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# Newcastle LEP

## V1. Report

Newcastle City Council  
Review of Potential Heritage Items - Group 1  
Final Report – 30 September 2005

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# Summary

*The following presents an executive summary of the major findings of this report.*

## 1. Introduction

### Background

This report presents the outcomes of a study which reviewed the heritage significance of places previously nominated by the community for listing as heritage items in the Newcastle Local Environmental Plan (LEP). The study covers only some of the places nominated, these being defined as Group 1 and comprising the items in the city centre and inner suburbs of:

- Newcastle CBD
- Newcastle East
- Newcastle West
- The Hill
- Cooks Hill
- Bar Beach
- The Junction
- Merewether
- Wickham
- Islington

## 2. Process

### The Brief

The objective of the study was explicit in the opening sentence of the brief, that is:

*a strategic heritage assessment of approximately 435 potential heritage items nominated for the inner suburbs of Newcastle, with a view to eventual inclusion of items which satisfy the NSW Heritage Office guidelines into Schedule 6 - Heritage Items and Heritage Conservation Areas of Newcastle LEP 2003.*

The bulk of these items were drawn from Volume 4 of the Newcastle City Wide Heritage Study (NCWHS) 1997. The brief called for completion of a State Heritage Inventory (SHI) database entry for each item proposed for listing.

### The Study Process

The study process was as follows.

- a. Briefing meeting with council officers.
- b. Desktop survey to determine the list of items to be assessed.
- c. Historic research of items.
- d. Site inspection of items.
- e. Preparation of draft datasheets for items.
- f. Comparative assessment of items to determine level of significance and recommended listing status.
- g. Compilation of a database for all items assessed as significant.
- h. Preparation of a report including recommendations for items not assessed.

The final Group 1 list included 463 entries, although the actual number of items to be considered would have varied slightly from this.

### Limitations on Items Considered

The specific purpose of this study was to review potential heritage items already nominated. It did not include fieldwork or other research to identify other potential items, and as such it does not provide a comprehensive or systematic review of all potential heritage items within the study area.

While the list of nominated items is substantial in number, and is in many ways representative of the range of potential heritage items in the area, there are without doubt many other items of equal or greater heritage significance which have not been nominated, and hence not covered by this study.

## 3. Outcomes

### Items Recommended for the LEP

After the desktop survey a total of 75 entries were selected for further research. The recommendations that resulted are summarised below, with the majority of items considered to be of sufficient significance to warrant inclusion on the heritage schedules of LEP 2003.

- 59 items are recommended for inclusion as heritage items in LEP 2003 (indicated on the inventory sort list by LEP).
- 3 items were identified as being subject to a heritage study being undertaken at the same time by the NPWS, and have subsequently been recommended for heritage listing (indicated by NPWS).
- 2 items were parts of places already listed on LEP 2003 (indicated by EXT).
- 1 item had been previously assessed for listing on LEP 2003 as part of the NCWHS, but had not been formally listed as yet (indicated by A).
- 5 items are within existing heritage conservation areas defined in LEP 2003, and this is considered to provide an adequate level of heritage protection (indicated by C).
- 4 items are within local character precincts or potential heritage conservation areas previously proposed, and their contribution to these areas should be considered in determining planning guidelines for those areas (indicated by P).
- 2 items lack any obvious heritage value, and will not be recommended for any form of heritage protection (indicated by N).

For each item proposed for listing in LEP 2003, entries have been made in the Newcastle Heritage Inventory Database.

### Other Nominated Items

Of the Group 1 list 388 entries have not been considered in detail past the initial "desktop" survey. However, some indication of their heritage value can be gained from the results of the desktop survey, and from this generic recommendations for their management, especially when considered as groups.

A copy of the desktop survey is included in the appendices to this report. It includes all the Group 1 items, both researched and not researched. Different groups of items that arose from the survey are considered below, including:

- suburbs;
- building types;
- period of construction; and
- themes.

#### **Areas and Precincts**

The great majority of the nominated items are within:

- existing heritage conservation areas; or
- local character precincts proposed by the NCWHS.

The obvious conclusions to be drawn from this are that:

- there are significant concentrations of buildings which contribute to the historic character of their immediate area; and
- the community appreciates a wide range of items that contribute to this character.

#### **Areas Where Items are Concentrated**

Of the areas outside the existing heritage conservation areas, the most substantial concentrations of nominated items are in the following suburbs.

- The Hill
- Bar Beach
- Merewether
- Islington
- Wickham

#### **Proposed Heritage Conservation Areas**

A review of heritage conservation areas was not part of the original brief, but during the course of the study it became apparent that some work on this matter was required.

There are several substantial areas of historic development (notionally pre-WWII) within the suburbs covered by this study that are outside any of the existing heritage conservation areas, and hence not subject to any specific heritage planning controls, as follows.

- Anzac Parade/Shepherds Hill area
- National Park and adjacent lots
- Parkway Avenue between Jenner Parade and Darby Street
- Bar Beach generally

Adjusting the boundaries of the existing heritage conservation areas or establishing new heritage conservation areas to include these places is strongly recommended to provide continuous coverage of heritage planning controls over all areas of pre-WWII development within inner Newcastle.

#### **Proposed Local Character Precincts**

The concept of Local Character Precincts previously proposed by the NCWHS is supported

by this report. The fact that the vast majority of nominated items are within the proposed precincts also indicates community awareness of the heritage value of these areas.

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#### **4. Observations**

During the course of the study, various factors came to light which, while not directly affecting the outcomes of this study, did suggest a way forward for heritage planning in Newcastle, especially considering the vast number of other potential items, nominated or otherwise. They also helped to explain the outcomes of the study, and why some of the recommendations have been made.

These are described below, in no particular order of priority.

- Historic Themes
- Hunter Water Corporation Records
- Community Nomination of Items
- Equity in the Listing Process
- Lack of Information
- Assessment Criteria for Houses
- Analysis of Individual Suburbs
- Conservation, Character & Context
- The Role of the Museum & Library

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#### **5. Recommendations**

##### **Recommendations for LEP 2003**

The following actions are recommended in relation to LEP 2003.

- a. Council should prepare a draft amendment to Newcastle Local Environmental Plan 2003, listing in it's heritage schedule all those items proposed for heritage listing by this report. This should be undertaken as soon as possible.
- b. The boundaries of existing or new heritage conservation areas should be adjusted to include the Shepherds Hill, National Park, Parkway Avenue and Bar Beach areas. This should be undertaken as soon as possible.
- c. The definition of local character precincts for areas previously identified in the NCWHS should be pursued as an alternative to additional heritage conservation areas or the mass listing of individual items. This should be undertaken as soon as possible.
- d. Future reviews of nominated items for potential listing in LEP 2003 should be undertaken as part of a broader study of individual suburbs or themes.
- e. All items nominated for potential listing should have this information noted on council records, if possible including Section 149 certificates, and heritage impact assessments of them should be required for development applications.

### Other Recommendations

Other recommendations have been made to achieve a more balanced and comprehensive approach to heritage management in Newcastle and greater appreciation within the community of heritage values and issues.

- a. The need for comprehensive city wide urban design guidelines including heritage guidelines is now considered urgent. Comprehensive guidelines would provide a base level of control in all areas pending the completion of more detailed area specific guidelines.
- b. The impact of increased density on existing character should be carefully considered. Existing densities should be reviewed with the key character of allotment width, which to a great extent determines the density possible.
- c. For each heritage conservation area, the buildings that do and do not contribute to its significance should be individually identified. Buildings which do contribute might be considered for individual listing on LEP 2003.
- d. Until actions e, f, and g, (below) are completed, it is desirable to encourage owners and designers to have regard to the character of the locality when planning development, by preparing additional information with their application. Note: this information may not be needed if the city wide guidelines were prepared and greater information was available about both heritage conservation areas and character areas. The following information should be required for the submission of all development applications that involve the demolition or substantial alteration of existing structures and/or the erection of new buildings.
  - A brief history of the site, including the approximate age of existing buildings and any known previous uses, to identify if it is of potential heritage significance. If so, council may request submission of a statement of heritage impact.
  - Analysis of the site context to include urban design characteristics of adjacent buildings to identify if there is an established streetscape, in addition to the more practical matters of views, overshadowing and setbacks which are already covered by context plans. Context is considered crucial in the argument for keeping existing buildings.
- e. The guidelines for development within heritage conservation areas should be stringently adhered to, and development of all items assessed on the same basis as if the item was individually listed as a heritage item. The alternative is individual listing of all items that contribute to the character of the heritage conservation area.
- f. The list of Local Themes should be reviewed to both correlate the themes against the State and National Themes, and to more specifically define important Local Themes. This will allow a strategic approach to the management of such places across the city.

Following on from that, a city-wide study of specific themes should be undertaken. These themes might include:

- houses of various types e.g. bungalows, miners cottages, single fronted terrace-type
  - apartment blocks
  - corner stores and small suburban shopping precincts
  - community facilities, baby health clinics etc.
- g. Information about the historic patterns of development and appropriate conservation could be presented in the form of an exhibition and/or book, either at the Newcastle Regional museum or the City Library. Funding through the Ministry for the Arts could be sort for such an exercise.
  - h. Providing the community with education and interpretation of the heritage places and general historic character of the city, reinforcing people's connection with place. This might include:
    - producing and distributing brochures
    - exhibitions in the museum and libraries
    - discussed during community forums
    - information on councils website
  - i. Council should liaise with the Hunter Water Corporation to determine how historic information held by them can be made more readily available for research purposes.

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*End of this summary.*

# 1. Introduction

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*This section provides background information about the report and the consultant team.*

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## 1.1 Background

This report presents the outcomes of a study which reviewed the heritage significance of places previously nominated by the community for potential listing as heritage items in the Newcastle Local Environmental Plan (LEP).

The study was commissioned by Newcastle City Council in July 2004, as per the brief issued by council dated 6 May 2004. It was jointly funded by Newcastle City Council and a grant from the NSW Heritage Council.

Note that the study covers only some of the places nominated, these being defined as Group 1 and comprising items in the city centre and inner suburbs of:

- Newcastle CBD
- Newcastle East
- Newcastle West
- The Hill
- Cooks Hill
- Bar Beach
- The Junction
- Merewether
- Wickham
- Islington

Groups have also been defined to include the other suburbs, industrial and landscape items, but are not covered by this study.

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## 1.2 Consultant Team

The consultant team comprised

- **Principle Consultant & Heritage Architect:** W.Ranald Boydell, Ecotecture
  - **Heritage Planning:** Meredith Walker, Heritage Futures
  - **History:** Rosemary Melville and Anne Dunne, Hunter History Consultants
  - **Heritage Architect:** Linda Babic, Heritas Architecture
  - **Town Planning:** Rachel McConkey, Rachel McConkey Urban Design & Planning
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## 1.3 Methodology

The methodology used in the preparation of this report is generally as per the various guidelines issued by the NSW Heritage Office, and the "Burra Charter" as issued by Australia ICOMOS.

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*End of section.*

# 2. Process

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*This section describes the process the consultant team followed in undertaking the study.*

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## 2.1 The Brief

The objective of the study was explicit in the opening sentence of the brief, that is:

*a strategic heritage assessment of approximately 435 potential heritage items nominated for the inner suburbs of Newcastle, with a view to eventual inclusion of items which satisfy the NSW Heritage Office guidelines into Schedule 6 - Heritage Items and Heritage Conservation Areas of Newcastle LEP 2003.*

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## 2.2 The Study Process

The study process was as follows.

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- e. Preparation of draft datasheets for items.
- f. Comparative assessment of items to determine level of significance and recommended listing status.
- g. Compilation of a database for all items assessed as significant.
- h. Preparation of a report including recommendations for items not assessed.

The final Group 1 list included 463 entries, although the actual number of items to be considered would have varied slightly from this as there were some duplicate entries, items that no longer existed, and entries covering multiple items.

An initial desktop survey was undertaken of these items, which involved:

- reviewing any supporting information provided with the nomination;
- ascertaining that the item still existed and/or could be located; and
- categorising each item according to various criteria e.g. building type, likely period of construction, vicinity to other heritage items, relevant heritage themes.

From this, an assessment was made as to whether or not the item was likely to meet the criteria for heritage listing subject to further research.

At various points through this report reference is made to three different types of items related to

this list. To clarify the distinctions between these groups, they may be defined as follows.

- **Items researched by this study:** this includes only those items from the list nominated which were the subject of detailed research and assessment by this study with regard to their potential listing on the LEP.
- **Other nominated items:** this includes all other items from the list nominated, which were not subject to detailed research or assessment by this study.
- **Items not on the nominated list:** items identified by the consultant team during the study, which are not on the list nominated although they are comparable to them, and which were not subject to detailed research or assessment by this study.

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## 2.3 Background to the Nominated Items

The bulk of the nominated items, for this and all the defined groups, are drawn from Volume 4 of the Newcastle City Wide Heritage Study (NCWHS). Volume 4 lists those items that had been nominated but not researched by that study. Others have come to council's attention since then.

During the NCWHS in 1996-97, community groups and individuals were asked to nominate items for potential heritage listing that reflected Newcastle's historic themes. Well over a thousand items were nominated, the majority by groups with an established background in heritage issues such as the Parks and Playgrounds Movement and the local branch of the National Trust. However, only a small percentage of those items could be researched by the NCWHS due to resource limitations. The remainder were compiled in Volume 4 of the NCWHS report with whatever information had been provided, and the recommendation for further investigation.

The large number of items nominated were beyond the resources of the NCWHS, and of this current study, to fully investigate because:

- they were so numerous; and
- the majority were houses for which, generally, documents are likely to be limited and whose significance can only be assessed comparatively, or as part of an area, rather than individually.

What both studies did was to pick out those items that could be readily researched and which were considered likely to meet the criteria for individual listing.

What the nominations highlight however, is that the community value more places than meet the listing thresholds (as set out by the NSW Heritage Office), and more places than can readily be researched and listed as individual items.

The approach to houses taken in the NCWHS was to:

- list only those with a known historical association, such as a mine manager's house; and
- to recognise the importance of the urban context by listing areas.

In this study, the approach to houses taken in the NCWHS was reconsidered in the process of researching the nominated items. The list was reviewed to identify those items for which research was likely to yield sufficient information to provide a sound basis for assessing significance. These items are mostly non-residential, and represent the diversity in forms and land uses that characterised Newcastle's inner suburbs in late 19<sup>th</sup> and early 20<sup>th</sup> century. As a group they demonstrate the pattern of settlement and historic fabric of the city as whole.

For most houses, the evidence is unlikely to be sufficient unless a large number of similar places are researched – for example in a residential estate or houses of a similar date or design. For the majority of the houses nominated, their main heritage value is their contribution to their suburb, rather than as individual places.

While the list of nominated items has by necessity formed the basis for this study, further individual research of all items on the list is not considered the best approach to understanding their history and significance, or planning for their appreciation and conservation in private ownership.

Refer to Section 4. Observations, and Section 5. Recommendations, for further comments about the nomination process and nominated items.

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## 2.4 Limitations on Items Considered

As previously noted, the specific purpose of this study was to review potential heritage items already nominated. It did not include fieldwork or other research to identify other potential items, and as such it does not provide a comprehensive or systematic review of all potential heritage items within the study area.

There are a few exceptions to this, but only a few, where additional items were identified by the consultant team during site inspections or historic research, or were flagged by council staff or the consultant team at the outset of the study.

While the list of nominated items is substantial in number, and is in many ways representative of the range of potential heritage items in the area, there are without doubt many other items of equal or greater heritage significance which have not been nominated, and hence not covered by this study.

As noted above, the list of nominated items is largely the result of a call for public nominations made during the NCWHS process in 1996-97. Items were nominated by individuals and groups within the community, and generally reflect their specific areas of interest, knowledge, or concern. While extensive, the resultant list of items is not

necessarily comprehensive or balanced. This does not in any way belittle the amount of work undertaken by those people and groups, without whom the task of heritage planning would be that much more difficult, but only highlights that the task of identifying items is not complete.



Image 240-1096 - A typical street in Islington.

**Example: Imbalance of items in different Suburbs**

A large number of items have been nominated in Merewether, almost a quarter of the total amount, but only a few in Islington, despite the fact that it has whole streets of houses from the late 19<sup>th</sup> basically intact in their original form and setting.

Some of the recommendations of this study seek to address these anomalies in the scope and representativeness of heritage items listed in the LEP.

*End of section.*

## 3. Outcomes

*This section describes the outcomes of the study process, including items recommended for listing on the LEP, and a review of nominated items generally.*

### 3.1 Items Researched by this Study

After the desktop survey a total of 75 entries were selected for further research. The recommendations that resulted are summarised below, with the majority of items considered to be of sufficient significance to warrant inclusion on the heritage schedules of LEP 2003.

- **Recommended for LEP Listing**  
59 items are recommended for inclusion as heritage items in LEP 2003.
- **NPWS Heritage Study**  
3 items were identified as being subject to a heritage study being undertaken at the same time by the NPWS, and have subsequently been recommended for heritage listing.
- **Items Already Listed**  
2 items were parts of places already listed on LEP 2003.
- **Items Previously Assessed**  
1 item had been previously assessed for listing on LEP 2003 as part of the NCWHS, but had not been formally listed as yet.
- **Items Within Heritage Areas**  
5 items are within existing heritage conservation areas defined in LEP 2003, and this is considered to provide an adequate level of heritage protection.
- **Items Within Potential Precincts**  
4 items are within local character precincts or potential heritage conservation areas previously proposed, and their contribution to these areas should be considered in determining planning guidelines for those areas.
- **No Obvious Heritage Value**  
2 items lack any obvious heritage value, and will not be recommended for any form of heritage protection.

Further details about these categories of items are provided below.

#### 3.1.1 Recommended for LEP Listing

The items recommended for listing comprise mostly public buildings, prominent commercial buildings, and houses that have specific historic significance. They include:

Name	Street	Suburb
Former 'St Edwards Girls Home'	313 Darby Street	Bar Beach
Shed	334A Darby Street	Bar Beach
'Reid Park Tennis Clubhouse' and Tennis Courts	1 & 7 Kilgour Avenue	Bar Beach
Residence	10 Parkway Avenue	Bar Beach
Residence/Flats	45 Wrightson Avenue	Bar Beach
Horse Trough	Cnr Darby & Young Streets	Cooks Hill



<b>Name</b>	<b>Street</b>	<b>Suburb</b>
Former St Hildas' Hostel	252 Darby Street	Cooks Hill
Von Bertouch Galleries	61 Laman Street	Cooks Hill
Dr Watkins House	64 Parkway Avenue	Cooks Hill
Residence	79 Parkway Avenue	Cooks Hill
Hamilton Station Hotel	6 Fern Street	Islington
Merewether Baby Health Clinic	23 Caldwell Street	Merewether
Former 'Glebe Methodist' Church	101 City Road	Merewether
Residence	1A Curry Street	Merewether
Residence and Palm Trees	76 Curry Street	Merewether
Stone Retaining Wall	47, 51-59 Frederick Street	Merewether
Brown Sisters' Convent	8 Janet Street	Merewether
Residence & Fig Trees	83 Janet Street	Merewether
Former Mine Managers Residence	114 Janet Street	Merewether
Residence	8 Kempster Road	Merewether
Former Police Station	85 Llewellyn Street	Merewether
Residence	39 Lloyd Street	Merewether
Residence	36 Macquarie Street	Merewether
Merewether Baptist Church	75 Morgan Street	Merewether
Merewether Uniting Church	5 Park Street	Merewether
Residence	26 Rowan Crescent	Merewether
Northumberland County Council	20 Auckland Street	Newcastle
Commercial premises	6 Bolton Street	Newcastle
Newcastle Herald	28-30 Bolton Street	Newcastle
The Bowery	37 Bolton Street	Newcastle
Legacy House	45 Bolton Street	Newcastle
Remains of AA Co. bridge & fence	280 Hunter Street	Newcastle
Former Volunteer Fire Station	115 King Street	Newcastle
Central Hall	141-147 King Street	Newcastle
Former Wool Exchange	149 King Street	Newcastle
TPI House	231 King St	Newcastle
City Arcade	Newcomen and Hunter Streets	Newcastle
Former Primitive Methodist Manse	29 Perkins Street	Newcastle
Miss Chippendale's School Room	45 Perkins Street	Newcastle
Union Steamship Building	31-33 Watt St	Newcastle
Lyrrique Theatre	21-31 Wolfe Street	Newcastle
The Cowrie Hole	Shortland Esplanade	Newcastle East
Cambridge Hotel	789 Hunter Street	Newcastle West
Former Methodist Church	3 Tudor Street	Newcastle West
Captain Allan's House	19 Barker Street	The Hill
St Ronans	18 Bingle Street	The Hill
Bishopcourt	34 Brown Street	The Hill
Newcastle Grammar School - Merrick	Church Street	The Hill
Newcastle Grammar School - Berkeley	Church Street	The Hill
Gate & stairs	52 Church Street	The Hill
Sunnyside	46 (44) Newcomen Street	The Hill

<b>Name</b>	<b>Street</b>	<b>Suburb</b>
Former Stables	23 Church Street (60 Tyrrell Street)	The Hill
Newcastle Synagogue	122 Tyrrell Street	The Hill
Residence	26 Farquhar Street	The Junction
Former Primitive Methodist Parsonage	28 Farquhar Street	The Junction
St Thomas Moore Building	34 Kenrick Street	The Junction
New Zealand Loan Co. Wool Store	41 Annie Street	Wickham
Residence	15 Charles Street	Wickham
Former City Mission Hall	13 Dangar Street	Wickham

#### **Note: Cowrie Hole**

*The Cowrie Hole is not to be confused with the building opposite of the same name that was on the list of nominated items.*

All the items have been assessed as being of Local significance, except for two of State significance, as follows.

