

# Draft Newcastle LEP 2000 – Heritage Review

## Part A: Review of Objections

### 1. Introduction

The following report reviews the proposed listing of 17 no. places nominated for inclusion in the heritage schedules of the Draft Newcastle LEP 2000 for which objections to the listing were received by Council. It was prepared by Ran Boydell of Ecotecture for Newcastle City Council.

The investigations undertaken for each place varied according to the place and the nature of the objection, and not all tasks were undertaken for each place, however the tasks variously included:

- review of the objection and any independent heritage assessment submitted with the objection
- review of the information compiled for the 1996 city wide heritage study
- further historic research (undertaken by Cynthia Hunter)
- site inspections and photographs
- comparison with other similar places in Newcastle or the state.

### 2. Summary of Objections

Each place is reviewed below, with recommendations for listing and/or other actions noted.

Objections were received for 22 items which, upon review, resulted in the identification of 24 separate items. Of these, 4 are recommended for deletion, 1 for amendment, 2 for deferral pending the introduction of appropriate archaeological guidelines, 1 for further independent assessment, and the remainder for retention on the schedule though usually with a more precise definition of significant elements.

| <b>Ref:</b> | <b>Name</b>                | <b>Street</b>         | <b>Suburb</b>       | <b>LEP Sch.</b>         | <b>Other Recommendations</b>  |
|-------------|----------------------------|-----------------------|---------------------|-------------------------|---|
| 1.          | Adamstown Church           | 105 Teralba Rd        | Adamstown           | Delete                  | Demolished during work  |
| 2.          | Bryan Hostel               | 67 Victoria St        | Adamstown           | List                    |   |
| 3.          | Race Course                | Chatham St            | Broadmeadow         | List whole site         |   |
| 4.          | ELMA Factory               | 52-54 Clyde St        | Hamilton N'th       | List specific buildings | Refer plan  |
| 5.          | Exchange Hotel             | Beaumont & Denison St | Hamilton            | List                    |   |
| 6.          | Oak Factory                | 189 Maitland Rd       | Hexham              | List whole site         |   |
| 7.          | Goninans Admin.            | 230 Old Maitland Rd   | Hexham              | List                    |   |
| 8.          | Honeysuckle Con. Area      |                       | Newcastle           | Reduce area             |   |
| 9.          | Mayfield Masonic hall      | 45 Hanbury St         | Mayfield            | Delete                  |   |
| 10.         | Miami residence            | 22 Macquarie St       | Mayfield            | Delete                  |   |
| 11.         | Stallards                  | 152 Glebe Rd          | Merewether          | List                    |   |
| 12.         | Browns Colliery            | Merewether St         | Merewether          | Defer                   | requires more accurate locational info and/or general archaeological assessment of city |
| 13.         | Bowtell brickworks         | 2 Margaret St         | Merewether          | Defer                   | requires more accurate locational info and/or general archaeological assessment of city |
| 14.         | Merewether Un. Church      | 5 Park St             | Merewether          | -                       | independent ass. req.   |
| 15.         | Rankin Park Hospital       | 2 Lookout Rd          | New Lambton Heights | List whole site         |   |
| 16.         | Waratah pottery            | 91 Turton Rd          | Waratah             | List                    |   |
| 17.         | Aero Club Hangar           | xx Denny St           | Broadmeadow         | List specific buildings |   |
| 18.         | Wallsend Masonic Hall      | 4 Metcalfe St         | Wallsend            | List                    |   |
| 19.         | Former Islington RSL       | 113 Albert St         | Islington           | List                    |   |
| 20.         | Civic Arcade               | 395-407 Hunter St     | Newcastle           | Delete                  |   |
| 21.         | St Andrews, Mayfield       |                       | -                   | (see below)             |   |
| 21.a.       | St Andrews Church          | 31a Church St         | Mayfield            | List whole site         |   |
| 21.b.       | former St Andrews Cemetery | 31a Church St         | Mayfield            | List - arch. site       |   |
| 21.c.       | former St Andrews Rectory  | 1 Durham St           | Mayfield            | List                    |   |
| 22.         | Sister Ogdens Hospital     |                       |                     | List                    |   |

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## 3. Review of Objections

### 1. Adamstown Church

*Note: development approval for demolition was granted during the course of this review and the building was subsequently demolished. Retaining the building on the LEP schedule is therefore redundant.*

#### *Recommendations:*

- *Retain on schedule.*
- *Refusal of development application to demolish the church and replace with new manse and assistant ministers residence*
- *Review of structural engineers report and relocation budget, with a second and independent assessment possibly warranted.*
- *Adaptation of the building to a residence or other use would be acceptable, including removal of the rear skillion-roofed hall.*

#### *Investigations undertaken:*

- *Site inspection (exterior only, interior viewed through windows)*
- *Limited photographs.*
- *telephone discussion with Alwyn Russell, a former church elder, revealed little additional information, except that all of the fittings were disposed of by auction or donation to other churches.*

As note in the 1996 study the building is a rare example of a timber church with this level of architectural detail surviving in Newcastle. While the architectural detailing is particularly obvious on the exterior, the interior also retains its arched timber trusses, lining boards to the walls, and the ornate carved pulpit. All other internal furnishings, pews etc. have been removed. The attached hall at the rear appears to be an extension of an original small section that would have been a simple skillion roofed space only the width of the church (indicated by the change in the weatherboards across the rear facade, the different piers, and the absence of ceiling roses of timber dado panelling to the southern end of the space).

While there are some other timber churches in Newcastle, most are masonry, timber being more typical of country areas. No other timber churches of a similar age are known, with St Thomas at Carrington and the former St Andrews church at Mayfield being c.1920's, and lacking the ornate carpentry that is such a distinctive feature of the Adamstown church. The building is also very much intact with no obvious modifications except the extension of the hall at the rear, and this does not appear to have caused any alterations to the actual church.

While the financial burden of maintaining the church is acknowledged, it is considered that further assessment of conservation/development options is warranted. In particular, an independent assessment of the structural condition would be worthwhile as my brief inspections suggested few problems in the church itself but mostly in the hall, and without the actual report I am unable to comment further. Also the possibility of adapting the existing building to residential or other use should be considered. Old churches are attractive to many people for conversion to houses, and even if the church did not want to consider this themselves it would undoubtedly find a market as such. Demolition of the rear hall should also provide enough space for a second new residence on the rear of the site as per the church requirements. Similarly the LEP provisions for allowing uses outside the zone would be applicable, and sale of the building for a commercial use should be considered. Relocation would be considered acceptable though undesirable, and in any case the reasons against relocation noted in the statement of environmental effects for the DA would appear valid, unless a site in the immediate area was found. Photographing and otherwise documenting the building prior to demolition would be a last resort.

It is my considered opinion that listing should proceed and not be compromised by the current development application. Should demolition become the only viable option listing on the LEP would not prevent it any more than the current "draft" listing does.

### 2. Bryan Hostel

#### *Recommendations:*

- *Retain on schedule*
- *See datasheet for amendments to the database*

#### *Investigations undertaken:*

- *historic research*
- *Site inspection with the owners representative, Jim Reeves*
- *Limited photographs.*

The Bryan Hostel, formerly the Royal Standard Hotel, appears to be the only commercial building remaining along Victoria Street dating from the late 19<sup>th</sup> century when it was the main thoroughfare, containing amongst other things the first local post office, Police Station and council chambers, as well as other hotels and commercial buildings. There was apparently a fish and chip shop on the nearby corner of Hall Street, presumably being a remnant commercial building, which was recently replaced by a modern

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residential development. Otherwise there are various houses in the area that would date from the same period, including a 2 storey detached terrace-style house a little further up Gosford Street. Being a two storey building within an area that is almost totally single storey, and being built hard to the street boundaries, the building is also particularly prominent in the streetscape. Thus the building is of unquestionable significance in the development of Adamstown.

As I understand the situation, the current owners objection to the listing is on the basis that the building has been so substantially altered that its historic form is lost. I also recall that at the time the 1996 city wide heritage study was completed and exhibited the then owner, a Mr Evans, objected to its inclusion on similar grounds. While on first impression this would appear valid, given the extent of very obvious additions that have been added during its use as a nursing home and now a hostel, including the flat at the rear, the access ramps and the incorporation of the verandahs, the fundamental form of the building does remain substantially intact. This includes all external walls including those to the courtyard, the majority of the external openings, the main roof and chimneys, and many of the internal walls especially to the upper floor. There are also remnants of various original or early internal details, including sections of architraves and other joinery, the upper section of the internal staircase, plastered archways, and some pressed metal ceilings. Only one of the bedrooms was inspected so it is not possible to determine exactly how much of the fabric survive in these areas, particularly for the original bar area, and these may warrant further investigation.

The place does however undoubtedly retain sufficient original fabric to warrant its inclusion on the LEP, both on the basis of its historic and aesthetic contribution to the streetscape, and for the intactness of its fabric.

I note that the building seems to be in a reasonable state of repair and with adequate amenities given its current use, and that heritage listing should not pose any undue obstacle to minor modifications or upgrading of services required to facilitate this ongoing use. Heritage listing will however protect the building from unnecessary intervention that would diminish the significance of the place, and so conserve it for future restoration with a more compatible use. Given the current trend towards increasing the commercial viability of neighbourhood centres, I have no doubt that at some time the building will become attractive for such a use, especially as the heritage provision of the LEP would allow for uses not otherwise permissible within the zone.

The owners should be advised to prepare a heritage assessment prior to considering any modifications or additions, and a statement of heritage impact will be required supporting any development application, including impact on minor elements such as internal joinery, remnant staircase etc.

### **3. Racecourse**

#### *Recommendations:*

- *Retain on schedule*
- *See datasheet for amendments to the database*
- *Recommend owner prepare heritage assessment/conservation plan*

#### *Investigations undertaken:*

- *historic research*
- *site inspection*
- *photographs of a representative selection of buildings and details*
- *discussion with John Curtis form NJC*

The historic research indicates that the racecourse has been a key component in the development of racing in the area, and indeed has played a significant role in that industry within the state. The racecourse grounds retain a number of buildings from the original construction of the course at the start of the 20<sup>th</sup> century, and representative examples of many periods since then. All buildings on the site remain in active use, though some have been adapted to suit new uses related to changes in the operation of the course.

The Jockey Club has always played an important role in the development of Newcastle, being involved in other sporting activities apart from horse racing, and presently with the subdivision of the former Beaumont Park greyhound course to provide new residential lots in the heart of the city. The inner city location of the course is an important part of its significance. Many of the surrounding residential lots include substantial stable complexes. A fully equipped equine hospital located on the site but run by others further demonstrates the role the industry has in the immediate area.

The most significant buildings on the site include the main Public Grandstand, the Members Grandstand and the old Tote building (now the equine hospital). The base section of the other public grandstand at the former St Ledger is possibly the remnant of the grandstand that was relocated from the old course, with the roof being altered c.1950's, though this requires further investigation. The 2 storey building referred to as the Semaphore box also warrants further investigation. Other buildings of slightly lesser significance are the canteen building and the toilet/maintenance building. Other significant features include the octagonal

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horse trough, the finishing post, and the various mature trees including date palms, pines, and the many topiaried figs.

While the financial imperative to maintain the viability of the race course is acknowledged, there is no reason why conservation of the significant elements should cause any major obstacle to the ongoing active use and development of the course. Indeed it is suggested that appropriate conservation works could significantly enhance the atmosphere of the course. Given that further development of the course is intended in the immediate future with the injection of capital provided by the sale of the Beaumont Park site, it is strongly recommended that the owner prepare a heritage assessment or conservation plan in order to more fully identify the significance of individual elements, and once endorsed by Council this will provide certainty as to how future modifications can be implemented.

#### **4. ELMA Factory**

##### *Recommendations:*

- *Retain on schedule*
- *List specific buildings only including:*
  - *Incandescent Lamp Factory*
  - *Glass Factory*
  - *Gate house and gate structure*
  - *Administration building*
- *Recommend owner undertake further work on heritage assessment to more precisely identify significant elements and guide future works, including to plant and equipment and landscape*
- *exclude the shed owned by HLE that is now on a separate title*

##### *Site Investigations undertaken:*

- *Site inspection with Greg Schumacher from ELMA*
- *Photographs of a representative section of buildings and details*

It is my considered opinion that while the EJE heritage assessment of the site does give a fair and accurate assessment of the history and significance of the place, and it presents some contradictory and misleading arguments as to its proposed listing on the LEP. I note the following points with respect to various sections of the report.

##### *The Covering letter...*

The letter states that listing as a heritage item is “unwarranted” but this is not backed up by the first sentence of the report (see 1. Summary) which states that the “assessment demonstrates that the Elma Factory is locally significant”, and that three specific buildings, i.e. the 1931 factory, the 1940 glass factory, the 1946 administration building and the 1945 gatehouse, are of specific heritage value.

##### *The Report...*

###### *1. Summary...*

Firstly, this section refers frequently to the Heritage Act, however listing under the LEP as a locally significant item would not in any way place the item under the provisions of the Heritage Act, but only the provisions of the LEP, which while considering the same sort of issues have totally separate approval mechanisms.

Secondly, while it is acknowledged that it is the process that is of the greatest significance (indeed possibly significant at the national level), and that it is not possible to “protect” this process as an intangible item, the fact is that these buildings “housed” that process, in some cases being purpose built for that process, and are significant because of that association, apart from any aesthetic or other value they may have in their own right.

Thirdly the aim of heritage listing would not be to “save” the lamp making process which must of course be allowed to continue to change to meet market needs or, should it become unviable, to cease. The point is rather to conserve evidence of that process as it has evolved from the past and into the future. The statement that listing “would most likely destroy” the process is misguided and without foundation, and there is no reason why the conservation of significant elements should present any undue obstacle to the ongoing use and upgrading of the manufacturing process as required. Should serious “economic impediment” ever arise from heritage listing (as suggested at item 3.4 Industrial History), this would be a matter to be considered in approving any development application and may be considered sufficient grounds for allowing significant elements to be demolished or altered.

###### *2. Physical Description – The Incandescent lamp factory (1931)...*

The fact that the building was originally built for an auto-motive manufacturing plant though never used for such demonstrates both that the buildings are readily adaptable to new uses and that the heritage significance of the place is about more than just its role as a lamp manufacturer. The building is a good example of the sort of architectural detail that was applied to industrial buildings in the early to mid 20<sup>th</sup> century, with most industrial buildings after that time lacking architectural detail. Despite the alterations to the manufacturing process over time the form of the building is still basically intact, and the few missing or

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intrusive elements could be readily rectified. As noted in the assessment the presence of the large windows is an unusual feature, and the significance of these openings is not greatly diminished by their recent replacement with aluminium framed glazing.

### 3.1 Architectural...

The fact that there is no strong consistency between the design of the different elements is inconsequential, the variation reflecting the changes in design styles and building technology over the period that they were constructed, and is typical of most large complexes.

### 5.1 Cultural/natural history...

Only some of the structures were built prior to Elma occupying the site, others were purpose built by Elma. Even so its form as a "general industrial building of its period designed for 'clean' manufacturing processes" is still of significance quite apart from the specific Elma connection.

### 5.3 Aesthetic/technical/creative characteristics...

It is acknowledged that the buildings are, for the most part, representative of their type in Newcastle rather than being rare, though this does not mean they have no significance. Heritage listing is aimed at protecting all places that represent a particular theme, not just a representative sample, though acknowledging that over time some may be altered or demolished on the basis that others are kept, and thus requiring reassessment of the ones that are kept as they may over time become rare examples due to the loss of the other examples. As to the relationship of the manufacturing process to the building, this is a strong associational link, especially in this case as this is the only place from which Elma has operated.

### 6.1 Loss of Integrity or condition...

The emphasis placed on items that have been modified has not been balanced by comment on how intact and in good repair many of the elements are.

### 8. Statement of Significance...

The assessment acknowledges that the buildings are of local significance. As previously noted there is no intention to try and list the "process" and there is no reason why listing should be "counterproductive to the retention of the historically significant lamp manufacturing process".

## 5. Exchange Hotel

### *Recommendations:*

- *Retain on schedule*
- *See datasheet for amendments to the database*
- *Recommend owner prepare heritage assessment/conservation plan*

### *Site Investigations undertaken:*

- *historic research*
- *Site inspection with owners*
- *Limited photographs*

The Exchange is one of the oldest continually operating hotels in Newcastle, and as such warrants protection under the LEP alongside the many other historic hotels that are already scheduled. Indeed the great majority on hotels in Newcastle are already listed or are included in the draft LEP 2000 schedule.

The interior of the hotel has been significantly remodelled over recent years, particularly the downstairs area where few if any original details are apparent. The upper floor has been turned into a function area, however most of the former bedroom walls have been retained with large arched openings knocked through them, and original or early details such as the pressed metal ceilings remain. Externally the c.1950's render has been stripped from the ground floor walls, revealing the many alterations to the openings that have occurred. Nevertheless the openings in their current form are of some significance with their rendered lintols. The verandah is a modern replacement probably post 1989-earthquake, however appears to be reasonably accurate as to its details and extent, with the exception of the steel spandrel panel at first floor level which is probably a remnant of a 20<sup>th</sup> century cantilevered awning.

While listing should include the building as a whole, the principle significance lies in the overall external envelope of walls, roof and verandah. Any alterations to the external envelope should maintain the existing form, including more recent elements such as the glass block window to the staircase, and/or accurately reconstruct earlier forms.

## 6. Oak Factory

### *Recommendations:*

- *Retain on schedule*
- *See attached datasheet for amendments to the database*
- *Recommend owner prepare heritage assessment/conservation plan*

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*Investigations undertaken:*

- *historic research*
- *site inspection with Graham Collison from Dairy Farmers*
- *photographs of a representative selection of buildings and details*

The historic research indicates that the Oak factory has played a pivotal role in the development of dairy farming and dairy cooperative in the Hunter Valley. While it is perhaps chance of fate that it is located within Newcastle rather than a municipality more closely associated with dairy farming, this does not diminish its significance. Similar structures in other areas are listed heritage items, such as the dairy factory at Muswellbrook.

The fact that the two major early buildings, i.e. the factory and the milk packaging plant, are still in active use clearly demonstrates that the buildings are readily adaptable to suit changing technology, and heritage listing need not compromise that role as suggested in the objection. It is recommended that the owner prepare a heritage assessment or conservation plan in order to more fully identify the significance of individual elements, and once endorsed by Council this will provide certainty as to how future modifications can be implemented.

Despite the removal of the original OAK sign the factory is still a major landmark along both highways, and in any case the aesthetic value of the sign was incidental to the chief historic and social significance of the site.

The mature trees on the site are understood to be protected under councils general tree preservation policy, and as they have no known historic significance individual listing is considered unnecessary.

## **7. Goninans Administration Building**

*Recommendations:*

- *Retain on schedule*

*Investigations undertaken:*

- *Site inspection*
- *Limited photographs*
- *Telephone discussion with Chris Gibbons from owners Coal & Allied.*

It is understood that a heritage assessment of the building undertaken by EJE for Coal and Allied supported the listing of the building. As such it is presumed that they will not offer any further objection to its listing.

Listing of the building is consistent with the listing of many other industrial administration buildings around Newcastle e.g. BHP, Coal and Gas Co. It is also a key element in the historic townscape of Hexham which played a major role in the 19<sup>th</sup> century development of Newcastle.

Inspection of the building confirmed the significance of the building fabric. No further historic research was undertaken.

## **8. Honeysuckle**

*Recommendations:*

- *Amend boundary of conservation area*
- *note archaeological potential of some parts of the area*

*Investigations undertaken:*

- *review submission prepared by HDC*
- *site inspection*

The argument put forward by the HDC, that is the Honeysuckle land west of the Lee Wharf warehouses and the former railway sheds is mostly open cleared land with no heritage listed buildings, is considered accurate and justifies the reduction of the conservation area. The revised boundary should be generally as per the proposed boundary nominated by the HDC i.e. excluding the land to the west of the stepped line around the warehouses and the railway sheds, and to the north of the railway line.

It should be noted however that some aspects of the Honeysuckle masterplan and works either already undertaken or proposed for the land within the conservation area are currently unsympathetic to the heritage significance of the area. These particularly include:

- the realignment of Wharf Road away from the wharf edge and non-parallel to the wharf, and the removal of the railway line that ran adjacent the road, particularly in that the road and railway was an integral part of the context of the remaining Lee Wharf warehouses A & C.
- the possible replacement of the Lee Wharf structure in a different form, however the long straight edge of the wharf is an integral part of the context of the remaining Lee Wharf warehouses A & C, and of the significance of Newcastle Harbour as a whole.

- the demolition of some structures which had a low level of significance, such as Lee Wharf warehouses B, D & E, on the basis of creating a more appropriate context for the remaining buildings and opening up historic views to the harbour, though the current masterplan does not seem to facilitate either of these outcomes.
- The perceived lack of opportunity to maintain harbour related light industrial uses along the harbour foreshore, such uses being an integral part of the significance of Newcastle Harbour as a whole.

While these and other heritage aspects are already covered in some form by the Honeysuckle Masterplan and the various controls that apply, it is important to ensure that the conservation of heritage items, maintenance of an appropriate setting for those items, and respect for the historic character of the area as a whole, is given due consideration for all works with the reduced conservation boundary.

Also, there are areas of archaeological potential within the general Honeysuckle area, as identified in the various Honeysuckle Archaeological assessments and the Newcastle Archaeological Management Plan, and the impact on such sites must still be considered irrespective of the conservation area boundary.

### **9. Mayfield Masonic hall**

*Recommendations:*

- *Delete from schedule*

*Investigations undertaken:*

- *site inspection (exterior only)*
- *single photograph*

The building was significantly modified subsequent to the 1996 study, converting the building into apartments. It is unfortunate that a more sympathetic approach was not adopted at that time, and while the basic shell of the building is still recognisable, and indeed two dedication stones are located at the main entry, it is considered that the extent of modifications is such that listing is no longer warranted.

### **10. Miami residence**

*Recommendations:*

- *Delete from schedule*
- *Contact owners re. drawings or photos*

*Investigations Undertaken:*

- *site inspection*
- *single photograph*

The building was demolished subsequent to the 1996 study. The site remains vacant and is currently for sale, probably to be redeveloped for medium density housing similar to that on adjoining lots.

The building is not known to have had any particular historic significance. The surrounding buildings comprise a large diversity of housing styles and periods, such that its loss does not create an obvious gap in the streetscape. It was however a good example of the art deco style, being one of the most unusual houses identified from the Art Deco Society Register and certainly much more architecturally refined than the surrounding houses of a similar age, and on this basis was one of the few private houses nominated for listing during the 1996 study.

Its loss is unfortunate though no further action or constraints over the site are considered appropriate. The owners should however be consulted to determine if they have any historic drawings or photographs which could be included as an appendix to the 1996 study.

### **11. Stallards**

*Recommendations:*

- *Retain on schedule*

*Investigations Undertaken:*

- *site viewed from the street*
- *single photograph*

It is my considered opinion that the heritage assessment prepared by EJE does not present a rounded assessment of the significance of the place. I note the following points with respect to various sections of the report.

#### **3.1 Architectural:**

- The report states that the building was designed by Rodd & Hay Architects, but fails to note that they were quite a prominent Newcastle architectural firm throughout the mid to late 20<sup>th</sup> century, and designed many of the city's most architecturally refined 20<sup>th</sup> century buildings e.g. South British Insurance building at Bolton and Scott Streets.

- The fact that the building does not display all of the features of the post war international style does mean that it is not representative of that style – indeed most buildings will only display some of the features of any given style.
- The report states that *“this class of building (i.e. 1950’s service station) is well represented in the Newcastle area”* but fails to give any examples of such. I am unaware of any comparable buildings, and certainly none that are two storeys, incorporate a residence, have such a large and prominent building envelope, or with a reinforced concrete awning. This building really represent the end of the era in which service stations were treated as important architectural elements, related to the “glamour” of the motor car which was still a relative luxury for many. This may be compared to other service stations of a similar or earlier date such as:
  - one of a similar age on Main Road, Boolaroo, being two storey international style but all timber framed and clad with asbestos sheet;
  - another on Main Road closer to the Lake, which is earlier, and has a prominent “sun rays” motif on the gable wall; and
  - the two “Seymours” buildings on the Pacific Highway at Chatswood designed in the Spanish Mission style;
 all of which are listed as heritage items by the relevant councils or studies.

#### 5.7 Representative of principle characteristics...:

- The original purpose of the building is still readily apparent, with the only significant alteration being the removal of the “STALLARDS” lettering from the facade. The repainting is not considered significant as it can be readily repainted.
- The small awning, far from being *“not clearly indicative of a service station”* is typical of such buildings from this era, the larger awnings being relatively recent.

#### 6.1 Loss of Integrity

- The chief significance of the building is the front and corner facade, which are substantially intact, and which are not compromised by the rebuilding of the rear wall or the internal modifications.
- The removal of the bowsers is incidental to its significance.

#### 6.3 Removal of Context

- This section of Glebe Road contain numerous small clusters of commercial buildings of which this is the most prominent and significant item. The removal of this building and replacement by a non-commercial structure would have a major impact on that character.

Thus I believe it appropriate that the building be listed as a heritage item. The controls might specifically relate to the street and corner facades and awning, though any redevelopment should be assessed in the context of the site as a whole. There is no reason why listing should create any significant obstacle to the ongoing use of the place for automotive services, including fitting of new plant and equipment internally, not to adaptive reuse of the place for other uses. Reinstatement of the “STALLARDS” sign and repainting to a more sympathetic colour scheme would be considered desirable.

## 12. Browns Colliery

### Recommendations:

- *Withhold from schedule pending development of archaeological guidelines and/or more precise location information*
- *Ensure the owners are aware of their responsibilities that already exist under the Heritage Act*

### Investigations undertaken:

- *site viewed from the street*
- *single photograph*

*Note: this section commences with a general review of archaeological sites, with the specific comments on this site at the end.*

A general review of all archaeological items included in the additional LEP listing was made, based on the datasheets from the 1996 City Wide Heritage Study. Of the 19 items noted as “Archaeological Sites” the majority were of remnant or standing structures of some form, comprising:

- 6 industrial buildings or sites still in operation and/or with buildings still standing
- 3 railway corridors including various remnant items and landscape formations
- 2 exposed foundations
- 1 remnant structure
- 1 landscape area

No objections are known to have been received to the listing of these items

Only the 6 remaining items were noted as being purely of archaeological value i.e. no obvious remnants above ground level, and having potential to retain an archaeological resource rather than a known resource. Given the lack of obvious fabric, the uncertainty as to any archaeological relics that might exist,

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and hence often the inability to precisely define their location within specific legal allotments, such items do not fit readily into the current LEP schedule. The 6 archaeological sites included

- HEXH.001 Hexham Shipyards
- MERE.007 Newcastle Coke Ovens
- MERE.043 Browns Merewether Colliery
- MERE.049 Bowtells brickworks
- NEWL.003 Scottish Australian Mine
- WARA.024 Waratah Pottery

Of these, 3 sites are in public ownership and are unlikely to be subject to redevelopment pressure, and hence the lack of certainty as to location and/or the actual existence of relics is not a particular concern. In fact, they represent an important opportunity for interpretation. They include:

- Hexham Shipyards are on the river banks at Hexham
- Newcastle Coke Ovens is behind the beach at Merewether
- Scottish Australian mine is within Blackbutt Reserve

It is perhaps not surprising therefore that objections have been received to the listing of all of the remaining 3 items, that is:

- Browns Merewether Colliery, at the southern end of Merewether Street
- Bowtells brickworks, on Margaret and Morgan Streets
- Waratah Pottery, at Waratah Village Shopping Centre

Regarding general listing of archaeological items a telephone discussion was held with Caitlin Allen, archaeologist at the Heritage Office. She noted that listing of archaeological sites in an LEP, both "known" and "potential", is encouraged by the Heritage Office, especially where they are identified in an Archaeological Management Plan (AMP) or other heritage assessment. This is recommended on the basis that listing:

- does not place any greater control over the site than what already exists under the provisions of the Heritage Act, but clarifies when such provisions may be relevant.
- acts as an "early warning device" to alert owners as to when archaeology may be a constraint on development.
- focuses the attention of council planning officers on when archaeology should be considered for a DA.

