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Ordinary Council Meeting
26 March 2024



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CCL 26/03/2024 - MEMORIAL DRIVE, BAR BEACH - PEDESTRIAN AND CYCLIST IMPROVEMENTS

- | | | |
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| 8.1 | Attachment A: | Memorial Drive, Bar Beach - Consultation Flyer |
| 8.1 | Attachment B: | Memorial Drive, Bar Beach - Summary of Submissions |

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Active Transport Project

Pedestrian and Cyclist Improvements

Memorial Drive, Bar Beach



This project aims to improve safety and accessibility for pedestrians, cyclists and other road users at Bar Beach.

Background

We're proposing an upgrade of the existing pedestrian crossing at Memorial Drive to provide better safety and access for pedestrians and cyclists, and to align with best practice design principles.

The existing crossing between Empire Park and Cooks Hill Surf Club requires pedestrians to cross in three stages, using a refuge island on Memorial Drive, and an island between Memorial Drive and the carpark exit. The current staged crossing creates confusion for some drivers and the length of this crossing limits accessibility for pedestrians.

A cycling connection between Bar Beach and Parkway Avenue was identified in our Newcastle Cycling Plan 2021-2030 to improve access and connectivity.

How we use feedback

We are seeking community feedback to make an informed decision on this project.

To provide feedback and find out more information visit www.newcastle.nsw.gov.au/yoursay and complete the online form.

Alternatively, you can email a written submission to engage@ncc.nsw.gov.au.

Please include 'Submission – Bar Beach Pedestrian and Cyclist Improvements' in the subject line.

Postal submissions can be sent to:

Chief Executive Officer
City of Newcastle

Attention: Planning, Transport and Regulation

PO Box 489
Newcastle NSW 2300

Subject: Submission – Bar Beach Pedestrian and Cyclist Improvements

The public exhibition period closes
5pm, Monday 18 December 2023.

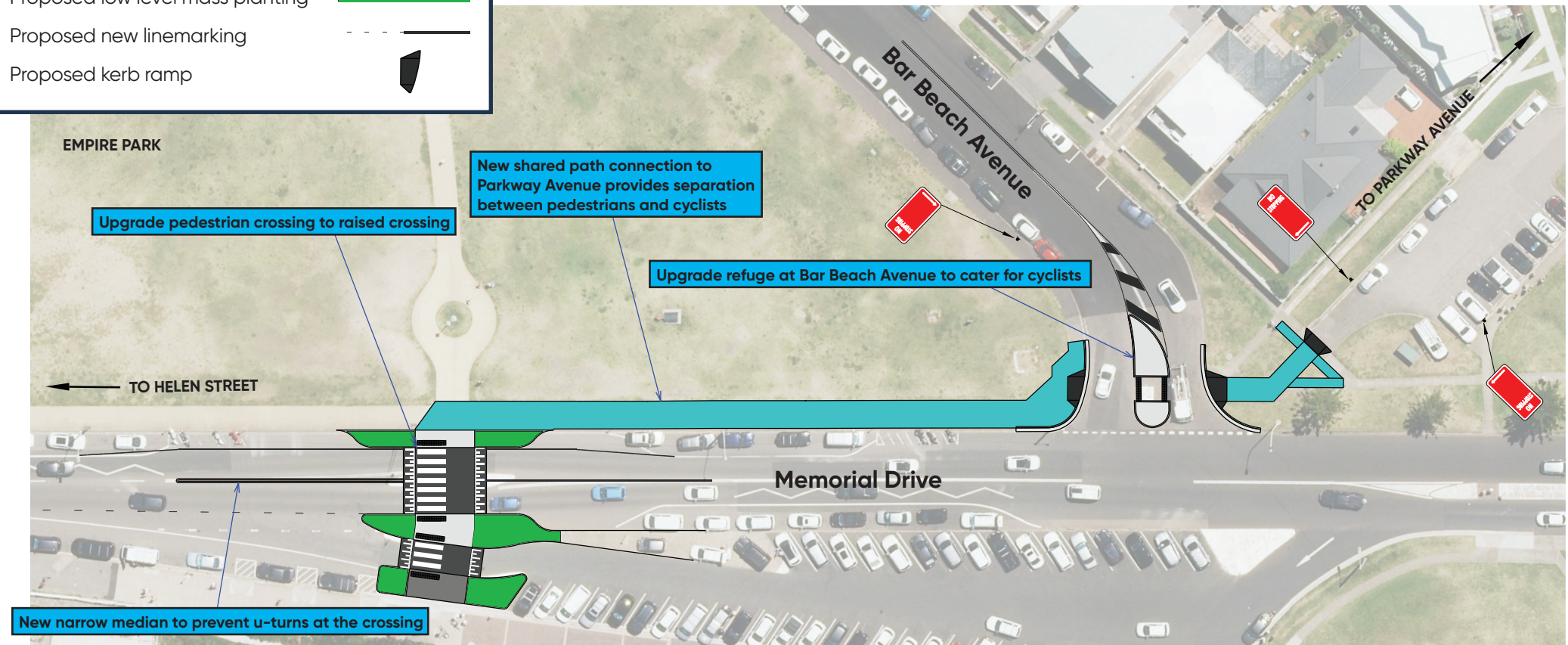




Legend

Proposed asphalt raised crossing	
Proposed path	
Proposed low level mass planting	
Proposed new linemarking	
Proposed kerb ramp	

Memorial Drive, Bar Beach



What is proposed

We are seeking feedback on concept designs for a raised pedestrian and bicycle crossing on Memorial Drive, Bar Beach.

The proposed upgrades will improve safety and accessibility for pedestrians, cyclists and other road users at Bar Beach.

The project will be completed in stages.

Stage 1 works include:

- Upgrade of the existing pedestrian crossing on Memorial Drive to a raised pedestrian crossing, with provision for a future priority crossing for cyclists.
- Removal of the existing refuge island on Memorial Drive.
- Installation of landscaped kerb extensions to reduce the crossing distance and improve sightlines for pedestrians.
- Construction of a new median to prevent u-turns at the crossing.

Stage 2 works include:

- Upgrade of the existing pedestrian refuge on Bar Beach Avenue to cater for cyclists.
- Providing a new shared path connection between Bar Beach Avenue and the raised pedestrian crossing, creating a new link between Bathers Way and Bar Beach.
- Upgrade of street lighting to meet relevant Australian Standards.

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Memorial Drive Pedestrian and Cyclist Improvements - Summary of Responses

Date	Suburb	Support	Summary of Submission	CN Response
18 December 2023	Adamstown	Yes, with changes	Concerned on-street parking will be reduced.	The proposal is parking neutral. The provision of kerb extensions at the Memorial Drive crossing will allow for the existing no stopping zones to be reduced in length, which will off-set a minor extension of no stopping restrictions at Bar Beach Avenue.
12 December 2023	Warners Bay	Yes, with changes	Requests for a raised crossing on Bar Beach Avenue instead of the proposed refuge upgrade. Concerned the proposed raised crossing will restrict stormwater flows.	Refuge islands are a more suitable option in locations with lower levels of pedestrian and cyclist movement. Refuges simplify the crossing task by providing a staging area and allowing pedestrians and cyclists to concentrate on one direction of traffic at a time. Stormwater impacts will be addressed during detailed design.
6 December 2023	Adamstown	Yes	Requests for the provision of angled parking on Bar Beach Avenue between Memorial Drive and Darby Street.	The provision of angled parking on Bar Beach Avenue is out of scope for this proposal.
5 December 2023	Hamilton	Yes, with changes	Requests the closure of Bar Beach Avenue at Memorial Drive to all motor vehicles, a ban of right turns from Memorial Drive into the Bar Beach Pavilion carpark, and speed humps on Memorial Drive.	The closure of Bar Beach Avenue at Memorial Drive is out of scope for this proposal and is not being considered at this time. The proposed raised crossing will work in tandem with the existing raised crossing to encourage lower vehicle speeds on Memorial Drive.
4 December 2023	Bar Beach	Yes	Concerned that the proposed upgrade does not include improvements for cycling on Parkway Avenue. Requests upgrade of other footpaths in the area to shared user paths.	A future cycling connection along Parkway Avenue is identified in CN's Cycle Plan 2021 - 2030. This upgrade will be delivered as part of a separate project in future years, subject to available funding and resources. Future upgrades of footpaths to shared user paths will be considered as part of a future public domain plan for the Bathers Way upgrade at Bar Beach.

4 December 2023	Kotara	No	Concerned the raised crossing will inconvenience drivers of motor vehicles.	The proposed raised crossing will reduce vehicle speeds along a section of Memorial Drive which has high volumes of people walking, cycling, and getting into and out of parked cars. The improved safety benefits outweigh a negligible inconvenience for motor vehicles.
4 December 2023	Carrington	Yes	No further comments provided.	Noted.
4 December 2023	Newcastle East	No	Notes support of the proposal.	Noted.
4 December 2023	The Hill	Yes	Supports the proposal. Requests provision of a right turn bay on Memorial Drive at Bar Beach Avenue.	Provision of a dedicated right turn lane is not supported as it may encourage additional vehicle volumes in Bar Beach Avenue and high-speed turns. There is sufficient road space for vehicles to pass to the left of a vehicle which is queued to turn right into Bar Beach Avenue.
4 December 2023	Whitebridge	Yes	Notes support of the proposal.	Noted.
4 December 2023	Merewether	Yes	No further comments provided.	Noted.
4 December 2023	Hamilton	Yes, with changes	Questions what a raised crossing is, and how high the raised threshold is.	The proposal is for a marked crossing on a flat-top road hump (wombat crossing). The threshold is raised between 75mm and 100mm above the existing carriageway level. Raised crossings provide additional safety benefits compared to zebra crossings, by increasing visibility for pedestrians and reducing motor vehicle speeds.
4 December 2023	Merewether Heights	Yes, with changes	Questions how pedestrians will access the raised crossing and if it will be accessible for wheelchair users.	The crossing will be accessible for wheelchair users, and will provide increased visibility for all users of the crossing.
4 December 2023	Merewether Heights	Yes	Supports the proposal, noting it will improve safety for road users.	Noted.

4 December 2023	New Lambton	Yes	Notes support of the proposal. Questions if the refuge island on Bar Beach Avenue can be moved approximately 10m further west.	The location of the upgraded refuge was selected to be as close to the pedestrian and cyclist desire line as possible. Moving the refuge further west toward the curve will reduce sight lines for drivers.
4 December 2023	Merewether Heights	Yes, with changes	Notes support for the proposal. Questions if the cycling improvements can be expedited. Requests provision of a separated cycleway from Bar Beach to Merewether and Merewether Heights.	The project delivery will be staged over two consecutive financial years (FY 2024/25 and FY 2025/26). Further active transport improvements and traffic calming in the area will be considered as part of precinct transport planning for Bar Beach, and through delivery of upgrades identified in the CN Cycle Plan under the Cycleways Program.
4 December 2023	Merewether	Yes	Supports the proposal, noting the provisions for cyclists.	Noted.
2 December 2023	Mayfield	Yes	Notes support of the proposal. Questions if people walking and cycling can be separated on Bathers Way due to the volume of path users.	The proposed crossing upgrade will have sufficient width to allow for both pedestrians and cyclists to cross at the same time. The crossing will be similar to the existing shared crossings along Watkins Street Merewether, which have delineation for people walking and cycling. Changes to The Bathers Way are out of scope for the proposal.
2 December 2023	Hamilton	Yes	Requests closure of Memorial Drive to motor vehicles between Bar Beach Avenue and Kilgore Avenue.	Closure of Memorial Drive to vehicle traffic is out of scope for this proposal and is not being considered at this time.
2 December 2023	Cooks Hill	Yes, with changes	Requests a raised crossing on Bar Beach Avenue instead of the proposed refuge upgrade. Requests a cycling connection along Bar Beach Avenue or Parkway Avenue to connect Bar Beach to The Junction and the rest of the city safely.	Refuge islands are a more suitable option in locations with lower levels of pedestrian and cyclist movement. Refuges simplify the crossing task by providing a staging area and allowing pedestrians and cyclists to concentrate on one direction of traffic at a time. The CN Cycle Plan identifies a future cycling connection along Parkway Avenue, which will be

				progressed under CN's capital works program in future years.
2 December 2023	Islington	Yes, with changes	Requests that any kerb extensions be mountable for people cycling.	The proposed kerb extensions will be landscaped, therefore, making them mountable is not supported. This will maintain safety for users of the crossing.
1 December 2023	The Hill	Yes	Notes support of the proposal.	Noted.
1 December 2023	Mayfield	Yes	Notes support of the proposal.	Noted.
1 December 2023	Cooks Hill	Yes, with changes	Requests a marked crossing on Bar Beach Avenue instead of the proposed refuge upgrade.	Refuge islands are a more suitable option in locations with lower levels of pedestrian and cyclist movement. Refuges simplify the crossing task by providing a staging area and allowing pedestrians and cyclists to concentrate on one direction of traffic at a time.
1 December 2023	Adamstown	Yes	No further comments provided.	Noted.
27 November 2023	Cooks Hill	Yes	Questions what impact the project will have on the small carpark adjacent No. 2 Bar Beach Avenue.	No stopping restrictions will be installed within the turning head of the carpark (south end of carpark), to ensure vehicles can turn around and exit the carpark in a forward direction. The restrictions will also ensure accessibility is maintained to existing and proposed paths for people walking and cycling.
27 November 2023	Merewether	Yes	Notes support of the proposal. Requests additional carparking.	The proposal is parking neutral. The provision of additional parking is out of scope for this proposal and is not being considered at this time. Motorcycle parking is provided on the west side of Memorial Drive south of Bar Beach Avenue.
27 November 2023	Merewether	Yes	Requests a public basketball court in Empire Park.	This is out of scope for this proposal.
25 December 2023	Merewether	No	Requests a reduced speed limit and additional speed limit signage.	The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with