- Von Bertouch Gallery
- St Ronans

Detailed inventory datasheets in accordance with the State Heritage Inventory (SHI) have been prepared for each of the above items (see Volume 2 of this report).

### **3.1.2 NPWS Heritage Study**

During the course of this study the NPWS undertook a heritage study of the Glenrock Reserve, which includes some of the nominated items. That is:

<b>Name</b>	<b>Street</b>	<b>Suburb</b>
Concrete Water Tank	221 Scenic Drive	Merewether
Residence	221 Scenic Drive	Merewether
Weatherboard Cottage	221 Scenic Drive	Merewether

These and other items were identified as having local or state heritage significance by the study, that is the *Glenrock Lagoon Cultural Landscape – Conservation Management and Cultural Tourism Plan* (2003), prepared by Griffin and National Heritage Consultants, and were recommended for inclusion as heritage items in Newcastle LEP 2003.

### **3.1.3 Items Already Listed**

Some items that appeared to be individual items turned out to be part of places already listed. They include

<b>Name</b>	<b>Street</b>	<b>Suburb</b>
Extensions to School of Arts	1-7 Wolfe Street	Newcastle
Residence	8 Barker Street	The Hill

The first item is part of the main School of Arts building, the second a wing of Jesmond House, both of which are already listed.

### 3.1.4 Items Previously Assessed

One item turned out to have already been assessed for listing, though had not as yet been formally listed. That is:

Name	Street	Suburb
St Josephs Presbytery	34 Kenrick Street	The Junction

It is recommended that this item now be listed as a heritage item in LEP 2003.

### 3.1.5 Items Within Heritage Areas

There were some items within existing heritage conservation areas that, by their age and intactness, were obviously key features of the heritage conservation area, but which had no known historic or other significance sufficient to warrant individual listing. They include:

Name	Street	Suburb
Terraces	3 Newcomen Street	Newcastle
Cowrie Hole	5 Shortland Esplanade	Newcastle East
Scotties Cafe	36 Scott Street	Newcastle East
Newcastle Grammar School - Lawrence	Church Street	The Hill
Residence	36 Tyrrell Street	The Hill
Residence	39 Tyrrell Street	The Hill

There location within existing heritage is considered to provide an adequate level of heritage protection.

### 3.1.6 Items Within Potential Precincts

There were some items within areas previously identified in the NCWHS or elsewhere as potential local character precincts or heritage conservation areas, and that made an obvious contribution to the character of those areas, but which had no known historic or other significance sufficient to warrant individual listing. They include:

Name	Street	Suburb
Residence	9 Wrightson Avenue	Bar Beach
Residence	37 Tooke Street	Cooks Hill
Brick Retaining Wall	1 Ridge Street	Merewether
Residence	11 Lemnos Parade	The Hill

Their contribution to the streetscape should be considered in determining planing guidelines for those areas.

### 3.1.7 No Obvious Heritage Value

Some items do not have any obvious heritage value, and no specific information was provided with their nomination to suggest why they might otherwise be significant. It is possible their location has been confused. These include:

Name	Street	Suburb
Weatherboard residence	57 Scenic Dr	Merewether
Blackwood's Warehouse	90 - 94 Hannell Street	Wickham

The first item could not be accurately located from the nomination, and there were no items of obvious heritage character anywhere in the vicinity. The second item is a modern industrial structure, and it is assumed the nomination referred to an earlier church on the site demolished in the 1970's and of which no obvious evidence remains, though there is the potential for archaeological relics.

### 3.1.8 The Inventory Database

For each item proposed for listing in LEP 2003, entries have been made in the Newcastle Heritage Inventory Database. This is a computer database prepared by the NSW Heritage Office as part of their State Heritage Inventory (SHI). The database is maintained by council, and allows items to be searched by various categories e.g. address, type, theme. Once the amendments to LEP 2003 are finalised and officially gazetted, the information for those items actually listed will be copied to the Heritage Office and made available through the Heritage Office website alongside other SHI items from across the state.

A printed datasheet for each item has been generated from the database and included in Volume 2 of this report. Note however that the datasheet format is fixed, and where database entries have more text than will fit within the defined space it will not appear in full. Where this occurs, alternative arrangements will have to be made to supply owners of nominated items or other interested parties with full copies of the relevant information from the database.

Newcastle Heritage Inventory			
Item Name	Residence		SHI Number
Other Name/s			2173925
Group Name			
Location	1A Curry Street Merewether 2291	Newcastle City	Assessed Significance
Item Type	Build	Statement of Significance	
Group	Residential buildings (private)	The residence formerly known as 'Soney' is significant for its links to Howard Ash, managing director of the well-known local firm Frederick Ash Pty Ltd. The place is also noted for its design by prominent local architects Pitt & Merewether, and as one of the earliest residences in Curry Street. The aesthetic landmark quality of the residence has been compromised by recent alterations.	
Category	House		
Themes			
National	State	Local	
4. Settlement	Accommodation	Living (inhabited)	
8. Phases of Life	Private	Prominent individuals	
Owner			
Current Use			
Former Use			
Years	1915	Circa No.	Physical Description
Designer	Pitt & Merewether	The previously located residence known as 1a Curry Street is built in a style that has been degenerated by additions to the ground floor, however the upper floor appears to be largely original with rough cast render, exposed eaves and timber double hung windows. The main roof of the house incorporates both a half-hip and half gable forms, with a large salient covering the ground floor projections. Both roofs are tiled. Large windows and doors to the ground floor are aluminium framed, overlooking a large yard fenced in timber palings.	
Builder			
Physical Condition	Appears to be in good condition (observation from street only).		
monumentation			
Date	Historical Notes		
	The residence once known as 'Soney' at 1a Curry Street, Merewether was designed for Howard Ash in 1915 by Newcastle architects, Pitt & Merewether. Although houses had previously been built in Curry Street by housebuilders on the Merewether Estate, 'Soney' was one of the earliest residences constructed after the eastern end of Curry Street was offered for sale in 1915. Original plans for the two storey brick residence and garage reveal bedrooms and bathroom on the first floor with male's quarters, dining, sitting, and children's rooms included in the ground floor plan.		
Further Comments	Howard Ash was born in 1877 and was one of the sons of Frederick Ash the founder of the well known Newcastle firm of Frederick Ash Pty Ltd. He served as both a director and managing director of his father's company. Howard Ash moved to Frederick Street, Merewether, in the 1930s but the Ash family retained ownership of 'Soney' up until the death of Howard in 1980.		
State Heritage Inventory			
Date: 11/02/2004	Date First Entered: 10/05/2004	Date Updated: 02/11/2004	Date Entry Status: Basic
Page: 1			

Note that the database does not include all the Group 1 items covered by this study, only those recommended for listing in LEP 2003. The inventory used for the desktop survey should be referred to for analysis of the full list of nominated items (see appendices).

### 3.2 Review of Nominated Items

Of the Group 1 list, there are 388 other nominated items that have not been considered in detail past the initial "desktop" survey. However, some indication of their heritage value can be gained from the results of the desktop survey, and from this generic recommendations for their management, especially when considered as groups.

A copy of the desktop survey is included in the appendices to this report. It includes all the Group 1 items, both researched and not researched. Different groups of items that arose from the survey are considered below, including:

- suburbs;
- building types;
- period of construction; and
- themes.

#### 3.2.1 Suburbs

All nominated items within each suburb were considered as a group. Comments on each suburb follow.

##### Bar Beach

- items nominated: 25
- items researched: 6
- items recommended for listing: 5

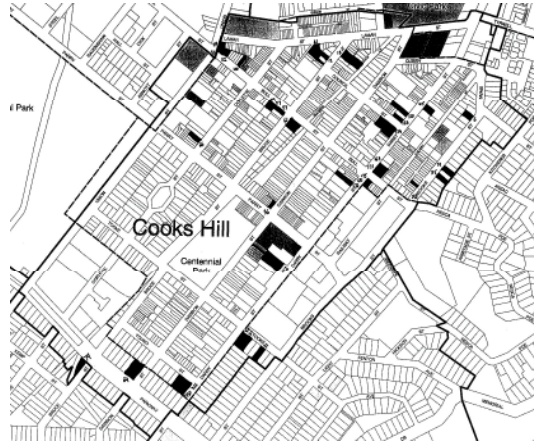


About half the nominated items are detached residences, but there were also several flats, a couple of villa residences, and various non-residential buildings such as the former children's home, the tennis clubhouse, an old shed and a bus shelter. All of the items would appear to be the original development on their site and so relate to the original subdivision of the area during the mid 20<sup>th</sup> century, though this does not readily distinguish them from their neighbours, most of which are also original development. While mostly scattered throughout the suburb, there are some clusters of items, with Wrightson Avenue being the most obvious example.

Almost all the items are within the area proposed as a local character precinct in the NCWHS. Bar Beach has also previously been proposed for consideration as a heritage conservation area (refer Newcastle City Council Notice of Motion - 13/7/04 The Hill Conservation Area).

##### Cooks Hill

- items nominated: 34
- items researched: 6
- items recommended for listing: 5

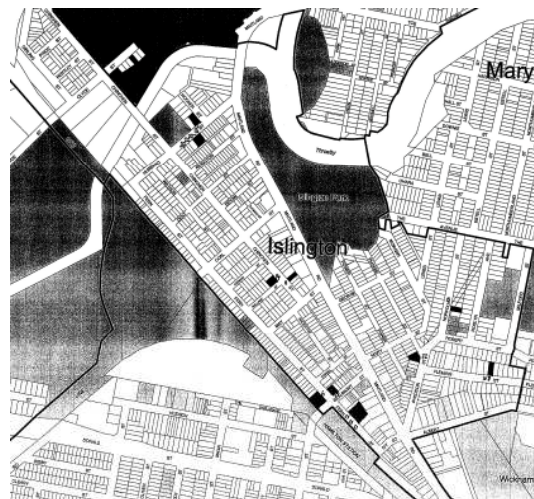


The nominated items represent a diversity of building types, including detached houses and terraces, shops and public buildings, and even a horse trough. They also represent a large age range, from mid 19<sup>th</sup> century through to mid 20<sup>th</sup> century, and are scattered throughout the suburb.

All items are within the existing heritage conservation area with the exception of two houses on Parkway Avenue, both of which are recommended for listing.

##### Islington

- items nominated: 14
- items researched: 1
- items recommended for listing: 1



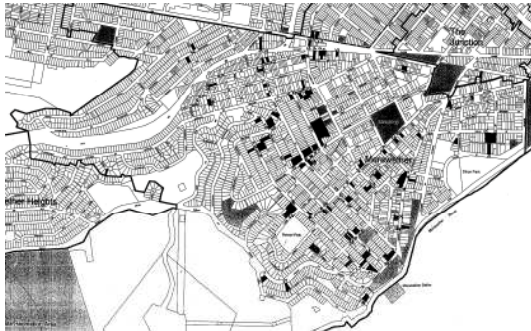
All of the nominated items are modest residences with the exception of the Hamilton Station Hotel, the hotel being the one item which was further researched and recommended for listing. Most date from the late 19<sup>th</sup> to early 20<sup>th</sup> century, and are early if not original development on their site, consistent with the original subdivision of the

area. They are scattered throughout the suburb, but are surrounded by many buildings of similar character, interspersed with more modern light industrial buildings. Almost all the residential buildings in the suburb would be of a similar historic character, and in that sense it is surprising that more items were not nominated.

All the items are within the general areas defined for the two local character precincts proposed for Islington, and the relatively small list of items does not reflect the historic character of most streets in the suburb.

#### Merewether

- items nominated: 96
- items researched: 20
- items recommended for listing: 15

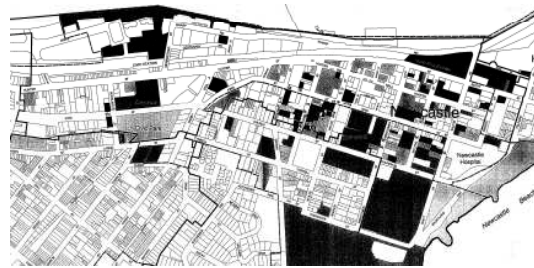


Merewether accounts for almost a quarter of the nominated items. The majority are detached residences, but these range from miners cottages through to Federation bungalows and imposing villas, reflecting the diversity of the suburb. Other items include churches, corner stores, public buildings and two retaining walls. Most date from the early to mid 20<sup>th</sup> century and are probably original development on their sites, with most land in Merewether only being leased but not sold by the Merewether Estate until 1924. The items are scattered throughout the suburb, though there is a slight concentration of items along the various original main roads e.g. Frederick, Mitchell, Merewether, Morgan and Macquarie Streets. There are some clusters of items, but in general they do not read as a consistent group and cannot be readily distinguished from their neighbours. The one exception is a group of three identical houses on Curry Street.

Many but not all of the items are within the area proposed as a local character precinct. A review of the proposed precincts in 2002 suggested Merewether should be excluded, however the findings of this study counter that and do support the introduction of some form of heritage planning controls in the suburb. This is particularly due to its diversity of building types as noted above, and the high level of threat of redevelopment that exists at the moment.

#### Newcastle

- items nominated: 64
- items researched: 16
- items recommended for listing: 15

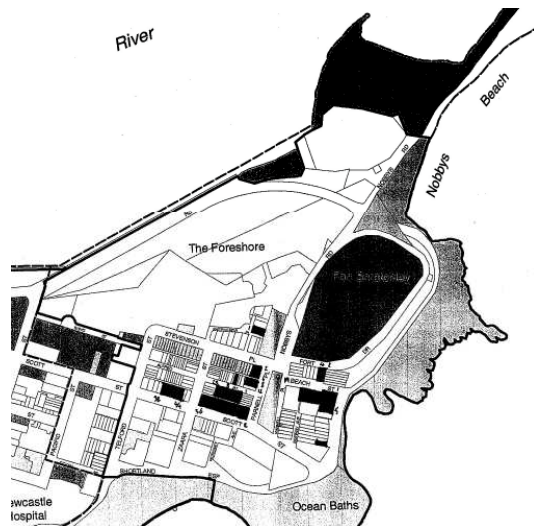


The items nominated in Newcastle represent the full range of buildings that exist in the city centre, including offices, shops, public buildings, terraces and detached houses, as well as remnant industrial items. They also represent a large age range, from mid 19<sup>th</sup> century through to mid 20<sup>th</sup> century. They are scattered throughout the area, though there is a concentration of residential buildings along Brown, Perkins and Wolfe Streets.

All of the items are within either the Newcastle City Centre or The Hill heritage conservation areas. During the course of the study it was suggested that the heritage conservation area planning controls were not proving effective in maintaining the heritage character of the area in the face of the current high level of redevelopment, and that individual listing of all items which contribute to the character of the area should be individually listed. However undertaking that task was beyond the scope of this study.

#### Newcastle East

- items nominated: 53
- items researched: 3
- items recommended for listing: 1



All but a few of the items nominated in Newcastle East were residential terrace buildings, some of which had shops on the ground floor. Most date from the mid to late 19<sup>th</sup> century, with a few early 20<sup>th</sup> century buildings. Most are located in groups along Parnell, Scott, Alfred and Beach Streets.

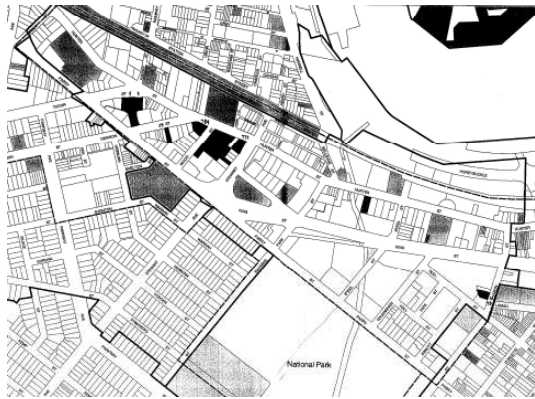
All items are within the existing heritage conservation area.

#### Newcastle West

- items nominated: 7



- items researched: 2
- items recommended for listing: 2

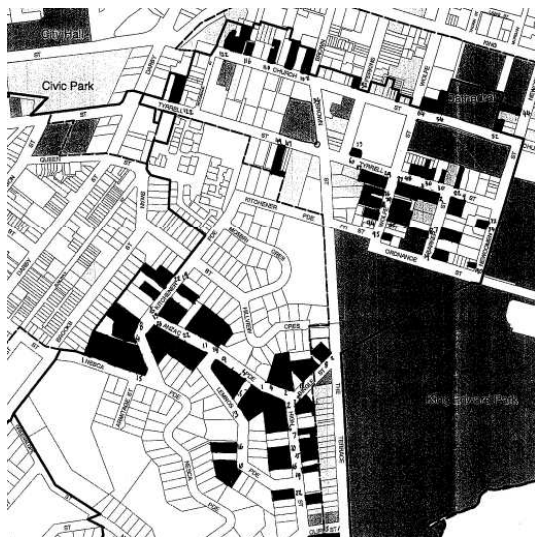


The nominated items comprised a few residences, a few shops or offices, a hotel and a former church. They are also of mixed age, ranging from late 19<sup>th</sup> century to mid 20<sup>th</sup> century. The items are scattered throughout the area, and generally have little in common with their neighbours.

All items are within the existing heritage conservation area.

#### **The Hill**

- items nominated: 129
- items researched: 14
- items recommended for listing: 9



The hill accounts for well over a quarter of the nominated items. Almost all are residences, mostly detached houses with a few terraces and flats. The remaining few comprise the Jewish Synagogue, some buildings at the Grammar School, and a remnant gateway. They are concentrated in two main groups – those along Wolfe, Tyrrell and Church Streets, and those along Anzac, Kitchener, Nesca, Bingle and High Streets. The former group date from the mid to late 19<sup>th</sup> century and relate to the early settlement of the city during that period. The latter group generally date from the early 20<sup>th</sup> century, and relate to the “Shepherds Hill” subdivision of former AA Company land during that period, although some of the buildings along Bingle and High Streets predate that period. In both cases

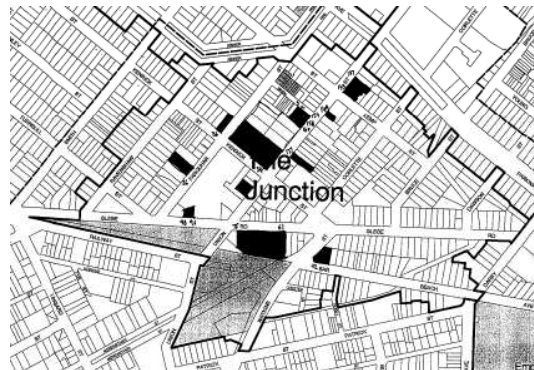
the buildings appear to be either original or early development on their site, and are generally consistent in character with their neighbours.