On this basis it would be desirable that the Newcastle AMP be reviewed to identify items for inclusion in the LEP. The Volume 4 Inventory of the City Wide Heritage Study should also be reviewed as this contains various other archaeological sites not at that time recommended for the LEP though some of which, on a brief inspection, would appear to have equal merit to those included. A comprehensive review of the potential archaeological sites across the LGA might also identify additional sites. This should include sites that are both "known" and "potential" with separate definitions for each in the model heritage provisions.

Another desirable step would be the preparation of a city-wide archaeological DCP, similar to that currently being prepared for Parramatta which covers the whole of that REP area. This would include specific guidelines for how known and potential archaeological sites should be dealt with, and coordinated with other relevant planning controls. In Parramatta for example, underground parking is generally recommended however the archaeological DCP notes that this excludes sites of archaeological potential. Preparation of a DCP is also consistent with the recommendations of the Newcastle AMP, the guidelines of which were formulated with the intention that they would be adapted to a DCP format in the future and were generally applicable to the whole LGA and not just specific to the inner city area that was the subject of that study.

There is some argument for withholding listing of any archaeological sites until such a comprehensive overview has been made. However given the relatively few that are currently proposed, and the fact that no objection to listing has been received for the majority of them, it is recommended that listing proceed for all but 2 sites where there is a lack of precise locational information, that is:

- Browns Merewether Colliery; and
- Bowtells brickworks.

*As to this site...*

In this specific case, the location of the mine was generally referred to "along Merewether Street and off its southern end" as no specific details as to precise lots or street addresses was possible.

The significance of the site was noted as considerable on several grounds, including the fact that the alignment of the colliery railway survives in the form of Merewether and Railway Streets.

The recommendation was "alertive", implying that any owners or developers of sites in that area should be made aware that there was archaeological potential related to the mine and that should relics be unearthed they should be properly assessed. The area is currently developed as detached houses, and no large scale redevelopment of the area is considered likely.

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It is my considered opinion that listing of the site as a "Potential Archaeological Site" in the LEP schedules is appropriate. However given the lack of precise locational information I recommend that listing not be proceeded with until such time as more precise information about the location on individual lots and/or details of likely archaeological relics is identified.

The owners should however be informed of their obligations under the Heritage Act should relics be unearthed. Also, they should be informed that an excavation permit would be recommended for any works that will cause disturbance of the subsurface to any extent greater than trenching for services of limited length, as should relics be uncovered during the course of the works, any works that would disturb the relics would have to stop until they were appropriately assessed and/or a permit obtained, a process that could delay construction by several weeks or more.

### **13. Bowtell brickworks**

#### *Recommendations:*

- *Withhold from schedule pending development of archaeological guidelines and/or more precise location information*
- *Ensure the owners are aware of their responsibilities that already exist under the Heritage Act*

#### *Investigations undertaken:*

- *site viewed from the street*
- *single photograph*

*Note: Refer to item 12. above (Browns Merewether Colliery) for general discussion of archaeological sites.*

Given that all the lots that comprise the site are built over with houses or townhouses, it would be considered as having a moderate "level of disturbance" as defined by the Newcastle Archaeological Management Plan. It would not be considered as having a high "level of disturbance" as the buildings are mostly single storey houses of simple construction and would have caused relatively little disturbance of the sub-surface during their construction. Certainly none include basement or lift pits etc. which would generally be the criteria for a high ranking. In the case of the objectors site at 2 Margaret Street, a recent townhouse development has been built since the 1996 study which covers virtually the whole site with either building or concrete paving, however again this appears to be no more than standard construction and would have caused relatively limited disturbance of the sub-surface. Hence there is a reasonable possibility that archaeological relics do remain on the site.

The site is defined by the street boundaries of the block and so is reasonably well defined. However it comprises a number of different lots, and in the absence of further research it is not possible to precisely locate likely areas of archaeological relics within any given lot.

The significance of the site was noted as being of "considerable local importance as this was in operation for 60 years".

The recommendation of the City Wide Heritage Study was "alertive", implying that any owners or developers of the site should be made aware that there was archaeological potential related to the brickworks and that should relics be unearthed they should be properly assessed. Listing of the site on the LEP would ensure that archaeological issues are appropriately addressed under the provisions of the Heritage Act, but will not otherwise place any development constraints on the site.

It is my considered opinion that listing of the site as a "Potential Archaeological Site" in the LEP schedules is appropriate. However the fact that the site is made up of a number of lots under separate ownership, and the lack of information as to which lots are likely to retain an archaeological resource, does pose significant management problems. Until such time as a comprehensive review of archaeological sites has been made or other information is available that would clarify how each lot is affected, it is recommended that the listing be withheld.

The owners should however be informed of their obligations under the Heritage Act should relics be unearthed. Also, they should be informed that an excavation permit would be recommended for any works that will cause disturbance of the subsurface to any extent greater than trenching for services of limited length, as should relics be uncovered during the course of the works, any works that would disturb the relics would have to stop until they were appropriately assessed and/or a permit obtained, a process that could delay construction by several weeks or more.

With regard to the concerns raised in the letter by the owner dated 9 December 2000:

1. The fact that the previous buildings no longer exist is irrelevant, as it was listed as an "archaeological site" not as a "heritage item – building".
2. Given that at the time of the DA for the current buildings in 1997 the heritage study had no formal status (confirm by council) listing on a 149 certificate would not have occurred.
3. As noted in 1. above, it is not suggested that the current buildings have any heritage significance.

4. The site is considered as a "potential" rather than "known" archaeological site, acknowledging the fact that there are no obvious remnants of the brickworks.
5. The listing as an "archaeological site" would apply equally to the Water Corp, though it is noted that re-excavation of previously excavated service trenches is generally exempt from the requirement for an excavation permit. If the owners of the property are unlikely to undertake any excavation on the remainder of the site the requirement for an excavation permit will not arise.
6. No heritage impact assessment would be required for DA approval of works to the buildings.
7. Archaeological costs would be a relatively minor component of any redevelopment costs and so is considered unlikely to stifle development of the site to any great extent.

#### **14. Merewether Uniting Church**

##### *Recommendations:*

- *Further independent assessment*

##### *Investigations undertaken*

- *site inspection with church member*
- *single photograph*

*Note: As previously noted I have not undertaken a comprehensive assessment of this item on the basis of a conflict of interest. I do however note the following points.*

The first church in Merewether was built near the Glebe in 1856. This was replaced in 1887 by the first church on the Park Street site, with the current building replacing it in 1921. The current building originally had an ornate face brick facade and weatherboard side walls, and looked typical of many small churches around Newcastle. The front was substantially remodelled in 1974 with the brick crenellations and buttresses etc. removed, the remaining brickwork rendered, the roof and gable wall extended to the front and the porch added. About the same time the side walls were clad with brickwork. As such, the existing building has, externally at least, none of its original architectural detail, little if any original fabric, and no obvious historic character. The marble foundation stones are the only clue as to its historic origins. Internally however the church is very intact, albeit with little architectural detail. It comprises a single space with a traditional framed roof, the only architectural details being the exposed steel rods with circular connectors mid-span and simple dado panelling. The furnishings are the most significant elements, comprising a large number of pews, altar rail and pulpit etc. all of carved timber, and given their detailing they may well have come from the 1887 church. The rear hall is weatherboard and asbestos built in 1955 and is typical of that era. The illuminated cross and its location on top of the ridge does make the building prominent within the broader townscape.

I would suggest that the actual building has little heritage value, having been substantially modified and of little architectural merit. The chief significance of the place lies rather in the historic fact that the site has been continuously occupied by a church since at least 1887, and the landmark value of the location to that end. (Note that the 1887 church would have been one of the first buildings in the immediate area and so very prominent within the landscape). The internal furnishings are of significance as moveable heritage items.

The church is part of a circuit with the Glebe Road Uniting Church (also in the draft schedule) and I understand, confidentially, that discussions are underway about the future of the church, with one option being combining with the Glebe Road congregation. This would allow construction of a new rectory on this site, similar to that proposed by the Adamstown church (see 1. above). While this may not occur immediately, given declining church attendances it would seem inevitable at some time in the near future.

While again noting my conflict of interest in this case, and that in the first instance I would always recommend the retention and adaptation of existing buildings, in this case I believe that protection under the LEP is questionable, given that the value of the fabric is minimal and the options for reuse are limited. This is especially in comparison to the Adamstown church which is of significant architectural merit and on a site with ample scope for redevelopment in association with conservation of the church. At Park Street there is for example no scope for a garage or driveway access. The church also owns the rear of the adjacent lot, and this area is landlocked preventing any further development on it. Adaptation for a commercial use would be similarly limited. However as for the Adamstown church I note that should demolition become the only viable option listing on the LEP would not necessarily prevent it any more than the current "draft" listing does. Development approval for demolition would require the consent of the Heritage Council and probably be based on the condition that an archival record of the place be prepared prior to demolition. As with all places approval for demolition should only be granted in conjunction with approval of the proposed replacement.

#### **15. Rankin Park Hospital**

##### *Recommendations:*

- *Retain on schedule*
- *See datasheet for amendments to the database*
- *Recommend owner prepare heritage assessment/conservation plan*

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- *Confirm listing on Section 170 register*

*Investigations undertaken:*

- *historic research*
- *site inspection*
- *photographs of representative selection of buildings and details*
- *discussions with various staff members on site*

The historic research has revealed that the Rankin Park hospital played a pivotal role in the development of health care facilities for the city and surrounding region, particularly in its anticipation of the future location of the main public hospital for the region in the John Hunter Hospital. It is also of some limited significance to the nation for the role it played during and after WWII. Its design and landscaped site demonstrate the "sanatorium" approach to the treatment of tuberculosis in the 1940-50's.

The chief significance of the place lies in the overall form and external design of the two main buildings, that is the hospital and the former nurses home, and their relationship with the garden landscape including the various elements of the former main entrance axis off Lookout Road and the open landscape along the length of the site on Lookout Road. There may be other internal elements, such as entry foyers and staircases, that are significant and which are outside the main work areas of the buildings. Secondary elements include the gardeners cottage, the limb centre, Bryne House and the Lodge adjacent Croudace House. There is no reason why conservation of these elements should create any major obstacle to the ongoing use and refurbishment of the building interiors for hospital and related uses. No further development in the landscaped areas adjacent Lookout Road should occur, and any new development between the existing buildings would require careful consideration.

It is recommended that the owner prepare a heritage assessment or conservation plan in order to more fully identify the significance of individual elements, and once endorsed by Council this will provide certainty as to how future modifications can be implemented. It should also be confirmed that the building is listed on the Health Departments Section 170 Heritage Register. It is noted that a similar process was undertaken for Croudace House which occupies part of the site, and it is thought that a basic assessment of the Rankin Park site may have been previously undertaken by the PWD.

## **16. Waratah pottery**

*Recommendations:*

- *Retain on schedule as "Potential Archaeological Site"*
- *Ensure the owners are aware of their responsibilities that already exist under the Heritage Act*

*Investigations undertaken:*

- *site viewed from the street*
- *single photograph*

*Note: Refer to item 12. above (Browns Merewether Colliery) for general discussion of archaeological sites.*

Given that the majority of the site is an open car park it would be considered as having a low "level of disturbance" as defined by the Newcastle Archaeological Management Plan, and hence there is a high possibility that archaeological relics do remain on the site.

The item is noted as potentially being of state significance, and hence any relics that do exist may be of considerable significance.

The site is wholly within the one parcel of land, and the location of potential sites related to former buildings etc. within that parcel should be able to be fairly accurately plotted from historic maps etc., hence there is relative certainty as to location.

The recommendation of the City Wide Heritage Study was "alertive", implying that any owners or developers of the site should be made aware that there was archaeological potential related to the pottery and that should relics be unearthed they should be properly assessed. Listing of the site on the LEP would ensure that archaeological issues are appropriately addressed under the provisions of the Heritage Act, but will not otherwise place any development constraints on the site.

As such it is my considered opinion that listing of the site as a "Potential Archaeological Site" in the LEP schedules is appropriate and should be retained.

With regard to the concerns raised in the letter by the owner dated 6 December 2000, the item is to be listed as an "archaeological site" not a "heritage item – building", and attaches no heritage significance to the buildings on the site – that is the sites "historical" and "heritage" significance. As such no assessment of heritage impact will be required for DA approval of works to the buildings. However an archaeological assessment will be required for works which cause disturbance of the ground to any extent greater than:

- *resurfacing of the ground surface/bitumen/paving etc. or*

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- narrow trenching for services of limited lengths.

Works in excess of this would require an excavation permit from the heritage office. Note that this would already be required under the Heritage Act irrespective of whether the site was listed in the LEP. Note also that the ground disturbance caused by the construction of the buildings, given their scale, is likely to have caused significant disturbance of the ground surface and hence that area is generally considered unlikely to retain an archaeological resource.

Should any major works to the car park area be proposed it is strongly recommended that an archaeological assessment be prepared before design commences. This would identify the parts of the site where archaeological remnants of significance are most likely to be present, and so allow the design to either avoid disturbing that part of the site, or for appropriate archaeological excavations to be arranged. Note that it is not incumbent upon an owner to excavate relics, but only not to disturb relics, and indeed leaving relics in place is always the preferred option.

### **17. Aero Club**

#### *Recommendations:*

- *Retain on schedule as specific buildings, including:*
  - *former main hangar*
  - *preparation bay building*
- *See datasheet for amendments to the database*

#### *Investigations undertaken:*

- *historic research*
- *site inspection with owners representative*
- *limited photographs*

The historic research confirms the heritage significance of the building, with the former Newcastle Aero Club being recognised as one of the largest aero clubs in the world at its height. The main hangar is the only obvious remainder of the substantial development that occurred on the site when operational as the aero club, though the smaller preparation bay building and the administration building may also be of some significance.

The current use seems to be accommodated within the hangar structure with no particular impact on the significance of the place not constraint on its operation. I can see no reason why heritage listing should create any undue obstacle to its ongoing use and adaptation to facilitate this or other similar light industrial use.

### **18. Wallsend Masonic Hall**

#### *Recommendations:*

- *Retain on schedule*

#### *Investigations undertaken:*

- *historic research*
- *site inspection with owners representative*
- *limited photographs*

The building is a good example of the large and relatively plain and “enclosed” style of building that was typical of the Masonic lodges built in the early to mid 20<sup>th</sup> century, with similar examples at Mayfield (now altered to apartments) and beyond the Newcastle LGA at Cardiff (included in Lake Macquarie LEP). It appears to be largely intact and unaltered, externally at least, from its original construction in 1923. At that time Metcalfe Street was an important part of the main commercial centre of Wallsend, which had developed as an extension of Cowper Street and one of the main approaches to the town, and was previously distinguished from Nelson Street which was within the separate town of Plattsburg. The importance of Metcalfe Street may be noted from the other buildings that stood in the immediate area e.g. the Empire Hotel, Andrew Markham’s drapery, and the former school of arts/council chambers (now a Muslim church and listed in draft LEP) that still stands to the southern side of the Lodge. As such the building is a prominent and important marker of the extent of the town during its most prosperous period.

As to the particular objections raised in the letter from the Lodge dated 4 May 2001:

1. The reference to “facebrick work” refers to the fact that the face of the bricks is the finished surface rather than the quality of the bricks, and indeed commons were frequently used for such work. The brickwork is original and that is really the major concern in assessing intactness and hence heritage significance.
2. The downpipes on the facade of the building do not diminish the architectural character of the building as they do not obscure important details, and appear to be in their original location in any case.
3. The term “Federation” refers to a period rather than a specific style, and encompasses a broad range of architectural styles that were common during the period. The simplicity and face brickwork of the

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- Lodge architecture is equally as relevant to the Federation period, and probably a good deal more typical of the period, than the more ornate design of the former school of arts referred to.
4. All components of a place can provide an insight into the significance of the place and the life of the people who used it, including in this case the very lack of openness to the interior. In any case heritage listing of any public or quasi-public building implies listing of the main interior spaces also.
  5. The public nomination was by a member of the Wallsend Heritage Group, and so indicates the significance attached to the building by a local community group outside the lodge membership. Some additional historic research was undertaken as part of this review however it produced little other than confirmation of what was already known. Given the lack of references to the building found in historic records such as the Newcastle Herald, it is not possible to undertake more detailed research without access to the records held by the Lodge, which at this time have not been made available. In any case the history as known and the physical evidence of the building as it stands provides sufficient information on which to assess the significance of the place.

Based on the above I have no hesitation in recommending that the place be retained on the LEP schedule.

## **19. Former Islington RSL**

### *Recommendations:*

- *Retain on schedule*

### *Investigations undertaken:*

- *historic research*
- *site inspection with owners representative*
- *limited photographs*

The hall was opened in 1957 making it one of the last, if not the last, such RSL halls to be built in the city. After that time most such community groups operated meeting halls in association with licensed clubs rather than as stand-alone premises. The opening was attended by Mr Harold Hawkins, the Minister for Child Affairs and Patron of the club. It was built by prominent local builder Stronachs. The Islington sub-branch of the RSL was formed in 1943. In the 1950's when the hall was built it had a membership of 350, and the hall was the largest in the district. Further expansion must have been anticipated as the foundations were apparently designed to take a second storey. The hall was available for use by the general community, and was used for many football presentations, exhibitions and parties. A war memorial stood outside the hall, but this has been relocated to nearby Hawkins Oval, the oval named presumably in Honour of the club Patron noted above. In the 1990's the sub-branch, like so many other similar groups, had a minimal membership and was unable to maintain the building, hence its sale.

As to the concerns noted in the letter from the owner dated 4 May 2001:

1. To clarify its value:
  - The building is of local historic value for its ability to demonstrate the growth of the RSL movement post WWII, and the important role such halls played as a venue for community gatherings and focus for community ceremonies.
  - The building is of aesthetic value as an example of the Late 20<sup>th</sup> Century International style of architecture (as defined by the book "Identifying Australian Architecture" by Apperly et. al.) being a relatively rare example of that style applied to a public building of this scale in Newcastle and surviving largely intact.
  - The building is of social value for its associations with the RSL and other community groups over the years of its operation, and with the broader RSL movement.
2. The buildings architectural style is one of the chief reasons for its significance. This style is defined principally by the front facade, awning and roofline, as well as the open space in front of the building which provides a forecourt. The side and rear facades and the interior, while consistent with that style, have few if any significant details. Thus while the listing applies to the building as a whole, the impact of any redevelopment would only have to be assessed in relation to those significant features noted above.
3. The fact that the building is no longer occupied by the RSL does not alter the fact that the building is associated with that community group, as the building was purpose built for them and operated as a major community focus through most of its life. Obviously the significance would be greater if the RSL, or another community group, was still the main occupant of the building, but assessment of heritage significance by its nature is based largely on the history of a place rather than its current use.

The owners major concern appears to be the constraints, both financially and in terms of maintaining and altering the building, which listing might place on him. As with most heritage listed items I would stress to the owner that controls are designed only to maintain the significance of the place and ensure alterations and additions are done in a sympathetic manner. They are not designed to preclude redevelopment outright, and Council has no ability to require works to be undertaken outside the development application process. There are also benefits to listing in terms of concessions under the LEP and possible grant funding etc.

With specific reference to the alterations to the street facade that the owner says he is contemplating, without any details as to what these alterations might comprise it is not possible to comment as to whether

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the listing will prove a constraint. However given that the building is still in use as a quasi-public place i.e. as a martial arts studio, I can see no reason why any substantial alterations to the facade would be required from an operational perspective, while it may preclude alterations desired from a purely aesthetic perspective. I would also note that the history indicates the building was designed to take a second storey, a fact which would support the alteration of the building to take upper floors and so facilitate development of the site up to that allowed under the relevant provisions of the LEP.

As such I have no hesitation in recommending that the place be retained on the LEP schedule.

## **20. Civic Arcade**

### *Recommendations:*

- *Delete from schedule*
- *Endorse recommendations of heritage assessment*

### *Investigations undertaken:*

- *review heritage assessment prepared for Council*
- *review previous heritage assessments*

It is unclear how the Civic Arcade came to be listed in the draft LEP schedule, however it is probably on the basis that it is included as a category 2 item in the 1988 CBD Urban Design and Heritage Study (item 16.7), that is "Significant historical item – preservation important".

Note that the building was not included in the recommended listings of the 1996 city wide heritage study. That study specifically excluded assessment of items within conservation areas (such as the Newcastle City Centre Conservation Area) and so made no recommendations for listing of items within conservation areas. Review of the public nominations submitted at the time of that study indicate that it was not nominated, this being the basis for many of the Volume 4 items within conservation areas, and it is not otherwise listed in Volume 4.

The heritage assessment notes that the Civic Arcade was actually built in two phases, that is:

- the original building in 1937 by the Australian Provincial Insurance Company as a standard row of shops facing Hunter Street with offices above, with the street facade dating from that time; and
- the conversion to an arcade in 1961 incorporating the original building with further development to the rear of the site.

The heritage assessment notes that the building:

- is significant for its historic value relating to the development of the civic precinct around the town hall and Civic theatre during the 1930's.
- is of minor significance for its aesthetic value relating to the 1931 street facade
- that the 1961 alterations is of no significance

In general I would endorse this assessment, except that it is as the "Civic Arcade", dating from the 1961 refurbishment, for which the building is best known, and given the large number of uses the arcade has accommodated it might be considered to have some social significance relating to that period.

This assessment is however rather in conflict with that of the 1988 CBD study which gave it equal ranking (category 2) with the adjacent Civic Theatre (which is noted as of Regional significance in the LEP) and Fred Ash building. In comparison the nearby AA Co. Corona Building (279 Hunter Street) which is of a similar age, with clear historic significance due to its association with the AA Co. and with an equally prominent street facade is ranked lower (category 3 - "preservation desirable"), as is the Centennial Hotel (127 Scott Street) which is an older and I would consider much more significant building (and has been nominated for inclusion in the LEP schedules – see Nominations Report). It should be noted however that despite its ranking as category 2 the actual recommendation on the datasheet was "preservation of facade desirable".

It should also be noted that the building is already given some level of protection by its inclusion with the conservation area. Further, any redevelopment of the site would have to be assessed in terms of its impact on the adjacent Civic Theatre as being "in the vicinity" of a heritage item.

It is my considered opinion therefore that, while the place is assessed as having "Low Local Significance", listing of the Civic Arcade on the LEP is not warranted.

This does not however deny the streetscape value of the building within the conservation area, and the recommendations of the heritage assessment remains valid, particularly that "in any proposal for redevelopment of the site it is recommended that the upper facade be investigated for retention and restoration to its original condition." In support of retention, the 1996 city wide heritage study recommended that retention and adaptive reuse should be the preferred option for any historic building, and Council should be seen to lead by example to this end.

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With regard to any redevelopment I would note the importance of the pedestrian connection through the arcade to King Street, such connections being relatively rare in Newcastle, and also the potential for any redevelopment to provide a much more attractive and interactive facade to the landscaped public open spaces of Christie Place and Civic Park.

Note also that any proposal to redevelop the site is likely to meet with some objection from the local community, and as such any proposal for redevelopment should include community consultation.

## **21. St Andrews Church, Mayfield**

### *Recommendations:*

- *Amend schedule to include:*
  - *hall as part of church site as a whole*
  - *archaeological potential of former cemetery as a separate item*
  - *former rectory as separate item*

### *Investigations undertaken:*

- *meeting on site with members of the parish*
- *review historic information provided by the church*
- *limited historic research of cemetery*

There appears to have been some confusion in the listing of the various items related to the St Andrews Church site.

The 1996 Heritage study inventory lists the church (MAYF.023) and the "former church" (MAYF.026) both being on Church Street. However historic information provided by the parish indicates that the "former church" was never that but actually the former church hall. It was originally constructed in 1904 and then relocated c.1920 to make way for the current church, and relocated again to its present site c.1960 to make way for the current church hall. It now functions as a preschool. The historic notes on the datasheet probably confused the building with the original church on the site, a small sandstone building constructed in 1861 on what is now public housing land to the rear of the site accessed from Havelock and Woodbine Streets, demolished c.1970. There is no obvious evidence of the old church left, although the stone walls at the gateway to the public housing complex at the end of Woodbine Street are quite possibly built from rubble from the church.

The draft LEP schedule lists the Church correctly at 31a Church Street, but incorrectly lists the "former church" at 1 Durham Street, this address actually being the former rectory. It was built c.1904, being brick on the ground floor and timber on the second floor, mostly shingle though with some weatherboard, and includes many original details such as the two storey verandah with ornate timber details, french doors, ornate brick chimneys etc. It was sold by the church c.1970 and is now a private residence. While it was not included in the 1996 study as either an item recommended for the LEP or a volume 4 item, it is deserving of inclusion on the LEP.

With regard to the former hall/preschool building, this is a simple timber building typical of such small public halls from the Federation era. After its first relocation it had been made substantially larger though these parts were destroyed by fire c.1950, and the building today appears to be basically that of the original 1904 building, including original elements such as the barge boards and roof ventilators. A photograph c.1960 shows a verandah along the northern wall though this may not have been original. The windows have been altered and the interior lined, though the basic form of the building remains intact and is readily recognisable. While significant in the context of the church grounds, it is considered to have limited significance in its own right.

With regard to the actual church, it is of undoubted significance due to its imposing architectural design and its relationship to the various other large churches of a similar era nearby in the Mayfield/Waratah area, including St Columbans Church (MAYF.024), San Clementa (MAYF.063), Mayfield Uniting Church (MAYF.064) and Corpus Christi Catholic Church (WARA.019), reflecting the large population growth with diverse religious origins relating to the industrial development in Mayfield in the early to mid 20<sup>th</sup> century.

While the parish does not have any plans at this time for alterations or further development on the grounds, they were concerned that listing of the preschool building would prove a major hindrance to any such works. I informed them that as the church itself was to be included on the schedule, a point of which they seemed unaware, the heritage impact of any development on the site would have to be assessed in the context of being "within the vicinity of a heritage item". However given the relatively minor significance of the preschool and the large size of the site, this should not present any undue obstacle to redevelopment, including new buildings and/or subdivision of the site, subject to an independent heritage assessment of any development application at the time.