				the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
24 December 2023	Elernore Vale	No	No further comments provided.	Noted.
23 December 2023	Bar Beach	Yes, with changes	Notes support of the proposal. Requests a ban of right turns from Memorial Drive into Bar Beach Avenue.	Banning right turns from Memorial Drive into Bar Beach Avenue is out of scope and is not being considered at this time. There is sufficient road space for vehicles to pass to the left of a vehicle which is queued to turn right into Bar Beach Avenue.
23 December 2023	Cooks Hill	Yes, with changes	Concerned the proposed cycling connection is too short.	The CN Cycle Plan identifies a future cycling connection along Parkway Avenue, which will be progressed under CN's capital works program in future years. Further active transport improvements in the area will be considered under future planning for the Bathers Way upgrade along Memorial Drive, and as part of precinct transport planning for the Bar Beach area.
23 December 2023	Bar Beach	Yes, with changes	Requests multiple new raised crossings on Memorial Drive between the Bar Beach Bowling Club and Bar Beach Avenue. Requests a reduced speed limit and speed camera enforcement on Memorial Drive.	The proposal is specifically an upgrade of the existing marked crossing to improve safety and to cater for cyclists. Further active transport improvements and traffic calming in the area will be considered under future planning for the Bathers Way upgrade along Memorial Drive, and as part of precinct transport planning for the Bar Beach area. The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower

				speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
23 December 2023	Bar Beach	Yes	Requests provision for traffic calming devices on Memorial Drive, north of the proposed crossing upgrade to reduce motor vehicle speeds.	The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
23 December 2023	The Hill	Yes	Requests a cycling connection along Bar Beach Avenue to Watkins Street to connect Bar Beach to The Junction and the rest of the city safely.	The CN Cycle Plan identifies a future cycling connection along Parkway Avenue, which will be progressed under CN's capital works program in future years. There are currently no plans for a cycleway along Bar Beach Avenue.
22 November 2023	Not Disclosed	No	Does not support the proposal.	Noted.
22 November 2023	New Lambton	Yes	No further comments provided.	Noted.
22 November 2023	Merewether	Yes	Requests signs which direct cyclists to dismount to cross. Requests provision for a fence at the existing raised crossing adjacent the skate park.	An upgrade of this crossing is identified in the CN Cycle Plan; therefore, the proposal includes provision for a priority crossing for cyclists. Pedestrian fencing at the existing raised crossing is out of scope for this proposal and is not being considered at this time.
22 November 2023	Kotara	Yes	No further comments provided.	Noted.
22 November 2023	Hamilton South	Yes	No further comments provided.	Noted.

22 November 2023	The Hill	Yes	Requests provision for traffic calming devices on Memorial Drive, north of the proposed crossing upgrade to reduce motor vehicle speeds.	Further active transport improvements and traffic calming in the area will be considered under future planning for the Bathers Way upgrade along Memorial Drive, and as part of precinct transport planning for the Bar Beach area. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
22 November 2023	Hamilton South	Yes, with changes	Concerned about the provision for people cycling on-road along Memorial Drive at the crossing.	On-road cyclists travelling along Memorial Drive are already riding in the traffic lane due to the high occupation of on-street parking in the area. The kerb extension widths will be like those at the existing raised crossing adjacent to the skate park. There is no impact on the safety for on road cyclists in Memorial Dr, with general on road safety improved through increased speed management.
22 November 2023	Cooks Hill	Yes, with changes	Requests speed camera enforcement on Memorial Drive.	Concerns about speeding and other breaches of the road rules should be reported to NSW Police. Community members can also suggest locations for speed camera enforcement via the TfNSW Centre for Road Safety website.
22 November 2023	Cooks Hill	Yes	No further comments provided.	Noted.
22 November 2023	Newcastle	No	Concerned about the priority crossing for people cycling. Questions the environmental impact of raised crossings.	An upgrade of this crossing is identified in the CN Cycle Plan; therefore, the proposal includes provision for a priority crossing for cyclists. Raised crossings do not impact the environment.
22 November 2023	Adamstown	Yes	No further comments provided.	Noted.
22 November 2023	Hamilton	Yes	No further comments provided.	Noted.
22 November 2023	Tighes Hill	Yes	Notes supports the proposal.	Noted.

22 November 2023	Bar Beach	Yes, with changes	Requests upgrade of the Cooks Hill Surf Life Saving Club building.	This is out of scope for this proposal.
22 November 2023	The Junction	Yes	No further comments provided.	Noted.
22 November 2023	Bar Beach	Yes	No further comments provided.	Noted.
22 November 2023	The Junction	Yes	No further comments provided.	Noted.
22 November 2023	Cooks Hill	Yes	No further comments provided.	Noted.
22 November 2023	Cooks Hill	Yes	Requests embellishments to Empire Park, including paths for walking and cycling, and additional planting.	This is out of scope for this proposal.
22 November 2023	Wallsend	Yes	No further comments provided.	Noted.
22 November 2023	Cooks Hill	Yes, with changes	Concerned the new median will encourage U-turns further south on Memorial Drive, notably at the Bar Beach Bowling Club carpark access.	The restriction to U-turns at the car park exit is required to address current unsafe driving behaviour. Illegal driving behaviour, including unsafe turning movements, will continue to be monitored by NSW Police.
21 November 2023	Hamilton	Yes	Requests wide kerb ramps at the crossing. Suggests a new alignment for the shared path connection to avoid the hill. Requests the asphalt path on the south side of Bar Beach Avenue to be replaced with concrete and kerb ramps at intersections. Requests reduced speed limit.	All proposed kerb ramps will have sufficient width to cater for people walking and cycling. The alignment of the proposed shared path follows the existing path alignment to minimise the projects footprint within Empire Park. Upgrade of the asphalt footway along Bar Beach Avenue is out of scope for this proposal. The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will

				continue to monitor speeds following the work as part of our ongoing management of transport around the city.
21 November 2023	Elermore Vale	Yes, with changes	Requests a raised crossing on Bar Beach Avenue, instead of the proposed refuge upgrade. Requests a reduced speed limit on Memorial Drive.	Refuge islands are a more suitable option in locations with lower levels of pedestrian and cyclist movement. Refuges simplify the crossing task by providing a staging area and allowing pedestrians and cyclists to concentrate on one direction of traffic at a time. The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
21 November 2023	Dixon Park	No	Does not support the proposal.	Noted.
21 November 2023	Merewether	No	Concerned about the priority crossing for cyclists and its interaction with the Bathers Way. Concerned about the impact to traffic flow on Memorial Drive.	An upgrade of this crossing is identified in the CN Cycle Plan; therefore, the proposal includes provision for a priority crossing for cyclists. Different surfaces on the kerb extension and refuge island will reduce cycling speeds. The kerb extension will create more space near The Bathers Way, so that cyclists will have space to join the Bathers Way with calm and care once the crossing is upgraded. The improved safety benefits outweigh a negligible increase in travel time for motor vehicles.
21 November 2023	Merewether	Yes	Notes supports the proposal. Questions if people walking and cycling can cross at the same time.	The proposed crossing upgrade will have sufficient width to allow for both pedestrians and cyclists to cross at the same time. The crossing will be similar to the existing shared crossings along Watkins Street

				Merewether, which have delineation for people walking and cycling.
21 November 2023	Merewether	Yes	Requests the crossing and shared path have adequate lighting.	Lighting at the crossing and refuge island will be upgraded as required to comply with relevant Australian Standards.
21 November 2023	Merewether Heights	Yes	Requests a reduced speed limit on Memorial Drive.	The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.
21 November 2023	Bar Beach	Yes	No further comments provided.	Noted.
21 November 2023	Cooks Hill	Yes, with changes	Requests an additional raised crossing on Memorial Drive near Parkway Avenue.	A refuge island is currently provided at this location, which allows pedestrians to cross Memorial Drive in two stages.
21 November 2023	Bar Beach	Yes, with changes	Requests a crossing facility in Darby Street between Bar Beach and Glebe Road.	This is out of scope for this proposal.
21 November 2023	Merewether	Yes	No further comments provided.	Noted.
21 November 2023	Cooks Hill	Yes	Notes support for the proposal.	Noted.
21 November 2023	Bar Beach	No	Does not support the proposal. Does support the proposed new median to prevent illegal U-turns.	Noted.
21 November 2023	Mayfield	Yes	Requests a raised crossing on Bar Beach Avenue, instead of the proposed refuge upgrade. Requests the crossing and shared path have adequate lighting. Requests embellishments such as seats, trees and public art to improve amenity.	Refuge islands are a more suitable option in locations with lower levels of pedestrian and cyclist movement. Refuges simplify the crossing task by providing a staging area and allowing pedestrians and cyclists to concentrate on one direction of traffic at a time.

				Lighting at the crossing and refuge island will be upgraded to comply with relevant Australian Standards.
21 November 2023	Newcastle East	Yes	Requests separation of people walking and cycling.	The proposal includes widening of the existing path on the west side of Memorial Drive, between the crossing and Bar Beach Avenue, to a 2.5m - 3.0m wide shared path. This will provide sufficient space to cater for people walking and cycling.
21 November 2023	Cooks Hill	Yes	No further comments provided.	Noted
21 November 2023	The Hill	Yes	Requests further upgrades along Memorial Drive between Parkway Avenue and High Street.	The requested upgrades along Memorial Drive are out of the scope for this proposal. Further active transport improvements in the area will be considered under future planning for the Bathers Way upgrade along Memorial Drive, and as part of precinct transport planning for the Bar Beach area.
21 November 2023	Merewether	Yes	No further comments provided.	Noted.
21 November 2023	Cooks Hill	No	Does not support the proposal.	Noted.
21 November 2023	Merewether	Yes	No further comments provided.	Noted.
21 November 2023	Blacksmiths	Yes, with changes	Requests traffic calming devices on approach to the crossing to reduce vehicle speeds.	The proposed raised crossing will work in tandem with the existing raised crossing (adjacent the skate park), to encourage a lower speed environment in Memorial Drive.
21 November 2023	Bar Beach	Yes	No further comments provided.	Noted.
21 November 2023	Newcastle West	Yes	No further comments provided.	Noted.
21 November 2023	Belmont North	Yes	No further comments provided.	Noted.

21 November 2023	Waratah	Yes	Notes support of the proposal. Requests clear signs or pavement markings for cycling.	A sign and line marking plan will be prepared during the detailed design phase.
21 November 2023	Bar Beach	Yes, with changes	Requests retention of the existing refuge island on Memorial Drive.	The use of kerb extensions to reduce the number of staged crossings and narrow the crossing distance for people walking and cycling is the preferred best practice approach for crossing infrastructure. Removal of the refuge island will encourage vehicle drivers to stop in both directions on Memorial Drive when a person walking or cycling is crossing.
21 November 2023	Warabrook	Yes	No further comments provided.	Noted.
21 November 2023	New Lambton	Yes	No further comments provided.	Noted.
21 November 2023	Merewether	Yes	No further comments provided.	Noted.
21 November 2023	Merewether	Yes	Supports the proposal, noting the provisions for cyclists.	Noted.
21 November 2023	The Junction	Yes	Notes support of the proposal.	Noted.
21 November 2023	Not Disclosed	Yes, with changes	Notes support of the proposal. Does not support the priority crossing for cyclists.	An upgrade of this crossing is identified in the CN Cycle Plan; therefore, the proposal includes provision for a priority crossing for cyclists.
21 November 2023	Islington	Yes	Notes support of the proposal. Requests additional traffic calming devices along Memorial Drive and a reduced speed limit.	The preferred approach for reducing speeds is by changing the road environment, with traffic calming devices such as road narrowing and raised crossings. The proposed raised crossing will work in tandem with the existing raised crossing to encourage a lower speed environment in Memorial Drive. CN will continue to monitor speeds following the work as part of our ongoing management of transport around the city.

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**CCL 26/03/2024 – ADOPTION OF NEWCASTLE CITY CENTRE
HERITAGE CONSERVATION AREAS REVIEW FINAL REPORT**

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| 8.2 | Attachment A: | Newcastle City Centre Heritage
Conservations Areas Review Final
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Heritage Conservations Areas Review
Final Report, March 2024 |

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Newcastle City Centre Heritage Conservation Areas Review Final Report



ACKNOWLEDGEMENT OF COUNTRY

City of Newcastle (CN) acknowledges its Local Government Area (LGA) sits within the Country of the Awabakal and Worimi peoples. We acknowledge that Country for Aboriginal peoples is an interconnected set of ancient relationships. We acknowledge the custodianship of the Awabakal and Worimi peoples and the care and stewardship they have performed in this place since time immemorial. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal and Torres Strait Islander people and how this still resonates today.

