

3. The Inventory

3.1 Compiling the Inventory

3.1.1 The Preliminary Inventory List

During the course of this study over 1100 places were considered as potential items of heritage significance. Although there was some duplication, these were mostly in addition to the approximately 300 places already scheduled as heritage items in the Newcastle Council Local Environmental Plan.

Initial identification of these items came from a variety of sources, including:

- Other statutory heritage registers eg. Heritage Council PCO's, Australian Heritage Comm.
- Non-statutory registers eg. National Trust, RAIA
- Public Authority heritage registers eg. Police, Australia Post
- Special interest groups eg. Art Deco Society
- Community groups eg. Catholic, Anglican and Uniting Churches

Items were then added to this list by various activities associated with the study process, as follows.

- Nomination of items by the public were called for, with some 300 nominations lodged.
- Public Workshops were held in three locations throughout the city, and many items were nominated during these sessions.
- The Thematic History of Newcastle prepared for the study identified through historic text and map references various places, or general types of place.

Some 300 of these items were within the inner city suburbs, and as the study brief was to focus on the middle to outer areas no further research of these items was undertaken. The places have however been identified in the inventory database as a reference for future research. The suburbs excluded comprise:

- Newcastle CBD
- Newcastle East
- Newcastle West
- The Hill
- Cooks Hill

3.1.2 The Field Survey

A comprehensive field survey of the city was undertaken during the period January to July 1996. The purpose of the field survey was firstly to make a specific inspection of each of the items listed in the preliminary inventory list, and secondly to identify additional items that, simply from their appearance or location, were seen to be of potential heritage significance. In this process nearly every street within the older urban areas was surveyed. More recently developed areas were not surveyed as they were considered unlikely to have potential heritage items, unless we had specific historic references to such places. Note also the inner city was excluded, as per the study brief noted above.

Field surveys of places considered to have potential Landscape or Archaeological significance were undertaken as a separate exercise by the relevant team members. Subsequent field surveys were also undertaken to review the broader characteristics of specific suburbs and identify possible Heritage Conservation Areas.

Each place was photographed, generally with only a single overview from the street, but sometimes with a number of shots for complex groups of structures, or with specific details highlighted. These photographs are included with the datasheets. The place was generally only inspected from the street or other public space. Interiors were only inspected where indicated on the datasheets.

3.1.3 Further Historic Research and Analysis

Some historic information about individual places was already available, either from the Thematic History, the existing heritage registers, or from documents submitted with the public nominations. Further research was undertaken of various reference sources, including particularly the Local History Section of the Newcastle Regional Library.

It was not possible within the study budget to research all of the inventory items, with work concentrated on those places which were assessed to have the greatest potential. Houses were not investigated unless they were considered likely to be associated with an important person or event.

As a result of this process approximately 300 places are proposed for protection as heritage items in addition to those already scheduled in the LEP. Datasheets for each of these items are included in separate volumes of this report, while a summary is provided at the end of this section.

The remainder of the inventory items have also been listed in a separate volume of this report, including a brief summary of the information compiled on them, and an indication of whether further research is considered warranted at this time.

3.1.4 Format of the Datasheets

The inventory datasheets are laid out in a double page format, that is one page for written information and a second page for photographs or maps. Supplementary pages for additional photographs have been included in a few instances.

The datasheets contain all the general categories of information identified in the State Heritage Inventory Manual as published by the Department of Urban Affairs and Planning, though not all fields have information entered at this time.

3.1.5 The Computer Database

The inventory has been prepared as a computer database, using Microsoft Access running through Windows. It contains a number of different fields as noted below, and these may be sorted or grouped in different ways in order to compare and contrast items across the city eg. all hotels, all items related to the historic theme of coal mining, or all buildings designed in the Federation Arts and Crafts style.

Data fields include:

- Principle name: the name that best reflects the heritage significance of the place, either it's present or former.
- Other names or uses: other names.
- Item Number: includes a prefix indicating the suburb so that all items within a particular can be quickly assessed. Note that the numbers are not necessarily consecutive. Where one

item contains a number of other items with separate datasheets these will be noted with a suffix.

- Field Survey number: unique number for each item that cannot be changed or repeated to avoid duplication.
- Address: street address including cross streets and general location details eg. located within park, whole block, precise location unknown.
- Category: items are allocated to one of the categories as defined in the State Heritage Manual, that is:
 - Area
 - Building
 - Cultural Landscape
 - Industrial Relic
 - Moveable Item
 - Other Work
 - Shipwreck
 - Archaeological Site
- Subcategory: each item is then allocated to a certain type of item eg. residential, office, railways and infrastructure, cemeteries and memorials, with each generic type discussed in a later section of this report.
- Group Details: where the item forms a group with a number of other items eg. a church with it's church hall and presbytery.
- Real Property Description: lot, DP and section numbers, to be entered by Council for legal identification of the property.
- Map References: for use with isolated sites where a street or legal title description is not possible.
- Present owner: to be entered by Council for reference.
- Known Heritage Listings: indicates whether the place is already listed on a heritage register.
- Physical description: a prose description of the place including it's current condition and any modifications.
- Architectural style: as defined by the book "A Pictorial Guide to Identifying Australian Architecture" by Apperley, Irving and Reynolds, published by Angus and Robertson, 1987. It includes architectural styles from different periods and notes identifying features.
- Architect or builder: where known.
- Historical Outline: a prose summary of information known about the historic development of the place.
- Principle dates: when the place was first established or major modifications.
- Historical period: a range of dates reflecting an identified phase in Newcastle's history
- Historic Themes: the local themes associated with a place (maximum of 2) and the related state theme.
- Statement of significance: a prose statement as to why the place is significant, including both generic statements related to type or use, and specific statements related to unique features of the item.
- Evaluation Criteria: a tabulated assessment as to the historic, aesthetic, social and research value of a place, being assessed as either rare or representative at the local, regional, state or national level, as per the guidelines in the State Heritage Manual.
- Conservation Strategy: any recommendations for specific conservations actions, such as the preparation of a conservation plan, or alertive to the archaeological potential of the site.
- Include in LEP: indicates if the item is assessed to be of such heritage significance that inclusion in the schedules of the LEP is recommended.
- Further Research: indicates that the initial assessment suggest the place may be of significance and further research to verify the nature of significance is recommended.
- Liaise with Owner: indicates where it is recommended that council initiate discussions with the owner of the place as to appropriate conservation measures.
- Reference sources: any specific sources consulted during the historic research of that item.
- Identified: indicates how the place was identified, either through the thematic history, the public workshops, by public nomination or during the field survey.
- Supplementary Information: any general comments about the place not appropriate to the above fields.

- Prepared by: initials of the member of the study team who prepared the datasheet and the date of any inspection they made of the place.
- Photograph source: the film roll and negative number of any photographs taken of the place during the study, and the date they were taken.

3.2 Types of Items and their Conservation

Residence - Single

Types of items:

While a great number of houses were inspected during the study, only those with intrinsic heritage significance are recommended for inclusion in the LEP schedules. For example, those houses that demonstrate important aspects of the subdivision and development of an area (historic value), of exception architectural design (aesthetic value), that are associated with a prominent local figure (social value), or that predate the major residential subdivision of an area (research value). While many of these are 'gentlemen's residences', there are also a number of more modest houses as well as some miners cottages.

Threats:

Redevelopment to allow medium density residential development or mixed commercial use are proving to be major threats. Day to day problems arise from inappropriate maintenance and replacement of original fabric with modern elements. Application of inappropriate decorative features is also common.

Recommendations:

- The most desirable means of conservation is simply to maintain them in residential use.
- While other uses may be acceptable, adaptation which destroys significant fabric should be limited eg. commercial use is likely to require the provisions of extensive services and amenities
- Contextual setting should also be maintained, especially significant garden elements and an appropriate curtilage. The provision of large areas for car parking may impinge on the garden.

Residence - Multiple

Types of items:

Includes units, boarding houses and hostels, with the inventory containing a few of each type. Units or apartment blocks have generally only been listed where they are a characteristic feature of the area, such as at Bar Beach where they are quite common, presumably related to their inner city and beach side location, and are of a refined architectural design reflecting the importance of units in the mid 20th century.

Threats:

Units appear to be coming back as desirable places to live, and this is generating pressure for the refurbishment and upgrading of existing units. Often the refurbishment seeks to totally change the character of the building however, "sanitising" it's appearance, and in so doing often destroys many of their significant architectural features.

Recommendations:

- Encourage refurbishment of units while retaining the general external form and materials.
- Additions such as balconies or awnings should cause minimal interference to original fabric.
- Render or "granosite" type finishes over decorative face brickwork should not be permitted.

Offices

Types of items:

Few offices have been included in the inventory, as most stand within the traditional village centres proposed for protection as local character precincts. Further research may however indicate some worthy of protection in their own right, particularly within the inner city areas which were not covered by this study. Those offices in the inventory are generally associated with industrial sites, and are of historic value because of this. However the significance of many office buildings is chiefly in their external facade and place in the streetscape, though common entry foyers also often retain significant detailing such as wall panelling, staircases and glazed entrance doors.

Threats:

The greatest threat is probably that of refurbishment to provide more modern services and amenities, or complete rebuilding to provide more (supposedly) flexible column-free space. The application of large scale signage or corporate identity requirements can also represent a threat to the external appearance.

Recommendations:

- Retain and restore street facades wherever possible, and advertising signs etc. should not obscure significant details of the facade.
- Beyond the facade, allowance has to be made for the refurbishment of the interior to provide modern services and amenities in order to maintain office use.
- Encouragement should be given to the retention of original fabric in common entry foyers and corridors, with the T&G tower in the city centre being a good example of how this can be achieved.
- For administration office within industrial complexes, the curtilage of the buildings must be considered with respect to any site works in that area.

Retail

Types of items:

Like offices, most shops considered by this study are located in the traditional village centres and so proposed for protection through the local character precincts. A few have been included in the inventory due to their relative intactness, their location beyond the core commercial area, the specific historic nature of their origins and the relative rarity of their type surviving eg. the beachside cafe/corner store in Stockton reflecting the social importance of the beach culture. Also like offices, their chief significance is often their external appearance, including particularly shopfront display windows and wall tiling, awnings or verandahs. Beyond the street facade, shops were often constructed as basic sheds, and this provides inherent flexibility of use within the building.

Threats:

The greatest threat probably comes from the perceived need to refurbish or upgrade buildings to a contemporary design for perceived marketing reasons or to meet corporate identity requirements, often undertaken even when there is no practical necessity for the works. This is a particular problem for interiors where modern shop fitouts may have a life expectancy of only a few years, it also affects the exterior.

Recommendations:

- Retain and restore street facades wherever possible, and advertising signs etc. should not obscure significant details of the facade. Due to the common nature of their design as ornate facade applied to simple shed, this is one instance where "facadism" may be acceptable ie. the retention of the facade only and building of a new structure behind.
- Beyond the facade, allowance has to be made for the refurbishment of the interior to provide modern services and shop fitouts in order to maintain retail use.
- Encouragement should however be given to the retention of original fabric where possible, with a number of shops in the city centre being good examples of how this can be achieved while still providing a modern shop fitout.

Banks

Types of items:

All of the banks considered by this study are located within the traditional village centres and so, like offices and shops, are proposed for protection with the local character precincts. While none have been included individually in the inventory, they are worthy of separate consideration. Banks are often some of the most prominent buildings in the traditional village centres, standing out from the surrounding office or retail buildings due to their grand formal facades and lack of awnings. Often they will have been designed by prominent architects retained by the banks, with designs and eras ranging from Victorian Italianate from the late 19th century to Art Deco and Post War International styles of the mid 20th century. The banking chambers themselves are also often of ornate architectural design. In this way they have in the past played a quasi-civic role in the town centres, and are therefore also of social significance.

Threats:

Banking practices are changing dramatically from that of face to face customer services, diminishing the need for large banking chambers and extensive office space at numerous accessible locations. There also appears to be a desire to create a more low key impression than in the past. For these reasons the banks are tending to move out of their grand buildings into small "shopfront" premises. Where they do remain in occupation, the introduction of modern services, such as ATM terminals, is a major issue.

Recommendations:

- Encourage continued occupation by banks wherever possible, and liaison regarding appropriate means on introducing new services would be appropriate to this end.
- Change of use should ideally maintain public access to significant banking chambers.

Places of Worship

Types of items:

Churches and convents are the basic types of items. The churches represent a broad cross section of designs and eras, ranging from simple Victorian Georgian styles of the mid to late 19th century, through to substantial buildings in the imposing Romanesque style of the early to mid 20th century. There are also a number of older churches that have been substantially altered by the addition of modern belfry's and entry lobby's in the post-war period.

Threats:

While in many areas change of use is the most common threat, with small isolated churches closing and being sold off due to declining congregations, this does not appear to be a major threat in Newcastle. More likely is the subdivision of the land and sale of support buildings, such as halls, presbyteries and schools. This leads to the consolidation of activities on the immediate church site, impinging on the landscaped surrounds which are an important part of their significance.

Recommendations:

- Subdivision of land and isolation of associated structures needs careful consideration so as not to impinge on the curtilage of the place.
- The location and design of new buildings on the site similarly requires careful consideration.
- Internal alterations to reflect changes in the liturgy or patterns of worship should be permitted though should not cause undue interference to significant fabric.

Meeting Halls

Types of items:

The inventory includes numerous church halls, school of arts, masonic lodges and community halls. Generally these are located on the periphery of the traditional village centres within residential streets, and because of their large size often stand out as prominent elements within a generally low rise streetscape of houses.

Threats:

There are two basic types of threats. One is that of alterations necessary to comply with contemporary standards imposed by the BCA and other controls, such as fire safety, emergency egress, amenities and car parking requirements, which may necessitate substantial intervention to building and site. The other is change of use, sometimes brought about by an inability to meet the above requirements, and which often results in the breaking up of the internal spaces and major alterations to the facades.

Recommendations:

- Continued use as a public meeting place of some form should be encouraged to maintain their social significance, and concessions relating to some of the BCA requirements etc. noted above would be appropriate.
- If this is not possible, a use which maintains public access and requires minimal breaking up of the internal spaces, such as retail workshops or restaurants, is preferable to their conversion to other use requiring segregated spaces eg. residential.
- When adaptation is undertaken, care must be taken to ensure that the historic origins of the building are still readily interpreted, including general form, details and setting. If these are lost or "sanitised" the building may well end up appearing incongruous within the surrounding streetscape due to their nature as large building often built to the street boundary within a low density residential context. The Mayfield Masonic Lodge and the Cohen Bond Store in Newcastle East are example of where the historic character has been lost, with the result that their general appearance is of modern apartment blocks totally at odds with their surroundings.
- Church halls should be considered similarly to churches as noted above.

Entertainment

Types of items:

Former cinemas are the most common type of item, many of which have only closed in the last decade or so due to the decline in popularity of cinemas in favour of home videos. Ironically this trend is currently being reversed, with a number of new cinemas opening throughout the city. These are often landmark buildings within the traditional village centres, and often may have been architect designed due to a common formula associated with the various film chains.

Threats:

Threats are generally similar to those for meeting halls, though there are some issues specific to cinemas. Due to their location within the village centres rather than on the periphery, adaptation of the ground floor to retail shopfronts or other commercial use is possible, and would generally be more appropriate than residential use. However due to the raked or tiered floor of the auditorium adaptation of it to any other use will require extensive modifications.

Recommendations:

- Continued use as a public meeting place of some form should be encouraged to maintain their social significance, and concessions relating to some of the BCA requirements etc. noted above would be appropriate.
- If this is not possible, a use which maintains public access to the auditorium and requires minimal breaking up of the internal spaces is desirable.
- Conversion of ground floor spaces to retail shopfronts or other commercial use may be appropriate.

Hotels

Types of items:

There are a large number of active hotels included in the inventory, as well as a few older hotels which have been converted for residential use. Hotels are generally located within the traditional town centres, and often act as landmarks within these areas. This is due to their size, generally with a long street frontage compared to most commercial buildings, and often on prominent corners. Also due to their architectural quality, which is related to their construction by the breweries, who in the early to mid 20th century retained prominent architects for their

design, and so are often good example of the architectural fashions of the time. They are also of social value due to their historic role as de facto meeting places. In many ways therefore they are a reflection of societies attitudes of the time. While they would be protected under the proposed local character precincts, it was considered that they were significant enough individually for these reasons to warrant their listing as individual items.

Threats:

The greatest threat is probably that of refurbishment and upgrading to meet perceived marketing requirements. This often results in the obliteration of all original materials and finishes, such as wall tiling, which is part of the intrinsic significance of the place. There is however ample evidence in other Australian cities as to how the historic character of pubs is appreciated by the public and can become an attraction in it's own right. The role of pubs has also changed in recent years from simply being places to socialise ie. have a drink and a chat, to places of entertainment. This has resulted in a recent trend to brick up door and window openings, presumably to limit noise problems, and so changing their nature from places which flow outside to purely internal spaces. This flow of space to the outside is an historic feature of Australian hotels generally, no doubt due to the more temperate climate than exists in Britain from where our hotels have their origins. It has also resulted in the large scale refurbishment of the interiors. There are also some cases where the ground floor has been partitioned off to provide separate shopfront premises in spaces no longer fully utilised eg. dining rooms and lounge bars.

Recommendations:

- Retain original fabric wherever possible, including particularly external wall tiling, decorative glazed window and doors, and internal decorations such as pressed metal ceilings and joinery.
- Alterations should not detract from the architectural style of the building, and should cause minimal impact to original fabric.
- Liaise with hoteliers as to how maintenance of the inside/outside flow of spaces can be appropriately maintained.
- Creation of retail shopfronts is acceptable, though these should be limited in extent so that the principle street presence is that of the hotel.

Medical

Types of items:

The inventory items are generally large scale active hospital campuses, though there are also a few domestic scale buildings that were former hospitals. These hospitals have considerable social value, particularly items like Wallsend Hospital which was originally established by and for the coal miners. The surrounding landscape setting is also significant, and demonstrates the importance once placed on the creation of a peaceful and beautiful setting for the benefit of the patients.

Threats:

The garden settings of the large hospital campuses is under threat due to consolidation of activities on the sites, with large scale new buildings and associated car parking being constructed. With continual changes to the health care system the continued use of the buildings for community health facilities is also under constant threat.

Recommendations:

- Encourage ongoing community health care use of the large hospital campuses.
- Ensure consolidation of activities on sites does not impinge on the garden setting or curtilage of significant items.

Public Services

Types of items:

Inventory items comprise principally post office, fire stations, police stations and ambulance stations. The construction of these types of buildings was often seen as a major point in the

development of a village or area, and by the nature of their role they are also of social value. As they were generally constructed under the control of a state government department they are often designed by the government architect eg. Adamstown Post Office by Walter Vernon, and so are of high architectural quality. They therefore often act as major focus points in the traditional town centres, even though some are located on the periphery. There are also a few former council chambers, whose qualities are similar to the above though have changed their function long ago.

Threats:

Given the current corporatisation budget squeezing of many government departments, the continued occupation of some of these buildings is under question. Particularly for the post offices, Australia Post's current strategy of creating shopfront premises is leading to the wholesale refurbishment of many historic post office interiors, and the closure of many smaller post offices in favour of shopping mall locations.

Recommendations:

- Maintain active use of the buildings for their original function.
- Allow adaptation as necessary to accommodate contemporary services and amenities, however ensure that intervention to original fabric is minimised.
- Encourage the design of major refurbishment's to include restoration and reconstruction works, including to internal public spaces
- Where continued use cannot be achieved alternate uses should maintain public access eg. retail or offices.

Utilities

Types of items:

Inventory items include predominantly water pumping stations and electrical substations. While relatively small structures and with no public access, these are often of refined and unusual architectural design, in stark contrast to the current practice for such items which is to leave them as unadorned "boxes". Like the public services, the construction of such buildings is an indicator of progress in an area. They are also of potential research value with regard to the equipment and systems they contain.

Threats:

The principle threat to substations and pumping stations is the need to accommodate changing technology without comprising the external appearance. There is the associated problem of the use of unsympathetic materials for alterations, used simply because these are the current industry standard. On rare occasions these structures do become obsolete, and there is one example in the inventory of where a building has been converted to a residence with minimal impact on its appearance from the street.

Recommendations:

- Encourage the ongoing active use of these structures.
- Careful consideration needs to be given to the design and materials used for alterations to the exterior when required to accommodate changing technology. Every effort should be made to restrict the equipment etc. to within the existing structure.

Farming

Types of items:

Historically agriculture was never a prominent part of the local economy, though there were limited areas within Newcastle that were intensively farmed, and significantly remnants of these survive even though the active use concluded long ago. While the principle sites are on the edges of the city at Minmi, Tarro and Hexham, there are sites with interpretive potential in many areas including Baileys Orchard at Merewether, former orchards at New Lambton, and a banana plantation at Waratah.

Threats:

Remnant structures are under threat due to neglect, while the broader landscape features are under threat due to expanding residential subdivision.

Recommendations:

- Ensure the preservation and interpretation of remnant farming structures.
- Ensure the broader landscape features are considered in the design of new subdivisions, and areas of intrinsic value are preserved as open space.

Mining

Types of items:

While Newcastle has a rich history of coal mining, there is little evidence of it's direct impact remaining. There are however a vast number of sites of known or potential archaeological value. There are also many features that provide indirect evidence of mining, such as the numerous former railway corridors

Threats:

These places are under threat due to redevelopment and a general lack of awareness of their presence and significance.

Recommendations:

- Ensure that the archaeological potential of sites is adequately assessed prior to redevelopment.
- Encourage the interpretation of past activities in the design of new developments.

Heavy Industry, Factories and Workshops

Types of items:

Items include many active industrial sites as well as some former sites of archaeological potential. The importance of industry in the growth and development of Newcastle is considerable, and so such sites are of prime historic importance to the city. Many have research potential in terms of industrial archaeological investigations. Many are also of aesthetic value, both for the design of individual buildings of architectural quality in their own right, and for the broad industrial landscapes, that are so much a part of the image of Newcastle, creating major landmarks simply by their enormous scale.

Threats:

Industrial sites are always under threat due to changing technology, particularly it's impact on the operating equipment and systems. They are also under threat of closure, and the wholesale redevelopment of the land for residential or light industrial use.

Recommendations:

- Maintain active industrial use of sites.
- Encourage public access to sites of particular heritage significance and interpretative potential. Such access need not be permanent, but only for specific open days through the year.
- Identify specific equipment and processes of heritage significance and ensure their conservation. If it is not possible to retain these in situ provision should be made for their relocation as a group to a suitable location within Newcastle, rather than allowing their general dispersal or scrapping.
- If redevelopment of sites is to occur, ensure the heritage significance and historic character is maintained, and that the place is not "sanitised" to remove all traces of past use.

Warehouses and Stores

Types of items:

The warehouses included in the inventory comprise the multi-storey woolbrokers warehouses at Wickham and the timber framed cargo warehouse at Throsby Basin on Carrington. The

Wickham warehouses are of a type common to various areas of Newcastle, while the Carrington warehouse type was once common along the harbour waterfront though few now remain. They are significant for their associations with the development of Newcastle as a major port, and due to their scale are prominent elements in the urban landscape.

Threats:

These types of warehouses are now largely redundant for their original use, and so the greatest threat is probably change of use or demolition.

Recommendations:

- Adaptation for uses which maintain open floor plans is desirable, such as markets, indoor sports, performance spaces, or some commercial uses, however residential use is also acceptable when the buildings are located within primarily residential areas.
- Similarly to meeting halls, when adaptation is undertaken care must be taken to ensure that the historic origins of the building are still readily interpreted, including general form, details and setting. If these are lost or "sanitised" the building may well end up appearing incongruous within the surrounding streetscape due to their nature as large building often built to the street boundary within a low density residential context. The Darby Street woolstores currently in the process of adaptation to apartments is an example of where the original appearance of the building has been largely replaced by a pseudo historic character.

Educational:

Types of items:

Schools and tertiary colleges make up a substantial number of inventory items. Often these will comprise a number of buildings grouped on a campus, with a range of architectural styles and eras from Victorian Georgian of the late 19th century to Inter War Classical styles of the mid 20th century. Like public services buildings, these were often designed by the government architect, often based on certain standard designs or details in use at the time, and are of high architectural value. They are also of obvious social value to the local community.

Threats:

The principle threat is probably that of consolidation of the site with additional buildings impinging on the curtilage of heritage items.

Recommendations:

- Generally maintain in use as places of education, if not as schools or colleges then possibly as places of adult education, training centres etc.
- While continued use of the place as a school may depend upon consolidation of activities and the construction of new building, their design and layout requires careful consideration so as not to impinge on the curtilage of significant features.

Sporting

Types of items:

Sporting facilities in the inventory comprise two basic groups, that is open space recreation areas and their support buildings, and beach side facilities. Both are important in the social history of Newcastle.

Threats:

There would appear to be little threat to the maintenance of such places as public open space, however support buildings often suffer from inadequate maintenance and general neglect, ultimately leading to their demolition and replacement by smaller structures in materials that require minimal maintenance.

Recommendations:

- Maintain as public open space.
- The placement of additional buildings on a site requires careful consideration of the design and location to ensure it does not impinge on the curtilage of heritage items.

- Support buildings of heritage value should be adequately maintained, and any refurbishment works guided to ensure significant fabric is retained.
- Where buildings are no longer fully utilise due to changing patterns of use, alternate uses should be considered.

Parks and Park Structures

Types of Items:

Newcastle is fortunate to retain a large number of historic parks, with extensive plantings of mature trees and carefully considered layouts for paths and other features. It is all of these features in combination that contribute to the significance of these parks.

Threats:

There would appear to be little threat of losing these areas as public open space, however the structures within parks may suffer from neglect and may face removal. This includes fences, seats, pergolas and gateways as well as buildings. The removal of these features means the layout becomes less defined and the order of the design is broken down. The placement of additional structures can also pose a threat where they do not respect the established layout.

Recommendations:

- Ensure parks are maintained as public open space.
- Ensure structures of heritage significance within the parks are adequately maintained, including fences, seats, pergolas, paths, drinking fountains, shelters etc..
- Where structures of heritage significance are redundant for their original use, adaptation to new uses may be appropriate.

Natural and Cultural Landscapes

Types of Items:

The inventory includes areas of remnant plantings from former gardens or farms, street tree plantings, and some remnant areas of native vegetation. These are important elements in establishing the context of a place, may often remain as landmark elements long after the associated structures are removed.

Threats:

The removal or inappropriate landscaping of such areas, due generally to a lack of awareness of their importance. Remnant plantings also suffer from neglect.

Recommendations:

- Ensure that remnant plantings are preserved and maintained as appropriate.
- Any new develop should not impinge on the significance, and with careful design may be able to incorporate the remnant features.
- Interpretation of remnant plantings is appropriate.

Cemeteries and Memorials

Types of Items:

The items include in the inventory are generally small freestanding monuments, particularly war memorials, which are often dedicated to military personnel from the immediate neighbourhood. Some of the larger memorials are also of a refined design. The memorial and its setting reflect community desires at the time, and such places are of intrinsic social value no matter how small. The Hannell Family vault on the river banks at Hexham represents a rare type of memorial in Newcastle.

Threats:

Physical threat due to neglect or vandalism, though also threatened by changes to the surrounding context.

Recommendations:

- Ensure the smaller monuments are not neglected in favour of the more prominent memorials, as all contribute to the character of their settings.
- Retain in existing locations, or return to original locations if appropriate.
- Relocation elsewhere may be acceptable in certain limited circumstances, however relocation needs to be carefully considered to ensure the creation of an appropriate setting for the memorial. Grouping together with other memorials within a small area is generally not appropriate.

Roads Infrastructure

Types of items:

While only a few items are listed in the inventory, there are many isolated features around the city that contribute substantially to its historic character. These include sandstone kerb and guttering, the precast concrete balustrades to the bridges across the drainage channels, and even the general alignment of a road as it reflects its origins perhaps as a former railway line.

Threats:

The push to upgrade roads to suit higher traffic densities or speeds is the principle threat, with kerbside items being removed and roads realigned.

Recommendations:

- Maintain areas of existing sandstone kerb and guttering, and consolidate stonework in these areas by the use of new or secondhand stone.
- Maintain and repair as necessary the precast concrete balustrade to bridges, and consider using these as a model for new bridges in adjacent areas.
- Avoid road realignment in areas of historic character wherever possible.

Railways and Tramways

Types of items:

The inventory includes a mixture of active railway structures, such as railway stations and signal boxes, and remnant features from the many colliery railways that once criss crossed the city. Many of the larger industrial sites also retain spur lines or remnants of former lines. The construction of the railways was a crucial part of the industrial development of Newcastle, and so are of considerable significance.

Threats:

The active railways are under no obvious threat, however some of the support buildings, such as signal boxes, may be made obsolete due to changing technology. Remnant rail lines are under a substantial threat of removal due to redevelopment, with the general practice being to "sanitise" industrial sites.

Recommendations:

- Retain remnants of railway lines exposed at the ground surface wherever possible and appropriate.
- Ensure adequate maintenance of signal boxes and other support structures.
- Retain small scale structures associated with the railway even if no longer in use, especially in isolated areas.

Air Transport Infrastructure

Types of items:

Only one item is listed, a former aircraft hangar, that remains as the sole evidence that there were once various air strips in the city, though today both of the airports that serve Newcastle are actually located outside the local government area.

Threats:

None considered.

Recommendations:

- Retain and adapt existing structure as appropriate.
- Identify any other features.

Harbour and River Transport

Types of items:

Only a few items directly related to water transport are listed in the inventory, however there is ample evidence around all the harbour and river foreshores. The Newcastle harbour was a highly active waterfront, with wharves to its entire length and buildings along the majority. The recent trend to opening the harbour up to the city, while of obvious merit, has led to the loss of much of this context. Areas of specific waterfront activity outside the city centre include Carrington and Throsby Creek, Stockton, Port Waratah, Hexham and Ash Island.

Threats:

The major threat is probably the loss of the industrial heritage structure in favour of public open space, as well as limited commercial development along the harbour and river foreshores.

Recommendations:

- Maintain remnants of past industrial use, particularly wharves, cranes, warehouses etc.
- Provide interpretation of former waterfront activities.

Defence

Types of items:

Only two items are included in the inventory, the former rifle range at Adamstown and the radar igloos at Ash Island, both in isolated locations. However there is an extensive system of defence installations around the harbour and coastline of Newcastle, reflecting the importance of the port during both world wars and the extensive measure the government went to in order to defend it from attack. These sites, such as Fort Scratchley, Fort Wallace and Shepherds Hill, are all largely intact and within site of each other. These represent a valuable opportunity for interpretation.

Threats:

The basic threat is simply that of deterioration. With many of these structure having been empty since the end of WWII they are now often in a highly neglected condition.

Recommendations:

- Preserve remnant structure and provide interpretation.
- Maintain visual links between sites where possible.
- Public access to sites should be maintained.
- New uses may be considered where they are compatible with the original function of the spaces and require minimal adaptation of the structure.

3.3 Areas of Historic Character

During the field survey many areas were identified that were of a consistent historic character. These were based around the traditional village centres as well as the surrounding residential areas. There are also some cultural landscape.

A brief summary of the history of each area is provided below, while further details on the recommended protection of these areas as "Local Character Precincts" as proposed in section 7 of this report.

The traditional village centres include:

Adamstown

Developed by Thomas Adam in the 1860's, a government surveyor who had bought the land in this area, Adamstown was a convenient place of residence for miners working in the local collieries. By 1880 it had a fine school, a post office, three hotels a few general stores and a population of about 400. There were major residential subdivisions of Adamstown in 1905 and 1921.

Significant Features: Brunker Road commercial centre, Henderson Park

Bar Beach

Originally part of the AA Company's 2000 acre land grant, the Bar Beach area was used for coal mining until 1916 when the Sea Pit closed. Land sales by the company began in 1924, and many substantial houses were built in this area.