A point I was not aware of at that time however was the former presence of a cemetery on the site. This cemetery was the subject of one of a series of three books recently published by the Newcastle Family History Society. This notes that the first burial on the site was in April 1862 and the last in July 1902. By the 1930's the cemetery was in a "deplorable overgrown state" and there was discussion about its

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removal, however it was not until 1957 that the state parliament passed the required bill to allow its official closure and removal of the headstones and remains. The stated purpose was for "the establishment of a youth centre" and "access to a proposed new hall", as well as the future construction of a columbarium though that was never undertaken. The exact location and extent of the cemetery on the church site is not clear, however it does include the area of the current preschool building as its relocation was specifically noted as one of the reasons for the clearance, and it is thought to include most of the rest of the open space on the south side of the driveway.

The bill referred only to removal of the headstones and other surface features and not the exhumation of any remains, although it did provide for the cemetery trustees to meet half the costs of exhumation in cases where relatives requested it. In comparison the former Honeysuckle cemetery on Hunter Street, Newcastle West, was cleared in 1916 and exhumation of the whole site was undertaken. Even so, archaeological excavations recently undertaken at the Honeysuckle site unearthed various remains, and it is likely that these would also be present at Mayfield. Further, the bill noted only 107 burials while the records indicate over 1300, a similar discrepancy to that which occurred at Honeysuckle, and again suggesting the likelihood of remains being present on the site.

Thus any redevelopment of the site should include sufficient research to define exactly the extent of the former cemetery, and if any subsurface disturbance is proposed within that area an archaeological excavation permit from the Heritage Office will be required.

Based on the above I recommend that the LEP Schedule be amended to include:

- The St Andrews church site at 31a Church Street as a whole comprising the church, hall, preschool, rectory and other elements, though with the church noted as the item of primary significance
- A separate listing for the former cemetery as a potential archaeological site.
- The site at 1 Durham Street being corrected to refer to the "former rectory" on that lot rather than the "former church", with the lot/DP for this site confirmed and the owner notified if this has not already been done.

## **22. Sister Ogdens Hospital, Stockton**

*Recommendations:*

- *Retain on schedule*
- *Amend name to Former Sister Ogden's Hospital*
- *Amend name of item STOC.030 to Former Sister Brown's Hospital*

*Investigations undertaken:*

- *telephone discussion with owner and review historic information provided by the owner*
- *discussion with Irene Butterworth of Historical Society*
- *site inspection*
- *limited series of photographs*

The major problem here was simply the name – it was Sister Brown rather than Sir Brown who operated the building as a hospital. A similar error was made with another former hospital at Stockton, that is the building at 139 Mitchell Street which was incorrectly referred to as Sir Browns Residence rather than Sister Browns Hospital.

However the justification for listing Sister Ogdens was also questioned on the basis that it only operated as a hospital for little more than a decade from c.1947-1961. Prior to that it had been a doctors residence and probably incorporated the doctors surgery. Since c.1961 it has been flats. It was at least the fourth private hospital in Stockton. The previous one was Sister Browns, as noted above, which operated from c.1932-1947 and is probably the best known of the former hospitals amongst the local community, and is also included in the Draft LEP schedule. Prior to that there was one in Dunbar Street and before that one in Newcastle Street, both of which survive today as private houses, and the Historical Society can probably confirm their details. Private hospitals such as these were principally used for maternity cases, and so played an important role for the majority of the local community in the life cycle.

The building itself is a good example of inter-war period housing, being a large rectangular plan form under a simple hipped roof, the verandah being a direct extension of the main roof, broken only by two projecting gables. The walls are timber framed and clad with weatherboards (now mostly replaced by composite boards) with sections of battered asbestos cement sheet to the upper walls as the only decorative details. A short wing has been added to the east which is basically of a consistent character though with a slightly lower ridgeline. There is a lean to addition at the rear which is out of character though not overly intrusive. The main entrance appears to off the side verandah with garden paths and steps leading to this point. It is possible that the Doctors surgery, if it did operate here, was either in the front of the house or in the addition to the side. While various modern elements have been introduced the basic form and most of the original fabric of the building remains intact. The street comprises houses mostly of considerable historic character and largely intact. This would actually be one of the youngest buildings in the immediate streetscape, but given its bulk is perhaps the most prominent.

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And so while the building operated as a hospital for only a short period of time, it represents an ongoing history of private maternity hospitals in the suburb and so contributes to the historic and social history of Stockton, as does the other listed former hospital building at 139 Mitchell Street. Its prior use as a doctors residence and surgery is also of limited significance. It makes an important contribution to the historic character of the streetscape, and retains its basic form and much original fabric intact. As such I have no hesitation in recommending the item be retained on the LEP schedules.

The owner was also concerned that heritage listing might preclude him from undertaking works to the house, particularly alterations to operate the place as a B&B. However I noted that listing would not necessarily preclude such works but rather ensure they were appropriate to the character of the house, and stressed the benefits of listing. I also noted the historic character of the street and the suburb as a whole and indicated the desirability of broader conservation controls, a point on which he concurred and thought there would be community support for. Discussion was made of the house at 161 Mitchell Street that was for sale at the time and the desirability of its retention, with demolition and villa development considered the most likely outcome if sold. This building is not currently listed in any form, and the Historical Society was unable to attach any great historic significance to it, however its contribution to the historic character of Stockton is considerable. This highlights again the desirability of creating additional conservation areas and/o local character precincts under the LEP.

|                     |   |
|---------------------|---|
| <i>ITEM NAME</i>    | <b>Bryan Hostel</b>   |
| <i>ITEM NO.</i>     | <b>ADAM.028</b>   |
| <i>OTHER NAMES</i>  | former Royal Standard Hotel   |
| <i>GROUP NAME</i>   |   |
| <i>LOCATION</i>     | 67 Victoria Street, Adamstown   |
| <i>CORNER</i>       | Gosford Street  |
| <i>ITEM TYPE</i>    | Building  |
| <i>DESCRIPTION</i>  |   |
| <i>DESIGNER</i>     |   |
| <i>BUILDER</i>      |   |
| <i>CONDITION</i>    |   |
| <i>HISTORY</i>      | Adamstown was established in 1869 when Thomas Adam bought 50-60 acres of crown land between Hamilton and New Lambton. The area was subsequently subdivided, with the first sales in 1871, and the Adamstown Municipality proclaimed in 1885. Victoria Street was the original main thoroughfare, being the location of the first police station, post office and council offices, with Bruncker Road (then Union Street) the main cross street. The 1880/81 Shaw's Newcastle Directory lists 3 hotels in Adamstown – the Royal Standard Hotel on Victoria Street and the Royal Crown and Adamstown Hotels on Union Street, as well as 4 stores, a church and a post office. The same 3 hotels are referred to in the 1901 Federal Directory. The first publican of the Royal Standard was James Thompson, although the incumbent changed almost annually. With development along Bruncker and Glebe Roads overtaking Victoria Street through the first half of the 20 <sup>th</sup> century, including particularly the widening of Bruncker Road in 1926 and the reconstruction of Glebe Road in 1935, the hotel became isolated, and closed in 1953. From 1955 to 1984 it was operated as a nursing home. At the time of its closure the residents, along with those from Shalimah in the city centre, were moved to the new Hillside Nursing home at Tingara Heights. Since then it has been operated as a boarding house. |
| <i>DATES</i>        | c.1880  |
| <i>LOCAL THEME</i>  |   |
| <i>STATE THEME</i>  |   |
| <i>SIGNIFICANCE</i> |   |
| <i>CRITERIA</i>     |   |
| <i>REFERENCES</i>   | 1880/81 Shaws Newcastle Directory, 1901 Federal Directory, Newcastle Herald 6.6.1984.   |

ITEM NAME  
ITEM NO.  
OTHER NAMES  
GROUP NAME  
LOCATION  
CORNER  
ITEM TYPE  
DESCRIPTION

## Broadmeadow Racetrack BRDM.009

Chatam Road, Broadmeadow  
Beaumont Street, Dumaresq Street and Darling Street

The site comprises a number of buildings in a traditional arrangement around the race track itself. While the original buildings have been substantially added to and modified to cope with changing patterns of use, they remain fundamentally intact and mostly in their original use. The significant buildings include:

- **Members Grandstand:** constructed with a masonry base finished in plain and roughcast render and some detailed brickwork typical of the Federation style. Columns form a colonnade along the course side, and appear to be mass concrete. The balustrade to the stand above retains original crimped wire mesh infill. The main roof is a simple hip with gables either end, and is supported on composite steel columns and beams, being similar to girder trusses comprising angle and flat sections rivetted together as chords and webs. The ruggedness of their design is more typical of industrial sheds than public buildings, and is in contrast to the fine detailing of the masonry base. Spaces in the undercroft such as the Jockeys Room and the Ambulance Bay appear to remain in their original use and condition, the Jockeys room for example retaining the timber lockers with woven wire panels to the doors.
- **Main Public Grandstand:** masonry base similar to the Members stand but of plain face brickwork, however in this case the roof is the most prominent element with its combination of hips and dutch gables at either end and intricate timber infill. The columns however are modern steel circular sections and so appear to be replacements of probably more ornate original ones. The original stand has been extended with additional uncovered tiers down to ground level.
- **Former Tote building:** perhaps the most architecturally refined and intact building on the site, constructed of masonry with face brick and renderwork, and a slate roof comprising multiple hips and gables. The central section is the main feature, being considerably higher than the side wings and containing the former tote boards. Now used as equine hospital, though the internal layout appears little altered and retains some original features such as timber lining boards on the ceiling. There is a large area of old embossed brick pavers on the northern side.

Other significant buildings include:

- **the other public grandstand:** this is thought to be the original stand that was relocated from the old course. The brickwork appears to have been rebuilt above the level of the seating tiers, with the concrete tiers and steel framed roof probably added c. 1950's. Further investigation required.
- **Semaphore board:** used in association with the tote board and possibly constructed at the same time. At one time used for the course fire station. Its unusual form warrants further investigation. Interior not inspected.
- **Canteen:** probably c.1940-50's, a simple pavilion structure in cruciform plan of painted brick columns and asbestos cement hipped roof. Interior not inspected
- **Toilet/maintenance building:** similar to the canteen though possibly a little older, with face brickwork intact. Interior retains composite timber and steel trusses, and many internal partitions of ripple iron.

Significant Landscape items include:

- **Horse trough in the parade ring:** said to have been relocated from the Wallsend course.
- **Finishing post:** simple art-deco inspired masonry post, signage altered but otherwise intact
- **Topiaries Fig Trees:** these oversized topiaries are scattered around the public areas of the ground, their origins are unknown.
- **Palms:** a line of palms behind the main public grandstand probably indicate an alignment of a former main entrance or enclosure. They probably date from the original construction.
- **Pines:** there is an avenue of pine trees along the eastern entrance road. Their origins are unknown.

Other comments:

- The space frame roof over the betting enclosure may have some technical significance as an early example of that construction technology, though this has not been researched further.
- No evidence was found to indicate the location of the original stable complex. It was suggested it may have been to the west of the current stables though this is unsubstantiated.

DESIGNER  
BUILDER  
CONDITION  
HISTORY

Formal horse races had already been held in Newcastle for over 40 years by the time the

Newcastle Jockey Club opened the current racecourse at Broadmeadow in April 1907. The land it agreed to purchase from the AA Company in 1902 was to the south west of the old course and stretched to Glebe Road. It was basically swamp, known locally at the Wallaby Flat. By early 1903 the land had been "levelled and raised to a uniform height, and thoroughly drained from one end to the other", and the track was partially formed. Initial development included "an official stand, with the necessary subdivision of telegraph, press, jockeys, and weighing rooms, substantially constructed of brick; a commodious grandstand with brick basement, and superstructure of wood and iron, underneath which are spacious refreshment and dining saloons, and all the other adjuncts for a complete racecourse fitout; while the grandstand, removed from the old racecourse, now does duty in the St. Leger reserve. Ample accommodation has been provided in the manner of horseboxes, which form three sides of a square, with drinking troughs occupying the central position". Reference is also made to an "8 foot sawn paling fence with barbed wire on top" around the perimeter of the site, and to substantial landscaping including Moreton bay figs, Coral trees and privet hedges. News reports of the opening day ranked the course as equal to any in the country. The depression of the 1930's caused many local clubs to close, but the NJC persisted. The NJC was the first club to hold a dual horse and greyhound racing licence, with the Beaumont Park dogs course established in the 1930's, and rebuilt in 1953. The land adjacent Glebe Road was sold to Newcastle Council in 1944. Later developments included extensions to the main grandstand in 1968, and a further extension connecting it to the other grandstand in 1985. A new covered betting enclosure was built in 1972, comprising a space-frame roof, reportedly the first race course in the world to utilise this then "high-tech" form of construction.

|                     |  |
|---------------------|--|
| <i>DATES</i>        | 1907   |
| <i>LOCAL THEME</i>  | Sport – horse racing<br>Land tenure – AA Company land sales  |
| <i>STATE THEME</i>  | Sport<br>Land tenure   |
| <i>SIGNIFICANCE</i> | The racecourse is one of the oldest continuously operating race courses in the state. It has played the central role in the development of the racing industry in Newcastle, including the development of numerous stables and other associated facilities within the immediate area. The jockey club has played an important role in the sporting and social life of Newcastle. |
| <i>HISTORIC</i>     | Major element in the development of the city post AA Company.  |
| <i>AESTHETIC</i>    | Major landmark within the broader cityscape when viewed from the surrounding ridge. Includes various buildings reflecting a variety of different architectural styles and eras.  |
| <i>SOCIAL</i>       | A major element in the sporting and social life of the city.   |
| <i>TECHNICAL</i>    | Members grandstand roof and space frame roof may have technical value.   |
| <i>RARITY</i>       |  |
| <i>REPRESENT.</i>   |  |
| <i>INTACTNESS</i>   |  |
| <i>REFERENCES</i>   | Newcastle Herald 6.1.1903?, 27.4.1907?, 8.6.1957, 22.12.1982, 30.10.1985, Maitland Mercury 9.12.1921.  |

|                               |   |
|-------------------------------|---|
| <i>ITEM NAME</i>              | <b>Exchange Hotel</b>   |
| <i>ITEM NO.</i>               | <b>HAMI.003</b>   |
| <i>OTHER NAMES</i>            | Miners Exchange Hotel   |
| <i>GROUP NAME</i>             |   |
| <i>LOCATION</i>               | Beaumont Street, Hamilton   |
| <i>CORNER</i>                 | Denison Street  |
| <i>ITEM TYPE</i>              | Building  |
| <i>DESCRIPTION</i>            |   |
| <i>DESIGNER</i>               |   |
| <i>BUILDER</i>                |   |
| <i>CONDITION</i>              |   |
| <i>HISTORY</i>                | Development of the Hamilton area dates to the 1840's with the establishment of the AA Companys coal mines, and the first village was known as Pitt Town. At that time the main road through the settlement was Denison Street, leading from the city centre through to Lambton and Wallsend beyond, although even this was only a sandy track. Beaumont Street hardly existed at the time, and Tudor Street only developed as a tram route in the early 1900's. Thus Denison Street was the location for most development including St Peters Church, the school, and various hotels. One of the early publicans in the area was John Williams, who operated the Miners Arms Hotel at the corner of Denison and Beaumont Streets. In July 1880 Williams relocated to the newly constructed Miners Exchange Hotel on the opposite corner, while the Miners Arms was taken over by Sandy Middleton. The Miners Exchange was considered "quite a modern building in those days, containing on the first (ground) floor bar, three parlours and dancing rooms, dining rooms and kitchen; second floor contained files copies of the main newspaper for the use of the patrons. At the rear was the billiard room and a large room known as the bandroom used for meetings and one of the first (hand) ball alleys in the district." Hand ball and other sports were an important part of the hotels life, with the wicket of the old Borehole Cricket Club located on a cleared portion at the rear of the hotel, and foot races being popular along Denison Street. With the demise of the coal mines the hotel became known simply as the Exchange, and today is one of only two hotels still active on Denison Street, the other being the Hotel Bennet, formerly operated by Thomas Tudor who was the first local publican, at the corner Steel Street. The original verandah was probably replaced c.1940's, at which time Council sanctioned the erection instead of cantilevered awnings. The current verandah was probably constructed after the 1989 earthquake. |
| <i>DATES</i>                  | 1880  |
| <i>LOCAL THEME</i>            | Cultural Sites – Early Hotels<br>Townships – Mining Villages and Transport Corridors  |
| <i>STATE THEME</i>            | Cultural Sites<br>Townships   |
| <i>SIGNIFICANCE</i>           | The place is significant as one of the oldest continually operating hotels in Newcastle. It is associated with the early development of Hamilton and the alignment of Denison Street as the original main road.   |
| <i>HISTORIC</i>               | Associated with the early development of hamiton.   |
| <i>AESTHETIC</i>              | One of the oldest remaining buildings along Beaumont Street surviving in a resonable intact state, the majority being replaced or repaired post the 1989 earthquake.  |
| <i>SOCIAL</i>                 | Associated with various social groups, especially sporting.   |
| <i>TECHNICAL</i>              |   |
| <i>RARITY</i>                 |   |
| <i>REPRESENT.</i>             |   |
| <i>INTACTNESS</i>             |   |
| <i>REFERENCES</i>             | Newcastle & District Historical Society Journals, Jan. 1948 pp. 56-57, Sept. 1952, pp.182-184.  |
| <i>RECOMMENDED MANAGEMENT</i> | Retention of external envelope with minimal alteration, including fabric from all eras eg. glass blocks to staircase. Alterations to external elements such as window openings or stripping of render should be based on authentic reconstruction of earlier details. Ongoing adaptation of building interiors to accommodate changing uses considered acceptable.  |

ITEM NAME  
ITEM NO.  
OTHER NAMES  
GROUP NAME  
LOCATION  
CORNER  
ITEM TYPE  
DESCRIPTION

## Oak Factory HEXH.003

189 Maitland Road (New England Highway), Hexham  
Pacific Highway

A large industrial complex which includes many different types of buildings related to different parts of the company's activities e.g. processing works, administration offices, retail food outlet, all set within landscaped grounds. Buildings have been continuously upgraded to accommodate changing technology and uses. Significant buildings include:

- The 1927 factory building: timber framed, some sections of which are exposed both internally and externally with chamfered timber sections and heavy steel straps, multiple gable roofs and a perimeter awning, in what may be loosely described as "Federation arts and craft" style. Although with substantial modifications and additions the basic form is still readily recognisable and many original features remain intact, including rail siding. Still in active use.
- The c.1950 milk packaging building: originally face brickwork (now painted) the building has a large central tower with matching wings either side, with strongly expressed vertical elements, large steel framed windows and a flat roof in what may be loosely described as "post-war art deco or international" style. This was the last industrial building on the site to be designed with an "architectural face" rather than just an industrial shed. While compromised by the milk intake building the basic form is still readily recognisable and many original features remain intact. The tower held the "OAK" sign that was a prominent landmark for travellers, now removed. Still in active use.
- The old administration building (former board room?): timber weatherboard building with gabled roof. This is the last remaining element of the administration complex that lined the original main entrance road (now closed) from the highway.
- The new administration and laboratory buildings are also significant for their simple modernist design and their location within the major landscaped area of the site fronting the highway.

There are many other buildings, most of a strictly industrial nature, and many only recently constructed reflecting the major changes to the dairy industry over the last decade. There are also significant landscape elements, including particularly the fig trees along the railway line, and the various mature trees around the original main entry road.

DESIGNER  
BUILDER  
CONDITION  
HISTORY

The site is part of Edward Sharpes 1825 grant of 2000 acres, later increased to 30,000 acres, with Hexham being a reasonably large river port throughout the 19<sup>th</sup> century. The Oak had its origins in the cooperative marketing enabled by the invention of the mechanical cream separator, with various small creameries established locally in the 1890's, several of which combined to form the Raymond Terrace Dairy and Produce Company in 1903. As with any cooperative, its main concern was with the welfare of its farmer-shareholders, its task "to find profitable outlets for their farm production, to help improve the quality and capacity of their herds, and the efficiency of farm management". The Raymond Terrace factory made butter which was sold to the Newcastle and Sydney markets and exported to the UK. Providing fresh milk to the Sydney market was a major political issue, having been controlled by the Dairy Farmers Milk Company. The Raymond Terrace factory began to supply the Sydney market in 1915 and this required major capital expansion. Milk was punted across the Hunter River from the factory to the Tarro Station for transport to Sydney by rail, and by 1924 the growth of the factory made looking for a new site imperative. The Hexham site had the benefits of being on the rail line, closer to the river with its own wharf, better water supply and site drainage, and on the main northern road with proximity to the future Hunter River bridge opened in 1952 and the junction of the New England and Pacific highways. The Hexham factory was opened in 1927, being described as the most modern and efficient of its time, and by then various other localities right through to the Upper Hunter Valley had joined the cooperative. The 1930 Milk Act saw the introduction of a regulated dairy industry, and Hexham saw the introduction of new technologies and products including frozen foods. In 1933 milk and egg drying plants were operating. In 1944 the company name was changed to the Hunter Valley Cooperative Dairy Company, but the "Oak" brand name continued. In 1954 the milk bar opened, with many subsequent milk bars to be opened as separate entities throughout the region. Throughout this period the men at the head of the company played an important role in the development of the NSW dairy industry, with considerable political and commercial clout. Deregulation of the dairy industry started in the 1970's, and the last decade has seen major changes, reflected in the large scale of new development on the site.

DATES

1927

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|                               |  |
|-------------------------------|--|
| <i>LOCAL THEME</i>            | Food and beverage processing<br>Co-operatives<br>Industrial technology<br>Railways and Tramways – the Great Northern Railway<br>Shipping – River Boats<br>Road Transport – Later Road Transport<br>(Dairy Farming)   |
| <i>STATE THEME</i>            | Agriculture<br>Social Institutions<br>Industry<br>Technology<br>Transportation   |
| <i>SIGNIFICANCE</i>           | The complex is significant for the pivotal role it played in the development of dairy farming and dairy cooperatives in the whole Hunter Valley region.  |
| <i>HISTORIC</i>               | The Oak holds a major place in the development of dairy farming and dairy cooperative in the Hunter Valley through the whole of the 20 <sup>th</sup> century   |
| <i>AESTHETIC</i>              | The original factory and milk packaging buildings demonstrate the architectural treatment of industrial buildings in the early to mid 20 <sup>th</sup> century (comparison to Muswellbrook factory). The OAK sign, now removed, was a major landmark along the highways. |
| <i>SOCIAL</i>                 | The “family” nature of the workplace typical of cooperatives continues to this day.  |
| <i>TECHNICAL</i>              | Demonstrates changing technology in the dairy manufacturing process.   |
| <i>RARITY</i>                 |  |
| <i>REPRESENT.</i>             | Historic value at the Regional level   |
| <i>INTACTNESS</i>             |  |
| <i>REFERENCES</i>             | Todd, Jan, “Milk for the Metropolis”, published by Australian Cooperative Foods Limited, Hale & Ironmonger, Sydney, 1994.  |
| <i>RECOMMENDED MANAGEMENT</i> | Preparation of a Heritage Assessment/Conservation Plan to more precisely identify significant elements. Ongoing adaptation of building interiors to accommodate changing technologies and uses considered acceptable.  |

|                               |   |
|-------------------------------|---|
| <i>ITEM NAME</i>              | <b>Newcastle Aero Club</b>  |
| <i>ITEM NO.</i>               |   |
| <i>OTHER NAMES</i>            | Recar Auto Workshop   |
| <i>GROUP NAME</i>             |   |
| <i>LOCATION</i>               | Denney Street   |
| <i>CORNER</i>                 |   |
| <i>ITEM TYPE</i>              | Building  |
| <i>DESCRIPTION</i>            | As for most hangars, the building is basically a large industrial structure, steel framed with clear span internal space and sheet metal cladding. The full height multi-panel sliding doors across the northern end, which slide open past the sides of the building to provide a full width opening, are the unique characteristic of a hangar. The bulk of the concrete pavement beyond the hangar doors would have been the aircraft apron. Historic photographs indicate it was built in two stages, with the rear section probably added in the early 1940's. The detached preparation bay building appears to be the smaller hangar shown in the early photographs, though its role is unclear. The attached brick office building with detailed entry portico may be associated with the aero club, though probably more likely with Varleys engineering who took over the building in the 1960's. All other buildings have been removed, including the 1931 clubhouse which stood immediately against the western side of the main hangar, and the original 1932 hangar and the 1938 managers residence which stood some distance off to the north east on what is now a separate lot with a large commercial shed.  |
| <i>DESIGNER</i>               |   |
| <i>BUILDER</i>                |   |
| <i>CONDITION</i>              |   |
| <i>HISTORY</i>                | The Newcastle Aero Club was formed in October 1928, ironically with no planes and no air strip. At that time District Park was already in informal use as an air strip and had been gazetted as an emergency landing ground, but there was considerable public agitation that Newcastle was missing opportunities because of the lack of a formal air strip, and the formation of the aero club was seen as crucial to this end. District Park was considered too small by some, too close to the city by others, and requiring too much work to clear the scrub which covered much of it by club members, with Hexham, Walsh Island and Stockton proposed as alternatives. The first air service from the District Park site was operated in 1929 by Messrs. Frank Silverthorne and Herbert O'Shannessy with an Avro 504K aircraft. The small hangar built for that craft was later used as the Link Trainer and Operations Room. The first pageant was also held in 1929, a Club Room opened in 1931, and Pilot training commenced in 1934. In 1935 the club purchased the first Tiger Moth aircraft to be brought to Australia. The original no.1 hangar was erected and night flying commenced. The field and engineering workshop saw extensive use during WWII. The current building was erected in 1936, a managers residence in 1938, and another larger hangar in 1951. The club became the "Royal" Newcastle Aero Club in 1953, and at that time was supposedly the biggest aero club in the world (or the British Empire at least). In 1962 the District Park air strip had become unsuitable due to surrounding development and was closed, with the club relocating to the site of the defunct Maitland Aero Club at Rutherford north of Maitland. This included the relocation of one of the hangars from Broadmeadow, presumably the 1951 building? The closure of the District Park site increased the political pressure for the formation of a public airport in Newcastle, with Hexham once again suggested, although Williamstown was eventually to fulfill that role. The club has the proud record of never having had a fatal accident at the Broadmeadow site, and also for its assistance during the 1955 floods delivering emergency supplies. The main building were taken over by Varley Engineering, and then Moores truck workshop who subsequently became Recar. |
| <i>DATES</i>                  | 1928, 1932, 1936, 1951  |
| <i>LOCAL THEME</i>            | Transportation – Air Transport  |
| <i>STATE THEME</i>            | Transportation  |
| <i>SIGNIFICANCE</i>           | The Newcastle Aero Club played an important role in the development of air services in the state, both for transportation and recreation, being at one time one of the largest aero clubs in the world. The hangar is the key and sole surviving element of this use which once occupied most of District Park.   |
| <i>HISTORIC</i>               | Associated with the first development of air services in Newcastle.   |
| <i>AESTHETIC</i>              |   |
| <i>SOCIAL</i>                 |   |
| <i>TECHNICAL</i>              |   |
| <i>RARITY</i>                 |   |
| <i>REPRESENT.</i>             |   |
| <i>INTACTNESS</i>             | High  |
| <i>REFERENCES</i>             |   |
| <i>RECOMMENDED MANAGEMENT</i> | Maintain external building envelope including hangar doors with minimal alteration. Retention of preparation bay (former hangar) also desirable. Origins of administration building require further research, and retention may be desirable. Ongoing adaptation of building interiors to accommodate changing technologies and uses considered acceptable.   |

ITEM NAME

## Rankin Park Hospital NEWL.012

ITEM NO.