ENQUIRIES

For information contact:

Strategic Planning

Phone 4974 2000

Published by

City of Newcastle

PO Box 489, Newcastle NSW 2300

Phone 4974 2000

Newcastle.nsw.gov.au

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EXECUTIVE SUMMARY

This report presents the findings of a review of heritage conservation areas (HCAs) within the Newcastle City Centre boundary. It includes the following HCAs:

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

It defines current heritage significance of each area and provides desired future character statements. It assesses the appropriateness of boundaries, examines the planning context and controls, identifies items that contribute to or detract from the areas and documents what the community values about them. It also investigates a few potential new HCAs.

The review's methodology is based on NSW Heritage criteria as found in the heritage assessment guidelines of the NSW Heritage Council. These guidelines are accepted as the standard methodology for assessing heritage significance. The review considers the "Better Placed: Design Guide for Heritage" best practice guidelines of the NSW Heritage Council. This included a literature review of previous studies and an analysis of new information based on fieldwork and community engagement feedback.

The report's recommendations incorporate an analysis of the feedback made during the community engagement held 17 April 2023 and 29 May 2023 (Phase 1) by CN's Community Engagement team. That feedback is used as the baseline data to determine the social significance of each HCA.

This report's recommendations incorporates the outcomes of the public exhibition of the draft report held 6 November to 18 December 2023 (Phase 2) by CN's Community Engagement team.

The review finds HCA residents generally want to maintain the special character of these areas and existing HCA boundaries. The community identified several distinct character areas for protection and conservation, particularly in the Newcastle City Centre HCA. Updated statements of significance and desired future character in the Newcastle Development Control Plan (DCP) is an appropriate way to reinforce character along with revisions to the contributory buildings maps in the Heritage Technical Manual.

The review concludes CN should develop a program to apply its findings and amend Newcastle Local Environmental Plan 2012 (LEP) and DCP. The final recommendations include:

- Amendments to the Newcastle East, Newcastle City Centre, The Hill and Cooks Hill HCA boundaries for land located in the Newcastle City Centre boundary.
- Replacement of the Newcastle City Centre HCA with the smaller Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street HCAs.
- Amendments to an identified low-rise area located in the Newcastle East HCA to delete height of building (HOB) and floorspace ratio (FSR) development standards.
- Amendments to low-rise residential properties located in The Hill HCA to remove them from the Newcastle City Centre boundary, delete HOB and FSR development standards, add

minimum lot size development standards, and where applicable change the land use zoning from MU1 Mixed Use to R3 Medium Density Residential.

- Amendments to the DCP to include updated statements of significance and desired future character statements for the amended Newcastle East and proposed Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street HCAs.
- Amendments to the Heritage Technical Manual to update contributory building maps for the amended Newcastle East, The Hill, and Cooks Hill HCAs, and new contributory building maps for the proposed Old Town, Civic and Honeysuckle, Hunter Street, and Parry Street HCAs.

The recommendations from the review do not instigate changes to HCA boundaries or heritage listings. Such changes require strict legal process to amend the LEP and similarly, recommended changes to the DCP require a formal, legal process. This work will be undertaken as a separate project.

CHAPTER ONE – INTRODUCTION

1.1 Introduction

A Heritage conservation area (HCA) is a group of places, often defined by its distinctive architecture, streetscape, and landscape features, which together contribute to our history and cultural identity. Heritage significance of these areas is likely to change over time and with use. These dynamic areas continuously change from development, cultural and social changes to the resident population and use, as well as renewal, neglect, and decay. These changes enhance, maintain and erode their cultural heritage significance. Therefore, it is essential to review and update the conservation management strategies, policies and planning framework for these areas to ensure their heritage value is understood, protected and supported for future generations.

This report presents the results of a review and analysis conducted during 2023 of two of City of Newcastle's (CN) eight existing HCAs - Newcastle City Centre and Newcastle East HCAs. It incorporates the results from CN's engagement with the community (Phase 1) from 17 April 2023 to 29 May 2023. This report is refined incorporating the analysis of community feedback from the public exhibition of the draft report (Phase 2) from 6 November to 18 December 2023. The Community Engagement Report (Phase 1), September 2023 is attached in Appendix A and the Public Exhibition Report (Phase 2), January 2024 is attached in Appendix B.

CN's Strategic Planning team drafted the report. The study area for this review is existing HCA land within the Newcastle City Centre boundary and comprises the following HCAs:

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

Following a review of feedback received during public exhibition, a final report will be presented to Council for adoption.

The project included the following tasks for the Newcastle City Centre and Newcastle East HCAs:

- Community engagement to determine what residents and businesses value about these HCAs.
- Review the heritage significance of the HCAs in accordance with Heritage NSW guidelines.
- Identify and define building styles and key elements of heritage value within these HCAs.
- Review the HCAs boundaries for continued heritage significance, examining whether they remain appropriate and for any need to adjust or manage them differently to best guide development assessment.
- Review the boundaries of other existing HCAs that adjoin these areas (The Hill and Cooks Hill) to examine whether land in the Newcastle City Centre Local Environmental Plan boundary reflects the heritage significance or would be better added to the Newcastle City Centre or Newcastle East HCAs.

- Identify low-rise residential properties on HCA land in the Newcastle City Centre boundary. Review the land use zoning objectives and development standards in the Newcastle Local Environmental Plan 2012 (LEP) with the built form of the land, the development objectives of the Newcastle City Centre, and the HCA's conservation objectives.

1.2 Purpose of this report

This report presents the findings of the Newcastle City Centre and Newcastle East HCAs review. The purpose of the report is to recommend ways to guide future heritage planning. It aims to ensure these HCAs reflect significant and demonstrable built, landscape or other heritage values in the study area, and are identified and mapped for clarity. The report reviews and proposes planning controls with specific measures tailored to strengthen the conservation and management of the distinctive heritage significance of each HCA.

The buildings, streets, and precincts of the Newcastle City Centre's HCAs have experienced significant change with recent economic revitalisation. This has altered the streetscape with many older buildings replaced and vacant sites infilled with new mixed-use higher density development, and triggered the need for a review.

The review aims to allow the Newcastle City Centre's revitalisation to continue while enabling our rich and diverse cultural heritage to remain protected and conserved.

The report focusses on built heritage and urban form and:

- Reviews the boundaries, significance and integrity of existing HCAs in response to change.
- Recommends amendments to the LEP and DCP (and associated Heritage Technical Manual).

1.3 Newcastle 2040 Community Strategic Plan

The Newcastle 2040 Community Strategic Plan (CSP) is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years. With direct input from the community, it represents what we value in our city and what we want to prioritise.

The CSP outlines four key themes to guide the implementation of this vision (**refer to Figure 1**). This project aligns with the objectives set under these themes, and will contribute to "*enriched neighbourhoods and places*" (Theme 1.1), as well as "*trust and transparency*" (Theme 4.2).

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2040, local heritage places will be protected. Overall, CN aims to ensure that the significant aspects of the city's heritage are identified, cared for, celebrated and appropriately managed on behalf of residents and visitors of Newcastle. The intention is to ensure decisions about heritage places are made with due regard to heritage significance, and that we strengthen or better appreciate heritage significance.

1. Liveable	2. Sustainable	3. Creative	4. Achieving Together
<p>1.1 Enriched neighbourhoods and places</p> <ul style="list-style-type: none"> 1.1.1 Great spaces 1.1.2 Well-designed places 1.1.3 Protected heritage places <p>1.2 Connected and fair communities</p> <ul style="list-style-type: none"> 1.2.1 Connected communities 1.2.2 Inclusive communities 1.2.3 Equitable communities 1.2.4 Healthy communities <p>1.3 Safe, active and linked movement across the city</p> <ul style="list-style-type: none"> 1.3.1 Connected pathways and pedestrian networks 1.3.2 Road networks 1.3.3 Managed parking 1.3.4 Effective public transport <p>1.4 Innovative and connected city</p> <ul style="list-style-type: none"> 1.4.1 Emerging technologies 1.4.2 Digital inclusion and social innovation 	<p>2.1 Action on climate change</p> <ul style="list-style-type: none"> 2.1.1 Towards net zero emissions 2.1.2 Know and share our climate risk 2.1.3 Resilient urban and natural areas <p>2.2 Nature-based solutions</p> <ul style="list-style-type: none"> 2.2.1 Regenerate natural systems 2.2.2 Expand the urban forest 2.2.3 Achieve a water sensitive city <p>2.3 Circular economy</p> <ul style="list-style-type: none"> 2.3.1 Design out waste 2.3.2 Localised supply chain and sustainable procurement 	<p>3.1 Vibrant and creative city</p> <ul style="list-style-type: none"> 3.1.1 Vibrant events 3.1.2 Bold and challenging programs 3.1.3 Tourism and visitor economy 3.1.4 Vibrant night-time economy <p>3.2 Opportunities in jobs, learning and innovation</p> <ul style="list-style-type: none"> 3.2.1 Inclusive opportunities 3.2.2 Skilled people and businesses 3.2.3 Innovative people and businesses <p>3.3 Celebrating culture</p> <ul style="list-style-type: none"> 3.3.1 Nurture cultural and creative practitioners 3.3.2 Promote Newcastle as a major arts and cultural destination 3.3.3 Culture in everyday life <p>3.4 City-shaping partnerships</p> <ul style="list-style-type: none"> 3.4.1 Optimise city opportunities 3.4.2 Advocacy and partnership 	<p>4.1 Inclusive and integrated planning</p> <ul style="list-style-type: none"> 4.1.1 Financial sustainability 4.1.2 Integrated planning and reporting 4.1.3 Aligned and engaged workforce <p>4.2 Trust and transparency</p> <ul style="list-style-type: none"> 4.2.1 Genuine engagement 4.2.2 Shared information and celebration of success 4.2.3 Trusted customer experience <p>4.3 Collaborative and innovative approach</p> <ul style="list-style-type: none"> 4.3.1 Collaborative organisation 4.3.2 Innovation and continuous improvement 4.3.3 Data-driven decision-making and insights

Figure 1: Newcastle 2040 Community Strategic Plan themes and objectives.

1.4 Alignment with Newcastle Heritage Strategy 2020-2030

CN's Heritage Strategy is a strategic framework to guide the management of heritage matters in the Newcastle LGA over the next ten years. It draws from the Newcastle 2030 Community Strategic Plan 2018-2028 (CSP) (City of Newcastle, 2018) and Newcastle's Heritage Policy 2013 (updated 2022). Consultation told us the Newcastle community has strongly expressed its aspiration that moving towards 2030+, local heritage will be valued, enhanced and celebrated.

The Heritage Strategy allows CN to articulate a framework for achieving this vision and to meet its statutory obligations and community expectations for regulating and managing local heritage. It aligns with the Sustainable Development Goals and New Urban Agenda developed by the United Nations, the Hunter Regional Plan 2041, Greater Newcastle Metropolitan Plan 2036 and contemporary heritage guidelines for local government required by the NSW Heritage Council.

The Heritage Strategy identifies actions and services that when implemented align with the Newcastle Heritage Policy, best practice, legislative responsibilities and community expectations. It identifies the vision statement for heritage, sets out the context, identifies the core themes/priorities and the objectives, outcomes and measures of these themes.

This review delivers on the following priorities outlined in the Newcastle Heritage Strategy 2020-2030:

Priority 1 *Enhancing our community's knowledge of and regard for local heritage items and places.*

Priority 2 *City of Newcastle will protect and conserve the City's heritage places for the benefit of everyone.*

Priority 3 *City of Newcastle will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations.*

Priority 4 *Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the*

region. City of Newcastle will invest in the promotion and care of these assets as part of the city's economic and cultural development.

1.5 What is a heritage conservation area (HCA)?

An HCA is an area of land recognised for its collective nature of buildings and elements that contribute to an overall heritage significance valued by the community and worth protecting. More than a collection of heritage items, it can include a group of buildings, landscape or whole suburbs with heritage values that give it a distinct identity. Their significance is often associated with the underlying land subdivision, street pattern, arrangement of lots, and a predominance of buildings that share common periods of development, historical associations, materials, form and scale.

An HCA is determined by examining its heritage significance and identifying the special characteristics making up that significance. To be considered for listing by the NSW Minister and protected under the *Environmental Planning and Assessment Act 1979* (EP&A Act), the area must meet at least one of the seven Heritage Council of NSW criteria for assessing significance.

HCAs are statutorily recognised and protected at the local government level by their listing in the heritage schedule of LEP. The LEP governs the circumstances in which development is permitted. Most development on land in HCAs is unlikely to meet the requirements for exempt development, and therefore needs a development application or complying development certificate.

1.6 Conservation principles

The approach to managing HCA changes is underpinned by the principles and processes of the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (The Burra Charter).¹ The Burra Charter is the best practice standard to guide heritage conservation practitioners managing change to heritage places in Australia. This HCA review is based on the following Burra Charter approaches where change should be:

- based on an understanding of the heritage significance of the place
- guided by the heritage significance of the item, site, streetscape and/or area
- managed in accordance with an appropriate conservation policy.

A key principle is that the sum of the parts is equally important as the individual features themselves and explains why the cumulative impact of change is an important consideration. This is often not well

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, 2013. ISBN 0 9578528 4 3

understood. Where buildings positively reinforce the character of an HCA, they need to be retained to conserve the significance of the HCA.