Significant Features: Empire Park

Birmingham Gardens

The Birmingham Gardens project of 785 lots was offered in December 1922 and by 1924, 600 lots had been sold. However, an anticipated railway station in the locality did not eventuate and few houses were constructed until after World War II.

Significant Features: street layout

Broadmeadow

Originally part of the Newcastle Pasturage Reserve of 648 hectares, Broadmeadow developed around the Great Northern Railway, the road to Newcastle's western suburbs and the construction of the Sydney to Newcastle Railway in the 1880s. The main commercial centre is located at the "Nineways", so named because of the number of roads/tramlines that converge there.

Significant Features: "Nineways" commercial centre, Railway Station

Carrington

Originally known as "Onebygamba" by the Aborigines or "Bullock Island" by the early settlers, Carrington was created to service industrial developments on the island, particularly coal loading and engineering. Houses and business premises appeared in the late 1870s. The street layout comprises two rectilinear grids set slightly askew to one another due to land ownership boundaries. It was connected to the city centre by a dyke and bridge at what is now Lee Wharf, with the Cowper Street bridge link originally established for a railway.

Significant Features: Young Street commercial centre, residential areas, hotels, waterside industrial activities.

Cooks Hill

Cooks Hill resulted from the AA Company's coal mines in the area. The first houses were a row of colliers' huts near the present Brooks Street. Land sales began in 1854 when many lots were sold in Darby Street, at that time known as the Lake Macquarie road and one of the few public access paths through the AA Company land.

Significant Features: Darby Street commercial centre, Centennial Park, streets alignments relating to former railway lines

Georgetown

Georgetown began as a residential area for workers from the English and Australian Company's Copper Smelting Works, located on what is today Goninans, which opened in 1870. By 1880 it was described as a prosperous village.

Significant Features: Georgetown Road commercial centre

Hamilton

Hamilton, like Cooks Hill, resulted from the AA Company's coal mines in the area. It began similarly with company owned slab huts on the high ground close to "D" and "E" pits, land that is sometimes referred to as "Cameron's Hill". Known as "The Borehole", this settlement became part of Pit Town where the first land sales occurred in 1857. The small lots near the pits appear to have been the sites of the Company's slab huts.

Significant Features: Beaumont Street commercial centre, railway station, Gregson park

Hamilton South East

The AA Company's plan for developing 121 hectares in Hamilton South East was prepared by prominent Australian architects John Sulman and John Hennessy in 1912, modelled on the English "Garden Suburb" concept, and sales began in 1914. There were 1,300 residents by 1921, 5,300 by 1933. Red brick bungalows with tiled roofs predominated.

Significant Features: consistency of streetscapes, National Park

Hexham

Hexham had a curious development, beginning in one location and moving to another. Locating at first in the Ironbark Creek area where the Anglican church was built c.1849, the village moved to the north in response to the development of coal shipments from the banks of the Hunter River, close to the junction of the Minmi to Hexham railway. Thus by 1880 it was described as "a postal town of 160 people ten miles north of Newcastle in the centre of an agricultural and grazing country where the Messrs. Brown ship coal from their Minmi mines". In 1891 it received a considerable boost when the Brown Brothers transferred their Minmi engineering works to Hexham.

Significant Features: former alignment of Old Maitland Road, river banks, Hexham Bridge

Islington

Part of Wickham Municipality, Islington was developed for residential purposes by the Northumberland Permanent Building Society in the late 1870s. Several buildings had been erected by 1880 because of the convenience of the site to Maitland Road and small factories processing primary products.

Significant Features: Maitland Road commercial centre, Islington Park

Jesmond

Originally known as Dark Creek, Jesmond sits on land grants to William Steel (80 acres) and Daniel Jones (50 acres) about half a mile north west of Lambton. Jones' eastern boundary was George Street and his land extended to the west to meet Steel's boundary. The village developed around Steel's steam saw mills and residents also found employment in local orchards, stone quarries and the Lambton mines. By 1883 there were 600 residents, two churches and a school. In the 1880s John Campion opened soap works at Jesmond and by 1907 it was well known in NSW as the source of "Cat" brand pumice sand soap.

Significant Features: Blue Gum Road commercial centre

Kotara

Kotara, a project of the Scottish Australian Mining Company, was intended to create "a garden suburb" and a covenant intended to achieve high quality housing applied to all lots sold. Of 191 lots offered in 1925, 178 were sold, but by 1932 only 14 houses had been built. There were still only 52 by 1940 but Kotara developed rapidly after 1947. This delayed growth was similar to Birmingham Gardens.

Significant Features: street layout, railway station, Blackbutt Reserve

Lambton

Lambton was an earlier creation of the Scottish Australian Mining Company, which developed a colliery on its 1,280 acres in 1862. In the September of that year 25 acres were cleared for a town site and this area was later extended to the northern boundary of the Company's estate, thereby encompassing the Newcastle to Wallsend Road. The first land sale, of 90 lots, was held in June 1864. Major residential subdivision were sold in the 1920's, and it was at this time that Lambton Park was created.

Significant Features: Elder/Moorhead Street commercial centre, Lambton Park

Maryville

Taking its name from the residence of Newcastle's first mayor, James Hannell, the village of Maryville resulted from the subdivision of Hannell's 30 acre estate in the 1880s. The main thoroughfare also obviously takes its name from Hannell. The area has always had strong links with adjacent Wickham, and has little in the way of its own commercial centre.

Significant Features: consistent residential streetscapes, Throsby Creek banks, twentieth century warehouses

Mayfield

Named for May, the daughters of land developer John Scholey, Mayfield attracted well-to-do Novocastrians who chose to live in villas on the outskirts of the city from about 1880. It also became a major residential area for workers from the nearby steelworks and other heavy industry, the pollution from which eventually saw the grand villas no longer occupied as gentlemen's residences. Its location on Maitland Road and the Great Northern Railway were also influential in the development of its commercial role. A reserve for Botanic Gardens was set aside in this area, though this land was subsequently overtaken by the steelworks.

Significant Features: Maitland Road commercial centre, consistent residential streetscapes, villas, institutional buildings, Dangar Park, remnants of botanic gardens

Merewether

Merewether takes its name from the Merewether Estate. While originally the property of A.W. Scott and James Mitchell, it passed into the possession of E.C. Merewether through his marriage to Augusta Mitchell in 1860. In the 1840s James Mitchell began to build a copper smelter on Burwood Beach and coal mines, potteries and a railway followed, creating a need for a town in the area. However, Mitchell and his heirs refused to sell portions of their estate until 1910 so that Merewether, like Minmi, began as a leasehold town. It took shape around Mitchell Street which was the gravelled drive to the Merewether's house and first known as "The Red Road". Though the area was incorporated in 1885 the streets were not dedicated to the Council until the lots were sold - if they were leased from the Estate the roads remained in its hands.

Minmi

Minmi began as a cattle station in the 1830s but coal was produced there from about 1850, first by John Eales, who built the Minmi-Hexham railway, and then by J. & A. Brown. Their successors, Coal and Allied Industries, still own land there. Minmi was a private town and only the school, Masonic Lodge, court house and one or two of the church sites were permanently alienated by the Browns. The most permanent title available to residents was a lease and so there was always a possibility of an eviction by the proprietors. Although other coalfields landowners applied similar leasehold policies, such as at Merewether and Stockton, no one persevered with them as long as the Browns. In the absence of any town plan, Minmi developed around the roads leading to Maitland, Wallsend and West Wallsend and these became the main streets. After flourishing in the early 1860s, the town virtually closed between 1865 and 1870, then grew to about 5,000 in 1895 before declining rapidly from 1913. According to the census of 1911 there were 1708 living in Minmi and this figure was reduced to 832 at the next census in 1921. A decade later the police estimated that there were 472 residents in the district, a total very similar in 1950. The sharp decline between 1921 and 1931 may be attributed to the closure in 1925 of the last Minmi mine. Being entirely in the hands of the coal owners, the town had no form of local government before 1938.

Significant Features: surrounding open land and constricted size of the town, the views back over surrounding open land from Minmi/Wallsend Road to Minmi and Hexham.

New Lambton

Five years after Lambton was pioneered, James and Alexander Brown opened a new mine adjacent to the Lambton Colliery, calling it New Lambton. The first sod on the site (between Oxford Street and St. James Road) was turned early in 1868 and a railway line built across what is now New Lambton Park and Royal Street. By September 1869 there were about 100 houses, three stores, two churches and several hotels on the New Lambton Estate. By far the largest development in the area was the Woolworths shopping centre, which opened in 1964, the first regional shopping centre to be established in the Newcastle area.

Significant Features: Alma Road/Regent Street commercial centre

Stockton

Originally owned by the industrialists, James Mitchell and A.W. Scott, the southern end of the Stockton Peninsula was subdivided by their heirs on a land rent basis. A flourishing town of about 1000 people by 1880, with ship building as its main industry, it was boosted by the opening of the Stockton Colliery in 1884. Mitchell Street linked the area to the ferry wharf and became the centre of its commerce.

Significant Features: historic streetscapes generally, harbour and river foreshores

Stockton Garden Suburb

At North Stockton a government owned "garden suburb" was planned in 1918 for 400 houses. According to J.C. Docherty, only 61 were built but the plan provided for "ample recreational space and an imaginative layout."

Significant Features: street layout

Tarro-Beresfield

Often described with as twin towns, the first residential subdivision in the area occurred in the 1920s, although there are some buildings that predate this time. Granted originally to Edward Sparke, who received 2,000 acres at Hexham-Tarro in 1825, the district remained rural until a subdivision named "Beresford" was offered for sale in the 1920s. Described as a "Newcastle extension" and "a new model suburb", it was a short walk away from the proposed railway station to be known as Beresford. However, to avoid confusion with another Beresford elsewhere the Railways Department called its station Beresfield. It was modelled loosely on the garden suburb concept popular at the time for other subdivisions such as Hamilton, Kotara and Birmingham Gardens. Development was slow until after the Second World War when Tarro and Beresfield began to attract Newcastle workers looking for cheap land. Originally part of the Lower Hunter Shire, they became part of the City of Newcastle in 1938.

Significant Features: street layout, crematorium

The Junction

Named for the junction of tramways serving collieries in the Merewether area, and situated between the substantial estates of the AA Company and the Merewether family, The Junction was described in 1880 as forming, with Burwood and Glebe, one large scattered village with a population of about 1500.

Significant Features: Glebe Road/Kenrick Street commercial centre

Tighes Hill

Situated on the Maitland Road, Tighes Hill owed its development to the construction of a bridge over Throsby Creek at the opening of the Ferndale Colliery in 1877. By 1880 it had a school, post office, church, four hotels and six stores.

Significant Features: street grid, Throsby Creek, steep road cuttings

Wallsend

Wallsend began as two mining towns, Wallsend on the south and Plattsburg on the north, separated by the Newcastle-Wallsend Coal Company's railway. Wallsend developed first, and the two towns were linked by Nelson Street. Nevertheless they were both centres of separate municipalities at one time.

Significant Features: Nelson Street commercial centre, former railway lines

Waratah

Waratah began as a railway navvies tent town in 1856 when the Great Northern Railway was being put through a large hill near Thomas Groves' farm. Coal was discovered and the enterprising Groves opened a hotel, sold land for home sites and became a pioneer of the Waratah Coal Company in 1862. The Company built up an estate of 1,467 acres which became the town of Waratah. It became popular as a workers residential area with the opening of the nearby steelworks as did adjacent Mayfield.

Significant Features: Station Street commercial centre, Mater hospital

Wickham

It's proximity to Newcastle and the Port made Wickham attractive to industry and associated works. A flourishing area by 1871 when it was incorporated, it benefited by its location on the Great Northern Railway and the Maitland Road. The population of the municipality was estimated at 3000 by 1880.

Significant Features: street layout, Throsby Creek foreshore, school buildings, railway

Items Proposed for LEP Schedules

ITEM NO: PRINCIPLE NAME: STREET NO: STREET NAME: SUBURB:

Adamstown

ADAM.016	St Columba Church		Lockyer Street	Adamstown
ADAM.003	Former Rifle Range		Brunker Road	Adamstown
ADAM.017	Henderson Park		Lockyer Street	Adamstown
ADAM.012	Adamstown Signal Box		Glebe Road	Adamstown
ADAM.014	St Columba Primary School		Lockyer Street	Adamstown
ADAM.005	Adamstown Uniting Church		Brunker Road	Adamstown
ADAM.025	Adamstown Masonic Hall	151	Teralba Road	Adamstown
ADAM.008	The Nags Head Hotel	272	Brunker Road	Adamstown
ADAM.002	Adamstown RSL Memorial Hall		Brunker Road	Adamstown
ADAM.007	Kitchener Hall	267	269 Brunker Road	Adamstown
ADAM.021	Redhead Railway		Park Avenue	Adamstown
ADAM.024	Adamstown Presbyterian Church	105	Teralba Road	Adamstown
ADAM.019	Police Residence	65	Narara Road	Adamstown
ADAM.013	Gates Hotel	660	Glebe Road	Adamstown
ADAM.020	Adamstown Police Station	67	Narara Road	Adamstown
ADAM.011	Adamstown Park		Glebe Road	Adamstown
ADAM.012/a	Adamstown Railway Station		Glebe Road	Adamstown
ADAM.012/b	Pedestrian Bridge		Glebe Road	Adamstown
ADAM.028	Bryan Hostel	67	Victoria Street	Adamstown
ADAM.006	Adamstown Post Office	195	Brunker Road	Adamstown
ADAM.018	Arthur Park		Melville Street	Adamstown
ADAM.017/a	Henderson Park Community Hall		Lockyer Street	Adamstown

Bar Beach

BARB.020	Kamarem Court	39	Parkway Avenue	Bar Beach
BARB.021	Acropolis	40	Parkway Avenue	Bar Beach
BARB.018	Parkhurst Flats	17	Parkway Avenue	Bar Beach
BARB.004	Units	26	Brooks Street	Bar Beach
BARB.022	Brooklyn Court	6	Tooke Street	Bar Beach
BARB.005	Electrical Substation		Light Street	Bar Beach
BARB.013	Cooks Hill Life Saving Memorial		Memorial Drive	Bar Beach
BARB.014	Cooks Hill Surf Life Saving Club		Memorial Drive	Bar Beach
BARB.011	Empire Park		Memorial Drive	Bar Beach
BARB.030	Empire Park Bowling Club Fence		Kilgour Avenue	Bar Beach
BARB.019	Units	23	Parkway Avenue	Bar Beach

Beresfield

BERE.002	Beresfield Public School	181	Anderson Drive	Beresfield
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Birmingham Gardens

BIRM.001	The Regal Cinema	4	Moore Street	Birmingham Gardens
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Broadmeadow

BRDM.005	Broadmeadow Railway Station		Brown Street	Broadmeadow
BRDM.003	St Lawrence O'Toole	127	Broadmeadow Road	Broadmeadow
BRDM.004	Sunnyside Tavern	20	Broadmeadow Road	Broadmeadow
BRDM.008	Broadmeadow Locomotive Depot		Cameron Street	Broadmeadow
BRDM.018	Awabakal Land Council	120	Newton Street	Broadmeadow
BRDM.020	Broadmeadow Loco Depot Offices		Cameron Street	Broadmeadow
BRDM.012	Remnant Plantings, District Park		Curley Road	Broadmeadow
BRDM.013	Fig Trees in Median		Dumaresq Street	Broadmeadow
BRDM.001	Former Broadmeadow Aero Club		Denny Street	Broadmeadow
BRDM.019	Bridge over Graham Road		Graham Road	Broadmeadow
BRDM.014	Newcastle Showground		Griffiths Road	Broadmeadow
BRDM.016	Former Broadmeadow Post Office	18	Lambton Road	Broadmeadow

Items Proposed for LEP Schedules

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
BRDM.015	Broadmeadow Primary School		Lambton Road	Broadmeadow
BRDM.009	Broadmeadow Race-track		Chatham Road	Broadmeadow
Carrington				
CARR.031	Carrington Fire Station	49	Young Street	Carrington
CARR.025	St Thomas Anglican Church & Hall		Young Street	Carrington
CARR.033	Carrington Post Office	97	Young Street	Carrington
CARR.026	Former Glasgow Arms Hotel		Young Street	Carrington
CARR.021	Former McMyler Hoist		Robertson Street	Carrington
CARR.001	Throsby Basin Warehouse		Denison Street	Carrington
CARR.022	Bullock Island Crane Bases		Robertson Street	Carrington
CARR.019	Mathieson Street Terraces	2 18	Mathieson Street	Carrington
CARR.009	Connolly Park War Memorial Gate		Fitzroy Street	Carrington
CARR.015	St Francis Xavier Catholic Church	60	Gipps Street	Carrington
CARR.014	Mary McKillop Home	58	Gipps Street	Carrington
CARR.012	Gipps Street Palms		Gipps Street	Carrington
CARR.017	Hargrave Street Date Palms		Hargrave Street	Carrington
CARR.002	Former Carrington Club Hotel		Bourke Street	Carrington
CARR.018	The Seven Seas Hotel	149	Hill Street	Carrington
CARR.028	Shop	123	Young Street	Carrington
Fletcher				
FLET.001	Styles Grove Landscape		Minmi Road	Fletcher
Georgetown				
GEOR.001	Former Lambton Colliery Railway		Broadmeadow Road	Georgetown
Hamilton				
HAMI.042	Richardson Park		Griffiths Road	Hamilton
HAMI.059	Hamilton Nursing Home	24	Samdon Street	Hamilton
HAMI.018	Chaucer Street Date Palms		Chaucer Street	Hamilton
HAMI.004	Hogs Breath Cafe	104	Beaumont Street	Hamilton
HAMI.073	Wesley Church Hall		William Street	Hamilton
HAMI.045	Residence	46	Hudson Street	Hamilton
HAMI.068	Gregson Park		Tudor Street	Hamilton
HAMI.021	Large Fig Tree		Denison Street	Hamilton
HAMI.046	Hely Brothers Pty Ltd	46-4	Hudson Street	Hamilton
HAMI.068/d	War Memorial - Gregson Park		Tudor Street	Hamilton
HAMI.078	Pipeline Clifton Bros.	7	Chatham Road	Hamilton
HAMI.077	Shell Company of Australia	59	Chatham Road	Hamilton
HAMI.075	ELMA Factory		Clyde Street	Hamilton
HAMI.025	Former Steam Tramshed		Denison Street	Hamilton
HAMI.027	Hotel Bennett	146	Denison Street	Hamilton
HAMI.026	Former Hamilton Hotel		Denison Street	Hamilton
HAMI.003	Exchange Hotel		Beaumont Street	Hamilton
HAMI.072	Hamilton Hotel	71	Tudor Street	Hamilton
HAMI.068/b	Gregson Park Tudor St Gates		Tudor Street	Hamilton
HAMI.007	Hamilton Post Office	54	Beaumont Street	Hamilton
HAMI.068/e	Fountain Monument-Gregson Park		Tudor Street	Hamilton
HAMI.071	Hamilton Public School D.S.P		Tudor Street	Hamilton
HAMI.068/c	John William Parsons Monument		Tudor Street	Hamilton
HAMI.016	Gas Co Site Remnant Gardens		Chatham Road	Hamilton
HAMI.013	Fire Station - Hamilton	9	Belford Street	Hamilton
HAMI.002	Wesley Church Gates and Fence		Beaumont Street	Hamilton
HAMI.068/a	Gregson Park Steel St Gates		Steel Street	Hamilton
HAMI.053	Former Nurses Home	66	Lindsay Street	Hamilton

Items Proposed for LEP Schedules

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
HAMI.023	Bus Memorial		Denison Street	Hamilton
HAMI.008	Sydney Junction Hotel	8	Beaumont Street	Hamilton

Hamilton East

HAME.001	Newcastle District Ambulance		Denison Street	Hamilton East
HAME.003	Stewart Avenue Fig Trees		Stewart Avenue	Hamilton East

Hamilton North

HAMI.042/a	Former Scout Hall		Chatham Road	Hamilton North
HAMN.001	Goninans		Brisbane Road	Hamilton North
HAMN.002	English & Australian Copper Co		Brisbane Street	Hamilton North

Hamilton South

HAMS.002	Learmonth Park		Gordon Avenue	Hamilton South
HAMS.003	A.A. Company Display Home		Gordon Avenue	Hamilton South
HAMS.004	A.A. Company Display Home		Gordon Avenue	Hamilton South
HAMS.002/a	Learmonth Park Pillars		Gordon Avenue	Hamilton South

Hexham

HEXH.004	J & A Brown's Hexham Workshops	230	Maitland Road	Hexham
HEXH.011	Former Hexham Public School		Old Maitland Road	Hexham
HEXH.001	Hexham Shipbuilding Yards			Hexham
HEXH.003	Oak Factory	189	Maitland Road	Hexham
HEXH.009	Slab Shed	2	Old Maitland Road	Hexham
HEXH.006	Former Uniting Church & Hall		Old Maitland Road	Hexham
HEXH.008	S.A. Mehan Plant Hire	187	Old Maitland Road	Hexham
HEXH.007	Goninans Administration Building		Old Maitland Road	Hexham
HEXH.010	Former Travellers Rest Hotel	9	Pacific Highway	Hexham
HEXH.005	Hannel Family Vault		New England Highway	Hexham
HEXH.002	Railway Station Hexham		Maitland Road	Hexham

Islington

ISLI.011	"Kenilworth"	14	Sheddon Street	Islington
ISLI.006	Residence	22A	Maitland Road	Islington
ISLI.007	Former Regent Picture Theatre	80	Maitland Road	Islington
ISLI.002	Islington Junction Box		Clyde Street	Islington
ISLI.001	Islington RSL Memorial Hall	113	Albert Street	Islington
ISLI.003	Former Dick Bros Engineering	56	Fern Street	Islington
ISLI.008	St Marks Anglican Church		Norfolk Avenue	Islington
ISLI.009	St Marks Rectory	9	Norfolk Avenue	Islington
ISLI.005	Islington Park		Maitland Road	Islington

Kooragang

KOOR.001	131 Radar Igloo			Kooragang
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Lambton

LAMB.013	St John Catholic Church	82	Dickson Street	Lambton
LAMB.026	The Lambton Park Hotel	60	Morehead Street	Lambton
LAMB.011	Convent of Mercy	67A	Dickson Street	Lambton
LAMB.024/c	Lambton Park Drinking Fountain		Morehead Road	Lambton
LAMB.031	Kings Theatre	31	Russell Road	Lambton
LAMB.024	Lambton Park		Howe Street	Lambton
LAMB.028	Lambton Pumping Station		Newcastle Road	Lambton
LAMB.024/a	Lambton Park Gates		Morehead Street	Lambton
LAMB.006	Lambton Fire Station	67	De Vitre Street	Lambton
LAMB.009	Former Nuns Music Room		Dickson Street	Lambton
LAMB.003	Lambton Public School		Croudace Street	Lambton

Items Proposed for LEP Schedules

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
LAMB.035	Uniting Church		Elder Street	Lambton
LAMB.012	St John Presbytery	80A	Dickson Street	Lambton
LAMB.007	Lambton Lockup Residence	20 26	Dickson Street	Lambton
LAMB.005	Lambton Masonic Hall		De Vitre Street	Lambton
LAMB.024/b	Lambton Park Rotunda		Morehead Street	Lambton

Maryville

MARV.003	Remnant Tuckeroos, Maryville		Williams Street	Maryville
MARV.001	Maryville Postal Pillar Box		Harrison Street	Maryville

Mayfield

MAYF.033	Former Substation	138	Crebert Street	Mayfield
MAYF.075	"Miami"		Macquarie Street	Mayfield
MAYF.118	Hunter Institute of Technology		Havelock Street	Mayfield
MAYF.095	Residence	94	Margaret Street	Mayfield
MAYF.094	Residence	92	Margaret Street	Mayfield
MAYF.012	Residence	28	Bull Street	Mayfield
MAYF.055	Australia Wire Rope Building		George Street	Mayfield
MAYF.063	San Clemente		Havelock Street	Mayfield
MAYF.065	Church House	29	Highfield Street	Mayfield
MAYF.064	Mayfield Uniting Church		Highfield Street	Mayfield
MAYF.104	Salvation Army Citadel	5	Victoria Street	Mayfield
MAYF.096	"Burrundulla"	2	Pitt Street	Mayfield
MAYF.097	Burgman House	4	Pitt Street	Mayfield
MAYF.101	Former Maternity Hospital	1	Tourie Street	Mayfield
MAYF.069	Arnott Residence	41	Kerr Street	Mayfield
MAYF.041	Trees in Newcastle Depot		Fitzroy Street	Mayfield
MAYF.082	Stag & Hunter Hotel	187	Maitland Road	Mayfield
MAYF.031	Mayfield East Public School		Crebert Street	Mayfield
MAYF.079	The Coliseum	116 118	Maitland Road	Mayfield
MAYF.071	Residence	76	Kerr Street	Mayfield
MAYF.038	"Tongarra"	149	Crebert Street	Mayfield
MAYF.105	Webb Park		Waratah Street	Mayfield
MAYF.116	Remnant Monastery Garden	68	Woodstock Street	Mayfield
MAYF.067	Residence	15A	Kerr Street	Mayfield
MAYF.023	St Andrews Church		Church Street	Mayfield
MAYF.035	"Winnecourt"	143	Crebert Street	Mayfield
MAYF.036	Residence	145	Crebert Street	Mayfield
MAYF.028	St Columbans Presbytery	58	Church Street	Mayfield
MAYF.024	St. Columban's Church		Church Street	Mayfield
MAYF.034	Residence	141	Crebert Street	Mayfield
MAYF.074	St. John Presbyterian Church		Macquarie Street	Mayfield
MAYF.022	Residence	74	Bull Street	Mayfield
MAYE.004/a	Maitland Road Date Palms		Maitland Road	Mayfield
MAYF.087	Beauford Hotel	39	Maitland Road	Mayfield
MAYF.083	Mayfield Police Station	221	Maitland Road	Mayfield
MAYF.037	Residence	147	Crebert Street	Mayfield
MAYF.057	Mayfield Masonic Hall		Hanbury Street	Mayfield
MAYF.061	Residence	88	Hanbury Street	Mayfield
MAYF.026	St Andrews Former Church		Church Street	Mayfield

Mayfield East

MAYE.002	Former Botanic Garden Site		Crebert Street	Mayfield East
MAYE.004	Dangar Park		Pacific Highway	Mayfield East

Mayfield West

Items Proposed for LEP Schedules

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
MAYW.006	Murray Dwyer Orphanage		Tourle Street	Mayfield West
MAYW.004	Mayfield West Public School	7	Gregson Avenue	Mayfield West
MAYW.011	Mayfield House		Highfield Street	Mayfield West
MAYW.009	Sub-Station		Monde Street	Mayfield West
MAYW.005	"Winahra"	21	Highfield Street	Mayfield West
MAYW.007	Remnant Garden		Tourle Street	Mayfield West

Merewether

MERE.041	Surf House		Memorial Drive	Merewether
MERE.016	Merewether Uniting Church	180	Glebe Road	Merewether
MERE.015	Stallards Garage	152	Glebe Road	Merewether
MERE.004	Burwood Inn	77	Berner Street	Merewether
MERE.075	Townson Oval Pavillon		Berner Street	Merewether
MERE.074	Merewether Uniting Church		Park Street	Merewether
MERE.045	War Memorial		Mitchell Street	Merewether
MERE.042	Remnant Metrosideros Plantings		Memorial Drive	Merewether
MERE.062	Holy Family Parish Hall		Ridge Street	Merewether
MERE.011	Former Racecourse Inn	65	Frederick Street	Merewether
MERE.012	"Trialba"	79	Frederick Street	Merewether
MERE.033	Merewether Post Office	36	Llewellyn Street	Merewether
MERE.037	Macquarie Street Reservoir		Macquarie Street	Merewether
MERE.049	Bowtells Essex Brick Works		Morgan Street	Merewether
JUNC.007/a	Rowland Park War Memorial		Railway Street	Merewether
MERE.040	Merewether Baths		Memorial Drive	Merewether
MERE.014	Beach Hotel	93	Frederick Street	Merewether
MERE.034	Merewether Fire Station	39	Llewellyn Street	Merewether
MERE.007	Newcastle Coke Ovens		Frederick Street	Merewether
MERE.027	"Brynhfryd"	44	Kilgour Avenue	Merewether
MERE.043	Brown's Merewether Colliery		Merewether Street	Merewether

Merewether Heights

MEHI.002/a	Fruit Packing Shed & Residence		Scenic Drive	Merewether Heights
MEHI.002/b	Bailey's Orchard	235	Scenic Drive	Merewether Heights
MEHI.002	Glenrock Reserve		Scenic Drive	Merewether Heights

Minmi

MINM.005	Winston Court		Lenaghans Drive	Minmi
MINM.001	Richmond Vale Colliery Railway			Minmi
MINM.002	John Brown's Model Farm			Minmi
MINM.011	Minmi Public School		Woodford Street	Minmi
MINM.004	Minmi Presbyterian Church		Church Street	Minmi

New Lambton

NEWL.005	New Lambton Scout Hall		Fleet Street	New Lambton
NEWL.012	Rankin Park Hospital		Lookout Road	New Lambton
NEWL.019	"Orielson"	41	Queens Road	New Lambton
NEWL.020	"The Grange"	59	Queens Road	New Lambton
NEWL.016	New Lambton Substation		Portland Place	New Lambton
NEWL.010	Croudace House		Lookout Road	New Lambton
NEWL.027	Newbold House		Russell Road	New Lambton
NEWL.024	New Lambton Public School		Regent Street	New Lambton
NEWL.026	St Therese Primary School	39	Royal Street	New Lambton
NEWL.003	Scottish Australian Mining Co		Carnley Avenue	New Lambton
NEWL.002	Former Savoy Theatre		Alma Road	New Lambton

New Lambton Heights

NEWL.010/a	Remnant Garden, Croudace House		Lookout Road	New Lambton Heights
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Items Proposed for LEP Schedules

ITEM NO: PRINCIPLE NAME: STREET NO: STREET NAME: SUBURB:

Sandgate

SAND.001	Sandgate Cemetery Railway Spur		Maitland Road	Sandgate
SAND.002	Sandgate Cemetery Office	166	Maitland Road	Sandgate
SAND.004	2HD Studio	173	Maitland Road	Sandgate

Shortland

SHOR.003	Uniting Church Shortland	272	Sandgate Road	Shortland
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Stockton

STOC.031	Ocean View Flats	179	Mitchell Street	Stockton
STOC.010	Stockton Horse Trough		Douglas Street	Stockton
STOC.015	Stockton Centre		Fullerton Road	Stockton
STOC.022	General Washington Hotel		Hunter Street	Stockton
STOC.011	St Peter in Chains Hall		Dunbar Street	Stockton
STOC.018	St Giles Presbyterian Church		Fullerton Street	Stockton
STOC.029	Residence	121	Mitchell Street	Stockton
STOC.001	The John Slade Memorial Pavilion		Mitchell Street	Stockton
STOC.012	St Peter in Chains Presbytery	13	Dunbar Street	Stockton
STOC.033	Former Savoy Picture Theatre	68	Mitchell Street	Stockton
STOC.008	Stockton Public School		Clyde Street	Stockton
STOC.037	Wreck of Adolphe		Pitt Street	Stockton
STOC.041	Residence	1	Queen Street	Stockton
STOC.019	Boatrowers Hotel	130	Fullerton Street	Stockton
STOC.016	Copse of Acacia Karroo		Fullerton Street	Stockton
STOC.027	Mine Disaster Memorial		Mitchell Street	Stockton
STOC.026	War Memorial		Mitchell Street	Stockton
STOC.030	Former Sir Brown's Residence	139	Mitchell Street	Stockton
STOC.028	Beach Cafe	115	Mitchell Street	Stockton
STOC.004	Former Locomotive Ash Pit			Stockton
STOC.023	"The Laurels"		King Street	Stockton
STOC.009	Former Sir Ogden Hospital	29	Crown Street	Stockton
STOC.020	Stockton Fire Station		Hereford Street	Stockton