OTHER NAMES

GROUP NAME

LOCATION

Lookout Road, New Lambton

CORNER

ITEM TYPE

DESCRIPTION

The hospital and nurses home are both 2 storey masonry buildings designed in an Inter-War/Post-War Functionalist/Modernist style. Walls are red face brick, hipped roofs are red tiled. The verandahs/sunrooms are strongly expressed with horizontal concrete spandrel panels set against the regular vertical rhythm of the concrete columns. The hospital is Y-shaped in plan, with the two main wings facing east containing the wards and terminated by semi-circular sun-rooms, while the leg of the Y contains the operational spaces. A twin driveway with central garden bed continues the axis, meeting Lookout Road at an angle, and including a detailed brick entrance wall and recessed bus shelter. The nurses home is a simple rectilinear form, with an semi-circular glass tower for the main staircase protruding near the southern end. There is a large semi-circular forecourt in front of this affording views back to the city and ocean, and there appears to have been a large circular garden beneath this. Bryne House, the hall and the Lodge are in a similar thought less refined style. The cottage is a typical early to mid-20<sup>th</sup> century brick cottage.

DESIGNER

BUILDER

CONDITION

HISTORY

The Rankin Park Hospital was originally built as a precautionary hospital during WWII due to the perceived threat of enemy invasion and the possible need to evacuate the Royal Newcastle Hospital. A Newcastle Herald report of 14 June 1943 states that it was initiated immediately after the entry of Japan into the War, with the then President of the Newcastle Hospital Board, Mr A.A.Rankin (after whom the hospital was named) promising the government that he would have a building capable of holding 100m beds constructed within 10 weeks, and 200 beds within 14 weeks. The architects were supposedly given only 36 hours to complete the basic plans, and were told that "a start would be made on the foundations without plans if they were not ready". Construction was reported as being "well underway" in 1941-42 Board report. It is unknown, though considered unlikely, that this time frame was achieved, however the "temporary shack" initially discussed was upgraded to a permanent brick structure, with the intention that it should be absorbed as part of the general hospital organisation at the end of the war.

The location of the hospital at New Lambton may be seen as an early landmark in the long term push to relocate the main regional hospital to this site and away from the Royal. The first acquisition of land in the area by the Newcastle Hospital Board predates even this, with negotiations commencing in 1922 for the purchase of Croudace House from the Scottish-Australian Mining Co. to be used as a convalescent home, opening in 1924. Four acres around the house were purchased in 1934, and it was around that time that the desirability for a Tuberculosis, Chronic and Infectious diseases hospital was identified, with there being no "sanitorium" outside Sydney. Waratah Hospital and the former Coutts Sailors Home in the city were used for chronic invalids over the following years.

It appears the hospital was never fully equipped for its original use as a "precautionary" hospital. In 1943 the government announced that it would fund its completion as a chest hospital, the first of its kind in the state. While it was announced that this facility would be open within some months, it was not until 1946, after the end of the war, that the hospital was completed, though it seems to not have been officially operational until June 1947 due to a shortage of trained nurses. Nurses were accommodated in the upper floor until the completion of the adjacent nurses home in February 1949, limiting the capacity to 50 beds. The locations and design of the hospital reflected current attitudes to the treatment of Tuberculosis – a "mountain" location with folding doors rather than windows and large verandahs for plenty of fresh chilly air and warm sunlight. Attitudes to treatment appeared to change quickly however, and the buildings were soon altered by enclosing the verandahs.

The first matron was Matron Croll, renowned as being the only survivor of an Australian Hospital ship sunk during WWII. She resigned in 1950-51, being replaced by Matron Savage who remained in charge for many years. The matrons flat was located at the southern end of the nurses home.

In 1946 the health commission provided funds for the acquisition of 220 acres adjoining the site to be used as a rehabilitation centre, with plans for "cottages to be occupied by patients and their families as a stage in their return to community life". Plans for a hostel, recreation hall and cottages were first announced in 1952. The hall and hostel were finally built in 1957, the hostel being named after Dr. Ethyl Bryne, staff physician at Rankin Park, who died in

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November of that year. The hall included a full theatre stage and workshops in the basement, and is today known as the Limb Centre. The early plans for family cottages do not appear to have been proceeded with, probably due to changing attitudes. The one cottage known to exist on the site, just to the northeast of the hospital, is referred to as the gardeners cottage. The building known as the Lodge adjacent Croudace house is referred to as a temporary nurses home in 1959, though discussions were underway to convert it to a mothercraft unit, and it was used to accommodate single mothers and their babies from country areas until the 1980's.

By the late 1960's the number of TB patients had declined, and the hospital was increasingly used to accommodate general medical patients. The TB centre was closed in 1967, and the hospital became the base for long term patients. Today its primary function is that of geriatric and rehabilitative care. The nurses home was converted to offices about 1986.

|                               |   |
|-------------------------------|---|
| <i>DATES</i>                  | 1941, 1947  |
| <i>LOCAL THEME</i>            | Health – Public Hospitals   |
|                               | Defence – Post War Convalescence  |
| <i>STATE THEME</i>            | Health  |
|                               | Defence   |
| <i>SIGNIFICANCE</i>           | Played an important role in the development of the public hospital system in the Hunter region. Demonstrates changing attitudes to the treatment of Tuberculosis. Planning for the hospital anticipated the long term establishment of this as the main hospital campus and the move away from the city centre. Demonstrates the impact WWII had on life in Australia. Relatively intact example of large scale modernist buildings within a landscaped setting. Associated with various people recognised locally for their role in health services. |
| <i>HISTORIC</i>               | Integral part of the public hospital system in the Hunter Region.   |
| <i>AESTHETIC</i>              | Good example of modernist buildings in a landscaped setting.  |
| <i>SOCIAL</i>                 | Played a major part in the life of many people suffering from long term illnesses and their families.   |
| <i>TECHNICAL</i>              | Demonstrates changing attitudes to the treatment of Tuberculosis.   |
| <i>RARITY</i>                 |   |
| <i>REPRESENT.</i>             |   |
| <i>INTACTNESS</i>             |   |
| <i>REFERENCES</i>             |   |
| <i>RECOMMENDED MANAGEMENT</i> | Preparation of a Heritage Assessment/Conservation Plan to more precisely identify significant elements recommended, particularly an appropriate landscape curtilage. Ongoing adaptation of building interiors to accommodate changing technologies and uses considered acceptable.  |

# Draft Newcastle LEP 2000 – Heritage Review

## Part B: Review of Nominations

### 1. Introduction

The following report reviews the proposed listing of additional places nominated for inclusion in the heritage schedules of the Newcastle LEP during exhibition of the Draft Newcastle LEP 2000, all of which were previously included in Volume 4 of the City Wide Heritage Study 1996. It was prepared by Ran Boydell of Ecotecture for Newcastle City Council.

The investigations undertaken for each place varied according to the place and the nature of the nomination, and not all tasks were undertaken for each place, however the tasks variously included:

- review of the nomination and any supporting material with the nomination
- review of the information compiled for the 1996 city wide heritage study
- further historic research (undertaken by Cynthia Hunter)
- site inspections and photographs
- comparison with other similar places in Newcastle or the state.

### 2. Summary of Recommendations

Of the 28 items reviewed, all except 2 are recommended to be included in the LEP schedules, and 3 are recommended for amendment to existing listings. The review of some nominated items resulted in the identification of various items considered worthy of listing, producing a total of 37 additional items recommended for listing. Of the items to be listed the majority are buildings, however:

- 2 are archaeological sites
- 2 are moveable items

Each place is summarised as follows, with recommendations for listing including at Local or State level, and/or other actions noted.

| <i>Ref.</i> | <i>Item.</i>                                  | <i>Street</i>                        | <i>Suburb</i> | <i>LEP Sch.</i>                | <i>Level</i> | <i>Other Recommendations</i>  |
|-------------|---|--------------------------------------|---------------|--------------------------------|--------------|---|
| 1.          | House, 25 Light St                            | 25 Light St                          | Bar Beach     | Exclude                        | -            | Local Character Precinct desirable  |
| 2.          | Centennial Hotel                              | 125 Scott St & xx Hunter St          | Newcastle     | Include                        | Local        | Include both Scott and Hunter St portions   |
| 3.          | Minmi Public School                           | 56 Woodford St                       | Minmi         | Include                        | Local        | foundation stones and bell only   |
| 4.          | Duckenfield Railway                           |                                      | -             | (see below)                    | -            |   |
| 4a.         | Richmond Vale Colliery Railway                |                                      | Minmi         | Alter exist. Draft LEP listing | State        |   |
| 4b.         | Duckenfield Colliery Railway                  |                                      | Minmi         | Include                        | Local        |   |
| 4c.         | Duckenfield No. 1 Colliery branch line        |                                      | Minmi         | Include                        | Local        |   |
| 4d.         | Duckenfield No. 2, 3 & 4 Colliery branch line |                                      | Minmi         | Alter existing LEP listing     | Local        |   |
| 5.          | Minmi Train Carriage                          | currently cnr. Woodford & Railway St | Minmi         | Include-moveable item          | Local        |   |
| 6.          | Furnace Shaft                                 |                                      | Minmi         | Alter existing LEP listing     | Local        | should be "air" furnace shaft   |
| 7.          | Minmi Coal carriage                           | currently 56 Woodford St             | Minmi         | Include-moveable item          | Local        | currently part of Public School site  |
| 8.          | Minmi Superior Sch.                           | Woodford St                          | Minmi         | Include                        | Local        |   |
| 9.          | The Retreat                                   | 31 Parnell Pl                        | Newc. East    | Include                        | Local        |   |
| 10.         | Palais Royale                                 | 692 Hunter St                        | Newc. West    | Include                        | Local        |   |
| 11.         | Stockton Breakwater                           |                                      | Stockton      | Exclude                        | -            |   |
| 12.         | The Ballast ground                            | Fullerton St & Wharf Cres.           | Stockton      | Include                        | Local        | combine with ash pit, interpretation strategy desirable, area to be confirmed with Historical Soc. but approx. from Pitt St in east to Corroba Oval in north. |

|      |  |  |               |                      |       |  |
|------|--|--|---------------|----------------------|-------|--|
| 13.  | Prawners slipway                                   | -  |               | (see below) -        |       |  |
| 13a. | Prawners Slipway                                   | xx Fullerton St                              | Stockton      | Include              | Local | within Ballast ground area                                       |
| 13b. | Boat Harbour                                       | xx Fullerton St                              | Stockton      | Include              | Local | within Ballast ground area                                       |
| 13c. | Former Callen Residence                            | 118 Fullerton St                             | Stockton      | Include              | Local |  |
| 14.  | Newcastle High School                              | Parkway Ave & Hamilton S'th National Park St |               | Include              | Local | Conservation Plan desirable                                      |
| 15.  | 298 & others Newcastle Rd                          | -  |               | (see below)          |       |  |
| 15a. | Former Reservoir Hotel                             | 330 Newcastle Rd                             | Lambton       | Include              | Local |  |
| 15b. | Former Red Lion Hotel                              | 412/414 Newcastle Rd                         | Lambton       | Include              | Local |  |
| 15c. | f.Marquis of Midlothian Hotel                      | 44 Robert St                                 | Jesmond       | Include              | Local |  |
| 15d. | House, 288 Newcastle Road                          | 288 Newcastle Rd                             | N'th Lambton  | Include              | Local |  |
| 15e. | House, 298 Newcastle Road                          | 298 Newcastle Rd                             | N'th Lambton  | Include              | Local |  |
| 15f. | Quarrymans Cottage                                 | 15 Percy St                                  | N'th Lambton  | Include              | Local |  |
| 15g. | House, 64-66 Howe Street                           | 64-66 Howe St                                | Lambton       | Include              | Local |  |
| 16.  | Miss Porters Residence                             | 434 King St                                  | Newc. West    | Include              | State |  |
| 17.  | Theatre Royale                                     | 667 Hunter St                                | Newc. West    | Include              | State |  |
| 18.  | Hillside   | 24 Tyrrell St                                | The Hill      | Include              | Local |  |
| 19.  | Cliff Towers                                       | 124 Church St                                | The Hill      | Include              | Local |  |
| 20.  | The Moorings                                       | 199 King St                                  | Newcastle     | Include              |       |  |
| 21.  | Former Police Station and Residence                | 23 Westcourt Rd                              | Lambton       | Include              | Local | Local Character Precinct desirable                               |
| 22.  | Former Migrant Camp                                | xx Maitland Rd                               | Mayfield West | Include              | State |  |
| 23.  | Garden House Site                                  | cnr. Woodford St & Reservoir Rd              | Minmi         | Include – arch. site | Local | Noted during research with the Minmi Hist. Soc.                  |
| 24.  | Minmi Reservoir site                               | xx Reservoir Rd                              | Minmi         | Include – arch. site | Local | Noted during research with the Minmi Hist. Soc.                  |
| 25.  | Former Reservoir Residence Reservoir Road, Minmi   | xx Reservoir Rd                              | Minmi         | Include              | Local | Noted during research with the Minmi Hist. Soc.                  |
| 26.  | Lambton Anglican Rectory                           | -  |               | (see below) -        |       |  |
| 26a. | Lambton Anglican Rectory                           | 18 Morehead St                               | Lambton       | Include              | Local | recently subdivided from church site                             |
| 26b. | Lambton Anglican Church                            | 19 Church St                                 | Lambton       | Include              | Local | noted during review that church site as a whole had been omitted |
| 27.  | Newcastle War Memorial Cultural Centre             | xx Laman St                                  | Newcastle     | Include              | State |  |
| 28.  | Lambton Library, former Lambton Municipal Chambers | cnr. Morehead & Elder St                     | Lambton       | Include              | Local | currently listed within Lambton Park as a whole                  |

### 3. Review of Nominations

#### 1. Residence, 25 Light St, Bar Beach

##### Recommendations:

- Exclude from schedules
- Pursue introduction of Local Character Precinct controls

##### Investigations undertaken:

- Site inspection, including part of interior, with owner
- Review historic research provided by owner
- Limited photographs from street including other nearby residences.

This building is a good example of its style and period, and survives remarkably intact both externally and internally, with internal details such as leadlight doors, detailed joinery, decorative plaster cornices and bathroom tiling. It was built in x by x, designed by x and constructed by x. An article of the time in the Newcastle Herald describes it as “”, while an article in the National Trust Quarterly of April 1997 supposedly describes it as “a classically inspired 1920's rendered bungalow...”.

At the time of the 1996 City Wide study, the study team, with the concurrence of Council, decided that houses would not be proposed for listing in the LEP unless they had:

- historic significance, such as being designed by prominent architect, built or later occupied by a prominent individual, built to serve a specific facility (e.g. hospital, factory), or associated with an important event; and/or
- aesthetic significance, such as being a particularly refined, unusual or rare surviving example of an architectural style in Newcastle; and/or
- technical significance; such as being of an unusual or rare construction technique; and/or

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- were part of a group/streetscape of a particularly consistent and intact character.

I am not aware of any other criteria being defined since then, and the above is still generally consistent with the various guidelines for assessing significance of a place.

In respect to the above the residence:

- does not appear to have any great historic significance, with none of the people noted being known to be particularly prominent in the history of Newcastle
- is a good and relatively intact example of its type, but does not have any particularly outstanding characteristics. While the fact that the internal details remain so intact is unusual, they are not of a particularly outstanding design.
- has no known technical significance
- does not have any specific value within the immediate streetscape, although there are many similar designed scattered along the street and elsewhere in Bar Beach.

It is my considered opinion therefore that, while the place is assessed as having "Low Local Significance", listing on the LEP is not warranted. Further, I believe listing would set a precedent for the nomination and listing of a huge number of other houses of a similar low level of significance.

Having said that, should the owners indicate they wish to pursue listing I can see no basis within the planning controls to refuse listing, given it does have some significance. I did however advise the owners on the day of my inspection that heritage listing was not really appropriate, and would probably put unwarranted planning and financial constraints on the house. From our discussion it appeared that their fundamental concern was to ensure the house would never be demolished to make way for the type of contemporary development that was now proliferating in the area, and indeed that such development did not change the character of the area as a whole.

To this end, the 1996 City Wide study recommended that such places might be better protected by establishing "Local Character Precincts", which would have similar provisions to Conservation Areas though much less restrictive, the basic aim being to prevent demolition of contributory items and define guidelines for future development. And as for Conservation Areas, this meant that items of low level significance would be protected by inclusion within the area rather than by individual listing. Bar Beach is certainly an area that should be considered for such a Precinct, and I would urge Council to pursue this matter.

## **2. Centennial Hotel**

*Recommendations:*

- *Include on schedules*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review previous heritage assessment*
- *Limited photographs from street*

*Note:*

*Please note that I have been previously involved in preparing a heritage assessment for this building in support of a development application, however that application did not proceed and I have had no further involvement with the project since that time. I do not therefore consider there to be any conflict of interest on my part.*

The Centennial Hotel was founded on January 26, 1888, being the centenary of the Australian colony after which the hotel was named. The first proprietor was Walter Sidney, whose name appears on the parapet, however he remained there only briefly and it was the second proprietor, John Limeburner (the grandfather of the nominator) who established the early reputation of the hotel. More recently the building will be remembered as Stan Brains pub, being the proprietor from 1938 until its closure in 1964, and indeed the Brain family have been the actual owners of the site from the outset.

The building is considered significant as:

- The allotment is unique in this part of the CBD as the only one to connect through from Scott to Hunter Streets. (While this has been compromised by the recent subdivision of the spaces, the potential connection remains.)
- Its layout within the long narrow allotment indicates an unusual and innovative approach to accommodating the various hotel functions within an awkward site with changing levels
- Despite the substantial intervention caused by the arcade development of the 1960's, the basic form of the building and much of its fabric survives intact.
- Its ownership within the one family through the whole of its active life as a hotel and beyond is considered to have local social value, as does its association with the various groups of inner city workers who drank at the bars, and it is also associated with various prominent local architects and builders.

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- The facade to Scott Street, together with the adjacent Longworth Institute, has significant streetscape value as a pair of the few historic facades left along Scott Street. The facade to Hunter Street is also significant.

Note also that it is included in the 1988 Newcastle CBD Heritage Study as a category 3 item, that is “preservation desirable”.

On that basis I have no hesitation in recommending that the Centennial Hotel be included in the heritage schedules of the LEP.

### 3. Minmi Public School

#### *Recommendations:*

- *Include selected items only on schedules*
- *Amend inventory as per attached datasheet*

#### *Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *General photograph only*

#### *Note:*

*This is not actually a nomination but rather a correction, as the school was included in the draft LEP schedule and is item MINM.011 in the 1996 heritage study inventory.*

This was the third school site in Minmi, opened in 1961, the “Old” school site from 1877 being further along Woodford Street (see Minmi Superior School below), while the original school from 1861 was located below it in the gully to the west of Woodford Street. All the buildings on the site date from 1961 or later, with the exception of the second classroom block which was relocated in 1995 from the Birmingham Gardens School where it had been built in 1951. They are simple timber structures typical of school buildings of the time without any unique features, and while retention would be desirable inclusion of them on the heritage schedule is considered unwarranted.

The site does however contain various items from the “old” school site, including:

- foundation stone from the 1877 building
- foundation stone from the 1879 infants school building on the same site
- the school bell

These items are of obvious historic value and deserving of protection within an appropriate setting, preferably always as part of the local school, or failing that possibly on the original school site. Inclusion of those three items on the heritage schedules of the LEP as “relics” is recommended.

### 4. Duckenfield Railway

#### *Recommendations:*

- *Include on schedules*
- *See attached datasheet*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *Limited series photographs*

#### *Note:*

*This is partly nomination and partly correction, as sections of the railways are already included in either the LEP or the draft LEP schedules.*

This item was included as item MINM.003 in volume 4 of the 1996 heritage study inventory as an “archaeological site”. It is part of the network of colliery railway lines in the area which include:

- **The Duckenfield Colliery Railway**, or the Minmi to Hexham line, which was the original line constructed by Eales in 1856 to his mine at Minmi, which developed into the site of the various railway workshops and coke ovens etc. This line is included in the draft LEP as item MINM.001, though is somewhat misleadingly noted as the Richmond Vale Colliery Railway – the Richmond Vale line came later (see below), as a branch line off the Minmi line. Related items include the “remains of railway siding... north east of Minmi” and “former railway cuttings... west of Minmi Park” which are already listed in the LEP.
- **The Richmond Vale Colliery Railway**, was constructed as a branch from the Minmi line in 1905 to service the Cessnock coalfields, the branching point being referred to as the Minmi Junction. Given the scale and longevity of its operation in comparison to the original Minmi line the whole system is more commonly referred to as the Richmond Vale line. Only a small section of the line is actually within the

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Newcastle local government area, most being within the Cessnock LGA. The Newcastle section is not included in either the LEP or draft LEP. The system as a whole is proposed for inclusion in the Cessnock LEP once heritage schedules are added. However unlike the other lines noted here, the whole line from the Hexham Junction is still classified as a rail reserve and the actual rail tracks are still in place, which gives it a level of protection against being broken up or developed, and implies a different set of criteria for ongoing management. It has even been recently suggested apparently that the line could be reopened to provide a rail link to proposed industrial areas around Cessnock, though this would be considered unlikely.

- **The Duckenfield no. 1 Colliery branch line**, to the west of Woodford Street, which was constructed by J&A Brown in 1857 to service Browns original mine which was on land they had purchased immediately to the west of Eales land. They obtain permission from Eales to connect this branch to his Minmi line, though in 1859 they purchased the whole of Eales land including the railway, mine and village. It includes a largely intact brick viaduct over Minmi Creek shortly after it branches from the main line. It is not currently included in either the LEP or the Draft LEP.
- **The Duckenfield no. 2, 3 and 4 colliery branch line**, to the east of Woodford/McInnes Street, which was subsequently constructed by Browns as these collieries were opened This is presumably the “former railway cuttings... east of McInnes Street” already listed in the LEP, although the property description should be checked to ensure it covers the full extent of the line. . Note however that the no. 2 pit was also known as the “Back Creek” or “New Tunnel” colliery, that the no. 3 pit saw little if any active use, and that the no. 4 pit was located closer in. Thus reference to this as the Duckenfield no. 2 or Back Creek line is considered appropriate.

All of these former railway lines have left considerable historic evidence in the landscape, most noticeably the embankments but also remnants of viaducts, bridges, sidings and other related items. Given the crucial role the railways played in the development of the coal mines and the associated villages, I have no hesitation in recommending their listing on the heritage schedules.

In order to clarify the individual listings of specific sections of the railway system I recommend the following amendments to the schedules.

- a. change the coverage of the draft LEP listing of the Richmond Vale Colliery Railway to include the full extent of the still active rail reserve, i.e. that part of the original Minmi to Hexham railway from the Hexham Junction to the Minmi Junction, and that section of the Richmond Vale branch line from the Minmi Junction to the boundary of the Cessnock LGA.
- b. add the “Duckenfield Colliery Railway” as a new item in the LEP schedules and combine it with the existing LEP listings of the “remains of railway siding... north east of Minmi” and “former railway cuttings... west of Minmi Park” which are associated elements, and confirm that the property descriptions for the existing listings are accurate.
- c. add the “Duckenfield No. 1 Colliery Branch Line” as a new item in the LEP schedules including the viaduct in particular.
- d. change the name of the existing LEP listing of the “former railway cuttings... east of McInnes Street” to the “Duckenfield No. 2, 3 & 4 Colliery Branch Line”, and confirm that the property description for the existing listing is accurate.

All of the above could be included under a single listing, however individual listings are considered more appropriate given:

- the extent of the area covered
- the different property owners involved
- the specific history and significance of each line; and
- the varying extent of surviving fabric
- the fact that the Richmond Vale line is still a rail reserve.

## 5. Train Carriage

*Recommendations:*

- *Include on schedules as moveable item*

*Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *Single photograph*

This is item MINM.008 in the 1996 heritage study inventory. It is actually a Guards van or Brake van from the early 20<sup>th</sup> century of the type that was used on the Richmond Vale railway, though not on the actual Minmi line. It had apparently been pushed off the line into the swamp, and was retrieved and restored by Coal and Allied during the residential subdivision of their land in Minmi as a display c.1990, and then given to the Minmi Progress Association c.1999.

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The carriage is of undoubted historic significance, however this significance does not relate specifically to Minmi and certainly not to its current location. Thus I recommend that it be included on the LEP schedules as a “moveable item” under the name “Richmond Vale Railway Guards Van”.

Relocation of the carriage to near the Woodford Street hall is currently proposed by the Progress Association. Listing would not preclude its relocation to another site, however any such site should provide an appropriate context, and preferably have a clear association with a former railway alignment.

## **6. Furnace Shaft**

*Recommendations:*

- *Amend existing listing on schedule*

*Investigations undertaken:*

- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*

This is item MINM.009 in Volume 4 of the 1996 heritage study inventory, and as a Volume 4 item was not included in the draft LEP. However it appears to be the same shaft that is already listed on the LEP as the “Co-op Coal Companies Furnace Shaft”, which to the best of anyone’s knowledge is only such shaft still standing in the Minmi area. As noted in the correspondence by the historical society the incorrect name of the shaft has been raised with council at various times, and recent research by the society confirms that this was actually the Duckenfield no. 2 (also known as Back Creek or New Tunnel) Colliery Air Furnace Shaft.

I recommend that the name of the existing LEP schedule item be amended to reflect this, and that this be noted in the Volume 4 inventory to prevent future confusion.

## **7. Coal carriage**

*Recommendations:*

- *Include on schedules as moveable item*

*Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *Single photograph*

This is item MINM.010 in the 1996 heritage study inventory. It is more correctly referred to as a coal “hopper” or “wagon” rather than a “carriage”. It was used on the Richmond Vale railway, though not on the actual Minmi line, with the letter “A” on its sides referring to the Aberdare mine to which it was originally assigned. It was given to the community by Coal and Allied in May 1988.

Like the Guards van above, the carriage is of undoubted historic significance, however this significance does not relate specifically to Minmi and certainly not to its current location. Thus I recommend that it be included on the LEP schedules as a “moveable item” under the name “Richmond Vale Railway Coal Wagon”.

## **8. Minmi Superior School**

*Recommendations:*

- *Include on schedules*
- *See attached datasheet*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *Limited series of photographs*

This is item MINM.012 in the 1996 heritage study inventory. As noted above with regard to the current school, this was the second school site in Minmi, the land having been swapped with J & A Brown for the original 1861 school site about 100m down the hill off to the west of Woodford Street. The first building on this site was built in 1877 comprising the main classroom and attached residence. In 1879 a detached infants school building was constructed. The school was closed in 1861 when the current school on Woodford Street was opened, and the school bell and two foundation stones have been relocated there. A fire in the 1960’s destroyed most of the actual classroom buildings, though a sections of the original classroom walls and floor structure remain behind the residence which is now a private home.

