proposed changes are subject to formal legislative processes and further public exhibition.

2. Engagement objectives

To better understand community opinion on the Newcastle City Centre Heritage Conservation Areas Review, CN publicly exhibited the draft Report from 6 November to 18 December 2023.

More specifically, the public exhibition sought to:

- Inform the community and key stakeholders about recommended changes to the Heritage Conservation Areas.
- Seek feedback on the proposed recommendations within the draft Report and identify any issues or concerns.
- Provide an early opportunity for the community and key stakeholders to inform proposed future amendments to the Newcastle Local Environmental Plan (LEP), Newcastle Development Control Plan (DCP), and associated Heritage Technical Manual.

3. Communication and promotion

During the public exhibition period, a communications campaign was implemented to raise awareness of the draft Report and promote the opportunity for community members to provide feedback.

Key communications activities are summarised below, and key pieces of communications collateral are available in Appendix I.

Channel	Description	Reach
 Have Your Say webpage	<p>A dedicated project webpage was created on CN's Have Your Say website. The page provided information about the heritage conservation areas review and encouraged people to provide feedback.</p>	3,470 visits
 Letters/emails	<p>Letters and email notifications were issued to:</p> <ul style="list-style-type: none"> • owners and occupiers of residential and commercial properties within and immediately adjoining the study area; • those who had provided feedback (via the online form, Social Pinpoint, email etc) during Engagement (Phase 1); and • key internal and external stakeholders. <p>The purpose of these letters/email notifications was to promote the project and encourage people to provide feedback on CN's Have Your Say webpage.</p>	9702 letters and emails
Flyers	<p>Flyers were distributed to residential and commercial properties within the study area and all libraries within the City of Newcastle LGA.</p>	7,200 flyers

<p>Signage</p>	<p>Signage was also installed at key locations throughout the study area to promote the project and encourage community feedback. Signage locations included Newcastle Beach, Pacific Park, Civic Park, Honeysuckle foreshore, Marketown shopping precinct and Newcastle Interchange.</p>	<p>6 corflutes</p>
<p> Social media</p>	<p>The public exhibition was promoted via organic posts on CN's Facebook and LinkedIn pages on 7 November 2023. The post intended to raise awareness and encourage people to have their say.</p> <p>A paid Facebook campaign also took place from 23 November to 17 December 2023 to increase our reach.</p>	<p>More than 32,000 reached across both channels 1,621 engagements</p>
<p> Newsletters</p>	<p>An e-newsletter was distributed to Newcastle Voice subscribers on 4 December 2023 containing an article about the project and encouraging the community to provide feedback.</p> <p>An article was also included in the Development e-newsletter on 13 December 2023 promoting the project and encouraging the community to provide feedback.</p>	<p>Distributed to 2,608 subscribers</p> <p>Distributed to 889 subscribers</p>
<p> Stakeholder meetings</p>	<p>During the public exhibition, meetings were held with key stakeholders such as the Australian Institute of Architects (AIA), National Trust (Hunter Branch) and Newcastle East Residents Group (NERG) to provide information about the project, encourage questions, and promote the opportunity to provide feedback.</p>	<p>n/a</p>
<p> Media coverage</p>	<p>A media release was issued on 2 November 2023, and was subsequently reported in the Newcastle Herald and Mirage News.</p>	<p>n/a</p>

4. Engagement activities

The community were invited to provide feedback on the draft Newcastle City Centre Heritage Conservation Areas Review Report from 6 November to 18 December 2023.

The community were able to provide comment on the draft Report in a number of ways:

Online feedback form

An open feedback form was provided on the Have Your Say webpage to allow the community to provide for written submissions.

In total, 25 people provided feedback via the online feedback form. Findings from the online form are presented in section **5. Key findings**.

Other submissions

Community members were also able to provide feedback on the draft Report by mail, email or phone. In total, 8 submissions were received via these channels.

Note: 34 submissions were received, however, 1 submission was removed as it was outside the scope of the project. The other 33 submissions have been summarised within this report.

5. Key findings

Overall, 33 submissions were received. All feedback was reviewed and categorised to identify key themes. In line with previous community consultation, the feedback received demonstrated strong support for heritage conservation and preservation in Newcastle.