All of the items within the early settlement group are within the existing heritage conservation area. In contrast, all but a few of the items within the Shepherds Hill group are outside any of the existing heritage conservation areas.

The inclusion of the Shepherds Hill subdivision within a heritage conservation area has previously been considered on several occasions. It was nominated as part of an extension of the Cooks Hill heritage conservation area during public exhibition of the Draft LEP in 2000. A review of that nomination in 2001 concluded that some other parts of the area, that is Brooks and Swan Street, were consistent in character with the existing Cooks Hill heritage conservation and should be added to the area. This was subsequently implemented. The significance of the streets now in question was acknowledged by that report, but they were considered distinctly different from both the Cooks Hill and The Hill heritage conservation areas. Hence the recommendation was that the area be considered as a separate heritage conservation area or local character precinct. Neither of these recommendations have been implemented. More recently, the area was the subject of a council motion for consideration as an extension of The Hill heritage conservation area (refer Newcastle City Council Notice of Motion - 13/7/04 The Hill Conservation Area).

#### **The Junction**

- items nominated: 24
- items researched: 5
- items recommended for listing: 3



Most of the nominated items are detached residences, but there are also a few terraces, a few shops, and the Catholic school. Most date from the early to mid 20<sup>th</sup> century, though there are a few obviously much older than this. The items are scattered throughout the area, but there are two groups of houses along Glebe Road and Union Street. In character the items generally bear no particular resemblance to their neighbours, though they are all typical of their type within the area.

The items are generally within the area proposed as a local character precinct in the NCWHS, although The Junction was only ever noted as a “potential” precinct as it does not have the same consistency of character as exists in most of the

other proposed precincts. There are however small isolated areas within the suburb, which do have a strongly defined character, such as the two groups of houses noted above. There is also a cluster of buildings along Brien Street, mostly narrow fronted terraces of 1 or 2 stories dating from the late 19<sup>th</sup> century which have a unique historic character, of which some but not all are either nominated items or are already listed on LEP 2003.

#### Wickham

- items nominated: 15
- items researched: 5
- items recommended for listing: 3



All of the nominated items in Wickham are residences with the exception of a few industrial buildings, the most notable being the former wool stores. They generally date from the late 19<sup>th</sup> to early 20<sup>th</sup> century, and are scattered throughout the area.

Once again most but not all of the items are within the proposed local character precinct recommended in the NCWHS. As for Merewether (see above), a review of the proposed precincts in 2002 suggested Wickham should be excluded, however the findings of this study counter that and do support the introduction of some form of heritage planning controls in the suburb. This is particularly due to the extensive collections of late 19<sup>th</sup> century houses that are scattered throughout the suburb, which have for many years coexisted beside their light industrial neighbours without threat of redevelopment.

#### 3.2.2 Building Types

To understand the scope of the items nominated, a series of building "types" were defined, and each item categorised accordingly. They included:

- |                                 |     |
|---------------------------------|-----|
| • apartments                    | 13  |
| • bungalows                     | 149 |
| • corner stores                 | 14  |
| • built hard to street boundary | 34  |
| • miners cottages               | 14  |

- |                                  |     |
|----------------------------------|-----|
| • offices                        | 9   |
| • pubs                           | 2   |
| • remnant fabric                 | 2   |
| • single fronted detached houses | 16  |
| • terraces                       | 112 |
| • villa residences               | 21  |
| • other works                    | 2   |

The majority of items were single occupancy houses i.e. bungalows, miners cottages, terraces, single fronted detached houses or villa residences. Only 76 items filled the remaining categories, and many of these were still residential in nature.

Individual houses are generally not of sufficient significance to warrant individual listing unless they have specific historic, aesthetic or other significance. Apart from not meeting the generally accepted criteria for heritage listing this involves the matter of equity - it is not appropriate to impose heritage listing on a property simply because it looks "old" without doing so for all such properties in an area as being representative of a consistent theme. Where there is a concentration of houses of historic character, their inclusion within a heritage conservation area may be appropriate. For many of the nominated items, and indeed many other parts of the study area even where few items are nominated, such concentrations of buildings do exist.

Details about a few of the building types follow.

#### Apartments

The construction of apartment blocks, or flats as they are more commonly called, started in earnest during the 1920's and 30's in the inner city suburbs of all major cities around Australia. They might either be a whole block of flats, or a single flat attached to a residence. Suburbs near the coast and beaches were particularly popular for flats.

While flats are found in most Newcastle suburbs, Bar Beach has probably the highest concentration, and the buildings are typically of high architectural quality. Two are already listed on the LEP, on opposite corners at Parkway Avenue and Darby Street. A few others were in the list of nominated items considered by this study, but many were not, including some particularly good examples of various architectural styles.







Two apartments blocks in Bar Beach that are not on the list of nominated items, being at the corner of Parkway Avenue and Brooks Street (above) and the end of Darby Street (below).

### Corner Stores

Corner store is a general term that may be applied to any small suburban shop in a residential area, on a corner or not. Often they are attached to a residence.

Old corner stores may be found throughout suburban Newcastle. The list of nominated items included quite a few, particularly in Merewether, but again many others have not been included on any formal list.



This shop on Railway Street is on the list of nominated items.



Two examples of the sort of corner stores that are typical of the area but that are not on the list of nominated items. The one on Mitchell Street (above) is a particularly substantial example, while that on Ridge Street (below) is perhaps the smallest old shop in the city.

### 3.2.3 Period of Construction

Buildings were defined in terms of their apparent era of construction based on their architectural character. It is stressed these are presumed dates only, based on the building appearance, and have not been confirmed by historic research. They included:

• Georgian	1788-1840	0
• Victorian	1840-1865	4
• Late Victorian	1865-1890	168
• Federation	1890-1915	136
• Inter-War	1915-1940	64
• Post-War	1940-1965	14
• Modern	1965-	2

The majority are from the Late Victorian and Federation periods, being the late 19<sup>th</sup> and early 20<sup>th</sup> century, and indeed throughout the study area buildings from this period make up the bulk of the streetscape.

The 4 Victorian buildings are of interest as relatively few buildings from this early period remain. These include:

Terraces/Shops	163-165 Darby Street	Cooks Hill
Terrace & Hotel	167-173 Darby Street	Cooks Hill
<b>Building Group</b>		
Residence	21 Fern Street	Islington
Residence	19 Albert Street	Wickham

The two Cooks Hill items are actually part of the one terrace group, and their heritage significance is already recognised to some extent by their location within the existing Cooks Hill heritage conservation area. The Islington and Wickham items are both simple timber cottages and historic research of their origins is considered unlikely to be reveal much by way of significance.

### 3.2.4 Themes

A full assessment of the themes related to the nominated items has not been made. The most obvious theme however, given the vast number of dwellings nominated, is housing.

### 3.3 Areas and Precincts

It will be evident from the comments above that the great majority of the nominated items are within:

- existing heritage conservation areas; or
- local character precincts proposed by the NCWHS.

Indeed more than half the items (190) are within existing heritage conservation areas. Almost as many more (172) are within the local character precincts previously proposed by the NCWHS or "within the vicinity" of other listed or nominated items.

The obvious conclusions to be drawn from this are that:

- there are significant concentrations of buildings which contribute to the historic character of their immediate area; and
- the community appreciates a wide range of items that contribute to this character.

#### 3.3.1 Areas Where Items are Concentrated

Of the areas outside the existing heritage conservation areas, the most substantial concentrations of nominated items are in the following suburbs.

- The Hill
- Bar Beach
- Merewether

Other areas that are known to have a significant concentration of items, though which are under-represented in the inventory, are in the following suburbs.

- Islington
- Wickham

A brief description of each area follows.

#### The Hill

The Anzac Parade area of The Hill, referred to at the time of subdivision as Shepherds Hill, including all Anzac Parade itself and High Street, Bingle Street, Lemnos Parade, Kitchener Parade and parts of Nesca Parade. These areas were mostly subdivided in 1915 and 1916, with Nesca Parade slightly later in 1924. By comparison most of the surrounding streets were not subdivided until the 1950s and 60s. As noted above, a previous review of the proposal to extend the Cooks Hill Heritage conservation area to include these streets was rejected on the basis that their history and character was quite different to that of Cooks Hill, however it did support their significance and worth of listing in their own right. Note that the upper areas adjoin The Hill heritage conservation area, the lower sections the Cooks Hill heritage conservation area.

#### Bar Beach

Almost the entire suburb of Bar Beach could be considered to be of potential heritage significance, although the greatest concentration of nominated items are along Brooks, Light and Wrightson Streets between Parkway Avenue and Tooke Street. Subdivision of the area occurred in four distinct phases: land at the end of Darby Street c.1915-1921; Parkway Avenue and Memorial Drive c.1922-1924; Brooks, Light and Wrightson Streets c.1929-1939; the northern end of Light and Brooks Streets c.1949-1960. The houses in each area have distinct characteristics that survive basically intact. As noted above, there have been various previous nominations for Bar Beach as a heritage conservation area.

#### Merewether

Merewether was not recommended as a local character precinct during the 2002 review (see below) on the basis of "substantial development over recent years of a different scale and form to the characteristics for which it was identified". Nevertheless it still retains many small pockets where the historic character is largely intact, and the pattern of development of the suburb is readily apparent. Due to its ownership by the Merewether Estate parts of the suburb were not officially subdivided until 1918, and most not until 1924, but the area was heavily settled well before then. The most significant concentrations of nominated buildings, including houses, commercial and public buildings, occur along the old main roads: Mitchell, Merewether, Ridge, Llewellyn and Railway Streets being the most prominent. The Glebe, that area between Morgan and Wilton Streets, is also of a unique historic character.

#### Islington

Islington may be divided into two areas to the north and south of Maitland Road which, while both were subdivided in the 1880s, developed independently and have distinctly different characters. The area to the south has a wide, long main street broken by cross streets and rear lanes with some relatively large lots. Much has been redeveloped for industrial uses in modern times but many old buildings remain. The area to the north was originally known as "Georgeville" and comprises a tight layout of narrow streets and small lots. It is almost entirely residential and retains most of its original housing stock largely intact.

#### Wickham

Wickham developed progressively though the late 19<sup>th</sup> and early 20<sup>th</sup> century. The oldest subdivisions are "Furlongs" comprising Charles and Dangar Streets, and "Whytes Paddock" comprising the areas north and west of that, both from the 1860's. A substantial subdivision from the 1880's known historically as Linwood comprises the Robert, Flemming and Albert Street area. The resultant street layout is erratic, and many areas have been redeveloped in modern times for industrial purposes, but many small clusters of old buildings remain. Like Merewether, the 2002 review suggested Wickham should be excluded from the list of potential local character precincts. The stated reason was "the extent of modern industrial



development throughout the early residential areas". But again like Merewether it still retains many small pockets where the historic character is largely intact, and the pattern of development of the suburb is readily apparent.

### 3.3.2 Proposed Heritage Conservation Areas

A review of heritage conservation areas was not part of the original brief, but during the course of the study it became apparent that some work on this matter was required.

The rationale for defining the boundary of a heritage conservation area may be considered in two different ways. That is, boundaries may be defined:

- to include only those areas that share common historic origins and/or consistent built forms; or
- to differentiate parts of a broader historic area into manageable units.

The former point directly reflects the heritage significance of the area, while the latter the practicalities of heritage conservation areas as planning mechanisms.

In Newcastle, where the whole of the inner city area has historic significance, a combination of the above occur, and in general the boundaries of the various heritage conservation areas adjoin without any gaps in between.

There are however several substantial areas of historic development (notionally pre-WWII) within the suburbs covered by this study that are outside any of the existing heritage conservation areas, and hence not subject to any specific heritage planning controls, as follows.

- Anzac Parade/Shepherds Hill area
- National Park and adjacent lots
- Parkway Avenue between Jenner Parade and Darby Street
- Bar Beach generally

Adjusting the boundaries of the existing heritage conservation areas or establishing new heritage conservation areas to include these places is strongly recommended to provide continuous coverage of heritage planning controls over all areas of pre-WWII development within inner Newcastle. Further details on each area follow.

#### **Anzac Parade / Shepherds Hill**

Mention has already been made of this area and its potential listing as a heritage conservation area several times in this report. The previous review (2001) supported its listing as a heritage conservation area, but not as an extension of the Cooks Hill area as proposed at the time. It envisaged that the area should either be listed in its own right as a heritage conservation area, or that new planning controls for local character precincts would be introduced and which would be applicable to the area. However neither of these actions have been implemented, and during the intervening years the threat of redevelopment has increased significantly. While both the recommended actions are still possible

and appropriate, to ensure conservation of the significance of the area it now seems appropriate to simply extend the existing boundaries of The Hill heritage conservation area.

To ensure consistency with the existing planning guidelines relating to the heritage conservation area, as per Development Control Plan 44 – Conservation Area Guidelines, Cooks Hill, The Hill and Newcastle East (DCP 44), each building in the area has been assessed according to the criteria previously defined (see Appendix B of the DCP, referring to criteria prepared by Godden Mackay, 1995). The area may be considered as an additional Residential Precinct within the heritage conservation area as defined in DCP 44.

A short history of the area and other supporting information has been included in the appendices to this report.

#### **National Park**

National Park falls between the current boundaries of the Hamilton South, Cooks Hill and Newcastle West Heritage Conservation Areas, which skirt its perimeter along Parkway Avenue, Dumaresq, Union, Parry and National Park Streets.

As the establishment of National Park is associated with Hamilton South, being former AA Company land developed during the early 20<sup>th</sup> century, it is recommended that the boundary of the Hamilton South Garden Suburb Heritage Conservation Area be extended through to Parry Street to include this area.

National Park is also the only park in the inner city not individually listed in LEP 2003. Individual listing of the Park, or at least of its key historic buildings, should also be considered.

Note that half of the Newcastle High School site also falls within this area, though as it is an item individually listed in LEP 2003 it is subject to heritage planning controls. However the lots facing Parry Street between Stewart Avenue and National Park Street, and the lots on the western side of Stewart Avenue between Parry and Warrah Street, are also outside any of the heritage conservation areas and therefore not subject to the heritage planning controls. While the specific character of these lots has not been investigated as part of this study, it would seem appropriate for these lots to also be included within the Hamilton South Garden Suburb and/or Newcastle West heritage conservation areas.

A short history of the area and other supporting information has been included in the appendices to this report.

#### **Parkway Avenue**

The heritage significance of Parkway Avenue is broadly recognised, and its pre-eminent status as one of Newcastle major residential thoroughfares is unquestioned. But only part of it is within a heritage conservation area, the Hamilton South Garden Suburb area, and therefore subject to heritage protection.

At its eastern end, beyond the existing heritage conservation area boundary, Parkway Avenue continues through parts of Hamilton South, Cooks Hill and Bar Beach, and borders on The Junction. It is recommended that these sections of Parkway Avenue be included as extensions of existing heritage conservation areas.

Alternately, these lots could be included within a heritage conservation area based around Bar Beach (see below) as its history of development and its building types are more consistent with Bar Beach.

There is also a small section of Parkway Avenue at its western end, between Denison and Tudor Streets, which is also outside the existing heritage conservation area. However this study has not made any recommendations for that area as it is of a different character to the bulk of the street.

Supporting information has been included in the appendices to this report, however no specific research or fieldwork of the area was undertaken as part of this study.

#### **Bar Beach**

Mention has also been made of this area and its potential listing as a heritage conservation area elsewhere in this report. Like Shepherds Hill it had been previously recommended as a Local Character Precinct but this has not been implemented, and the threat of redevelopment has increased significantly. As such, it is now recommended for listing as listing as a new heritage conservation area.

It is recommended that the heritage conservation area basically cover the entire suburb, as per councils suburb boundary. The only exception being the northern end, comprising parts of Brooks and Light Street, Hickson and Greenslope Streets, which have been more recently developed. It should also include those lots fronting Tooke Street which are technically within Cooks Hill. Whether or not it includes the lots fronting Darby Street, also within Cooks Hill, but mostly developed with more recent public housing stock, requires further investigation.

Note that the proposed area also includes the remaining eastern section of Parkway Avenue, which is otherwise within the proposed extension of the Cooks Hill heritage conservation area (see above).

Supporting information has been included in the appendices to this report, however no specific research or fieldwork of the area was undertaken as part of this study.

### **3.3.3 Proposed Local Character Precincts**

The concept of Local Character Precincts previously proposed by the NCWHS is supported by this report. The fact that the vast majority of nominated items are within the proposed precincts also indicates community awareness of the heritage value of these areas.

One of the areas previously noted as a potential precinct, that is the Shepherds Hill subdivision of The Hill, has now been recommended by this report as a heritage conservation area (see above). This recommendation is in response to the specific circumstances of that area.

Another area previously noted as a potential precinct, that is Bar Beach, has been recommended by this report for consideration as a conservation area, again in response to the specific circumstances of that area (see above).

An earlier study that reviewed the local character precincts suggested that two of the proposed precincts, that is Merewether and Wickham, might not be valid, a suggestion countered by this report (see above).

None of these recommendations in any way affect the endorsement by this report of the precinctual approach. Rather, they simply reflect the reality that it has been the better part of a decade since the precincts were proposed, and in the absence of any commitment to their implementation in the near future other planning actions are now considered appropriate for some areas.

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*End of section.*

# 4. Observations

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*This section outlines observations that were made by the consultant team during the study that do not directly impact on the study outcomes.*

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## 4.1 Observations from the Study Process

During the course of the study, various observations were made that, while not directly affecting the outcomes of this study, did suggest a way forward for heritage planning in Newcastle, especially considering the vast number of other potential items, nominated or otherwise. The observations also help to explain why some of the recommendations have been made.

These are described below, in no particular order of priority, including:

- Historic Themes
  - Hunter Water Corporation Records
  - Community Nomination of Items
  - Equity in the Listing Process
  - Lack of Information
  - Assessment Criteria for Houses
  - Analysis of Individual Suburbs
  - Conservation, Character & Context
  - The Role of the Museum & Library
- 

## 4.2 Historic Themes

During the desktop survey undertaken at the start of this project, one of the criteria used to classify the nominated items was historic themes.

Using the established list of Local Themes (as identified in the NCWHS), all nominated items were classified at a base level. However it became apparent that the list was not wholly adequate for the task.

At the time the NCWHS themes were compiled, they were consistent with the State Themes as defined by the NSW Heritage Office. But since then some of the State Themes have been reworded, and a set of National Themes have been prepared by the Australian Heritage Commission based on quite different categories. While it is possible to correlate these three different thematic structures; Local, State and National; that task was beyond the scope of this current project. (Note that the Heritage Office has issued a provisional list correlating the State and National Themes.) Some initial work was undertaken, and it revealed that the established list of Local Themes would need to be refined and expanded to more accurately reflect the structure imposed by the National Themes, and to draw out some more specific values (see attached).

This is a relatively simply task, and it is recommended council arrange for it to be undertaken as soon as possible.

Once this has been undertaken, the themes could be used as a basis for prioritising future research and planning. This was first raised by Rod Caldwell, a member of councils Strategic Heritage Committee, during a briefing session on this study, who questioned the importance of industrial heritage to Newcastle. Later, Sarah Cameron, councils heritage officer, suggested that the core themes in Newcastle's history should be defined, with emphasis placed on listing items that demonstrate those themes. These core themes might include:

- convict settlement
- coal mining
- the AA Company
- former railway and road corridors

It must be stressed however that emphasis on such core themes should not be at the expense of other themes, especially where items are under threat. This is consistent with Article 5 of the Burra Charter, which states that:

*Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.*

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## 4.3 Hunter Water Corporation Records

The Hunter Water Corporation, formerly the Hunter District Water Board (HDWB), have various archival resources commonly referred to in the historic research of buildings. They provide information about the connection of a building to the HDWB system, including the date of connection to the sewer (which is likely to also be the construction date), and the owner, occupant and applicant (often the builder) at the time. They are a primary source for all construction post 1914, and therefore a very valuable resource for 20<sup>th</sup> century subdivisions.

These records have been extensively used on previous heritage studies, most noticeably for Hamilton South Garden Suburb, where a table was developed which allowed the year of construction for each house in the area to be quickly determined by reference to the connection number alone. However, these records were not used in this study due to recent changes to the privacy laws that constrain access to anyone other than the owners.