The residence itself is largely intact and retains most of its original features. There are numerous modern structures on the site which are generally intrusive to the historic character of the setting, though which do not impinge on the integrity of the actual building. There are also various mature trees on the site which

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contribute to the historic character of the setting. It is a prominent landmark on the entry to Minmi from the south, and offers a panoramic view over the township and former colliery land to the north.

The building has historic and social significance for its long association with public education in Minmi. It has aesthetic significance for its historic character and its landmark location. It also has research significance for its archaeological potential to reveal information about the other former school buildings on the site, and indicates the extent of the former town development.

Thus I have no hesitation in recommending this site for inclusion on the LEP schedules.

The school was originally called the Minmi Public School, though has also been called the Minmi Superior Public School 1892-1913, and the Minmi Demonstration School 1952-1961. It is commonly referred to today as simply the "Old School". Given that the "Superior" name was for only a short period it is recommended that the listing refer to it as the "former Minmi Public School and Residence".

*Note:*

*Several others items were discussed with the historical society which had not been covered by either the 1996 heritage study or the draft LEP, but which in my opinion warranted consideration for listing. These are included as additional items at ref. 23, 24 and 25 below.*

### **9. The Retreat, 31 Parnell Place**

*Recommendations:*

- *Include on schedules*
- *Check that the nominator is now the current owner*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review historic information submitted*
- *Limited photographs from street*

Based on the information provided by the nominators and comparison with other buildings, it would appear without doubt that the building was designed by prominent local architect Frederick Menkens. As relatively few of Menkens small scale works such as this survive, in comparison to his large commercial and public buildings, it is an important example of his work, with features similar to another of his works, "The Boltons".

Base on my brief inspection of the building it would seem to retain a substantial amount of original fabric, with a lot probably still in place behind modern cladding. As such it could be readily restored to its original form, and has the potential to make a major contribution to the historic character of Newcastle east and particularly the Parnell Place precinct. Indeed within the immediate streetscape along the eastern side of Parnell Place its preservation would be seen as essential to the character of the group.

On that basis I have no hesitation in recommending that The Retreat be included in the heritage schedules of the LEP.

Note that it would be prudent to confirm that the nominator is now the current owner, as at the time of the nomination they were only in the process of purchasing the site.

### **10. Palais Royale**

*Recommendations:*

- *Include on schedules*
- *heritage assessment or conservation plan required*

*Investigations undertaken:*

- *Site inspection including interior and limited views into roof space*
- *Historic research*
- *Series of photographs*

This site is located at the historic heart of development in the west end, the earliest identified use in the general area being the "Commandants Farm" c.1816. The Cottage Creek cemetery immediately to the west was dedicated in 1841, and it backs onto the location of the Honeysuckle railway station, the original terminus of the initial Great Northern Railway Line c.1855. The actual Palais Royale building was originally constructed as the "Elite Skating Rink", opened in 1888, though in quick succession it became the "West End Arcade and Markets" in 1891, then the "Empire Music Hall" in 1894, a skate rink again in 1907, and finally the "Empire Palais Royale" dance hall in 1929. It is most well remembered in recent times as a night club, commonly referred to as simply the "Palais", and is currently operated as a Youth Venue by Council.

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The overall form of the original 1888 building remains fundamentally intact. However much of the main structural system has been changed, with most of the original internal timber columns that supported the raised central roof replaced by cantilevered steel beams located closer to the sides, and the few remaining timber ones being largely disguised behind modern cladding. The layout of the building as it stands today and all of the significant fabric dates primarily from the 1929 refurbishment, including the ornate masonry facade and awning to Hunter Street, and much of the internal fitout including detailed joinery items (e.g. display cases), tiling (e.g. staircases), wrought iron work (e.g. handrails to mezzanine) and the ornate plaster ceilings (e.g. central section or main hall and mezzanine).

The 1988 CBD Urban Design and Heritage Study identified the building as a category 3 item, that is "Preservation desirable". It is understood that no other more detailed heritage investigations of the building have been undertaken.

Without doubt the building has historic and social significance in the development of Newcastle. It also has considerable aesthetic significance given its prominence along Hunter Street and its location within the conservation area. Should the structural system and original fabric of the building have been more intact listing as a "State" item may have been warranted based on its history, however the high level of intervention means the building does not warrant a higher ranking.

On that basis I have no hesitation in recommending that the Palais Royale be included in the heritage schedules of the LEP. While the accompanying datasheet gives some guidance as to appropriate management, it is strongly recommended that a more detailed heritage assessment or conservation management plan be prepared to ensure appropriate maintenance and care by the current occupants and to guide any future conservation or development. The social significance of the place has not been researched in detail, however detailed assessment of this aspect may warrant a "state" listing of this item.

### **11. Stockton Breakwater**

#### *Recommendations:*

- *Exclude from schedules*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Stockton Historical Society*
- *Limited photographs*

While the breakwater is undoubtedly of historic importance, listing it as a heritage item is considered impractical as the nature of the item is such that continuous and ongoing works of a substantial nature are required to maintain it, and that there are no specific items of significant fabric which warrant protection. Note however that the wreck of the Adolphe which is adjacent the breakwater is included in the draft schedule, and should other specific items of significance be identified these could be added. Note also that the southern breakwater is also not included, while in comparison Macquarie Pier which leads out to the breakwater is a heritage item of state significance (although is not in the LEP) and which does retain considerable significant fabric which is obvious on the surface and which also exists as archaeological evidence.

Thus it is my considered opinion that listing of the northern breakwater is not warranted.

### **12. Ballast ground**

#### *Recommendations:*

- *Include on schedules*
- *Determine exact extent with the Historical society*
- *interpretation strategy desirable*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Stockton Historical Society*
- *Series of photographs*

The ballast ground was of major importance to the development of Newcastle as a port, especially for coal. The ships would tie up to the dykes along the foreshore and unload half their ballast, then cross to the other side of the harbour to load coal, back to unload the rest of the ballast and back again for the rest of the coal. The ship would often be tied 2 or 3 abreast, and were constantly jostling for position to unload the ballast and cross the harbour for coal loading. The ballast was collected on wagons that ran on railway lines out along the dykes, and was then progressively used to fill the gaps between the dykes and so reclaim the foreshore, the original line of which was roughly along Fullerton Street. The ballast included stone from ports all around the world, some of which was used to construct the wall which forms the main foreshore line today. Ballast could also include many sort of waste products, with the most famous being rubble from the San Francisco earthquake, items of which are still occasionally unearthed today.

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I have no hesitation therefore in recommending the ballast ground for inclusion on the heritage schedule of the LEP.

Note that the former locomotive ash pit is already separately listed in the draft schedule, item STOC.004 in the 1996 heritage study, and it is recommended that it be amalgamated within the ballast ground listing as a whole.

### **13. Prawners Slipway**

#### *Recommendations:*

- *Include slipway and adjacent boat harbour on the schedules*
- *Include former Callen residence at 118 Fullerton Street on the schedules*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Stockton Historical Society*
- *Series of photographs*

The slipway, as well as the adjacent boat harbour, are very rare survivors of such maritime facilities which once dominated both sides of Newcastle harbour, and they are the only surviving example of such facilities still in active commercial use. Despite their rather deteriorated condition their use and origins are obvious. As such I have no hesitation in recommending both for inclusion on the heritage schedules of the LEP.

Consideration should also be given to inclusion of the former Callen residence on the opposite side of Fullerton Street, it having a clear historic association with the slipway.

### **14. Newcastle High**

#### *Recommendations:*

- *Include on schedules*
- *heritage assessment or conservation plan desirable*

#### *Investigations undertaken:*

- *Site inspection including some interior with the assistant headmaster*
- *Review historic information provided by the school*
- *Series of photographs*

Newcastle High is associated with the genesis of public secondary education in Newcastle, and indeed in New South Wales, from its establishment in 1906 on the Tyrrell Street site, now the Newcastle East Public School. The present site was purchased in 1925, with the main Parkway Avenue buildings opened as the Newcastle Girls High School in 1929-30. The Dumaresq Street building was originally built as the Girls Domestic School in 1932, and was amalgamated with the Girls High, along with the Boys Technology High School from Waratah, to become Newcastle High School in 1976-78.

While the 1930 Parkway Avenue buildings are the most architecturally refined, indeed as good an example of school architecture as any in the state, the 1932 Dumaresq Street building is also of value, as are some of the other buildings from more recent times.

The campus is of considerable local or regional significance due to the huge number of students and teachers who have passed through its doors, as well as historic and aesthetic value at the local level. It may also be considered to have some historic and aesthetic value at the State level as representative of its type.

I have no hesitation therefore in recommending that the campus as a whole be included in the heritage schedules of the LEP. I do not believe any individual buildings should be singled out in the listing as the site as a whole has significance, including the former alignment of Dumaresq through the site and some of the more recent structures.

Given the hard wear and tear that a school is subject to and constantly changing education policy, maintenance and alterations are an ongoing matter at a school, and hence it would be highly desirable that a heritage assessment or conservation management plan be formulated to guide such works and prevent the loss of significant fabric.

### **15. 298 (and others) Newcastle Road**

#### *Recommendations:*

- *Include former hotels on schedule, at*
  - *330 Newcastle Road*
  - *414 Newcastle Road*
  - *44 Robert Street*

- *Include stone buildings on schedule, at*
  - 288 Newcastle Road
  - 298 Newcastle Road
  - 15 Percy Street
  - 64-66 Howe Street
- *Undertake further investigations of the quarrying industry.*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Historic research, including site visit with the owner of no. 298 and discussion with the owner of 288*
- *Limited photographs from street*

In assessing this nomination it was necessary to review various buildings in the area, that is:

1. JESM.003 298 Newcastle Road
2. JESM.004 288 Newcastle Road
3. JESM.005 330 Newcastle Road, corner George Street
4. LAMB.029 412-414 Newcastle Road, corner Morehead Street
5. - 44 Robert Streets, corner Ralph Street
6. - 15 Percy Street
7. - 64-66 Howe Street

Note that the four Newcastle Road items and the Howe Street item were all included in the Volume 4 inventory, and these plus the Robert Street building were all nominated during the current LEP draft exhibition. The Percy Street cottage was identified during historic research for this review.

The historic research revealed that there were numerous hotels in this area during the late 19<sup>th</sup> century, servicing the workers from the coal mines and stone quarries in the area, and it was thought (indeed in some cases known) that the buildings noted above may have been built or used as hotels at some time. If so their inclusion on the heritage schedule would have been appropriate, with many other comparable former commercial buildings already on the schedule, being significant in demonstrating the patterns of development of the early townships, and particularly for hotels for the important social role they assumed in a community. The buildings were also of aesthetic interest, particularly 298 and 288 Newcastle Road and the Percy Street cottage being built of face stonework, a relatively unusual material for small scale buildings in Newcastle such as these.

As to the 3 former hotels...

- 330 Newcastle Road was presumably constructed as a hotel and was operated as the Reservoir Hotel from 1888 to sometime post 1921. It was then a general store until the 1950's. While 15 or more hotels operated in the area during the late 19<sup>th</sup> century, by 1901 only 9 were listed in the Lambton/Jesmond Directory with The Reservoir Hotel and the Jesmond Hotel on Robert Street the only ones outside the Lambton township. It was one of the few hotels to continue trading into the 20<sup>th</sup> century. The current building stands in good condition and is understood to retain various original features such as the staircase and possibly a cellar carved from the stone foundations.
- 414 Newcastle Road was operated as the Red Lion Hotel from 1872 to 1895. Its early establishment and proximity to Lambton associates it more clearly with the rapid growth and development of the Lambton township until the economic recession and decline in mining in the 1890's. It may have originally been constructed as a house and such an early date for a surviving house would also be significant, however the corner doorway suggests it was intended as a commercial building from the outset, as does its location at the junction of various main roads and the fact that it is built to the street boundary.
- 44 Robert Street was operated as the Marquis of Midlothian Hotel from 1888 to 1893. Robert Street was at that time the original main road out to Wallsend, branching off from what is now Newcastle Road to avoid the swamps of the low lying land. It was one of four hotels along Robert Street in the late 19<sup>th</sup> century, the others being the Aberdare, the Jesmond and Worleys. It was apparently converted to a shop in 1910, and then a residence as it is today. It is a substantial two storey masonry building built hard to the street boundaries and is particularly prominent in the streetscape. It probably originally had cantilevered verandahs or an awning over the footpath.

As to the other 4 buildings, the historic research suggests that they may be associated with the quarrying industry which operated in the area from the 1860's, that is...

- 298 Newcastle Road is a substantial 2 storey residence of face stonework, including a detached stone building at the rear. It appears to have been built and occupied by local builder Henry Burgess c.1892. It was sold to Patrick Fayhey c.190, Fayhey being a "rich bookmaker" and fairly prominent citizen at that time, recalled for his comfortable life and the horse and trap he took everywhere, with stables

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apparently at the rear of the house. Fayhey sold to Charles Lightfoot c.1914. The Lightfoot family established some of the first general stores in the Jesmond/Lambton area, including one nearby at 19 Robert Street. The family sold the building in the 1960's when it was converted into three flats. The current owners purchased the building in 1978 returning it to a single residence, and have undertaken considerable research as to its history. They note that the adjacent lot appears to have been a quarry, and it may be that the stone for the construction of the building came from there. Note that there is no indication the building was ever used as a hotel.

- 288 Newcastle Road was probably built about the same time. The front verandah was originally open and had "iron lace". The current owner occupied the place in the 1970's and undertook various alterations and additions. He notes that there was a suggestion the house was once occupied by a mine manager, but there is no indication the building was ever used as a hotel.
- 15 Percy Street is a simple and small stone cottage which sits in an original quarry site. The chimney has ornate carving around its top, and there is some other carving around the building. It has been referred to as the "quarrymans house" though this has not been substantiated.
- 64-66 Howe Street is a 2 storey stone building built close to the street boundary. It has not been researched during this review and so its origins are unclear, however it obviously dates from the mid to late 1800's and is a prominent element in the streetscape.

While the association of these buildings with the quarrying industry has not been thoroughly researched, I believe there is sufficient evidence to warrant their inclusion in the draft schedules on the basis of their aesthetic value and the likely historic value. The history of the quarrying industry in the area does however merit further research, and any such study should consider:

- the location of the numerous former quarries
- the railway links from the quarries
- major uses of the stone, such as the construction of Macquarie Pier
- the various stone buildings in the area that may have been built from rubble stone from the quarries, including the above buildings, plus others such as the stone cottage recently demolished on Elder Street near Croudace Street

And so while the nomination in question was specifically for no. 298 Newcastle Road only, I believe the inclusion of additional items at this point in the LEP process is valid in the context of the various nominations received, and have no hesitation in recommending that:

- the former hotels at no. 330 and 412 Newcastle Road and no. 44 Robert Street be included in the heritage schedules of the LEP; and
- the stone buildings at no. 288 and 298 Newcastle Road, 15 Percy Street and 64-66 Howe Street also be included in the heritage schedules of the LEP.

## **16. Miss Porters Residence**

### *Recommendations:*

- *Include on schedule with interiors*

### *Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review historic information provided by the Trust for the State Heritage Inventory listing*
- *Limited photographs from street*

This building is a simple terrace house on Hunter Street built in 1909. It was continuously occupied by members of the Porter family from the time of its construction until it was bequeathed to the National Trust in the 1990's. It currently operates as a house museum and the Trust's Hunter Regional Committee headquarters.

Within the immediate streetscape of otherwise modern buildings or vacant blocks, it stands as a lone reminder of the residential style of building which was built throughout a large part of the inner Newcastle area through the late 19<sup>th</sup> and early 20<sup>th</sup> century. Externally it does not display any particularly unusual features, with many similar examples with more intact settings in other parts of the city. It has also been substantially rebuilt externally presumably since the 1989 earthquake, with almost all of the external brickwork being (very obviously) new and with the chimneys missing. Internally however it retains a remarkably intact collection of early 20<sup>th</sup> century furnishings and decorations. These date from the two principle phases of decoration – the original Edwardian/Federation scheme from its original construction in 1909, and the art deco scheme of 1935-39. Very few items, including services, have changed in the house since that time. There is also a complete set of accounts, invoices and other paper based ephemera, which add considerably to its research potential.

And so while externally the value of the house is considered to be limited, due to the loss of its historic setting and to the rebuilding of the great bulk of the external fabric, it is the comprehensive and intact

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collection of the interiors, amassed by the one family over a period of 90 years, that is the principle significance of the place. Given its ownership by the National Trust it maybe assumed that this collection will be maintained in situ at least for the foreseeable future. Should in the future the Trust or other party seek to disperse the collection its significance would however have to be reassessed.

I recommend therefore that the Miss Porters Residence be included on the schedules of the LEP, with the interiors, furnishings and accounts etc. specifically included in the listing.

### **17. Theatre Royal**

#### *Recommendations:*

- *Include on schedules*

#### *Investigations undertaken:*

- *Site inspection including interior*
- *Historic research*
- *Limited photographs from street*

The Theatre Royal was opened in June 1924. Its original design was described as being in the Baroque Classical style, and it was reported that with this building Newcastle had entered the era of architectural flamboyance that typified theatre design through the second quarter of the 20<sup>th</sup> century, described as:

*The era of the fabulous picture places... the architecture of fantasy being imported from Hollywood via the palaces and temples of Europe. Patrons began to expect more form their theatres and cinemas than the corrugated iron walls and hard wooden benches that many provided."*

Following the opening of the Civic Theatre in 1929, the decision was made to remodel the Theatre Royal to make it more competitive. It reopened in January 1930 having been completely refurbished and adorned with numerous "objets d'art" that were apparently surplus to the requirements of the State Theatre in Sydney which had just opened.

In 1939 the decision was made to completely remodel the theatre, the ornate Baroque design being completely lost to the art deco style then in favour. Indeed the only remnants of the old design in the front facade are no more than the proportions of the 3 eastern windows on the upper level and the wide and slightly offset entrance doors. It was at this time that the current bold geometric detailing, both internally and externally, were introduced. Its reopening by the Mayor in March 1939 met with great excitement, and it was described as a showpiece and the pride of Newcastle.

In 1962 it was the first cinema outside the capitals to be fitted with the Todd-AO 70mm screen process regarded as the ultimate in projection and sound reproduction at the time, and which required considerable alterations to the screen, proscenium arch and other items. Then in 1980, in keeping with the trend towards smaller cinemas based on the rise of the video machine, the theatre was converted into twin cinemas by closing off the upper dress circle floor, creating separate upper and lower cinemas. However despite these various alterations the 1939 art deco decoration remain basically unchanged, although the upper cinema was painted in darker colours unsympathetic to the original scheme.

The theatre closed in December 1989 with the opening of the large Hoyts cinema complex at Charlestown, and then only weeks later was damaged by the earthquake. It had been purchased by the Ambassador Group with the intention to convert it to a conference facility, but they went into receivership and the building sat vacant for some years. In 1993-94 the building was leased by the a church group and it has been used as a church venue ever since. The church has repaired and redecorated the foyer and lower cinema areas and have largely retained the original details, however the upper cinema languishes unused and in poor repair, though with its art deco details intact. The facade is currently being refurbished and will retain its historic details.

The building is cited as an example of the Inter-War Art Deco style in the book "Identifying Australian Architecture" by Apperly et. al., which notes how the massing of facade decoration seems designed basically to catch peoples attention, as indeed was the desired outcome for buildings like cinemas. Inclusion of the building as an example in this book, which has come to be regarded as the principle basis for defining architectural styles, is itself recognition of the significance of the building.

Comparison may be made with various other cinemas which are listed heritage items, such as:

- Saraton Theatre, Grafton, listed on State Heritage Inventory, and which shares many common points – it was first built in 1926, completely refurbished in 1940, and survives today with most of the 1940 art deco details basically intact and in use.
- Collaroy Cinema, Warringah Council area, assessed as having State significance, built in 1938 on a prominent corner location in a "streamlined" art deco style and survives largely intact and in use

Thus the building has:

- historic significance for its role in the development of the west end and of the cinema industry
- aesthetic significance for its ornate and largely intact design both internally and externally
- social significance given its prominent and much loved role as a public cinema

Various other theatres in Newcastle are listed on the LEP, including the Civic Theatre and the former Victoria Theatre, both being listed or proposed for listing as “State” items. Other “Local” items included in the current draft include the Savoy Theatre in New Lambton and the Kings Theatre in Lambton, and while these are of a similar age neither compare in scale or in the complexity of their design with the Theatre Royal.

To an extent protection of the building is already achieved by its location within a Conservation area, unlike the Lambton and New Lambton ones. However given its level of significance and the intactness of its fabric inclusion on the heritage scheduled of the LEP can be justified, and listing as a “State” item would be consistent with the listing of the Civic and Victoria theatres in Newcastle, and the Saraton and Collaroy cinemas which are of a similar age and intactness.

### **18. Hillside, 24 Tyrrell Street**

*Recommendations:*

- *Exclude from schedules*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Limited photographs from street*

This is a good and reasonably intact example of Federation architecture. Apart from the current National Trust nomination it was also included in the public nominations from the 1996 City Wide study (ref.180, nominated by Wendy Swan) which indicated it was built by “extremely prominent surveyor TF Hall” (should be AF Hall). Hall was indeed a prominent citizen during the early 1900’s, working as a surveyor in the Newcastle region for 50 years, having substantial involvement in the development of the coal mines and colliery railways at Cessnock, being an expert in the investigations of the “creeps” around the Cathedral c.1904-06, and serving on the local council. He died in 1937.

It is considered the building’s aesthetic value is adequately protected by its location within the conservation area, and on that basis alone listing would be considered unwarranted. However given Hall’s association with the place its historic significance is considered sufficient to warrant inclusion in the schedules.

### **19. Cliff Towers**

*Recommendations:*

- *Include on schedules*

*Investigations undertaken:*

- *Site inspection (exterior and interior public spaces)*
- *Historic research*
- *Series of photographs*

The history of Cliff Towers is intimately linked to that of the adjacent Moorings (see below), both being constructed by Mrs Lena Campbell to the design of prominent local architect John Oldham in 1935, Cliff Towers perhaps offering the slightly grander accommodation of the two.

It is designed in the art deco style with face brickwork and decorative features such as the stylized concrete urns and the pan tile grills. While for the most part in total contrast to the adjacent Moorings, the coursed renderwork of the basement and scrolled brackets to the projecting balcony are similar. The interior is less overtly art deco, like the Moorings having a relatively simple timber balustrade, but also including face brickwork to dado level on all floors and some leadlight panels. Its relationship to the gardens of the adjacent Church Walk Park is also an important part of the design, the parks network of paths providing ramped access to the various different entrances down the steep slope, and it seems that some landscaping works to the park may have been undertaken at the time specifically for the development.

Both the exterior and the public spaces of the interior remain largely intact and in good condition. I also seem to recall that council provided some grant funding under its heritage assistance scheme to reconstruct damaged urns some years ago, suggesting that its heritage worth was recognised by council at that time.

The construction of the building was apparently made possible by the sale of the infamous Star Hotel, which had been in the ownership of Mrs Campbells family, the Camerons, for 79 years. The land had previously been the front garden of the residence on Church Street called “Egmont” which she owned. It

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was originally owned by Captain Williams, who had been prominent in maritime and business circles in Newcastle during the late 19<sup>th</sup> century.

The building may be compared to Segenhoe on Wolf Street, another apartment block from around the same period which is also included in the Draft LEP schedules. While not of quite the same scale, and with less sophisticated public spaces (Segenhoe includes a wood panelled lift and detailed joinery mail boxes for example), it has an equal place in the development of residential accommodation in the city centre in the early to mid 20<sup>th</sup> century. Indeed its architectural detailing is possibly more complex, its response to the steep slope certainly demonstrates an innovative architectural approach, and its construction was noted as utilising the latest methods of its time. Its relationship to the gardens of the Church Walk Park is also significant, and it is prominent behind the park against the skyline travelling east along King Street.

Thus Cliff Towers has:

- historic significance for its association with various prominent local individuals
- aesthetic significance for its architectural design and its relationship to the adjacent park
- technical significance for its advanced construction techniques for the time and its innovative approach to design on a steep slope.

On that basis I have no hesitation in recommending that the Cliff Towers be included in the heritage schedules of the LEP.

## **20. The Moorings**

*Recommendations:*

- *Include on schedules*

*Investigations undertaken:*

- *Site inspection (exterior and interior public spaces)*
- *Historic research*
- *Series of photographs*

As noted above, the history of The Moorings is intimately linked to that of the adjacent Cliff Towers, both being constructed by Mrs Lena Campbell to the design of prominent local architect John Oldham in 1935. The Moorings, while of a more flamboyant appearance, was the simple of the two, being designed specifically as bachelor apartments.

It is designed in the Spanish Mission style with render walls in various patterns, and ornate decorative features such as the projecting balconies. Like Cliff Towers the interior is less overtly stylised having a relatively simple timber balustrade fairly typical of many Federation/Inter-War period building, and the only obvious internal decoration being the stepped arches that are repeated throughout the public spaces of the interior. Its relationship to the tall concrete retaining wall along King Street, originally constructed for the colliery railway, is also interesting.

Both the exterior and the public spaces of the interior remain largely intact and in good condition.

Thus The Moorings has:

- historic significance for its association with various prominent local individuals
- aesthetic significance for its architectural design

On that basis I have no hesitation in recommending that the Cliff Towers be included in the heritage schedules of the LEP.

## **21. Westcourt Road**

*Recommendations:*

- *Include on schedules*
- *Pursue introduction of Local Character Precinct controls*
- *Refuse development application for demolition*

*Investigations undertaken:*

- *Site inspection (exterior only)*
- *Review historic information provided by nominator*

*Note:*

*This building is currently the subject of a development application for demolition and redevelopment.*

This building operated as the New Lambton Police Station and residence from at least 1907 until 1932, and possibly as early as 1903. The house was built in 1902-03 by Constable James Kinnane around the time of his death, who at that time lived nearby at 43 Westcourt Road. Kinnane had been in the NSW Police Force since 1864, and it is possible that he was the person appointed as the first constable in the

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New Lambton area c.1879. The house was occupied by his wife for only a short time before she leased it to Constable Robertson in June 1903 at which time she moved back to 43 Westcourt Road which, coincidentally, had until then also been leased to a police constable. The police departments lease of the building from Mrs Kinnane was terminated in 1922 but must have been renegotiated as its role continued until 1932, at which time it was sold to William Morgan. The Morgan family remained in occupation until recently when William's daughter Daisy Wisbey, then aged 100, moved to a nursing home 2 years ago, with the house placed for sale in November 2000.

To quote the conclusion of the historic overview prepared for the heritage impact assessment for the current development application...

*No. 23 Westcourt Road has links to the earliest settlement of New Lambton. Built by a policeman and rented by his widow to the police department, the house was the focal point for policing activities in New Lambton for thirty years. Its subsequent use as a family home is a reminder of the early residential development of the suburb.*

It is my considered opinion that the recommendations of the heritage impact assessment do not adequately reflect this historic significance, and note particularly the following.