Tarro

TARR.009	Pumping Station Substation		Woodberry Road	Tarro
TARR.007	Tarro Community Hall	2	Northern Ave	Tarro
TARR.002	Substation Tarro		Anderson Drive	Tarro
TARR.006	Residence	29	Eastern Avenue	Tarro
TARR.003	Our Lady of Lourdes	42	Anderson Drive	Tarro

The Junction

JUNC.014	The Junction Primary School		Union Street	The Junction
JUNC.007	Rowland Park		Glebe Road	The Junction
JUNC.005	Farquar Street Terraces	3 9	Farquar Street	The Junction
JUNC.004	St Josephs Convent	25	Farquar Street	The Junction
JUNC.008	St Josephs Primary School		Kenrick Street	The Junction
JUNC.010	War Memorial		Kenrick Street	The Junction
JUNC.007/b	Rowland Park Fountain		Lingard Street	The Junction
JUNC.003	Brien Street Terraces	6	Brien Street	The Junction

Tighes Hill

TIGH.015	Royal Oak Hotel	207	Maitland Road	Tighes Hill
TIGH.007	Tighes Hill School of Arts	15	Elizabeth Street	Tighes Hill
TIGH.014	Tighes Hill TAFE College		Maitland Road	Tighes Hill
TIGH.018	Immaculate Heart of Mary	16	Tighes Terrace	Tighes Hill
TIGH.019	Convent of Mercy	36	Union Street	Tighes Hill

Items Proposed for LEP Schedules

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
TIGH.003	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.009	Former Police Lock-Up	66	Elizabeth Street	Tighes Hill
TIGH.003/c	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.003/b	Tighes Hill Public School		Elizabeth Street	Tighes Hill

Wallsend

WALL.043	Wallsend Hospital		Longworth Avenue	Wallsend
WALL.064	St Andrews Presbyterian Church		Nelson Street	Wallsend
WALL.015	RM Evans Funeral Chapel		Bunn Street	Wallsend
WALL.076	Whitton Street Postal Pillar Box		Whitton Street	Wallsend
WALL.035	Former Grapes Inn	18 20	Kemp Street	Wallsend
WALL.049	Newcastle Muslim Association	6	Metcalfe Street	Wallsend
WALL.048	Wallsend Masonic Hall	4	Metcalfe Street	Wallsend
WALL.063	Wallsend Fire Station		Nelson Street	Wallsend
WALL.043/b	Wallsend Hospital Median Garden		Longworth Avenue	Wallsend
WALL.038	Woodlands House		Lake Road	Wallsend
WALL.043/a	Wallsend Drug & Alcohol Centre		Longworth Avenue	Wallsend
WALL.008	Federal Park		Boscawen Street	Wallsend
WALL.028	Wallsend Park		Cowper Street	Wallsend
WALL.024	Colliery Inn		Cowper Street	Wallsend
WALL.020	Clarke Street Cottages	32 34	Clarke Street	Wallsend
WALL.065	Lemon Grove Hotel	112	Nelson Street	Wallsend
WALL.053	Racecourse Hotel	11	Minmi Road	Wallsend
WALL.018	Wallsend Public School		Clarke Street	Wallsend

Waratah

WARA.031	"Carclaw"	25	Lambton Road	Waratah
WARA.020	Waratah Park & Station St Palms		Station Street	Waratah
WARA.009	Waratah Police Wireless Station	96	Georgetown Road	Waratah
WARA.026	Waratah Technology High School		Turton Road	Waratah
WARA.024	Waratah Steam Pottery		Turton Road	Waratah
WARA.032	Former Waratah Post Office		Station Street	Waratah
WARA.021	Waratah School of Arts		Station Street	Waratah
WARA.019	Corpus Christi Catholic Church		Platt St	Waratah
WARA.022	Remnant Plantings		Turton Road	Waratah
WARA.033	Town Hall Hotel		Turton Road	Waratah

Wickham

WICK.002	Hudson Bros Engineering		Railway Street	Wickham
WICK.024	Wickham Railway Station		Hannel Street	Wickham
WICK.005	"Venetia"	111	Albert Street	Wickham
WICK.021	Signal Box - Wickham		Hannel Street	Wickham
WICK.004/a	Hawkins Oval Memorial		Albert Street	Wickham
WICK.019	R.A. Ritchie and Sons		Greenway Street	Wickham
WICK.006	Former Council Chambers	14	Albert Street	Wickham
WICK.025	The Salvation Army Mens Hostel	116 120	Hannel Street	Wickham
WICK.004	Hawkins Oval		Albert Street	Wickham
WICK.030	Lass O'Gowrie Hotel	14	Railway Street	Wickham
WICK.010	Dalgety Warehouse	55	Annie Street	Wickham
WICK.011	Elders Warehouse	57	Annie Street	Wickham
WICK.029	Winchombe Carson Warehouse		Milford Street	Wickham
WICK.001	Stella Maris Seamans Mission		Hannel Street	Wickham
WICK.026	Albion Hotel	72	Hannel Street	Wickham

Items Sorted by Subcategory

ITEM NO: PRINCIPLE NAME: STREET NO: STREET NAME: SUBURB:

Air Transport Infrastructure

BRDM.001	Former Broadmeadow Aero Club	Denny Street	Broadmeadow
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Cemeteries & Memorials

BARB.013	Cooks Hill Life Saving Memorial	Memorial Drive	Bar Beach
CARR.009	Connolly Park War Memorial Gate	Fitzroy Street	Carrington
HAMI.023	Bus Memorial	Denison Street	Hamilton
HAMI.068/c	John William Parsons Monument	Tudor Street	Hamilton
HAMI.068/d	War Memorial - Gregson Park	Tudor Street	Hamilton
HAMI.068/e	Fountain Monument-Gregson Park	Tudor Street	Hamilton
HEXH.005	Hannel Family Vault	New England Highway	Hexham
JUNC.007/a	Rowland Park War Memorial	Railway Street	Merewether
JUNC.007/b	Rowland Park Fountain	Lingard Street	The Junction
JUNC.010	War Memorial	Kenrick Street	The Junction
LAMB.024/a	Lambton Park Gates	Morehead Street	Lambton
LAMB.024/c	Lambton Park Drinking Fountain	Morehead Road	Lambton
MERE.045	War Memorial	Mitchell Street	Merewether
STOC.026	War Memorial	Mitchell Street	Stockton
STOC.027	Mine Disaster Memorial	Mitchell Street	Stockton
WALL.015	RM Evans Funeral Chapel	Bunn Street	Wallsend
WICK.004/a	Hawkins Oval Memorial	Albert Street	Wickham

Cultural Landscapes

BRDM.013	Fig Trees in Median	Dumaresq Street	Broadmeadow
CARR.012	Gipps Street Palms	Gipps Street	Carrington
CARR.017	Hargrave Street Date Palms	Hargrave Street	Carrington
FLET.001	Styles Grove Landscape	Minmi Road	Fletcher
HAMI.016	Gas Co Site Remnant Gardens	Chatham Road	Hamilton
HAMI.018	Chaucer Street Date Palms	Chaucer Street	Hamilton
HAMI.021	Large Fig Tree	Denison Street	Hamilton
MAYF.116	Remnant Monastery Garden	68 Woodstock Street	Mayfield
MAYW.007	Remnant Garden	Tourle Street	Mayfield West
MERE.042	Remnant Metrosideros Plantings	Memorial Drive	Merewether
NEWL.010/a	Remnant Garden, Croudace House	Lookout Road	New Lambton Heights
STOC.016	Copse of Acacia Karroo	Fullerton Street	Stockton
WALL.043/b	Wallsend Hospital Median Garden	Longworth Avenue	Wallsend
WARA.022	Remnant Plantings	Turton Road	Waratah

Defence

ADAM.003	Former Rifle Range	Brunker Road	Adamstown
KOOR.001	131 Radar Igloo		Kooragang

Educational

ADAM.014	St Columba Primary School	Lockyer Street	Adamstown
BERE.002	Beresfield Public School	181 Anderson Drive	Beresfield
BRDM.015	Broadmeadow Primary School	Lambton Road	Broadmeadow
HAMI.071	Hamilton Public School D.S.P	Tudor Street	Hamilton
HEXH.011	Former Hexham Public School	Old Maitland Road	Hexham
JUNC.008	St Josephs Primary School	Kenrick Street	The Junction
JUNC.014	The Junction Primary School	Union Street	The Junction
LAMB.003	Lambton Public School	Croudace Street	Lambton
LAMB.009	Former Nuns Music Room	Dickson Street	Lambton
MAYF.031	Mayfield East Public School	Crebert Street	Mayfield
MAYF.041	Trees in Newcastle Depot	Fitzroy Street	Mayfield

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
MAYF.118	Hunter Institute of Technology		Havelock Street	Mayfield
MAYW.004	Mayfield West Public School	7	Gregson Avenue	Mayfield West
MINM.011	Minmi Public School		Woodford Street	Minmi
NEWL.024	New Lambton Public School		Regent Street	New Lambton
NEWL.026	St Therese Primary School	39	Royal Street	New Lambton
STOC.008	Stockton Public School		Clyde Street	Stockton
TIGH.003	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.003/b	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.003/c	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.014	Tighes Hill TAFE College		Maitland Road	Tighes Hill
WALL.018	Wallsend Public School		Clarke Street	Wallsend
WARA.026	Waratah Technology High School		Turton Road	Waratah

Entertainment

ADAM.007	Kitchener Hall	267	269 Brunner Road	Adamstown
BIRM.001	The Regal Cinema	4	Moore Street	Birmingham Gardens
ISLI.007	Former Regent Picture Theatre	80	Maitland Road	Islington
NEWL.002	Former Savoy Theatre		Alma Road	New Lambton
SAND.004	2HD Studio	173	Maitland Road	Sandgate
STOC.033	Former Savoy Picture Theatre	68	Mitchell Street	Stockton

Factories & Workshops

HAMI.046	Heily Brothers Pty Ltd	46-4	Hudson Street	Hamilton
HAMI.075	ELMA Factory		Clyde Street	Hamilton
HAMI.077	Shell Company of Australia	59	Chatham Road	Hamilton
HEXH.003	Oak Factory	189	Maitland Road	Hexham
ISLI.003	Former Dick Bros Engineering	56	Fern Street	Islington
MAYF.055	Australia Wire Rope Building		George Street	Mayfield
MERE.049	Bowtells Essex Brick Works		Morgan Street	Merewether
WARA.024	Waratah Steam Pottery		Turton Road	Waratah

Farming

HEXH.009	Slab Shed	2	Old Maitland Road	Hexham
MEHI.002/a	Fruit Packing Shed & Residence		Scenic Drive	Merewether Heights
MEHI.002/b	Bailey's Orchard	235	Scenic Drive	Merewether Heights
MINM.002	John Brown's Model Farm			Minmi

Government Offices

WALL.049	Newcastle Muslim Association	6	Metcalfe Street	Wallsend
WICK.006	Former Council Chambers	14	Albert Street	Wickham

Harbour & River Transport

CARR.021	Former McMyler Hoist		Robertson Street	Carrington
CARR.022	Bullock Island Crane Bases		Robertson Street	Carrington
HEXH.001	Hexham Shipbuilding Yards			Hexham
STOC.004	Former Locomotive Ash Pit			Stockton
STOC.037	Wreck of Adolphe		Pitt Street	Stockton

Heavy Industry

HAMN.001	Goninans		Brisbane Road	Hamilton North
HAMN.002	English & Australian Copper Co		Brisbane Street	Hamilton North
HEXH.004	J & A Brown's Hexham Workshops	230	Maitland Road	Hexham
WICK.002	Hudson Bros Engineering		Railway Street	Wickham
WICK.019	R.A. Ritchie and Sons		Greenway Street	Wickham

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:		STREET NO:	STREET NAME:	SUBURB:
Hotels					
ADAM.008	The Nags Head Hotel	272		Brunker Road	Adamstown
ADAM.013	Gates Hotel	660		Glebe Road	Adamstown
BRDM.004	Sunnyside Tavern	20		Broadmeadow Road	Broadmeadow
CARR.002	Former Carrington Club Hotel			Bourke Street	Carrington
CARR.018	The Seven Seas Hotel	149		Hill Street	Carrington
CARR.026	Former Glasgow Arms Hotel			Young Street	Carrington
HAMI.003	Exchange Hotel			Beaumont Street	Hamilton
HAMI.008	Sydney Junction Hotel	8		Beaumont Street	Hamilton
HAMI.026	Former Hamilton Hotel			Denison Street	Hamilton
HAMI.027	Hotel Bennett	146		Denison Street	Hamilton
HAMI.072	Hamilton Hotel	71		Tudor Street	Hamilton
HEXH.010	Former Travellers Rest Hotel	9		Pacific Highway	Hexham
LAMB.026	The Lambton Park Hotel	60		Morehead Street	Lambton
MAYF.082	Stag & Hunter Hotel	187		Maitland Road	Mayfield
MAYF.087	Beauford Hotel	39		Maitland Road	Mayfield
MERE.004	Burwood Inn	77		Berner Street	Merewether
MERE.011	Former Racecourse Inn	65		Frederick Street	Merewether
MERE.014	Beach Hotel	93		Frederick Street	Merewether
MINM.005	Winston Court			Lenaghans Drive	Minmi
STOC.019	Boatrowers Hotel	130		Fullerton Street	Stockton
STOC.022	General Washington Hotel			Hunter Street	Stockton
TIGH.015	Royal Oak Hotel	207		Maitland Road	Tighes Hill
WALL.024	Colliery Inn			Cowper Street	Wallsend
WALL.035	Former Grapes Inn	18	20	Kemp Street	Wallsend
WALL.053	Racecourse Hotel	11		Minmi Road	Wallsend
WALL.065	Lemon Grove Hotel	112		Nelson Street	Wallsend
WARA.033	Town Hall Hotel			Turton Road	Waratah
WICK.026	Albion Hotel	72		Hannel Street	Wickham
WICK.030	Lass O'Gowrie Hotel	14		Railway Street	Wickham
Medical					
MAYF.101	Former Maternity Hospital	1		Tourie Street	Mayfield
NEWL.012	Rankin Park Hospital			Lookout Road	New Lambton
STOC.009	Former Sir Ogden Hospital	29		Crown Street	Stockton
STOC.015	Stockton Centre			Fullerton Road	Stockton
WALL.043	Wallsend Hospital			Longworth Avenue	Wallsend
WALL.043/a	Wallsend Drug & Alcohol Centre			Longworth Avenue	Wallsend
Meeting Halls					
ADAM.002	Adamstown RSL Memorial Hall			Brunker Road	Adamstown
ADAM.017/a	Henderson Park Community Hall			Lockyer Street	Adamstown
ADAM.025	Adamstown Masonic Hall	151		Teralba Road	Adamstown
HAMI.004	Hogs Breath Cafe	104		Beaumont Street	Hamilton
HAMI.042/a	Former Scout Hall			Chatham Road	Hamilton North
HAMI.073	Wesley Church Hall			William Street	Hamilton
HEXH.008	S.A. Mehan Plant Hire	187		Old Maitland Road	Hexham
ISLI.001	Islington RSL Memorial Hall	113		Albert Street	Islington
LAMB.005	Lambton Masonic Hall			De Vitre Street	Lambton
LAMB.031	Kings Theatre	31		Russell Road	Lambton
MAYF.057	Mayfield Masonic Hall			Hanbury Street	Mayfield
MERE.062	Holy Family Parish Hall			Ridge Street	Merewether
NEWL.005	New Lambton Scout Hall			Fleet Street	New Lambton

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
STOC.011	St Peter in Chains Hall		Dunbar Street	Stockton
TARR.007	Tarro Community Hall	2	Northern Ave	Tarro
TIGH.007	Tighes Hill School of Arts	15	Elizabeth Street	Tighes Hill
WALL.048	Wallsend Masonic Hall	4	Metcalfe Street	Wallsend
WARA.021	Waratah School of Arts		Station Street	Waratah

Mining

MERE.007	Newcastle Coke Ovens		Frederick Street	Merewether
MERE.043	Brown's Merewether Colliery		Merewether Street	Merewether
NEWL.003	Scottish Australian Mining Co		Carnley Avenue	New Lambton

Natural Landscapes

MAYE.004/a	Maitland Road Date Palms		Maitland Road	Mayfield
MEHI.002	Glenrock Reserve		Scenic Drive	Merewether Heights

Office

BRDM.020	Broadmeadow Loco Depot Offices		Cameron Street	Broadmeadow
HAMI.078	Pipeline Clifton Bros.	7	Chatham Road	Hamilton
HEXH.007	Goninans Administration Building		Old Maitland Road	Hexham

Parks & Park Structures

ADAM.011	Adamstown Park		Glebe Road	Adamstown
ADAM.017	Henderson Park		Lockyer Street	Adamstown
ADAM.018	Arthur Park		Melville Street	Adamstown
BARB.011	Empire Park		Memorial Drive	Bar Beach
BARB.030	Empire Park Bowling Club Fence		Kilgour Avenue	Bar Beach
BRDM.012	Remnant Plantings, District Park		Curley Road	Broadmeadow
HAME.003	Stewart Avenue Fig Trees		Stewart Avenue	Hamilton East
HAMI.042	Richardson Park		Griffiths Road	Hamilton
HAMI.068	Gregson Park		Tudor Street	Hamilton
HAMI.068/a	Gregson Park Steel St Gates		Steel Street	Hamilton
HAMI.068/b	Gregson Park Tudor St Gates		Tudor Street	Hamilton
HAMS.002	Learmonth Park		Gordon Avenue	Hamilton South
HAMS.002/a	Learmonth Park Pillars		Gordon Avenue	Hamilton South
ISLI.005	Islington Park		Maitland Road	Islington
JUNC.007	Rowland Park		Glebe Road	The Junction
LAMB.024	Lambton Park		Howe Street	Lambton
LAMB.024/b	Lambton Park Rotunda		Morehead Street	Lambton
MARV.003	Remnant Tuckeroos, Maryville		Williams Street	Maryville
MAYE.002	Former Botanic Garden Site		Crebert Street	Mayfield East
MAYE.004	Dangar Park		Pacific Highway	Mayfield East
MAYF.105	Webb Park		Waratah Street	Mayfield
WALL.008	Federal Park		Boscawen Street	Wallsend
WALL.028	Wallsend Park		Cowper Street	Wallsend
WARA.020	Waratah Park & Station St Palms		Station Street	Waratah
WICK.004	Hawkins Oval		Albert Street	Wickham

Places of Worship

ADAM.005	Adamstown Uniting Church		Brunker Road	Adamstown
ADAM.016	St Columba Church		Lockyer Street	Adamstown
ADAM.024	Adamstown Presbyterian Church	105	Teralba Road	Adamstown
BRDM.003	St Lawrence O'Toole	127	Broadmeadow Road	Broadmeadow
CARR.014	Mary McKillop Home	58	Gipps Street	Carrington
CARR.015	St Francis Xavier Catholic Church	60	Gipps Street	Carrington

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
CARR.025	St Thomas Anglican Church & Hall		Young Street	Carrington
HAMI.002	Wesley Church Gates and Fence		Beaumont Street	Hamilton
HEXH.006	Former Uniting Church & Hall		Old Maitland Road	Hexham
ISLI.008	St Marks Anglican Church		Norfolk Avenue	Islington
JUNC.004	St Josephs Convent	25	Farquar Street	The Junction
LAMB.011	Convent of Mercy	67A	Dickson Street	Lambton
LAMB.013	St John Catholic Church	82	Dickson Street	Lambton
LAMB.035	Uniting Church		Elder Street	Lambton
MAYF.023	St Andrews Church		Church Street	Mayfield
MAYF.024	St. Columban's Church		Church Street	Mayfield
MAYF.026	St Andrews Former Church		Church Street	Mayfield
MAYF.063	San Clemente		Havelock Street	Mayfield
MAYF.064	Mayfield Uniting Church		Highfield Street	Mayfield
MAYF.074	St. John Presbyterian Church		Macquarie Street	Mayfield
MAYF.104	Salvation Army Citadel	5	Victoria Street	Mayfield
MERE.016	Merewether Uniting Church	180	Glebe Road	Merewether
MERE.074	Merewether Uniting Church		Park Street	Merewether
MINM.004	Minmi Presbyterian Church		Church Street	Minmi
SHOR.003	Uniting Church Shortland	272	Sandgate Road	Shortland
STOC.018	St Gilles Presbyterian Church		Fullerton Street	Stockton
TARR.003	Our Lady of Lourdes	42	Anderson Drive	Tarro
TIGH.018	Immaculate Heart of Mary	16	Tighes Terrace	Tighes Hill
TIGH.019	Convent of Mercy	36	Union Street	Tighes Hill
WALL.064	St Andrews Presbyterian Church		Nelson Street	Wallsend
WARA.019	Corpus Christi Catholic Church		Platt St	Waratah

Public Services

ADAM.006	Adamstown Post Office	195	Brunker Road	Adamstown
ADAM.020	Adamstown Police Station	67	Narara Road	Adamstown
BRDM.016	Former Broadmeadow Post Office	18	Lambton Road	Broadmeadow
CARR.031	Carrington Fire Station	49	Young Street	Carrington
CARR.033	Carrington Post Office	97	Young Street	Carrington
HAME.001	Newcastle District Ambulance		Denison Street	Hamilton East
HAMI.007	Hamilton Post Office	54	Beaumont Street	Hamilton
HAMI.013	Fire Station - Hamilton	9	Belford Street	Hamilton
LAMB.006	Lambton Fire Station	67	De Vitre Street	Lambton
LAMB.007	Lambton Lockup Residence	20	26 Dickson Street	Lambton
MARV.001	Maryville Postal Pillar Box		Harrison Street	Maryville
MAYF.083	Mayfield Police Station	221	Maitland Road	Mayfield
MERE.033	Merewether Post Office	36	Llewellyn Street	Merewether
MERE.034	Merewether Fire Station	39	Llewellyn Street	Merewether
TIGH.009	Former Police Lock-Up	66	Elizabeth Street	Tighes Hill
WALL.063	Wallsend Fire Station		Nelson Street	Wallsend
WALL.076	Whitton Street Postal Pillar Box		Whitton Street	Wallsend
WARA.009	Waratah Police Wireless Station	96	Georgetown Road	Waratah
WARA.032	Former Waratah Post Office		Station Street	Waratah

Railways & Tramways

ADAM.012	Adamstown Signal Box		Glebe Road	Adamstown
ADAM.012/a	Adamstown Railway Station		Glebe Road	Adamstown
ADAM.012/b	Pedestrian Bridge		Glebe Road	Adamstown
ADAM.021	Redhead Railway		Park Avenue	Adamstown
BRDM.005	Broadmeadow Railway Station		Brown Street	Broadmeadow

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
BRDM.008	Broadmeadow Locomotive Depot		Cameron Street	Broadmeadow
GEOR.001	Former Lambton Colliery Railway		Broadmeadow Road	Georgetown
HAMI.025	Former Steam Tramshed		Denison Street	Hamilton
HEXH.002	Railway Station Hexham		Maitland Road	Hexham
ISLI.002	Islington Junction Box		Clyde Street	Islington
MINM.001	Richmond Vale Colliery Railway			Minmi
SAND.001	Sandgate Cemetery Railway Spur		Maitland Road	Sandgate
WICK.021	Signal Box - Wickham		Hannel Street	Wickham
WICK.024	Wickham Railway Station		Hannel Street	Wickham

Residence - Multiple

ADAM.028	Bryan Hostel	67	Victoria Street	Adamstown
BARB.004	Units	26	Brooks Street	Bar Beach
BARB.018	Parkhurst Flats	17	Parkway Avenue	Bar Beach
BARB.019	Units	23	Parkway Avenue	Bar Beach
BARB.020	Kamarem Court	39	Parkway Avenue	Bar Beach
BARB.021	Acropolis	40	Parkway Avenue	Bar Beach
BARB.022	Brooklyn Court	6	Tooke Street	Bar Beach
BRDM.018	Awabakal Land Council	120	Newton Street	Broadmeadow
MAYF.097	Burgman House	4	Pitt Street	Mayfield
MAYW.006	Murray Dwyer Orphanage		Tourle Street	Mayfield West
MAYW.011	Mayfield House		Highfield Street	Mayfield West
STOC.031	Ocean View Flats	179	Mitchell Street	Stockton
WICK.001	Stella Maris Seamans Mission		Hannel Street	Wickham

Residence - Single

ADAM.019	Police Residence	65	Narara Road	Adamstown
CARR.019	Mathieson Street Terraces	2 18	Mathieson Street	Carrington
HAMI.045	Residence	46	Hudson Street	Hamilton
HAMI.053	Former Nurses Home	66	Lindsay Street	Hamilton
HAMI.059	Hamilton Nursing Home	24	Samdon Street	Hamilton
HAMS.003	A.A. Company Display Home		Gordon Avenue	Hamilton South
HAMS.004	A.A. Company Display Home		Gordon Avenue	Hamilton South
ISLI.006	Residence	22A	Maitland Road	Islington
ISLI.009	St Marks Rectory	9	Norfolk Avenue	Islington
ISLI.011	"Kenilworth"	14	Sheddon Street	Islington
JUNC.003	Brien Street Terraces	6	Brien Street	The Junction
JUNC.005	Farquar Street Terraces	3 9	Farquar Street	The Junction
LAMB.012	St John Presbytery	80A	Dickson Street	Lambton
MAYF.012	Residence	28	Bull Street	Mayfield
MAYF.022	Residence	74	Bull Street	Mayfield
MAYF.028	St Columbans Presbytery	58	Church Street	Mayfield
MAYF.034	Residence	141	Crebert Street	Mayfield
MAYF.035	"Winncourt"	143	Crebert Street	Mayfield
MAYF.036	Residence	145	Crebert Street	Mayfield
MAYF.037	Residence	147	Crebert Street	Mayfield
MAYF.038	"Tongarra"	149	Crebert Street	Mayfield
MAYF.061	Residence	88	Hanbury Street	Mayfield
MAYF.065	Church House	29	Highfield Street	Mayfield
MAYF.067	Residence	15A	Kerr Street	Mayfield
MAYF.069	Arnott Residence	41	Kerr Street	Mayfield
MAYF.071	Residence	76	Kerr Street	Mayfield
MAYF.075	"Miami"		Macquarie Street	Mayfield

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
MAYF.094	Residence	92	Margaret Street	Mayfield
MAYF.095	Residence	94	Margaret Street	Mayfield
MAYF.096	"Burrundulla"	2	Pitt Street	Mayfield
MAYW.005	"Winahra"	21	Highfield Street	Mayfield West
MERE.012	"Trialba"	79	Frederick Street	Merewether
MERE.027	"Brynhfryd"	44	Kilgour Avenue	Merewether
NEWL.010	Croudace House		Lookout Road	New Lambton
NEWL.019	"Orlelton"	41	Queens Road	New Lambton
NEWL.020	"The Grange"	59	Queens Road	New Lambton
NEWL.027	Newbold House		Russell Road	New Lambton
SAND.002	Sandgate Cemetery Office	166	Maitland Road	Sandgate
STOC.012	St Peter in Chains Presbytery	13	Dunbar Street	Stockton
STOC.023	"The Laurels"		King Street	Stockton
STOC.029	Residence	121	Mitchell Street	Stockton
STOC.030	Former Sir Brown's Residence	139	Mitchell Street	Stockton
STOC.041	Residence	1	Queen Street	Stockton
TARR.006	Residence	29	Eastern Avenue	Tarro
WALL.020	Clarke Street Cottages	32	34 Clarke Street	Wallsend
WALL.038	Woodlands House		Lake Road	Wallsend
WARA.031	"Carclaw"	25	Lambton Road	Waratah
WICK.005	"Venetia"	111	Albert Street	Wickham

Retail

CARR.028	Shop	123	Young Street	Carrington
MAYF.079	The Coliseum	116	118 Maitland Road	Mayfield
STOC.028	Beach Cafe	115	Mitchell Street	Stockton
WICK.025	The Salvation Army Mens Hostel	116	120 Hannel Street	Wickham

Roads Infrastructure

BRDM.019	Bridge over Graham Road		Graham Road	Broadmeadow
MERE.015	Stallards Garage	152	Glebe Road	Merewether
STOC.010	Stockton Horse Trough		Douglas Street	Stockton

Sporting Facilities

BARB.014	Cooks Hill Surf Life Saving Club		Memorial Drive	Bar Beach
BRDM.009	Broadmeadow Racetrack		Chatham Road	Broadmeadow
BRDM.014	Newcastle Showground		Griffiths Road	Broadmeadow
MERE.040	Merewether Baths		Memorial Drive	Merewether
MERE.041	Surf House		Memorial Drive	Merewether
MERE.075	Townson Oval Pavilion		Berner Street	Merewether
STOC.001	The John Slade Memorial Pavilion		Mitchell Street	Stockton

Utilities

BARB.005	Electrical Substation		Light Street	Bar Beach
LAMB.028	Lambton Pumping Station		Newcastle Road	Lambton
MAYF.033	Former Substation	138	Crebert Street	Mayfield
MAYW.009	Sub-Station		Monde Street	Mayfield West
MERE.037	Macquarie Street Reservoir		Macquarie Street	Merewether
NEWL.016	New Lambton Substation		Portland Place	New Lambton
STOC.020	Stockton Fire Station		Hereford Street	Stockton
TARR.002	Substation Tarro		Anderson Drive	Tarro
TARR.009	Pumping Station Substation		Woodberry Road	Tarro

Warehouses & Stores

Items Sorted by Subcategory

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
CARR.001	Throsby Basin Warehouse		Denison Street	Carrington
WICK.010	Dalgety Warehouse	55	Annie Street	Wickham
WICK.011	Elders Warehouse	57	Annie Street	Wickham
WICK.029	Winchombe Carson Warehouse		Milford Street	Wickham

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
Townships				
LAMB.006	Lambton Fire Station	67	De Vitre Street	Lambton
HAMS.003	A.A. Company Display Home		Gordon Avenue	Hamilton South
HAMS.004	A.A. Company Display Home		Gordon Avenue	Hamilton South
Shipping				
STOC.037	Wreck of Adolphe		Plitt Street	Stockton
STOC.004	Former Locomotive Ash Pit			Stockton
HEXH.009	Slab Shed	2	Old Maitland Road	Hexham
CARR.022	Bullock Island Crane Bases		Robertson Street	Carrington
CARR.021	Former McMyler Holst		Robertson Street	Carrington
CARR.001	Throsby Basin Warehouse		Denison Street	Carrington
Railways and Trams				
BRDM.008	Broadmeadow Locomotive Depot		Cameron Street	Broadmeadow
BRDM.005	Broadmeadow Railway Station		Brown Street	Broadmeadow
ISLI.002	Islington Junction Box		Clyde Street	Islington
HAMI.025	Former Steam Tramshed		Denison Street	Hamilton
BRDM.018	Awabakal Land Council	120	Newton Street	Broadmeadow
MINM.001	Richmond Vale Colliery Railway			Minmi
WICK.021	Signal Box - Wickham		Hannel Street	Wickham
BRDM.019	Bridge over Graham Road		Graham Road	Broadmeadow
ADAM.012/b	Pedestrian Bridge		Glebe Road	Adamstown
ADAM.012/a	Adamstown Railway Station		Glebe Road	Adamstown
HEXH.002	Railway Station Hexham		Maitland Road	Hexham
ADAM.012	Adamstown Signal Box		Glebe Road	Adamstown
BRDM.020	Broadmeadow Loco Depot Offices		Cameron Street	Broadmeadow
WICK.024	Wickham Railway Station		Hannel Street	Wickham
ADAM.021	Redhead Railway		Park Avenue	Adamstown
WICK.005	"Venetia"	111	Albert Street	Wickham
GEOR.001	Former Lambton Colliery Railway		Broadmeadow Road	Georgetown
Road Transport				
STOC.010	Stockton Horse Trough		Douglas Street	Stockton
BRDM.013	Fig Trees in Median		Dumaresq Street	Broadmeadow
HAMI.018	Chaucer Street Date Palms		Chaucer Street	Hamilton
HAMI.021	Large Fig Tree		Denison Street	Hamilton
WALL.043/b	Wallsend Hospital Median Garden		Longworth Avenue	Wallsend
MERE.015	Stallards Garage	152	Glebe Road	Merewether
CARR.012	Gipps Street Palms		Gipps Street	Carrington
HAME.003	Stewart Avenue Fig Trees		Stewart Avenue	Hamilton East
Air Transport				
BRDM.001	Former Broadmeadow Aero Club		Denny Street	Broadmeadow
Early Farming - Agriculture				
MEHI.002/a	Fruit Packing Shed & Residence		Scenic Drive	Merewether Heights
MEHI.002/b	Bailey's Orchard	235	Scenic Drive	Merewether Heights
MINM.002	John Brown's Model Farm			Minmi
MAYW.007	Remnant Garden		Tourle Street	Mayfield West
Coal Mining				
MERE.043	Brown's Merewether Colliery		Merewether Street	Merewether
WALL.020	Clarke Street Cottages	32 34	Clarke Street	Wallsend
NEWL.010	Croudace House		Lookout Road	New Lambton
NEWL.003	Scottish Australian Mining Co		Carnley Avenue	New Lambton
MERE.007	Newcastle Coke Ovens		Frederick Street	Merewether