Some of the older HDWB records are already available at the Newcastle Regional Library Local Studies section, and it would be desirable for Council to liaise with the Hunter Water Corporation to determine how all this material may be made more readily available for historical research purposes.

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## 4.4 Community Nomination of Items

The nomination of items by the community is an accepted part of heritage planning, but not without its problems. These include:

- lack of consistency; and
- lack of supporting information.

### Lack of Consistency

Nominated items usually reflect the interests, knowledge, and concerns of the individuals nominating them. There is a positive side to this, in that the list of items generated reflects themes of genuine community interest, rather than the sometimes overly theoretical themes defined by consultants or government. The negative side is that the list usually lacks consistency and is far from comprehensive. This can give a misleading impression of which items warrant research.



26 Farquhar Street, The Junction



28 Farquhar Street, The Junction

#### **Example: 26 & 28 Farquhar Street, The Junction**

The house at 26 Farquhar Street, The Junction, was on the list of nominated items. During initial historic research it became apparent that the adjacent building at 28 Farquhar Street also warranted consideration. It was a former Primitive Methodist Parsonage, dating from 1889 and design by a prominent local architect. While both buildings have been recommended by this study for listing in LEP 2003, the former parsonage at no.28 is of considerably greater historic value than the residence at no.26, it would have been missed out if only the nominated items had been researched.

### Lack of Supporting Information

Perhaps a bigger problem is that items are often nominated with little or no supporting information to suggest why they might be significant. Many appear to be nominated simply because they are "old". In the case of the NCWHS well over 1000 items were nominated, but most nomination forms gave nothing more than the street address. Thus one of the first tasks of this study was to simply figure out on what basis an item had been nominated. This was a time consuming task, and precisely because of the lack of information one

which could not always be done totally objectively.

### 4.5 Equity in the Listing Process

One concern that often arises during the heritage listing process is to ensure equity of outcomes. Owners of listed places will often question why their building is listed when another similar one in the immediate area is not.

The usual explanation is that the listed place is significant for reasons other than just its aesthetics or age. This might include its historic or social value, or finer details of its design which are not apparent to the casual observer. During the study process, these aspects will be assessed against accepted criteria, and will generally be noted specifically in the statement of significance for each item.

Again the fact that the study was generally restricted to items already nominated proved a problem. It meant there simply wasn't the opportunity to do a more detailed analysis of an area to determine whether there were other similar items to be considered.

### 4.6 Lack of Information

Lack of comprehensive historic information can also be a problem. The Burra Charter states that appropriate research and analysis should precede any assessment. But sometimes there will be an item of obvious significance for which little historic information can be found. The quandary then is whether to recommend the item for listing in any case, based on its physical fabric alone. In such cases the consultant team have to rely on their professional training, judgement and experience in their application of the assessment criteria. The lack of enough data should not override a place's obvious significance.



39 Lloyd Street, Merewether

#### **Example: 39 Lloyd Street, Merewether**

This item was nominated without any specific significance noted. It was included in the list for further research because of its obvious architectural character. Analysis of the physical fabric confirmed this initial observation, for even though the building is essentially just a small cottage it has numerous distinctive architectural features. The perfect symmetry of the facade, with pairs of arched windows either side of a central portico, disguises the slight offset of the front door and the decidedly non-symmetrical internal layout. The site has also retained its unique cliff side setting.

Historic research provided general information about the people who owned the house, and confirmed it was probably the oldest surviving residence in the immediate area, but no details could be found about who its original architect or builder were. In this instance the age and character of the building were considered sufficient to warrant its listing despite the lack of comprehensive historic information.

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#### 4.7 Assessment Criteria for Houses

Heritage studies are often accused of being arbitrary in their assessment. Guidelines have been put in place by various heritage authorities to try and ensure consistency, and heritage consultants, through their training and experience, seek to apply these guidelines objectively. Even so, it is sometimes difficult to clearly state why a place has been assessed as significant.

Residential buildings are of particular concern for various reasons.

- Houses are difficult to research unless historic ownership details are known and/or a land titles search is undertaken.
- They are generally less likely than commercial or public buildings to have obvious historic, associational or social significance.
- There are simply so many more of them than commercial or public buildings, making it difficult to undertake consistent and comprehensive coverage.
- Owners are often concerned about the financial implications of heritage listing, where costs cannot be offset against income as they can for business premises.

To try and ensure consistency, a set of criteria have been defined for residential buildings (see attached), taking the NSW Heritage Office guidelines as their basis. It would be desirable for these criteria to be further defined and expanded, and used as the basis for all future assessment within the Newcastle Local Government area.



83 Janet Street, Merewether

##### **Example: 83 Janet Street, Merewether**

*One group of items identified for consideration were those defined as "villa residences". These are typically the larger houses, often two stories, of obvious architectural character and imposing design, usually in a prominent location and with substantial gardens. Once the historic research was completed the significance of most such places was readily apparent,*

*as they were typically designed by a prominent architect, constructed by a prominent builder, and/or occupied by a prominent local citizen. An exception is 83 Janet Street, Merewether. While at first glance of similar character to other villa residences in the immediate area (e.g. 9 Kempster Road, 76 Curry Street), neither architect nor builder could be identified for 83 Janet Street, and the place lacks the prominent location and garden setting of the others. Nevertheless it was considered to satisfy both aesthetic and associational criteria, and was recommended for listing. Further research may reveal significance in relation to the other criteria.*

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#### 4.8 Analysis of Individual Suburbs

As mentioned elsewhere in this report, the fact that the brief constrained the assessment to nominated items created various problems in the assessment process. These problems could largely have been avoided if the brief had provided for review of each suburb as a whole. The nominated items could then have been considered as part of the broader picture.

Numerous previous studies have identified that Newcastle provides the ideal opportunity for suburb-by-suburb assessment. No other major city in Australia has such a sharp contrast between adjoining suburbs. This has arisen due to its historic origin as isolated villages connected by railways and roads, with the spaces between developed over time, all related to the pattern of land ownership and the progressive cessation of coal mining across the city.

Newcastle City Council has already adopted this suburb-by-suburb approach in various aspects of its planning and management, with the Urban Strategy being the principle example. It is also consistent with the recommendations of other previous reports, such as the proposed introduction of local character precincts.

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#### 4.9 Conservation, Context & Character

When individual listing of heritage items was first instigated, it was envisaged that the character of the surrounding area would remain largely unchanged, and so maintain an appropriate context or setting for the heritage item.

Under the standard LEP provisions, development "in the vicinity" of a heritage item has to be considered for its impact on that item, but this does not apply to development beyond the immediate periphery of the site.

The concept of heritage conservation areas broadens this to include whole localities where there may be a particular concentration of individual heritage items and/or a large number of items that do not warrant listing in their own right but as a group demonstrate the historic pattern of development of the area. Thus conservation areas have greater control to maintain the context of items.

However further individual listing of heritage items, or even further conservation areas, are in many ways only a stop-gap approach to



maintaining the historic urban character of an area, without the implementation of appropriate urban design guidelines.

The premise of conservation planning is to “conserve”. That is, to keep as it is. As soon as we allow changes, no matter how “sympathetic” in character, we are no longer conserving the place but rather adapting it. In practical terms this is of course necessary in all but the most significant of places, as ongoing changes are essential to ensure the continued use and viability of places.

However if conservation is the main objective, it does imply that any fabric which contributes to the historic character of a place, no matter how minor, should be kept wherever possible. And if we are keeping fabric, then the question of style becomes irrelevant.

In other words, it does not matter so much what architectural style the houses in a street might represent, so much as how intact they are. The point of conservation planning is not to encourage works that will make them all look similar, but rather to appreciate their differences.

The more recent the building stock or subdivision date, the more diverse the architectural styles are likely to be. By the 1940's there was much greater diversity, even amongst small houses, than existed even 20 years previously. Some of these styles are more conspicuous than others, such as Spanish Mission for example, but this does not make a Spanish Mission style house more important than its less conspicuous Federation or Californian Bungalow style neighbour.

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#### 4.10 The Role of the Museum & Library

The Newcastle Regional Museum and the Local Studies section of the Newcastle Regional Library have the potential to play an important role in the conservation of heritage items, both as:

- the first port-of-call for the community when researching heritage items; and
- the instigator of and venue for displays about the built heritage of Newcastle.

With regard to research, the Local Studies section in particular already plays an active part, and this role should be enhanced and expanded.

With regard to displays, numerous themes can be identified which would lend themselves to displays and exhibitions. As an example, the role of local builders has previously been raised in the Hamilton South Garden Suburb study. Opportunities exist for various government grants and for corporate sponsorship of such displays.

A draft brief for undertaking a research and exhibition project is included in the appendices to this report.

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*End of section.*

## 5. Recommendations

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*This section details recommendations for adoption and implementation by Council.*

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### 5.1 Recommendations of this Study

The recommendations of this study fall into two categories, that is:

- the listing of items or areas in LEP 2003 or their inclusion within other council planning documents; and
- initiatives to achieve a more balanced and comprehensive approach to heritage management in Newcastle including greater community appreciation and integration in planning and urban design.

These are elaborated on in the following sections.

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### 5.2 Recommendations for LEP 2003

The following actions are recommended in relation to LEP 2003.

- a. Council should prepare a draft amendment to Newcastle Local Environmental Plan 2003, listing in it's heritage schedule all those items proposed for heritage listing by this report. This should be undertaken as soon as possible.
- b. The boundaries of existing or new heritage conservation areas should be adjusted to include the Shepherds Hill, National Park, Parkway Avenue and Bar Beach areas. This should be undertaken as soon as possible.
- c. The definition of local character precincts for areas previously identified in the NCWHS should be pursued as an alternative to additional heritage conservation areas or the mass listing of individual items. This should be undertaken as soon as possible.
- d. Future reviews of nominated items for potential listing in LEP 2003 should be undertaken as part of a broader study of individual suburbs or themes.
- e. All items nominated for potential listing should have this information noted on council records, if possible including Section 149 certificates, and heritage impact assessments of them should be required for development applications.

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### 5.3 Other Recommendations

Other recommendations have been made to achieve a more balanced and comprehensive approach to heritage management in Newcastle and greater appreciation within the community of heritage values and issues.

From a management perspective, the formal recognition of heritage items should be accompanied, or preceded by, publications or other actions to inform the community about the significance of the items, in an 'easy to understand' way. Some councils in New South Wales have experienced negative responses to the listing of heritage items, in part because neither the history of the area and the impacts of heritage listing are not well understood within the local community. While the Newcastle community is relatively well-informed compared with some other regions, it is always desirable to provide a high standard of information about:

- How the items relate to the big picture of Newcastle's history and heritage; and
- How the items can be cared for, especially in relation to design guidelines.

The field survey for this project confirmed the experience and impressions of previous studies, that both 19<sup>th</sup> and 20<sup>th</sup> century building stock is being maintained and restored in all the inner suburbs of Newcastle. The smaller houses, especially timber frame construction, attract redevelopment, but the more substantial buildings are well recognised for their architectural or design qualities.

Indeed, the extent of places appreciated by their owners greatly exceeds and extends beyond the scope of nominations – or stated another way: the community appreciates a wider range of places than is represented in heritage lists. Mechanisms other than heritage listing need to be used to recognise and protect character and amenity, whilst still allowing sympathetic new development.

The concept of character areas was designed to address this issue, but city-wide design guidelines are needed to cover all areas.

An associated issue here is the distinctive character of Newcastle and its architectural and building history. Whilst there are similarities in the building forms across NSW, there are also distinctive differences, especially due to the natural environment, the character of buildings and local fashion. As a result, Newcastle's suburbs are distinctly different from those in Sydney and other large cities such as Wollongong. Understanding the urban patterns and building forms is needed both to conserve heritage conservation areas and to provide guidance for new development that is compatible with the amenity of a locality.

The city-wide design guidelines should include:

- Newcastle-specific housing typologies;
- plans showing original village and subdivision patterns (e.g. as published by Docherty); and
- emphasise conservation of fabric not styles.

The following actions are recommended in relation to these other matters:

- a. The need for comprehensive city wide urban design guidelines including heritage guidelines is now considered urgent.

Comprehensive guidelines would provide a base level of control in all areas pending the completion of more detailed area specific guidelines.

- b. The impact of increased density on existing character should be carefully considered. Existing densities should be reviewed with the key character of allotment width, which to a great extent determines the density possible.
- c. For each heritage conservation area, the buildings that do and do not contribute to its significance should be individually identified. Buildings which do contribute might be considered for individual listing on LEP 2003.
- d. Until actions e, f, and g, (below) are completed, it is desirable to encourage owners and designers to have regard to the character of the locality when planning development, by preparing additional information with their application. Note: this information may not be needed if the city wide guidelines were prepared and greater information was available about both heritage conservation areas and character areas. The following information should be required for the submission of all development applications that involve the demolition or substantial alteration of existing structures and/or the erection of new buildings.
  - A brief history of the site, including the approximate age of existing buildings and any known previous uses, to identify if it is of potential heritage significance. If so, council may request submission of a statement of heritage impact.
  - Analysis of the site context to include urban design characteristics of adjacent buildings to identify if there is an established streetscape, in addition to the more practical matters of views, overshadowing and setbacks which are already covered by context plans. Context is considered crucial in the argument for keeping existing buildings.
- e. The guidelines for development within heritage conservation areas should be stringently adhered to, and development of all items assessed on the same basis as if the item was individually listed as a heritage item. The alternative is individual listing of all items that contribute to the character of the heritage conservation area.
- f. The list of Local Themes should be reviewed to both correlate the themes against the State and National Themes, and to more specifically define important Local Themes. This will allow a strategic approach to the management of such places across the city. Following on from that, a city-wide study of specific themes should be undertaken. These themes might include:
  - houses of various types e.g. bungalows, miners cottages, single fronted terrace-type
  - apartment blocks
  - corner stores and small suburban shopping precincts
  - community facilities, baby health clinics etc.

- g. Information about the historic patterns of development and appropriate conservation could be presented in the form of an exhibition and/or book, either at the Newcastle Regional museum or the City Library. Funding through the Ministry for the Arts could be sort for such an exercise.
  - h. Providing the community with education and interpretation of the heritage places and general historic character of the city, reinforcing people's connection with place. This might include:
    - producing and distributing brochures
    - exhibitions in the museum and libraries
    - discussed during community forums
    - information on councils website
  - i. Council should liaise with the Hunter Water Corporation to determine how historic information held by them can be made more readily available for research purposes.
- 

*End of section.*



# Appendix A.

## Newcastle LEP Review of Potential Heritage Items - Group 1 Inventory Sort List

### Legend

Column	Description
Item No.	reference number from NCWHS or later submissions (included for cross reference purposes only)
Name	name commonly known as and/or former name
Address	street name and number
Suburb	suburb by NCC boundaries
V4	Volume 4 NCWHS 1997
NT	National Trust nomination as part of NCWHS 1997
PPM	Parks & Playground Movement nomination as part of NCWHS 1997
NCC	Identified by NCC officers during field work
CT	Identified by consultant team during study
Comment	Information supplied by NCC re. Development Applications etc.
C.Area	Within existing Conservation Area
Vicinity	Within the vicinity of other items or conservation areas, either listed or nominated, and therefore with potential to be included as part of a group, precinct or conservation area
Similar	Similar to items already listed in LEP
L'mark	Landmark value due to scale, position/location and/or unusual features
History	Some historical information known
Themes	Themes & sub themes from the NCWHS, referenced by number; all those relevant to be mentioned.
Sub.date	Subdivision date from NCC maps
Period	Historic period based on appearance (based on those defined in Identifying Australian Architecture). Note that most of the buildings (especially houses) in Newcastle bear little or no relationship with these architectural history terms, Just the period. G Georgian 1788-1840 V Victorian 1840-1865 LV Late Victorian 1865-1890 F Federation 1890-1915 IW Inter-War 1915-1940 PW Post-War 1940-1965 M Modern 1965-
HWB	Hunter Water Board connection no. if known (for buildings post-1914).
Use	Land use: R Residential C Commercial I Industrial P Public space/utility
Materials	Main external material B brick S stone R render C mass/reinforced concrete T timber F fibro M metal/corrugated iron
Intact	Level of intactness: H High no obvious or only minor alterations M Moderate altered but main form intact and still readily recognisable L Low substantially altered and not readily recognisable
Recent works	Has the building been the subject of recent works: S Sympathetic to character E embellishment / new decorative details M major addition 2 second story addition
Type	Building Typology: S single fronted two storey detached house A apartment B bungalow V villa residence T terrace of 2 or more attached dwellings M miners cottage H hard to street boundary or minimal setback C corner store R remnant of older building/use
Research	Is further research desirable
Yes/No	whether based on the above criteria the item potentially meets listing threshold

# Newcastle LEP Review of Potential Heritage Items - Group 1, Inventory Sort List

Ref. Item No.	Name	Address	Suburb	V4	NT	PPM	NCC	CT	Comment	C.Ar ea	Vicin ity	Simil ar	L'ma rk	Hist ory	Themes	Sub.D Date	Period Hwc Con.No	Use	Material/Inact	Recent Type.	Res. List
001 BARB.001	Bus Stop/Weather Shelter	(oppo. No 6) Bar Beach Avenue	Bar Beach	x							x				7.3		pw	p	s	h	n
002 BARB.002	Residence	153 Brooks Street	Bar Beach	x					rendered		x				20.0, 6.4	1936	iw	r	b	h	b
003 BARB.003	Residence	163 Brooks Street	Bar Beach	x							x				20.0, 6.4	1936	iw	r	b	h	b
004 21.Barb	Former 'St Edwards Girls Home'	313 Darby Street	Bar Beach		x						x				28.0	1915	f	r	b	h	y
005 22.Barb	Residence	315 Darby Street	Bar Beach		x						x				20.0, 6.4	1915	f	r	b	h	b
006 23.Barb	Residence	317 Darby Street	Bar Beach		x						x				20.0, 6.4	1915	f	r	b	h	b
007 24.Barb	Former Horse Stables	334A Darby Street	Bar Beach		x										7.3	1921	f	c	t	h	y
008 25.Barb	'Reid Park Tennis Clubhouse' and Tennis Courts	1 & 7 Kilgour Avenue	Bar Beach		x						x				25.0	f	p	t	h	y	
009	Residence	25 Light Street	Bar Beach					x			x				20.0, 6.4	1934	iw	r	b	h	b
010 BARB.007	Residence	29 Light Street	Bar Beach	x					2nd storey approved 2001		x				20.0, 6.4	1929	iw	r	r	h	b
011 BARB.008	Residence	31 Light Street	Bar Beach	x							x				20.0, 6.4	1929	iw	r	b	h	b
012 BARB.009	Residence	51 Light Street	Bar Beach	x							x				20.0, 6.4	1929	iw	r	b	h	b
013 BARB.010	Residence	53 Light Street	Bar Beach	x				x			x				20.0, 6.4	1929	iw	r	b	h	b
014 BARB.032	Residence	52 Memorial Drive	Bar Beach	x							x				20.0, 6.4	1929	pw	r	b	h	n
015 BARB.016	Stella Maris	68 Memorial Drive	Bar Beach	x					added to						20.0, 6.4	1923	iw	r	r	m	a
016 BARB.015	Residence	106 Memorial Drive	Bar Beach	x					modified		x				20.0, 6.4	1924	iw	r	b	l	a
017 30.Barb	Residence	10 (12) Parkway Avenue	Bar Beach		x						x				20.0, 6.4	1924	iw	r	r	h	y
018 BARB.017	Residence	16 Parkway Avenue	Bar Beach								x				20.0, 6.4	1924	iw	r	r	h	b
019 BARB.029	Residence	9 Wrightson Avenue	Bar Beach	x							x				20.0, 6.4	1929	pw	r	b	h	y
020 BARB.023	Residence	15 Wrightson Avenue	Bar Beach	x							x				20.0, 6.4	1929	iw	r	b	h	b
021 BARB.024	Residence, Garage and Fence	19 Wrightson Avenue	Bar Beach		x						x				20.0, 6.4	1929	iw	r	r	h	b
022 BARB.025	Residence	23 Wrightson Avenue	Bar Beach	x							x				20.0, 6.4	1929	iw	r	r	l	b
023 BARB.026	Residence	25 Wrightson Avenue	Bar Beach	x				x			x				20.0, 6.4	1929	iw	r	b	h	b
024 BARB.027	Residence	27 Wrightson Avenue	Bar Beach		x						x				20.0, 6.4	1929	iw	r	r	h	b
025 BARB.028	Flats	45 Wrightson Avenue	Bar Beach	x							x				20.0, 6.4	1924	pw	r	b	h	y
026	Terraces	6 Brooks Street	Cooks hill					x			x					1926	f	r	b	m	n
027 COOK.013	Residence	31 Brooks Street	Cooks Hill	x							x					1936	iw	r	t	h	b
028	Residence	35 Brooks Street	Cooks Hill								x					1926	iw	r	t	h	b
029 COOK.012	Residence	52 Brooks Street	Cooks Hill	x					in suters as no 53		x					1880s	lv	r	r	h	s
030 COOK.005	terrace	9 Bruce Street	Cooks Hill	x							x					1880s	lv	r	r	h	t
031 COOK.018	Glennira	11 Bruce Street	Cooks Hill	x							x					1880s	lv	r	r	h	n
032 COOK.002	Residence	12 Bruce Street	Cooks Hill	x							x					1880s	f	r	t	m	s
033 COOK.007	The Folly	13 Bruce Street	Cooks Hill	x				x			x					1880s	lv	r	r	h	s
45.Cook																					

