



# Haberfield State Register Listing Proposal

## Engagement outcomes report

December 2021

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# Summary

Community Consultation was between 10 May to 7 June 2021. This was required upfront by Heritage NSW prior to Council lodging its nomination application seeking the listing of Haberfield as a Garden Suburb on the State Heritage Register. This is because HNSW requires a sample of the community feedback on this issue.

The purpose of the community consultation was to also provide the reasons for the proposed listing, including that:

- Haberfield is a unique town planning example of a Garden Suburb and why this is the case
- the listing seeks to recognise Haberfield as a Garden Suburb at a State significance level
- State Council's intention that any future listing is dependant on management of Haberfield remaining in Council's control.

2386 letters were sent to all property owners of houses and businesses in Haberfield (this represents 2364 properties within the Haberfield Conservation Area). All affected State Agencies were also notified.

The Haberfield Association advises that in addition it also letter dropped all residential properties with a flyer bringing people's attention to the consultation and to the Your Say website.

There were 573 visits on Council's Your Say website and 277 document downloads.

150 submissions supported the proposal which represents 82 percent (in round terms) of all submissions.

5 submissions were unsure, 3 percent of all submissions.

28 submissions objected to the proposal, 15 percent of all submissions.

Total submissions from property owners constituted an 8 percent sample of all Haberfield properties. This is a valid statistical snapshot for this stage of the proposal. (Noting that 92 percent did not raise objections).

The main theme in the submission of support was the recognition of the Garden Suburb as a unique town planning prototype and so the value of recognising this at a State Heritage Register level. Submissions stated this was long overdue. Submissions were also received from the National Trust, Ashfield and District

Historical Society, Haberfield Association and Australian Garden History Society. More detail is provided below.

People objecting to the proposal stated they saw no need for the proposal or that there are already sufficient controls in place to conserve Haberfield. They were concerned a State Listing will impose additional restrictions. More detail is provided below.

## Background

This proposal follows on from meetings with Heritage NSW in 2017 when they were now supporting progressing consideration of the listing and so would allocate staff to the project. This was reported to Council who also supported the continuation of this longstanding project and placed it in the Delivery and Operational Plan in 2018- 2022. Consultants were appointed to assist starting late 2019. "Covid" delayed progress and Community Consultation was able to be carried out between 10 May to 21 June 2021.

Note:

The Community Consultation was an upfront-preliminary stage process prior to Council making its nomination application to HNSW – Stage 1. HNSW has strongly advised that it seeks that Council retain its control of Development Application assessments if the State listing occurs. This was advised on Your Say.

Heritage NSW will then provide a report to the Heritage Council who will determine whether they agree to further progress consideration of the State listing.

If the Heritage Council agree to progress, Council will be advised beforehand and there will then be the following stages:

### Stage 2

An extensive formal consultation under the Heritage Act 1977 including with all property owners- Stage 2. Heritage NSW advises that Council will be required to work directly with HNSW for carrying out the community consultation and Council will must do the bulk of the work. Also Council must work with HNSW on the formulation of potential management processes which will be the responsibility of Council. This will be reported to Council before any formal community consultation occurs.

### Stage 3

Following Community Consultation the third stage will be when Heritage NSW and Heritage Council, after consultation with Council, makes a recommendation to the Minister on whether Haberfield should be listed on the State Register. Then the Minister will decide.

The above stages were advised on Your Say consultation in May– June 2021 and the Haberfield Your Say site continues to be available to the public.

## Engagement Methods

2386 letters were sent to all property owners of houses and businesses. A copy of the standard letter is on page 12.

Affected State Agencies received letters.

Advertised on Inner West Council website –Announcements.

Advertised Your Say Inner West monthly “E news” – by email to around 1200 people.

On Council’s Your Say website. The project the landing page (refer page 13) included the links to the following :

- Narrated overview of proposal as a powerpoint presentation
- Questions and answers
- Document Library with the following information:

[More about Haberfield](#)

Haberfield Garden Suburb

Haberfield in 1900s

Haberfield Conservation Study 1988

[Exempt Development and development applications](#) (indicative only)

How Haberfield will be managed by Council if State listed.