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
Early Manufacturing & Processing				
MERE.049	Bowtells Essex Brick Works		Morgan Street	Merewether
HEXH.004	J & A Brown's Hexham Workshops	230	Maitland Road	Hexham
WARA.024	Waratah Steam Pottery		Turton Road	Waratah
Shipbuilding				
HEXH.001	Hexham Shipbuilding Yards			Hexham
Metal Smelting				
HAMN.002	English & Australian Copper Co		Brisbane Street	Hamilton North
Food & Beverage Processing				
HEXH.003	Oak Factory	189	Maitland Road	Hexham
MAYF.069	Arnett Residence	41	Kerr Street	Mayfield
Suburban Centres				
CARR.031	Carrington Fire Station	49	Young Street	Carrington
CARR.028	Shop	123	Young Street	Carrington
STOC.028	Beach Cafe	115	Mitchell Street	Stockton
MERE.042	Remnant Metrosideros Plantings		Memorial Drive	Merewether
CARR.033	Carrington Post Office	97	Young Street	Carrington
Wholesaling				
MAYF.079	The Coliseum	116 118	Maitland Road	Mayfield
WICK.010	Dalgety Warehouse	55	Annie Street	Wickham
WICK.011	Elders Warehouse	57	Annie Street	Wickham
WICK.029	Winchcombe Carson Warehouse		Milford Street	Wickham
Industrial Technology				
HAMN.001	Goninans		Brisbane Road	Hamilton North
HAMI.078	Pipeline Clifton Bros.	7	Chatham Road	Hamilton
ISLI.003	Former Dick Bros Engineering	56	Fern Street	Islington
WICK.002	Hudson Bros Engineering		Railway Street	Wickham
HAMI.077	Shell Company of Australia	59	Chatham Road	Hamilton
WICK.019	R.A. Ritchie and Sons		Greenway Street	Wickham
HEXH.007	Goninans Administration Building		Old Maitland Road	Hexham
HAMI.075	ELMA Factory		Clyde Street	Hamilton
HAMI.046	Hely Brothers Pty Ltd	46-4	Hudson Street	Hamilton
MAYF.055	Australia Wire Rope Building		George Street	Mayfield
Local Government				
WICK.006	Former Council Chambers	14	Albert Street	Wickham
Police and Courts				
LAMB.007	Lambton Lockup Residence	20 26	Dickson Street	Lambton
WARA.009	Waratah Police Wireless Station	96	Georgetown Road	Waratah
MAYF.083	Mayfield Police Station	221	Maitland Road	Mayfield
TIGH.009	Former Police Lock-Up	66	Elizabeth Street	Tighes Hill
ADAM.019	Police Residence	65	Narara Road	Adamstown
Defence				
ADAM.003	Former Rifle Range		Brunker Road	Adamstown
KOOR.001	131 Radar Igloo			Kooragang
ADAM.002	Adamstown RSL Memorial Hall		Brunker Road	Adamstown
Communications				
SAND.004	2HD Studio	173	Maitland Road	Sandgate
HAMI.007	Hamilton Post Office	54	Beaumont Street	Hamilton

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
WALL.076	Whitton Street Postal Pillar Box		Whitton Street	Wallsend
WARA.032	Former Waratah Post Office		Station Street	Waratah
ADAM.006	Adamstown Post Office	195	Brunker Road	Adamstown
BRDM.016	Former Broadmeadow Post Office	18	Lambton Road	Broadmeadow
MARV.001	Maryville Postal Pillar Box		Harrison Street	Maryville
MERE.033	Merewether Post Office	36	Llewellyn Street	Merewether

Utilities

HAMI.013	Fire Station - Hamilton	9	Belford Street	Hamilton
BARB.005	Electrical Substation		Light Street	Bar Beach
TARR.009	Pumping Station Substation		Woodberry Road	Tarro
STOC.020	Stockton Fire Station		Hereford Street	Stockton
MAYF.033	Former Substation	138	Crebert Street	Mayfield
MERE.037	Macquarie Street Reservoir		Macquarie Street	Merewether
NEWL.016	New Lambton Substation		Portland Place	New Lambton
MAYW.009	Sub-Station		Monde Street	Mayfield West
TARR.002	Substation Tarro		Anderson Drive	Tarro
MERE.034	Merewether Fire Station	39	Llewellyn Street	Merewether
WALL.063	Wallsend Fire Station		Nelson Street	Wallsend
LAMB.028	Lambton Pumping Station		Newcastle Road	Lambton

Housing

MAYF.067	Residence	15A	Kerr Street	Mayfield
BARB.004	Units	26	Brooks Street	Bar Beach
MAYF.037	Residence	147	Crebert Street	Mayfield
BARB.022	Brooklyn Court	6	Tooke Street	Bar Beach
NEWL.027	Newbold House		Russell Road	New Lambton
MAYF.038	"Tongarra"	149	Crebert Street	Mayfield
BARB.014	Cooks Hill Surf Life Saving Club		Memorial Drive	Bar Beach
ADAM.028	Bryan Hostel	67	Victoria Street	Adamstown
MERE.012	"Trialba"	79	Frederick Street	Merewether
BARB.019	Units	23	Parkway Avenue	Bar Beach
BARB.021	Acropolis	40	Parkway Avenue	Bar Beach
BARB.020	Kamarem Court	39	Parkway Avenue	Bar Beach
MERE.027	"Brynhfryd"	44	Kilgour Avenue	Merewether
MAYF.095	Residence	94	Margaret Street	Mayfield
MAYW.011	Mayfield House		Highfield Street	Mayfield West
TARR.006	Residence	29	Eastern Avenue	Tarro
MAYF.075	"Miami"		Macquarie Street	Mayfield
MAYF.071	Residence	76	Kerr Street	Mayfield
MAYF.101	Former Maternity Hospital	1	Tourle Street	Mayfield
MAYF.097	Burgman House	4	Pitt Street	Mayfield
MAYF.036	Residence	145	Crebert Street	Mayfield
MAYF.094	Residence	92	Margaret Street	Mayfield
MAYF.035	"Winncourt"	143	Crebert Street	Mayfield
NEWL.020	"The Grange"	59	Queens Road	New Lambton
NEWL.019	"Orielson"	41	Queens Road	New Lambton
BARB.018	Parkhurst Flats	17	Parkway Avenue	Bar Beach
MAYF.061	Residence	88	Hanbury Street	Mayfield
MAYF.034	Residence	141	Crebert Street	Mayfield
MAYF.096	"Burrundulla"	2	Pitt Street	Mayfield
JUNC.005	Farquar Street Terraces	3	Farquar Street	The Junction
WALL.038	Woodlands House		Lake Road	Wallsend
JUNC.003	Brien Street Terraces	6	Brien Street	The Junction
MAYF.012	Residence	28	Bull Street	Mayfield
MINM.005	Winston Court		Lenaghans Drive	Minmi

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
STOC.041	Residence	1	Queen Street	Stockton
WARA.031	"Carclaw"	25	Lambton Road	Waratah
MAYF.022	Residence	74	Bull Street	Mayfield
STOC.031	Ocean View Flats	179	Mitchell Street	Stockton
STOC.030	Former Sir Brown's Residence	139	Mitchell Street	Stockton
STOC.029	Residence	121	Mitchell Street	Stockton
HAMI.045	Residence	46	Hudson Street	Hamilton
CARR.019	Mathleson Street Terraces	2 18	Mathleson Street	Carrington

Social Institutions

CARR.025	St Thomas Anglican Church & Hall		Young Street	Carrington
MAYF.104	Salvation Army Citadel	5	Victoria Street	Mayfield
CARR.018	The Seven Seas Hotel	149	Hill Street	Carrington
MAYF.057	Mayfield Masonic Hall		Hanbury Street	Mayfield
HAMI.004	Hogs Breath Cafe	104	Beaumont Street	Hamilton
NEWL.005	New Lambton Scout Hall		Fleet Street	New Lambton
WALL.024	Colliery Inn		Cowper Street	Wallsend
WALL.048	Wallsend Masonic Hall	4	Metcalfe Street	Wallsend
CARR.002	Former Carrington Club Hotel		Bourke Street	Carrington
ADAM.020	Adamstown Police Station	67	Narara Road	Adamstown
LAMB.005	Lambton Masonic Hall		De Vitre Street	Lambton
ADAM.025	Adamstown Masonic Hall	151	Teralba Road	Adamstown
TIGH.007	Tighes Hill School of Arts	15	Elizabeth Street	Tighes Hill

Environmental Awareness

CARR.017	Hargrave Street Date Palms		Hargrave Street	Carrington
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Natural Environment

MAYE.004/a	Maitland Road Date Palms		Maitland Road	Mayfield
MEHI.002	Glenrock Reserve		Scenic Drive	Merewether Heights

Cultural Sites

WALL.035	Former Grapes Inn	18 20	Kemp Street	Wallsend
FLET.001	Styles Grove Landscape		Minmi Road	Fletcher
MARV.003	Remnant Tuckeroos, Maryville		Williams Street	Maryville
MAYF.116	Remnant Monastery Garden	68	Woodstock Street	Mayfield
MERE.014	Beach Hotel	93	Frederick Street	Merewether
WICK.026	Albion Hotel	72	Hannel Street	Wickham
STOC.022	General Washington Hotel		Hunter Street	Stockton
ADAM.017/a	Henderson Park Community Hall		Lockyer Street	Adamstown
MAYE.002	Former Botanic Garden Site		Crebert Street	Mayfield East
ADAM.013	Gates Hotel	660	Glebe Road	Adamstown
NEWL.010/a	Remnant Garden, Croudace House		Lookout Road	New Lambton Heights
HAMI.008	Sydney Junction Hotel	8	Beaumont Street	Hamilton
STOC.019	Boatrowers Hotel	130	Fullerton Street	Stockton
STOC.016	Copse of Acacia Karroo		Fullerton Street	Stockton
HAMI.027	Hotel Bennett	146	Denison Street	Hamilton
WARA.022	Remnant Plantings		Turton Road	Waratah
HAMI.072	Hamilton Hotel	71	Tudor Street	Hamilton
HAMI.016	Gas Co Site Remnant Gardens		Chatham Road	Hamilton
HAMI.003	Exchange Hotel		Beaumont Street	Hamilton
HEXH.010	Former Travellers Rest Hotel	9	Pacific Highway	Hexham

Leisure

HAMI.042/a	Former Scout Hall		Chatham Road	Hamilton North
MERE.040	Merewether Baths		Memorial Drive	Merewether
TARR.007	Tarro Community Hall	2	Northern Ave	Tarro

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
MERE.041	Surf House		Memorial Drive	Merewether
LAMB.026	The Lambton Park Hotel	60	Morehead Street	Lambton
MERE.004	Burwood Inn	77	Berner Street	Merewether
LAMB.031	Kings Theatre	31	Russell Road	Lambton
LAMB.024/b	Lambton Park Rotunda		Morehead Street	Lambton
MERE.011	Former Racecourse Inn	65	Frederick Street	Merewether
WALL.065	Lemon Grove Hotel	112	Nelson Street	Wallsend
TIGH.015	Royal Oak Hotel	207	Maitland Road	Tighes Hill
WARA.021	Waratah School of Arts		Station Street	Waratah
BRDM.004	Sunnyside Tavern	20	Broadmeadow Road	Broadmeadow
NEWL.002	Former Savoy Theatre		Alma Road	New Lambton
ADAM.008	The Nags Head Hotel	272	Brunker Road	Adamstown
ADAM.007	Kitchener Hall	267	269 Brunker Road	Adamstown
WALL.053	Racecourse Hotel	11	Minmi Road	Wallsend
STOC.033	Former Savoy Picture Theatre	68	Mitchell Street	Stockton
BIRM.001	The Regal Cinema	4	Moore Street	Birmingham Gardens
BARB.013	Cooks Hill Life Saving Memorial		Memorial Drive	Bar Beach
HAMI.026	Former Hamilton Hotel		Denison Street	Hamilton
BARB.030	Empire Park Bowling Club Fence		Kilgour Avenue	Bar Beach
CARR.026	Former Glasgow Arms Hotel		Young Street	Carrington
HEXH.008	S.A. Mehan Plant Hire	187	Old Maitland Road	Hexham
ISLI.007	Former Regent Picture Theatre	80	Maitland Road	Islington
WALL.028	Wallsend Park		Cowper Street	Wallsend
BARB.011	Empire Park		Memorial Drive	Bar Beach
BRDM.014	Newcastle Showground		Griffiths Road	Broadmeadow
HAMI.068	Gregson Park		Tudor Street	Hamilton
ADAM.018	Arthur Park		Melville Street	Adamstown
LAMB.024	Lambton Park		Howe Street	Lambton
HAMS.002	Learmonth Park		Gordon Avenue	Hamilton South
WALL.008	Federal Park		Boscawen Street	Wallsend
BRDM.012	Remnant Plantings, District Park		Curley Road	Broadmeadow
WARA.020	Waratah Park & Station St Palms		Station Street	Waratah
MAYF.105	Webb Park		Waratah Street	Mayfield
BRDM.009	Broadmeadow Racetrack		Chatham Road	Broadmeadow
WICK.030	Lass O'Gowrie Hotel	14	Railway Street	Wickham
HAMI.042	Richardson Park		Griffiths Road	Hamilton
MAYF.087	Beauford Hotel	39	Maitland Road	Mayfield
ADAM.011	Adamstown Park		Glebe Road	Adamstown
HAMS.002/a	Learmonth Park Pillars		Gordon Avenue	Hamilton South
JUNC.007	Rowland Park		Glebe Road	The Junction
ADAM.017	Henderson Park		Lockyer Street	Adamstown
MAYF.082	Stag & Hunter Hotel	187	Maitland Road	Mayfield
ISLI.005	Islington Park		Maitland Road	Islington
MAYE.004	Dangar Park		Pacific Highway	Mayfield East
WARA.033	Town Hall Hotel		Turton Road	Waratah

Sport

WICK.004	Hawkins Oval		Albert Street	Wickham
MERE.075	Townson Oval Pavilion		Berner Street	Merewether

Health

HAMI.053	Former Nurses Home	66	Lindsay Street	Hamilton
HAME.001	Newcastle District Ambulance		Denison Street	Hamilton East
STOC.015	Stockton Centre		Fullerton Road	Stockton
NEWL.012	Rankin Park Hospital		Lookout Road	New Lambton
HAMI.059	Hamilton Nursing Home	24	Samdon Street	Hamilton

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
STOC.009	Former Sir Ogden Hospital	29	Crown Street	Stockton
WALL.043/a	Wallsend Drug & Alcohol Centre		Longworth Avenue	Wallsend
WALL.043	Wallsend Hospital		Longworth Avenue	Wallsend

Welfare

MAYW.006	Murray Dwyer Orphanage		Tourle Street	Mayfield West
WICK.001	Stella Maris Seamen's Mission		Hannel Street	Wickham

Religion

LAMB.035	Uniting Church		Elder Street	Lambton
MAYF.026	St Andrews Former Church		Church Street	Mayfield
MAYF.028	St Columbans Presbytery	58	Church Street	Mayfield
MAYF.074	St. John Presbyterian Church		Macquarie Street	Mayfield
MAYF.024	St. Columban's Church		Church Street	Mayfield
LAMB.012	St John Presbytery	80A	Dickson Street	Lambton
TIGH.018	Immaculate Heart of Mary	16	Tighes Terrace	Tighes Hill
STOC.018	St Giles Presbyterian Church		Fullerton Street	Stockton
MAYF.023	St Andrews Church		Church Street	Mayfield
ADAM.005	Adamstown Uniting Church		Brunker Road	Adamstown
JUNC.008	St Josephs Primary School		Kenrick Street	The Junction
JUNC.004	St Josephs Convent	25	Farquar Street	The Junction
MERE.016	Merewether Uniting Church	180	Glebe Road	Merewether
MERE.062	Holy Family Parish Hall		Ridge Street	Merewether
ISLI.008	St Marks Anglican Church		Norfolk Avenue	Islington
ADAM.016	St Columba Church		Lockyer Street	Adamstown
CARR.015	St Francis Xavier Catholic Church	60	Gipps Street	Carrington
CARR.014	Mary McKillop Home	58	Gipps Street	Carrington
ADAM.024	Adamstown Presbyterian Church	105	Teralba Road	Adamstown
WALL.064	St Andrews Presbyterian Church		Nelson Street	Wallsend
LAMB.011	Convent of Mercy	67A	Dickson Street	Lambton
HEXH.006	Former Uniting Church & Hall		Old Maitland Road	Hexham
HAMI.073	Wesley Church Hall		William Street	Hamilton
TARR.003	Our Lady of Lourdes	42	Anderson Drive	Tarro
LAMB.009	Former Nuns Music Room		Dickson Street	Lambton
LAMB.013	St John Catholic Church	82	Dickson Street	Lambton
ISLI.009	St Marks Rectory	9	Norfolk Avenue	Islington
MERE.074	Merewether Uniting Church		Park Street	Merewether
WICK.025	The Salvation Army Mens Hostel	116 120	Hannel Street	Wickham
TIGH.019	Convent of Mercy	36	Union Street	Tighes Hill
SHOR.003	Uniting Church Shortland	272	Sandgate Road	Shortland
SAND.001	Sandgate Cemetery Railway Spur		Maitland Road	Sandgate
HAMI.002	Wesley Church Gates and Fence		Beaumont Street	Hamilton
MINM.004	Minmi Presbyterian Church		Church Street	Minmi
STOC.011	St Peter in Chains Hall		Dunbar Street	Stockton
BRDM.003	St Lawrence O'Toole	127	Broadmeadow Road	Broadmeadow
WARA.019	Corpus Christi Catholic Church		Platt St	Waratah
MAYF.063	San Clemente		Havelock Street	Mayfield
MAYF.065	Church House	29	Highfield Street	Mayfield
MAYF.064	Mayfield Uniting Church		Highfield Street	Mayfield
STOC.012	St Peter in Chains Presbytery	13	Dunbar Street	Stockton

Education

ADAM.014	St Columba Primary School		Lockyer Street	Adamstown
NEWL.026	St Therese Primary School	39	Royal Street	New Lambton
BRDM.015	Broadmeadow Primary School		Lambton Road	Broadmeadow
NEWL.024	New Lambton Public School		Regent Street	New Lambton
JUNC.014	The Junction Primary School		Union Street	The Junction

Items Sorted by Local Themes

ITEM NO:	PRINCIPLE NAME:	STREET NO:	STREET NAME:	SUBURB:
STOC.008	Stockton Public School		Clyde Street	Stockton
HAMI.071	Hamilton Public School D.S.P		Tudor Street	Hamilton
MAYF.118	Hunter Institute of Technology		Havelock Street	Mayfield
HEXH.011	Former Hexham Public School		Old Maitland Road	Hexham
MAYF.031	Mayfield East Public School		Crebert Street	Mayfield
MAYW.004	Mayfield West Public School	7.	Gregson Avenue	Mayfield West
WARA.026	Waratah Technology High School		Turton Road	Waratah
MAYF.041	Trees in Newcastle Depot		Fitzroy Street	Mayfield
WALL.049	Newcastle Muslim Association	6	Metcalfe Street	Wallsend
WALL.018	Wallsend Public School		Clarke Street	Wallsend
BERE.002	Beresfield Public School	181	Anderson Drive	Beresfield
TIGH.014	Tighes Hill TAFE College		Maitland Road	Tighes Hill
TIGH.003/c	Tighes Hill Public School		Elizabeth Street	Tighes Hill
LAMB.003	Lambton Public School		Croudace Street	Lambton
MINM.011	Minmi Public School		Woodford Street	Minmi
TIGH.003	Tighes Hill Public School		Elizabeth Street	Tighes Hill
TIGH.003/b	Tighes Hill Public School		Elizabeth Street	Tighes Hill

The Life Cycle

WALL.015	RM Evans Funeral Chapel		Bunn Street	Wallsend
SAND.002	Sandgate Cemetery Office	166	Maitland Road	Sandgate

Prominent Individuals

ISLI.006	Residence	22A	Maitland Road	Islington
LAMB.024/c	Lambton Park Drinking Fountain		Morehead Road	Lambton
STOC.001	The John Slade Memorial Pavilion		Mitchell Street	Stockton
STOC.023	"The Laurels"		King Street	Stockton
HEXH.005	Hannel Family Vault		New England Highway	Hexham
MAYW.005	"Winahra"	21	Highfield Street	Mayfield West
ISLI.011	"Kenilworth"	14	Sheddon Street	Islington

Commemorative Events

JUNC.010	War Memorial		Kenrick Street	The Junction
JUNC.007/a	Rowland Park War Memorial		Railway Street	Merewether
MERE.045	War Memorial		Mitchell Street	Merewether
STOC.027	Mine Disaster Memorial		Mitchell Street	Stockton
STOC.026	War Memorial		Mitchell Street	Stockton
HAMI.068/b	Gregson Park Tudor St Gates		Tudor Street	Hamilton
CARR.009	Connolly Park War Memorial Gate		Fitzroy Street	Carrington
HAMI.068/e	Fountain Monument-Gregson Park		Tudor Street	Hamilton
ISLI.001	Islington RSL Memorial Hall	113	Albert Street	Islington
JUNC.007/b	Rowland Park Fountain		Lingard Street	The Junction
HAMI.068/c	John William Parsons Monument		Tudor Street	Hamilton
HAMI.068/a	Gregson Park Steel St Gates		Steel Street	Hamilton
WICK.004/a	Hawkins Oval Memorial		Albert Street	Wickham
HAMI.023	Bus Memorial		Denison Street	Hamilton
LAMB.024/a	Lambton Park Gates		Morehead Street	Lambton
HAMI.068/d	War Memorial - Gregson Park		Tudor Street	Hamilton

4. Statement of Significance

4.1 General Statement of Significance

The heritage significance of the City of Newcastle derives chiefly from the pattern of development that evolved from the exploitation of the coal reserves throughout the city and surrounding regions, and the survival of this pattern largely intact to this day. It's survival is due in part to the lack of redevelopment pressure in the city through the latter part of this century, which has left both the general pattern and a wealth of associated structures relatively intact.

The presence of coal was one of the principle reasons for the establishment of Newcastle as a penal settlement in the early years of European settlement in Australia. Coal mining was undertaken on a large scale by both public and private organisations from the early nineteenth century, a major player in which was the Australian Agricultural Company, whose 2000 acre grant at Newcastle and monopoly on the sale of coal effectively restricted the growth of the city until the 1850's. Most of the villages that subsequently developed were based around the outlying coal pits operated by the AA Co. or other organisations, and were linked back to the port facilities at the city by railways. (eg. Lambton, Hamilton)

The railways evolved into a complicated array of lines that criss crossed the city and ultimately stretched out to surrounding regions. These railway lines and the port facilities that they served played an important role in the subsequent development of Newcastle as a centre for heavy industry, an activity that was to shape Newcastle's growth in the early twentieth century, with large industrial complexes in outlying areas becoming the focus for commercial and residential development in place of the coal mines. (eg. Mayfield, Waratah)

Coal mining, while a key element in the significance of Newcastle, should not however be seen in isolation from the many other factors that have contributed to the cities historic character.

The natural harbour, which has been progressively reshaped by man with earth works of a massive scale, has always been an important focus, and is today one of the major ports and export centres in Australia. Many of the items of heritage significance within the city relate to port activities, and some of the oldest suburbs are traditionally waterfront villages. (eg. Carrington and Stockton)

The topography of the landforms are also significant. The steep land immediately behind the city centre has effectively limited it's growth southwards, as has the harbour to the north, forcing it to evolve as a long and thin commercial strip. Its location immediately adjacent the coastline is also unique for Australian cities of this scale. The ridge that runs from Merewether through Adamstown and Kotara to New Lambton is a prominent visual element within the broader cityscape, and has tended to be the location for the grander residences due to its elevation. It also forms the natural boundary to the Hunter Valley, with the land on the southern side falling with the Lake Macquarie catchment, and today loosely forming the municipal boundary. The land to the west is a total contrast, with the broad flood plains around Hexham remaining relatively undisturbed, with urban development restricted to the small areas of higher ground.

Newcastle is also the largest city in Australia outside the state capitals, and is gaining increasing importance for services and administration as a major regional centre. This role dates back to the mid nineteenth century, and is evident in the many grand civic and commercial buildings of the city.

4.2 Summary of Significant Features

Thus the cities heritage is reflected in a broad range of items and areas, which may be summarised as follows:

- a) the core commercial area of the city centre as the main focus for transportation, communications and administration
- b) the traditional village centres that still function as the major local or neighbourhood centres, largely independent in their day to day needs but linked back to the city centre
- c) the network of road and rail routes that connect these village centres with the city centre
- d) the natural features that have led to this pattern of development, particularly the coastline, harbour, the ridges and water courses.
- e) many substantial commercial and residential buildings constructed during the boom years of Newcastle's industrial development
- f) many modest cottages on small lots that reflect traditional forms of workers housing
- g) areas of consistent architectural style due to concentrated periods of development caused by the ownership of large tracts of land by major landholders such as the AA Co.
- h) substantial numbers of industrial sites related to coal mining and the development of heavy industry.

5. The Heritage Planning Framework

5.1 Introduction

The aim of the NSW heritage system is to identify and conserve the environmental heritage of the State for the benefit of present and future generations. The NSW Heritage Act 1977 defines the 'environmental heritage' as *"those buildings, works, relics or places of historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance for the State"*.

To achieve this aim Federal, State and Local Government has established a system of interrelated legislation designed to:

- identify and assess the State's environmental heritage;
- manage the State's environmental heritage; and
- promote and encourage conservation of the State's environmental heritage.

The resultant legislation includes the following:

Federal Government:

- Australian Heritage Commission Act, 1975 (AHC Act)
- Movable Cultural Heritage Act, 1986
- Commonwealth Shipwrecks Act, 1986
- World Heritage Properties Conservation Act, 1989

NSW State Government:

- Heritage Act, 1977
- Environmental Planning and Assessment Act, 1979 (EPA Act)
- Local Government Act, 1993 (LGA Act)
- National Parks and Wildlife Act (NPW Act), 1974
- Wilderness Act, 1988
- Historic Houses Trust Act, 1980 (HHT Act)
- Coastal Protection Act, 1979.

Other Acts and bureaucracies are also involved in heritage management in NSW. The National Parks and Wildlife Service (NPWS) manages a range of historic sites as well as State Recreation Areas and national parks within NSW, and through the NPW Act protects Aboriginal relics. The LGA Act also has an important role in heritage conservation, principally through local government control of demolition.

The Australian Heritage Commission is responsible for the identification of Aboriginal, European and natural heritage which forms part of the national heritage, and such places are listed on the Register of the National Estate. It also advises Ministers of the Federal Government about the management of Commonwealth heritage properties, or actions that the Federal Government may take which might affect the heritage value of items on the Register of the National Estate.

In addition, there are various community and professional groups such as the National Trust, the Royal Australian Institute of Architects, the Australian Conservation Foundation and the Building Owners and Managers Association, which are involved in the heritage system. These groups represent either property owners, lobby groups, or people involved in the identification of heritage items. There are also numerous small special interest groups, such as the Art Deco Society and the Horbury Hunt Club, who often hold a wealth of information about their particular

area of interest. And there are also of course many individuals who are simply interested in conserving the historic character of their own house neighbourhood.

This official heritage system relies principally on the formal identification and listing of items and places of heritage significance, and their subsequent protection through the Environmental Planning and Assessment Act. Practical support is provided by way of heritage advice through experienced heritage professionals or written guidelines, and some financial assistance. However, effective heritage conservation also relies heavily on leadership, especially by local Councils, and on entrepreneurial vision.

If however heritage conservation is to extend beyond the protection of a limited number of listed items and places to include retention of the essential character of Newcastle, that is the things which set it apart from other areas, then a wider section of the community will need to become actively engaged in conservation, especially through the willing conservation of their own properties. Leadership and education will be essential ingredients in achieving any such objective, and the City Council would need to recognise the protection of Newcastle's heritage as a major concern.

This study focuses on only one aspect of Newcastle's heritage - the heritage of the European built environment - and the EPA Act and the Heritage Act are of central concern. The emphasis is on Newcastle City Council's role in heritage conservation, principally involving the EPA Act and the exercise of leadership, in developing a community attitude which values the city's heritage ("the things we keep") and its conservation.

5.2 National Strategies, Controls and Registers

5.2.1 The Australian Heritage Commission

The Australian Heritage Commission is a Statutory Authority established under the Australian Heritage Commission Act 1975. The Commission advises the Federal Minister for Arts Heritage and the Environment on all matters relating to the National Estate, and keeps a register which incorporates the most significant parts of the cultural and natural environment of Australia. Inclusion of any place on the register makes it incumbent upon Commonwealth Ministers and Authorities to avoid any action which would adversely affect that place.

5.2.2 The National Trust

Although exercising no statutory control over conservation the National Trust has significant leverage, being amongst other things a prominent lobby group for the heritage conservation movement in Australia, and listing of a place by the National Trust will usually be considered by authorities in assessing development proposals and the heritage significance of a place. In some instances, such as the recent application for major remodelling of the Dairy Farmers building in Newcastle West, the National Trust played an important role in mediating the final design solution.

The Trust, through its register, has identified what it believes to be some of the more significant components of our heritage. Through its committees, the Trust is able to investigate and assess specific types of items including cemeteries, industrial archaeological sites and historic buildings, urban conservation areas and landscape conservation areas.

The National Trust has also been responsible for the publication of many different guidelines for heritage conservation, including particularly "The Conservation Plan" written by James Semple Kerr which has been widely accepted as the basis for preparing conservation plans, a recent book about the Main Street Programme written by Elizabeth Vines, as well as many simple guidelines for appropriate conservation works. The Trust is also the chief coordinator of the annual Heritage Week programme.

5.2.3 The Burra Charter

This charter has been adopted by ICOMOS Australia as a basis for conservation in Australia (ICOMOS is the International Council on Monuments and Sites, a UNESCO affiliated association of professional conservation practitioners world wide).

The Burra Charter includes statements regarding conservation principles, processes and practice, and is supplemented by guidelines for the establishment of cultural significance and the formulation of a Conservation policy and strategy for any item. The charter is broadly accepted as a basis for heritage conservation philosophy, procedures and practice throughout Australia, and is consistent with international practice.