1.7 How are heritage conservation areas determined?

An HCA is determined using the Heritage Council of NSW's evidence based process², the NSW standard criteria used for heritage significance assessment. The process examines heritage significance to determine why an HCA is valued by the community and which special characteristics are worthy of conservation and contribute to that significance. These characteristics can include the subdivision pattern, consistency of the building stock, or common building and construction materials. HCAs usually demonstrate aspects of our cultural, economic and social history, and patterns of change and development over time. These elements will provide evidence of how people respond physically, emotionally, socially and architecturally to their environment; and how places have been occupied, used, ignored, refined, degraded or associated with Australian history over time.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an HCA. The Heritage Council of NSW produced standard evaluation criteria compatible with The Burra Charter values.

To include an HCA on the LEP heritage schedule, the responsible NSW Minister requires it meets one or more of the State Heritage criteria. The values embodied in the criteria generally relate to:

- natural heritage values of places
- Indigenous heritage values of places
- historic heritage values of places

The level of significance of an HCA is determined by its value relative to other comparable HCAs, be they in a local, regional, national, or international context. The rarity and/or representativeness of the HCA is considered as part of the overall analysis of its significance.

Heritage criteria for listing HCAs (and heritage items) at the State or local level in NSW are:

Criterion (a) (Historic significance)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criterion (b) (Historical association)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

² NSW Department of Planning and Environment, June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

Criterion (c) (Aesthetic/creative/technical achievement)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) (Social, cultural, and spiritual)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) (Research potential)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) (Rare)	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g) (Representative)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

1.8 Contributory buildings

In HCAs, contributory items are buildings and elements that contribute to the overall significance of the area, and must be kept if the heritage significance of the area is to be retained. Non-contributory items may be replaced. There may also be an opportunity to strengthen the local character by removing elements that detract from or compromise that character.

In the Newcastle LGA, buildings can make three levels of contribution in an HCA – contributory, neutral, and non-contributory. The contribution of any building to the area or streetscape's character and heritage significance, based on the Contributory Buildings Map (example provided in **Figure 2**), will guide the approach to development and assist in determining the degree of change permitted. Each level of contribution is explained in the table below.

Contributory buildings – are buildings that contribute to the character of the HCA. They are:

- (i) **Heritage item** – buildings listed as a heritage item in the LEP; or
- (ii) **Contributory 1** – buildings that clearly reflect a Key Period of Significance for the HCA and are key elements of the HCA. This ranking is assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes buildings with rear additions which do not affect the main front roof; or
- (iii) **Contributory 2** – buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the heritage conservation area

character. This ranking is assigned where a building has alterations such as cement rendering to Federation or Inter-war period brickwork or a first-floor addition which affects the main front roof form, yet the period and style of the building remains discernible.

Neutral buildings – are buildings that are either altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA. This ranking is assigned where the building is either so altered that the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.

Non-contributory buildings – are buildings from a construction period which fall outside any Key Period of Significance for the heritage conservation area and that have scale or form that is not consistent with the key characteristics of the heritage conservation area. This ranking is assigned where the building is recent or late 20th century and is out of scale, ie, not consistent with the height, form and scale of buildings within the streetscape.

The Contributory Buildings Maps, prepared in January 2020 provide a snapshot assessment of the building as viewed from the street and can be used as a starting point to understand a building's potential heritage significance. The ranking of each building was a visual assessment and not based on historical documentary research.



Figure 2: Example of Contributory Buildings Map – Hamilton Residential Precinct HCA (Source: CN GIS 24 January 2020)

1.9 Methodology

This review is based on the NSW Heritage Council's heritage assessment guidelines³ and the criteria defined in the NSW Heritage Act 1977 as the standard methodology to assess heritage significance. The document "Better Placed: Design Guide for Heritage", best practice guidelines of Heritage Council of NSW and Government Architect NSW⁴ was also used.

This review includes a literature review of heritage studies relating to the HCAs, an analysis of new information, historical updates, and the results of fieldwork and community engagement. It uses terms consistent with definitions in the LEP and DCP. Google Streetview imagery is used to help visualise each locality.

An important element of heritage significance is social value – that is, the esteem people place on an item or HCA and its contribution to a community's sense of identity. To seek the views of each community residing and working in the HCAs in a robust and objective manner, the review included community engagement feedback. This feedback is included in each HCA chapter and has been treated as the baseline data to explore the social significance of each heritage conservation area.

³ NSW Department of Planning and Environment June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

⁴ Heritage Council of NSW and Government Architect NSW, May 2018, *Better Placed: Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites and precincts*, ISBN 978 0 6483700 4 8

CHAPTER TWO – STATUTORY PLANNING FRAMEWORK

2.1 Introduction

This chapter sets out the planning context in which CN regulates and manages the HCAs listed in the LEP. In NSW, State and local Governments share the responsibility for managing heritage. The Heritage Council of NSW, assisted by Heritage NSW, has responsibility for items of State heritage significance listed on the State Heritage Register and for relics of State and local significance. Local Government is responsible for local heritage, through LEPs and DCPs.

The State Heritage Register lists items and areas that have significance to the people of NSW, while nationally significant places are listed on the National Heritage List administered by the Australian Government Department of Climate Change, Energy, the Environment and Water.

The three legal instruments regulating cultural heritage in NSW are:

1. *NSW Heritage Act 1977*
2. *Environmental Planning and Assessment Act, 1979*
3. *NSW National Parks and Wildlife Act 1974.*

Identifying and listing items and places of heritage significance are the first steps in protecting and managing places deemed to be of heritage significance. Listing heritage places on statutory heritage registers provides a legal framework for managing the approval of major changes so that heritage significance is retained and not diminished.

CN's heritage listings are made through the *EP&A Act* which enables the listing of heritage items and places in the LEP. The *Standard Instrument—Principal LEP* contains provisions to regulate heritage. This is the legal framework for recognising and managing heritage items, heritage conservation areas and archaeological sites.

The *Transport and Infrastructure State Environmental Planning Policy (SEPP) 2021* defines the boundary of the Three Ports area including Port Botany, Port Kembla, and Port of Newcastle. The port of Newcastle's Three Ports area (**refer to Figure 3**) applies to the harbour and parts of Kooragang, Mayfield North, Tighes Hill, Carrington, and Newcastle East (Coal River Precinct). Heritage items and archaeological sites in this area are listed in the heritage schedule of the Transport and Infrastructure SEPP 2021 and this provides the mechanism for their identification and management. A SEPP prevails over an LEP, and so heritage listings in the SEPP for the Port of Newcastle's Three Ports area are not listed in CN's LEP.

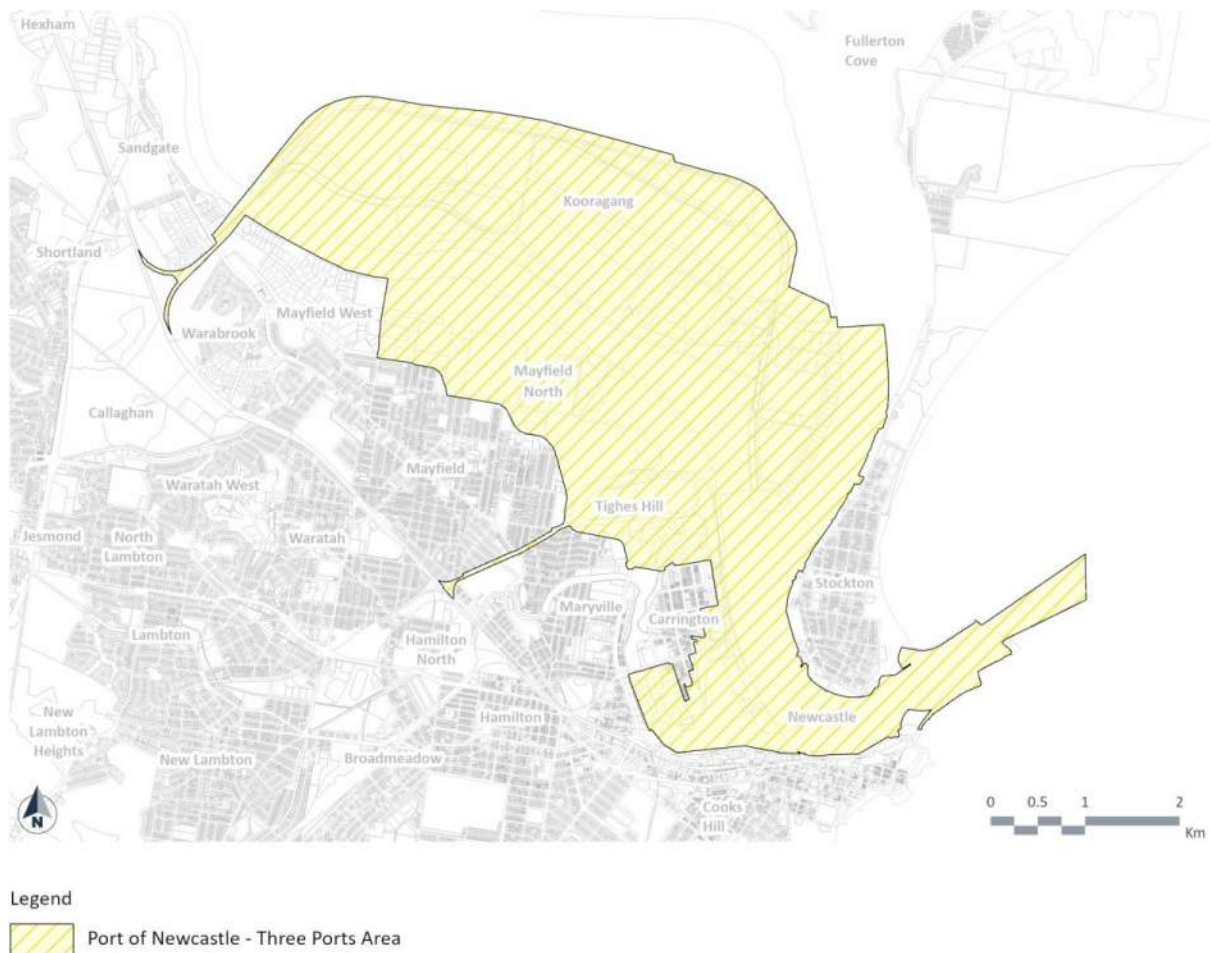


Figure 3: Port of Newcastle - SEPP (Transport and Infrastructure) 2021 Three Ports

2.2 Local Environmental Plan (LEP)

LEPs are the main planning tool to shape the future of communities by ensuring local development is carried out appropriately. In NSW council's plans are required to conform to a standard LEP, known as the 'Standard Instrument'. This instrument directs the provisions in the LEP which establishes the consent requirements for development in HCAs and provides the assessment framework to follow when assessing a development application within an HCA. Part 5 of the LEP sets out the provisions CN must consider in its assessment of a development application within an HCA or land listed as a heritage item.

Under Clause 5.10 of the LEP, CN must assess the impact of a proposed development on the heritage significance of the HCA or heritage item concerned. Most types of development in a HCA or to a heritage item, unless exempt, require development consent via a development application or complying development certificate. An applicant must demonstrate that there is no heritage impact or that it is minimal and measures to manage impacts are in place.

The heritage clauses at Part 5 of the LEP are mandatory clauses of the NSW planning authority (NSW Department of Planning, Housing and Infrastructure). Council has no discretion to alter or amend these provisions. The LEP is guided by the DCP, which provides direction on the types of changes considered acceptable for an HCA or heritage item. This is further explained below.

HCA and heritage items are listed in Schedule 5 of the LEP. Any changes HCA and heritage item listings such as boundary adjustments, re-naming, removal, or creating a new HCA or heritage item listing requires an amendment to the LEP.

This review examines the heritage significance and boundaries of the existing HCAs and potential new heritage item listings in the HCAs in the Newcastle City Centre boundary (refer to **Figure 4**) to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs.