Ref. Item No.	Name	Address	Suburb	V4	NT	PPM/NCC/CT	Comment	C.Ar Vicin Siml	Lma Hist	Themes	Sub.D Date	Period Hwc Con.No	Use	Material/Inact	Recent Type.	Res. List
034	NT.033	Cricketers Arms Hotel	Cooks Hill													
035	Oriental Hotel	61 Bruce Street	Cooks Hill													
036	46.Cook	53 Bull Street	Cooks Hill													
037	47.Cook	57 Bull Street	Cooks Hill													
038	NT.021	Former Butcher	Cooks Hill													
039	48.Cook	Former Shop	Cooks Hill													
040	COOK.015	Terrace	Cooks Hill													
041	50.Cook	100 Bull Street	Cooks Hill													
042	51.Cook	112-116 Bull Street	Cooks Hill													
043	52.Cook	66 Corlette Street	Cooks Hill													
044	COOK.003	105 Darby Street	Cooks Hill													
045	53.Cook	120 Darby Street	Cooks Hill													
046	COOK.010	Shops and Residence	Cooks Hill													
047	55.Cook	Former 'Fountain of Friendship Hotel'/Shops	Cooks Hill													
048	56.Cook	126 Darby Street	Cooks Hill													
049	57.Cook	134 Darby Street	Cooks Hill													
050	58.Cook	163-165 Darby Street	Cooks Hill													
051	COOK.017	167 - 173 Darby Street	Cooks Hill													
052	COOK.001	175-181 Darby Street	Cooks Hill													
053	COOK.014	176 Darby Street	Cooks Hill													
054	JUNC.013	252 Darby Street	Cooks Hill													
055	COOK.020	Former 'St Hildas' Hostel'/The Abbey'	Cooks Hill													
056	COOK.004	Chudleigh	Cooks Hill													
057	COOK.019	Residence Group	Cooks Hill													
058	COOK.008	326, 328, 330 Darby Street	Cooks Hill													
059	61.Cook	Cnr Darby & Young Streets	Cooks Hill													
060	119.Isli	Horse Trough	Cooks Hill													
061	121.Isli	Von Bertouch Galleries	Cooks Hill													
062	122.Isli	64 Parkway Avenue	Cooks Hill													
063	120.Isli	79 Parkway Avenue	Cooks Hill													
064	125.Isli	36 Parry Street	Cooks Hill													
065	126.Isli	29 - 31 Tooke Street	Cooks Hill													
066	127.Isli	37 Tooke Street	Cooks Hill													
067	WICK.017	39 Tooke Street (Darby Street)	Cooks Hill													
068	123.Isli	Shops and Residences	Cooks Hill													
069	124.Isli	29, 31, 31 Union Street	Cooks Hill													
070	124.Isli	25 Beaumont Street	Cooks Hill													
071	124.Isli	11 Chinchon Street	Cooks Hill													
072	ISLI.010	14 Chinchon Street	Cooks Hill													
073	ISLI.012	Islington Station Hotel	Cooks Hill													
074	MERE.072	6 Fern Street	Cooks Hill													
075	ISLI.012	21 Fern Street	Cooks Hill													
076	ISLI.012	23 Fern Street	Cooks Hill													
077	ISLI.012	25 Fern Street	Cooks Hill													
078	ISLI.012	103 Fleming Street	Cooks Hill													
079	ISLI.012	13 Hubbard Street	Cooks Hill													
080	ISLI.012	20 Hubbard Street	Cooks Hill													
081	ISLI.012	22 Hubbard Street	Cooks Hill													
082	ISLI.012	24 Hubbard Street	Cooks Hill													
083	ISLI.012	13 Norfolk Street	Cooks Hill													
084	ISLI.012	22 Sheddon Street	Cooks Hill													
085	ISLI.012	4 Alice Street	Cooks Hill													
086	ISLI.012	Rose Cottage	Cooks Hill													
087	ISLI.012	Merewether	Cooks Hill													

Ref. Item No.	Name	Address	Suburb	V4	NT	PPM/NCC/CT	Comment	C-Ar ea	Vicin ity	Simil ar	L'na rk	Hist ory	Themes	Sub.D Date	Period	Hwc Con.No	Use	Material/Intact	Recent Type.	Res. List	
075	231.Mere	Typical Miners Cottage	Merewether											1924	lv		r	t	h	m	n
076	175.Mere	'Karoola' Residence	Merewether							x				1924	f		r	b	h	b	n
077	176.Mere	'Shandon' Residence	Merewether							x				1924	f		r	b	h	b	n
078	MERE.058	Merewether Baby Health Clinic	Merewether	x							x			1918	iw		g	b	h		y
079	233.Mere	Former 'Glebe Methodist' Church	Merewether									x		1924	lv		n	b	h		y
080	178.Mere	Residence	Merewether											1924	f		r	r	m	v	y
081	179.Mere	Residence	Merewether							x		x		1924	f		r	t	h	b	n
082	180.Mere	Residence	Merewether							x				1924	f		r	t	m	b	n
083	181.Mere	Curry Street Group	Merewether							x				1918	f		r	b	h	b	n
084	181.Mere	Curry Street Group	Merewether							x				1918	f		r	b	h	b	n
085	181.Mere	Curry Street Group	Merewether							x				1918	f		r	b	h	b	n
086	182.Mere	Residence and Palm Trees	Merewether							x				1924	f		r	b	m	v	y
087	183.Mere	Residence	Merewether											1918	f		r	b	h	b	n
088	MERE.010	Residence	Merewether	x										1924	iw		r	t	m	b	n
089	184.Mere	Residence	Merewether											1938	pw		r	t	h	b	n
090	185.Mere	Stone Retaining Wall	Merewether								x			1924				s	m		y
091	186.Mere	Residence	Merewether							x				1924	f		r	t	m	b	n
092	MERE.013	Residence	Merewether	x						x				1924	iw		r	t	h	b	n
093	MERE.008	Residence	Merewether	x						x				1924			r	b	m	b	n
094	MERE.009	Residence	Merewether	x						x				1924			r	b	h	b	n
095	187.Mere																				
096	188.Mere	Residence	Merewether							x				1922	f		r	b	h	b	n
097	189.Mere	Residence	Merewether							x				1922	f		r	t	h	b	n
098	MERE.017	Residence	Merewether	x						x				1922	f		r	t	h	b	n
099	MERE.018	Residence	Merewether	x						x				1924	f		r	b	h	b	n
100	MERE.019	Residence	Merewether	x										1924	f		r	b	h	b	n
101a	Workman's Cottages	12-14 Hopkins St	Merewether		x									lv			r	t	h	m	n
101	MERE.070	Residence	Merewether	x										1950	pw		r	b	m	b	n
102	192.Mere	Brown Sisters' Convent	Merewether							x		x		1924	f		n	b	m		y
103	MERE.025	Residence & Fig Trees	Merewether	x							x			1918	iw		r	b	h	v	y
104	MERE.024	Residence	Merewether	x										1918	f		r	b	h		n
105	mine managers residence	114 Janet Street	Merewether										x	1925	v		r	b	m		y
106	MERE.026	Residence	Merewether	x										1957	f		r	b	h		n
107	194.Mere	Residence	Merewether											1957	iw		r	b	h	v	y
108	Residence	101 Kenrick Street	Merewether																		
109	MERE.029	Clifton Court	Merewether	x				x						1923	iw		r	t	h	b	n
196.Mere		15 Livingstone	Merewether								x						r	b	h	a	n

Ref. Item No.	Name	Address	Suburb	V4	NT	PPM/NCC/CT	Comment	C.A. Vicin ea ity	Simil ar rk	L'ma Hist oy	Themes	Sub.D Date	Period Hwc Con.No	Use	Material/Intact	Recent Type.	Res. List
110	198.Mere	Former Police Station	85 Llewellyn Street									1924	f	g/r	b	h	y
111	MERE.035	Residence	39 Lloyd Street	x								1924	iw	r	t	h	b
112	MERE.038	Residence	36 Macquarie Street	x			additions in 2000?					1924	iw	r	t	h	y
113	MERE.039	Residence	53 Macquarie Street	x			additions?					1924	f	r	t	m	n
114	208.Mere	Residence	69 Merewether Street										f	r	b	h	n
115	209.Mere	Merewether Street	71 Merewether Street										f	r	b	h	n
116	209.Mere	Merewether Street	73 Merewether Street										f	r	b	h	n
117	209.Mere	Merewether Street	75 Merewether Street										f	r	b	h	n
118	209.Mere	Merewether Street	79 Merewether Street										f	r	b	h	n
119	209.Mere	Merewether Street	81 Merewether Street										f	r	m	b	n
120	209.Mere	Merewether Street	83 Merewether Street										iw	r	b	h	n
120a	Residence/Shop	84 Merewether Street	Merewether Street	x									f	r	t	h	c
121	209.Mere	Merewether Street	85 Merewether Street										f	r	b	m	n
122	209.Mere	Merewether Street	87 Merewether Street										f	r	b	h	n
123	210.Mere	Corner Shop and Residence	89 Merewether Street				altered						f	c/r	t	l	c
124	211.Mere	Dwelling	91 Merewether Street										f	r	b	h	n
125	211.Mere	Dwelling	95 Merewether Street										f	r	t	h	n
125a	stone terrace houses	33-35 Mitchell Street	Merewether			x							lv	r	s	m	t
126	MERE.047	Residence	41 Mitchell Street	x									f	f	r	h	n
127	MERE.069	Residence former shop	55 Mitchell Street	x			altered and extended						f	c/r	r	m	c
127	MERE.071																
128	doctors surgery	74 Mitchell Street	Merewether										f	c	r	m	c
129	201.Mere	Ridgedale Residence	76 Mitchell Street										f	r	t	m	b
130	202.Mere	Former Butcher Shop now Hairdresser	91 Mitchell Street			x							f	c	r	m	c
131	203.Mere	Residence	109 Mitchell Street										lv	r	b	h	n
132	204.Mere	Residence	111 Mitchell Street										iw	r	r	h	n
133	205.Mere	Residence	124 Mitchell Street										f	r	t	h	n
134	212.Mere	'Craigmarloch' Residence and Trees	73 Morgan Street										lv	r	t	h	n
135	213.Mere	Baptist Church	75 Morgan Street										f	n	b	h	y
136	MERE.050	Residence	78 Morgan Street	x									f	r	t	m	b
137	MERE.051	Residence	81 Morgan Street										f	r	t	h	n
138	215.Mere	'Caira' Residence	85 Morgan Street	x													
139	miners cottage	108 Morgan Street	Merewether										lv	r	t	m	n
140	MERE.055	Beau Vista	12 Ocean Street	x										r	r	m	b
141	217.Mere	Merewether Uniting Church	5 Park Street				was exhibited. objection to listing						f	n	b	m	y
142	218.Mere	Cottage	59 Patrick Street										f	r	t	h	b
143	219.Mere	Residence and Gardens	81 Patrick Street										f	r	t	h	n
144	220.Mere	'Pentlands' Residence and Fence	Nos 1/82 and 2/81 42 Pell Street										f	r	b	h	n

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145	221. Mere	Residence and Gardens	42A Pell Street						x				iw	r	t	h	b	n
146	222. Mere	Residence	44 Pell Street			x			x				f	r	b	h	b	n
147	223. Mere	Residence	48 Pell Street			x			x				f	r	b	h	b	n
148	MERE.060	Remnants of Woodville	43 Railway Street	x			2 <sup>nd</sup> storey added						lv	r	r	m	b	n
224. Mere	Residence					x												
149	shop	49a Railway Street	Merewether						x				f	c	t	h	c	n
150	225. Mere	Shop	50 Railway Street			x	demolished		x				f	c	t	m	c	n
151	226. Mere	Shop and Residence	52 Railway Street			x			x				f	c	t	h	c	n
152	227. Mere	Residence	62 Railway street			x			x				f	r	t	h	b	n
152a	Shop/Residence	63-65 Railway Street	Merewether	x														
153	brick wall	1 Ridge Street	Merewether						x									
154	229. Mere	Semi Cottages	46-48 Ridge Street			x			x				f	r	t	h	h	n
155	229. Mere	Semi Cottages	50- 52 Ridge Street			x			x				f	r	t	h	h	n
156	shop	93a Ridge Street	Merewether						x					c	r	m	c	n
157	234. Mere	Miners Cottages	3 Rose Street			x			x				lv	r	t	h	m	n
158	234. Mere	Miners Cottages	11 Rose Street			x			x				lv	r	t	h	m	n
159	230. Mere	Residence	26 Rowan Crescent			x			x			1958	f	r	b	h	v	y
160	MERE.065	Weatherboard residence	57 Scenic Dr				in suters as no 58. difficult to view.							r				y
161	MEHI.005	Concrete Water Tank	3/221?? Scenic Drive						x						c	h		y?
162	MEHI.006	Residence	3/221?? Scenic Drive						x				f	r	t	h		y?
163	MEHI.007	Weatherboard Cottage	221?? Scenic Drive	x			suters as no.239 assessed by npws		x				f	r/c	t	h		y?
164	miners cottage	21 Wilton Street	Merewether						x				lv	r	t	h	m	n
165	235 Mere	Cottage	25 Wilton Street			x							f	r	t	m		n
166a	Shop/terrace	3 Bolton Street	Newcastle		x				x				iw	c	b	h		n
166	NEWC.011	Northumberland County Council	20 Auckland Street	x					x				iw	c	b	h		y
167	NEWC.022	Commercial premises	6 Bolton Street	x					x				f	c	b	h		y
168	NEWC.018	Newcastle Morning Herald	28-30 Bolton Street	x					x				iw	1929	c	s	h	y
169	NEWC.075	Shop - Pepperina	37 Bolton Street	x			adjoins 25 bolton st. da received april 2004		x				iw	c	b	h		y
170a	Shop Fronts	2 & 6 Brown St	Newcastle		x		rear of KFC building already on LEP		x				iw	c	r	h		n
170	Former Legacy House	45 Bolton Street	Newcastle			x	nominated by s cameron		x				f	c	r	m		y
171	NEWC.087	Residence	15 Brown Street	x					x				lv	r	b	h	h	n
172	NEWC.088	Residence	17 Brown Street	x					x				lv	r	b	h	h	n
173	NEWC.089	Terrace	19 Brown Street	x					x				lv	r	b	h	h	n
174	NEWC.044	Residence of Mr J NT.171	21 Brown Street	x					x				lv	r	r	h	t	n
175	NEWC.045	Residence of Mr T NT.171	23 Brown Street	x	x				x				lv	r	r	h	t	n
176	NEWC.001	Terrace	36 Church Street	x					x				lv	r	r	h	t	n
177	NEWC.134	Terrace	38 Church Street	x					x				lv	r	r	h	t	n
178	NEWC.123	Terrace	40 Church Street	x					x				lv	r	r	h	t	n

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179	NEWC.004 Flats	42 Church Street	Newcastle	x					x	x					iw		r	b	h	a	n
180	NEWC.017 Shop Group	7-15 Darby Street	Newcastle	x				da received jan 2004	x	x					iw		c	b	m		n
181	NT.144 HCF Building – formerly Washington House	163-167 Hunter Street	Newcastle		x				x	x							c				n
181a	280.NEWC Steel picket fence and remains of brick pier from AA Co. bridge	280 Hunter Street	Newcastle			x														y	
182	NEWC.126 Commercial building	25 King Street	Newcastle	x					x	x					lv		c	r	m		n
183	NEWC.061 East West Medical	98 King Street	Newcastle	x					x	x					lv		c	r	h		n
	NEWC.062 Centre																				
	NEWC.063																				
184	Masonic Lodge	102? King Street	Newcastle					x see lyrique theatre	x	x			x		f		n	b	h		n
185	NEWC.060 Terrace	104 King Street	Newcastle	x					x	x					lv		c	r	m	t	n
186	NEWC.120 Commercial building	105 King Street	Newcastle	x					x	x					f		c	r	m		n
187	NEWC.051 Terrace	106 King Street	Newcastle	x					x	x					lv		c	r	m	t	n
188	NEWC.058 Terrace	108 King Street	Newcastle	x					x	x					lv		c	r	m	t	n
	NEWC.093																				
189	NEWC.067 Hare Krishna Shop	110 King Street	Newcastle	x					x	x					lv		c	b	m		n
190	NEWC.117 YMCA Building	113 King Street	Newcastle	x					x	x					iw		n	r	h		n
190a	Etna Restaurant	115 King Street	Newcastle					x	x	x			x		f		c	b	m		y
191	NEWC.052 Former Warehouse	140 King Street	Newcastle	x					x	x					f		c	b	h		n
192	NT.225 Central Methodist	141-147 King Street	Newcastle	x	x				x	x					f	1903	n	b	h		y
	NEWC.033 Mission / Central Hall / 281.Newc Mission Theatre																				
193	NEWC.053 Former Wool Exchange	149 King Street	Newcastle	x					x	x					f		c	b	m		y
193a	TPI House	231 King St	Newcastle		x				x	x											y
194	Terraces	3 Newcomen Street	Newcastle			x		nominated by s cameron	x	x			x		v		c/r	r	m		y
195	NEWC.066 Terrace	39 Newcomen Street	Newcastle	x					x	x					lv		r	r	h	t	n
196	NEWC.072 Residence	2 Noster Place	Newcastle	x					x	x					lv		r	r	h		n
197	NEWC.071 Residence	6 Noster Place	Newcastle	x					x	x					f		r	b	h		n
198	NEWC.049 Shops - San Marco	6-14 Pacific Street	Newcastle	x					x	x					f		c	r	m	s t	n
199	NT.165 Former Primitive Methodist Manse	29 Perkins Street	Newcastle		x				x	x					lv		r	t	h		y
200	NEWC.085 Jane Ludlow's Building	31 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
201	NEWC.094 Jane Ludlow's Building	33 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
202	NEWC.047 Terrace	34 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
203	NEWC.095 Jane Ludlow's Building	35 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
204	NEWC.048 Terrace	36 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
205	NEWC.096 Jane Ludlow's Building	37 Perkins Street	Newcastle	x					x	x					lv		r	b	h	t	n
206	NEWC.069 Terrace	38 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
207	NEWC.059 Moray Terrace	39 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
208	NEWC.036 Terrace	40 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
209	NEWC.057 Moray Terrace	41 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
210	NEWC.040 Residence	42 Perkins Street	Newcastle	x					x	x					f		r	b	h	v	n
211	NEWC.037 Moray Terrace	43 Perkins Street	Newcastle	x					x	x					lv		r	r	h	t	n
212	NEWC.092 Miss Chippendale's	45 Perkins Street	Newcastle	x					x	x			x		lv		r	t	h		y