The key themes that emerged were:

- Support for further heritage conservation
- General support/positive comments for the proposed recommendations
- Concerns about the loss of heritage/overdevelopment
- Boundary adjustments
- Current height of building (HOB) and floor space ratios (FSR) should remain
- Impact on adjoining heritage items and HCAs (heritage buffers).

Other mentions included: balancing heritage protection with a functional and liveable city, the need for development controls to be more implicit, additional detail to be included in the report, and the protection of Aboriginal heritage and the natural environment.

Table 1. Key themes

Theme	Count
Support for further heritage conservation	22
General support/positive comments	9
Concerns about loss of heritage/overdevelopment	9
Boundary adjustments	8
Current height of building and floor space ratio controls should remain	6
Impact on adjoining heritage items and HCAs (heritage buffers)	6
Balancing heritage with a functional, liveable city	5
Development controls need to be more explicit	4
Aboriginal heritage	4
Include more detail e.g. sightlines and improvements to heritage buildings	3
Protection of the natural environment	3
Other	3

Examples of comments within each of the key themes are explored below.

Support for further heritage conservation

The majority of submissions demonstrated support for further heritage conservation and maintaining the historic character of Newcastle. Newcastle has a rich history of Aboriginal, penal, colonial and industrial history, and therefore, our natural environment and important elements of the built environment should be protected.

It was commented that the heritage review is an opportunity to better protect our city's heritage, and care should be taken to avoid endangering the integrity of important cultural sites.

Examples include encouraging adaptive re-use rather than facadism and protecting specific sites such as the Newcastle Ocean Baths, Merewether Baths, Nobby's Headland and associated surf club buildings.

Maintaining and protecting our city's natural, architectural and cultural heritage is of the upmost significance for our community, and is important for continuing to build a vibrant and liveable city.

Table 2. Examples of comments supporting further heritage preservation

Support for further heritage preservation (N=22)
<i>"I support every effort to maintain the existing character of Newcastle's heritage areas..."</i>
<i>"...We live right in the amazing heritage centre of this historic City and love everything heritage. We would be devastated if the lovely heritage buildings around us were to change..."</i>
<i>"We must preserve the historical fabric of Newcastle. It is crucial for maintaining its unique identity and attracting visitors interested in its rich heritage. The heritage areas often serve as cultural treasures, showcasing the evolution and history of a city, and they tend to draw significant interest and admiration from both locals and visitors alike. The East End must retain its current height and floor density restrictions so that the existing buildings in the area can be preserved and not be replaced. Preserving these historical precincts not only retains the visual appeal but also fosters a sense of belonging and pride among the local community. It's about cherishing the connections between the past and present, ensuring that future generations can experience and appreciate the legacy left by earlier inhabitants."</i>
<i>"Preserving the historical and architectural integrity of Newcastle East is crucial. The unique collection of buildings there stands as a testament to the area's rich history and cultural significance. Protecting this heritage must occur by considering the entire area as a unified precinct rather than singling out individual buildings for demolition. Maintaining the character and ambiance of the ENTIRE area is vital to keep its historical essence alive for future generations..."</i>
<i>"...It is vital for City of Newcastle (CoN) development assessment planners to grasp fully the negative impacts that certain types of developments can have on the heritage, connection and identity of a 'place'. Understanding these impacts is crucial in preventing repeat mistakes and ensuring that future developments enhance, rather than detract from, the heritage value of areas..."</i>
<i>"...We note that the Port of Newcastle is adjacent and would recommend that Transport for NSW is consulted with regard to port heritage studies and Section 170 Heritage and Conservation Register, and a reference be added providing a summary of heritage significance, and overall map showing location of items of significance to enable an understanding of the importance of the port to the city..."</i>
<i>Section 3.2. Aboriginal Context - We suggest that in this section would benefit from two additional maps. 1. Map recording the period 1804 to 1823 showing the landscape and known Aboriginal sites and contact locations. 2. A second map showing the current street grid as a background with listed Aboriginal sites and archaeology as per NSW Heritage listings..."</i>

General support/positive comments

Several respondents provided support for the recommendations within the draft Report, including the creation of smaller HCAs that better represent the unique character of different parts of the Newcastle City Centre, and the removal of height of building (HOB) and floor space ratio (FSR) development standards.