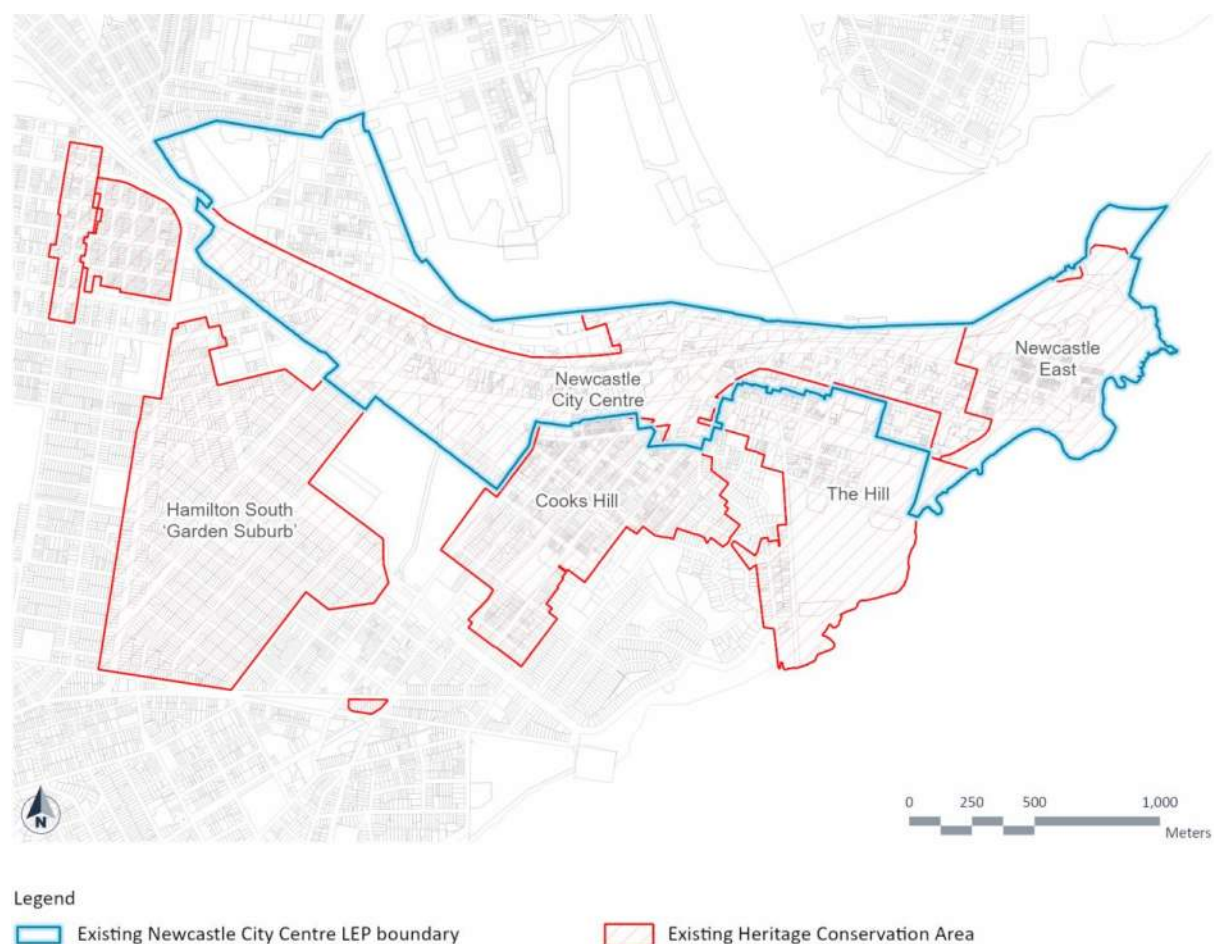


Figure 4: Newcastle City Centre boundary & existing HCAs

2.2.1 Land Use Zones

Zoning is the division of land into categories (i.e. land use zones) providing a local framework for the way land can be developed and used for the area they cover. Zoning in the LEP is guided by the Standard Instrument provisions, and is identified in maps supported by the relevant land use tables.

The Standard Instrument LEP identifies certain mandatory objectives and mandatory land uses permitted with or without consent, or prohibited for each zone. This is provided in Part 2 of the LEP. Any changes to land use zones requires an amendment to the LEP. Councils may, where appropriate, prepare additional local land use objectives and provisions to supplement the standard provisions without altering those mandated and aligning with other relevant State or regional provisions.

The EP&A Act prescribes how a council is to prepare and make a Local Strategic Planning Statement. In 2020 Council, adopted the Newcastle Local Strategic Planning Statement – Planning Newcastle 2040: Global City, Local Character (LSPS). This is Council's 20-year land use vision identifying how we will sustainably manage the city's growth and change. The LSPS gives effect to the Hunter Regional Plan 2041 and Greater Newcastle Metropolitan Plan 2036; and implements priorities from our Community Strategic Plan, Newcastle 2040. The LSPS brings together land use planning actions in adopted strategies and informs changes to the LEP and DCP, to guide land use decisions for the LGA.

This review examines the land use zones to ensure the zone objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs in the Newcastle City Centre boundary.

2.2.2 Minimum subdivision lot size

Subdivision lot size is a development standard to help implement strategic planning objectives and provide certainty to the community and landowners about the acceptable scale of development. Minimum subdivision lot size is one way to establish the building envelope for new development. The DCP supports this with built form provisions such as building setbacks, explained below. It is important to use a consistent approach to the identify and apply minimum subdivision lot size development standards so controls are clear for development and community interests.

2.2.3 Height of Buildings (HOB)

Building height (or height of building) means—

- a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
- b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,*
including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

A development standard for height is a planning tool to help implement strategic planning objectives and provide certainty to the community and landowners about the acceptable scale of development. Height is one component of a combination of ways used to help establish the primary building envelopes for new development. The DCP supports this with built form provisions such as building setbacks as explained below. It is important that a consistent approach to the identification and application of height development standards is used so controls are clearly understood by development and community interests.

Being an optional clause of the Standard Instrument that CN adopted in its LEP, Clause 4.3 (HOB) to set maximum building heights for development on the accompanying HOB Map. Additionally, the clause allows different maximum heights to be applied for different zones and for different locations in the same zone. Heights are shown in metres.

Although the HOB clause is optional, it is the NSW planning authority's preference (LEP practice note PN 08–001) that building height development standards are applied to strategic centres in the LEP. This is to provide a level of certainty. As part of the planning process, CN assess the impact of a proposed development against the Clause 4.3 (HOB) objectives and development standards specified on the accompany mapping. Any changes to HOBs require an LEP amendment.

This review examines the HOB objectives to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs in the Newcastle City Centre boundary.

2.2.4 Floor Space Ratio (FSR)

The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

A development standard for floor space ratio (FSR) is a planning tool for implementing strategic planning objectives and providing certainty to the community and landowners about the acceptable bulk of development. FSR is one component of a combination of ways to help establish the primary building envelopes for new development and the gross floor areas available for retail, commercial and residential activities in centres. The DCP supports this by including additional built form provisions as explained below. It is important that a consistent approach to the identification and application of FSR development standards is used so these controls are clearly understood by development and community interests.

Clause 4.4 (floor space ratio) of the LEP allows CN to:

- specify maximum FSRs on the accompanying Floor Space Ratio Map;
- apply different maximum FSRs for different zones and different locations in the same zone; and
- use a table in conjunction with a map so separate FSRs may be set out depending on the mix of land uses or the dimensions of the site.

In line with NSW planning authority recommendations, CN adopted Clause 4.5 (calculation of FSR and site area). This provides a method of calculating FSR in a consistent manner by defining FSR and by setting out rules for the calculation of site area for the purpose of applying permitted FSRs.

Although the FSR clauses are optional, it is the NSW planning authority's preference (LEP practice note PN 08–001) to provide FSR development standards for strategic centres set out in the LEP. This gives some certainty about the likely bulk of a building and the likely variations considered to that standard.

As part of the planning process, CN assess the impact of a proposed development against Clause 4.4 (floor space ratio) and Clause 4.5 (calculation of FSR and site area) objectives and development standards specified on the accompany mapping. Any changes to FSR require an LEP amendment.

This review examines the FSR objectives and development standards to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the heritage conservation areas located in the Newcastle City Centre boundary.

2.2.5 Varying Development Standards

Clause 4.6 of the LEP allows councils to approve development applications with some flexibility so long as the deviation is consistent with the objectives of both the development standard and the zone. In these instances, a consent authority may accept a variation to a development standard if sufficient environmental planning grounds justify it.

A delegate of council can determine the development application, except where it is a numerical standard varied by greater than 10% or the variation is to a non-numerical standard. Where the extent of variation is greater than 10%, in regional areas such as the Newcastle LGA, the elected council has the function of determining the DA.⁵

2.2.6 Newcastle City Centre

The term 'Newcastle City Centre' is defined in Part 7 and mapped by the LEP (**Refer to Figure 4**). It is used generally but also has a statutory definition, such as in the Hunter Regional Plan 2041 and the LSPS. Unless otherwise specified, it can be reasonably assumed this report refers to the area identified in the LEP that applies objectives relating to economic revitalisation and day and evening activities. Measuring 224.5ha, any change to its boundary requires an LEP amendment. This area is subject to planning provisions in Part 7 Additional local provisions—Newcastle City Centre of the LEP. This aims to strengthen the regional position of Newcastle City Centre, promote its revitalisation and facilitate the development of building design excellence appropriate to its regional city status. The Newcastle City Centre objectives are:

- a) *to promote the economic revitalisation of Newcastle City Centre,*
- b) *to strengthen the regional position of Newcastle City Centre as a multi-functional and innovative centre that encourages employment and economic growth,*
- c) *to protect and enhance the positive characteristics, vitality, identity, diversity and sustainability of Newcastle City Centre, and the quality of life of its local population,*
- d) *to promote the employment, residential, recreational and tourism opportunities in Newcastle City Centre,*
- e) *to facilitate the development of building design excellence appropriate to a regional city,*
- f) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Newcastle City Centre achieves sustainable social, economic and environmental outcomes,*

⁵ NSW Department of Planning and Environment, November 2023, *Guide to Varying Development Standards*.

- g) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Newcastle City Centre for the benefit of present and future generations,*
- h) to help create a mixed use place, with activity during the day and throughout the evening, so Newcastle City Centre is safe, attractive, inclusive and efficient for its local population and visitors alike.*

Part 7 of the LEP sets out matters to consider in assessing a development (or modification) application in the defined Newcastle City Centre area. The provisions are tailored to large scale, medium to high-rise development and include minimum building street frontage, building separation, design excellence, active street frontages, HOB and FSR.

This review examines the Newcastle City Centre objectives and boundary to ensure its objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs located in the current Newcastle City Centre boundary.

2.3 Development Control Plan (DCP)

The DCP supports the LEP with detailed planning and design guidance for those proposing to carry out development in the LGA under a development or modification application. HCA provisions are in Section E1 and Section E2. The Heritage Technical Manual supplements the DCP with further technical information for assessing development applications in HCAs. It includes Contributory Buildings Maps ranking the contribution of buildings to the streetscape character and heritage significance for each of the HCAs.

The DCP enables merit assessment of development applications as it contains relevant aims, objectives and controls. CN can implement a DCP in a discretionary capacity, and in this way, flexibility in the controls supports good design without prescribing the means of achieving it. Applicants can demonstrate how design options to satisfy the objectives. In this sense, the DCP is a non-restrictive planning tool. This approach considers the principle that there is no one-size-fits-all that will be suitable within the HCA, that technology and fashions change and therefore provided that the objectives are met CN does not prescribe the actual means of achieving it.

2.4 The National Housing Accord and Proposed NSW Government Planning Reform

2.4.1 Background

The National Housing Accord (the Accord) was announced by the Commonwealth Government in October 2022 as part of the Federal Budget. Under the accord, State and Territory governments are to undertake expedited zoning, planning and land release to deliver on a joint commitment to improve affordability by addressing Australia's housing supply challenges. In August 2023, National Cabinet endorsed a new national target to build 1.2 million new well-located homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.

On 7 December 2023, the NSW Government announced the proposed Transport Oriented Development (TOD) Program as well as Low and Mid-Rise Housing planning reform. The changes aim to increase housing capacity close to transport, jobs and existing infrastructure to address the housing crisis.

2.4.2 Transport Oriented Development (TOD) Program

The program has two tiers. Tier One relates to Greater Sydney. Tier Two proposes to apply new planning controls to 31 NSW locations to allow more homes within 400m of metro and suburban railway stations. In the context of this HCA review, Tier Two applies to Newcastle Interchange.

The proposed changes will:

- Allow residential flat buildings (RFBs) in all residential zones (R2 Low Density, R3 Medium Density and R4 High Density residential zones) within 400m of the identified stations.
- Allow RFBs and shop-top housing in local and commercial zones (E1 Local Centre and E2 Commercial Centre zones) within 400m of the identified stations.
- Apply a mandatory 2% minimum affordable housing contribution rate for developments using the new provisions.