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213	NEW/C.039 School Room The Gunyag Formerly Jane Cottage	50 Perkins Street	Newcastle	x				x	x				lv	r	t		n
214	NEW/C.090 Terrace	51 Perkins Street	Newcastle	x				x	x					r	b	t	n
215	NEW/C.086 Residence	52 Perkins Street	Newcastle	x				x	x					r	r		n
216	NEW/C.102 Terrace	53 Perkins Street	Newcastle	x				x	x					r	b	t	n
216a	Former Union Steamship	31-33 Watt St	Newcastle		x			x	x				iw	c	r	h	y
217	NEW/C.043 Moroney Rutter & Mantach Solicitors	46 Watt Street	Newcastle	x				x	x				iw	c	b	h	n
218	NEW/C.098 Extensions to School of NT.147 Arts NT.135	1-7 Wolfe Street	Newcastle					x	x					g			y?
219	NEW/C.016 Lyrique Theatre Newc.063 NT.231	21-31 Wolfe Street	Newcastle	x				x	x				f	c	r	h	y
220	NEW/C.099 Group of Terraces	34-38 Wolfe Street	Newcastle	x				x	x				lv	r	r	h	t
221	NEW/C.091 Terrace	58 Wolfe Street	Newcastle	x				x	x				lv	r	r	m	t
222	NEW/C.074 Terrace	60 Wolfe Street	Newcastle	x				x	x				lv	r	r	m	t
223	NEW/C.076 terrace	62 Wolfe Street	Newcastle	x				x	x				lv	r	r	m	t
223b	Cosy Corner Cafe	23 Shortland Esplanade	Newcastle East		x			x	x								n
223a	"Cowrie" hole	5 Shortland Esplanade	Newcastle East		x			x	x								y
224	NEW/E.011 Terrace	1 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
225	NEW/E.025 Terrace	3 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
226	NEW/E.009 Residence	5 (7) Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
226	NEW/E.020																
227	Residence	8 Alfred Street	Newcastle East			x		x	x				lv	r	b	h	t
228	NEW/E.022 Terrace	9 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
229	NEW/E.027 Terrace	11 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
230	NEW/E.036 Terrace	13 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
231	NEW/E.035 Terrace	15 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
232	NEW/E.034 Terrace	17 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
233	NEW/E.033 Terrace	19 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
234	NEW/E.032 Terrace	21 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
235	NEW/E.031 Terrace	23 Alfred Street	Newcastle East	x				x	x				lv	r	b	h	t
236	NEW/E.029 Residence	1 Beach Street	Newcastle East	x				x	x				f	r	t	h	s
237	NEW/E.028 Residence	1A Beach Street	Newcastle East	x				x	x					r			n
238	NEW/E.037 Residence	2 Beach Street	Newcastle East	x				x	x					r			n
239	NEW/E.026 Residence	3 Beach Street	Newcastle East	x				x	x					r			n
240	NEW/E.002 Residence	4 Beach Street	Newcastle East	x				x	x				lv	r	t	m	n
241	NEW/E.021 Terrace	7 Beach Street	Newcastle East	x				x	x					r			n
242	NEW/E.019 Terrace	9 Beach Street	Newcastle East	x				x	x					r			n
243	NEW/E.007 Residence	11 Beach Street	Newcastle East	x				x	x					r			n
244	NEW/E.006 Residence	13 Beach Street	Newcastle East	x				x	x					r			n
245	NEW/E.005 Residence	15 Beach Street	Newcastle East	x				x	x					r			n
246	NEW/E.004 Terrace	17 Beach Street	Newcastle East	x				x	x					r		t	n
247	NEW/E.003 Terrace	19 Beach Street	Newcastle East	x				x	x					r		t	n
248	NEW/E.016 Parnell Place Group #1	2-6 Parnell Place	Newcastle East	x				x	x				f	r	t	h	n



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249	NEW.E.017 Parnell Place Group #2	8-10 Parnell Place	Newcastle East	x						x	x					lv	r	r	h	t	n	
250	NEW.E.018 Terrace	12 Parnell Street	Newcastle East	x						x	x					lv	r	r	h	t	n	
251	NEW.C.023 -	2-4 Scott Street	Newcastle East	x						x	x					lv	r	r	h	h	n	
252	NEW.C.024 Terraces NECE.113	6-10 Scott Street	Newcastle East	x						x	x						r		t	n		
253	NEW.C.112 Terrace	12 Scott Street	Newcastle East	x						x	x						r		t	n		
254	NEW.C.009 Terrace	14 Scott Street	Newcastle East	x						x	x						r		t	n		
255	NEW.C.111 Terrace	16 Scott Street	Newcastle East	x						x	x						r		t	n		
256	NEW.C.055 Terrace	18 Scott Street	Newcastle East	x						x	x						r		t	n		
257	NEW.C.103 Terraces	20 Scott Street	Newcastle East							x	x						r		t	n		
258	NEW.C.109 Terrace	22 Scott Street	Newcastle East	x						x	x						r		t	n		
259	NEW.C.110 Terrace	24 Scott Street	Newcastle East	x						x	x						r		t	n		
260	NEW.C.105 Terrace	26 Scott Street	Newcastle East	x						x	x						r		t	n		
261	NEW.C.108 Terrace	28 Scott Street	Newcastle East	x						x	x						r		t	n		
262	NEW.C.124 Terrace	30 Scott Street	Newcastle East	x						x	x						r		t	n		
263	NEW.C.133 Commercial Building	32 Scott Street	Newcastle East	x						x	x						r		t	n		
264	NEW.C.132 Terrace	34 Scott Street	Newcastle East	x						x	x						r		t	n		
265	NEW.C.131 Scotties Cafe	36 Scott Street	Newcastle East	x						x	x		x			f	c	b	h	c	y	
266	NEW.E.008 Residence	44 Scott Street	Newcastle East	x						x	x						r		t	n		
267	NEW.E.013 Terrace	46 Scott Street	Newcastle East	x						x	x						r		t	n		
268	NEW.E.010 Terrace	48 Scott Street	Newcastle East	x						x	x						r		t	n		
269	NEW.E.012 Waratah Terrace	50 Scott Street	Newcastle East	x						x	x						r		t	n		
270	Residence	52 Scott Street	Newcastle East					x		x	x						r		t	n		
271	Residence	54 Scott Street	Newcastle East					x		x	x						r		t	n		
272	NEW.E.014 Terrace	56 Scott Street	Newcastle East	x						x	x						r		t	n		
273	NEW.E.015 Terrace	58 Scott Street	Newcastle East	x						x	x						r		t	n		
274	NT.310 & Bon Accord NEW.E.001	1 Shepherds Place	Newcastle East	x	x				suters 11 shepherds pl. modified	x	x					f	r	r	m		n	
275	292.Newww 'Lawson' Residence	23 Denison Street	Newcastle West			x				x	x					lv	r	b	m		n	
276	NT.374 S&W Miller Building (former Pryor's Building)	777 Hunter Street	Newcastle West		x					x	x		x			f	c	r	m		n	
277	NEW.W.007 Cambridge Hotel	789 Hunter Street	Newcastle West	x						x	x	x				iw	c	b	m		y	
278	296.Newww Former 'Maitland Road Methodist Church'	3 Tudor Street	Newcastle West			x				x	x	x				lv	n	r	m		y	
279	297.NEW.C Façade of Former Steggles produce store	5 Tudor Street	Newcastle west						reconstructed	x	x						l				n	
280	62.cook & Nhpiton Residence NT.028	36 Union Street	Newcastle West			x				x	x					f	r	b	h		n	
281	COOK.009 former Work Access Training Services	38 Union Street	Newcastle West							x	x					p	c	r	h		n	
282	HILL.009 Residence	1 Anzac Parade	The Hill	x						x						1915	f	r	r	m	b	n
283	HILL.065 Residence 315.Hill	2 Anzac Parade	The Hill	x		x				x	x					1940s	pw	r	b	h	v	n
284	HILL.066 Residence	4 Anzac Parade	The Hill	x						x						1940s	pw	r	b	h	b	n
285	HILL.081 Residence	5 Anzac Parade	The Hill	x						x						1915	f	r	b	m	b	n
286	HILL.098 Residence	7 Anzac Parade	The Hill	x						x						1915	f	r	b	h	b	n
287	HILL.088 Residence	9 Anzac Parade	The Hill	x						x						1915	f	r	b	h	b	n
288	HILL.058 Residence	11 Anzac Parade	The Hill	x						x						1916	f	r	t	m	b	n

Ref. Item No.	Name	Address	Suburb	V4	NT	PPM	NCC	CT	Comment	C.A. Vicinity	Simil L'na Hist	Themes	Sub.D Date	Period	Hwc Con.No	Use	Material/Intact	Recent Type.	Res. List	
289	HILL.059 Residence	13 Anzac Parade	The Hill	x						x			1916	pw		r	b	h	v	n
290	HILL.067 residence	14 Anzac Parade	The Hill	x						x			1916	f		r			b	n
291	HILL.060 residence	15 Anzac Parade	The Hill	x						x			1916	iw		r	b	h	b	n
292	HILL.068 Residence	16 Anzac Parade	The Hill	x						x			1916			r			b	n
293	HILL.061 Residence	17 Anzac Parade	The Hill	x						x			1916	f		r	b	m	b	n
294	HILL.069 Residence	18 Anzac Parade	The Hill	x						x			1916			r			b	n
295	HILL.062 Residence	19 Anzac Parade	The Hill	x						x			1916	f		r	r	h	b	n
296	HILL.077 residence	20 Anzac Parade	The Hill	x						x			1916	f		r	b	h	b	n
297	HILL.063 Residence	21 Anzac Parade	The Hill	x						x			1937	pw		r	b	h	v	n
298	HILL.071 Residence	22 Anzac Parade	The Hill	x						x			1916	f		r	b	m	b	n
299	HILL.064 Residence	23 Anzac Parade	The Hill	x	x					x			1937	iw		r	b	h	b	n
316.Hill																				
300	NEWC.083 Shandon	2 Barker Street	The Hill	x	x					x			1880s	iw		r	b	h	v	n
301	NEWC.080 Residence	7 Barker Street	The Hill	x						x			1880s	lv		r	t	h	s	n
302	NEWC.116 Residence	8 Barker Street	The Hill	x					part of jesmond house	x	x		1880s	lv		r	r	h		y
303	NEWC.106 Residence	9 Barker Street	The Hill	x						x	x		1880s	f		r	b	h	b	n
304	NEWC.127 Captain Allan's House	19 Barker Street	The Hill	x						x		x	1880s	lv		r	r	h	v	y
305	HILL.015 Terrace	2 Bingle Street	The Hill	x						x	x			lv		r	r	h	t	n
306	HILL.016 Residence	4 Bingle Street	The Hill	x						x	x			lv		r	r	m	t	n
307	HILL.042 Residence	5 Bingle Street	The Hill	x						x			1880s	f		r	t	m		n
308	HILL.017 Terrace	6 Bingle Street	The Hill	x						x	x		lv			r	r	h	t	n
309	HILL.022 Bramley Court	7 Bingle Street	The Hill	x						x			1880s	f		r	b	m	a	n
310	HILL.018 Terrace	8 Bingle Street	The Hill	x						x	x		lv			r	r	h	t	n
311	Terrace	10 Bingle Street	The Hill					x		x	x		lv			r	r	m	t	n
312	HILL.020 Residence	12 Bingle Street	The Hill	x						x			iw			r	b	h		n
313	HILL.019 Residence	16 Bingle Street	The Hill	x						x			iw			r	b	h	v	n
314	St Ronans	18 Bingle Street	The Hill					x		x			v			r	r	m	y?	y
315	HILL.074 & Bishopcourt NT.327	34 Brown Street	The Hill		x				between church & tyrrell streets	x	x		iw			n/r	b	h	v	y
316	HILL.076 Newcastle Grammar School	Church Street	The Hill	x					at least one building already listed	x	x		1906			n				y
317	HILL.029 Catholic Education Office (former Stables)	23 Church Street (60 Tyrrell Street)	The Hill	x					site redeveloped	x		x				n	r	m		y
318	NEWC.005 Gate and fence	52 Church Street	The Hill	x					was once 50 church st	x	x							r		y
319	NEWC.003 Terrace	54 Church Street	The Hill	x						x	x		lv			r	r	h	t	n
320	NEWC.002 Terrace	56 Church Street	The Hill	x						x	x		lv			r	r	h	t	n
321	NEWC.007 The Cottage (Terrace)	58 Church Street	The Hill	x						x	x		lv			r	r	h	h	n
322	NEWC.027 Terrace	60-62 Church Street	The Hill	x						x	x		lv			r	r	m	t	n
323	NEWC.028																			
323	NEWC.032 Residence	64 Church Street	The Hill	x					dual occ. 93 original house still on site?	x	x		f			r	b	h		n
324	NEWC.122 Residence	102 Church Street	The Hill	x						x			1880s			r				n
325	NEWC.030 Residence	106 Church Street	The Hill	x						x	x		1880s	iw		r	r	h	v	n
326	NEWC.029 Residence	110 Church Street	The Hill	x						x	x		1880s	f		r	b	m		n
327	NEWC.031 Alcron	116 Church Street	The Hill	x						x	x		1880s	lv		r	r	m	v	n
328	NEWC.020 Residence	118 Church Street	The Hill	x						x	x		1880s	lv		r	r	m	v	n

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329	NEWC.065 Residence	120 Church Street	The Hill	x				x	x				1880s	lv		r	r	m	h	n
330	NEWC.064 Egmont	122 Church Street	The Hill	x				x	x				1880s	lv		r	r	m	v	n
331	HILL.057 Residence	1 Cliff Street	The Hill	x				x	x				1880s	pw		r	r	m		n
332	HILL.086 Residence	3 Cliff Street	The Hill	x				x	x				1880s	pw		r	r	m		n
333	HILL.082 Santo & Nortonville HILL.079	2 High Street	The Hill	x				x					1915	f		r	b	h	b	n
334	HILL.072																			
334	HILL.072	4 High Street	The Hill		x			x					1915	f		r	b	h	b	n
335	HILL.072 Plymton	6 High Street	The Hill	x		x		x					1915	f		r	b	h	v	n
336	HILL.001 Residence	7 High Street	The Hill	x					x				1880s	lv		r	r	h	s	n
337	HILL.025 Residence	10 High Street	The Hill	x					x				1915	f		r	b	m	b	n
338	320.Hill Residence	11 High Street	The Hill			x			x				1880s	lv		r	r	m	h	n
339	Residence	11A High Street	The Hill						x				1880s			r				n
340	HILL.023 Residence	12 High Street	The Hill	x					x				1915			r		b		n
341	HILL.013 Residence	14 High Street	The Hill	x					x				1915	f		r	b	m		n
342	HILL.002 Residence	15 High Street	The Hill	x					x				1880s	lv		r	t	m	h	n
343	HILL.026 Residence	16 High Street	The Hill	x					x				1915	f		r	b	m		n
344	HILL.003 Residence	19 High Street	The Hill	x					x				1880s	lv		r	t	m	h	n
345	HILL.004 Flats	22 High Street	The Hill	x					x				1915	f		r	r	m	v	n
346	HILL.005 Residence	27 High Street	The Hill	x					x				1880s	lv		r	r	m	t	n
347	HILL.006 Balbee D'outre-Mer	29 High Street	The Hill	x					x				1880s	lv		r	r	m	t	n
348	HILL.085 Flats	37 High St (5 Cliff St)	The Hill	x					x				1880s	lv		r	r	m	v	n
349	HILL.039 Residence	4 Kitchener Parade	The Hill	x		x			x				1924	f		r	b	h	b	n
350	HILL.046 Residence	6 Kitchener Parade	The Hill	x					x				1924	iw		r	b	m	b	n
351	HILL.047 Residence	8 Kitchener Parade	The Hill	x		x			x				1924	f		r	b	h	b	n
352	HILL.051 Residence	13 Kitchener Parade	The Hill	x					x				1916	f		r	b	h	b	n
353	HILL.052 HILL.052 323.HILL																			
353	HILL.053 Residence	15 Kitchener Parade	The Hill	x					x				1916	iw		r	b	m	b	n
354	HILL.048 Residence	16 Kitchener Parade	The Hill	x					x					f		r	b	m	b	n
355	HILL.054 Residence	19 Kitchener Parade	The Hill	x					x				1916	f		r	b	m	b	n
356	HILL.049 Residence	20 Kitchener Parade	The Hill	x					x					lv		r	t	h	b	n
357	HILL.050 Residence	22 Kitchener Parade	The Hill	x					x					iw		r	t	h	b	n
358	HILL.084 Residence	10 Lemnos Parade	The Hill	x					x				1934	pw		r	b	h	b	n
359	HILL.087 San Jose HILL.083	12 Lemnos Parade	The Hill	x					x				1934	iw		r	r	h	b	n
360	HILL.043 Residence	13-15? Lemnos Parade	The Hill	x					x				1915			r			r	y
361	HILL.024 Devoncliff	16 Lemnos Parade	The Hill	x					x				1934	iw		r	b	m	b	n
362	HILL.036 Residence	1 Nesca Parade	The Hill	x					x				1924	iw		r	t	m	b	n
363	HILL.037 Residence	3 Nesca Parade	The Hill	x					x				1924	f		r	b	h	b	n
364	HILL.038 Residence	5 Nesca Parade	The Hill	x					x				1924	f		r	b	m	b	n
365	HILL.056 Residence	7 Nesca Parade	The Hill	x					x				1924	iw		r	t	h	b	n

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366	HILL.040 Residence	9 Nesca Parade	The Hill	x								1924	iw	r	t	m	b	n
367	HILL.075 Residence	11 Nesca Parade	The Hill	x					x			1924	iw	r	t	h	b	n
368	HILL.027 Residence	13 Nesca Parade	The Hill	x					x			1924	iw	r	t	m	b	n
369	HILL.045 Residence	15 Nesca Parade	The Hill	x					x			1924	iw	r	r	m	b	n
370	NEWC.035 House Newc.115 NT.156	46 (44) Newcomen Street	The Hill	x			adjacent The Deanery - lot subd?	x	x	x			lv	r	r	h		y
371	NEWC.046 Residence	72-74 Newcomen Street	The Hill	x				x	x			1880s	lv	r	r	m	t	n
372	NEWC.056 Residence	90 Newcomen Street	The Hill	x				x	x			1880s	lv	r	t	m	m	n
373	HILL.078 Residence	3 The Terrace	The Hill	x				x	x			1940s	pw	r	b	h	v	n
374	HILL.008 Residence	9 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	t	m		n
375	HILL.097 Terrace	11A Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h		n
376	HILL.089 Residence	15 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	s	h
377	HILL.090 Terrace	17 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	h	n
378	HILL.091 Terrace	19 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	s	h
379	HILL.092 Terrace	21 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	h	n
380	HILL.012 Terrace HILL.007	22 (22A)Tyrrell Street	The Hill	x				x	x			1880s	iw	r	b	h	a	n
381	HILL.093 Terrace	23 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	s	h
382	HILL.094 Terrace	25 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	h	n
383	HILL.014 Residence	27 Tyrrell Street	The Hill	x				x	x			1880s	f	r	b	h	h	n
384	HILL.035 Residence	29 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
385	HILL.070 Residence	30 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	m	h	n
386	HILL.034 Terrace	31 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	h	n
387	HILL.033 Terrace	33 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	m	h	n
388	HILL.032 Terrace	35 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	s	h
389	HILL.102 Residence	36 Tyrrell Street	The Hill	x				x	x			1880s	v	r	b	h	h	y
390	HILL.031 Residence	37 Tyrrell Street	The Hill	x				x	x			1880s	f	r	b			n
391	HILL.030 Residence	39 Tyrrell Street	The Hill					x	x			1880s	v	r	r	m	2	y
392	HILL.101 Residence	40 Tyrrell Street	The Hill	x				x	x			1880s	f	r	b	m	t	n
393	HILL.100 Residence	42 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
394	HILL.011 Residence	43 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	t	h	s	n
395	HILL.099 Residence	44 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
396	HILL.096 Residence	46 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
397	HILL.055 Braeside	47 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h		n
398	HILL.095 Terrace	48 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
399	HILL.041 Residence	49 Tyrrell Street	The Hill	x				x	x			1880s	lv	r	r	h		n
400	HILL.080 Newcastle Synagogue NT.192	122 Tyrrell Street	The Hill	x	x			x	x	x		1880s	f	n	b	h		y
401	NEWC.034 Residence	76 Wolfe Street	The Hill	x				x	x			1880s	f	r	t	h	s	n
402	NEWC.041 Residence	79 Wolfe Street	The Hill	x				x	x			1880s	lv	r	r	m		n
403	NEWC.073 Residence	83 Wolfe Street	The Hill	x				x	x			1880s	lv	r	r	h		n
404	NEWC.097 Highroyd Hall 325.Hill	85 Wolfe Street	The Hill	x		x		x	x			1880s	f	r	b	h	a	n
405	NEWC.050 Strathmore Court	86 Wolfe Street	The Hill	x				x	x			1880s	iw	r	b	h	a	n
406	NEWC.079 Terrace	88 Wolfe Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
407	NEWC.078 Terrace	90 Wolfe Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n
408	NEWC.077 Terrace	92 Wolfe Street	The Hill	x				x	x			1880s	lv	r	r	h	t	n