It includes the definition of common conservation terms such as "restoration", "reconstruction" and "preservation" to ensure they are used in a consistent fashion with a consistent interpretation. It also sets out the basic procedure by which an assessment of heritage significance should be undertaken, including the need to compile a thorough understanding of the place's history before any work is undertaken, and the need to ensure all aspects and eras of a places history are assessed equally without undue prominence being given to any particular aspect.

5.2.4 The Australian Natural Heritage Charter

This charter has been prepared by the Australian Committee for IUCN (IUCN is the International Union for the Conservation of Nature and Natural Resources, now known as the World Conservation Union), and published in December 1996 by the Australian Heritage Commission. Due to it's recent release it has not as yet achieved broad public acknowledgment, though has been the subject of discussion by professionals in the field for a number of years.

It is however intended that the Charter form the theoretical basis for conservation of natural heritage resources in Australia, in a similar manner to the Burra Charter's role in the conservation of cultural heritage places. Indeed the format of the charter is very similar to the Burra Charter, and terms such as "restoration" or "preservation" are defined with the same intention though allowing for their applicability to the natural landscape rather than man-made places.

5.3 State Government Heritage Policy

The principle pieces of state legislation regarding heritage are the EPA Act and the Heritage Act. Although originally prepared as one Act, these were enacted separately in 1979 and 1977 respectively. Both Acts provide a variety of means for heritage conservation. The Heritage Act provides for temporary or permanent protection of items of significance through the application of Interim or Permanent Conservation Orders (conservation instruments). Under the EPA Act, responsibilities for conserving heritage items have been incorporated into local and regional plans environmental plans (LEP's and REP's) so that both the State Government and the local Council can control the protection, demolition or development of heritage items.

In 1993, the state government conducted the Heritage System Review, and this led to recent changes in NSW Government heritage policy, most notable the establishment of the NSW Heritage Office. Unlike its forerunner, the Heritage Branch, the Heritage Office is a separate entity, independent of the Department of Urban Affairs and Planning, and directly responsible to the Minister, giving heritage issues greater status and credibility in their own right. The role of the Heritage Office is to provide advice to the community, and to the Minister for Urban Affairs and Planning through the Heritage Council, on heritage matters within the state.

The dual legislation had led to some duplication of controls, which may have required decisions on a particular proposal concerning a heritage item under both Acts. The Heritage Council has

now established a practice of not placing conservation orders on items which are identified in local (or regional) environmental plans where they are satisfied this provides sufficient protection. This places the prime responsibility for heritage conservation in Newcastle on the City Council, which has prepared a local environmental plan, including environmental heritage provisions, and a number of development control plans with policies for conserving environmental heritage.

The Heritage Council will focus rather on protection of items assessed as being of major significance to the state, while local councils will be encouraged to strengthen LEP's to increase certainty of heritage protection. Additional funding is proposed to restore and conserve the State's heritage, measures to prevent damage to heritage properties through wilful negligence, streamlining of planning approvals is proposed by increasing local council responsibility for heritage protection. The annual Heritage Assistance Program (HAP) Grants will be used for a wider range of heritage projects, including educational/promotional programs.

5.3.1 Heritage Act 1977

The Heritage Act 1977 (amended 1987) is administered by the Minister for Planning on the advice of the Heritage Council of NSW.

The Heritage Act contains provisions to facilitate conservation varying from the issue of Interim (ICO) and Permanent (PCO) Conservation Orders, through to orders preventing unauthorised demolition or alteration under relevant sections of the Act. The Heritage Council can provide benefits ranging from rating and taxation relief through to direct financial assistance, loans and loan guarantees where an item is subject to a PCO. The Minister also has the authority to waive planning restrictions for conservation projects in certain circumstances.

5.3.2 The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979, amongst other things, establishes a framework for the preparation and implementation of Planning and Development Controls and identifies procedures to be followed and factors to be considered in these processes. Of particular significance to this study are several directions that are given by the Minister.

5.3.3 Local Government Act 1993 and Associated Controls

The Local Government Act 1993 was introduced in July 1993 and supersedes the 1919 Act. The Act establishes the framework within which Local Councils operate (Clauses 21-23), both in terms of their obligations to the area's residents (such as providing services), and authority to exercise certain functions (to collect rates and enforce certain orders).

Clause 8 of the Act specifically notes several points of a council's charter, including the need to *"exercise community leadership"* and to *"properly manage, develop, protect, restore, enhance and conserve the environment of the area for which it is responsible"*. Both of these are particularly relevant to a Council's approach to its Heritage.

It also addresses specific Heritage issues, including:

- Clause 89 (3): In determining an application for development Council must consider *"any items of cultural and heritage significance which might be affected"* by that development;
- Clause 142: Similarly when issuing an Order, Council must consider *"its impact on the heritage significance of the item... give notice to the Heritage Council of the Order and consider any submission made to it by the Heritage Council"*; and
- Clause 68 (1): *"A person may demolish a building only with the prior approval of the Council."*

This last clause is a major addition to the Act in terms of heritage conservation in that it provides for demolition control. Under the 1919 Act, approval was not required to demolish a building unless it was specifically protected, for example by a PCO or ICO. This led to many important buildings being demolished without any prior warning, and hence without any time for petition by the community about the merits of such buildings and the desirability for their

retention. The potential for demolition control to halt such losses is very important in terms of the management of heritage resources.

A further point noted in a council's charter is the need *"to bear in mind that it is the custodian and trustee of public assets and to effectively account for and manage the assets for which it is responsible"*. This is elaborated on in various clauses including:

- Clause 403 (2): The requirement for councils to prepare draft management plans on an annual basis is identified elsewhere. This clause specifically notes that the Statement of Principal Activities in such plans must include, amongst other things, a statement with respect to: *"activities to protect environmentally sensitive areas and to promote the ecological sustainability of the area..."*
- Clause 428 (2): A council must also prepare an annual report detailing its achievements in relation to such management plans, including statements on, amongst other things *"areas of environmental sensitivity; development proposals affecting, or likely to affect, community land or environmentally sensitive land"* and *"any environmental restoration projects"*.

While neither of these specifically note heritage and conservation as areas of concern, these should be included in any such documents. Heritage items should be seen as an essential part of our environment, and hence a part of the *"public assets"* for which council is the *"custodian and trustee"*.

The Act also establishes the grounds on which a council may approve a building application for new work, including alterations to existing items. A principal requirement is compliance with certain standards, including particularly the Building Code of Australia.

5.3.4 Building Code of Australia

The Building Code of Australia (BCA) is the principle document in controlling the standard of design and construction for all buildings. Introduced in 1993 it has seen various revisions since that time, and with further major changes imminent. Specific aspects that it covers include:

- Structure: the structural design of a building, including when under stress eg. earthquake or cyclone
- Fire Resistance: the fire resistance of structural materials, compartmentation of spaces and protection of openings
- Access and Egress: the provision of emergency exits and requirements for disabled access
- Services and Equipment: fire fighting, smoke detectors, emergency lighting and lifts
- Health and Amenity: weatherproofing, provision of adequate lighting, ventilation and noise control, minimum room sizes and required amenities.

All of these issues can represent a problem when working with existing structures. There is however provision for waiving or relaxing certain requirements when working on heritage listed buildings.

5.3.5 National Parks and Wildlife Act 1974

The protection of Aboriginal heritage, and its care and management, are the responsibility of the director of the National Parks and Wildlife Service under the NPWS Act. The Act covers all Aboriginal relics and Places in NSW, and prohibits the knowing destruction, defacement or damage of any Aboriginal relic or place without the written consent of the Director.

Due to the possibility of vandalism, the service is reluctant to widely publicise the location and nature of Aboriginal relics and places. Council should ensure its officers are aware of the Aboriginal heritage of the City, to enable potential conflicts to be anticipated, and for conservation to be incorporated into planning strategies or plans of management. Council currently has all listed sites noted on its computer based property system, and close liaison with the NPWS should be maintained over development on all such sites.

Note that an assessment of Aboriginal heritage was not included as part of this study.

5.3.6 Integrated Development Assessment

The NSW Government is concerned to streamline the development assessment and approval system to encourage business activity and employment opportunities. To this end the Department of Urban Affairs and Planning have prepared a White Paper, "Integrated Development Assessment", and Exposure Bill "Environmental Planning and Assessment Act Amendment Bill 1997", which are currently being circulated for public comment. It has been designed to unify and simplify the process of controlling building and development generally. Building and Subdivision matters, currently controlled under separate legislation, will be drawn into the Environmental Planning and Assessment Act alongside development planning to achieve this.

If adopted, which appears likely, this will have significant implications for heritage planning and the way local Council's deal with heritage conservation, both positive and negative. These will need to be addressed in preparing amendments to the LEP, DCPs etc. While it is beyond the scope of this study to analyse these implications in any detail, the following issues have been noted as relevant:

- The bill provides for a single process for assessing development, building, demolition and subdivision applications. This would also co-ordinate and be binding on authorities responsible for granting licences, permits and other approvals. Also, approvals presently required under the Local Government Act could be placed under the EPA Act instead, although certain provisions will be maintained during a change over period. A formalisation of "Notification" procedures is also proposed (eg. informing neighbours about proposals) is also proposed.
- The Minister's powers to deal with development will be extended to include specified development as being of "state or regional significance". The Minister will be responsible for assessing and determining such applications.
- Assessment criteria will be simplified to a shorter list of generic "heads of consideration" supported by comprehensive "best practice guidelines".
- New categories of development will be created including "exempt development" and "complying development" in order to remove or simplify the assessment of minor proposals.
- The role of the private sector in the assessment process will be increased by providing for a "certification scheme" where accredited private-sector professionals will be allowed to issue certificates of compliance for development with applicable pre-set standards.

5.4 Local Heritage Strategies and Controls

The principal instrument for controlling development in the city is the Newcastle Local Environmental Plan 1987, or the LEP. Amendment Number 52 to the LEP consolidated the heritage provisions within the plan, replacing the earlier provisions in the LEP and overriding those of the Hunter Regional Plan, Heritage, 1989.

The heritage provisions in the LEP are based on a set of standard heritage clauses prepared by the NSW Department of Urban Affairs and Planning (formerly the Department of Planning). A revised set of standard clauses was issued in January 1995, and are detailed in Heritage Planning Practice Note (HPPN) Numbers 1 and 2. (Refer Appendix)

The Practice Notes require councils to prepare heritage studies, while the Departments 'Draft Manual for the Use of Historical Themes and Evaluation Criteria, 1994' sets out the required procedures for undertaking heritage studies. HPPN number 1 also clarifies the roles of the Department, the Heritage Council and Local Councils.

The Ministers Section 117(2) Direction to Councils requires that Draft LEP's will provide for the conservation of environmental heritage in accordance with the Department's Guidelines.

The broad intention of the heritage system now is that responsibility for heritage conservation be shifted more to local councils, with the Heritage Office and the Minister exercising a supervisory role and being less involved in detailed implementation.

In the discussion below, the present LEP Provisions are described and reviewed against the 1995 revised standard clauses.

5.3.1 Newcastle Local Environmental Plan 1987

Newcastle LEP Amendment 52 applies to "heritage items" as listed in Schedule 4 of the LEP, and to "heritage conservation areas" as listed in Schedule 5 of the LEP. Heritage items are identified as being of "State", "Regional" or "Local" significance, and these are dealt with differently in some ways.

The LEP provisions reveal their Regional Plan origins. Schedule 4 lists 248 items and Schedule 5 lists 5 heritage conservation areas. Half the items are in the Inner City area, with rather patchy coverage elsewhere. About 40 of these items are of State significance, some 10 of these at the BHP Steelworks. The Conservation Areas are also concentrated in the inner areas of the city, and do not reflect the development of Newcastle as a merging of distinct pit-head towns complete with their own town centres. There is little sense that the schedules have arisen from the concern of local communities, except perhaps for the inner city areas. One concern of this study is to provide a more comprehensive coverage for the City.

Provisions applying to the environmental heritage are briefly described below. (Refer Appendix for the full text of the clauses.)

5.3.1.1 Definitions

The Heritage provisions are contained in Part 4 of the LEP, with Clause 27 defining the terms used in the LEP. HPPN Number 2 clarifies several definitions, and extends some to allow for a more integrated set of provisions which are easier to follow.

The definition of "alter" in relation to a heritage item or a building, work or relic within a heritage conservation area (HCA) includes "demolition", "damaging", "defacing", "moving", "structural changes to its exterior" and "non-structural changes other than maintenance necessary for its ongoing protective care". The definition is moved to clause 2 which provides for a more comprehensive coverage of actions which might affect environmental heritage.

The definition of the word "demolish" is tightened to "wholly or partly destroy or dismantle" with some of the previous meanings of demolition being incorporated within the new definition of "alter".

"Heritage Conservation Areas" now specifically include "buildings, works, relics, trees and places" so that the special clauses for HCA's can be deleted.

5.3.1.2 Development of Heritage Items

Clauses 28 to 31 inclusive within the present LEP regulate development of heritage items and development within HCA's. The clauses deal separately with these matters, and with items of State or Regional significance having varying requirements for consultation with the DUAP. Concurrence of the Director of DUAP is required in relation to items of State significance, while only consultation is required for items of Regional significance.

HPPN Number 2 standard clauses integrate heritage items and HCA's in the one clause (clause 2), and there is no hierarchical arrangement of heritage significance as to State/Regional/Local. Whereas the present LEP provisions require the concurrence or consultation with the Director of DUAP for items of State and regional significance respectively, the new standard clauses only require consultations (with the Heritage Council) before granting consent for "demolishing, defacing, or damaging" a heritage item (clause 4). There is no requirement for concurrence. This reflects the increased responsibility of local councils for heritage conservation.

Clause 2.2 of the new standard clauses is most significant providing for the Council to waive the need for development consent where it is of the opinion that the proposed development would not adversely affect the heritage significance of a heritage conservation area. This applies the test of the impact of proposed development on heritage significance when determining if a development application (and presumably advertising requirements) is required, for example for a house in a heritage conservation area. Without this, as is presently the case, even the most minor work requires a development application. (At the time of writing this clause was being amended, and should be gazetted by the end of the study process).

To implement this clause some guidelines in the LEP, or perhaps in a DCP, would be needed to make the discretionary role explicit. Any amended LEP should include more explicit aims and objectives for heritage conservation, and any guidelines should be presented with the LEP amendment, either in the LEP itself or in DCP's.

5.3.1.3 Advertising of Heritage Applications

Clause 32 requires advertising of development applications in accordance with requirements for designated development for:

1. The demolition of a building or work that is a heritage item.
2. The demolition of a building or work within a heritage conservation area.
3. The use of a building, work or land for a purpose which would be prohibited but for the incentives provided by Clause 33 (see below).

Types 1 and 2 applications must also be referred to the Secretary of the Heritage Council. However, applicants for partial demolition which in the Council's opinion, is of a minor nature and does not adversely affect the heritage significance of the building or work, is excepted from the provisions of Clause 32.

The advertising requirements for development for the new standard clauses (clause 3) are similar to those in the present LEP requiring advertising of applications to demolish, deface or damage a heritage item or a building, work, relic, tree or place within an HCA.

5.3.1.4 Conservation Incentives

Under Clause 33 the Council may allow uses for heritage items (or on adjoining land), for items subject to conservation instruments and for items within a conservation area which otherwise are prohibited under the LEP. The Council must be satisfied that there will be little or no adverse impact on the amenity of the area and on the conservation of the heritage item or place within the heritage conservation area before granting consent. It must also be satisfied that conservation of the heritage item building, work or place within a Heritage Conservation Area depends on granting the consent. Clause 7 of the new standard Clauses has similar provisions.

The availability of incentives implies that heritage listing carries some disadvantage. This may be the case but is not necessarily so as shown by a recent national study by the Australian Heritage Commission. The application of incentives clauses can see the loss of the most important aspects of a building's heritage, operating in fact, against heritage conservation rather than for it. Any application of incentives should be in accordance with a set of guidelines which sets out the basis for any trade-offs to ensure that public benefits will result.

5.3.1.5 Items to which a Conservation Instrument Applies

Clause 35 provides that the heritage clauses of the LEP, with the exception of those relating to incentives (Clause 33) do not apply to items subject to a conservation instrument, ie. to items where an Interim or Permanent Conservation Order has been applied by the Heritage Council.

This Clause has been removed from the new standard clauses and HPPN No. 1 advises that all Section 130 Orders applying to items protected by the LEP would be revoked. This is to remove duplication of coverage under the EPA Act and the Heritage Act.

5.3.1.6 Demolition etc. During an Emergency

Clause 36 provides for Clauses 28 and 29 to be waived during an emergency if the Council's Director of Planning Services determines that it is necessary in response to the emergency.

There are no guidelines for the application of this policy and explicit guidelines are needed to ensure appropriate accountability.

5.3.1.7 Development of Known or Potential Archaeological Sites

The current LEP does not have any archaeological provisions. However Clause 5 of the new Standard Clauses relates to the development of known or potential archaeological sites of either Aboriginal or non-Aboriginal heritage. The Director-General of the National Parks and Wildlife Service and of the Heritage Council respectively must be notified, and the council must take into account the views of these bodies and must be satisfied that the necessary permits under the relevant Acts have been granted.

No study of Aboriginal archaeological sites has been carried out during this study, and this requires urgent attention.

5.3.1.8 Development in the Vicinity of Heritage Items

Clause 6 of the new Standard Clauses deals with development in the vicinity of heritage items, heritage conservation areas, archaeological sites or potential archaeological sites. This requires the council to take into consideration the likely effect of proposed development on these items and areas when determining development applications. This significantly extends the present LEP Clause 34 which deals only with development in the vicinity of heritage items. Again, explicit guidelines are needed to reduce uncertainty and to provide for the adequate assessment of applications and the need for development applications.

5.3.2 Development Control Plans and Other Policies

The Council has prepared a number of development control plans (DCP's) which include provisions for conservation of environmental heritage. These supplement the LEP by providing more detailed guidelines for specific areas or specific types of development. When adopted by the Council under section 72 of the EPA Act, by Section 90[1(a)(IV)] of the Act Council is required to consider a DCP in determining development applications.

The following DCP's are of particular significance to heritage:

- Newcastle East DCP No 17. Adopted 19 May 1987 (Currently under review).
- Beaumont Street Hamilton Commercial Centre DCP No 25. Adopted 28 May 1991.
- Single Dwelling Code DCP No 29.
- Newcastle Urban Design Guidelines DCP No 30. Adopted 16 November 1993.
- Darby Street Commercial Precinct DCP No 31. Adopted 28 March 1995.
- Lower Hunter Urban Housing DCP. Adopted 28 March 1995.

Draft DCP's are also currently being prepared for the three inner Newcastle conservation areas, that is:

- Newcastle East DCP No. 44
- The Hill DCP No. 45
- Cooks Hill DCP No. 46

These DCPs have already been through the public exhibition process, and are proposed for gazettal in the near future.

5.3.2.1 Beaumont Street, Hamilton Commercial Centre, DCP No.25

Section 10 of the DCP deals with heritage conservation, establishing three schedules of Items of Environmental Significance. Schedule 1 includes items, the preservation of which is

considered essential and which should be listed in the LEP as Heritage Items. These items may be important for the following reasons:

- because they are individually, historically or architecturally significant;
- because they reflect significant historical themes;
- because they are prominent city landmarks or visual foci; and/or
- because they are key streetscape items.

Schedule 2 includes items, the retention of which is considered desirable, being items which exemplify important historical themes and contribute significantly to the streetscape.

Schedule 3 includes items, the retention of which should be encouraged as they contribute to the historical ambience of Beaumont Street. Policies relate to encouraging the retention and upgrading of these items and policies specifying things to be encouraged and discouraged when modification or changes are carried out to these items.

Policies specifying things to be encouraged and discouraged are also included for context matters such as streetscapes, street furniture, street planting and so on.

Guidelines are included for the design of verandahs and awnings to encourage the sympathetic replacement of awnings previously removed from buildings including traditional verandahs with posts at the kerb. It is emphasised that the temptation to create a self conscious "olde world" pastiche is to be avoided.

The DCP approach to heritage is derived from DCP No 30 and also includes development guidelines based on the approach incorporated in DCP No 30 for the CBD Urban Design Guidelines. This includes limitations on building heights and density, the maintenance of view corridors, the regulation of setbacks from the street, attention to corner sites and the character of infill development. The DCP therefore deals with character as well as heritage, providing for a more holistic approach in which no distinct definition is made between heritage significance and significant in relation to character of the area.

5.3.2.2 Lower Hunter Urban Housing DCP

This DCP provides guidelines for urban housing development that is a variety of housing forms excluding conventional detached houses and "high-rise" development. Urban housing includes dual occupancies, terraces, villas, townhouses, flats and houses on small allotments. The DCP is designed to encourage a mixture of housing types throughout the city and encourages redevelopment of existing urban areas in pursuit of urban consolidation policies.

Clause 4.9 of the DCP deals with heritage considerations with the objective of preserving the distinctive character of an area identified for its heritage significance or "*valued by the community*". Thus its application is not limited to listed heritage items or to heritage conservation areas.

The DCP establishes the following performance criteria for heritage considerations:

1. The retention preservation and recycling of existing buildings which make a positive contribution to the heritage character of the locality.
2. Good contextual design which reinforces the aesthetic qualities of the heritage streetscape. The dominant design features which contribute to the historic character of a streetscape should be reflected in the proposed development.
3. Existing remnants of heritage tree or avenue planting should be retained and strengthened by additional planting.

Illustrations are also included to show examples of heritage streetscapes.

The DCP applies to the Lower Hunter and does not specifically identify the distinctive characteristics of Newcastle which would provide a basis for implementing the performance criteria.

These criteria need to apply to heritage items and heritage conservation areas and also to areas identified as having a character which is significant for its heritage also not necessarily justifying a heritage conservation area listing.

The guidelines need to be specific to Newcastle and its areas of special character. The DCP requires a site analysis to accompany applications. The site analysis needs more specific criteria for heritage assessment.

5.3.2.3 Single Dwelling Code, DCP No.29

This code was adopted on 14 December 1993 and is intended to be a source document to encourage innovation in housing development in Newcastle. It applies to buildings which contain only 1 dwelling and which is located on a single allotment.

Clause 1.5 deals with heritage protection and refers to heritage advice available through Council's Planning and Development Division. The code states that "all over Newcastle the City's history is reflected in its buildings and streetscapes. Heritage buildings contribute to the character of an area". Reference is made also to individual buildings and precincts of particular heritage significance listed in the Newcastle LEP.

Again, there are no guidelines for implementing heritage protection. Although reference is made to many areas in Newcastle, only listed items and heritage conservation areas are specifically mentioned. Otherwise the Code appears to rely on heritage advice available through the Council. This advice is inadequate to have much impact on broad scale conservation of Newcastle's character.

5.3.2.4 Urban Design Guidelines for the Newcastle CBD, DCP No.30

These guidelines have been adopted as Development Control Plan No 30 on 16 November 1993. The introduction to the guidelines notes:

Newcastle CBD has a long and varied history as a commercial, industrial and residential centre. The urban character of many parts of the city is a product of its 19th and early 20th century architecture, and contains a number of key architectural components which are significant from an historical or visual point of view.

This Development Control Plan contains urban design guidelines that will assist the development sector and that public generally to appreciate the Council's general expectations regarding CBD development.

The aims and role of the guidelines spell out the intention of providing a means for retaining the character of the CBD whilst allowing change to the existing fabric to take place. Its objectives are to enable designers to more readily devise new solutions which respond sympathetically to the existing context reinforcing and extending its present strengths. The intention is to promote a coherent and attractive physical environment within the CBD by providing designers with a common framework derived from the characteristic features of the city centre and of its architectural heritage.

The Guidelines provide for an assessment of all aspects of urban design under the headings of city structure, city form and city character, (including heritage matters) when proposals are being prepared for redevelopment or alterations to buildings in the CBD. This approach integrates heritage matters within general urban design considerations, thus heritage is not singled out as a particular exclusive item but heritage considerations are integrated into all aspects of the development proposals.

Basic floor space ratio limits have been established for each block in the CBD. These range from 4:1 at the central "core" of the CBD to 1.5:1 and 1.25:1 in "frame" or outer areas.

Reference is made to Clause 33 of Newcastle LEP 1987 and considers the matter of floor space ratio conversions including transferable development rights (TDR) as a means for heritage item retention under the Conservation Incentives Clause. The transfer of development from a heritage building to another site within the civic, central or western precincts can be

considered provided both sides are seen to benefit from the transfer. Development rights cannot be transferred to a site within the Eastern Precinct. TDR is the transfer of undeveloped floor space and can amount to a bonus of up to 2.0% added to the basic FSR for the receiving site. The recent amendment to DCP No 30 has limited the FSR bonuses for new residential development in some areas to 50%.

The Guidelines also include upper height for ceilings, street frontage heights, upper storey setbacks, view corridors, all of which can be significant in preserving the CBD heritage.

An essential characteristic of the Guidelines is that the environment is seen as a whole rather than in terms of individual elements, such as heritage, and this allows heritage matters to be adequately integrated with other means for preserving the character and values of the inner city.

Specific guidelines are incorporated in the DCP. However, processes for ensuring an adequate consideration of heritage matters are needed. A site analysis process, including specific consideration of heritage matters, is required.

5.3.2.4 Urban Conservation Area Guidelines for Inner Newcastle, Draft DCP

A draft set of conservation guidelines has been prepared for the inner city Heritage Conservation Areas located outside the CBD, that is:

- Newcastle East
- The Hill
- Cooks Hill

It is proposed that these Guidelines be adopted as a separate DCP for each of the conservation areas. For each conservation Heritage area all buildings are described as being either "contributory", "neutral", or "detrimental" to the heritage of the area and the streetscape intactness. A key ranking is established for each building and objectives for development control are set down. The style of a building is identified with a view to encouraging enhancement of elements making up the personality of each building and the character of the conservation areas during future alterations, additions, reconstructions, and maintenance.

Sections set out detailed conservation guidelines for alterations and additions and for new development. However, there is a need to avoid a concentration of effort on the emulation of generalised architectural styles and the "view of the street" at the expense of understanding the specific and distinctive characteristics of Newcastle's heritage.

Recommendations and guidelines are made for the management of public areas and property such as streets, council built structures, and advertising signs.

Recommendations for community education to enlist community support, interpretation of the history and special qualities of the conservation areas are also included.

The guidelines recommend the Councils continuation and expansion of the following incentives and assistance:

- Local Heritage Funds
- Heritage Advisers
- Heritage Awards Scheme.

The study recommends the addition of 36 items to schedule 4 of the LEP and also recommends alterations to the boundaries of the heritage conservation areas.

5.3.2.5 Shop Top Housing Policy

Council's Shop Top Housing policy was adopted to encourage residential development in association with commercial development in commercial areas in the city, including all housing within shopping areas above or amid shops commercial premises.

The policy can be seen as a means of conserving heritage items and also buildings which are not listed as heritage items but which contribute to the character of an area. The incentives are for adapting existing buildings rather than replacing them by allowing the recycling of under-used commercial space for residential purposes. Incentives relate to the amount of development on the site, to the amount of car parking required and also provides for rating relief as residential rates are less than non-residential rates. The incentives are for new or existing buildings and therefore do not specifically relate to heritage. The incentives therefore, could encourage the demolition of valued buildings.

5.3.2.6 Local Approvals Policy and the Local Government Act 1993

Section 68 of the Local Government Act requires that buildings cannot be erected or demolished without council approval. Section 89 sets out the matters for consideration in determining applications for approval. These include any relevant regulations, any criteria in a local approvals policy adopted under Part 3 of the Act and any items of cultural or heritage significance which might be affected.

Section 158 - 161 provides for making local approvals policies which can include demolition controls and other heritage policies. This is especially significant for conserving heritage where development approval is not required- for example dwelling houses.

There are no guidelines at present to assist with the implementation of demolition control. There is no requirement for demolition to be justified except in relation to the conservation of housing stock.

5.5 Development Pressures and Threats

From 1971 to 1986, Newcastle's population fell from 145,700 to 129,490. By 1991 there had been a slight increase to 131,309. This increase was mainly accommodated in the new urban development areas on the outskirts and population continued to decline, though at a reduced rate, in the older parts of the city. At the same time there had been a substantial increase in building activity as falling dwelling occupancy rates required additional dwellings despite a declining population.

Dwelling approvals for Newcastle from 1991 to 1996 suggest that population is now increasing in the inner and middle ring areas of the city, reversing the declines of the last 25 years. There has been substantial redevelopment, especially for housing, in the inner areas. There has also been substantial development and redevelopment in and around some district and local shopping centres and some redevelopment is now occurring in the central business district.

There are also proposals for redevelopment in the heavy industrial areas and the port. These changes will bring both direct and indirect changes to Newcastle, with substantial potential for land use change and growth.

Newcastle City Council is moving towards a new approach to planning and urban development, referred to as "New Urbanism", "Urban Village" or "Sustainable Development", which includes restructuring of land use and transport patterns to improve access to facilities, promote the use of public transport, facilitate job creation close to homes and improve the overall sustainability of the city.

This approach includes focussing redevelopment around the most accessible places in the city - the central and inner areas, the movement corridors, railway stations and local centres. Many of these areas are important for their environmental heritage and this heritage will come under increasing pressure for redevelopment.

A key concept of "New Urbanism" is promoting a sense of identity, place and special character for all parts of the city. The history of development of the city's mining villages and later suburbs and the heritage of these areas provides an important source of identity and special

character to implement this approach. Another key concept is to encourage mixed-use development. This also employs changes in both the urban fabric and the uses to which it is put, with the potential for further pressure on some heritage areas. Also, however, mixed-use development may offer significant opportunities for the re-use of heritage buildings including through the use of the heritage incentive clauses.

The council is to considering the extension of the "place management" approach to planning and development control which will encourage a more holistic approach to managing change in urban areas. In this way heritage conservation can be integrated with other aspects of land-use planning, transportation etc rather than being seen as a more specialised area of activity. The development and redevelopment of urban areas can proceed on the basis of identifying and maintaining and reinforcing the special character of different areas by retaining the associations of concern to the local community.

Newcastle's industrial heritage, its transport heritage and utility services heritage will also come under increasing pressure for change and redevelopment as the city enters a new period of growth. The urban growth pressures will also bring pressures for the changes to development along the major road access corridors.

Newcastle's early formation through the coalescence of pit head towns has left a rich heritage of town centres which are important to local communities, especially for their social and cultural values.

Cities for the 21st Century (Department of Planning 1995), identified the Lower Hunter as an area to receive overspill population from the Sydney region. Rapid urban development is now occurring in the neighbouring areas of Wyong Shire. It is prudent to expect that there will be a period of substantial growth in Newcastle in population and in all types of land use. This will include redevelopment of the Port and adjoining industrial areas, of the historic centres and former pit-head towns such as Wallsend and Lambton, and in areas such as the Broadmeadow Railway Workshops where major areas of land in public ownership are now surplus to requirements.

Newcastle has retained much of its heritage because it has had a declining population for some decades. As the city moves through a period of sustained growth the use of conventional heritage planning tools through the EPA Act will not be enough to ensure that the city retains its special and distinctive character, one of the things which contributes to it as an attractive place to live. The use of regulation through negative and restrictive planning provision may be essential to the conservation of significant heritage items and areas but will be less and less successful in conserving the city's special character as development pressures increase.

The tendency is for change to urban fabric to remove local differences in character, to make every part of the city look alike every other part, to make Newcastle look like any other city. The essential challenge is to identify those things which are special to Newcastle and to form planning, building and conservation policy to retain the special character whilst supporting growth and change.

6. Conservation Policy

Newcastle retains a built environment which provides a multisensory experience of the past. Both those for and against development would agree that Newcastle is a living museum. Like other museums, Newcastle is a repository of artefacts which survive from the past, curated and labelled, interpreted and made meaningful for visitors. Newcastle is not unique in this function, but it's cultural and economic marginality have provided it with a more complete collection and more committed curators than are found in many other Australian cities.