Notes:

- *RFBs are permissible in the R2, R3 and R4 zones under Newcastle Local Environmental Plan 2012 (NLEP 2012).*
- *shop-top housing is permissible in the E1 and E2 zones under NLEP 2012. RFBs are not permissible in the E1 and E2 zones under NLEP 2012.*

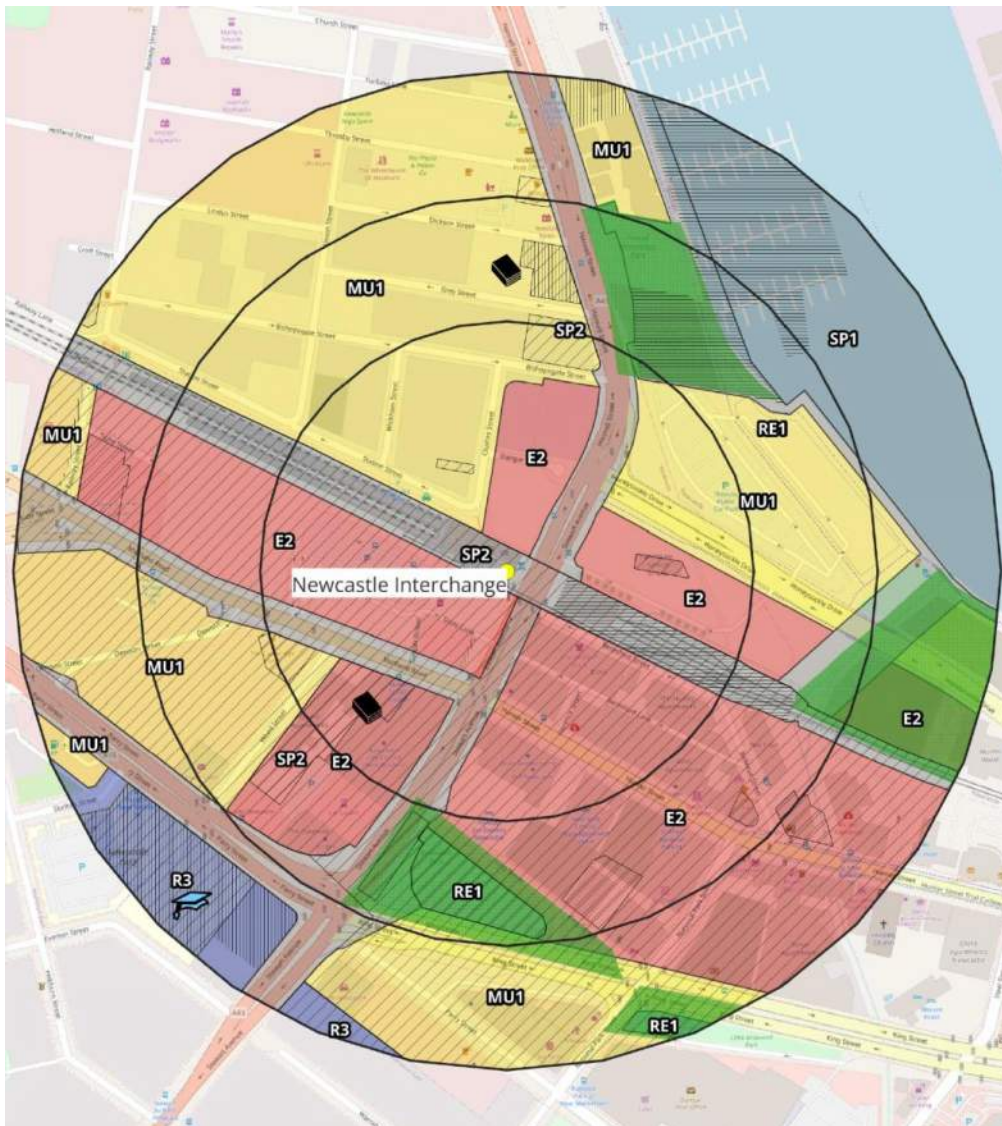


Figure 5: TOD application at Newcastle Interchange
 (Source: TOD Briefing Pack for Council (NSW Government, January 2024))

Proposed changes to planning controls include:

- Maximum building height of 21m (approximately six storeys).
- 3:1 floor space ratio (FSR).
- No minimum lot size or lot width.
- Minimum active frontage controls in the E1 and E2 zones – no further information has been provided.
- Maximum parking rates – no further information has been provided.

Notes:

- Within 400m of Newcastle Interchange maximum building heights range from 10m to 90m.

- *Within 400m of Newcastle Interchange current maximum FSR ranges from 0.9:1 to 8:1.*
- *Newcastle DCP 2023 contains minimum frontage (lot) widths for RFBs of 18m in the R2 zone and 15m in the R3, R4 and MU1 zones. No other minimum frontage widths apply.*
- *There is no minimum lot size in the MU1, R4, E1 or E2 zones. A 400m minimum lot size applies in the R2 and R3 zones.*
- *RFBs are not currently permissible in the E1 and E2 zones. Shop-top housing is permissible in E1 and E2 zones and requires commercial/retail uses on the ground floor which provides activation to the street.*
- *Newcastle DCP 2023 applies maximum parking rates to development. It is unclear what implications this may have as no further information about the proposed maximum parking rates have been released.*

From 1 April 2024, it is anticipated a new State Environmental Planning Policy (SEPP) is proposed to implement the proposed changes and override planning controls in the Newcastle LEP 2012 within 400m of Newcastle Interchange.

New design criteria for mid-rise residential apartment buildings are proposed to support the proposed changes including building separation, setbacks, vehicle access, visual privacy and communal open space controls. A merit-based assessment of development applications in these areas is proposed to use the new controls, including in heritage conservation areas (HCAs). The TOD Program documentation states '*a merit-based assessment will continue to apply in these locations [HCAs] and relevant heritage controls will apply to the extent that they are not inconsistent with the new standards*'. As a result, the proposed controls override any existing heritage controls relating to areas covered by the TOD SEPP and design criteria.

2.4.3 Low and Mid-Rise Housing Reform

The low and mid-rise housing reform proposes to increase the range of housing types permissible in residential zones across the Six Cities Region. Specific to this HCA review, the changes would allow mid-rise apartment blocks (up to six storeys) near station and town centre precincts in the R3 Medium Density Residential Zone. The changes are proposed to apply to areas within:

- 800m walking distance of a heavy rail or light rail station.
- 800m walking distance of land zoned E2 Commercial Centre (e.g. around Civic and Newcastle Interchange)
- 800m walking distance of land zoned E1 Local Centre (e.g. town centres) or MU1 Mixed Use (e.g. most of Newcastle City Centre) – "but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants".

In the context of this HCA review, the low to mid-rise housing reform applies to MU1 and R3 zoned land located within an HCA and the Newcastle City Centre boundary. As such, it would apply to almost all the land in the study area, including mixed-use zoned land in the Newcastle City Centre HCA and the R3 zoned land in the Newcastle East and The Hill HCAs.

Within 400m of the stations/centres, RFBs and shop top housing will have a maximum building height of 21m (six storeys) and a maximum FSR of 3:1. In the outer part of the precincts from 400m to 800m of stations/centres, RFBs and shop top housing will have a maximum building height of 16m (four-five storeys) and a maximum FSR of 2:1. Minimum site area and width standards in LEPs will also be turned off. All other applicable planning controls in LEPs and DCPs such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

Consistent with the TOD program reform, new design criteria for mid-rise residential apartment buildings will support the proposed changes including building separation, setbacks, vehicle access, visual privacy and communal open space controls. Development applications using these controls will be subject to a merit-based assessment from CN. The proposed reform is envisaged to work 'in tandem with the TOD Program to achieve urban form through appropriate density around centres'. Controls proposed as part of the TOD program will prevail where there are inconsistencies.

2.4.4 Reform Consideration

CN notes the housing reforms detailed above, if enacted, have the potential to significantly affect the statutory planning framework and assessment of development proposed within HCA review area. However, the NSW government has not finalised the reforms, and the implications are unclear.

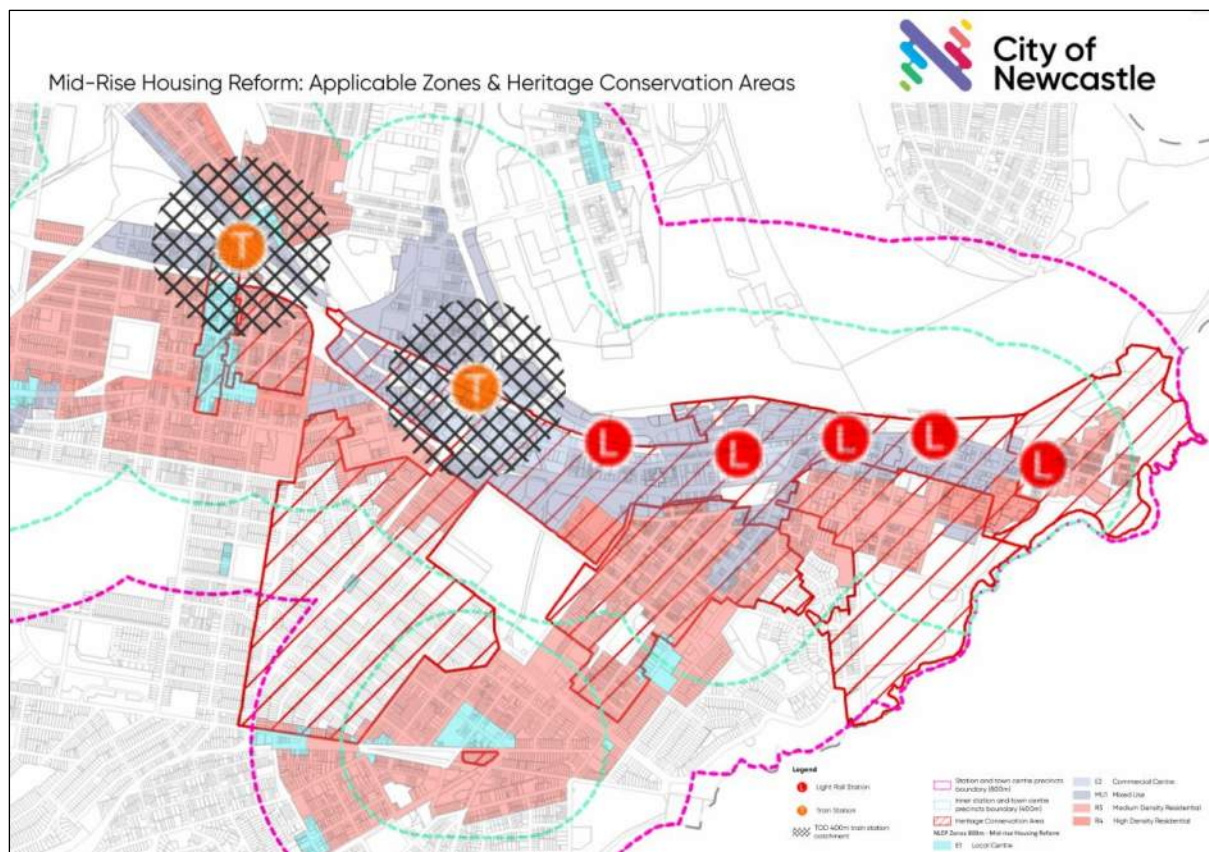


Figure 6: Mid-rise housing reform application (indicative) and HCAs (Source: City of Newcastle, 2024)

CHAPTER THREE – ABORIGINAL AND HISTORICAL CONTEXT

3.1 Introduction

The historical analysis provides the context for assessing significance. The study area is existing HCA land within the Newcastle City Centre boundary. This includes the Newcastle City Centre and Newcastle East HCAs, and some land parcels at the northern periphery of The Hill and Cooks Hill HCAs. These HCAs have a shared and interrelated Aboriginal and Non-Aboriginal cultural history.

3.2 Aboriginal Context

The Traditional Custodians of the land within the Newcastle City Centre, including wetlands, rivers, creeks and coastal environments, have heritage and cultural ties to the study area which date back tens of thousands of years. Traditionally, this and surrounding lands were made up of numerous Nurras, family clan group areas. Each Nurra had ceremonial, story and marriage obligations. These obligations formed the binding relationships between all peoples of this language group, and strengthened ties with neighbouring language groups. They gathered on regular occasions to pay respect to the Dreaming Spirits, the country and each other, through ceremony, song and dance. This maintained the Lore, continuously passing it on.

Muluubinba, the traditional name for the people is attributed to a local sea fern traditionally harvested as a food crop. The Reverend Lancelot Threlkeld, a missionary stationed at Newcastle and Lake Macquarie from the 1820s, recorded that the Aboriginal people of the Newcastle Tribe were called Mulubinbakal (men) and Mulubinbakalleen (female). In breaking down the word, it translates to:

- ‘muluu’ the name of the sea fern
- ‘bin’ is plural and
- ‘ba’ place of meaning - the place of many sea ferns.

This area is where the modern-day Foreshore, Honeysuckle and CBD are situated. It was marshland characterised by ti-tree, honeysuckle and ferns and extending south from the nearby Coquun (Hunter River). Fed by a watercourse from what later became the site of The Obelisk on Prospect Hill, the marsh was part of a much larger swamp drained by a serpentine waterway, now known as Cottage Creek. Its interface with the river consisted of a sandy beach and low sand dunes. Exploitation of shellfish, as demonstrated by large deposits of shells along the creek banks, appears to have begun in earnest some 2000 years ago. The estuarine waters were rich in potential harvests of eels and fish, and the fresh water available in the area attracted game.

Evidence of continuous and extensive Aboriginal occupation of Newcastle City Centre is reflected in recent archaeological records. Multiple sites containing Aboriginal objects have been uncovered and documented throughout the study area. This includes but is not limited to sites in Hunter Street Newcastle West, Hunter Mall Newcastle, a shell midden at Meekarlba (Honeysuckle), and a tool making site at the Convict Lumber Yard on Scott Street.