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409	NEWC.068 Terrace	94 Wolfe Street	The Hill	x				x	x		1880s	lv		r	r	h	t	n
410	NEWC.081 Terrace	95 Wolfe Street	The Hill	x				x	x		1880s	f		r	r	h	a	n
411	JUNC.001 Residence	112 Bar Beach Avenue	The Junction	x		x					1908	f		r	b	h	b	n
412	JUNC.002 Residence	3 Brien Street	The Junction	x							1900s	f		r	t	m	s	n
413	327.Junc	'Glen Laurel' Residence and Footpath	The Junction								1885	lv		r	b	h	v	n
414	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
415	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
416	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
417	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
418	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
419	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
420	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
421	329.Junc	Cottage	The Junction	x		x					1908	f		r	t	h	b	n
422	328.Junc	Terraces / Shops	The Junction			x					1885	lv		r/c	b	h	t	n
423	JUNC.009	St Thomas Moore B & C	The Junction	x							1880s	pw		n	b	h	t	n
424	JUNC.011	St Josephs Presbytery	The Junction	x			already assessed				1880s			n			y?	y
425	330.Junc	Residence/Office	The Junction			x					1912	f		r	r	h	b	n
426	331.Junc	Residence	The Junction			x					1924	iw		r	t	h	b	n
427	332.Junc	Residence	The Junction			x					1924	iw		r	t	h	b	n
428	333.Junc	Residence	The Junction			x					1924	iw		r	t	m	b	n
429	334.Junc	Residence	The Junction			x					1924	iw		r	t	m	b	n
430	335.Junc	Terrace – Semi	The Junction			x					lv			r	b	m	t	n
431	336.Junc	Barber Shop/Residence	The Junction			x					1900s	f		c/r	t	m	c	n
432	337.Junc	Terraces	The Junction			x					1900s	lv		r	b	m	t	n
433	MIERE.067 Residence	177 Union Street	The Junction	x		x					iw			r	b	h	a	n
434	339.Junc	Group of Terraces/Shops with Chimneys	The Junction			x					lv			c/r	b	m	t	n
435	414.Wick	Residence	Wickham			x					1800s	iw		r	t	h	b	n
436	415.Wick	Residence	Wickham			x					1800s	v		r	b	h	m	n
437	416.Wick	Residence/Terrace	Wickham			x					1800s	lv		r	b	h	s	n
438	WICK.008	Residence	Wickham	x							1800s	f		r	t	h	b	n
439	417.Wick	Residence	Wickham			x					1800s	iw		r	t	h	b	n
440	418.Wick	Residence	Wickham			x					1800s	iw		r	t	m	b	n
441		Wool store	Wickham							x				i	b	m	y?	y
442	WICK.013	Residence	Wickham	x		x					1860s	v		r	b	h	h	y
443	419.Wick										1860s	iw		i	b	m		y
444		Commercial premises	Wickham	x						x	1860s	f		r	t	h	b	n
445	WICK.015	Residence	Wickham	x							1860s	f		r	t	h	b	n
446	WICK.014	Residence	Wickham								1860s	f		r	b	h	b	n
447	WICK.018	Residence	Wickham								1860s	f		r	b	h	b	n
448	WICK.028	Blackwood's Warehouse	Wickham	x							1800s	lv		r	b	h	s	n
449	422.Wick	Residence	Wickham	x						x	1868	m		i	m	l	y	n
450											1860s	f		r	b	h	s	n

# Appendix B.

*This appendix details recommendations for changes to the heritage conservation areas currently listed in the LEP.*

## Proposed Heritage Conservation Areas

A review of heritage conservation areas was not part of the original brief, but during the course of the study it became apparent that some work on this matter was required.

The rationale for defining the boundary of a heritage conservation area may be considered in two different ways. That is, boundaries may be defined:

- to include only those areas that share common historic origins and/or consistent built forms; or
- to differentiate parts of a broader historic area into manageable units.

The former point directly reflects the heritage significance of the area, while the latter the practicalities of heritage conservation areas as planning mechanisms.

In Newcastle, where the whole of the inner city area has historic significance, a combination of the above occur, and in general the boundaries of the various heritage conservation areas adjoin without any gaps in between.

There are however several substantial areas of historic development (notionally pre-WWII) within the suburbs covered by this study that are outside any of the existing heritage conservation areas, and hence not subject to any specific heritage planning controls, as follows.

- Anzac Parade/Shepherds Hill area
- National Park and adjacent lots
- Parkway Avenue between Jenner Parade and Darby Street
- Bar Beach generally

Adjusting the boundaries of the existing heritage conservation areas or establishing new heritage conservation areas to include these places is strongly recommended to provide continuous coverage of heritage planning controls over all areas of pre-WWII development within inner Newcastle.

# Shepherds Hill

## Background

The area being considered includes Anzac, Kitchener and Nesca Parades, Bingle, High and Swan Streets. The buildings in this area generally date from the early 20<sup>th</sup> century, and relate to the subdivision during that period of the AA Company land, referred to at the time as "Shepherds Hill", although some of the buildings along Bingle and High Streets predate that period.

Mention has already been made of this area and its potential listing as a heritage conservation area several times in this report. The previous review (2001) supported its listing as a heritage conservation area, but not as an extension of the Cooks Hill area as proposed at the time. It envisaged that the area should either be listed in its own right as a heritage conservation area, or that new planning controls for local character precincts would be introduced and which would be applicable to the area. However neither of these actions have been implemented, and during the intervening years the threat of redevelopment has increased significantly. Fortunately however, to date little adverse development has occurred. New houses are currently under construction at 13 Kitchener Parade and 19 High Street, and while not totally sympathetic to the area they are not overly intrusive in terms of bulk and scale.

While both the above actions are still possible and appropriate, to ensure conservation of the significance of the area it now seems appropriate to simply extend the existing boundaries of The Hill Heritage Conservation Area.

## Historic Overview

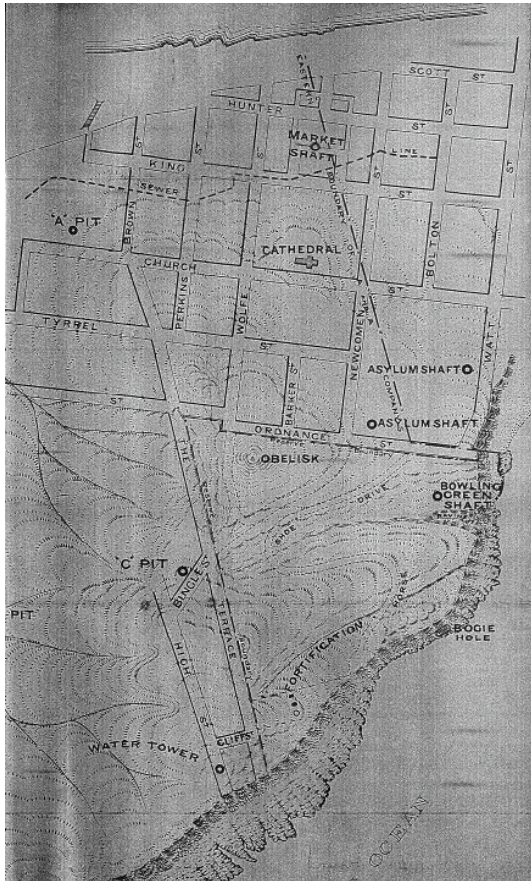
The Australian Agricultural Company (AA Co.) was established in England in 1824 for the purpose of raising fine wool sheep on its one million acre grant in New South Wales. The company also became a major player in the Australian coal industry when it took over the government's coal interests in Newcastle. Associated with this venture was a grant of 2,000 acres in Newcastle, the eastern boundary of which was the alignment of Brown Street and The Terrace. Part of this area was known at the time as "Shepherds Hill".



*Looking due east from around Darby Street about the end of the 19<sup>th</sup> century. St Ronans is just to the right of centre. To the left are the terraces along Bingle Street.*



All of the company's early mines were located close to the established town. The "C" pit was just inside the boundary, off what is now Bingle Street, its engine house comprising part of the house now known as St Ronans.



The location of various coal mines are shown, including the AA Co. "C" pit just off Bingle Street.

The AA Co.'s first mines were worked by convict labour but with the end of transportation more local workers entered the mining workforce supplemented by miners brought from England. With the accompanying growth in population and subsequent demand for housing, the AA Co.'s surveyor, George Darby, was commissioned to lay out plans for town allotments in Cooks Hill.

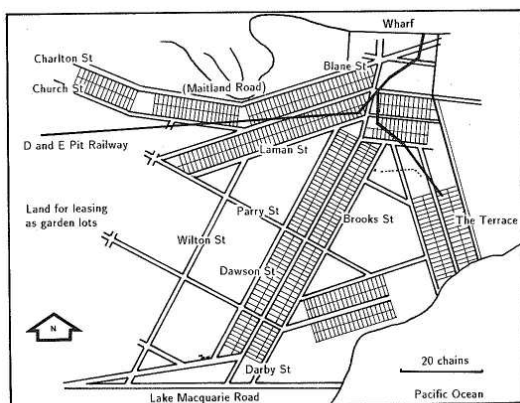


Figure 6-3: Darby's proposed subdivision 1853

Darby's proposed subdivision, 1853. Note how the direct extension of The Terrace and High Street paid no attention to the topography of the area.

The first auction of the Company's Newcastle Estate was held in April 1853, when allotments in

Blane (now Hunter), King, Church, Sydney (now Tyrrell) and Terrace Streets were sold. Other subdivisions were made progressively over subsequent years, including High and Bingle Streets.

In the early years of the 20<sup>th</sup> Century the Company's "Sea Pit" mine, located on the eastern side of Darby Street, became increasingly difficult to work. The mine was eventually closed in 1916, but during the previous year the Company had begun subdividing the land known as the "Sea Pit" paddock, but referred to in subdivision plans by the more euphemistic title of "Shepherd's Hill". The first area to be offered for sale was the northern section (Swan Street and Kitchener Parade) followed soon after by the area bounded by Anzac and Lemnos Parades and the western side of High Street, which was auctioned in November 1915. Unfortunately plans of the first subdivision do not appear to have survived, but a plan of the latter one does.



The advertisement for the 1915 subdivision.

Subdivision of other small areas occurred during the 1920s and 1930s. These appear to be located wherever the land was relatively buildable and accessible, including some more lots along Lemnos and Nesca Parades and Swan Street.

Three AA Co. officers, W.R. Pulver, E.J. Davis and R.G. Payten were among the first to build homes in Kitchener and Anzac Parades. Other influential Novocastrians to subsequently move into the area were Mr. McGill (Manager, Breckenridge's Timber Yards) E.A. Allen and C. Shedden (auctioneers), R.N. Rodgers (Rodgers Foundry), G. Cooper (NSW Govt. Railways), Senator Arnold, and Guy Allbutt (NESCA Chief Electrical Engineer).

The remaining areas of the "Sea Pit" paddock were developed in two separate sections by private developers. The area at the eastern end



of Swan Street, including the site now occupied by the NBN studios, was purchased by local builder C. Orrett. An earthmoving contractor purchased and developed the other section, bounded by Lemnos Parade, Fenton Avenue and Brooks Street, his employment perhaps related to the rugged topography of this area.

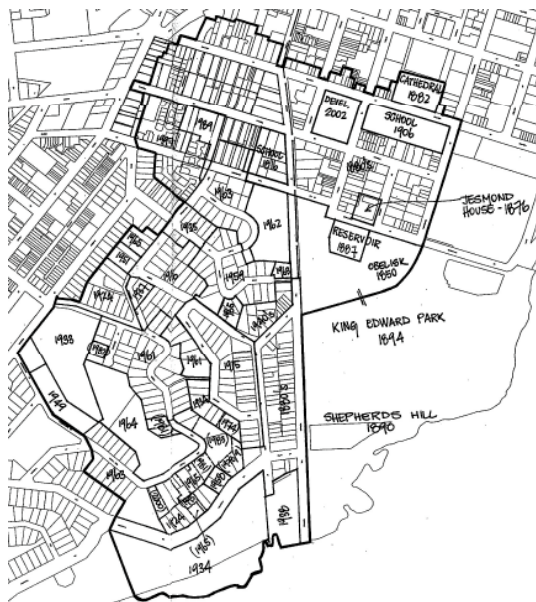
### References

- J. Fryer, "Surveying the Hunter", Newcastle, 1980.
- Pulver, "After Coal", Newcastle, 1979.
- Newcastle City Council Correspondence, File 977.
- Godden Mackay Pty Ltd, "Proposed Extension to the Cooks Hill Conservation Area, Conservation Area Report", prepared for Newcastle City Council, May 1996.

### Description

The topography of the area is rugged to say the least. The roads meander along ridgelines or contours, in contrast to the rigid grids of the surrounding areas. It is interesting to note however that little respect was paid to the topography during the early surveys, with High Street originally proposed to extend further to the north down a very steep drop. This alignment is reflected in the side boundaries of the first lot along Anzac Parade, with the lot containing the old engine house at the supposed corner of High and Bingle Streets.

The area is entirely residential in character. The buildings are mostly detached single residences, some on large lots, but there are also some semidetached cottages and small flats. In recent times a number of large apartment blocks have been built though these are mostly on previously undeveloped land, and are outside the area being considered.



*Subdivision dates supplied by NCC.*

The age of the buildings generally relate to the period in which their lot was subdivided. Almost all the buildings appear to be the original development on their lot, and survive largely

intact. Those along Bingle and the eastern side of High Street tend to be the oldest with many dating from the late 19<sup>th</sup> century, while the others are early 20<sup>th</sup> century. Given that this was an exclusive part of town with many prominent residents, it is likely that many of the buildings were architect designed. Most are simple Federation or Inter War buildings in style, but there are also good examples of Art Deco, Spanish Mission and English Tudor style buildings. Interesting examples of the range of different building types and styles include the following.



*18 Bingle Street, the old AA Co. engine house now known as St Ronans, with typical Georgian and Victorian details.*



*27 & 29 High Street, a pair of semi-detached cottages with simple early Victorian details.*



*11 High Street, an elegant terrace style building in the Victorian Italianate style.*





*2, 4 & 6 High Street, a group of houses in the Federation style with very similar forms and details.*



*16 Anzac & 12 Lemnos Parade (above), modest houses in the Inter War Spanish Mission style*



*22 High Street, an imposing two storey building from the Federation era, much altered externally though the basic form is basically intact.*



*13 Anzac Parade, a two storey residence in the Inter War Functionalist style.*



*7 High Street, a block of flats known as Bramley Court with typical Inter War details.*



*30/32 High Street, a substantial house/flats on a large lot in the Inter War Art Deco style*



*2 Anzac Parade, a substantial residence in the Inter War English Tudor style, and mature palm trees.*



*41 Swan Street, a tall narrow apartment block with brick details in the Inter War Art Deco style.*

## Boundary

It is proposed to extend The Hill Heritage Conservation Area to include all lots subdivided and developed pre-WWII. This would include:

- the 19<sup>th</sup> century subdivisions along High and Bingle Streets;
- the two main early 20<sup>th</sup> century subdivisions along Anzac, Lemnos and Kitchener Parades; and
- the small pockets of other early to mid 20<sup>th</sup> century subdivisions along Lemnos and Nesca Parades and Swan Street.

This boundary has been determined based on:

- historic information, such as the 1915 subdivision advertisement;
- council records of subdivision dates;
- field survey of the existing buildings; and
- the desirability of providing continuity of conservation areas within the inner city.

It is also consistent with the boundary between the suburbs of Cooks Hill and The Hill as defined by Council.

To ensure consistency with the existing planning guidelines relating to the heritage conservation area, as DCP No 44 each building in the area has been assessed according to the criteria previously defined (see Appendix B of the DCP, referring to criteria prepared by Godden Mackay, 1995). The area may be considered as an additional Residential Precinct as defined in the DCP.



# National Park

## Background

National Park falls between the current boundaries of the Hamilton South, Cooks Hill and Newcastle West heritage conservation areas, which skirt its perimeter along Parkway Avenue, Dumaresq, Union, Parry and National Park Streets.

As the establishment of National Park is associated with Hamilton South, being former AA Company land developed during the early 20<sup>th</sup> century, it is recommended that the boundary of the Hamilton South Garden Suburb Heritage Conservation Area be extended through to Parry Street to include this area.

National Park is also the only park in the inner city not individually listed in LEP 2003. Individual listing of the Park, or at least of its key historic buildings, should also be considered.

Half of the Newcastle High School site also falls within this area, though as it is an item individually listed in LEP 2003 it is subject to heritage planning controls. However the lots facing Parry Street between Stewart Avenue and National Park Street, and the lots on the western side of Stewart Avenue between Parry and Warrah Street, are also outside any of the conservation areas and therefore not subject to the heritage planning controls. While the specific character of these lots has not been investigated as part of this study, it would seem appropriate for these lots to also be included within the Hamilton South Garden Suburb Heritage Conservation Area.

## Historic Overview

The following historic overview is based on that provided in the Heritage Assessment report of the National Park Netball Clubhouse by EJE, 1997.

The land now known as National Park was initially part of the AA Co. Newcastle Estate. It had been part of a 2000 acre grant to the AA Co. for coal mining, and in the early 1900's when the coal had been exhausted the company decided to subdivide the area for residential development. This was part of their last large landholding in the area.

In May 1913, the company donated 70 acres, 3 rods and 10 perches (about 28 hectares) of land to the Municipality of Newcastle for the development of a park. At the same time the surrounding area was being developed into the Hamilton South Garden Suburb we know today. Parkway Avenue, the principal cross street in the Garden Suburb with its central median strip, ran across the southern edge of the new park. Parry and Union Streets, long established major thoroughfares and defining the extent of former AA Co. land already developed, formed the park's north and east boundaries respectively. The new street which formed the western

boundary was appropriately named National Park Street.

The donation of land for a park, thus creating a focus for the subdivision of an area, was one device often evident in land sale policies of the early 20<sup>th</sup> century in Newcastle when large landholders chose to dispose of their land.

By 1929 the council had spent £20,000 on filling in the land. The use of low lying land for parks was a common practice of both private land owners and government because all this land required was filling, making it a cheaper exercise than using the land for residential development.

The Newcastle Morning Herald and Miners Advocate dated 18 & 19 February 1937 discussed the proposed beautification scheme for National Park, the plan for which had been approved by Newcastle City Council and endorsed by the Beautification and Advisory Committee.

In the following year, 1938, the eleven municipalities of Newcastle united to form the City of Greater Newcastle. From that time on parks across the larger city area were managed to a consistent standard, and many new structures were erected to similar designs in the different parks.

### Description

The park is roughly rectangular in shape, excluding an area in the southwest corner that is occupied by Newcastle High School and a small block of houses between Dumaresq Street and Parkway Avenue. An extension of Smith Street bisects the park, with the principle portion to its east comprising the sportsground and open space, while to the west is the athletics track and more intensively developed area of former tennis courts and bowling greens.

There is no formal structure to the layout of the park, no internal path or focal points, but there are extensive planting of mature trees around its boundaries, mostly figs. There is also a line of coral trees along the concrete lined drainage canal, prominent from Union Street and Parkway Avenue.

Significant buildings from the early development of National Park include the following.