Haberfield Development Control Plan

Indicative Examples minor works

Indicative Heritage Act for Haberfield

# Officer comments in response to public exhibition

## 1.0 Submissions in support

150 submission supported the Proposal, 82 percent out of a total of 183 submissions. These included 144 online submissions in Your Say and 6 letters from community groups or individuals.

### Submissions on Your Say

<i>"Haberfield is historically a significant suburb which is still largely intact and should remain so. It is significant not just for Sydney, but also architecturally for the whole of Australia".</i>	This acknowledges the Garden Suburb relevance for NSW and for Australia.
Haberfield as a Garden Suburbs is also of international significance.	This acknowledges that there was a worldwide Garden Suburb movement in the early 1900s up to the 1920s which is derived from Garden City principles of Ebenezer Howard. This includes the United Kingdom, 14 European countries, Russia, China, Japan, United States, Canada, New Zealand, India, Zambia, Brazil and Mexico.
State Listing will be a <i>"step forward to ensure Haberfield receives a higher level of heritage protection and recognition as a significant suburb"</i> .	Acknowledges listing will advance the recognition of unique Garden Suburb town planning prototype of the early 1900s.
"There are too many heritage breaches in Haberfield so fully support further protection".	Technically a State Heritage Register listing will elevate the Haberfield design control in the DCP to greater in importance similar in status to a Local Environmental Plan, as occurred circa pre 2010. Only where designs are not compliant with design controls will a referral be required to the Heritage Council to examine whether any variations are warranted.
Haberfield's landscape design and gardens are historically significant and should be recognised.	Acknowledges housing site layouts and street layouts played the key role for the landscape setting for Haberfield. Including for health, environmental and streetscape reasons.

<p>The State listing would make not development applications more onerous as Haberfield already has a clear design controls in its DCP, so a higher state listing to recognise its state significance should be supported.</p>	<p>Council's consultation stated that Council's application to Heritage NSW does not intend to introduce more onerous controls. The design requirements in the existing Haberfield DCP are already very clear and have the design relevant diagrams which relate to an evident identifiable federation era house type which will not change.</p>
<p>Residents are happy with the way Haberfield has been managed by Council.</p>	<p>Consultation stated that Council's submission intends that the processing of developed applications with remain with Council. This nomination proposal is simply at the stage of seeking to lodge an application with Heritage NSW. It does not bind Council at this stage.</p>
<p>The listing has social significance as an acknowledgment of the ongoing care and support of the Haberfield community since it was made a Heritage Conservation Area in 1985.</p> <p><i>"The ongoing care and attention of the many owners over the years to the conservation of Haberfield as a whole should be rewarded by recognition of Haberfield as a locality of State significance".</i></p>	<p>This acknowledges Haberfield property owner's and the Haberfield Association and their contributions to the management of Haberfield. Prior to 1985 there was also large involvement by the Ashfield District Historical Society and the National Trust who have also provided their letters of support - see below.</p>
<p>Haberfield because of its unique historical setting attracts substantial visitors to the town centre which contributes to its economy.</p>	<p>This acknowledges that conservation of historic town centres creates unique places which people want to visit so provides an ongoing economic advantage.</p>

### 1.1 Letters in support supplied via mail

<p>Submission from the National Trust.</p> <p>See letter in GML Heritage Report.</p> <p>The letter sets out why Haberfield warrants a listing in accordance with the Heritage NSW guidelines.</p>	<p>The National Trust has been a strong supporter of Haberfield with it being identified as a Garden Suburb since the 1970s in their publications and this is again reinforced.</p>
<p>Ashfield District Historical Society</p> <p>See letter in GML Heritage Report.</p> <p>State their support and that heritage conservation has value both to the community and to land owners and the listing gives</p>	<p>The ADHS has also been a strong supporter of the Garden Suburb since the 1970s and this is again reinforced.</p>