It was acknowledged that smaller, more focused heritage conservation areas would better reflect the unique features and heritage contribution to the local area. It would also support more targeted and effective planning efforts. The heritage and character changes across Newcastle from east to west, in line with the historic growth and patterns of subdivision.

Removing the HOB and FSR requirements has the potential to bring heritage considerations into earlier stages of the planning and design, and allow for a more nuanced, merit-based approach.

Table 3. Examples of general support/positive comments

General support/positive comments (N=9)
<i>"I support the proposals held within the report. The maintenance of history blending in with a functional and liveable city is vital for ensuring a positive future for Newcastle..."</i>
<i>"I am reasonably happy with the general ideas of the draft report. I can see the logic of splitting the conservation areas into more focused areas reflecting the different character of different parts of the city."</i>
<i>"...We are encouraged the proposed removal of height of building (HOB) and floor space ratio (FSR) development standards has the positive potential to bring heritage considerations into the planning and design process at an earlier stage than currently, typically, occurs. The removal of HOB and FSR can remove developer expectations prescribed by numerical standards in this respect. This will also allow development assessment in this area to be more merit based..."</i>
<i>"I support most efforts to maintain the existing character of Newcastle's heritage areas, particularly its natural heritage and architectural heritage. (Breaking up the larger Newcastle City Centre HCAs into smaller, more cohesive ones)... can make city planning more targeted and effective..."</i>
<i>"...(Respondent) supports the establishment of smaller, specific HCAs with individual character statements. It is important to describe their unique features and their different contributions to the history of Newcastle. Attempts to standardise them should be avoided..."</i>
<i>"...We agree that building to numerical HOB and FSR controls could compromise the heritage values and character of the low-rise residential precinct. This sets building envelope expectations for current and prospective owners, and allows 'height creep' through Clause 4.6 variations. Merit-based assessment would deliver a better, more nuanced heritage outcome..."</i>

Concerns about loss of heritage/overdevelopment

Respondents also had general concerns about the loss of heritage and overdevelopment, and called for stronger, more explicit protection of heritage items. In particular, the need to preserve Newcastle East's character should be more strongly stated given the constant development pressure within the area.

Unsympathetic developments should be addressed within the report to avoid any further loss of heritage character. There were also some concerns about boundary revisions and the impact that this may have on surrounding heritage conservation areas, or small pockets of heritage items which have limited heritage protection. The need for a buffer area or transition between heritage enclaves and newer built forms was mentioned by respondents.

Table 4. Examples of comments about heritage loss/overdevelopment

Concerns about heritage loss/overdevelopment (N=9)

"(Respondent) has concerns that the recommended future character statements for each HCA are focussed on managing change rather than maintaining the existing current character. The existing character is highly valued by those who work, live and visit HCAs. The need to preserve Newcastle East's character should be more strongly stated. It is an area of constant development pressure..."

"...The report's development standards are vague and must be more explicit to protect heritage buildings... The report must assert the preservation of Newcastle East and Newcastle Old Town heritage buildings more vigorously. The heritage buildings, the character and the history deserve explicit rules and regulations to safeguard the area from future over development. These rules and regulations must address unsympathetic developments which have been all too frequent in the past..."

"...Our concern is, that with progressive development, HCAs are gradually eroded. As DAs are approved, there is always compromise with the interface between heritage and new buildings. The one thing heritage buildings do provide, is a scale and street presence that is desirable (and valued) by those living and working in the area. Those small pockets whether isolated or not, have value through their connection to this human scale. It is easy to say, several years later, that a precinct no longer exhibits characteristics compatible with a particular HCA because modern buildings are the predominant built form. Rather than reduce HCAs and totally isolating them (as the Parry Street example shows) they need to have an area around them as a buffer zone. This area should be the transition between heritage enclaves and the new built form..."

"...I would urge the City of Newcastle to urgently review the development going on in the Market Square area of Old Town with a view to preserving the existing municipal and other buildings, avoiding facadism, and ensure that any future development is genuinely sympathetic and builds on the form and character of 'Old Town...'