*Nancy Cushing
Living History: The City of Newcastle as a Museum
unpublished 1997*

6.1 Historic Background

Newcastle retains a substantial number of heritage items, comprising particularly small commercial buildings and houses, redundant industrial structures or industrial archaeological sites, public reserves and parks. These tend to be concentrated in the city centre and traditional village centres, as well as on major industrial sites. Perhaps more importantly however, these places also retain their overall historic character, generally with very few intrusive modern elements.

Character is dependent upon many aspects of the urban fabric - the pattern of streets and open spaces; the way buildings address such spaces and are laid out; the general form of buildings whether background elements or landmarks; the way urban spaces are used and the activities they house. The city as a whole has a character, and this will be reflected in the broader patterns of its development - major transport routes; the location of coal deposits; changes to government regulations through time. Within this, it is possible to identify the unique character of any particular area, be it a whole suburb, a main street area, or a single block of houses, and this will be reflected in more detailed patterns - the original subdivision of the land; the reason for establishment of the place; the period in history in which it was at its peak.

The places formally identified as "heritage items" in the LEP and other registers are only a small component of this character, and indeed in many cases may actually be in contrast to the character of their surrounding area. Heritage items are often significant because they are early structures, built before the general development of an area, and so will by default have a different character to the surrounding pattern. Thus "Heritage" may be defined as "pattern plus items", and it is on this basis that a conservation policy for Newcastle has been formulated.

6.1.1 Heritage Significance and Local Character

There are many places throughout the city that are of recognised heritage significance to the community, and indeed in many cases to the state or the nation as a whole. There are however many more places that, while having an historic character, cannot be said to be significant in terms of the criteria generally accepted for the assessment of heritage significance - that is *historic, social, aesthetic or scientific*. Rather, such places are of value because of their presence within a particular setting, and the contribution they make towards the surrounding urban environment. These places might more aptly be referred to by terms such as "Local Character Items", "Urban Design Landmarks", or even "Background Elements" as they reflect the general pattern of historic development. The conservation policy appropriate to such items is likely to be quite different to that for actual heritage items.

For a heritage item, the conservation policy should be based on thorough research of the history of the place to determine exactly why it is significant, examination of the structure to determine what original fabric remains, leading to the formulation of a policy to guide future development to ensure that significant fabric is preserved and new work does not diminish the significance of the place. This policy may call for substantial alterations to the existing form of the building, perhaps to reveal significant features that have been concealed by later works. The building may ultimately be left in stark contrast to its surrounding urban context, and indeed surrounding structures may be seen to negate its significance, particularly where they have diminished the historic curtilage of the place.

In comparison, the conservation policy appropriate to items of local character might be very much focused on their contribution towards the streetscape, and the need to maintain some consistency with the surrounding urban context. While they will still require thorough research before any alterations, such research should focus on identifying the typical characteristics of the buildings in that area, and how that particular place contributes towards that character through its general form, detailing, and the way it addresses the street. Knowledge of the history of the place is still important, in that details about the date of construction, the builder and the original function will give clues as to missing features, or where to look for other buildings with similar features.

6.1.2 Heritage Conservation Areas

In considering this approach, the existing definition of Heritage Conservation Areas (as given in the LEP) must also be reviewed. To date, the listing as Conservation Areas has generally been done for relatively large areas, such as residential neighbourhoods or commercial centres, with the aim of protecting any buildings of historic character within the area, and preserving the historic character generally. Often the significance of these places is chiefly their aesthetic appeal or architectural consistency, that is their urban design qualities, rather than their historic associations.

However if the redevelopment of any established urban area within the city is directed towards maintaining and enhancing its historic local character (of whatever style or period that may be), the preservation of existing structures and restoration of authentic details will be a basic requirement. Conservation areas can then be restricted to places of major heritage significance with clear historic associations. Such places may be quite small in scale, restricted only to those buildings that warrant formal protection, but for which listing as individual heritage items would be difficult to justify. Such an approach appears to be consistent with the current policy of the Heritage Office, where under the revised standard provisions conservation areas are classified just as for individual items, and provided with the same level of protection.

6.1.3 Urban Villages

The identification of items of local character is consistent with the Urban Village concept. This approach focuses planning controls around the needs of local communities and their day-to-day requirements. It proposes that these needs can be best met by consolidating (or creating) traditional village centres, with a commercial core supported by surrounding residential areas. Effective control is achieved through planning structures that involve "place management" - that is, considering all aspects of a development with regard to its particular location or "place", rather than the current approach which tends to segregate decisions about the different aspects of a development in line with an overall strategy, with little regard to the peculiarities of particular location - the things that make it special to its community.

In Newcastle, this pattern of village centres is still very much in evidence, deriving from the historic development of the city as a series of mining villages, each one being an independent economic unit. These villages formed the basis for the 12 separate municipalities that made up the city, only being combined to form Greater Newcastle relatively recently. Due to the lack of development pressure, these villages survive largely intact today. Many residents still consider themselves to be from a particular village, such as Wallsend, Stockton or Beresfield, rather than from Greater Newcastle. One elderly resident of Carrington is said to still refer to the area as "Bullock Island" on occasions.

Each village has its own unique character, both in its commercial core and the surrounding residential areas. This local character can be readily defined for each village or area, typical features noted, and items of local character identified. These items will, almost by default, be in the majority within any area. Thus the emphasis should be on keeping the existing buildings, adapting them to new uses as appropriate, rather than infill development no matter how "sympathetic".

There may of course be a number of 'heritage items' within any village area, places which are of significance to the broader community and so deserving of conservation quite apart from the need of the local community. Such places should continue to be formally protected by legislation. There may also of course be items that are anonymous within the surrounding urban context (which neither contribute to or detract from the local character), and at the other extreme items which are grossly intrusive, which detract from the local character, and disrupt the historic patterns of development.

6.1.4 Ecologically Sustainable Development

Part of the Urban Village approach is related to ecologically sustainable development. That is, development that causes as little disruption and pollution to the natural environment as possible, minimises the use of materials, and maximise energy and water efficiency. This addresses issues like maximising the use of existing utilities and infrastructure, minimising the need for private transport by providing a mix of uses within any one area, creating maximum access to established public transport routes, and providing appropriate means for recycling materials and water.

In this way, the adage "reduce, reuse, recycle" is equally appropriate to how we use buildings as to how we deal with our household waste. "Reduce" our need for new development by "reuse" of existing structures and, if demolition is necessary, "recycle" retrieved materials. The existing building stock in our city represents a huge investment in materials, labour and energy. Every time we demolish a building that investment is diminished, while the adaptive reuse of a structure consolidates the investment. There will of course be instances where so much adaptation or remedial work is required that complete redevelopment will be more effective. However with careful selection, compatibility of new use with existing building can be achieved. Often the adaptive reuse of a building encourages an innovative approach to space and function, that may resolve any apparent incompatibilities.

Thus such an approach, while based on different principles, has the same general aim as that proposed above - keeping the existing buildings and adapting them to new uses as appropriate.

The importance of the environment and the need for ecologically sustainable development is now widely recognised. This is noted in the Newcastle Council motto "Clean and Green". The integration of heritage conservation into this policy would therefore appear entirely appropriate, and will help to further emphasise the positive aspects of heritage as part of an urban design strategy, and promote wider community acceptance of heritage conservation.

6.1.5 Community Acceptance

While it may not be possible to measure the actual level of community support for heritage conservation, there is evidence of active support for many specific heritage issues, and probably as much as for any other aspect of council's activities. Enormous support has been demonstrated for heritage conservation of major places, such as for the initial investigations of the convict lumberyard site, or repair of buildings following the earthquake. Heritage places such as Fort Scratchley and Nobbys Head are well known and loved by the community.

From the community workshops undertaken as part of this study, it was obvious that people had an appreciation for the cityscape as a whole, and an awareness that heritage was not just buildings but a wide range of features, like the pattern of Newcastle, views, stone kerbing and archaeological sites etc.

Considerable interest is also shown by various local groups in heritage issues, and an appreciation of the core areas of historic suburbs is evident in the actions of many residents groups.

There is concern expressed by some owners, particularly home owners within conservation areas, about the impact of heritage conservation, and there are misunderstanding about what are realistic expectations for heritage properties and the costs involved. Increasing appreciation of historic house is evident however in the many improvements to the external appearance of houses which can be seen in just about any of the established residential areas in Newcastle, and indeed each different architectural style and era has it's devotees.

In order to correct these misunderstanding it is important that clear and concise educational material be distributed, and good examples of appropriate forms of conservation be publicised. Information should be informative, interesting and helpful to owners, providing practical guidance to the steps necessary and how to locate resources.

6.2 Proposed Conservation Policy

Based on this analysis, the following is proposed as an appropriate conservation policy for the city of Newcastle. Many aspects will require further detailed research before their implementation.

- i. Provide formal recognition of the substantial heritage resource that the city retains, both as individual items and in the general historic character of established urban areas, and adopt protection of that resource as a fundamental planning strategy to guide future development.
- ii. Promote the adaptive reuse of existing structure over demolition.
- iii. Integrate heritage planning within the broader context of urban design and ecologically sustainable development.
- iv. Seek to consolidate the local character of the many historic areas within the city, particularly that of the traditional village centres and their surrounding residential areas, and thus maintain and emphasise the different qualities of each area of the city.
- v. Limit the use of formal protection only to those items or areas of major heritage significance.
- vi. Provide clear and well researched guidelines detailing aspects of the local character of the different areas to guide development generally.
- vii. Promote the importance of heritage conservation to the community at large, and in particular the builders, developers, planners and designers who play a crucial role in shaping the built environment.

7. Recommendations

7.1 Broad Objectives

Through the inventory prepared for this study, as well as a review of the existing LEP schedules of heritage items and the many other previous studies that have been undertaken, it may be readily appreciated that Newcastle has a substantial heritage resource. This resource has survived largely intact due to the relative lack of redevelopment pressure within the established urban areas in the period since WWII, and accompanied by the active support for heritage conservation by many people in the community who, quite simply, just like the existing character of Newcastle and see no need to change it.

Over the last decade however, the pressure for redevelopment has increased substantially. During the same time the planning controls that protect heritage items, and for that matter the development planning framework generally, have altered considerably. Further major changes are imminent, including the proposed integration of the development assessment process and the introduction of place-based management practices.

Thus it is an opportune time for the formulation of a new management strategy to guide development within the City of Newcastle as a whole. The following recommendations have been devised to ensure that conservation of heritage items, and retention of the general historic character of the city, are given appropriate consideration in that strategy for the city as a whole.

It should be noted that in formulating these recommendations emphasis has been placed on integrating heritage issues into the main stream planning process. Thus many of the recommendations are for amendments to existing controls, or inclusion of heritage issues in the current proposals for new controls such as the Newcastle Urban Strategy.

7.1.1 General Strategy

There are three fundamental objectives to the proposed strategy, that is:

- Changes to work practices in Council in order to integrate the consideration of heritage matter into all Council processes, especially in relation to council owned properties, and in the building and development assessment process; and
- Protection of places through controls in the heritage planning system; and
- Community education about the history and heritage values of Newcastle and guidance about appropriate conservation actions.

The priorities to achieve these objectives are:

- i. A wholistic approach to planning and development, possibly involving place-based management, where heritage is seen as an important component within broader urban design controls.
- ii. Amend the LEP objectives to include a positive approach to conservation, and include a requirement for assessment of amenity or character in respect to the heritage significance and local character in any development.
- iii. Encourage the retention and adaptive reuse of all buildings as the preferred option for any redevelopment, with any demolition work requiring justification.
- iv. Consolidate the role and character of the traditional town centres, possibly through the Urban Village approach to planning and development.

- v. Review the various residential strategies to ensure heritage significance, local character and the retention of existing buildings are considered in the design and assessment process.
- vi. Shift the focus of heritage planning to only those items of intrinsic historic, aesthetic, social or archaeological significance, while conservation of other items that are key components of local character precincts be considered under broader urban design controls and guidelines.
- vii. Produce guidelines detailing the sort of information required for development/building applications, to ensure relevant heritage issues are considered during the design process, and on which the council's assessment process will be based.
- viii. Produce guidelines detailing the historic character of the city as a whole and of individual precincts within it.
- ix. Improve facilities for research of buildings and other items or areas within the city, including access to historic maps, photographs etc.

7.1.2 The Statutory Framework and Control of Amenity

The principle issue identified in order to conserve the city's historic character as a whole, as opposed to the conservation of individual heritage items, is the control of character or "amenity" with regard to new developments.

Current practice tends to deal with the issue of amenity unsystematically, and may be seen as subjective, based on the personal prejudices of the persons involved both as development proponent and council assessor. The integrated development assessment programme foreshadows improvements to the development assessment criteria with simplified heads of consideration, but more comprehensive and (hopefully) explicit best management practice guidelines. It is important that heritage matters receive adequate attention in this process.

The following actions are recommended, and are elaborated on in subsequent sections:

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.

7.1.3 Adoption of this Study

In order to achieve the basic strategy outlined in this section, the following actions should be implemented by Council:

- a) Endorsement in principle by Council of the study following a briefing session.
- b) Place the study on public exhibition and call for submissions.
- c) Hold a public meeting to present the recommendations of the study.
- d) Review any submissions received and report to council.
- e) Formal adoption of the study by Council.
- f) Review the heritage provisions of the LEP.
- g) Review other council controls to include heritage provisions.
- h) Prepare city-wide heritage guidelines for inclusion in the Urban Strategy or as a DCP.
- i) Prepare guidelines for individual precincts as part of the Urban Village framework.
- j) Implement other recommendations of the study at appropriate times.
- k) Ongoing promotion and education about Newcastle's heritage and the need for its conservation.

7.1.3.1 Promotion and Exhibition of this Study

The completion of this Heritage Study provides a unique opportunity to bring into focus what is known about the heritage of the City of Newcastle, issues affecting conservation, and opportunities for the future. The following actions are recommended for promotion and exhibition:

- Exhibition of the study for a period no less than 28 days;
- Displays to be mounted in a number of venues including the Regional and Branch Libraries.
- Brochures to be produced and circulated to the owners of items on the inventory outlining the objectives of the study, and summarising significant findings;
- Copies of the final study report being made available to interest groups including:
 - Local historical societies
 - National Trust
 - Royal Australian Institute of Architects
 - Royal Australian Planning Institute
 - Institute of Engineers, Australia
 - Australian Heritage Commission
- Notification of the study to be sent to relevant Government Departments, Statutory Authorities and major landholder groups.

7.2 Review of Existing Documents

7.2.1 Local Environmental Plan Heritage Provisions

The existing heritage provisions in the Newcastle LEP are under pressure for change from several sources. The Heritage Office has recently released revised model provisions that vary substantially from the existing, as discussed elsewhere. While accepted in principle it is understood that Council wants to retain the shared management role for items of Regional or State significance, although this is not implicit in the revised provisions. There is also some long standing concern that the model provisions do not provide a positive enough approach towards the actual conservation of items, but only how to minimise the impact of redevelopment.

While use of the model provisions has been accepted practice, councils may seek to prepare their own provisions. North Sydney Council for example, has prepared heritage provisions for inclusion in the North Sydney LEP which are currently before the Minister for approval. While based on the model provisions, these include substantial additional sections with more specific requirements on how applications should be prepared and assessed.

Guidelines for Review of the LEP Heritage Provisions:

- *Newcastle-specific heritage provisions should be prepared for inclusion in the LEP. Subject to discussions with the Department of Urban Affairs and Planning and the Heritage Office, these should be based on the revised model provisions but include additional sections as appropriate. The North Sydney draft provisions would be an appropriate example in this regard.*
- *The stated objectives of the LEP should include a positive statement on conservation of heritage items and retention of the historic character of the city.*
- *The LEP should define the term "amenity" so as to include heritage issues when considering the impact of any proposed development. It should also define the terms "Local Character Precincts", "Local Landmarks" and "Character Features" as noted below.*
- *The provisions should include concise requirements for documentation to be provided by the applicant in support of development applications, and requirements for how applications should be assessed by Council, with regard to heritage significance and local character.*
- *The LEP should require approval of a development application for a site prior to demolition of existing structures.*
- *Requires guidelines as to what constitutes "minor works" not requiring approval.*

- *Requires guidelines as to when demolition is appropriate, both in response to an emergency situation and to allow redevelopment.*
- *Requires guidelines as to when development in the "vicinity" of a heritage item requires assessment for its impact on that item.*
- *The LEP should include appropriate provisions dealing with incentives, interiors and Archaeology as noted below.*
- *The schedules of heritage items should be amended to include the additional items proposed by this study, and a process should be established for the regular review of such listings.*
- *The LEP should identify the types of characteristics that must be considered when designing and assessing developments in Conservation Areas and Local Character Precincts.*
- *This is the principle document for controlling development in the city, and so its review is seen as a high priority.*

7.2.1.1 Incentives

The standard heritage provisions have provided for the offering by Councils of incentives towards the conservation of heritage items, including transferring permissible floor space areas to adjoining (or other) sites, or the relaxation of car parking requirements. While the purpose of this has been to assist in the conservation of a place, they have in many instances caused the loss of the surrounding context through inappropriate development. This may be attributed to the lack of clear guidance as to when and how incentives should be applied, with the result often being short term economic gain rather than long term conservation.

Incentives may also be based on zoning restrictions, however it is considered that these are often inappropriate or unnecessary. For houses in residential zones, the most appropriate form of conservation is simply for them to be "lived in", with any commercial development generally requiring large scale intervention, such as the introduction of services and the provision of car parking, often destroying original fabric and causing the loss of context. The existing LEP zonings have generally ensured ongoing residential use for most houses, however the mixed-use zoning proposed as part of the Newcastle Urban Strategy may pose a threat in this regard, with increased pressure for changes due to commercial use. For commercial zonings, most forms of use are permitted in any case, and so change-of-use incentives are of little consequence.

Conversely the return of a place to its original form of occupation should generally be permitted irrespective of zonings, such as reopening a corner store for office/retail use, or converting an old hall from its later light industrial/retail use back to a meeting/entertainment place.

It is proposed therefore that incentives be offered on a project specific basis. The recent case of the Great Northern Hotel, an item of considerable heritage significance in the city which has been languishing for a number of years, is a good example of how appropriate incentives can be devised through direct liaison between Council and the building owner/developer. Appropriate incentives for any particular item may also be identified through a Conservation Plan prepared for that place, or through heritage studies that consider a particular type of item or area within the city.

Recommendations for Incentives:

- *The LEP heritage provisions should allow for the granting of incentives, within specific guidelines, on a project specific basis, but not for general incentives which may be applied inappropriately.*
- *That "problem issues" identified in studies of places, such as Conservation Plans or other type/area specific heritage studies, be considered as an appropriate basis for the granting of incentives.*
- *The return of a place to its original function irrespective of zoning restrictions should be seen as an appropriate basis for the granting of incentives.*
- *The ongoing and long term conservation of a place should be the fundamental basis on which incentives are granted, and it should be clearly demonstrated how the incentives are necessary to achieve this.*

7.2.1.2 Interiors

The existing heritage provisions generally exclude the consideration of building interiors unless specifically listed, however this tends to imply that the chief significance of the building is its external appearance or place within the streetscape. While this may well be the case for buildings within Heritage Conservation Areas, for a building to warrant individual listing as a heritage item it is unlikely that its significance can be so arbitrarily divided. For buildings of a civic or public nature the interior may have equal or greater historic and social significance to the exterior due to the activities that have occurred within them, and even for houses the aesthetic significance of the architectural design is likely to be evident in both exterior and interior detailing. It is also generally the interior which, through its layers of decoration and minor alterations, is most likely to reveal archaeological information.

Even where a place is not individually listed, the original interior fabric is an essential component in the maintenance of its historic character. In shops and offices, such fabric is often removed for no other reason than a perceived need to modernise and "upgrade" a buildings image for marketing reasons. There have however been a number of recent cases in Newcastle where refurbished shops in the city centre have retained original internal fabric, such as pressed metal ceilings, decorative trim and ornate columns, while making necessary repairs and alterations in a modern style, so combining the best of old and new.

Recommendation for Interiors:

- Review the LEP heritage provisions to include protection of interiors for all individually listed buildings unless noted otherwise.
- Encourage the retention of existing original fabric for interiors of all buildings of historic character.

7.2.1.3 Archaeology

This study has identified a number of known or potential archaeological sites scattered throughout the city, many being quite large scale sites such as former coal mines or colliery railways. The recently prepared Newcastle Archaeological Management Plan also identifies a concentration of sites in the city centre, with many recommended by that study for inclusion as heritage items in the LEP.

It is also likely that Newcastle retains many significant Aboriginal archaeological sites, although no formal study of these has been undertaken at this time.

It is therefore considered important that appropriate archaeological provisions be included in the LEP to ensure appropriate archaeological investigations of scheduled sites are undertaken, and that potential archaeological sites are adequately assessed prior to development. For example when a building is demolished, an archaeological site that was previously considered inaccessible is made available, and further investigations may be warranted.

Recommendations for Archaeology:

- Review the LEP heritage provisions to include archaeological provisions covering both Aboriginal and non-Aboriginal sites as per the revised model provisions.
- Prepare guidelines for the level of archaeological assessment or other investigation required, based on the recommendations of the Newcastle Archaeological Management Plan.
- Ensure that archaeology is considered in the preparation of Conservation Plans and other heritage assessments for individual places when appropriate.

7.2.1.4 Heritage Conservation Areas

No alterations to the five existing Heritage Conservation Areas are proposed by this study. An extension to the Cooks Hill Conservation Area has been proposed by Council and exhibited for public comment as a completely separate matter, and it is understood that this additional area is likely to be included in the LEP listing for Cooks Hill in the near future.

Neither are there any additional conservation areas proposed, with the recommendations for conservation over large areas being considered through the control of amenity and local character precincts, as noted below.

However, if the full recommendations of this study are not embraced, specifically the identification of local character precincts and their appropriate control, there are a number of additional areas for which listing as Conservation Areas may be warranted, and in that instance they should be considered for listing in the LEP. These include:

- Ash Island Landscape
- Carrington
- Hamilton South East
- Mayfield
- Minmi Landscape
- Stockton

Conversely, it should be noted that if the full recommendations of this study are embraced by Council, then it may be appropriate for some of the existing conservation areas to be wholly or partly dismantled, and instead to be considered as Local Character Precincts. Only those areas of specific heritage significance would then remain as conservation areas eg. Newcastle East residential precinct, and the maintenance of the heritage significance of these areas should be rigorously enforced by Council.

Recommendation for Conservation Areas:

- *If the full recommendations of this study are not embraced by Council, then urgent consideration should be given to a review of the nature and number of conservation areas.*

7.2.1.5 Recognition of Other Heritage Listings

There have been many studies undertaken through the city over the years which have identified places of heritage significance. These places have not however always been subsequently listed as heritage items in the LEP or protected through other controls.

There are also many organisations that maintain heritage registers, such as those maintained by the National Trust including trees and cultural landscapes as well as buildings. Although listing in such registers is generally considered by Council in the assessment of development proposals, such listings have no legal status

While this study considered such places when compiling the inventory, many of the items fall within the inner city areas that were not assessed in detail, and so will not have recommended all of them for inclusion in the LEP.

Recommendations for Recognition of Other Heritage Listings:

- *It is recommended that council automatically consider the listing of such places in the LEP as they arise. This particularly includes:*
 - *Schedule 2 items in the City Centre Urban Design Study*
 - *Items identified in the Broadmeadow-Islington Urban Design Study*
 - *Items identified in the Beaumont Street Urban Design Study*
 - *National Trust Tree Register*

7.2.2 The Lower Hunter Urban Housing Policy and Other Strategies

There are currently several residential strategies in place, the principle one of which is the Lower Hunter Urban Housing Policy compiled by various councils including Newcastle. While reference is made to the need for heritage conservation and sympathetic infill development in these documents, it is given little weight. The references are generally brief and give little guidance as to requirements. Most significantly they appear to relate to Sydney models, and provide no information on what characterises the housing in Newcastle and distinctive local styles.

More detailed references and guidelines should be made to heritage issues in each of the documents, or alternately, a separate set of guidelines relevant to all housing should be compiled and reference made to these in each of the documents. One way of addressing this issue is to develop comprehensive guidelines relevant to all residential strategies, as per the city-wide heritage guidelines discussed elsewhere.

Other residential strategies include the Single Dwelling Code, and the Residential Strategy which is currently on exhibition. Although the latter has not been reviewed in detail, it does include the identification of areas for higher densities, similar to that noted in the Urban Strategy above, and such intensification has the potential to impact on the heritage significance of these areas.

Recommendations for the Lower Hunter Urban Housing Policy and Other Strategies:

- *Provide adequate references to heritage issues in each of the documents, and/or develop separate guidelines dealing with heritage significance and local character in relation to residential development.*
- *Include information about distinctive local house style and types.*
- *Review possible impacts of increased densities on areas of historic character.*
- *This is considered an urgent priority.*

7.2.3 Newcastle Urban Strategy

A draft policy for sustainable urban development is currently being prepared by council, known as the Draft Newcastle Urban Strategy. This strategy embraces the principles of New Urbanism including the Urban Village concept and place-based management. The general objectives of this approach are endorsed by this study. While this policy is still in its early days of development, it is important that heritage significance and local character are seen as an integral component from the outset, although in the present draft only limited reference is made to these issues. Heritage should be a head of consideration in its own right, as well as making clear the historic basis behind many of the patterns already referred to.

Two of the principal components of the approach, that of mixed use development and of increasing densities at appropriate locations eg: around established transport nodes and commercial centres, have the potential for major impact on both heritage significance and local character, particularly in residential areas. The existing zonings established by the LEP have ensured that residential areas are generally not subject to commercial pressure for redevelopment, however allowing mixed use developments will alter this situation. The impact of the push for higher densities is already evident around the city, with substantial numbers of villa, townhouse and other multiple occupancies being developed in established residential areas, often in stark contrast to their surroundings and with vocal community objections.

Recommendation for Newcastle Urban Strategy:

- *Expand on the importance of heritage significance and local character, and define methods of dealing with these issues when in conflict with other components of the strategy.*
- *This is considered an urgent priority.*

7.2.4 Development Control Plans for Inner Newcastle Conservation Areas

Guidelines and Draft DCP's have recently been prepared for the three existing inner city residential suburbs listed as Conservation Areas in the LEP. That is:

- DCP No.44, Newcastle East;
- DCP No.45, The Hill; and
- DCP No.46, Cooks Hill.

The guidelines provide practical assistance to Council by the ranking of each building as to its assessed streetscape value, and establishing appropriate forms of modification and infill development. They are not however consistent with the recommendations of this report for dealing with the heritage of the city as a whole, lacking recognition of the local character of each of the three areas, or the particular threats they are under. (There is also an associated

proposal for extension of the Cooks Hill Conservation Area, and this is currently being prepared as an amendment to the LEP.)

Recommendation for Urban Design Guidelines for Inner Newcastle Conservation Areas:

- Review the content of the DCP's to ensure they are consistent with the recommendations of this study prior to their implementation.
- This is considered an urgent priority.

7.2.5 Local Approvals Policy

Council's Local Approvals Policy does not currently contain any reference to heritage conservation. In order to ensure the provisions of the Local Government Act 1993 for control of demolition can be adequately enforced to include assessment of heritage significance, clear guidelines should be set out in this policy.

Recommendation for Review of the Local Approvals Policy:

- Include guidelines for consideration of heritage significance in determining approval for demolition.
- This is seen as a high priority.

7.2.6 The DA Guide

Council has recently compiled a set of guidelines indicating what types of documentation are required in support of different sorts of applications eg. Conservations Plans, Heritage Impact Statements, Archaeological Assessments. This is set out basically as a table format and does not go into a great level of detail about the content of each type. This document is however a crucial tool in helping the community to understand what is required and expected of them when submitting applications. It will also need to be reviewed to accommodate imminent changes due to the Urban Village and integrated assessment planning systems to be implemented.

Various recommendations for the type of documentation required and the assessment process are discussed elsewhere, and it may be appropriate for these to be implemented through the DA Guide rather than as separate guidelines.

Recommendations for the DA Guide:

- Review the guidelines to include changes to the planning system and to provide more concise requirements as to the documentation required.
- This is seen as a high priority

7.3 Control of Character and Amenity

As previously noted, a principle recommendation of this study is the conservation of the historic character of the city as a whole. In many ways the control of character or amenity is an urban design issue, however due to the largely intact historic character of so much of the established urban area in Newcastle, heritage must be seen as a major component in such controls.

Issues of amenity are a major and valid point of objection raised by neighbours to development proposals. While maintenance of amenity is included as a consideration under Section 90 of the EPA Act, there is little guidance as to how such issues should be addressed, so that decisions are often based on highly subjective judgements. People will however often move into an area precisely because of its amenity, its aesthetic appeal or character, and often desire some certainty that this will be maintained. There will often be evidence of how the character of a place is appreciated by its residents, for example by the number of older houses being restored rather than demolished or remodelled within a given street, or by their participation in neighbourhood schemes.

To date, heritage controls over larger areas have been implemented through the identification of Heritage Conservation Areas in the LEP. Current Conservation Areas identified in Newcastle include:

- Newcastle City Centre
- Newcastle West
- Newcastle East
- The Hill
- Cooks Hill
- Beaumont Street Hamilton

While such controls have undoubtedly been successful in conserving the historic character of these areas, the restrictions on development have been seen by some as excessive, and they have not always achieved the desired results. A common problem is where to draw the physical boundary of the area to be controlled. Unless there is a clear historic precedent for the boundary, such as due to the pattern of subdivision, it may be seen as arbitrary, and allow unsympathetic development to occur immediately adjacent the area.

Within Newcastle, defining such boundaries is a difficult task due to the historic and largely intact nature of the building stock throughout the established urban areas. It should be noted that the five inner city conservation areas already listed are contiguous, with the boundaries between them being more relevant to current zoning and planning controls rather than to the historic pattern of development. There is currently a proposal to further extend the Cooks Hill Conservation Area, and similar arguments could also be put to extend the Beaumont Street Conservation Area. And when considering Beaumont Street in comparison to the other traditional village centres, for example Mayfield, Lambton, Adamstown or Wallsend, it is easy to see that these may also be worthy for listing as Conservation Areas.

Recommendations for the Control of Character and Amenity:

- *The Heritage aspects of amenity or character should be considered with regard to any development proposal throughout the city.*

7.3.1 City-Wide Heritage and Conservation Guidelines

The preparation of guidelines for the city as a whole is seen as the first step in providing more concise guidance as to how the issue of amenity is to be handled. These guidelines should put broad policies in place, and will act as a "holding action" pending full implementation of the Urban Strategy, the integrated assessment planning processes and review of the LEP.

It is proposed that such guidelines would be best incorporated within the Newcastle Urban Strategy as this is intended to become the principle planning document for the city and is consistent with the Urban Village concept which forms part of that strategy. However, as an interim measure such guidelines may be prepared as a DCP, though in a form that can be readily adapted for inclusion in the strategy.

It is important to note that the requirements of such guidelines should be generally less restrictive and less prescriptive than those applied to conservation areas, with greater emphasis on educating people about the history and characteristics of a particular locality, and encouraging their ongoing conservation.

The guidelines should be designed to:

- create an understanding of the place, it's significance and it's context; and
- explain conservation principles.

They should also fulfil a practical role to:

- improve the quality of application for development approval and building consent; and
- improve the consistency and effectiveness of the assessment process.

The content of the guidelines should provide more detailed information about the type of documentation and the assessment process than would be included in the LEP. This might include:

- a) guidance as to how to keep what exists as opposed to how to alter it, (ie. "conservation" versus "adaptation"), as a fundamental criticism of the current heritage planning process is that their emphasis is more on how to go about altering a place, "altering" in fact to the point of demolition, rather than how to simply conserve it in its current form.
- b) defining what documentation is necessary in support of an application.
- c) defining different requirements for different areas or zoning's or areas within the city.
- d) identifying a range of issues relevant to the city as a whole eg: general building styles, when car access is appropriate, when demolition is acceptable, reasonable expectations for rezoning.