certainty for the character of Haberfield being conserved.	
<p>Haberfield Association</p> <p>See letter in GML Heritage Report.</p> <p>Explain listing was also first sought by the State Government in 2002 as has been pursued by Ashfield Council until amalgamations in 2016. Gives outline of events since 1978, incorporation of Haberfield Conservation Area in Ashfield LEP 1985. States recognition of Haberfield as being a legitimate Garden Suburb town planning type is verified by the National Trust and the Australian Heritage Commission and that a State listing meets the HNSW criteria for listing.</p>	<p>The Haberfield Association has also been a strong supporter of the Garden Suburb since the 1980s and continued to advocate for this and this is again reinforced.</p>
<p>Australian Garden History Society</p> <p>See letter in GML Heritage Report.</p> <p>Endorse listing and regard Haberfield as one of the best examples of early 20th century garden suburb town planning.</p>	<p>Noted. Submission highlights the importance of Haberfield's landscape of gardens and site pattern layouts and environmental setting.</p>
<p>Two letters in support.</p> <p>Also wishes to have insisted incentives for people to main town centre facades and fork grants which will aid tourism.</p>	<p>Noted.</p>

## 2.0 Submissions unsure or seeking further information

5 submissions in Your Say were made who were unsure or wanted further information before they would state whether they supported. This was 3 percent of total submissions.

Your Say submissions.

<p>Would support a listing if the process of submitting development applications was made easier and less expensive, such as not repetitively amending designs and relodging.</p>	<p>Council has a pre- DA Heritage service for this. This includes advisors being clear to applicants on what is required. There are also explicit controls in the Haberfield DCP for houses indicting what is required.</p>
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Would support the proposed listing if it was more certain as to what would be comply with design controls such as in more detail.	In the future should the proposed listing proceed there is substantial scope for producing more detailed design guides ancillary to the Haberfield DCP. This would provide more certainty for property owners. These documents are called design pattern books. The former Ashfield Council already has examples and there are various architectural textbook to draw from for such a future project.
Not sure because would like to know whether they will be changes to do design controls or whether there will be state funding for improvements to the streetscape and additional street tree planting.	The consultation explained there would not be substantial changes to current controls. Potential for State funding of future grants to Council cannot be verified at this stage.
Supports the heritage character of the of Haberfield but the design controls are too restrictive such as requiring council approval of minor matters such as replacement of roof tiles.	Noted
Is supportive but seeks confirmation that exempt development as found in the State Code SEPP for making particular minor alterations to properties within conservation areas will continue to be applied in Haberfield.	Council's consultation illustrated, indicatively, that it was possible to have exempt development in a State Listing. This is also an established practise happens in the comparable Braidwood Conservation Area in the Southern Highlands. These details will be worked out in the future should the Heritage Council agree to progress consideration of the proposal for "Stage 2".
Approves of the listing but in the future there should be allowance for design flexibility and two storey additions to meet people's modern needs such as in circumstances where existing buildings have low height front roofs.	Noted. The Haberfield DOP 1995 shows that two levels are permitted to the rear providing the upper level is contained within a pitched roof which is no higher than the ridge of the main building.
Seek more information about what the listing will entail in detail before making any further comments.	This stage only involves making an application to Heritage NSW. Should its Heritage Council agree to progress the listing, more information will be provided at the future community consultation stage which will be conducted by Heritage NSW with substantial assistance from Council.

### 3.0 Submissions objecting

28 submissions objected to the proposal. 27 lodged online in Your Say, with one letter received via email. These represent 15 percentage of total submissions.

Haberfield should not be State Heritage listed because <i>"it's hard enough for families to manage consent costs and timelines for alterations to housing as it is"</i> .  A State listing is not a priority in the life of residents.	Submission noted.
The rules in Haberfield are too strict and make it difficult for growing families and making houses larger and more liveable.  There will be greater restrictions for residences and also Council pursuing trivial matters such as mailbox colours.	Community consultation stated that Council does not intend to introduce greater restrictions for residents. More certainty is possible should the listing proceed with the production of more detailed ancillary design guides clarifying what will not require approval.
There are no benefits to having Haberfield listed.	Submission noted.
Haberfield needs modern houses different to what was built in the early 1900s.	Conservation of Haberfield has been in place since 1985 in the Ashfield LEP.
There are parts of Haberfield which has housing that does not meet the criteria for a Heritage conservation area, also the parts along Parramatta Road.	Council has not identified any properties along Parramatta Road for a listing neither are they in the current Ashfield LEP 2013 Haberfield Conservation Area. This was shown on Your Say in the document library. Any places like Residential Flat buildings from the 1960s will not be subject to new conservation design requirements.
The current controls for Haberfield are sufficient and so a State listing would not provide any further protection for the suburb.	The purpose of the proposed State listing is to elevate the significance of the Garden Suburb to a State level.
Haberfield should not be turned into a museum piece as a result of the state listing.	This is not Council's intention and is contrary to sound conservation practise such as the Burra Charter
Property values will decrease.	Anecdotal evidence is that property values have significantly increased.
Only particular individual sites that have merit should be listed on the State Heritage Register.	The proposed State Listing concerns the entire Haberfield Suburb and not individual properties.