CN response to concerns about heritage loss/overdevelopment

Past planning and development decisions are outside the scope of this project. The Report is consistent with definitions in the LEP and DCP. Explicit guidance for the protection of heritage and character is provided in the DCP 2023 and associated Heritage Technical Manual.

Boundary adjustments

While there was support for dividing the existing HCAs into smaller HCAs, there was some feedback about the boundaries themselves, the removal of land from HCAs, and proposed names of the new HCAs.

In particular, there were concerns about the impact on adjoining HCAs such as Cooks Hill, Hamilton Residential Precinct and The Hill.

Suggestions for minor changes to boundary areas included:

- Extending the Old Town Precinct further west from Brown Street to Darby Street to include the terrace block shops east of Brown Street, stone wall in McCormack Street, The Moorings, Cliff Towers, several AA Coal Company buildings and small AA Coal Company pocket park which have more in common with the Old Town HCA rather than the Civic and Honeysuckle HCA.
- Including the Synagogue at 122 Tyrell Street, The Hill as part of the Old Town HCA rather than the Civic and Honeysuckle HCA.
- Including the Cathedral Precinct in the Old Town HCA, rather than The Hill HCA.
- Including the Convict Lumber Yard and Customs House in the Old Town HCA based on a shared history/character.
- Including Nobby's Headland and Macquarie Pier within the Newcastle East HCA.
- Renaming the low-rise residential precinct within the Newcastle East HCA as 'The Sandhills' as a tribute to the heritage and differentiate this area from the rest of the HCA.

There was general support for the inclusion of Newcastle Beach South and the Coal River Precinct in the Newcastle East HCA.

Table 5. Examples of comments about boundary adjustments

Boundary adjustments (N=8)
<i>"...Integrity of the HCAs is paramount. Proposed development should be assessed on potential impact on the entire HCA, including the cumulative impact. The boundaries of the HCAs are critical – it is necessary to 'hold the edges', create buffers between heritage-listed items and adjoining HCAs, and mandate graduated HOB and scale transitions rather than 'hard edges'..."</i>
<i>"...Where boundaries are no longer shared, or HCAs are separated by small land corridors, there are potentially adverse impacts to several HCAs from large scale developments including visual dominance, isolation and loss of setting. One purpose of identifying HCAs is to provide a viable buffer of contributory buildings around listed items in order to preserve the heritage setting and streetscape..."</i>
<i>"...The proposed division of the Newcastle City Centre HCA into four separate HCAs - 'Old Town', 'Civic and Honeysuckle', 'Hunter Street', and 'Parry Street' – in acknowledgement of each of these four areas being able to demonstrate a separable portion in the history of the city's development, is supported. However, we have concern that a significant portion of the existing HCA boundary will be removed, and that these areas currently contain items ranked as making a positive contribution to the HCA. We recommend that items, located in areas marked 'Recommended removal from HCA' (Figure 24, p60, Draft Newcastle City Centre Heritage Conservation Areas Review Report, October 2023), currently</i>

identified as Contributory 1 or 2 (a total of 49 items), be assessed for heritage significance, and where appropriate, be recommended for listing as 'local items' pursuant to the Newcastle City Local Environment Plan..."

CN response to boundary adjustments

Even with HCA boundary adjustment, Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity.

HCA boundaries are based on shared development history and/or built character not suburb boundaries. The boundary of the proposed Old Town HCA has been updated to include Christ Church Cathedral and Cathedral Park.

Report recommendations updated to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items.

Current height of building and floor space ratio controls should remain

Although there was some support for removing the HOB and FSR controls, others maintained the view that the current HOB and FSR standards should remain. There were concerns that the removal of these requirements will favour development and make it easier for developments that are not in character with the precinct to be approved. This provides less certainty for the community about what can and cannot be approved.

Arguments were made that HCAs are unique and that each HCA should have HOB, FSR and zoning that is particular to the individual HCA. Applying a uniform approach may overlook the significance of place and context, recommending strategies that may not be appropriate for Newcastle.