- The simple and "cheap" construction of the house is, as noted in the assessment, typical of housing in the area at the time, much of it erected for miners, and hence should be considered as an integral part of its significance rather than lessening its significance.
- The fact that the actual police office was constructed as a separate space to the rear of the house provides tangible evidence of its role as a police station, and clearly distinguishes it from an ordinary house.
- The enclosure of the rear verandah and the replacement of the front verandah c.1940's do not in themselves diminish the significance of the place as they would be readily reversible, and in the case of the front verandah has limited significance in its own right. As noted in the assessment the building has otherwise "retained much of its original integrity".

While the proposed "mitigating works" of compiling an archival record and erecting a identification plaque will document the historic associations of the place, such documentary records in no way replace the tangible evidence provided by the actual building, nor compensate for the changing character of the streetscape. As such retention of the building, while allowing for redevelopment on the remainder of the site, is the preferred option.

In the absence of a structural report I am unable to comment on the structural integrity of the place however from a brief inspection it would appear to be in reasonable condition and would lend itself fairly readily to restoration and refurbishment. There are many similar examples around Newcastle where existing buildings have been successfully retained and integrated within a redevelopment of a site, such as a recent case of two attached timber terrace houses on Dawson Street, Cooks Hill, and I can see no reason why this could not be achieved here.

On that basis I have no hesitation in recommending that the former police station and residence at 23 Westcourt be included in the schedules of the LEP. It is strongly recommended therefore that the current development application be refused and/or redesigned to include retention and restoration of the existing building.

I would note however that should the building have been located within a conservation area, or within a local character precinct as recommended by the 1996 City Wide Heritage Study, that this would have provided an adequate level of protection for this building, and strongly recommend that council pursue the establishment of such precincts.

Note also that another former police station and residence, located at Llewellyn and Railway Streets, Merewether, has been nominated for the LEP during this current draft exhibition, though it has not been assessed in this stage of the review.

## **22. Former Migrant Camp**

The Mayfield Migrant Camp was one of 30 such places known to have existed in NSW through the mid to late 1900's, including 3 others in the Hunter at Adamstown, Port Stephens and Greta. Some were only single houses and/or operated for only a short time, some were purpose built while others were adapted from other government uses. The Mayfield Camp was one of the earliest and longest running of the purpose built camps, and one of the few with any substantial extent of buildings still standing.

The site was originally part of Platts estate, granted in 1821. Platts house was built about where the Murray Dwyer Orphanage stood, and the hostel site appears to have been left undeveloped. After Platts death the land was sold to the AA Company c.1836, though again the hostel site appears to have been undeveloped. The company started to sell off parts of the land in 1913.

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Then, in 1920, 107 acres including the hostel site were “acquired by the Commonwealth for War Services Homes”. There is no evidence that this use was ever implemented by the government, but the site would have been an obvious choice for the government when they were looking to build a hostel for steel workers at BHP in the 1940's.

After WWII ended a programme of settling displaced persons from war-torn European countries in Australia was implemented, lasting many years. Part of the reason was to introduce skilled workers for industry and compensate for Australia's declining birth rate. They were initially accommodated in camps scattered around the country where they could be employed as groups at major industries until progressing to their own homes and employment. The year 1949 mark a major change in the project, for it was only in that year that restrictions on country or origin and marital status were lifted and the programme was opened to all European countries. The majority of the hostels were established in that year or shortly afterwards. Villawood in Sydney is perhaps the most well known and longest running of the hostels, and has been the subject of recent controversy regarding its proposed demolition. Greta was the major camp in the Hunter Valley, based at the former military barracks site and supplemented with nissen hut and others buildings and tents.

Greta was however too far removed from places like the BHP steelworks for daily travel to work, and so Mayfield was established as a dormitory for the men. An article of 10 June 1949 noted that the hostel was under construction, and was to be used specifically at that time for Balt migrants, though later others would also stay there. This introduction of workers was not welcomed however by the trade unions, and numerous tensions were reported, however they were of obvious benefit to the industries during this period of social and economic reform.

Nevertheless the hostel and the immigration programme generally were a success. In 1966 the Mayfield hostel manager, Mr BW Rawlinson, himself a migrant, described the hostels as “stepping stones from boat to abode” and that they “provided temporary accommodation for migrants for whom housing was not immediately available. More than this, they helped with the inevitable heartburn of transplantation”. Australia, he said, was the only migrant-receiving country in the world that offered such a service. At that time the hostel could accommodate about 500, though only 270 were in residence, with 90% of the men working at the steelworks. The stories of many of its residents are recorded in the booklet “Memories of Mayfield, Mayfield Migrant Hostel 1949-1972” published in 1997.

The closure of the hostel was announced in September 1972, in line with the new policy of migrant accommodation in flats etc., though it was apparently mostly empty by then. This was also when many of the migrant camp buildings were demolished. At Mayfield all nine timber accommodation huts, that stood in ranks to either side of the long metal igloo/kitchen building, were demolished. The full layout of the camp is seen in an aerial photo from about that time.

The site was taken over by the PMG as a line yard c.1976, and since then continued in this role under Telecom/Telstra and now the NDC. The site has however recently been sold and its future is unclear.

The migrant camp comprised a large number of buildings and other structures, however the only items on the site today which appear to relate to that time are:

- the main workshop building, being a large igloo or “nissen hut” structure with a small gable roofed extension to the west, the last part of which may have been a gatehouse.
- the caretakers cottage, immediately adjacent Maitland Road at the main entrance gates, being a simple timber cottage typical of the 1950's.
- the original entrance gates and access road running up the southern side of the main workshop.
- the “wishing well” located amongst some mature trees just off Maitland Road near the original entrance gates, being constructed of odd shaped concrete blocks which were probably an industrial item of some sort, complete with corrugated iron roof and timber pulley, and now planted with succulents.

Of the 6 camps of this size that were purpose built in the late 1940's – early 1950's, Mayfield and Villawood are the only ones known to retain any significant elements. With the demolition of Villawood appearing imminent, Mayfield will be the only such site. Indeed of the 30 hostel sites identified only a few remain in any form, and these are mostly as part of still active defence sites.

The dining room/kitchen building at Mayfield appears to be near identical to that at Villawood, referred to as a Department of Defence SAAR type hut (not a Nissen hut). It is rated by the Villawood study as being of exceptional significance. The caretakers cottage at Mayfield is similar in general detail to the Staff cottages at Villawood, which is rated as medium significance.

While never on the same scale as Villawood and with fewer intact buildings, Mayfield nevertheless still embodies the same characteristics as Villawood and was a major component in the system of migrant camps. As such its significance may be considered to be consistent with that assessed for Villawood. That is the place is nationally significant as a purpose built migrant hostel for the role it played in the post-war immigration programme, being one of the few of the 30 hostel sites to retain any original fabric, and with

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important historic and social associations for the many migrants that came to Australia and the impact they have had on Australian culture.

As such I have no hesitation in recommending the Mayfield Migrant hostel for inclusion on the LEP as an item of State significance.

### **23. Garden House Site, Minmi**

#### *Recommendations:*

- *Include on schedules as archaeological site*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *Limited series of photographs*

This house was located at the very heart of the historic township, being on the side of the hill at the southern end of Woodford Street below Reservoir Road, and is prominent in many historic photographs of the townscape. It was without doubt the most substantial residence in Minmi and the only one which might be described as a "gentleman's residence". It was of rendered brick, lined with cedar, and with a broad encircling verandah under a large hipped roof typical of early vernacular houses. It is not known exactly when it was constructed, but when J & A Brown acquired the town from Eales in 1859 James Brown noted that he "desired" the house, indicating it already existed, and certainly he went on to live there during the period that he managed the mine. Later, John Brown would stay there when in Minmi, and there are records of his gardener sending picked flowers to Brown in Newcastle on the trains.

The house was demolished in the 1970's. While from the street it is not obvious that a building ever stood there, once actually on the site remnants are plentiful and readily apparent, including a circular rendered well or cistern, a vaulted brick cistern or similar, and a short low section of rendered wall, as well as numerous scattered bricks and other pottery items. It is probable that other items survive below the surface or are concealed under the overgrown vegetation.

The name "Garden House" derived from the extensive garden and high fence that surrounded the house. Remnant plants include cape honeysuckle, agapanthus, plumbago, periwinkle and oleander. The former alignment of garden fences or other features can be readily determined by the line of some of these plants and various humps and hollows in the ground surface.

The site has obvious historic significance for its association with the early development of Minmi by the Browns and presumably also by Eales. It is a prominent site within the townscape, and has a close relationship to other major items such as the courthouse, hotel and old school which are all down this end of the town and indicates the extent of historic development in this area which is now mostly open space. It has research significance for its archaeological potential to reveal information about the form of the original house and the nature of its occupation and use.

Thus I have no hesitation in recommending that the site of the former Garden House be included as an archaeological site on the LEP schedules.

### **24. Former Reservoir, Minmi**

#### *Recommendations:*

- *Include on schedules as potential archaeological site*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*

Site of a water reservoir constructed c.1895. At that time the water mains were laid up to the newly constructed reservoir, and a permanent water supply became available. Associated with the adjacent caretakers cottage. A mature fig tree on the site is a prominent landmark.

I have no hesitation in recommending this site for the LEP schedules.

### **25. Reservoir Residence, Minmi**

#### *Recommendations:*

- *Include on schedules*

#### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by Historical Society (Kerry Hinds and Marge Perry)*
- *single photograph*

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Constructed as the caretakers or “Turncocks” residence for the adjacent reservoir c.1895. Additions undertaken by the Water Board in 1902 and 1924. The reservoir and residence were located, for obvious reasons, on the highest point adjacent the town, and so is particularly prominent within the broader townscape, enhanced by the mature trees immediately to the west. It is a simple brick building with high hipped roof, and despite modern alterations and additions survives basically intact.

## **26. Lambton Anglican Rectory**

### *Recommendations:*

- *Include rectory on schedule*
- *Include church site as a whole on schedule*

### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided by church*
- *limited series of photographs*

The site was originally part of the Lambton Pasturage Reserve, the western boundary of which was on the line of Morehead Street, and immediately adjacent the private township of Lambton to the north west. The church obviously gave its name to Church Street, which was formed well in advance of this section of Morehead Street, making it the formal street address of the church site. (Note: Morehead Street to the north beyond Howe Street was originally part of the private township, while beyond West or Wye Street to the south it was known as Grant Street, with the section between fronting this block not formed until later.) Historic maps suggest the church may have originally occupied the whole block down to Howe Street though this has not been further researched. In any case the substantial size of the church grounds and its location on a slight rise overlooking what was to become Lambton Park ensured that the site was always going to be a prominent part of the townscape

The rectory of St Johns Anglican Church, Lambton, was officially opened in May 1922. Up until that time the local minister had lived in a rented cottage, as was the case in many parishes at that time, making this one of oldest surviving purpose-built rectories of the Anglican church in Newcastle. Other buildings on the site include the brick church c.1907 which replaced the original timber church from c. 1860, and the modern hall which was constructed after the original c.1917 hall was damaged in the 1989 earthquake. The church and hall are located near Church Street to the east, while the rectory is located near Morehead Street to the west, however all the buildings are orientated with their principle facades and entrances facing into the site rather than to the street. The rest of the large site (about 1 acre) is basically open lawn except for a few mature trees, including a pine tree near Morehead Street.

The rectory is typical of its period and survives remarkably intact, including internal decorative elements like the timber fretwork arch. It has been recently subdivided from the church site with the intention of selling it and constructing a new rectory nearby on the remaining church site. While there is no reason why this proposal should not proceed, the rectory is of heritage significance in its own right due to its association with the church and should be retained. Also, given the way the principle facade of the rectory addresses the site rather than the street it is important that the impact of any redevelopment of the rectory building and the rest of its site appropriately addresses the church land. Similarly it is important the any new rectory building is appropriately located and designed.

I have no hesitation therefore in recommending that both the rectory and the church site as a whole be included on the LEP schedules.

## **27. Newcastle War Memorial Cultural Centre**

### *Recommendations:*

- *Include on schedule*

### *Investigations undertaken:*

- *Site inspection*
- *Review historic information provided Conservation Study prepared by Council*
- *single photograph from street*

The origins of the Cultural centre date to 1945 when a significant collection of paintings and books were given to the City of Newcastle by Dr Roland Pope, and the need was identified for a central art gallery and library in the city. The building was finally opened in 1957 by the NSW Governor.

The process of the design and construction of the building included two unique components. Firstly, the design was developed not by a single architect but by a consortium of all the major local architectural firms. Secondly, at the outset of the project a competition was held to design a statue and sculptured frieze for inclusion in the building.

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The building stands today fundamentally intact from its original construction, including the sculptures, and is an integral part of the cities civic precinct, located as it is on the axis of the city hall tower across Civic Park.

Given the unique origins of its design, the intactness of its fabric, and its location in relation to the other components of the civic precinct, the building is worthy of listing as a "State" heritage items as are the City Hall and the Civic Theatre.

## **28. Lambton Library**

### *Recommendations:*

- *Include on schedule*

### *Investigations undertaken:*

- *Site inspection*
- *single photograph from street*

The Lambton Library building was originally constructed as the offices for the Lambton Council. It is located on the corner of the two main streets in the Lambton shopping centre, and so is a particularly prominent reminder of the origins of the area as an independent borough based around the local coal mines.

It is currently included within the LEP listing for Lambton Park, however it operates as a separate entity to the park and stands on a legally separate parcel of land. As such, in order to ensure the building is appropriately managed independently of the park and provide for long term flexibility in its use, and in recognition of its heritage value in its own right, it is strongly recommended that the building be listed as a separate item in the LEP

|                               |  |
|-------------------------------|--|
| <i>ITEM NAME</i>              | <b>The Retreat</b>   |
| <i>ITEM NO.</i>               |  |
| <i>OTHER NAMES</i>            |  |
| <i>GROUP NAME</i>             |  |
| <i>LOCATION</i>               | 31 Parnell Place, Newcastle East   |
| <i>CORNER</i>                 |  |
| <i>ITEM TYPE</i>              | House  |
| <i>DESCRIPTION</i>            | Two storey weatherboard residence with corrugated steel roof in a Federation style. Two storey verandah to the street frontage now enclosed upstairs, with the detail of the projecting gable very similar to "The Boltons" terrace group. The rear wing steps in slightly to allow a wider window in the rear facade of the main section. Main windows are 3 sashes wide with highlight panels and coloured multi-paned sashes, and are particularly prominent features. The interior was not inspected but is understood to contain many original features including timber lining boards, fireplaces, pressed metal ceilings and cornices, the staircase, floorboards, architraves etc. Other original details such as the verandah balustrade are anticipated to remain beneath modern cladding. |
| <i>DESIGNER</i>               | Frederick Menkens  |
| <i>BUILDER</i>                | T.J.Burg   |
| <i>CONDITION</i>              |  |
| <i>HISTORY</i>                | The building appears to have been designed by noted local architect Frederick Menkens c.1905. The land was purchased by Captain Reuben R. and Lillie Ada McIntosh from the Bishop of Maitland in June 1904, and Menkens advertised tenders for its construction in August that year. Captain McIntosh was at that time a shipping pilot, and was appointed Newcastle Shipping Master on 17 July 1916.  |
| <i>DATES</i>                  | 1904   |
| <i>LOCAL THEME</i>            | Housing<br>Prominent Individuals   |
| <i>STATE THEME</i>            | Housing<br>Persons   |
| <i>SIGNIFICANCE</i>           | The building is a good and relatively intact example of the work of noted local architect Frederick Menkens, with features similar to "The Boltons", another of his works. Has the potential to make a major contribution to the historic character of the Parnell Place precinct.   |
| <i>HISTORIC</i>               | Associated with architect Frederick Menkens and shipping master Reuben McIntosh, both of whom were prominent local figures.  |
| <i>AESTHETIC</i>              | Demonstrates various characteristics of the Federation style of architecture, and has the potential to contribute to the historic character of the area.   |
| <i>SOCIAL</i>                 |  |
| <i>TECHNICAL</i>              |  |
| <i>RARITY</i>                 | Relatively rare example of the work of Frederick Menkens retaining this degree of intact internal fabric.  |
| <i>REPRESENT.</i>             | Representative at the local level of housing from the early 20 <sup>th</sup> century   |
| <i>INTACTNESS</i>             | Appears fairly intact despite modern cladding etc.   |
| <i>REFERENCES</i>             | Letter submitted by Vincent and Linda Beagley to NCC dated 28 Nov. 2000 including various pieces of historic material.   |
| <i>RECOMMENDED MANAGEMENT</i> | Restore original fabric which has been concealed and reconstruct missing elements.   |

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ITEM NAME

## Centennial Hotel

ITEM NO.

OTHER NAMES

Stan Brains Pub

GROUP NAME

LOCATION

125 Scott Street, Newcastle

CORNER

ITEM TYPE

Hotel

DESCRIPTION

DESIGNER

J Henderson

BUILDER

J.R.Rodgers

CONDITION

HISTORY

Construction of the Centennial Hotel had commenced had in 1887, however the foundation stone was dated 26 January 1888, the centenary of the Australian colony after which the hotel was named. Reports of the time note that the building was of the highest quality construction and contained 4 bars, 2 dining rooms and 30 bedrooms. The land was owned by William Thomas Brain (the grandfather of Stan Brain who was the hotel's last proprietor in 1964), however the hotel's developer and first proprietor was Walter Sidney, whose name appears on the Scott Street facade. Walter Sidney was born in West Maitland in 1852. Prior to establishing the Centennial Hotel he had been the proprietor of the nearby Terminus Hotel, and apparently also the Great Britain Hotel (later the Newcastle Hotel, at the corner of Scott and Market Street. The hotel had various sporting connections, acting as the first home of the Newcastle Jockey Club, and supposedly being the location where the deal was done to smuggle local boxing legend Les Darcy to America in 1916. John Moore Limeburner became the proprietor from c.1890-95 until 1914. Following advice from local architects Pitt and Merewether as to its poor condition, refurbishments were undertaken by Tooth & Co. c.1926 with Mr and Mrs R.Beale being the hotel managers and Mr E.J.Nash the licensee at the time, the works being documented by another local architect, Ernest Tingle. Although the Brain family had owned the site since the hotel was built, it had always been leased to either the brewery or independents, and it was not until 1938 that Stan Brain, grandson of the original William Thomas Brain, took over as publican until its closure in 1964. One of Stan's initial tasks was to reorganise the bars. The partitions between the series of small parlours were removed, creating one long narrow space into which was fitted the "longest bar in Newcastle" – the counter running unbroken down one side and a shelf on the other for glasses. Along the counter different groups of city workers had their places. Downstairs, the "hole-in-the-wall bar" was created. This was located behind the main Scott Street bar and reached through the passage. It was served from the main bar counter via a small opening in the wall, such that the people in the main bar could only ever see a hand reaching through for their drinks, and the identity of those drinking within remained anonymous. A separate staircase was installed leading directly from Hunter Street to the upper floor, with those front rooms used for staff accommodation. Stan and his family lived in the rooms overlooking Scott street on this level. Another interesting part of the buildings history from this period is the interconnection of the adjacent buildings. The building immediately to the east at 123 Scott Street was owned by the same person as Ell's bookshop, now Angus and Roberston, located on Hunter Street immediately to the west. In order to move goods between the buildings, openings through the common walls were made, so that one could move from 123 Scott Street, through the basement of the hotel, into the back room of the Longworth Institute and then up into the Angus and Robertson Building. In 1964, with the demise of many inner-city hotels and the rise of the suburban pubs and clubs, the Centennial was no longer profitable, and the decision was made to close. Local architect, Vivian Fraser, was commissioned to refurbish the building as the "City Walk-Thru Arcade", and this became one of only two major projects of his in Newcastle before he moved to Sydney, going on to achieve some note as a contemporary architect. The arcade carved a route from the basement at Scott Street through to the ground floor at Hunter Street, capitalising on the link the site provided between these two busy streets. While the design of the arcade was very much of the 60's, for the most part it was applied over the top of the earlier finishes, with suspended ceilings and panelled walls, and the earlier finishes largely intact behind them.

DATES

1888

LOCAL THEME

Hotels  
Prominent Individuals  
Sport

STATE THEME

Cultural Institutions  
Persons  
Sport

SIGNIFICANCE

The former Centennial Hotel is significant is a rare surviving example of a 19<sup>th</sup> century hotel within the Newcastle CBD, a building type of which once there were many.

The allotment itself is unique in this part of the CBD, as the only one to connect through from Scott to Hunter Streets. This provided the opportunity to enter from ground level at Hunter Street and move right through the building, ultimately ending up at first floor level above Scott Street with views to the harbour.

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Its layout within that long narrow allotment indicates an unusual and innovative approach to accommodating the various hotel functions within an awkward site with changing levels, particularly in the sharing of daylight access with the adjacent Longworth Institute. The western facade with its bricked up openings at all levels provides ready evidence of this.

Despite the substantial intervention caused by the arcade development of the 1960's, the basic form of the building and much of its fabric survives intact. The external facades display features typical of their period, while the internal fabric provides ample evidence of the many different phases in the use and development of the building.

Its ownership within the one family through the whole of its active life as a hotel and beyond is considered to have local social value, as does its association with the various groups of inner city workers who drank at the bars, such as the legal fraternity. It is also associated with various prominent local architects and builders.

The facade to Scott Street, together with the adjacent Longworth Institute, has significant streetscape value as a pair of the few historic facades left along Scott Street, despite its location within the heart of the historic town centre. The facade to Hunter Street is also significant, as its narrowness is typical of the original allotment widths, of which few survive with small scale individual buildings.

*HISTORIC*  
*AESTHETIC*  
*SOCIAL*  
*TECHNICAL*  
*RARITY*  
*REPRESENT.*  
*INTACTNESS*  
*REFERENCES*  
*RECOMMENDED*  
*MANAGEMENT*

ITEM NAME

## Newcastle High School

ITEM NO.

OTHER NAMES

former Newcastle Girls High School

GROUP NAME

LOCATION

Parkway Avenue, Hamilton South

CORNER

Stewart Avenue & National Park Street

ITEM TYPE

Building

DESCRIPTION

A substantial school complex, with the most historically significant items including:

- c.1929 main classroom block, two storey of face brick with rendered details including classical columns and steeply pitched tiled roof. Plan consists of a central entrance to Parkway Avenue and symmetrical wings to either side, each terminating with a pavilion. Windows to the classrooms are very large and south facing to allow good natural lighting, with the corridors along the northern side. The staff room above the entrance is the most significant internal space. Intact internal details include joinery, unusual double-hung/awning window mechanisms, wrought-iron grills to stairwells, perforated air grills to classroom ceilings, and wall tiling to toilets.
- c.1929 assembly hall, of a design similar to the above, the plan being a simple rectangular form with gable roof.
- c.1932 domestic science school classroom block, 3 storey of face brick with limited decorative brickwork apart from around the central entrance, with a hipped tiled roof. Plan consists of a central corridor along the length of the building with the main classrooms to the southern side and slightly smaller spaces to the northern side. The upper concrete floors appear to have had clay tiles as insitu formwork.

The caretakers cottage also has limited significance as one of the few surviving institutional houses of this nature still in active use by a resident caretaker.

DESIGNER

NSW Government Architect: Richard McDonald Seymour Wells

BUILDER

Messrs baker & Lamb

CONDITION

HISTORY

The current Newcastle High School was built in 1929-30, however the origins of the institution encompass many parts of Newcastle's educational history. The first Newcastle High School was established in 1906 in what is now the Newcastle East Public School on Tyrrell Street. It initially occupied only a few rooms of the primary school from which it had grown, with the school presence (and buildings) on the Tyrrell Street site dating back to 1879, while it in turn had replaced an earlier school from 1863 on the opposite side of the road where the reservoir now stands. Newcastle High went on to occupy the whole of the Tyrrell Street site, however by the 1920's the buildings were overcrowded and in poor condition, and after considerable community agitation a replacement was approved. The political decision was also made at that time to segregate the sexes into separate schools, and despite the promise that they would be located in close proximity to one another this was seen by many in the community as a retrograde step. As it happens the two schools were in fact located at opposite ends of the town, the girls school being sited at Hamilton South and forming the basis of the current Newcastle High, while the boys school, after remaining on Tyrrell Street for a few years, was located at Waratah in what is now the Waratah Technology Campus of Callaghan College. The site on Dumaresq Street adjacent the Girls School which had supposedly been allocated to the boys became instead another girls school in 1932, being to intermediate certificate level only, and which over the years had a very antagonistic relationship with the Girls High School. It was initially called the Newcastle Central Domestic Science School and took its students from the former Newcastle Central School at Broadmeadow, then in 1946 changed its name to the Newcastle Home Science School, and then to the Hunter Girls High School in 1958. The boys and the girls schools were finally reunited in 1976-78 on the combined Hamilton South campus of the Newcastle Girls and Hunter Girls High Schools.

As to the site, the land was part of the AA Company's original grant from the 1830's. The first residential subdivision of Hamilton South was in 1914, the whole being designed around the Garden Suburb concept popular at the time. No allowance was made for a school in the original plans, however the present site was purchased in 1925, its location on the wide landscaped boulevard of Parkway Avenue providing an appropriating civic presence for the school. Design of the original buildings for the Girls High School (comprising the main classroom block and the old assembly hall, now the cultural centre) commenced in 1927, with some classes moving there in August 1929, and the whole contract being completed in time for the commencement of the 1930 school year. The main classroom block of the adjacent Domestic Science School was built in 1932, and what is now the pottery building is probably about the same age, while the caretakers cottage is probably c.1950's. After the amalgamation of the schools in 1976-78 Dumaresq Street was incorporated as part of the school grounds, leaving the imposing 3 storey facade of the Domestic Science School building with a rather anonymous address to an open landscaped space rather than the prominent street address for which it was designed. It is now in use as the creative arts block. More recent buildings include the library, science block, main hall, canteen and home sciences wing.

Newcastle High school has an impressive academic and sporting record, and remains as one of the major public high schools in the Hunter region.

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|                               |  |
|-------------------------------|--|
| <i>DATES</i>                  | 1929, 1932, 1976   |
| <i>LOCAL THEME</i>            | Education - State Schools  |
| <i>STATE THEME</i>            | Education  |
| <i>SIGNIFICANCE</i>           | Newcastle High School has played and continues to play an important role in the development of the public education system in Newcastle, and the buildings are a good example of early to mid 20 <sup>th</sup> century institutional architecture and responds to their "Garden Suburb" setting. |
| <i>HISTORIC</i>               | Marks a major point in the evolution of public education in Newcastle, and with links back to the start of public education in the city.   |
| <i>AESTHETIC</i>              | An excellent and relatively intact example of public school architecture from the early to mid 20 <sup>th</sup> century, with an imposing presence within the Hamilton South "Garden Suburb".  |
| <i>SOCIAL</i>                 | Associated with a broad cross section of the community who have attended or worked at the various schools that have operated since 1906 which amalgamated to form the current Newcastle High in the 1970's.  |
| <i>TECHNICAL</i>              | Demonstrates construction techniques of the time that were particularly applicable to institutional buildings, such as the large windows, the double-hung/awning window mechanisms and the concrete floors.  |
| <i>RARITY</i>                 |  |
| <i>REPRESENT.</i>             |  |
| <i>INTACTNESS</i>             | High   |
| <i>REFERENCES</i>             | "Newcastle High School – The First 75 Years" by Audrey Armitage, published by the school's 75 <sup>th</sup> Anniversary Committee in 1983.<br>Heritage Report on Newcastle High School prepared by Richard Young, Architect, dated 26 June 2000.   |
| <i>RECOMMENDED MANAGEMENT</i> | Retention and maintenance of all original features, including internal features of the major public and classroom spaces, and ensure any new development is appropriately located so as not to intrude on the buildings curtilage.   |

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ITEM NAME

## Ballast Ground

ITEM NO.