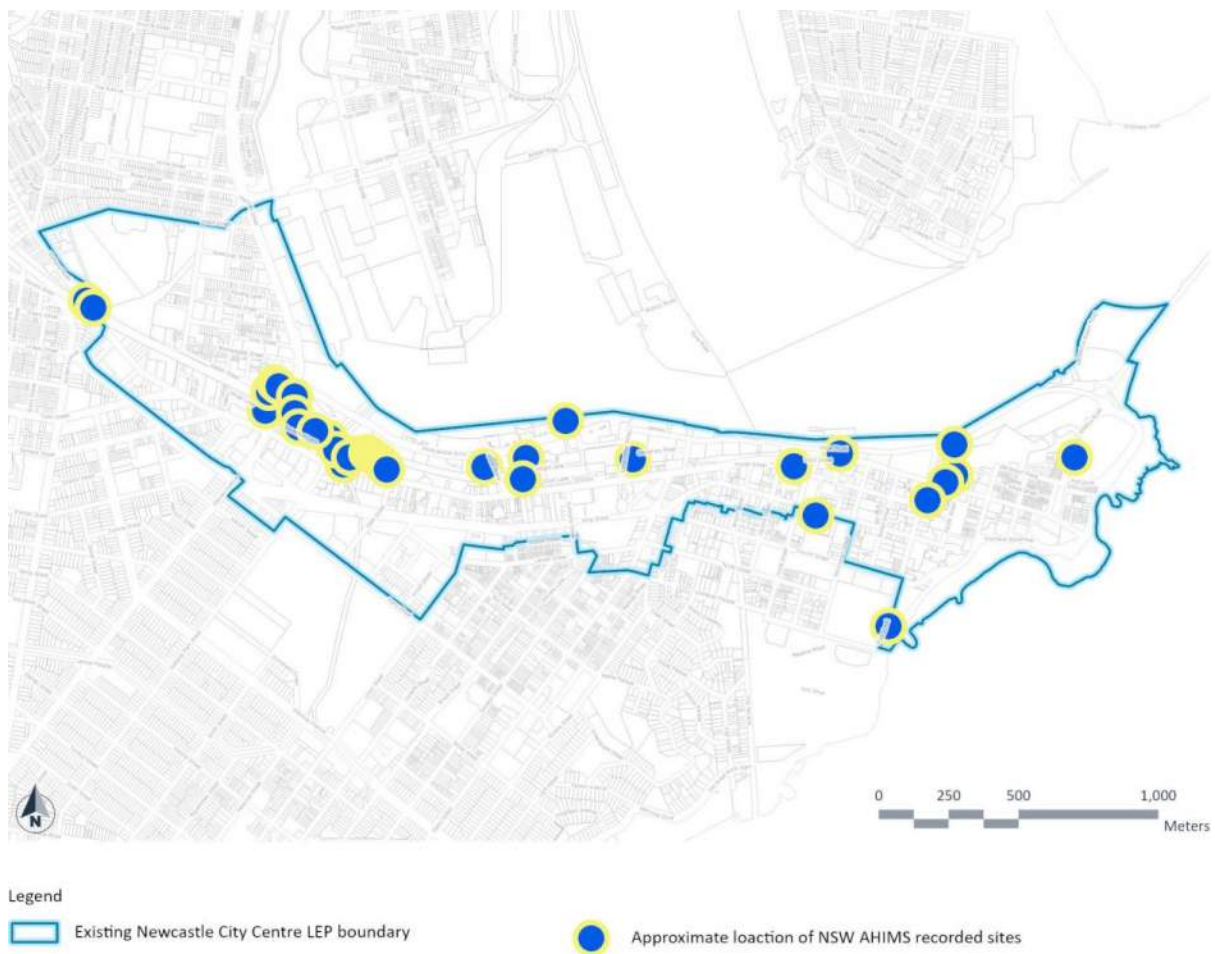


Figure 7: AHIMS listed sites in study area, 14 January 2024

(Source: Aboriginal Heritage Information Management System, NSW Department of Planning & Environment)

Traditional names and stories of many of Newcastle City Centre's natural landmarks and well-known places are still in use today. Whibayganba (Nobbys Headland) is the final dwelling place of the Kangaroo that broke Marriage (skin) Lore. Skin Lore was one of the most important and stringent Lores regarding marriage, community structure and obligations. The Kangaroo Man had forcibly taken a Wallaby Woman, knowing that consequence of his actions was death, he fled from the rest of the people. Trying to outrun them he headed towards the coast, upon reaching the coast he used the cover of a thick fog to escape to Whibayganba. There he was forever trapped by the clever people on the island. An everlasting reminder to all of the punishment that comes with breaking Lore.

Large numbers of clan groups were known to have lived along the river and coast, around the wetlands and hinterlands. Living a settled life managing and farming their lands according to their cultural and family obligations and the Lore, carefully moving with the seasons and for ceremonial necessities. Since approximately 1892, the Indigenous people of Newcastle have come to be known as the Awabakal. Today, the descendants of those people proudly and actively identify with, promote and

protect their Lore, beliefs and languages through connection to country and each other and are now filling important cultural and modern-day roles in the study area.⁶

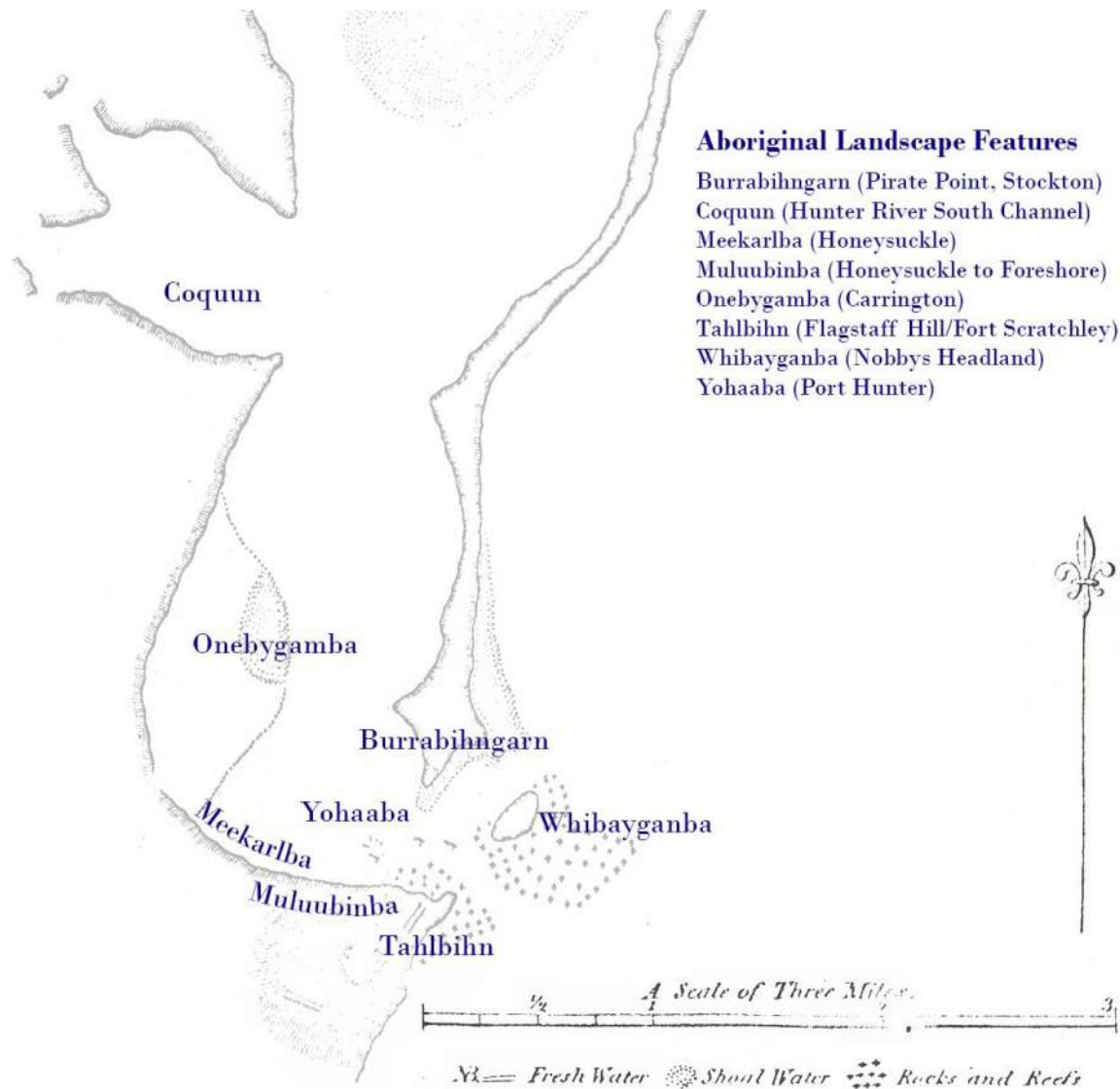


Figure 8: Map of Aboriginal landscape features
 (Source: base map from Mitchell Library, State Library of NSW: Shortland, John, An eye sketch of Hunter's River it lays N.N.E. true, 63 or 65 miles from Port Jackson : discovered this river 9th Sept'r 1797, in the Governor's whale boat. Published 29th Sept. 1810 by J.Gold, 103, Shoe Lane, London.
 Dual named landscape features adopted by Newcastle Council on 24 September 2013 and gazetted by NSW Geographical Names Board.
 Muluubinba and Meekarlba identified in CN's Heritage Strategy 2020-2030.
 Onebygamba identified by Traditional Custodian in Phase 2 submissions 6 November to 18 December 2023).

⁶ Extract adapted from pp.5-12 of the Heritage Strategy 2020-2030, written by a traditional knowledge holder of the local community and endorsed by the Guraki Aboriginal Advisory Committee.

3.3 Historical Context

Following in the footsteps of Captain James Cook and his first voyage 1768 to 1771, the First Fleet under Captain Arthur Phillip arrived in Botany Bay in January 1788 to establish a penal colony and the first European settlement in Australia. For the next 13 years, approximately 120km north of Sydney Harbour's penal colony, the coastline and harbour of what is now called Newcastle was the scene of escaping convicts, pursuing naval officers, off-course fisherman and official explorers. Such activity helped to publicise the deep-water port and rich coal seams in the surrounding cliffs.

Lieutenant John Shortland, while pursuing a group of escaped convicts in 1797, landed and camped at the foot of Tahlbihn (Flagstaff Hill / Fort Scratchley) on what is now Camp Shortland in Newcastle East. He was the first European to officially 'discover' the Coquun – a river he named after Governor Hunter and reported coal deposits. The following year enterprising traders began gouging small amounts of coal from the cliffs and exposed reefs to sell to Sydney. In 1801 local coal shipped to Bengal was considered Australia's first commercial export.

In June 1801, in the first official European exploring expedition, Colonel William Paterson reported to Governor King that a small settlement should be established for coal, boiling salt and burning shells for lime. He noted a plentiful fish supply, and excellent pasture for cattle inland. In 1801, a convict camp called Kings Town (after Governor King) was established at the mouth of the Hunter River (then also known as Muluubinba or Coal River) to mine coal and cut cedar. That same year, what is thought to be the Southern Hemisphere's first coal mine was established at Colliers Point, below Tahlbihn (Flagstaff Hill), and its first coal was shipped to Sydney. This settlement closed less than a year later.

A permanent settlement at the mouth of the Hunter River began in March 1804, as a secondary place of punishment for recalcitrant convicts. The administration in Sydney, under Governor King, decided the site's isolation, combined with the hard manual labour of coal mining, lime-burning, salt-making, timber cutting, and construction work would make an ideal secondary penal colony for recidivists. The settlement at Newcastle East was initially named Coal River, also Kingstown, and finally Newcastle, after England's famous coal port. The convicts were mostly Irish rebels from the Castle Hill convict uprising. Initially placed under the direction of Lieutenant Menzies and then from 1805 to 1808 Charles Throsby. The convict settlement rapidly gained a notorious reputation in the Colony as 'Sydney's Siberia' due to its striking similarities of extreme isolation and enforced manual labour also experienced in the Siberia of Imperial Russia. The regime was severe and the work arduous. By 1821 it became the major prison in NSW with over one thousand convicts.

Under Captain James Wallis, commandant from 1816 to 1818, a building boom began. He laid out streets, built the first church on the site of Christ Church Cathedral near an established Aboriginal camp, erected a gaol, and began work on the breakwater. In 1816, the oldest school still operating in Australia, Newcastle East Public School, was established at a site near to Christ Church Cathedral.

Newcastle's appearance and layout as a penal colony is well documented in paintings by convict artists such as Joseph Lycett and Richard Browne. Lycett proved to be an excellent chronicler of penal Newcastle, successfully capturing the shape, colour and development of the town in his paintings. His paintings, without romanticism or denigration recorded Aboriginal people living near Newcastle and their cultural practices such as hunting kangaroo and taking part in a corroboree. His work provides an important snapshot in time just before their way of life was profoundly altered by the growing

European population. The large collection of artworks is an important testimony of the Aboriginal ownership of the area, and a reminder of the experience of first contact between the local Indigenous tribes and the British. Newcastle East has profound historical significance as a place of first contact between traditional custodians of the land and waters of Newcastle and newly arrived Europeans.

Military rule ended in 1823 following the recall of Governor Macquarie to England and the release of the Bigge Report on the state of the colony. Prisoner numbers were reduced to 100 and the remaining 900 were sent to Port Macquarie. Those few that remained in Newcastle were mostly employed on the building of the breakwater, with others in the building of the barracks at James Fletcher Hospital, or by the AA Company in their coal mines. After 1823, the shipping industry began to develop and soon a high proportion of the population were employed in the maritime industry – pilots, lighthouse keepers, life-boat sailors, tugboat crews, wharf labourers, ship chandlers, and customs staff. Work on the Breakwater slowed, gradually ceasing, delaying its completion until 1846.

The great legacy of this period is the foundation of the modern city of Newcastle, which has continued to grow since 1804. Significant heritage sites associated with the convict period survive in the form of Macquarie pier and breakwater, the Convict Lumber Yard, Christ Church Cathedral and burial ground (Cathedral Park), Nobbys, King Edward Park, Bogey Hole, and Signal Hill within the Fort Scratchley Historic Site.