Table 6. Examples of comments about retaining height of building and floor space ratio controls

Current height of building and floor space ratio controls should remain (N=6)

"...If the limits are abolished, it will be incumbent upon objectors to prove the development is not in character with the precinct, the only argument that can be mounted. Character is subjective and difficult to define or control. Having no control on height limits removes the legal framework to oppose non-compliant and unsympathetic development..."

"...The approach to Height of Buildings (HOB) and Floor Space Ratios (FSR) development standards raises concerns about potential overdevelopment and negative impacts on heritage conservation efforts. The proposed removal of these planning tools could lead to 'unsympathetic developments' that are not in harmony with the heritage values of Newcastle East and parts of 'Old Town'. Their removal could also lead to ambiguity and potentially allow developments that may not respect the area's heritage character..."

"...I am concerned that this could allow development of any height and any FSR in the Newcastle East HCA and hence, over time, destroy Newcastle East's Heritage nature. I am also concerned that this major

change paves the way for developers to destroy the special nature of Newcastle East's magnificent heritage..."

CN response to HOB and FSR ratios

Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape have been provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, the HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies.

Impact on adjoining heritage items and HCAs (heritage buffers)

Some respondents were concerned about the removal of HCA protections (providing perceived 'heritage buffers') and its impact on adjoining HCAs and existing heritage items such as:

- The area west of Union Street which includes Leslieville (Arnott's house) and the row of terraces in Union Street, Cooks Hill Fire Station, Bull-Ravenshaw precinct and other contributory heritage buildings.
- The shared history of industrial, warehousing, port and retail expansion of Newcastle West, such as the area west of Cottage Creek which is not included in the proposed Hunter Street HCA. It was suggested that the area south of the Newcastle Light Rail Corridor and north of Hunter Street between Kuwumi Place and Cottage Creek should be retained as part of the Hunter Street HCA with the potential to create a buffer or gradual transition between the new Honeysuckle precinct and the old low-rise Hunter Street. Significant buildings in this area include Castlemaine Brewery, TAFE, 840 Hunter Street and the Sacred Heart complex.

Table 7. Examples of comments about the impact of adjoining heritage items and HCAs (heritage buffers)

Impact on adjoining heritage items and HCAs (heritage buffers) (N=6)

"The area to the west of Union Street that has been removed from the Cooks Hill Heritage Conservation Area should not be removed. This section of Cooks Hill includes "Leslieville" (Arnotts's house) and the row of terraces in Union St, both heritage listed items. Opposite, in the area to be removed from the HCA is the historic Cooks Hill Fire Station, also heritage listed. Further back from Union Street also contains significant numbers of "contributory" heritage buildings. Removal of this area from the current heritage conservation area would mean weakened heritage protection and new development to the west of Cooks Hill would no longer be required to make the same considerations on heritage impact. The heritage protection that currently provides a "buffer zone" from the modern development around Marketown would be gone..."

"...Newcastle West – has a shared history of industrial, warehousing, port and retail expansion. Significant archaeological deposits relating to first contact and burials like near Bank Corner/Cottage Creek. The area west of Cottage Creek was formerly part of Wickham. This shared history is not reflected in the truncated

proposed 'Hunter Street HCA' which by design or default, is the only portion of Newcastle West (the 'West End') protected by an HCA..."

"... (Respondent) prefers that this parcel of land (south of the Newcastle Light Rail Corridor and north of Hunter Street between Kuwumi Place and Cottage Creek) be retained as part of Hunter Street HCA. It has the potential to create a buffer or gradual transition between the Honeysuckle apartment precinct and the old low-rise Hunter Street. The warehouse precinct (including terraces) along Beresford Lane and Station Street should remain in the Hunter Street HCA. Significant buildings along Hunter Street (Castlemaine Brewery, Kennards, TAFE, 840 Hunter Street, Sacred Heart complex) should also remain included in Hunter Street HCA. Alternatively, the Sacred Heart precinct could have its own HCA..."

CN response to impact on adjoining heritage boundaries and HCAs (heritage buffers)

Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Even with HCA boundary adjustment, Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity. Existing LEP development standards and DCP guidance facilitate modern high-rise development in the LEP Newcastle City Centre boundary, including land within HCAs, provided impact on heritage significance of HCA and heritage items is acceptable.