OTHER NAMES

GROUP NAME

LOCATION

harbour foreshore adjacent Fullerton Street, from approximately Punt Road to Griffith Avenue

CORNER

ITEM TYPE

landscape/area

DESCRIPTION

DESIGNER

BUILDER

CONDITION

HISTORY

The original shoreline ran along the edge of or even within what is now Fullerton Street, and it was apparently often inundated with water. In c.1867 E.O.Moriarty recommended that a rock wall be constructed to improve the tidal flows, and a government survey map indicates this had been constructed with ballast from North Stockton as far south as Hereford Street well out from the high water mark by 1886. Later the ballast "dolphins" were built out from this wall. The "dolphins" were fingers of ballast jutting out into the harbour to provide berths for the ships to unload their ballast, with railway jetties running along the top of every second or third one to transport the ballast, the gaps between the dolphins being progressively filled. Ships might be berthed 2 or 3 abreast along the dolphins, and would have to jostle for position in their shuttle back and fourth to the coal loading staithes on the opposite shore.

The ballast arrived in ships from all over the world, wherever coal was exported to, and includes bluestone from Melbourne, flint from England, Obsidian from Madagascar, and granite from Brazil. It also includes rubble from the San Francisco earthquake, with not only the building rubble but also various small appliances or personal effects mixed in, some of which continue to be discovered along the foreshore.

DATES

LOCAL THEME

STATE THEME

SIGNIFICANCE

HISTORIC

AESTHETIC

SOCIAL

TECHNICAL

RARITY

REPRESENT.

INTACTNESS

REFERENCES

RECOMMENDED  
MANAGEMENT

|                     |  |
|---------------------|--|
| <i>ITEM NAME</i>    | <b>Palais Royale</b>   |
| <i>ITEM NO.</i>     |  |
| <i>OTHER NAMES</i>  | Elite Skate Rink, Western Markets, Empire Palais Royale  |
| <i>GROUP NAME</i>   |  |
| <i>LOCATION</i>     | 692 Hunter Street, Newcastle West  |
| <i>CORNER</i>       |  |
| <i>ITEM TYPE</i>    |  |
| <i>DESCRIPTION</i>  | <p>Large timber and steel framed building with ornate brick facade to Hunter Street. Side walls were originally weatherboard but now mostly brick. The plan is a simple reclinear form, with a continuous gable roof along its length, the central section being raised slightly as a clerestory. Significant elements include:</p> <ul style="list-style-type: none"> <li>• overall external form of the buildings walls and roof</li> <li>• Hunter Street facade including awning and any remnants of original openings</li> <li>• internal structural frame, particularly the remnant timber posts supporting the clerestory</li> <li>• overall form of the main spaces including the foyer, main hall and mezzanine.</li> <li>• joinery including the c.1929 display cases and some doors</li> <li>• tiling including c.1929 wall and floor tiling to the foyer and staircases to mezzanine</li> <li>• wrought iron including the c.1929 handrails and balustrades</li> <li>• ornate plaster vaulted ceilings to the main hall and mezzanine</li> </ul>  |
| <i>DESIGNER</i>     | Bennett?? (c.1894)   |
| <i>BUILDER</i>      | Shedden and Sons?? (c.1888, 1891)  |
| <i>CONDITION</i>    |  |
| <i>HISTORY</i>      | <p>This site is located at the historic heart of development in the west end. During the early settlement of Newcastle it was part of what was indicated as the "Commandants Farm" on a map c.1816. The adjacent site to the west was dedicated as the Cottage Creek cemetery in 1841, making it one of the original main Newcastle cemeteries along with the Cathedral grounds. It also backs onto the location of the Honeysuckle railway station, the original terminus of the initial Great Northern Railway Line c.1855. The actual building was originally constructed as the "Elite Skating Rink", opened in September 1888. The basic form of that building remains to this day, though it was at that time a relatively plain building, clad in weatherboards on all facades and with no awning or other particularly prominent features to the street. It was converted shortly afterwards to the "West End Arcade and Markets" in December 1891, more commonly referred to as the "Western Markets". At that time an ornate bullnosed verandah over the footpath was added including a barrel vaulted canopy over the central entrance, and plate glass display windows to the facade. This again did not last long and in November 1894 the building was reopened as the "Empire Music Hall", becoming the venue for many performers and then silent movies. In April 1907 it was returned to use as a skate rink operated by the Newcastle Amusement Company. In December 1908 an outdoor theatre referred to as a "Summer Park" was constructed for movies and vaudeville shows, presumably in association with the hall. (The location of the park is unclear though was probably on the vacant ground to the east of the building, although this is about the same time that the cemetery to the west was officially closed and later exhumed.) Then in March 1929, after major refurbishments, it was reopened as the "Empire Palais Royale" dance hall.</p> <p>The basic form of the building as it stands today dates from that time, including the ornate masonry facade and awning with pressed metal ceiling to Hunter Street, and much of the internal fitout including joinery, tiling and the ornate plaster ceilings. The "Empire" was later dropped from the name and the building is best remembered today as the "Palais Royale" or simply "The Palais". It was used for many years as a ballroom and then until recently as a night club. It is currently operated as a Youth Venue by Council.</p> <p>Note that the 1988 study states that the original development was associated with prominent local developer Shedden and Sons, and that the architect for the 1894 "Empire" refurbishment was Bennett, though no references have been provided and the nature of these details has not been confirmed.</p> |
| <i>DATES</i>        | 1888, 1891, 1894, 1907, 1929   |
| <i>LOCAL THEME</i>  | Leisure – Theatre and Cinema<br>Commerce – Markets   |
| <i>STATE THEME</i>  | Leisure<br>Commerce  |
| <i>SIGNIFICANCE</i> | In its many different uses the site and building has played an important role in the development of the west end of the city, from its early development in the mid 19 <sup>th</sup> century around the railway terminus, the construction of the building and its use as markets in the late 19 <sup>th</sup> century, and its active social role as an entertainment venue throughout the 20 <sup>th</sup> century. Its facade is a prominent element in the streetscape.  |
| <i>HISTORIC</i>     | Associated with the development of various aspects of the cities commercial and social life, and with various prominent individuals.   |

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|                                   |   |
|-----------------------------------|---|
| <i>AESTHETIC</i>                  | Externally the building is a prominent element of the streetscape within the conservation area, while internally it retains various structural elements and decorative features from different periods in its development, particularly the c.1929 refurbishment.   |
| <i>SOCIAL</i>                     | The building has played and continues to play a major role in the social life of the city.  |
| <i>TECHNICAL</i>                  | May provide information as to construction techniques from various periods in its development, particularly including the replacement of most of the internal timber posts with cantilevered/portal steel frames.   |
| <i>RARITY</i>                     |   |
| <i>REPRESENT.</i>                 |   |
| <i>INTACTNESS</i>                 |   |
| <i>REFERENCES</i>                 | “Front Stalls or Back” by KJ Cork and LR Tod, Australian Theatre Historical Society, 1993.<br>Newcastle CBD Urban Design and Heritage Study, by Suters Architects and Planner with Prof. Barry Maitland for Newcastle City Council, 1988.   |
| <i>RECOMMENDED<br/>MANAGEMENT</i> | A more detailed heritage assessment of conservation management plan should be prepared to guide ongoing maintenance as well as long term conservation and development. In the interim any alteration of significant elements, as identified in the description above, should be guided by an appropriate heritage consultant and supported by a heritage impact assessment. |

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*ITEM NAME*  
*ITEM NO.*  
*OTHER NAMES*  
*GROUP NAME*  
*LOCATION*  
*CORNER*  
*ITEM TYPE*  
*DESCRIPTION*  
*DESIGNER*  
*BUILDER*  
*CONDITION*  
*HISTORY*  
*DATES*  
*LOCAL THEME*  
*STATE THEME*  
*SIGNIFICANCE*  
*HISTORIC*  
*AESTHETIC*  
*SOCIAL*  
*TECHNICAL*  
*RARITY*  
*REPRESENT.*  
*INTACTNESS*  
*REFERENCES*  
*RECOMMENDED*  
*MANAGEMENT*

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*STATE THEME*  
*SIGNIFICANCE*  
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*REPRESENT.*  
*INTACTNESS*  
*REFERENCES*  
*RECOMMENDED*  
*MANAGEMENT*

# Draft Newcastle LEP 2000 – Heritage Review

## Part C: Review Level of Significance of Regional Items

### 1. Introduction

This reclassification of items of “Regional” value in the LEP reflects the fact that “Regional” will no longer be a category under the NSW Heritage Act, and thus under Local Environmental Plans, but only “Local” and “State”. As such the purpose of this reclassification is not in general to dispute the previously assessed level of significance, but rather to make a recommendation as to the appropriate level of management (with works to “Local” items requiring only Council approval while “State” items must be referred to the Heritage Office for their concurrence). It is also an indication of the desirability of items being entered on the State Heritage Inventory (which would require a Section 60 application under the Heritage Act as the main approval process).

This reclassification is however still dependent upon an assessment of the significance of an item as per the Burra Charter methodology, and has in some instances required additional historic research, site inspections and/or comparison with similar items elsewhere in Australia. In all instances the assessment included a review of the previous basis for listing, as identified in the Hunter Regional Heritage Study 1988 for most of the existing items (shown in **bold** type), and the Newcastle City Wide Heritage Study 1996 for most of the new items proposed in the Draft LEP 2000.

Note that alternative names are suggested for some items for clarity and ease of identification, and these are shown in (*brackets and italics*).

## 2. Recommendations

| Suburb      | Item Name                      | Street Number | Street Name    | Existing Significance | Proposed Significance | Reason  |
|-------------|--------------------------------|---------------|----------------|-----------------------|-----------------------|---|
| Adamstown   | Former Rifle Range             | 401           | Brunker Road   | Regional              | Local                 | Little physical evidence on the site, and does not warrant a higher ranking.  |
| Beresfield  | Newcastle Crematorium          | 176           | Anderson Drive | Regional              | State                 | When it was opened in 1936, Beresfield was only the fourth crematorium in NSW despite support for crematoriums from the early 1900's. Indeed by 1938 there were only 8 crematoriums in the whole of Australia and New Zealand. It appears to be the first crematorium built independently of a cemetery, and the first outside the Sydney metropolitan region. It was built, owned and operated by citizens of the district under the supervision and control of the Board of Health. Two of the other original crematoriums, being at the Rookwood cemetery c.1923 and the Woronora cemetery c.1934 are both listed as State heritage items. Beresfield was designed and built by the same people as Woronora, that is R. Robertson architect and Norman R. Smith builder, and the two display similar details. The crematorium was designed to the most up-to-date technical standards and also included a chapel, in comparison to Rookwood which had only the furnace with no shelter or facilities for mourners. The building is a substantial art deco structure, of a style relatively rare in Newcastle on this scale and surviving basically intact both externally and internally. It is also a major landmark in the surrounding area. It includes substantial landscaped grounds which now include various mature plantings and is consistent with the original art deco design. In 1979 it included about 40,000 memorials on the site. It was the sole crematorium in not only the Hunter Valley but the whole north east of the state for many years and continues to serve these communities.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (d) social, (f) rare.</i> |
| Broadmeadow | Newcastle Showground           | 1A            | Curley Road    | Regional              | Local                 | No individually outstanding buildings or overall cohesive character, includes various large scale modern structures, does not warrant higher ranking.   |
| Broadmeadow | Awabakal Land Council          | 120           | Newton Street  | Regional              | Local                 | Construction type is key characteristic, and while unusual is typical of many railway buildings, does not warrant a higher ranking.   |
| Carrington  | Throsby Basin Warehouse        |               | Denison Street | Regional              | State                 | Similar construction to Lee Wharf buildings B & D directly opposite, which were demolished along with the more recent building E in the 1990's by Honeysuckle as part of their masterplan, leaving only buildings A & C which are older Federation style warehouses and were recently restored. Only remaining example of this period of warehouse on Newcastle Harbour, and one of few remaining warehouses generally. Important relationship to buildings A & C. Largely intact.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (e) research, (f) rare.</i>  |
| Carrington  | Carrington House               | 130           | Young Street   | Regional              | Local                 | Former T.Walsh building, typical of commercial/residential buildings in the area, and historic associations do not warrant higher ranking.  |
| Cooks Hill  | St Andrews Presbyterian Church | 12            | Laman Street   | Regional              | State                 | Designed by prominent local architect Frederick Menkens, and important landmark within the street context and broader cityscape.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i>   |
| Cooks Hill  | Baptist Tabernacle             | 25            | Laman Street   | Regional              | State                 | Designed by prominent local architect Frederick Menkens, and important landmark within street context.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i>   |

|                |                           |     |                  |          |           |   |
|----------------|---------------------------|-----|------------------|----------|-----------|---|
| Cooks Hill     | "Leslieville" (W.E.A.)    | 63  | Union Street     | Regional | State     | Former Arnott residence, the development of the Arnott Biscuit company being of National significance, surviving largely intact including garden fence despite non-residential use.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (g) representative.</i>  |
| Hamilton       | St Peters Anglican Church | 148 | Denison Street   | Regional | State     | Designed by prominent NSW architect Horbury Hunt c.1884, being one of several examples of his church architecture in the Hunter Valley. An important local landmark, its location on Denison Street is associated with this being the original main road rather than Tudor Street.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i>   |
| Hamilton North | Newcastle Gas Co. Office  | 31  | Clyde Street     | Regional | Local     | Typical of quasi-industrial buildings of this period in the area, and historic associations do not warrant higher ranking.  |
| Islington      | Islington Park            |     | Maitland Road    | Regional | Local     | Islington Park had its origins in the late 19 <sup>th</sup> century during, a period when there was an international movement for the preservation and dedication of public parks, and so is typical of many parks of this period which have been developed over the years as major public assets e.g. Gregson Park, Wallsend Park, Lambton Park. Water frontage to Throsby Creek provides unique focus. Some elements designed by prominent landscape architect Alfred Sharp though unclear if these were implemented. Site for major trade union rallies during Depression. While the park is an important part of the urban landscape, it retains few original elements except for the fig trees, and its historic associations are not considered significant enough to warrant a higher ranking than the other municipal parks noted.  |
| Mayfield       | Redemptorist Monastery    | 68  | Woodstock Street | Regional | State     | Designed by prominent local architect Frederick Menkens, and important landmark within the surrounding townscape.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i>  |
| Mayfield       | 1st Mill Building         | 51  | Industrial Drive | Regional |           | This was one of the first buildings established on the site c.1933 by Buttweid, a company formed by the British firm Stewarts and Lloyd and BHP, later Tubemakers. They installed the first continuous weld pipe plant in Australia, and represents a major expansion of the secondary industries associated with steel making. They also played a major role in the supply of munitions during WWII. Identified as regional significance in Tubemakers Con. Plan, and so is differentiated from other items on the site of local significance. Given the undoubted significance of the operation at a state and national level, it is appropriate that the buildings associated with its original establishment are managed in heritage terms at the state level. Management should also consider the building in the context of the equipment and the landscaping of the site as a whole.<br><i>Satisfies State Criterion: (a) historic, (b) association, (d) social, (e) research, (f) rare.</i> |
| Mayfield       | AC Saltwater Pumphouse    | 51  | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan   |

|                     |                              |    |                  |          |           |  |
|---------------------|------------------------------|----|------------------|----------|-----------|--|
| Mayfield            | No. 1 Change House           | 51 | Industrial Drive | Regional |           | This was one of the first buildings established on the site c.1933 by Buttweid, a company formed by the British firm Stewarts and Lloyd and BHP, later Tubemakers. They installed the first continuous weld pipe plant in Australia, and represents a major expansion of the secondary industries associated with steel making. They also played a major role in the supply of munitions during WWII. Identified as regional significance in Tubemakers Con. Plan, and so is differentiated from other items on the site of local significance. Given the undoubted significance of the operation at a state and national level, it is appropriate that the buildings associated with its original establishment are managed in heritage terms at the state level. Management should also consider the building in the context of the equipment and the landscaping of the site as a whole.<br><i>Satisfies State Criterion: (a) historic, (b) association, (d) social, (e) research, (f) rare.</i>  |
| Mayfield            | No.3 Blast Furnace           | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | 1933 Administrative Building | 51 | Industrial Drive | Regional |           | This was one of the first buildings established on the site c.1933 by Buttweid, a company formed by the British firm Stewarts and Lloyd and BHP, later Tubemakers. They installed the first continuous weld pipe plant in Australia, and represents a major expansion of the secondary industries associated with steel making. They also played a major role in the supply of munitions during WWII. Identified as regional significance in Tubemakers Con. Plan, and so is differentiated from other items on the site of local significance. Given the undoubted significance of the operation at a state and national level, it is appropriate that the buildings associated with its original establishment are managed in heritage terms at the state level. Management should also consider the building in the context of the equipment and the landscaping of the site as a whole, and the listing should specifically include the formal landscaping in the immediate context of the Administration building.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i> |
| Mayfield North      | Apprentice Training Centre   | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | BOS Plant                    | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | Mould Conditioning Building  | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | Open Hearth Change House     | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | Powerhouse                   | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | Quality Control Laboratory   | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| Mayfield North      | Tool Room                    | 51 | Industrial Drive | Regional | not ass.d | Identified as regional in BHP Con. Plan  |
| New Lambton Heights | Croudace House               | 2  | Lookout Road     | Regional | Local     | A good example of the larger mine managers residences typical of the period, but fabric and setting altered to such an extent that it does not warrant a higher ranking.   |
| Newcastle           | Court Chambers               | 40 | Bolton Street    | Regional | Local     | A good example of commercial development of this period in the area, though without specific historic associations does not warrant higher ranking.  |

|           |                                      |         |               |          |       |   |
|-----------|--------------------------------------|---------|---------------|----------|-------|---|
| Newcastle | Toll Cottage (formerly Rose Cottage) | 51      | Bolton Street | Regional | State | Considered to be the oldest surviving building in the city dating to c.1830-1850, associated with convict settlement, location associated with original street layout which predated the official town plan and which is not otherwise apparent in the fabric of the city.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (e) research, (f) rare.</i>  |
| Newcastle | CML Building                         | 108-112 | Hunter Street | Regional | State | Designed by prominent NSW architects Hennessy & Hennessy, who designed other buildings for CML including Brisbane and Goulburn. Includes design details which are identical to the CML building in Brisbane eg. gargoyles and tower. (The Brisbane building later became Newspaper House, was recently refurbished as residential, and is listed on the Queensland State Heritage Register). Other heritage listed CML buildings exist in Brisbane, Goulburn, Albury, and Dubbo. Important landmark within the street context and the broader cityscape especially viewed from the harbour. Part of the collection of prominent Insurance/financial buildings on this part of Hunter Street which were associated with the development of Newcastle as the regional capital in the early 20 <sup>th</sup> century, including T&G, CML, AMP, National Bank and ANZ Bank, and also on Bolton Street AML (formerly Woods Bros. and later Post Office Annex) and South British Insurance. Interior not as intact as T&G building but does include some original foyer and lift elements.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (g) representative.</i> |
| Newcastle | ANZ Bank                             | 102     | Hunter Street | Regional | State | Important landmark within the street. One of the relatively few stone buildings in the city centre. Part of the collection of prominent Insurance/financial buildings on this part of Hunter Street which were associated with the development of Newcastle as the regional capital in the early 20 <sup>th</sup> century, including T&G, CML, AMP, National Bank and ANZ Bank, and also on Bolton Street AML (formerly Woods Bros. and later Post Office Annex) and South British Insurance. Adjacent the Post Office Group and contributes to the setting of those buildings.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (g) representative.</i>   |
| Newcastle | Civic Theatre Building               | 373     | Hunter Street | Regional | State | Designed by prominent NSW architect Henry White, good comparison to State Theatre in Sydney, and key element of civic precinct developed by City Council.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| Newcastle | Newcastle Hospital North Wing        | 1       | King Street   | Regional | State | Designed by Government architect GM. McRae. Oldest surviving element of the Royal Newcastle Hospital complex, prominent within broader cityscape particularly from the beach and harbour.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (d) social, (g) representative.</i>   |
| Newcastle | City Hall & Lamp Posts               | 290     | King Street   | Regional | State | Designed by prominent NSW architect Henry White, and key element of civic precinct developed by City Council.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (g) representative.</i>  |

|                |                                       |         |                            |          |       |  |
|----------------|---------------------------------------|---------|----------------------------|----------|-------|--|
| Newcastle      | No.1 & No.2 Lee Wharf Buildings A & C | 10 & 24 | Lee Wharf Road             | Regional | State | Only remaining buildings of original five Lee Wharf warehouses, buildings B, D & E being demolished in the 1990's by Honeysuckle as part of their masterplan, with buildings A & C restored at that time. Oldest surviving warehouses on the harbour, only remaining examples of this period of warehouse, and one of few remaining warehouses generally. Important relationship to buildings A & C. Largely intact including reconstructed/ restored original decorative details. Only warehouses in Newcastle built out on piers over the water as part of the wharf development, and integral to the development of wharves along this section of the harbour which included the wholesale reshaping and reclamation of the harbour foreshore.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare, (g) representative.</i> |
| Newcastle      | The Newcastle Club                    | 40      | Newcomen Street            | Regional | State | Elements designed by various prominent architects including Robin Dodds, Spain & Cosh, Castleden, important in the social development of the city, important landmark within street context and broader cityscape.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (g) representative.</i>  |
| Newcastle      | "Claremont"                           | 42      | Newcomen Street            | Regional | State | One of the oldest buildings in the city c.1840's, associated with the AA Company and its Superintendent William Croasdrill, important landmark within street context.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>   |
| Newcastle      | Air Force Club (Wood Chambers)        | 129     | Scott Street               | Regional | State | Designed by prominent local architect Frederick Menkens, the facade being one of the most highly regarded piece of his work, largely intact internally and externally, prominent with cityscape viewed from harbour. Operated as Longworth Institute for many years.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| Newcastle      | Former Coutts Sailor Home             | 88      | Scott Street & Bond Street | Regional | State | One of the oldest quasi-public buildings of this scale in the city c.1860's, associated with the early maritime history of the city and Rev. J Coutts who operated it as a sailors home, additions designed by prominent local architect Frederick Menkens c.1897, includes small early chapel building, important element within convict lumberyard precinct.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| Newcastle      | Shepherds Hill Group                  | 41      | The Terrace                | Regional | State | Important military site in relationship to Fort Scratchley, prominent landmark within broader cityscape, integral to King Edward Park.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (e) research, (g) representative.</i>   |
| Newcastle      | Fletcher Monument                     | 75      | Watt Street                | Regional | Local | Fletcher was important in the development of coal mining the Hunter and was a member of the NSW parliament, however the statue in itself does not warrant a higher ranking.  |
| Newcastle East | Boatmans Terrace group                | 36-66   | Nobbys Road                | Regional | Local | Associated with the maritime history of the city, however construction details are typical of area and does not warrant a higher ranking.  |
| Newcastle East | Coal Memorial                         | 2A      | Scott Street               | Regional | Local | Column from earlier government building on Hunter Street and associated with 50 years of local government, but item in its own right does not warrant a higher ranking.  |

|                |                                  |     |                            |          |       |  |
|----------------|----------------------------------|-----|----------------------------|----------|-------|--|
| Newcastle East | Former Superintendents Residence | 88  | Scott Street               | Regional | State | Part of Coutts Sailors Home site, designed by prominent local architect Frederick Menkens, important element within convict lumberyard precinct.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (g) representative.</i>  |
| Newcastle East | Former Residence                 | 90  | Scott Street               | Regional | Local | Important element within convict lumberyard precinct and within immediate context of adjacent buildings, however no other known historic associations, and does not warrant a higher ranking.  |
| Newcastle East | Former Station Masters Residence | 92  | Scott Street               | Regional | State | Associated with the development of the railways, important element within convict lumberyard precinct, includes archaeological sites.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (g) representative.</i>   |
| Newcastle East | Former Railway Pay Office        | 92  | Scott Street & Bond Street | Regional | State | Associated with the development of the railways, important element within convict lumberyard precinct, includes archaeological sites.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (g) representative.</i>   |
| Newcastle East | Soldiers Baths                   |     | Shortland Esplanade        | Regional | State | Associated with early military and convict period, relationship to Fort Scratchley, rare surviving evidence of such coastal works.<br><i>Satisfies State Criterion: (a) historic, (d) social, (e) research, (f) rare.</i>  |
| Newcastle East | Stevenson Place Precinct         |     | Stevenson Place            | Regional | Local | Good example of terrace housing typical of the area but without any outstanding examples, also included within Newcastle East Conservation Area, does not warrant higher ranking.  |
| Newcastle East | Former Earp Gillam Bond Store    | 16  | Telford Street             | Regional | State | Designed by prominent local architect Frederick Menkens, the building is one of only two surviving warehouses that stood on the original harbour foreshore prior to reclamation, is largely intact internally and externally particularly in comparison to the other warehouse (the nearby Cohen Bond Store), and is an important element in the street context and the broader cityscape especially viewed from the harbour.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (f) rare.</i> |
| Newcastle East | Stone Boat Harbour               | 48  | Wharf Road                 | Regional | State | The only boat harbour on Newcastle harbour surviving largely intact including original stonework and related structures including boatsheds and bunker, a rare survivor of such items generally in the state, and an important element in the convict precinct.<br><i>Satisfies State Criterion: (a) historic, (e) research, (f) rare.</i>   |
| Newcastle West | Army Drill Hall                  | 498 | King Street                | Regional | Local | Important in the military development of the Hunter valley, and one of the few surviving historic buildings in this part of the city conservation area, but does not warrant a higher ranking.   |
| Sandgate       | 2HD Studio                       | 173 | Maitland Road              | Regional | Local | Important in the development of radio broadcasting in the Hunter Valley, its architectural style reflecting its status at the time, though due to significant loss of original fabric does not warrant a higher ranking.   |
| Stockton       | St. Pauls Anglican Church Group  | 2   | Church Street              | Regional | Local | Designed by architect G.Sanders and Son. An important church group from the late 1800's, but does not warrant a higher ranking.  |
| Stockton       | Former St. Paul's Rectory        | 32  | Maitland Street            | Regional | Local | Part of the St Pauls Church group, which is an important church group from the late 1800's, but does not warrant a higher ranking.   |
| Stockton       | Stockton Centre                  | 342 | Fullerton Road             | Regional | Local | Originally opened as a quarantine station c.1900 which gives it some national significance, however there are no individual buildings of great significance and does not warrant a higher ranking. Note that any large scale redevelopment of the site is however likely to require consents from various state authorities.   |