- No. 1 Sportsground Grandstand, which has recently been largely rebuilt but basically retains its original form and some original fabric.
- No. 2 Sportsground Grandstand, which is similar to other grandstands at Merewether, Jesmond (roof & seating recently removed) and to a lesser extent Waratah.
- Ticket box and clock tower at the corner of Union and Parry Streets, historically the main entrance point to the park.
- Netball Pavilion near Union Street constructed c.1948
- Amenities block, similar in detail to that at Nobbys Beach.

- Hunter Water Board pumping station at the corner of Parkway Avenue and Union Street
- Tennis Clubhouse near National Park Street, now used by the Croquet Club.
- Bowling Club at the corner of National Park and Parry Streets.

### Boundary

It is proposed to extend the Hamilton South Garden Suburb Heritage Conservation Area to include all lots subdivided and developed pre-WWII. This would include:

- National Park;
- the lots facing Parry Street between Stewart Avenue and National Park Street; and
- the lots on the western side of Stewart Avenue between Parry and Warrah Streets.

This boundary has been determined based on:

- the history of development of the area, all parts of which were subdivided and developed as part of the Garden Suburb in the early 20<sup>th</sup> century; and
- the desirability of providing continuity of conservation areas within the inner city.

While the significance of those buildings along Parry Street and Stewart Avenue has not been assessed individually, some of them do retain their original form, and all have the potential to impact on the significance of the streetscape.

In planning terms, it may be more appropriate to include the Parry Street lots within the Newcastle West heritage conservation area, as future development of these lots is more likely to be commercial than residential.

Note that Individual listing of National Park itself, or at least of its key historic buildings, should also be considered.



# Parkway Avenue

## Background

The heritage significance of Parkway Avenue is broadly recognised, and its pre-eminent status as one of Newcastle major residential thoroughfares is unquestioned. But only part of it is within a heritage conservation area, the Hamilton South Garden Suburb area, and therefore subject to heritage protection.

## Description

At its eastern end, beyond the existing heritage conservation area boundary, Parkway Avenue continues through parts of Hamilton South, Cooks Hill and Bar Beach.



*Subdivision dates supplied by NCC.*

The lots between Jenner Parade and Union Street are within Hamilton South, and are a direct extension of the Hamilton South heritage conservation area. The lots on the south side of the street are public housing and distinctly different in character to the rest of the streetscape. National Park borders the street on the north side.

From Union to Darby Streets, Parkway Avenue is within Cooks Hill. The lots at the western end of this section, from Union Street up to the stormwater channel just west of Bruce Street, are again public housing or large scale development of a distinctly different character to the rest of the street.

The eastern end of this section, from the stormwater channel through to Darby Street, comprises substantial detached houses consistent in character with the rest of the street, and may be seen as a direct extension of the Cooks Hill heritage conservation area. All of these lots were subdivided c.1939. This area also includes the two nominated items recommended by this study for individual listing on the LEP at 64 and 79 Parkway Avenue.



64 and 79 Parkway Avenue

Beyond Darby Street, Parkway Avenue becomes part of Bar Beach, and continues with the substantial detached houses of a consistent character with the rest of the street, as well as a number of flats. This area is considered separately (see below).

There is also a small section of Parkway Avenue at its western end, between Denison and Tudor Streets, which is also outside the existing heritage conservation area. However this study has not made any recommendations for that area as it is of a different character to the bulk of the street.

Note that no specific historic research or fieldwork of the area was undertaken as part of this study.

## Boundary

This section of Parkway Avenue, at least that between Darby Street and the stormwater drain just west of Bruce Street, could be included as an extension to the Cooks Hill heritage conservation area.

Alternately, it could be included within a heritage conservation area based around Bar Beach, as its history of development and its building types are more consistent with Bar Beach (see below).







*Several of the apartment blocks around Bar Beach, demonstrating the different architectural styles employed. None of these are on the list of nominated items.*

The area includes many buildings which are already listed on the LEP, proposed by this study for the LEP, or on the list of nominated items. Beyond these however there are very few buildings which do not make a positive contribution to the character of the area.

Parkway Avenue is the main thoroughfare, and creates a continuation of this important axis through Hamilton South and Cooks Hill.

Bar Beach also includes Empire Park. As for Hamilton South and National Park, the creation of a public recreation reserve was an important component of quality residential subdivisions during this period.

Note that no specific historic research or fieldwork of the area was undertaken as part of this study.

## Boundary

It is recommended that a new heritage conservation area be created for Bar Beach. It would cover most of the suburb, as per councils suburb boundary. The only exception being the northern end, comprising parts of Brooks and Light Street, Hickson and Greenslope Streets, which have been more recently developed. It should also include those lots fronting Tooke Street which are technically within Cooks Hill. Whether or not it includes the lots fronting Darby Street, also within Cooks Hill, but mostly developed with more recent public housing stock, requires further investigation.

Note that the proposed area also includes the eastern section of Parkway Avenue. While other parts of Parkway Avenue have been proposed as an extension of the Cooks Hill heritage conservation area, an alternative would be to include these within the Bar Beach heritage conservation area (see above).

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*End of this appendix.*

# Appendix C.

*This appendix details recommendations from previous studies referred to in the report.*

## Recommendations of Previous Studies

Various previous studies have made recommendations relevant to this matter, of which the most pertinent are:

- Newcastle City Wide Heritage Study 1997
- Review of Proposed Local Character Precincts 2002

The NCWHS 1997 made numerous recommendations relevant to this study, too many to summarise here. However the general intention of these recommendations was to:

- broaden the definition of heritage to include the amenity and character of a streetscape;
- introduce urban design guidelines for the city as a whole which included heritage considerations;
- identify areas with an established character derived from their historic development as local character precincts, and prepare guidelines specific to each area for their ongoing management; and
- educate the community about the basis and worth of heritage planning

This review of local character precincts looked at this concept in more detail and supported their introduction. It also confirmed that:

- most of the residential areas in Newcastle have an established character related to their historic pattern of development, and generally includes the original building stock in an area; and
- this character is appreciated by the community, based on the large number of buildings of all ages, style and locations that are being kept and maintained.

The findings of this current study indicate that all of these recommendations are still valid, and the need for their implementation is if anything more urgent.

The full text of these recommendations are provided below.

### Newcastle City Wide Heritage Study Recommendations 1997

Following is the full text of some of the relevant recommendations from the NCWHS referred to in the report.

#### 7.1.2 The Statutory Framework and Control of Amenity

1. The term “amenity” or “character” requires definition in the LEP to include “heritage”, so that heritage is drawn into the general assessment process.

2. The LEP should outline the need to prepare certain documents, and the need for Council to take certain matters into consideration, in the assessment of amenity.
3. Preparation of guidelines for the city as a whole as the first step in providing greater guidance to how the issue of amenity is to be handled, either within the Newcastle Urban Strategy or as a DCP. The guidelines should be designed to:
  - improve the quality of application for development approval and building consent
  - improve the consistency and effectiveness of the assessment process.The guidelines should provide more detailed requirements about the type of documentation and the assessment process than would be included in the LEP.
4. This study has identified areas around the city where the amenity or character is to a large extent shaped by the historic pattern of development. These should be seen as priorities for developing more specific guidelines as to how the character of the place should be maintained.

#### 7.3.1 City-Wide Heritage and Conservation Guidelines

- In council’s comprehensive review of the planning policies for Newcastle, general heritage and conservation guidelines should be prepared for the city as a whole.
- Such guidelines may be implemented as a DCP pending full introduction of the Newcastle Urban Strategy.

#### 7.3.2 Local Character Precincts

- Prepare guidelines for each of the local character precincts as appendices to the city wide heritage DCP.
- The guidelines should include an overview of their historic development and identification of what characteristics it is proposed to conserve. The following section headings are suggested:
  - name of area
  - landforms and features
  - pre-subdivision development
  - subdivision and predominant development
  - later changes
  - heritage items
  - statement of significance/character
  - objectives
  - preferred development
  - preferred landscaping

#### 7.3.3 Heritage Conservation Areas

- Should the recommendations for Local Character Precincts not be fully embraced by Council, the following places should be protected as conservation areas under the LEP:
  - Ash Island Landscape
  - Carrington
  - Hamilton South East (since listed)
  - Mayfield
  - Minmi Landscape
  - Stockton
- Appropriate guidelines for the design and assessment of development proposals should be prepared at the time of listing.

#### **7.3.4 Items of Local Identity versus Heritage Significance**

- *Consider the identification of Local Identity Items within each of the Local Character Precincts.*

#### **Review of Proposed Local Character Precincts 2002**

Following is the full text of the recommendations from the review of the proposed Local Character Precincts referred to in the report.

- *Most of the residential areas in Newcastle have an established character related to their historic pattern of development, and generally includes the original building stock in an area.*
- *This character is appreciated by the community, based on the large number of buildings of all ages, style and locations that are being kept and maintained.*
- *Local Character precincts are a valid way of identifying areas that are representative and key to that character, and are generally based on original subdivision boundaries or other references for which factual historic evidence exists supported by field observations.*
- *The high densities proposed by the NUS (Newcastle Urban Strategy) covers large areas of these precincts, and has the potential to significantly impact on their character.*
- *Further research of existing densities and of possible new building forms is necessary to adequately define what that impact will be and how best to adjust the densities or provide guidelines to minimise that impact.*
- *City wide design guidelines with additional area or precinct specific guidelines based on that research are the recommended planning controls to manage density and development generally.*

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*End of this appendix.*



# Appendix D.

This appendix provides the list of historic themes referred to in the report.

## Historic Themes

Following is a summary of the historic themes that have been identified in Newcastle. They are based on those defined by Dr John Turner in the Newcastle City Wide Heritage Study, combining the section headings and table headings to provide a single comprehensive and consistent list.

Suggested amendments are shown in *italics*.

Ref. Sub.	Local Theme	Principle Subjects	State Theme
<b>PATTERN OF SETTLEMENT</b>			
<b>1.0</b>	<b>Exploration</b>	Maritime Exploration Pursuit of Resources	Exploration (3)
<b>2.0</b>	<b>Aboriginal Contact</b>	Early Liaisons Missions Reconciliation	Aboriginal Contact (1)
<b>3.0</b>	<b>Penal Colony</b>	The First Penal Settlements Secondary Punishment Allocated Labour	Convicts (2)
<b>4.0</b>	<b>Migration</b>	Coal Mining Origins British Dominance until 1960's	Migration (11)
<b>5.0</b>	<b>Land Tenure</b>	Aboriginal Tribal Boundaries Land Grants for Development Dangar's Town Plan AA Company Land Sales Garden Suburbs	Land Tenure (6)
<b>6.0</b>	<b>The Towns</b>	Government Town 1823-1853 Mining Villages	Townships (10)
<b>.1</b>	Government Town 1823-1853	Transport Corridors	
<b>.2</b>	AA Company Land Sales	AA Company Land Sales	
<b>.3</b>	Railways Open up the Hinterland	Garden Suburbs	
<b>.4</b>	Twentieth Century Subdivisions	Inner City Revival	
<b>7.0</b>	<b>Transportation</b>	Development of the Port Shipwrecks River Boats	Transport (13)
<b>.1</b>	Shipping	Early Private Railways	
<b>.2</b>	Railways and Trams	The Great Northern Railway	
<b>.3</b>	Road Transport	Tramways	
<b>.4</b>	Air Transport	Lack of Early Road Links Later Road Transport Inter-City Connections Air Transport Mining Villages	
<b>ECONOMIC DEVELOPMENT</b>			
<b>8.0</b>	<b>Early Farming</b>	Cattle Grazing Mixed Farming Market Gardens & Orchards	Pastoralism (4) Agriculture (5)
<b>9.0</b>	<b>Fishing</b>	Estuary Fishing Oyster farming Deep Sea Fishing Fish Marketing	Fishing (8)
<b>10.0</b>	<b>Mining</b>	Coal Mining Stone Quarrying Clay Pits	Mining (7)
<b>.1</b>	Coal Mining		
<b>.2</b>	Quarrying		
<b>.3</b>	Clay Pits		

Ref. Sub.	Local Theme	Principle Subjects	State Theme
<b>11.0</b>	<b>Industry</b>	Lime, Salt and Timber	Industry (16)
.1	Early Manufacturing and Processing	Early Engineering	
.2	Brickworks and Potteries	Brickworks and Potteries	
.3	Soap and Candles	Soap and Candles	
.4	Shipbuilding	Early Boatbuilding	
.5	Metal Smelting	State Dockyards	
.6	Food and Beverage Processing	Copper and Tin	
		Steel	
		Flour Milling	
		Food Processing	
		Brewery	
.7	<i>Land modification for industrial purposes?</i>		
<b>12.0</b>	<b>Commerce</b>	Establishment of Town Centre	Commerce (17)
.1	The CBD	Shipping Trade	
.2	Suburban Centres	Western Growth of the CBD	
.3	Wholesaling	Origins as Isolated Villages	
		Growth along Transport Routes	
		Markets	
		Changing Role of the City	
<b>13.0</b>	<b>Industrial Technology</b>	Railways	Technology (18)
		Shipping	
		Smelting and Steelmaking	
<b>14.0</b>	<b>Applied Science</b>	Industrial	Science (19)
		Development of X-rays	
<b>ROLE OF GOVERNMENT</b>			
<b>15.0</b>	<b>Government</b>	Administrative Centre	Government (20)
.1	Colonial Government	Predominance of Maitland	
.2	Regional Administration Centre	Merging of 12 Early Councils	
.3	Development of Local Government	Regional Administration Centre	
<b>16.0</b>	<b>Law and Order, crime</b>	The First Penal Settlements	Law and Order (21)
.1	Penal Colony	Secondary Punishment	
.2	Industrial Disputes	Riots and Marches	
<b>17.0</b>	<b>Defence</b>	Coastal Defences	Defence (22)
		Signing On for the War	
		Supplies and Services	
		Memorials	
		Post War Convalescence	
<b>18.0</b>	<b>Communications</b>	Newspapers	Communication (14)
		Telegraph and Telephone	
		Postal Services	
		Radio	
		Television	
		Publishing	
<b>19.0</b>	<b>Utilities</b>	Gas Production	Utilities (15)
.1	Gas	Water Distribution	
.2	Water	Sewerage	
.3	Sewerage	Electricity	
.4	Electricity	Hydraulic Power	
<b>SOCIAL DEVELOPMENT</b>			
<b>20.0</b>	<b>Housing</b>	Gentlemen's Residences	Housing (23)
.1	The Inner City	Workers Cottages	
.2	<i>Redevelopment of coal mining land</i>	Garden Suburbs	
.3	Housing in Outer Areas	<i>Re-development of coal mining land</i>	
		<i>Builders, developers and investment in land</i>	
		Inner City Revival	
<b>21.0</b>	<b>Social Institutions</b> <i>does this include betting, gambling, prostitution?</i>	Friendly Societies	Social Institutions (24)
		Trade Unions	
		Co-operatives	
		Service Clubs	
<b>22.0</b>	<b>Ethnic/Cultural Influences</b>	Coal Miners Origins	Ethnic Influences (12)
		British Dominance until 1960's	
<b>23.0</b>	<b>Environmental Awareness</b>	Industrial Pollution	Environment (9)
		Pollution Controls	
		Flora and Fauna Conservation	

<i>Ref. Sub.</i>	<i>Local Theme</i>	<i>Principle Subjects</i>	<i>State Theme</i>
<b>24.0</b>	<b>Cultural Sites</b>	Aboriginal Ceremonial Sites Parks and Reserves Early Hotels Halls and Institutes Trade Union Halls	Cultural Sites (25)
<b>25.0</b>	<b>Leisure</b>	Parks and Reserves Water Sports Theatre and Cinema	Leisure (26)
<b>26.0</b>	<b>Sport</b>	Early Boating Horse Racing Cricket Clubs Surf Clubs Lawn Bowls Soccer, Rugby & League Boxing	Sport (27)
<b>27.0</b>	<b>Health</b>	Convict Health Medical Benefits Societies Industrial Accidents Public Hospitals Private Hospitals Post War Convalescence	Health (28)
<b>28.0</b>	<b>Welfare</b>	Benevolent Societies Fund Raising Unemployment Institutes & Missions Community Health	Welfare (29)
<b>29.0</b>	<b>Religion</b>	Early Land Grants	Religion (30)
<b>.1</b>	In the City	Coal Miners Origins Diversity of Denominations	
<b>.2</b>	In the Other Centres	Health and Welfare Private Education	
<b>30.0</b>	<b>Education</b>	Early Schools	Education (31)
<b>.4</b>	Technical Education	State Schools Private Schools	
<b>.5</b>	College and University Education	Technical Education Universities and Colleges	
<b>31.0</b>	<b>The Life Cycle</b>	Aboriginals Convicts Industrial Accidents Shipwrecks Church or Private Graveyards Public Cemeteries Crematorium	Death (32)
<b>ASSOCIATIONS AND INFLUENCES</b>			
<b>32.0</b>	<b>Important People</b>	Prominent Individuals	Persons (33)
<b>.1</b>	Prominent Individuals	Social Classes Racial Groups	
<b>.2</b>	People/Groups/Organisations	Women's Roles	
<b>33.0</b>	<b>Important Events</b>	Earthquakes	Events (34)
<b>.1</b>	Natural Disasters	Floods Fires	
<b>.2</b>	Workplace Accidents	Industrial Accidents Shipwrecks	
<b>.3</b>	Commemorative Events	Memorials	

*End of this appendix.*

# Appendix E.

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*This appendix presents a proposal for an exhibition. It is an adaptation of one previously prepared for other parts of the Lower Hunter by Meredith Walker.*

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## **Proposal for an Exhibition about Houses, Builders and Developers**

### **1. Introduction**

There have been many studies of historic buildings in the Hunter, most of which have focused on buildings of architectural or historic interest. The ordinary common-place buildings have received little attention, in part because there are relatively few documentary records, but in recent years people have become more conscious of their value, especially in heritage areas. The work of architects has received some attention, especially in Newcastle (e.g. Menkens) and in Maitland (e.g. Pender family). The contribution of other architects is also known, with documents held in local history libraries and the University of Newcastle archives.

Much of the character of the built form of the Hunter comes from the work of builders and developers, often working without architects. This proposal is to prepare an exhibition about houses in the Hunter and the people related to them: owners, builders, developers, architects, with the focus on builders and developers.

### **2. Aim and scope**

The draft aim is:

- to understand the role and work of builders, developers and owners in the construction of houses and to convey this through a variety of means focusing on an exhibition, with publications and events.

The project could cover houses historically and up to the recent past e.g the mid 20<sup>th</sup> century, or 150 years.

It could be for a single local government area or for the Lower Hunter generally (say Newcastle, Lake Macquarie, Maitland, Port Stephens and Cessnock).

### **3. Outcomes**

The outcomes would include the following.

- An exhibition about houses, with the potential for a traveling component.
- A publication about houses especially for local audiences.
- New research about people and houses which could be used in other ways, for example in planning and tourism.

- Greater understanding and appreciation of the history of houses in the Hunter and its distinctive character.

### **4. Process**

Preparation of the exhibition (and related material) would involve the following.

- Research and analysis of documentary sources (including records of the Hunter Water Board, rates books, electoral rolls, etc. aerial photos.
- Oral history and research for local family records (especially about builders and developers).
- Field survey.
- Exhibition planning, including a mini exhibition to assist with research.
- Involvement of a wide range of people, mostly local.

The process could start with a discussion with likely interested people and organisations.

### **5. Previous Examples**

The study of Domestic Housing Styles of the Lower Hunter, prepared by Suturs Busteed Corner Clode (now Suturs Architects) as an adjunct to the Hunter Regional Environmental Plan - Heritage, is a valuable reference document as to the diversity and distinctiveness of architectural styles that exist in the Hunter.

The study of Hamilton South Garden Suburb by Meredith Walker for Newcastle City Council establishes the basis for identifying information about the age, owner, developer and builder of all houses post-1914 through the Hunter Water Board records.

The publication "100 Hobart House" prepared by Miranda Morris for Hobart City Council in 2001 is a wonderful example of this type of project put into action. It documents an exhibition which included details about a house in Hobart from every year of the 20<sup>th</sup> century, including many wonderful historic plans and historic research as well as contemporary photographs.

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*End of this appendix.*