6. Next steps

Thank you to everyone who provided feedback and participated in the Newcastle City Centre Heritage Conservation Areas review. All feedback has been reviewed and considered by the Project team, and will be used to inform the final Recommendations Report presented to Council.

If the recommendations are approved by Council, the proposed amendments to the Newcastle Local Environmental Plan (LEP) and Development Control Plan (DCP) are subject to formal legislative processes, and would require further public exhibition and Council adoption prior to any implementation.

Appendix I – Promotional materials

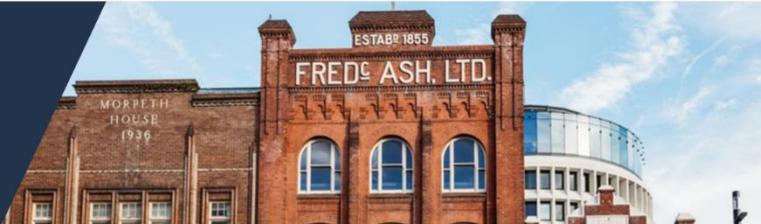
Have your say webpage



[Home](#)
[Our Engagement Commitment](#)
[Projects](#)
[My profile](#)

Draft Newcastle City Centre Heritage Conservation Areas Review Report

We've conducted a review of land use protections to enable revitalisation of the City Centre to continue, whilst protecting our rich and diverse cultural heritage.



Draft Newcastle City Centre Heritage Conservation Areas Review Report

Overview

Earlier this year we asked for feedback from the community about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity.

Your feedback helped us investigate how and where land use protections for this area could best be applied, so that revitalisation of the Newcastle City Centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved.

This feedback has been considered and addressed within the Draft Newcastle City Centre Heritage Conservation Areas Review Report which is now on public exhibition. We invite you to have your say on the Draft Report.

To find out more about what we heard from Phase 1 early engagement, visit the Have Your Say webpage.

Key Recommendations

The Draft Report makes a range of recommendations including:

- A review of the Heritage Conservation Area boundaries, recommending that the Newcastle City Centre HCA be replaced with a range of smaller HCAs based on shared development history and/or built character.
- Further adjustment of boundaries to remove land within the original study area that does not contribute to heritage significance.
- Amendments to planning controls to reflect heritage conservation best practice, consistent with our approach for other HCAs across Newcastle.

Have your say

The Draft Report is on public exhibition from **Monday 6 November to Monday 18 December 2023**. We invite the community to provide feedback by making a written submission before 5pm **Monday 18 December 2023**.

How to provide a submission

- Online form:** complete the online form below
- Email:** email us at planning@ncc.nsw.gov.au
- Mail:** post your submission to Chief Executive Officer, Attention: Planning, Transport and Regulation, City of Newcastle, PO BOX, Newcastle NSW 2300.

Open

Your Say

Please provide your written submission on the Draft Newcastle City Centre Heritage Conservation Areas Review Report. Required

Any supporting attachments can be uploaded below.

Upload a file (optional):

Choose file...

Max files: 5 Allowed file types: pdf,doc,docx,txt,xls,xlsx,rtf,log,gif,jpg,svg Size limit: 10.00 MB

Your Details

First name: Required

Last name: Required

Email address: Required

Suburb: Required

Post code: Required

Document Library

Draft Report (open for feedback)

Draft Newcastle City Centre Heritage Conservation Areas Review Report PDF (3.8 MB)

Frequently Asked Questions

What is the scope of the review? ▾

Which heritage conservation areas (HCAs) are being reviewed? ▾

What is a heritage conservation area (HCA)? ▾

What is a heritage item? ▾

What is the Newcastle City Centre Local Environmental Plan (LEP) boundary? ▾

What are the Height of Buildings (HOB) Maps and Floor Space Ratio (FSR) Maps and clauses? ▾

Does this Draft Report result in changes to existing land use planning and heritage controls? ▾

What if I own a heritage item or live in a heritage conservation area and need more information? ▾

Timeline

- ✓

Community Engagement (Phase 1)

17 April – 29 May 2023

Seek community feedback to identify buildings and places of heritage value in the Newcastle City Centre and Newcastle East Heritage conservation areas.
- ✓

Review and Recommendations

June – October 2023

Review all community feedback and prepare a Draft Report outlining recommendations for the Heritage Conservation Areas in the study area.
- ✦

Public Exhibition (Phase 2)

November – December 2023

Seek community feedback on the Draft Newcastle City Centre Heritage Conservation Areas Review Report.
- ★

Review and Report to Council

Early 2024

Review all community feedback on the Draft Report. Prepare Final Recommendations Report for Council.