|          |                                     |    |                  |          |       |  |
|----------|-------------------------------------|----|------------------|----------|-------|--|
| Stockton | Copse of Acacia Karroo              |    | Fullerton Street | Regional | Local | This was identified as "state" value for the "Research" criteria, due to its rarity as surviving specimens of the plants that came to the area as part of the ballast that was dumped along the Stockton Foreshore. It was however listed as "Regional" for "Aesthetic" and "Historic" criteria and "Local" for "Social" criteria. Notwithstanding its research value, its primary significance is to the social and historic value of the Stockton area and the development of Newcastle Harbour, and thus it is considered that it does not warrant a higher ranking. Note that it is understood that Council has been requested that the plants be removed as they are considered a threat to the natural environment, however based on discussions with Geoffrey Britton, the Landscape Architect who undertook the initial listing in the 1996 study, there is no evidence of them being invasive or causing any undue environmental problems. They should certainly not be removed unless as part of a comprehensive revegetation strategy for the area. |
| Stockton | "The Laurels"                       | 25 | King Street      | Regional | State | Important landmark in the street context, associated with Quigley who was prominent in the early development of the area, was assessed as Local in 1996 inventory however the intactness of the building and its garden setting together with its other value warrants state listing.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (f) rare.</i>   |
| The Hill | Jesmond House                       | 10 | Barker street    | Regional | State | <b>Constructed for prominent local citizen John Woods c.1880, compare to his brothers house Woodlands which is also state significance, some elements designed by prominent local architect Frederick Menkens and tower by Henderson, important landmark within the street context and the broader cityscape, part of King Edward Park/ Obelisk precinct.</b><br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (g) representative.</i>   |
| The Hill | Beacon Tower                        | 36 | Brown Street     | Regional | State | A rare survivor of this type of structure, associated with the early development of Newcastle as a shipping port.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (e) research, (f) rare.</i>  |
| The Hill | Marlborough House                   | 49 | Church Street    | Regional | Local | Prominent landmark built c.1872 but without the historic associations of Woodlands or Jesmond House and does not warrant a higher ranking.   |
| The Hill | King Edward Park Group              | 3  | Ordnance Street  | Regional | State | King Edward Park represents one of the very first public reserves in Newcastle with its origins in the convict settlement. It was first identified by Major Morrisset in the 1820's, officially set aside as the Pasturage Reserve in 1851, and gazetted as a public reserve in 1863. It was the first scenic walk in the Hunter, with its dramatic cliff lines and coastal views. It includes important military items in relation to Fort Scratchley. These historic origins set it apart from the major municipal parks in the suburbs.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| The Hill | King Edward Park Group              | 3  | Ordnance Street  | Regional | State | Part of King Edward Park Group.  |
| The Hill | King Edward Park Group              | 3  | Ordnance Street  | Regional | State | Part of King Edward Park Group.  |
| The Hill | King Edward Park Group (Bogey Hole) | 3  | Ordnance Street  | Regional | State | Part of King Edward Park Group.  |

|          |  |     |                |          |       |  |
|----------|--|-----|----------------|----------|-------|--|
| The Hill | St. Mary's Star of Sea Church              | 54B | Perkins Street | Regional | State | Thought to be the second oldest surviving church in Newcastle after St Johns in Cooks Hill which dates to c.1857, as well as one of the oldest buildings in the city generally. The first catholic church in Newcastle was built adjacent the current building on the corner of Church Street c.1852. This church was designed by the Sydney diocesan architect William Munro and built c.1864-66. Munro designed various churches based on churches previously built in NSW to the design of prominent English architects Pugin and Hansom. Other churches by Munro in the Hunter include St Brigids Raymond Terrace c.1860 and St Patricks Singleton c.1858, both State listed items. Munro went on to have an important influence over the buildings of the catholic church (refer to paper by Michael Sternbeck). In the 1870's-80's a gallery and pipe organ was added. Then in 1933 the building was substantially altered both internally and externally, the works designed by local diocesan architect Peter Gannon. Although these works substantially changed the appearance of the church, the basic form remains, particularly obvious in the basement section, and the works are of significance in their own right. Important landmark with the street context and also the broader cityscape. Along with the "stables" on the opposite corner the church is the only surviving element of the Roman Catholic Church development that occupied the entire block bounded by Church, Wolfe, Tyrrell and Perkins Streets. This site was associated with, amongst others, the Dominican nuns who operated an early deaf and dumb school from the site, later relocated to Waratah. Comparable to other churches elsewhere in NSW of the same period which are State listed items such as St Johns Darlinghurst c.1858, St George Castlereagh St Sydney c.1858, St Albans Muswellbrook c.1864 and Scots Church, Kiama c.1863.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i> |
| The Hill | Three Storey House<br>(Corlette's Cottage) | 2   | The Terrace    | Regional | State | Said to have been designed by prominent Sydney architect Benjamin Backhouse, and the building is in the Gothic Revival style of his other buildings such as the All Saints Parsonage in Singleton. Built in the 1870's, possibly 1871, making it one of the first buildings in this part of the town which at that time was regarded as rather inaccessible, and one of the oldest surviving villa residences in the city. First owner was William Lockhead, local auctioneer. Bought by James Montague Christian Corlette in early 1900's, Corlette having a distinguished military career during WWI, and afterwards becoming the Chief Engineer of the Hunter Water Board designing the Tomago Sandbeds water supply and various major sewerage schemes. Corlette died in 1969. Restored and refurbished in 1996. Integral part of this important streetscape facing King Edward Park, and particularly prominent because of its corner location.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (f) rare.</i>  |
| The Hill | Terrace<br>(Pacific House)                 | 4   | The Terrace    | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.   |
| The Hill | House                                      | 6   | The Terrace    | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.   |

|          |                                  |    |             |          |       |   |
|----------|----------------------------------|----|-------------|----------|-------|---|
| The Hill | Terrace<br>(Semi-detached house) | 8  | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(Semi-detached house) | 10 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace                          | 12 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace                          | 14 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(Malvern Court)       | 16 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(House)               | 20 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(Wansey Residence)    | 22 | The Terrace | Regional | Local | Designed by prominent local architects Menkens & Castleden c.1908, and was probably one of the last of Menkens works before he retired. Comparable to other works by Menkens such as The Boltons and The Retreat. The only timber building on the Terrace, and probably the last building to be built on the terrace (excluding obviously the modern apartments at 34 and 36). Built for S.Wansey though no information found as to who he was. While overall form and many details appear intact, the verandah on both levels has been enclosed and a garage has replaced the northern verandah. Due to scale of intervention and lack of association with other significant people does not warrant a higher ranking. |
| The Hill | Terrace<br>(House)               | 24 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(House)               | 26 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(House)               | 28 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(House)               | 30 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace<br>(House)               | 32 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |
| The Hill | Terrace House<br>(St Aubyys)     | 38 | The Terrace | Regional | Local | Integral part of this important streetscape facing King Edward Park but of no known historic significance in its own right, hence does not warrant higher ranking.  |

|             |   |     |                |          |       |   |
|-------------|---|-----|----------------|----------|-------|---|
| The Hill    | Terrace House<br>(Hill House)                                 | 40  | The Terrace    | Regional | State | Designed by prominent local architect Frederick Menkens c.1884 for Stewart Keightly, making it one of Menkens first villa residences in the city. Menkens first use of cavity brick walls due to exposed location, indicative of Menkens use of the latest technologies and presumably one of the first such buildings in the city. Keightly was manager of the Newcastle Coal Company and former Mayor of Newcastle. Integral part of this important streetscape facing King Edward Park, and particularly prominent due to its location at the top end of the street and corner location facing High Street and Strezlecki Lookout as well.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (g) representative.</i>  |
| Tighes Hill | Tighes Hill TAFE College                                      | 266 | Maitland Road  | Regional | State | Appears to be one of the oldest purpose built TAFE College campuses in the state. Technical Education was formerly associated with Schools of Arts or under the control of the Department of Education, and so generally occupied existing educational or other buildings. Marks a period which saw large scale recognition of the importance of and growth of technical education. Technical education was designed to supply a continuous stream of trained artisans to secondary industry, and the local industries (especially BHP) were to make a large contribution both to the construction costs and the supply of equipment. An advisory panel was formed to specifically pursue technical education in Newcastle, and in 1936 the government acquired the 22 acre site. The Edgeworth David Science building was opened in 1938 and others followed within a consistent architectural style arranged around a large courtyard with associated landscaping, all of which survives largely intact. In the 1960's it was the second largest technical college in NSW. The Newcastle University was based here until its Callaghan campus was developed. Important landmark with the street context and the broader surrounding townscape.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (f) rare.</i> |
| Wallsend    | Wallsend Locomotive Shed                                      | 76  | Cowper Street  | Regional | State | The oldest private built shed and 1 of only 3 surviving masonry railway sheds in the state, important landmark within townscape, conservation promoted by Heritage Office when redevelopment was considered in 1990's.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>   |
| Wallsend    | Wallsend Precinct - Courthouse                                | 18  | Harris Street  | Regional | Local | Built c.1929 in a style typical of that period, almost domestic in scale and appearance, not obviously part of the government buildings precinct due to location, does not warrant a higher ranking.  |
| Wallsend    | Wallsend Precinct - Police Station                            | 12  | Tyrrell Street | Regional | State | Design by government architects J. Barnett and M. Lewis Jnr., important element within government buildings precinct.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| Wallsend    | Wallsend Precinct - Post Office                               | 14  | Tyrrell Street | Regional | State | Designed by government architect J.Barnett, important element within government buildings precinct.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>  |
| Wallsend    | Wallsend Precinct - Public Reserve<br>(Wallsend Rotunda Park) | 18  | Tyrrell Street | Regional | Local | Important element within town centre, and part of government buildings precinct, but does not warrant a higher ranking.   |

|         |                                    |     |                |          |       |   |
|---------|------------------------------------|-----|----------------|----------|-------|---|
| Waratah | Catholic Centre for Deaf Education | 30  | Alfred Street  | Regional | State | Design by prominent local architect Frederick Menkens c.1886, important landmark with townscape, important in the social history of the state. The earliest Roman Catholic Sisters to come to Australia specifically to care for and teach deaf and dumb students arrived in 1875. The Dominican order established a school associated with St Marys Star of the Sea in Newcastle. Students came to the school from elsewhere in NSW and from other states. Several notable teaching Sisters devoted their lives to this work, including Mother M. Columba Dwyer who spent 37 years in the Catholic education of the death and dumb.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>   |
| Waratah | Former Western Suburbs Hospital    | 149 | Turton Road    | Regional | State | The Newcastle and Northumberland Benevolent Society was established in 1884-86 by a group of prominent local women including Mrs Marie Ellis (founder of the RSPCA) and Mrs W Arnott (of the biscuit making family) to provide for the poor and destitute. The Society purchased the 5 acre site and started erecting cottages c.1895 for aged poor people. First 2 cottages opened by Henry Parkes. NSW government allocated 2000 pounds in 1897 for main building, designed by architect G.Sanders and Son. The building was known as the Benevolent Asylum and Lying-In Hospital. In 1932 the building was taken over by the NSW Hospital Commission, and in 1939 was renamed the Western Suburbs Maternity Hospital. Despite the various intrusive modern additions the fundamental form of the building remains intact.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i> |
| Wickham | Wickham Public School              | 54  | Hannell Street | Regional | Local | Good example of early 20 <sup>th</sup> century school, but does not warrant a higher ranking.   |
| Wickham | Former Infants School              | 64  | Hannell Street | Regional | Local | Good example of late 19 <sup>th</sup> century school, but does not warrant a higher ranking.  |

Some additional reclassification of items currently noted as "Local" value is recommended, as follows.

| Suburb     | Item Name                         | Street Number | Street Name   | Existing Significance | Proposed Significance | Reason   |
|------------|-----------------------------------|---------------|---------------|-----------------------|-----------------------|--|
| Cooks Hill | St Johns Church, Hall and grounds | 1b            | Parry Street  | Local                 | State                 | Thought to be the oldest surviving church in Newcastle, and one of the oldest surviving buildings in general. Associated with the AA Company and the early development of the area. Substantially intact including ornate stained glass windows and retains landscaped surrounds.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i> |
| Sandgate   | Sandgate Cemetery                 | 108           | Maitland Road | Local                 | State                 | Identified as of state significance in its Conservation Management Plan as one of few such 19 <sup>th</sup> century cemeteries of this scale surviving largely intact including some landscaping and rail spur.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>   |

|           |                         |       |                |       |       |   |
|-----------|-------------------------|-------|----------------|-------|-------|---|
| Newcastle | AMP Building            | 55    | Hunter Street  | Local | State | Designed by prominent NSW architects Apperley & Wright. Largely intact including many internal features. One of the relatively few stone buildings in the city centre. Other heritage listed AMP buildings exist in Albury, Armidale, and Taree. Important landmark within the street context. Part of the collection of prominent Insurance/financial buildings on this part of Hunter Street which were associated with the development of Newcastle as the regional capital in the early 20 <sup>th</sup> century, including T&G, CML, AMP, National Bank and ANZ Bank, and also on Bolton Street AML (formerly Woods Bros. and later Post Office Annex) and South British Insurance. Adjacent the Post Office Group and contributes to the setting of those buildings.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (e) research, (g) representative.</i> |
| Newcastle | National Australia Bank | 73-75 | Hunter Street  | Local | State | Important landmark within the street context. One of the relatively few stone buildings in the city centre. Part of the collection of prominent Insurance/financial buildings on this part of Hunter Street which were associated with the development of Newcastle as the regional capital in the early 20 <sup>th</sup> century, including T&G, CML, AMP, National Bank and ANZ Bank, and also on Bolton Street AML (formerly Woods Bros. and later Post Office Annex) and South British Insurance. Adjacent the Post Office Group and contributes to the setting of those buildings.<br><i>Satisfies State Criterion: (a) historic, (c) aesthetic, (g) representative.</i>   |
| Newcastle | Former Victoria Theatre | 8-10  | Perkins Street | Local | State | The Victoria Theatre is listed on the State Heritage Inventory. It is the oldest theatre building still standing in NSW c.1891. It represents an age of silent pictures, vaudeville and early legitimate theatre that no other building can offer in the state. It is virtually intact with the exception of the ground floor spaces though even there many features may be intact behind modern fittings etc.<br><i>Satisfies State Criterion: (a) historic, (b) association, (c) aesthetic, (d) social, (e) research, (f) rare.</i>   |

# Draft Newcastle LEP 2000 - Heritage Review

## Part D: Review Conservation Areas

### 1. Introduction

This section of the review considers various issues relating to Conservation areas, some of which were nominated during the public exhibition of the draft LEP, and others which were noted during this review process.

### 2. Recommendations

#### a. Proposed Extension to the Cooks Hill Conservation Area

*Recommendation:*

- include both sides of Swan Street up to Kitchener Parade within Cooks Hill Conservation Area
- consider creation of a new conservation area or local character precinct to include Kitchener Parade, Nesca Parade, Anzac Parade, High Street, Bingle Street etc.

Council noted that they received 22 submissions from residents of The Hill requesting that the Cooks Hill Conservation Area be extended to include the area bounded by Nesca Parade, Kitchener Parade and Swan Street.

Firstly the basis for listing of the existing area was researched, being principally the study "Proposed Extension of the Cooks Hill Conservation Area" prepared by Godden Mackay for Newcastle City Council in May 1996. This report reviewed the history of the area in general and then looked specifically at the extensions proposed, i.e. the area south of Bull Street and the area east of Railway Street. It recommended that the two additional areas be included on the basis that in comparison to the existing area they had a similar "historical pattern of development", similar "historical themes" and were "inextricably linked with the operations of the AA Company" (p.3).

A related study, the "Urban Conservation Area Guidelines for Inner Newcastle" again by Godden Mackay for Newcastle Council, January 1996, was also reviewed. In particular, the criteria for ranking individual buildings was applied to the proposed additional areas now being considered. The ranking classified buildings in terms of their contribution to the streetscape and their relative intactness, with the rankings varying from recommended for listing as heritage items in their own right through various levels of contributory or neutral items to intrusive items (p.28).

With regard to the above the following points are made:

- Historically the proposed additional area is consistent with that of the existing Cooks Hill Conservation area, being part of the original AA Company estate and having been developed for residential purposes in the early 20th century. However a plan of the area c.1900 (Pulver, A.P. "After Coal", Newcastle 1979) shows that the AA Company's railway to its Sea Pit cut across the eastern side of the Queen and Railway Street junction (the eastern arm of Queen Street then known as Pit Street), and then ran diagonally roughly along the Swan Street alignment to about halfway along Brooks Street, and then along the eastern side of Brooks Street. Thus development to the east of the railway was delayed, this area comprising the blocks along the whole of Swan Street, the northern half of Brooks Street including those fronting also onto Railway Street, and the eastern side of the southern portion of Brooks Street, as well as Kitchener Parade, Nesca Parade and the other streets beyond these to the east. This is apparent in the subdivision pattern, which includes relatively larger lots in this area, particularly some very large lots along the western side of the northern portion of Brooks Street, and also in the period and architectural style of the buildings. However most of this area i.e. both sides of the length of Brooks Street, is already within the Conservation Area.
- The period and architectural style of the buildings along Swan Street is entirely consistent with that of the existing Conservation Area, being a variety of early 20th century styles, mostly in brick but some in timber. In fact they may be considered more consistent with the buildings in the original part of the conservation area, that is federation or inter-war cottages and semi's or terraces, than those along the Brooks Street extension to the conservation area, which along the eastern side at least are predominantly inter-war or post-war bungalows, and which also included the prominent art deco flats on the western side and the 1970's apartment on the Swan Street corner. Swan Street also includes one historic building with a public function which gives it specific social significance, that is the Salvation Army chapel at the northern end of the street which, despite its modern face, is an early 20th century building. All of the buildings on both sides of Swan Street up to Kitchener Parade were given a contributory ranking within only one exception, that being the house at no. 18 which was given a neutral ranking due to its large setback. The one intrusive item, that is the 1970's apartment block, is already within the conservation area boundary.

- In addition, the mature figs trees along Swan Street give it a unique aesthetic quality, and is consistent with other tree lined streets in the original part of the conservation area e.g. Bruce Street. These fig trees are also significant in their own right.
- In comparison, Kitchener Parade and Nesca Parade had a great variety in their ranking and lacked the consistency of general form which is part of the intrinsic character of the Conservation Area. While they included some houses that were of a similar character, they also included some particularly large and imposing houses and gardens which are inconsistent with the smaller scale of most buildings in the area, were predominantly of more recent origins, and along the top section of Kitchener Parade included several intrusive modern townhouse-type buildings.
- Kitchener Parade and Nesca Parade are also different from Swan Street and the bulk of the existing conservation area due to the generally larger size of the lots, the non-grid layout of the streets which snake their way around the contours and ridgelines, and the slope of the land in comparison to the flat former swampland that constitutes the existing conservation area. On Nesca Parade in particular, the slope of the land and the outlook over Nesca Park give this area a particularly unique character. This pattern is more consistent with the area to the east. This includes the full extent of Kitchener Parade and Nesca Parade as well as Anzac Parade, Hillview Crescent, Mosbri Crescent, Lemnos Parade, Bingle and High Streets, most of which would be typically thought of as part of The Hill, and stretching south to include Hickson Street, Fenton Avenue and the northern end of Wrightson Avenue which would be typically thought of as part of Bar Beach.

In deciding whether the area should be included within the Cooks Hill Conservation Area, the question is not just whether the area has sufficient significance to warrant the listing but also whether it is best listed as part of the existing area or as a new area. This question was particularly highlighted in the Godden Mackay report on the southern extension beyond Bull Street where it was concluded that, despite some variation in character, the area was appropriately included within the Cooks Hill Conservation Area (p.29).

The Godden Mackay report also noted the importance of including lots to both sides of the street within the area wherever feasible, or at least the whole of the street itself, so as to include all items which make a contribution to the streetscape and/or to ensure inappropriate development is not permitted in the vicinity of the conservation area (p.30).

In this case, it is my considered opinion that both sides of Swan Street up to the intersection with Kitchener Parade should be included within the Cooks Hill Conservation area on the basis that:

- they are of sufficient significance, both in terms of the individual buildings and the streetscape as a whole including the fig trees;
- they are consistent with the existing Conservation Area in terms of historic development, building form and architectural style, intactness, street layout and topography, and;
- parts of Swan Street and the lots along its south west side are already within the conservation area, and inclusion of both sides of the street is generally preferred.

However Kitchener Parade and Nesca Parade, while of sufficient significance to warrant some form of heritage listing, are not consistent enough with the Cooks Hill Conservation Area to be included as part of it. It is recommended that consideration be given to including this area with another Conservation Area or Local Character precinct.

#### **b. Laman and Darby Street Sites Outside Existing Conservation Areas**

*Recommendations:*

- *Include library, art gallery and Darby Street sites within CBD Conservation Area*
- *Include car park to rear of Baptist Tabernacle within Cooks Hill Conservation Area*
- *Include Synagogue and adjacent lot on Tyrrell Street and the street itself within The Hill Conservation Area*

The boundaries of the various conservation areas encompassing inner city Newcastle are generally consistent and adjoin each other continuously, such that all parts of the city area are included. The exception is that area around the south east sides of Civic Park, including:

- the library and art gallery buildings on Laman Street
- the various commercial buildings along the east side of Darby Street between King and Queen Streets
- the last few lots at the bottom end of Tyrrell Street.

All of these areas contain significant historic buildings, and all are important to the character of the inner city. In particular:

- the library and art gallery, as well as the mature fig trees along Laman Street, are important components of the civic precinct including Civic Park, City Hall and the Civic Theatre.
- the rear of the library and art gallery sites have the potential to have a substantial impact on the streetscapes of Queen and Dawson Street, with only the Baptist Tabernacle building being within the Cooks Hill Conservation Area.

- the Darby Street block north of Tyrrell Street includes several historic buildings which would be ranked as contributory items within the adjacent conservation area, presents a major streetscape element to Civic Park including the steep rise of The Hill and its buildings beyond, and is an important gateway into the historic city centre.
- the Darby Street block south of Tyrrell Street comprises only 2 large scale buildings, one of which would be considered intrusive within the adjacent conservation areas, however it is an important gateway heading north into the CBD and heading south into Cooks Hill.
- The two lots on Tyrrell Street including especially the Synagogue, and the mature fig trees along the street, are a continuation of the pattern of development of The Hill Conservation Area generally, as opposed to the former Electricity Commission site on the southern side of the street.

As noted in relation to the extension of the Cooks Hill Conservation Area above, it is important to include lots on both sides of the street within conservation areas wherever feasible, and/or at least the whole of the street itself, so as to include all items which make a contribution to the streetscape and to ensure inappropriate development is not permitted in the vicinity of the conservation area. Given the significance of these areas within the context of the adjacent conservation areas, and the substantial negative impact that inappropriate development could on the conservation areas, it is considered essential that the boundaries be amended to include the relevant sites, as follows.

- The library and art gallery buildings are essential components of the civic precinct and should be included within the CBD Conservation Area which already includes the other elements of this precinct, including the mature fig trees along Laman Street. While development to the rear would impact on the Queen Street streetscape, which is part of the Cooks Hill Conservation Area, the importance of the site to the Civic Precinct is seen as being of greater importance. In any case the fact that it borders the Cooks Hill Conservation Area means the impact of any development on the streetscape would have to be considered as being "in the vicinity" of that conservation area.
- The rear of the Baptist Tabernacle site faces Dawson Street and, unlike the rear of the library and art gallery sites, any development on this land would have the greatest potential impact on the Dawson Street streetscape, as well as on the adjacent Baptist Tabernacle which is a landmark and key heritage item in its own right. Thus this site should be included within the Cooks Hill Conservation Area.
- All of the blocks along the eastern side of Darby Street should be within the CBD Conservation Area so as to provide comprehensive inclusion of sites along both side of the street and acknowledge the important role of this area as a gateway and as a major streetscape element bordering the Civic precinct.
- The Synagogue and adjacent site on Tyrrell Street should be included within The Hill Conservation Area, as should the whole of Tyrrell Street itself down to the Darby Street intersection, as they are consistent with the character and integral to the significance of this area.

### **c. Various Additional Conservation Areas and/or Local Character Precincts**

#### *Recommendations:*

- *Pursue the introduction of Local Character Precincts*

Submissions received during the public exhibition of the Draft LEP included nomination of various new conservation areas, including specifically:

- Wallsend
- Georgetown
- Hamilton
- Lambton
- New Lambton

I would also recommend consideration of the following as new conservation areas, as they are of considerable heritage significance and largely intact, though which are now rapidly coming under threat due to development pressure, that is:

- Waratah
- Tighes Hill
- Mayfield
- Stockton

These were previously recommended, amongst various other areas around the city, in the 1996 City Wide Heritage Study as "Local Character Precincts". The intention of such precincts was that they could have a lower level of control than Conservation Areas but which would nevertheless preserve the historic character of those areas, principally by control of demolition and compliance with appropriate development guidelines. Along these lines the study suggested that the Beaumont Street Conservation Area could actually be "downgraded" to a Local Character Precinct, and I note that a submission to the draft LEP was received suggesting the deletion of this area.

The Precincts would also avoid the need to list a great number of items of only moderate local significance. A case in point is the former police station and residence at 23 Westcourt Road, New Lambton, which was nominated during the draft LEP exhibition, and which has been recently the subject of a development

application for its demolition and replacement by 3 villa units. My assessment of this item as submitted to Council is that listing is warranted, however inclusion in some sort of "heritage area" would have provided adequate level of protection. The loss of local character and the threat posed to it by higher densities is noted as the main concern by the nominators in that case.

Another case is the house at 25 Light Street, Bar Beach which was nominated during the draft LEP exhibition by its current owners. In that case my assessment of the item as submitted to Council is that listing is not warranted, however again the main concern of the nominators was the threat posed to the historic setting of their house by inappropriate development of the surrounding area. In both of these cases the buildings were within areas recommended by the Heritage Study as Local Character Precincts.

Yet another case raised during this review is that area around Anzac Parade and Nesca Parade which is encircled by the inner city Conservation areas but falls within none of them, even though it contains many individually significant items and historic streetscapes.

By my reading of the draft LEP and Urban Code, the implementation of some measure of control over these areas is essential, as:

- they are likely to see increased development pressure in general due to the rezonings;
- development is likely to be greater in scale than has been the case to date, and hence with greater impact on the character of an area, due to the promotion of increased densities; and
- many sorts of exempt or complying development are permitted without any heritage assessment which would severely compromise the historic character of these areas, with the only reason for exclusion on heritage grounds being if they are within defined conservation areas, which could presumably be extended to include Local Character Precincts.

Thus I strongly recommend that some base level of heritage control be placed over these areas prior to the implementation of the new LEP and Urban Code. Scheduling them as Conservation Areas is certainly an option, possibly being the simplest means of achieving this immediately, and could be reversed in the future should some form of Local Character Precinct be identified in subsequent amendments to the LEP or other controls. However I acknowledge that at this stage in the process introduction of a large number of additional conservation areas is likely to cause considerable community debate and probably cause lengthy delays to the implementation of the LEP.

However should council decide to commit to the concept of Local Character precincts and to establish a draft list of such areas immediately, based perhaps on those in the 1996 Heritage Study, this would provide some interim level of control pending the completion of a more comprehensive review. It would also take some pressure off Council for the ongoing listing of individual items of limited significance.