Consideration of the issues noted in Section 7.5 of this report may also be appropriate for inclusion in the guidelines.

While it is intended that these guidelines should be relevant to the city as a whole, this study has identified a number of areas around the city where the amenity or character is to a large extent shaped by the historic pattern of development. These have been defined as "local character precincts" as noted below, and should be seen as priorities for developing more specific guidelines as to how the character of the place should be maintained. It is proposed that these take the form of loose-leaf appendices to the city-wide DCP, which would look at more detailed features specific to each precinct eg: main street commercial areas, appropriate street maintenance, identify areas where higher density development is not desirable, define small scale heritage conservation areas. The emphasis should be on accentuating the unique features and activities of a place that distinguish it from other places, rather than trying to standardise them. It may also be appropriate to develop some type-specific guidelines along the same lines, such as for interiors or industrial sites.

The guidelines should also, perhaps as a separate volume:

- provide advice to people about how they can go about researching a property in Newcastle; and
- provide information about development styles, builders and architects in Newcastle.

A precedent for such guidelines may be seen in the study of Domestic House Style of the Hunter Valley prepared in association with the Hunter Regional Heritage Plan in 1987. This study provided an overview of typical house styles within various towns in the Hunter, and identified characteristics particular to each town. Often these characteristics are not strongly related to the specific "architectural styles" referred to by many heritage guidelines. Such guidelines are often based on typical features of Sydney or Melbourne, and to describe them in these terms will only encourage the importation of these features. Newcastle for example, has very little in the way of terrace rows, yet the continuous streetscape of terraces is such a popular image of what heritage buildings are. Newcastle does however have a large number of single or paired freestanding terraces, generally two storey and often in timber.

Recommendations for City Wide Heritage 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

As part of the Urban Village approach to planning implicit in the Newcastle Urban Strategy, the city will be considered as a number of different neighbourhoods, each with its own specific requirements. Within many of these neighbourhoods, heritage will be a major consideration in controlling development. These areas have been broadly identified by this study as Local Character Precincts.

A "Local Character Precinct" may be defined as an area of generally consistent character relating to its landforms or subdivision patterns, to the type, use and origins of its building stock, or to other streetscape elements such as roads, trees and parks. They may be commercial, residential or landscape in nature. Within each precinct there are likely to be a some places which are "local identity items", and many others which display typical "local character features".

Local Character Precincts have been defined that cover the majority of the land that was urbanised up to about WWII. Many of these could be considered significant enough to justify their listing as Heritage Conservation Areas under the LEP, particularly the traditional village shopping centres due to their intrinsic historic, aesthetic and social value. However it was considered that the conservation of their historic character could be better achieved by integrating heritage assessment within the broader context of urban design, for reasons as follows:

- The chief heritage significance of these areas is their aesthetic value, that is the historic character of their streetscapes including building facades, street layouts and street trees etc. While the heritage value of these streetscapes should be recognised, it is considered that this is more appropriately dealt with as an urban design matter rather than heritage in isolation, and this is consistent with the Urban Village approach being adopted by Council.
- The commercial areas are also significant for their social value, inherent in the day to day use of their shops, offices and meeting places. It is considered that this is best maintained by consolidating the commercial role of these places, which may well require greater adaptation or redevelopment than would normally be considered appropriate in a listed Heritage Conservation Area.
- They do not create arbitrary boundaries between what "is" and "is not" a heritage area, and so avoid the problems inherent in heritage conservation areas where people perceive they have been "penalised" by having development restricted by heritage controls simply because of their building's location, even where that particular building may be of no heritage value in its own right, or alternately that they have "missed out" on the benefits of being located within a conservation area.

As such the types of controls and assessment procedures appropriate will be different to those for conservation areas, being generally less restrictive and with an emphasise on educational measures and the provision of comprehensive guidelines. The aim should be to retain and work with existing building stock wherever possible, though this should not be seen as precluding or creating a hindrance to development in these areas.

In preparing such guidelines reference might be made to the Willoughby Council Heritage and Conservation DCP No.18 which includes a section dealing specifically with Conservation Areas. For each of the defined areas three issues are addressed, that is:

- Sense of place statement, which outlines the history of development and significant characteristics of the individual conservation area, to enable an understanding of the heritage significance of the area;
- Desired Future Character statement, which sets out controls to ensure that this heritage significance is retained in any new development; and
- Existing Character Development Guidelines table, which are specific guidelines so that the design of new development is compatible with the existing character to be conserved and assists in achieving the desired future character.

Reference might also be made to the Mosman Townscape Analysis prepared for Mosman Council by Travis Partners in 1986. This study considered the whole municipality as a number of "townscape units", and prepared a table of information specific to each area. These included short descriptions of:

- Landforms and features
- tree cover
- pre-subdivision development
- subdivision date
- predominant development
- later changes

- zoning/residential density

In the preparation of the guidelines a plan should be prepared showing the boundaries of the area, heritage items, and other major characteristics such as views. It may also highlight features that are not of significance, such as more recent developments.

Proposed Local Character Precincts are identified as follows. Note that this is not intended as a finite and conclusive list of all such areas in Newcastle, but as a summary of those of obvious historic character. Note also that while boundaries are defined by streets or other features these are suggested as a guide to the most concentrated areas of historic character only. In many instances areas are contiguous one to the next.

Suburb	Type	Area
Adamstown	Commercial	Brunker Road between Olney and Lockyer Streets, Glebe Road between Bryant and Date St
Adamstown Railway Station	Minor Commercial	Glebe Road between Teralba Road and the railway
Adamstown	Residential	between Lockyer, Teralba, Glebe and Fellows Streets
Bar Beach	Residential	between Darby, Nesca and Memorial Drive
Birmingham Gardens	Residential Streetscape	between Sandgate, Moore and Wilkinson St
Broadmeadow	Commercial	Belford St between Chatham and Saunders St, Lambton Road between Chatham and the Railway
Carrington	Commercial	Cowper Street between Robertson Street and Darvall Street
Carrington	Residential	area between Darvall Street and Hargraves Street
Georgetown	Commercial	Georgetown Road between Turton and Clyde St, Broadmeadow road between Clyde and Brisbane
Hamilton	Commercial	extend ex Conservation Area to the railway
Hamilton	Residential	between Tudor, Gordon, Donald St and the railway
Hamilton Denison Street	Residential	between Dumaresq, Beaumont, Denison and Chatham St
Hamilton South East	Residential	as defined by the conservation study
Hamilton Stewart Avenue	Minor Commercial	Stewart Avenue between Jenner Parade and Kemp Street
Hexham	Landscape	Old Maitland Road along river banks
Islington	Commercial	Maitland Road between May St and the railway, Beaumont St between Maitland Road and the railway
Kooragang Island	Landscape	Ash Island
Jesmond	Commercial	Blue Gum St between Newcastle and William St
Kotara	Residential Streetscape	north of the railway including Gregory and Grinsell St
Lambton	Commercial	Elder Street between Croudace and Karoola St, Morehead St between Howe and Newcastle
Lambton	Residential	between Croudace, Newcastle, Lloyd and Howe
Maryville	Residential	west of Hannell Street to Throsby Creek
Mayfield	Commercial	Maitland Road between Silsoe and Tourie
Mayfield	Residential	area north of Maitland Road from approximately Woodstock Street to Industrial Drive
Merewether	Commercial	Llewellyn Street between Morgan Street and Merewether Street
Merewether	Residential	between Curry, Frederick and Merewether
Merewether Glebe	Residential	Wilton, Selwyn and Morgan Streets
Merewether Railway Street	Minor Commercial	Railway Street between Gordon Avenue and Lingard Street, and parts of Glebe Road
Minmi	Landscape	surrounding open countryside especially former mining land to west, hill to the south and creek to the east, extending out along the approach roads to include the views over open lands back towards Minmi & Hexham.

New Lambton	Commercial	Alma St between Regent St and Wallarah St, Rugby St to Evescourt St, Regent St between Alma St and Portland St, Lambton Road between Alma St and Avondale St
New Lambton	Residential	between Alma, Bridge, Queen and Evescourt Streets
Stockton	Commercial	Mitchell Street between King Street and the foreshore
Stockton	Residential	between Hereford Street and the foreshore
Stockton Garden Suburb	Residential Streetscape	north of Flint St
Tarro	Residential Streetscape	between Northern, Southern, Eastern and Western Avenues
The Junction	Commercial	Glebe Road between Farquhar and Bruce St, Union Street between Glebe Road and Kemp Street, Kenrick St between Union and Glebe Road
Tighes Hill	Commercial	Maitland Road between Ferndale and Tighes Terrace, Elizabeth Street between Maitland Road and William Street
Tighes Hill	Residential	area east of Maitland Road from Throsby Creek to the Railway and Industrial Drive
Wallsend	Commercial	Nelson Street between Kemp and Devon, Cowper Street between Brooks and Irving, Metcalf St between Cowper and Campbell
Waratah	Commercial	Station Street between Bridge St and the railway
Waratah	Residential	between Edith, High, Turton Streets and the railway
Waratah Hanbury Street	Minor Commercial	Hanbury Street between Sunderland Street and the railway
Wickham	Commercial	Hannell Street between Cowper Street and the railway
Wickham	Residential	West of Hannell Street to Railway Street

Recommendations for 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 full recommendations of this study for the identification and control of development in Local Character Precincts not be embraced by Council, the nature and number of Conservation Areas listed in the LEP should be urgently reviewed.

In addition to the existing conservation areas, there are a number of places for which listing as Conservation Areas has been proposed at various times in the past, including:

- **Hamilton South East**
Development in this area occurred as a result of subdivision of the land by the AA Company c.1920's, with the majority of houses remaining largely intact from this period. A study of this area was undertaken by Meredith Walker in the 1980's and the area was considered for listing as a Conservation area at that time. This was not however implemented, with restrictions on development in the area dealt with instead through other council strategies

although these are now redundant. Recent development pressure in the area sparked the call for a review of its status, and a subsequent review of the original study was undertaken in 1996. These studies have resulted in a comprehensive historic overview of the area and the identification of key elements and characteristics.

- **Carrington**

Carrington is one of the oldest areas of settlement in Newcastle and was a municipality in its own right. It is significant for its development of harbour related activities, with an active industrial waterfront continuing to this day, and likely to remain as such. This role is evident in the many hotels scattered throughout the suburb, while there is also a large number of houses and commercial buildings of historic character. It also includes some significant street plantings and parklands. Carrington was first proposed as a conservation area by the Hunter Regional Heritage Register of 1987, however this has never been acted upon.

- **Minmi**

Minmi originated as a private village based around the coal mines owned and operated by the Browns, later Coal and Allied. The last coal mine closed in 1925, and the town saw virtually no new development since that time. Due to this unique character it was proposed as a conservation area, like Carrington, by the Hunter Regional Heritage Register of 1987 but again this has never been acted upon. Unfortunately in the last few years its historic character has been greatly eroded by the loss of some early buildings, the construction of new residential development, and public works such as the straightening of the main road, to the point where listing as a conservation area could no longer be justified. Development has however been largely contained within the historic boundaries of the town, leaving it as an isolated village surrounded by rural lands and the remnant landforms indicative of the mining operations. It remains as the only isolated suburb within the Newcastle local government area and this, together with the significance of the surrounding landscape, is seen as significant enough to warrant the listing of the landscape as a heritage conservation area, including the approach roads, remnant native vegetation and views to and from the these. Morpeth is a nearby example of a similar situation that has been protected by council controls.

Three further areas have been identified by this study as worthy of consideration for listing as heritage conservation areas, that is:

- **Stockton**

This is one of the oldest areas of settlement in Newcastle outside the city centre, and was a municipality in its own right. Stockton retains a rich resource of heritage items relating to its historic development for harbour and industry related uses, as well as houses, and its general historic character. While Stockton does not appear to have been formally proposed as a Conservation Area before, its heritage significance has been widely recognised for many years.

- **Mayfield**

The development of Mayfield as a residential area dates to c.1910's when parcels of land in various ownerships were subdivided and sold, with demand arising from the growth of the nearby steelworks at that time. Apart from the typical suburban bungalows typical of that era, there are also many larger residences constructed by the prominent commercial and industrial families of the time. The massive increase in industrial pollution in the area since its establishment has meant there has been little pressure for redevelopment and so the great majority of early buildings are relatively intact. In recent years the pollution levels have been improved, and the area is once again being seen as a desirable residential area, and the subsequent redevelopment pressure poses a threat to its historic character and heritage significance.

- **Ash Island**

What is today known as Kooragang Island was originally a number of islands separated by tidal channels. These were subdivided c.1840's and small mixed farms were established there on the fertile soils. While the bulk is now part of the Kooragang Island industrial area, Ash Island retains remnants of various farms buildings, as well as fencelines, roads, introduced vegetation and other features, from which its agricultural past can be readily interpreted. It is currently proposed that Ash Island be turned into a nature reserve, and a comprehensive historic overview has recently been prepared in association with this proposal. Agriculture has historically been a relatively uncommon activity in Newcastle, with the land generally being unsuitable, and Ash Island provides rare and relatively intact evidence of this activity.

As noted elsewhere in this report, one of the problems that has arisen with the listing of conservation areas in the past is the lack of appropriate guidelines for the design and assessment of new development in the area. It is preferable that such guidelines, based on a thorough understanding of the history of the place and identification of what features are actually significant and so are to be conserved, be in place at or soon after the time of listing. Such guidelines have generally been prepared in the study for Hamilton South East, and considerable information from various earlier studies exists on most of the other areas to allow similar guidelines to be prepared for them, with Mayfield being the only area lacking in research. Guidelines for Minmi and Kooragang would obviously be quite different to the others due to their focus on landscape issues rather than the urban environment.

Recommendations for 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
 - 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

The existing heritage planning framework identifies items for formal protection as being of "heritage significance" due to their "historic, aesthetic, social or archaeological value". In many instances however, places are significant chiefly because they are landmark structures within the locality or immediate streetscape, and are often informally identified by the local community as such. Their significance may be seen as urban design items rather than heritage, though in practice such places are listed as heritage items if protection is considered appropriate. In reality, it can be difficult to distinguish between the two.

However the term "urban design" does tend to encompass a broader range of qualities than does "heritage", which in itself has become a loaded term. It may therefore be beneficial in terms of community acceptance, as well as more accurate, to distinguish between items which are of intrinsic heritage significance and those which are local landmarks. Such an approach is consistent with the Urban Village approach proposed in the Newcastle Urban Strategy, as it stresses the real significance of a place in the daily life of a local community, rather than its theoretical significance as defined by outside professionals. It would also appear to be consistent with the current policy of the NSW Heritage Office to limit the listing of items in the State Heritage Inventory to only those where heritage significance can be fully justified in terms of their historic, aesthetic, social or research value.

While the inventory prepared for this study includes many commercial buildings and houses, few are recommended for inclusion in the LEP on the basis that protection will be achieved through general controls on development, particularly through the Local Character Precincts. Many of these places could however be considered as local identity items within these precincts.

Recommendation for Local Identity Items:

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

7.3.5 Conservation of Major Features and Views

While this study has concentrated on the identification of individual items, there are a number of broader features about Newcastle which are deserving of conservation in their own right.

Perhaps the most obvious of these is maintenance of the historic form of the city centre, that of the hill rising steeply behind the commercial area and crowned by the cathedral. Other features include the view along Macquarie Pier to Nobby's Head, the tunnelled views down Watt Street and others to the activity on the harbour, or along Church Street to the ocean. The view down Mitchell Street Merewether to the City Hall clock tower, or the views from Minmi Road and Maitland Road over the open swamplands around Hexham.

The nature of the waterfront is another important issue. Newcastle harbour has historically been walled off from the city by an almost continuous row of warehouses and markets along the wharves. The point however is that it was "almost" continuous, and actually consisted of numerous relatively small buildings with access and views between. And the waterfront itself was active, with long straight wharves and the constant movement of people, ships and goods. The retention of the foreshores in their natural form, either as public open space or for private residential use as in Sydney or Toronto, did not historically occur on Newcastle harbour until the upper reaches of Throsby Creek. This was also in high contrast to the rugged cliffs of the (relatively) undeveloped coastline nearby.

Other issues considered elsewhere in this report include the industrial landscape, particularly the massive scale of items around Port Waratah and Kooragang Island, and the patterns of the traditional village centres linked by roads or railways.

Recommendations for Conservation of Major Vistas and Elements:

- *Prepare a strategy for the identification and conservation of major visual features of the city, preferably in association with the City Wide Heritage and Conservation Guidelines proposed above.*

7.4 Guidelines for Development

7.4.1 Commercial Development and Corporate Identity

An important aspect of commercial development in any heritage area is that the local character is more important than corporate identity. Often, corporations have been allowed to impose their standard building designs and over sized signage on any locality, with little or no reference to existing structures or the streetscape as a whole. For example, a freestanding building within an area of attached structures built hard to the street boundary. The most obvious offenders have been the fast food outlets and service stations, though chain stores are also a problem particularly with regard to signage, shopfronts and colour schemes. Sometimes a locally based business will adopt a similar approach, presumably in an attempt to enhance their street presence and convey a particular image.

The precedent has however been set for restricting the prominence of such corporate identity features within heritage areas. For example, the Rocks in Sydney has seen many historic buildings successfully adapted for use by corporate business, with signage on these buildings restricted to traditional forms and modest sizes. Such an approach is now common place through much of Europe and America.

Another demand often placed by corporate business is for a large street presence, though with little interface with the footpath and street. Typically there will be long and unbroken shopfronts with only one entry. Large retail outlets also often require particularly high ceiling levels, which can result in excessively bulky external forms with little fenestration. There are however a number of ways to limit their impact.

The preferred form is for the actual retail space to be set back from the street, with individual stores of traditional proportions built along the street frontage as a screen. Access from the main street is however crucial, and can be provided by pedestrian arcades. Offices or other functions can be accommodated at first floor level to screen bulky building forms. Where the retail space had to be located on the street frontage due to lack of space, the facade should be

broken into vertical bays to reflect the rhythm of the streetscape, and the shopfront broken down accordingly. For particularly long shopfronts a number of entrances should be provided.

Recommendations for Local Character versus Corporate Identity:

- *Restrict the scale and prominence of Corporate Identity features for retail and commercial buildings within the established urban areas to that consistent with their historic character, including features such as building form and materials, signage and colour schemes.*

7.4.2 Conservation Works Associated with New Developments

Although the heritage significance of a place may be well recognised by the community, it can still be difficult to generate the capital needed for its conservation. Often the place is then allowed to deteriorate and so the pressure for redevelopment grows, particularly where the heritage significance relates to a whole block or neighbourhood of historic buildings, such as inner-city housing.

In these instances, Council may consider approving redevelopment of some parcels of land on the proviso that the developer also restores some of the existing building stock. This might be actually part of the redevelopment site, but could be anywhere within the area or the city as a whole. It could for example take the form of refurbishing some buildings for low-income housing managed by a government or community organisation.

The criteria for approving such redevelopment would need to be clearly defined. Any redevelopment would still have to meet all relevant requirements, including any design guidelines for infill development in the heritage area.

Recommendations for Conservation Works associated with New Developments:

- *Prepare guidelines for when and where conservation works on adjacent or other heritage places might be appropriate in association with new developments.*

7.4.3 Maintaining Aspects of Industrial Character

An important part of Newcastle's historic character is that of the many industrial activities around the city - the railways, wharves, the steelworks and other industrial plants. Many of these activities still survive on their historic locations, or have done until only recently. With the growing impetus for redevelopment and the downsizing of much industrial activity in the city, many more industrial sites are likely to be redeveloped in the near future.

Often these sites contain substantial buildings of recognised heritage significance, and it is now generally accepted practice that these be adaptively reused. However they also contain a vast array of other structures which often make a greater contribution to the historic character of the site, and allow for its interpretation, than do the buildings. These include railway spur lines and platforms, water tanks and head frames, or structures supporting service lines, conveyor belts etc. These sorts of items generally do not lend themselves to adaptive reuse, and so are often removed, destroying a major component of the historic character. The question is rarely asked as to why they cannot simply be left in place, as memorials to what was there before. Doing so need cost little, and they give a new development links to the past that give it a unique character, in comparison to many large scale new developments that are so often bland and without context. The new Victoria and Albert docks development in Cape Town, South Africa, is an example of how this has been successfully achieved, creating a vibrant and attractive public space.

The attitude often applied in redeveloping historic industrial sites, both the restoration of the buildings and the removal of the other structures, is based on the perceived need to "tidy up" the place, to "make good" every mark that was a record of its past, and in so doing giving the new form prominence over the old. This process may be aptly described as sanitisation, and if left unchecked will have a major impact on the city's character.

Recommendations for Maintaining Aspects of Industrial Character:

- *Every effort should be made to conserve all structures that contribute to the historic character of industrial sites, not just the buildings, and ensuring that they are retained in such a way that their past use is obvious and readily interpreted, rather than sanitised..*

7.4.4 Maintaining Active Use of Industrial Sites

While the above section has looked at how the fabric of Industrial heritage items can be conserved, it is equally important to maintain active use of a complex wherever possible. The activity generated by such industry is itself an important component of the character of a place.

The Newcastle waterfront has always been an active industrial area, but in recent decades these activities have been removed to other parts of the city. While many of the activities were incompatible with the contemporary role of the city, due to their pollution or large land requirements, many others are not. The most obvious examples are the tug boats and the pilot boats, which are water based and require little land area for support facilities. The fishing fleet is another example, recently relocated to new wharves on Throsby Creek which successfully retain their presence in the city and public accessibility.

Recommendations for Maintaining Active Use of Industrial Sites:

- *Encourage the continued industrial use of established facilities, in preference to their conversion to some other use, where this does not conflict with other uses in the area.*

7.4.5 Adaptive Reuse of Heritage Buildings

Many historic buildings have outlived their original function, and this is often cited as a reason for their demolition, making way for a new development that could not, supposedly, be accommodated within the existing structure. The question is rarely asked however as to whether the new development could have been better accommodated elsewhere, or what alternate activities could have been readily incorporated within the existing structure. Simply because the present owner is unable or unwilling to consider alternate uses that could be accommodated within a building, should not automatically give them the right to demolish that building.

Indeed in many instances, development on a particular site is only proposed because the applicant happens to own it at that time, and they may not have considered the potential benefits of selling that land and relocating or developing elsewhere. One way of ensuring such opportunities are considered is to request the owner to undertake a cost-benefit analysis of alternate developments on the site.

The adaptive reuse of buildings also makes sense from an environmental perspective. The adage "reduce, reuse, recycle" may be applied equally to buildings as to household waste. Our existing building stock represent a massive investment in energy and materials.

The Shoptop Housing policy adopted by Newcastle Council is an example of how adaptive reuse can be encouraged. Refurbishment of upper floors to provide residential space can be quite straightforward, as often the spaces were originally designed as flats or small offices. There can be problems, such as the provision of on-site car parking, or self-contained access which does not intrude on the ground floor retail space, but with careful design these can generally be overcome.

Another way of successfully adapting buildings to a new use is to maintain the significant structures intact and developing the remainder of the site around them. The design of new structures should be carefully considered so as to be sympathetic to the original structure. Examples might include:

- Maintaining existing shops to the street frontage, while developing the rear of the site for larger scale retail spaces, car parking or service areas.
- Maintaining the existing house on a large block, and developing higher density units to the sides and rear.
- Maintaining key buildings on an industrial site as community or commercial facilities, and subdividing the remainder for residential.

Recommendations for Adaptive Reuse of Heritage Buildings:

- *Encourage the adaptive reuse of heritage buildings that have outlived their original function, allowing adaptation as necessary to meet contemporary requirements.*

7.4.6 Green Field Sites and Avoiding Demolition

It has been observed that the great majority of redevelopment within the city is based on the premise of a green field site. That is, one on which no other development has ever stood. In fact, most sites will have been developed before, and in many cases buildings will be demolished to make way for the new development, to "create" a green field site.

It is important that this approach to redevelopment be altered, and that encouragement be given to projects that redevelop sites in such a way that existing structures are retained. Such an approach will involve a substantial change in attitude, but need not cause any additional cost to a project.

Recommendation for Green Field Sites:

- *Encourage an approach to redevelopment that retains existing structures in preference to the clearing of places to create green field sites.*
- *Prepare Guidelines for when and where demolition of existing structures is appropriate.*

7.4.7 Authenticity of Detail

In the development of any building that contributes to the historic character of an area, whether a noted heritage item or not, the preference should be for retention rather than demolition. Demolition should only be considered where there is no viable option for reuse of the structure.

Further, in retaining a structure its original characteristics should be preserved wherever possible. Authenticity is the key to this approach - don't add ornamental detail to a building that was not there in the first place. Better to direct available funding towards restoration of original detail which might otherwise have been altered. While the reproduction of details can be more expensive than buying standard components, cheap imitations will always appear incongruous next to the original.

Additions should be sympathetic to the original, but not necessarily mimic them, and should certainly not preclude good modern design. It is more important to get the overall form sympathetic, in terms of mass, height and materials. Often small scale ornament that mimics the original is applied to infill development to try and disguise the fact that the fundamental form does is not in fact sympathetic, and such an approach is rarely appropriate.

Recommendations for Maintaining Authenticity:

- *The preference should always be to retain original fabric wherever possible, and to accurately reproduce elements, in order to ensure authenticity.*

7.4.8 Guidelines for the Provision of Off-Street Parking

The issue of secure or off-street parking is a common matter of concern for both infill development and refurbishment in established urban areas of historic character. Traditionally, most small houses did not make provision for off street parking as they had no need for it, yet today secure accommodation for at least one car is seen as a major issue by many people in the design of their house. This does not however justify their right to creating off street parking in all cases, particularly on narrow street frontages where it means the predominant element to the streetscape is a garage door. Other concerns include the loss of on street parking spaces, and the diminishing of informal surveillance of the street due to the lack of living areas looking over it.

Various guidelines have been devised for dealing with this issue, such as the recently prepared DCP's for the existing inner city residential conservation areas, which included guidelines such as: where rear lane access is available this should be utilised for access; garages should be located to the side or rear of houses wherever possible; any parking space forward of the

building line should be uncovered; the driveway should stop at the lot boundary with the kerb and footpath crossing paved to match the footpath. In cases where there is adequate on street parking and where even a single garage would occupy at least half of the lot width off street parking should not be permitted

Recommendation for Off-Street Parking Provision

- *Develop a strategy for determining when the provision of parking spaces within residential heritage areas is appropriate, and means for providing appropriate parking in new infill developments, such as by rear lane access.*

7.4.9 Consolidation of Sites

Redevelopment often involves the consolidation of a number of separate allotments into one site. In residential areas this will usually mean consolidating a number of small lots to create a site suitable for a medium density development of villas or townhouses, while in commercial areas it may mean combining a number of already large lots or even a whole block.

By its very nature, consolidation is often in stark contrast to the established character of an area, and thus should be restricted. However there will of course be places where consolidation is appropriate, and in these cases the development should be designed so as to still be sympathetic to the established forms eg: breaking the building down into bays to reflect existing lot widths etc.

There will also be cases where the development has some civic or public function, in which case the new building may act as an important landmark within the street, in which case its form may vary more significantly from the surrounding structures to highlight its role.

Recommendation for Consolidation of Sites:

- *Prepare guidelines for when and where the consolidation of sites is appropriate.*
- *While the character of the development within the site may take on its own form, its address to the street should be sympathetic to the surrounding context in terms of mass, scale, materials etc.*

7.4.10 Development along Major Transport Routes in Conservation Areas

As previously noted, there are possible conflicts between the goals of heritage conservation and the intensification of development proposed in the Urban Strategy. One issue already evident is the problem of adapting old buildings to changing circumstances in the surrounding environment. In particular there is the problem of residential buildings along what have become busy and traffic congested main roads, with the associated noise and air pollution problems. It is these areas however which, due to their position as transport nodes, are liable to come under the greatest pressure for change.

In the past these locations have often been highly desirable as residential addresses, and evidence of this can be seen in the fine residential buildings that still exist along these roads. These may be significant heritage items either individually, as a streetscape, or within a conservation area. Greater adaptation or change of use may be permitted than would otherwise be considered appropriate for such places. This includes change of use from residential to one more compatible to the location, home based offices for example, where the office space could occupy the noisier front sections and so screen the residential areas to the rear of the building. The application of this principle will need to be carefully considered in any given situation, and should not obviate the need for general noise reduction or traffic calming works as appropriate. Obviously any buildings that are noted heritage items in their own right will need to have the heritage impact of such works assessed.

Recommendations for Development along major Transport Routes:

- *Consider alternate uses and greater adaptation for heritage items along major transport routes than would otherwise be acceptable in response to air and noise pollution problems.*

7.4.11 Historic Patterns of Development

Heritage is not just items in isolation, but also the context in which those items are placed, be it natural or man made. The context involves the pattern of development that has led to the identity or character of an area. Heritage is pattern plus items, and identity.

The most obvious pattern of development is the street layout. Are the streets wide or narrow. Are they on a regular grid, an irregular grid, or simply meandering along historic lines of travel. Are buildings built to the street and side boundaries or set back and freestanding. Are allotments wide or narrow, short or deep. At a finer detail how is the street used. Are there frequent vehicle crossings over the footpath or is it mostly an uninterrupted pedestrian zone. Are there rear lanes for vehicle access. Is parking mostly on-street or off-street.

Redevelopment of an area should not simply impose contemporary standards on a place without considering these patterns. Sometimes, there will be major conflicts between the existing patterns and what is proposed that will be difficult to resolve. In such cases the basis of the redevelopment may need to be reconsidered to see if its aims can be achieved in other ways. For example, will higher densities be achieved through redevelopment of inner city areas such as Wickham, where densities are already high due to the small lot sizes and lack of boundary setbacks? Can most of the parking be provided on-street to maximise available land for development and minimise interference with existing buildings?

Recommendations for Historic Patterns of Development:

- The historic pattern of development in an area should be considered in the design of any large scale redevelopment.

7.5 Council's Administration of Heritage Planning

7.5.1 Improved Documentation

There is a need to require improved documentation from applicants for development to support a more systematic and informed approach to the formulation of proposals and their consideration by Council. Explicit description of the attributes or characteristics of valued items and areas would help this process. The level of information required should reflect the potential for impact on environmental heritage and should not be unnecessarily demanding on minor proposals or in relation to items of minor significance.

A range of documents including heritage impact statements, structural reports, economic assessments, heritage assessments and conservation plans could be required depending on the potential impact. The preparation of such documents by suitably qualified and experienced people would support improved processes of design and assessment.

To avoid unnecessary demolition of heritage items and to ensure compatible infill development in heritage conservation areas, development applications should be approved for a site prior to demolition.

Headings for the information required should be clearly defined, and as a minimum might include the following:

- Statement of the surrounding context
- Photographs of the surrounding streetscape on either side of the road.
- Drawings placing the proposed elevation within the context of the elevations of existing adjacent buildings, perhaps including 2 or 3 buildings to either side.
- Brief historic notes about the previous or existing buildings to have occupied the site.

Recommendations for Improved Documentation:

- *Prepare clear and concise guidelines as to the documentation required in support of development and building applications.*

7.5.2 The Heritage Advisory Service and the Heritage Officer

Newcastle City Council has been operating a heritage advisory service for about a decade, and this has been of invaluable assistance on many projects through that time. For many years the role was performed by an outside consultant who acted as Heritage Adviser on an as-needs basis as well as being available for meetings with prospective developers one day per fortnight. However during the course of this study a full time Heritage Officer was appointed.

A heritage advisory service is operated by many council's throughout the state, and is generally part funded by the NSW Heritage Office. The service originated when the then Department of Planning was shifting the responsibility for heritage planning to local councils, who rightly claimed they did not have the expertise to make decisions on many heritage issues they were being called to. In recent years the Heritage Office has tried to formalise and standardise its operation across the state through the Heritage Advisers Network, with regular meetings and workshop etc.