See less

Contact Us

Have questions or want to learn more about a project, contact us below:

- 👤 Name: Strategic Planning Team
- ☎ Phone: 02 4974 2000
- ✉ Email: planning@ncc.nsw.gov.au

Protecting Your Privacy

City of Newcastle is committed to protecting your privacy. We take reasonable steps to comply with relevant legislation and Council policy.

- Purpose of collecting personal details: Council is collecting this information to determine the local community's views and opinions on the proposal outlined.
- Intended recipients: information provided as part of the consultation will be used as part of the review, and may be included in future reports on the issue.
- Storage and security: information provided will be stored on Council's database and will be subject to Council's information and privacy policies.
- Access: individuals can access data to check accuracy by contacting Council.

Newcastle City Centre Heritage Conservation Areas Review
Public Exhibition Report
January 2024



City of Newcastle

Flyer

View the draft report and provide your feedback by scanning the QR code or visiting newcastle.nsw.gov.au/your say

Feedback closes at 5pm 18 December 2023.

Newcastle City Centre & Newcastle East Heritage Conservation Areas Review

Earlier this year we asked for feedback from the community about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity. This feedback helped shape the Draft Newcastle City Centre Heritage Conservation Areas Review Report which is now on public exhibition.

Legend

- Parry Street
- Hunter Street
- Civic and Honeysuckle
- Old Town
- Newcastle East
- Area recommended for removal from HCA

In May 2023 we sought feedback from the community on:

- Which streets, buildings and precincts in the study area should have continued heritage protection, and which don't need to be protected.
- Which buildings and places in the study area are most significant and contribute to Newcastle's cultural identity.
- Suggestions for grouping together and naming precincts in the study area which have a shared development history and/or built character.

Your feedback helped us investigate how and where land use protections for this area could best be applied, so that revitalisation of the Newcastle City Centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved.

The Draft Newcastle City Centre Heritage Conservation Areas Review Report makes a range of recommendations including:

- A review of the Heritage Conservation Area (HCA) boundaries, recommending that the Newcastle City Centre HCA be replaced with a range of smaller HCAs based on shared development history and/or built character.
- Further adjustment of boundaries to remove land within the original study area that does not contribute to heritage significance.
- Amendments to planning controls to reflect heritage conservation best practice, consistent with our approach for other HCAs across Newcastle.

Onsite signage



**Newcastle City Centre
and Newcastle East Heritage
Conservation Areas Review**

Earlier this year we asked for feedback from the community about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity.

This feedback helped shape the Draft Newcastle City Centre Heritage Conservation Areas Review Report.

View the draft report and provide your feedback by scanning the QR code or visiting newcastle.nsw.gov.au/yoursay

Feedback closes at 5pm on 18 December 2023.




Photos of signage installation

Signage was installed at Newcastle Interchange, Civic Park, Honeysuckle foreshore, Pacific Park, Newcastle Beach and Marketown shopping precinct.



Social media



City of Newcastle

7 November 2023 · 🌐

Earlier this year, we asked for your feedback about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity 🏡

Your feedback helped us investigate how and where land use protections for this area could best be applied, so that revitalisation of the Newcastle City Centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved.

Now you can have your say on the Draft Newcastle City Centre Heritage Conservation Areas Review Report which is now on public exhibition. Have your say by 18 December:
<https://brmw.ch/Heritage>



Newsletters



Draft Newcastle City Centre Heritage Conservation Areas review report

We've conducted a review of land use protections to enable revitalisation of the City Centre to continue, whilst protecting our rich and diverse cultural heritage.

Earlier this year we asked for feedback from the community about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity.

This feedback has been considered and addressed within the Draft Newcastle City Centre Heritage Conservation Areas Review Report which is now on public exhibition.