One letter objecting received via email

Objects states Council already has adequate controls.	Submission noted.
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#### **4.0 State Agencies**

<p>Department of Planning Infrastructure and Environment.</p> <p>States is aware of Proposal and the nomination application status but did does have any comments to make at this stage.</p>	Noted
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## Letter to Property Owners



Dear Sir/Madam

Have your say on a proposal for Haberfield to have State Listing

Council wishes to lodge a nomination with Heritage NSW to place the Haberfield suburb on the NSW State Heritage Register. The State listing will recognise Haberfield as an outstanding and unique town planning example of a Garden Suburb in NSW and give added protection for retaining Haberfield's unique character.

Council is seeking your feedback, which will be reported to the elected Council, before we apply to Heritage NSW for the State Listing of Haberfield.

How will this impact development applications in Haberfield?

The proposed State listing nomination intends to maintain the current development consent process for Haberfield properties through the Inner West Council. Major building alterations will continue to require a Development Application through Council, unless this is not required for property owners as "exempt development" for minor work.

For more information including the overview of the State Listing Proposal and to have your say visit [yoursay.innerwest.nsw.gov.au/haberfield-heritage-listing](https://yoursay.innerwest.nsw.gov.au/haberfield-heritage-listing)

Hard copy of the documents can be viewed at the Ashfield Service Centre – 260 Liverpool Road, Ashfield NSW 2131.

The public exhibition opens Monday, 10 May 2021 and closes Monday, 7 June 2021.

For enquires contact the Strategic Planning Team on 9392 5329 or 9392 5616.

Sincerely

**Inner West Council**  
innerwest.nsw.gov.au  
02 9392 5000

council@innerwest.nsw.gov.au  
PO Box 14, Petersham NSW 2049

## Your Say webpage showing displayed information links.

<https://yoursay.innerwest.nsw.gov.au/haberfield-heritage-listing>

### Haberfield State Heritage Listing



Council wishes to lodge a nomination with Heritage NSW to place the Haberfield suburb on the NSW State Heritage Register. The State listing will recognise Haberfield as an outstanding and unique town planning example of a Garden Suburb in NSW and will give added protection for retaining Haberfield's unique character.

#### Proposal overview



[View the presentation in PDF](#)

Check out the [FAQ section](#) for more information about the process and impact

### How will this impact the current development consent in Haberfield?

The State Listing nomination will maintain the current development consent process for Haberfield properties through the Inner West Council. Major building alterations will continue to require a Development Application (DA) through Council and minor works will not require a DA.

### Documents

#### More about Haberfield

[Haberfield garden suburb.pdf](#)  
[Haberfield in 1900s.pdf](#)  
[Haberfield Conservation Study.pdf](#)

#### Exempt development and Development Applications

[How Haberfield will be managed by Council if State listed.pdf](#)  
[Haberfield Development Control Plan \(DCP\) exceptions.pdf](#)  
[Indicative examples minor works Haberfield.pdf](#)  
[Indicative Heritage Act for Haberfield.pdf](#)

### Have your say

- Online provide feedback by completing [the submission form](#)
- By mail addressed to: Inner West Council, PO Box 14, Petersham 2049. Please mark your submission Haberfield State Listing
- Call a FREE Interpreter or the National Relay Service Monday to Friday between 9am-4pm and provide our phone number 02 93925616 or 02 9392 5329
  - Free Interpreter call TIS National on 131 450
  - Voice relay call 1300 555 727
  - TTY call 133 677
  - SMS relay call 0423 677 767

Hard copies of the documents can be viewed at Ashfield Service Centre, 260 Liverpool Road.

**The last day to provide feedback is 7 June 2021**