The heritage advisory service has always been operated as a free service to the community, and should continue to do so. There are however some aspects of the service which require review, and it is understood many of these issues are already being considered by council.

- The service tends to be unclear about whether its responsibility is to advise the council or the applicant about a development proposal. For example, providing the applicant with a sketch of what is appropriate should really be the role of the project architect or developer. It is recognised in a council's contract with the adviser that they may not undertake architectural work on heritage items within the municipality, and in a similar way the Adviser may be compromising their position to assess an application by providing a sketch in the first place.
- The role of the service in providing advice on relatively small changes to items of low significance is questionable, particularly houses. Such projects can often consume a lot of time, time that might be better spent on more significant items. Much of the advice can also be repetitive, such as the selection of appropriate finishes, details or materials, and particularly colour schemes. This sort of advice might be better provided by written guidelines covering various groups rather than on a case by case basis.
- The adviser has a valuable role to play in educating other council officers and the community at large, yet too often time is not allocated to this activity.

Recommendation for the Heritage Advisory Service and the Heritage Officer:

- *Maintain and consolidate the role of the Heritage Officer.*

7.5.3 Heritage Committee

A heritage committee may be appointed to provide advice on a variety of matters relating to the heritage of an area. Its principle role should be:

- establishing the overall strategic approach to be adopted by council in guiding development of the city; while other issue might include
- provide specific advice on large scale or controversial redevelopments in the city.
- reviewing the appropriate role and activities of the heritage officer and other council staff in dealing with heritage issues.
- identifying areas requiring further research or formal controls.
- promoting the importance of heritage conservation to Council and the community.

The committee should be formed of community, professional and council representatives who have a thorough working knowledge of the history and heritage of Newcastle, as well as an understanding of conservation practices. Such knowledge should not be underestimated, for it takes many years to even start to understand the complexities of a place, as any newcomer to an area will vouch. The Heritage Officer should have a permanent place on the committee.

Care must be taken to ensure the responsibilities and actions of the committee are not compromised. Their responsibilities in assessing Development Applications should be limited, and must be clearly differentiated from those of the Development Assessment Panel (DAP). And like any committee, a decision can always be subject to political pressure, both from within and outside the committee members.

It is understood that Council has recently appointed a Heritage Places Committee to overview the preparation of Plans of Management for the historic parks in the city currently under way. It is possible that this committee could be the basis for a city-wide heritage committee.

Recommendation for a Heritage Committee:

- *Consider the formation of a heritage committee to support the heritage officer and advocate the needs of heritage to council and the community.*

7.5.4 Independent Heritage Advice and Areas of Specific Expertise

The Heritage Officer, even as a full time staff member, is unlikely to have the necessary time or expertise to deal with all applications as they arise. Pressure should not be placed on the Heritage Officer to make decisions about areas in which they feel they do not have the necessary expertise or information. There may also be instances where independent advice is required, such as where Council is the owner or developer of the place.

As such, there will still be the need for outside consultants to be engaged on a case by case basis, and an annual budget allowance should be made for this purpose. Clear guidelines should be established for when such advice is appropriate. It must be possible for such advice to be accessed promptly, and the adviser should preferably already be familiar with Newcastle's heritage resource in order to minimise the amount of background research required and ensure appropriate criteria are applied in the assessment.

Recommendations for Independent Heritage Advice:

- *Allow a budget and prepare guidelines for obtaining independent heritage advice as appropriate.*

7.5.5 Liaison with Major Landholders and Occupants of Heritage Items

It is strongly recommended that Council initiate liaisons with commercial and community groups whom control or occupy substantial numbers of heritage items. Such groups may include the various religious denominations, public utilities, the railway authorities, the department of education and the hoteliers association.

These groups traditionally occupy some of the grandest buildings within any neighbourhood, and hence have an important role to play in heritage conservation. Unfortunately many of these organisations no longer fully utilise their historic properties. This is due to many reasons including corporatisation, perceived marketing requirements, and in the case of churches declining congregations.

Due to the large number of heritage properties these groups control they may believe they will carry an undue burden of the perceived costs of conservation, and the positive advantages of conservation as well as possible incentives and funding opportunities should be stressed. In the particular case of hotels, the marketing potential of authentic pub interiors as well as their external appearance is well established in larger cities, being the focus of many heritage based tourist areas such as Paddington or The Rocks in Sydney.

It should be noted that Council itself is one such major landholder and occupant, and it should be ensured that relevant council departments are aware of their responsibilities for heritage conservation.

Recommendation

- *Initiate liaisons with major heritage landholders and occupant groups to ensure they are aware of both their opportunities and responsibilities as custodians of heritage items.*

7.5.5 Consolidation of Heritage Databases

There are various computer databases in existence that contain information about heritage places. These include Council's existing heritage database that contains basic details about all LEP listed heritage items in the city, and the databases for this study and the Archaeological Management Plan, both of which contain more detailed information about such places. There are also many other heritage inventories prepared for studies though not actually part of a database. It would be appropriate to consolidate such information into a single database, both for ease of operation by council and to enhance community access to such information.

Recommendation for Heritage Databases:

- *Consolidate the information from the various computer databases and other inventories into a single database, in a form compatible with the State Heritage Inventory database operated by the Heritage Office.*

7.5.6 Staff Training

It is important that staff be aware of the heritage of Newcastle, the processes of conservation, and its implications for their own special area of expertise or control. Training sessions should include input and discussions on:

- The Burra Charter as a philosophical basis for conservation.
- The particular heritage of Newcastle.
- Heritage issues in Newcastle.
- Implications for Development control.
- Implications for Building works.
- Implications for works and maintenance.
- Opportunities for Council projects.
- Inter-departmental co-ordination.

Support should be given for staff to attend relevant conferences and seminars, such as those run by the Department of Planning and ICOMOS, with the papers being circulated to other Council Staff and subsequently added to the professional library. It is important however that all relevant staff and Councillors receive some basic training, and in this respect in-house training is preferable.

Council also has in place a policy for ongoing staff education, the aim of which is to encourage and facilitate further education of Council staff where this is considered beneficial to Council, that is, to increase the ability of that person to carry out their task. Assistance may be provided in the form of leave with or without pay. Staff undertaking heritage related studies should be eligible for such assistance.

7.5.6.1 Planning

Town Planning staff should be the first line of communication for all development proposals. Planning Instruments developed within the department also play a significant role in ensuring conservation is on the agenda at an early stage in the policy formulation and development process.

Planning staff need to have an awareness of when heritage conservation issues may have relevance to an issue or project, as well as accepted practice for integrating conservation into the policy formulation, advisory and development assessment process. They should also be able to direct people to relevant sources of information and advice.

The need for liaison with other Government Departments with responsibility for Heritage matters is particularly important, including the National Parks and Wildlife Service and the Department of Planning.

Other issues which also come within the ambit of Council's Town Planning Department, and which are currently considered as part of the planning and development process, include:

- The need to establish an appropriate framework for the design of street spaces and siting of street furniture which responds to the heritage context;
- The need to prepare and implement plans of management for public open spaces;
- The need to consider heritage issues in subdivision design - particularly where subdivision affects the existing street alignments and curtilage of heritage items or the centre of urban blocks; and

7.5.6.2 Building

Many conflicts with respect to heritage conservation arise from the need to recycle buildings which are considered obsolete with respect to servicing, functional and technological standards. This particularly applies to fire safety.

Staff need to have an awareness of when conservation issues are relevant to a particular project, an understanding of alternative ways of achieving the objectives of The Building Code of Australia, and an overview that will allow an intelligent assessment of the relative importance of heritage and other issues in a particular instance.

In addition, some works which may have implications for items of environmental heritage significance may not require development consent. It is important that staff have an awareness of when heritage issues may be involved (for example by affecting the context of an adjoining item) to enable these issues to be considered in the design stage. It is important that all projects, including those initiated by Council, are checked against the current inventory of heritage sites and its guidelines.

7.5.6.3 Engineering Works, Parks and Gardens

Works in these areas represent a significant proportion of Council expenditure within Newcastle, and are particularly important to the context of the City's heritage as they form part of the environment in which heritage items are situated and are perceived by the public. Relevant areas include:

- Road and Traffic Management Structures
- Street signage, lighting and graphics
- Street furniture
- Street trees
- Park management
- Subdivision control
- Public utilities
- Road and Bridge maintenance and construction

Particular issues that need to be reviewed or assessed in both capital works and maintenance programs include:

- The need to maintain a standing brief for archaeological which may be disturbed by such works (as required under the Heritage Act);
- The need to incorporate heritage and visual assessments into engineering designs, in particular with respect to pavement widths, kerb and guttering, and traffic management proposals including roundabouts;
- The need to review Council Policies with respect to tree lopping and new street planting;
- The need to conserve heritage items within streets and open spaces including street lighting, median strips, early cut stone kerbing and concrete kerbing; and
- The need to liaise with other service authorities which have an impact on streetscape particularly the electrical supply authority with respect to maintenance practices for street trees if opportunities for using bundled cable or underground power exist.

7.5.6.4 Property Management

Staff involved with management of Council owned properties should have an understanding of which Council owned properties are indirectly or directly affected by conservation considerations.

Recurrent management practices should be reviewed to take into consideration conservation issues, and heritage conservation issues should be incorporated into the brief for alterations, additions or other adaptation of buildings or other heritage items.

Recommendations for Staff Training:

- *Ensure staff in all departments receive adequate training in relevant heritage matters.*

7.5.7 Access to Information

Council staff should have access to information to provide some guidance to persons wishing to carry out works affecting items of environmental heritage significance. This should include:

- An information package of basic reference material and brochures as issued by bodies such as the Heritage Council or National Trust.
- Access to a library of reference material relevant to heritage conservation.
- A list of sources from which other relevant material can be obtained.

This material should be accessible at the Customer Service counter, as well as both the Planning and the Building Department counters, to enable access during counter enquiries. Staff should be familiar with the material to ensure they can refer to relevant items during public enquiries.

Public accessibility would be further enhanced by acquiring copies for the Regional and branch libraries.

Recommendations for Access to Information:

- *Ensure council officers have access to appropriate information when determining actions or giving advice on heritage matters.*

7.5.8 Heritage Centre

Council should investigate the establishment of a Heritage Centre in a place with ready public access, either within Council offices, the Regional Library, or in a 'shop front' location. Such a centre could:

- Locate all relevant heritage information, including a copy of this study and the full inventory of data sheets, as noted above. It should also contain relevant heritage acts, codes, policies, guidelines for conservation practice, and other published books or journals that may be of particular relevance.
- Provide a location where projects can be discussed with relevant specialists, Council staff and a heritage adviser.

The local history section at the Regional Library already fulfils a valuable role in the research of heritage issues, and it may be appropriate to consolidate this role. The establishment of a heritage centre elsewhere should certainly not undermine its role.

Recommendations for Heritage Centre:

- *Consider the establishment of a heritage centre as the base point for heritage research.*

7.6 Management of Council Controlled Places

7.6.1 Council Owned Properties

Council controls a large number of properties of heritage value, including:

- buildings or other identified heritage items owned by Council;
- Reserves under the care control and management of Council; and
- Other public places or areas dedicated to the public for which Council has a responsibility, particularly public roads.

Actions by Council within these areas are particularly important because they demonstrate the importance and priority Council places on conservation. The Council should act as a role model, illustrating how adopted policies can successfully be implemented. In addition, the actions of Council within Public places are of prime importance in establishing or conserving the ambience or visual quality of those places, and are therefore important to the context of surrounding heritage items.

Other local government areas have been able to achieve a great deal of prominence and community support and respect by carrying out successful restoration, adaptation, or infill projects with Council owned properties. These projects can set the standard for design and conservation practice and illustrate what can be done with commitment to heritage conservation objectives and principles. This should include the requirement that any work be preceded by a Conservation Plan. Newcastle Council has undertaken various such projects in recent years, and the proposed Convict Lumberyard landscaping will represent a major heritage project in the near future.

Council should take all opportunities to demonstrate good conservation practice and ensure all proposals involving Council buildings or sites include conservation considerations and design principles within the design brief.

A list should be prepared of all Council owned properties which have potential for inclusion in such a program, and strategies should be devised for future maintenance, development and adaptive reuse of these items as appropriate.

Recommendations for Council Owned Properties:

- *Council should continue to demonstrate good conservation practice in the conservation of their historic properties.*
- *Council should initiate heritage restoration projects as examples to the community.*

7.6.2 Review of Council Works and Maintenance Practices

As noted above, there is a need to ensure that an integrated approach is taken to heritage conservation and that the issue is considered by all staff who have a direct or indirect involvement with the issue. It is essential that Council lead by example, and decisions or actions taken by Council have a significant impact on the context of many important items or areas. This particularly applies within the Conservation areas.

The most important areas that Council can act to demonstrate its commitment to conservation are:

- Through the review of practices and policies for street tree planting, lopping and removal or replacement;
- Through the preparation and implementation of plans of management for key open space areas;

- Through the conservation of heritage items within streets including street lighting, median strips, early cut stone and/or concrete kerbing;
- Through a revision of road width standards and the incorporation of heritage and visual assessments into the design of traffic management and street drainage systems;
- Through the selection and sensitive siting of appropriate street furniture, street signage and other graphics; and
- Through Liaison with other Government Departments and Service Authorities to ensure heritage conservation issues are incorporated into the design of installation and recurrent maintenance practices.

Recommendations for Council Works and Maintenance Practices:

- *Council should review works and maintenance practices in relation to the public space respect heritage significance.*

7.6.3 Co-ordinated Approach to Conservation of Former Railways

There exists in Newcastle numerous former railway and tramway corridors, which by their nature cross various planning boundaries and may be subject to controls by various different authorities. In particular there are a number of former railway corridors that cross the local government area boundary into the City of Lake Macquarie.

These corridors are potentially of immense importance to the City, including all their associated structures such as stations, platforms, bridges, tunnels, switching gear and other support facilities and platforms. Potential new uses for these might include walking or riding trails, and in the long term the reintroduction of a public transport system. It is vital that both Newcastle and Lake Macquarie Council's cooperate in the ongoing management and conservation of these places.

Recommendation for a co-ordinated approach to Conservation of Former Railways:

- *Newcastle City Council should liaise and cooperate with Lake Macquarie City Council in the ongoing management and conservation of redundant railways and their associated infrastructure.*

7.6.4 Design Precedents for Urban Infrastructure

There are many examples of buildings and structures throughout the city that have been designed to a standard style that was adopted at the time. These features often help to unite the broader townscape and contribute to the character of the city. Some features identified during the study include:

- The drainage channels that cover much of the flat lands in the east of the city are almost always crossed by bridges with cast concrete balustrades.
- A number of public toilets and change rooms built in the cities parks c.1950's were designed in a simple art deco style with Mediterranean influences.

The continuation of such styles should be considered for any new works, at least in the areas where a particular style is prevalent. They should not however be imposed within an area which has a strongly established character of its own.

Recommendations for Design Precedents for Urban Infrastructure:

- *Council should retain functioning items of urban infrastructure, such as the precast concrete balustrades to bridges, in their original form.*
- *It may be appropriate for the design of new items of urban infrastructure to respond to historic forms.*

7.7 Funding Opportunities

7.7.1 Local Heritage Assistance Fund

Many local councils have established a fund to provide assistance to property owners in maintaining and restoring historic structures within the local government area. The initial capital is generally provided jointly by the council and the NSW Government Heritage Office through the Heritage Assistance Programme (see below). It is understood that Newcastle Council has recently obtained funding for this purpose.

Funding may be provided for a variety of different types of projects including:

- Restoration or reconstruction of significant elements of a building where damaged or missing;
- Maintenance works where essential to preserve the historic building as a whole;
- Preparation of conservation plans to guide the ongoing restoration and occupation of particularly important historic buildings; or
- Educational or research projects aimed at enhancing community awareness of the areas heritage.

The funding may be provided to property owners in a variety of ways depending on the situation, as follows:

- Low Interest Loan - where a loan is provided, usually no more than half of the total costs, to be repaid over a fixed term with low or nil interest. This is the preferred form as it ensures the capital of the fund will be maintained over the years.
- Dollar for Dollar Grant - where a direct grant is made, to be matched or bettered by the property owner. This is particularly appropriate where it covers the extra costs involved in restoration or reconstruction rather than simply maintaining and repairing existing inappropriate fabric.
- Loan Repayable Upon Sale - where a loan is provided for high priority works and only repayable, with or without interest, upon the sale of the building and/or death of the current owner. Particularly appropriate for buildings owned by low income groups like pensioners, or non-profit community groups.

Applications will be regularly called for suitable projects, either on an annual basis or as funds are available, and these will be assessed according to a number of established criteria. These criteria might include:

- Whether the property is a listed heritage item in a Local Environmental Plan, or other heritage registers such as the National Trust.
- Whether the property is located within an identified heritage precinct and so will have an important impact on the character of the streetscape.
- Priorities items or areas can be established on an annual or permanent basis.
- Works that have been recommended by a heritage study, conservation plan, or are consistent with stated council policy for heritage conservation.
- Works that are guided by professionals in the heritage field and/or are well researched for their historical accuracy.
- Buildings that are open to the public, or where the works will be highly visible to the public.

Recommendations for Local Heritage Assistance Fund:

- *Proceed with the introduction of a local heritage assistance fund.*
- *Allocate an annual budget allowance for the fund.*

7.7.2 NSW Heritage Assistance Programme

This programme is run by the NSW Government Heritage Office, and provides funding for projects large and small all over the state. It also administers the funding provided by the National government for specific heritage projects.

Its operation is basically similar to that of the Local Heritage Assistance Fund. Applications are called for in February/March each year, and grants are normally awarded around July/September. They have separate categories for buildings, landscapes and gardens, moveable items, pipe organs and research projects.

Anyone can apply for these grants, whether an individual or group, public or private. Indeed many of the projects it funds are for council or other publicly managed projects. Competition for grants is considerable however, and only those projects that meet most of the grant criteria are likely to be successful in obtaining a grant. There are some restrictions, and generally restoration works to buildings owned by state or federal government departments are excluded.

Recommendations for the NSW Heritage Assistance Programme:

- Assist applicants to the programme for projects in Newcastle where appropriate.

7.7.3 Australian Government Tax Concessions

The commonwealth government has recently initiated a programme for granting tax concessions for the cost of restoration works. Buildings have to be registered on one of the various formal heritage registers to be accepted, such as a council Local Environmental Plan, a Permanent Conservation Order issued by the state Heritage Council, or the National Estate register compiled by the Australian Heritage Commission.

Right to the tax concessions is not automatic, with only a fixed total value of concessions available each year. Applications have to be approved before work commences.

Recommendations for the NSW Heritage Assistance Programme:

- Assist applicants to the programme for projects in Newcastle where appropriate.

7.7.4 Corporate Sponsorship of Heritage Conservation Projects

Many projects involving civic buildings, memorials, or the streets and other public space engender considerable community support, and often gain extensive coverage in the local media. Such projects are always attractive for corporate sponsorship, as they are highly visible and demonstrate a commitment to the community. Acknowledgment of their support can be made by a dedication plaque or signage, and in itself this is part of the continuing local history of a place.

Two recent schemes in Newcastle serve as examples of the sorts of sponsorship possible. In one, the Chamber of Commerce established a Heritage Sponsors Programme, where various heritage sites around the city centre were identified, all in public ownership but lacking recognition for their importance and hence poorly maintained. In each case the public authority in charge of the structure contributed funding, as well as obtaining a grant through the NSW Heritage Assistance Programme, with all the works being coordinated by the Chamber of Commerce. Two plaques were erected at each place, one giving historical details about the place and the other commemorating its restoration.

The other scheme is Council's "Adopt a Road" programme, where certain sections of main roads were identified which required better maintenance and upgrading of the landscaping, and these have been sponsored by local business. Their sponsorship is acknowledged by street signs detailing the scheme. The same approach may be applied to any aspect of the public space, such as parks, street furniture, special street lighting or historic structures. It should be noted however that sponsorship should not confer advertising rights within that place. In this case it is restricted to acknowledgment of their support on standard road signs. Care must be taken to ensure such signs do not detract from the historic character of the place.

Recommendations for Corporate Sponsorship:

- *Initiate discussions with local business and business groups as to appropriate avenues for the sponsoring the conservation of heritage places.*

7.8 Heritage Initiatives and the Community

Whilst most people appreciate the value of major heritage items, few realise the cumulative effects of day to day decisions made about their own homes or business premises. Few people are aware of the particular characteristics or qualities which are important to the style or period of items over which they have control, and knowledge about fundamental conservation practices amongst both the community and building trades appears to be low. Common misconceptions mean that many people may initially object to buildings under their control being included in the inventory as a 'heritage item'. Unauthorised demolition of heritage listed buildings in the early hours of the morning have made news headlines in the past, where the property owner believes this is the only way he will be able to make the site available for redevelopment. The penalties for such demolition can however be severe, and the irony is that often buildings are demolished without any firm plans for redevelopment but merely "on spec", and sites end up standing vacant for years.

Council has taken the first steps in addressing this lack of community awareness by the commissioning of this study, and the distribution of a brochure explaining the basis for the study. However, it is vital that the public, particularly those who control heritage items, be properly informed about the content of this study, and of any guidelines or regulations that may arise out of its recommendations.

There are a number of opportunities for innovative actions by Council to increase general community awareness and support for heritage issues.

7.8.1 Defining Historic Boundaries

The chronological expansion and development of Newcastle is evident in many features throughout the city. The most common of these include:

- The boundaries between the major sections of land owned by different individuals or companies. Often development to either side of these boundaries occurred at completely different points in history, and this is reflected in their architectural style.
- The alignment of the many colliery railway lines, and latter tramway lines, that crossed the city. These are often evident in contemporary road alignments or allotment boundaries, and in many instances still remain as open space.
- Former industrial or colliery sites, which subsequent to their closure have been subdivided for residential or commercial developments. Sometimes some remnant of their former use remains.
- The boundaries of the separate municipalities that combined to form Greater Newcastle. While no obvious differences were identified between these, further research could be warranted.

Such features may be made more readily apparent by defining their boundaries through landscaping works. Often these boundaries are defined by contemporary street alignments, and so the planting of street trees would be a simple and effective means of defining the boundary. This would also be consistent with environmental initiatives for "greening" the city. Different species could be selected for each feature or area, possibly based on some historic precedent.

Recommendations for Defining Historic Boundaries:

- *Prepare guidelines for the defining of major historic boundaries, precincts etc. within the landscaping strategy for Newcastle.*

7.8.2 Supply of Restoration Materials of Local Character

Part of the aesthetic appeal of many heritage areas is the consistency of materials, and even quite small details can have a significant impact when repeated across many structures. The traditional range of materials available was much more limited than that available to today, and architectural styles tended to be much more broadly accepted as the standard for any construction. Such items might be typical of a particular area of the city, period of development, or of the city as a whole.

Acquiring such materials for authentic restoration or sympathetic infill development can however be difficult and expensive. Council could consider organising the supply or manufacture of reproduction items with a character unique to Newcastle, and providing these at cost or free to appropriate projects. Indeed once a design is established and accepted by the community and developers, there may well be sufficient demand for the items to be marketed on a commercial basis. In some instances, a modern design based on the historic character might be more appropriate than a strict reproduction.

Further historic research would be required to identify precise designs, but appropriate items might include the following.

- Terracotta pavers in the traditional "diamond" or "electric" patterns, used for paving both public footpaths and private yards.
- Picket fences, which could still be manufactured in treated pine but in authentic designs unlike many of the standard designs which are available in the market today.
- Cast iron panels or timber fretwork for verandah balustrades of front fences.
- House numbers on small enamelled plates, common to most commercial and residential buildings up until WWI.

Recommendations for the Supply of Restoration Materials of Local Character:

- *Investigate avenues through which Council could initiate or sponsor the identification of items required for local conservation works though not readily available, and then arrange for local manufacture.*

7.8.3 Instruction in Traditional and Conservation Skills

One of the problems in undertaking conservation is the lack of tradespeople with appropriate skills. Over recent years the introduction of a huge new range of prefabricated components has meant that many of the construction processes typically used in traditional construction are no longer in use. Specialised skills for the preservation and conservation of delicate original fabric are even rarer, and often consultants from outside the area must be brought in.

There is however a growing demand for such services, both in Newcastle and in the Hunter Valley as a whole, and it would greatly assist the heritage conservation process to have suitable trained and experienced tradespeople and consultants working in the region.

Recommendations for Instruction in Traditional and Conservation Skills:

- *Council should investigate ways in which people can be trained by appropriate qualified instructors in traditional building and conservation skills. This could be achieved through training on actual restoration projects.*

7.8.4 Main Street Programme

The Main Street Programme is designed to encourage the revitalisation and promotion of town centres. The programme aims to identify important elements of a town centre or main street, including its organisation, design, heritage, business and promotion, emphasising the individual character of each town. In Newcastle, a Wallsend Main Street Heritage Study has recently been completed. Involvement in the programme should be encouraged and monitored by Council.

Recommendations for the Main Street Programme:

- *Council should continue to assist in the preparation of Main Street Studies for the traditional village centres, and seek to integrate their recommendations within the Newcastle Urban Strategy.*
- *Council should allocate funding towards the implementation of Main Street Study recommendations for the streetscape etc.*

7.8.5 Local Heritage Awards

While there are various heritage awards at the National, State and Regional levels, consideration should be given to the establishment of local awards for heritage research and/or conservation projects. These could include monetary awards for research, or in the case of conservation projects, a plaque recognising the achievement and outlining the historical significance of the item to which it relates. Sponsorship for such awards could be sought from community groups, locally based companies, or organisations associated with heritage and conservation. The awards should allow for a reasonably diverse range of heritage and conservation projects to be eligible, ranging from conservation projects and archaeological studies to additions, infill development, conservation plans or assessments and historical research.

Recommendations for Local Heritage Awards:

- *Council should consider the initiation of local heritage Awards in recognition of good conservation practice within Newcastle.*

7.8.6 Preparation and Distribution of Brochures

A brochure has been prepared identifying the basis of this study. Further brochures could be prepared which outline:

- Important themes in the history of Newcastle;
- Objectives for Heritage conservation in Newcastle;
- Heritage Conservation incentives and funding opportunities;

These brochures should be available at all key sources of Council Services, free or at a nominal cost. Consideration should be given to annexing brochures to Section 149 certificates and sending them out with rate notices at regular (perhaps five yearly) intervals.

Recommendations for the Preparation and Distribution of Brochures:

- *Council should consider a programme for the progressive compilation of brochures about the history of Newcastle and Heritage Conservation.*

7.8.7 Encouraging Periodic Displays, Exhibitions and Seminars

Council should consider supporting regular displays or exhibitions relating to particular aspects of heritage conservation in Newcastle. These could be the result of research or other activity sponsored by Council and could involve the historical society or academic institutions as well as Council's Heritage Officer.

Recommendations for Periodic Displays, Exhibitions and Seminars:

Council should consider establishing avenues to facilitate an ongoing programme of displays, exhibitions and seminars on heritage and conservation.

7.8.8 Interpretive Material

Information for local persons and visitors about specific heritage items and themes is of particular importance in promoting heritage. Plaques, heritage walks, and audio visual material are particularly important in increasing public awareness, and are appropriate media for schools.

It is recommended that historical markers be provided for the items included in the Local Environmental Plan, where appropriate and by agreement with the property owners. These should be supported by professionally illustrated and comprehensive interpretive brochures. In addition, an overview of the important historical themes, relating the history of the area to

remaining physical evidence, should be prepared. This would expand the promotional material available for tourism, and would be appropriate for use in educational establishments.

Archaeological sites are also particularly suitable for interpretation in this way, especially large scale sites such as former collieries or redundant railways. Such places are of considerable heritage significance, yet the only evidence may be in the form of a road alignment or property boundary.

Recommendations for Interpretive Material:

- Council should prepare an interpretation strategy for heritage sites throughout Newcastle, including the erection of plaques, landscaping etc.
- Large scale archaeological sites, such as redundant collieries and railways, are of particular potential for interpretation.

7.8.9 Heritage Walks

Heritage walks, trails and cycleways should be established throughout the City, linking items relating to particular heritage themes or areas. Such walks are common in historic cities world wide, and gaining in popularity in Australia. They can also form part of the local pedestrian and cycle routes from place to place in the city.

Suitable interpretive material should be provided along the route, such as the historic markers noted above, and supported by professionally illustrated and comprehensive brochures. Assistance for brochures should be sought from the Department of Lands, which has been responsible for the preparation of historic walk brochures throughout New South Wales.

While Conservation Areas and Local Character Precincts are particularly appropriate for heritage walks due to their concentration of heritage items, such trails need not be limited in scale and may take on the form of a tour by bicycle or car over large areas, including reserves or redundant rail lines.

Recommendations for Heritage Walks:

- Council should consider preparing a strategy and masterplan for heritage walks, trails and cycleways throughout the city.

7.8.10 Allowing Public Access to Heritage Sites in Industrial Complexes

There are many significant heritage sites around Newcastle that are located within active industrial complexes, though in themselves these sites may see little active use. Such sites could provide valuable educational tools in explaining the history of Newcastle, and find their place in tourist trails of the city. An example is the boat harbour and adjacent historic boatsheds and gun emplacement.

While public access to these places must come second to their active role, with issues such as safety of the public, security of the operation, and protecting the privacy of resident staff and their families, there is no reason why public access cannot be available, if not on a permanent basis then during certain specific times. The precedent for this has been set by the Water Reservoir on The Hill, recently restored through the Chamber of Commerce Heritage Sponsors Programme, and opened on a regular basis with National Trust volunteer guides.

Even if access is not possible, these places can at least be made visible to the public, by the use of appropriate landscaping, and with plaques to describe the full workings not visible from outside.

Recommendation for Public Access to Active Heritage Sites:

- Encourage the operators of significant heritage sites to allow public access to these places, either through opening the site to the public or by appropriate landscaping and interpretation to allow views of the site from adjacent public space.

7.8.11 Further Research

While a substantial number of heritage items and areas have been identified by this study, in addition to those already listed in the, this by no means provides a finite assessment of the city's heritage. In carrying out this study, it was not possible to be comprehensive in assembling and correlating all the field and historical data which is relevant to establishing the individual and relative importance of items on the schedule. Indeed, there is a wealth of information within historical society records, individual documents, and other archives which could at some future date be correlated with physical evidence on the ground.

Accordingly, there is a need to allow for supplementary information to be added to the inventory and to follow up with more specialised research of particular issues or individual items. This includes studies of both documentary evidence (written, graphic or oral) and physical evidence (archaeological or architectural).

Encouragement should be given by Council to further research which enhances the understanding of the city's history and heritage. Such studies might be undertaken by heritage consultants, historical societies, or students studying heritage related courses. One particular opportunity is the sponsorship, by Council or local business, of historical or heritage research by tertiary or post-graduate students at the University of Newcastle or other institutions. Alternatively, existing courses may be able to use 'case studies' involving relevant research as part of the course structure.

This research could be particularly useful in assembling relevant historical information for some of the key items subject to threat, or in developing a better picture of particular historical themes. There are many areas of research that interested individuals or groups might participate in or initiate. These include:

a. Inventory Information

A possible project that historical societies or groups might undertake would be to review and build upon the information included in the inventory, particularly the historical notes and references associated with each entry. The inventory datasheets include a field indicating whether further research is recommended.

b. Historical Themes

Another possible project would be to further analyse the themes identified in the historic overview prepared for this study.

c. Oral History Projects

Oral history projects are an invaluable research tool, especially when considering the social significance of a place. It is desirable that such projects be undertaken within a framework to ensure some consistency and allow for appropriate referencing etc. The Oral History Association of Australia provides guidelines and forms to this end.

Recommendations for Further Research:

- *Council should encourage the ongoing research of the history and heritage of Newcastle, both through council-funded studies and by community groups.*
- *Council should continue to review and update their information about heritage items at regular intervals.*