We invite you to have your say on the draft report.

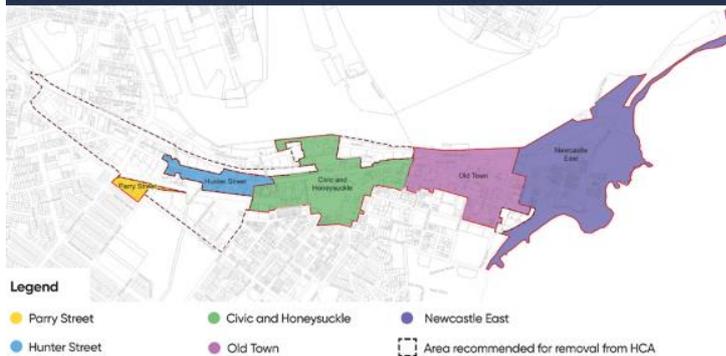
[HAVE YOUR SAY](#)

Newcastle City Centre & Newcastle East Heritage Conservation Areas Review



Earlier this year we asked for feedback from the community about which streets, buildings and places within the Newcastle City Centre and Newcastle East areas have heritage significance and contribute to Newcastle's cultural identity.

This feedback helped shape the **Draft Newcastle City Centre Heritage Conservation Areas Review Report** which is currently on public exhibition.



Key recommendations in the draft report

- a review of the Heritage Conservation Area (HCA) boundaries, recommending that the Newcastle City Centre HCA be replaced with a **range of smaller HCAs** based on shared development history and / or built character
- **adjustment of boundaries** to remove land within the original study area that does not contribute to heritage significance
- **amendments to planning controls** to reflect heritage conservation best practice, consistent with our approach for other HCAs across Newcastle

Have your say

The Draft Newcastle City Centre Heritage Conservation Areas Review Report is on public exhibition and is open for submissions until **5pm Monday 18 December 2023**.

Visit our [Have Your Say](#) webpage to learn more and provide your feedback.

Have your say

Media release

<https://www.newcastle.nsw.gov.au/about-us/news-and-updates/latest-news/next-steps-in-protecting-newcastle-s-cultural-heri>

Next steps in protecting Newcastle's cultural heritage

02 Nov 2023

The community is invited to help guide future heritage planning as the city continues to undergo significant revitalisation by identifying which streets, buildings and places contribute most to Newcastle's cultural identity.

City of Newcastle (CN) has undertaken a comprehensive review of its existing Newcastle City Centre and Newcastle East heritage conservation areas (HCA) with the draft report findings to be publicly exhibited, following endorsement by the elected Council at Tuesday's Ordinary Council Meeting.

The report outlines the current planning context, assesses the appropriateness of boundaries, and identifies items that contribute to or detract from each heritage conservation area in the city centre.

Newcastle Lord Mayor Nuatali Nelmes said it is essential to review and update the conservation management strategies, policies, and planning framework for these areas to ensure their heritage value is understood and protected for future generations.

"The buildings, streets, and precincts of these two HCAs have experienced significant change brought about by the recent economic revitalisation of Newcastle City Centre," Cr Nelmes said.

"Recommendations outlined in the report incorporate an analysis of feedback made during early community engagement to better understand what people feel contributes to Newcastle's heritage significance and cultural identity.

"The review found residents living within the two HCAs generally want to maintain and conserve the special character of these areas. The community also identified several distinct character areas for protection and conservation, particularly in the Newcastle City Centre HCA."

The methodology used in the report is based on NSW Heritage criteria and is consistent with City of Newcastle's commitment to heritage conservation under its Heritage Strategy and Heritage Policy.

"Following public exhibition, further community and industry feedback will be used to help investigate how and where land use protections for these areas could best be applied for continued revitalisation of the Newcastle City Centre while ensuring our rich and diverse cultural heritage remains protected and conserved," Cr Nelmes said.

The draft Newcastle City Centre Heritage Conservation Areas Review Report will go on public exhibition from Monday 6 November to seek community and industry feedback, with a report going back to the elected Council following the exhibition period.

Visit [newcastle.nsw.gov.au/yoursay](https://www.newcastle.nsw.gov.au/yoursay) for more information.