With the decision to declare Newcastle a free town, surveyor Henry Dangar was sent to Newcastle to re-design the street layout for public sale. In 1823 he laid out the town as a grid of three east-west and seven north-south streets, with a central axis at Christ Church, descending to a broad market at Hunter Street (now Market Square) (**refer to Figure 9**).

The width of Dangar's city blocks was 90 metres, compared to 200 metres in Melbourne and 500 metres in Adelaide. Dangar's streets were 20 metres wide, creating an enduring intimacy and human scale still evident in the layout of Newcastle. Even today, it is Dangar's town plan that gives Newcastle a human scale unseen in any other Australian city.

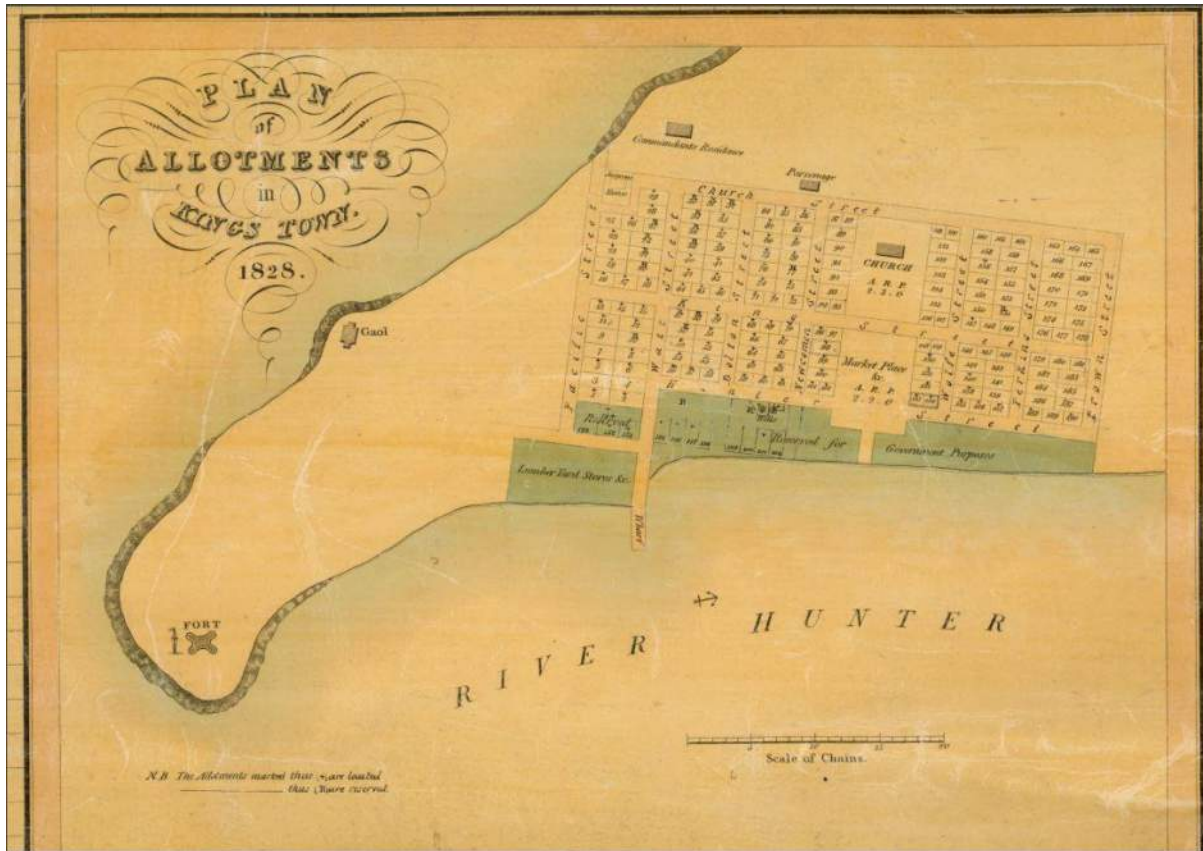


Figure 9: Henry Dangar's 'Old Town' Plan

(Source: Newcastle Region Library: Plan of allotments in King's Town, 1823 to 1827 surveyed by H. Dangar)

In 1828 the Australian Agricultural Company (AA Company) was given a 2000 acre parcel of coal bearing land in the inner section of Newcastle, and with it, a monopoly on the mining and export of coal. The land extended west from Brown Street to Hamilton and was to constrain residential development west of the city for years to come.

Several coal pits were sunk, commencing with the first private coal mine in Australia, the A Pit, just off Menkens Lane near Church and Brown streets, in 1828, followed by the B, C, D, E, F, and Sea pits (refer to **Figure 10**). On 10 December 1831 the AA Company opened Australia's first railway in Brown Street to service the A Pit (refer to **Figure 11**). Remains of the railway are kept in the collection at Newcastle Museum.

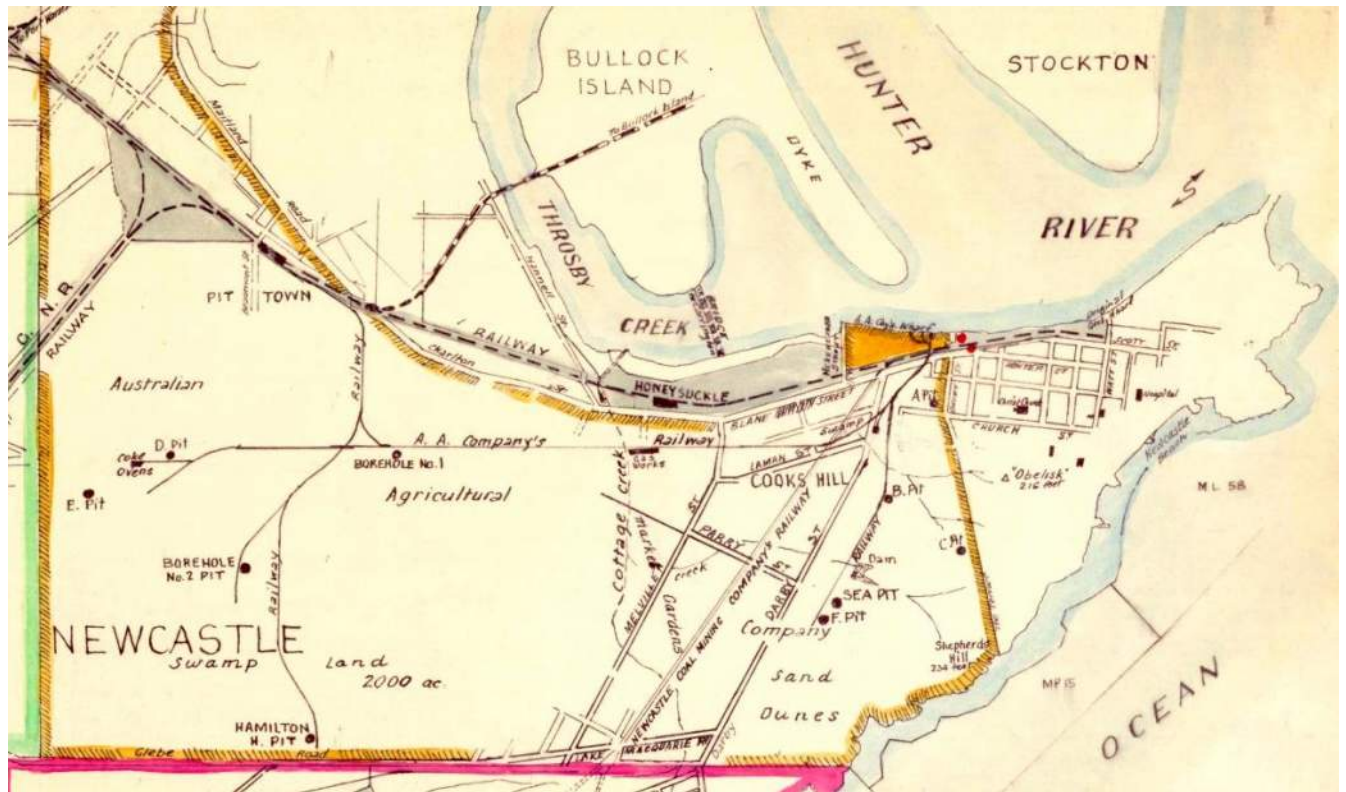


Figure 10: Plan Showing Original Coal Companies' Lands and Railways in the Parish of Newcastle, c. 1847
(Source: University of Newcastle Cultural Collections. A.P. Pulver, 1976)

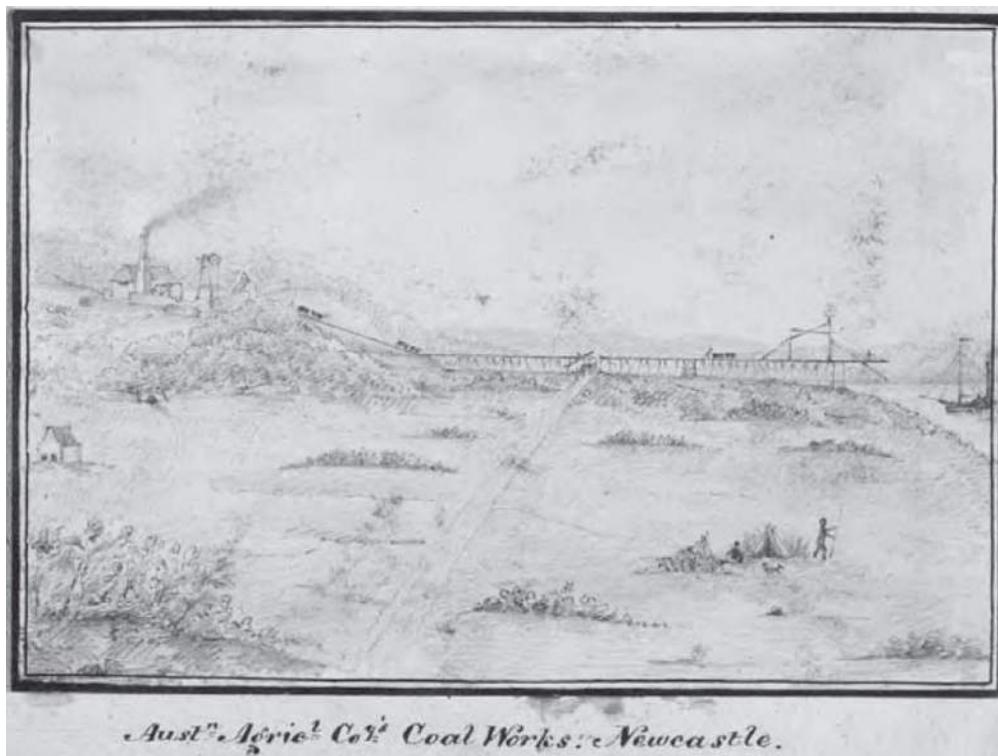


Figure 11: Aust. Agric. Coy's Coal Works. Newcastle, c. 1833
(Source: Mitchell Library, State Library of NSW: pencil sketch by J.C. White)

An unintended outcome of the AA Company's presence in Newcastle was the lack of available land to develop other industries, commerce, and population growth. In 1836, the Newcastle township consisted of 40 houses and 704 people, the majority of whom were convicts housed in the barracks. In 1847, the AA Company agreed to relinquish its monopoly on the area in return for the right to subdivide and sell its estates.



Figure 12: Map of City of Newcastle, c1846
(Source: Newcastle Region Library)

A NSW Act of Parliament in 1850 stopped the AA Company's monopoly leading to a plethora of new coal mines and associated villages, and the gradual subdivision of their land for residential development. In 1853 the AA Company completed subdivision works between Crown Street and Union Street. Though the commercial value of this work west of Lake Macquarie Road (now Darby Street) (**Refer to Figure 13**) was compromised by the completion of Dr James Mitchell's Burwood Railway in 1854, which ran from the coal mines of Merewether to the port of Newcastle via today's Civic Park. It made this low-lying land on lots addressing Lower Church Street (King Street), Blane Street (Hunter Street West) and Laman Street west of the tramroad (Burwood Street) unattractive for residential development but suitable for industry until the line was removed in the 1950s. This industry included Fred Ash, founder of the important Newcastle hardware and building supplies business who established in 1855 a shop in Hunter Street, which by 1905 was replaced by a four-storey retail, office and warehouse building addressing Hunter Street. Cooks Hill was subdivided from the 1850s, followed by Hamilton and Newcastle West. Hamilton South and residual swamp land, including National Park, were sold off in parcels from 1914.



Figure 13: Views of Lake Macquarie Road [Darby Street], Newcastle, NSW. Looking S.S.W. from Church-Street. (1860)
(Source: State Library of Victoria)

The period 1850-1860 saw unprecedented growth in Newcastle and the establishment of civic institutions. The first bank was opened in 1853, the Newcastle Borough Council in 1859, the first fire brigade in 1855 and a chamber of commerce in 1856. Most significantly, the Great Northern Railway was opened between Maitland and Honeysuckle Point in 1857, making possible Newcastle's domination of the Hunter region.

Important civic buildings were built in the 1860s and an office of the Department of Public Works opened, symbolising the importance of the region to the economic conditions of NSW. On Hunter Street a courthouse, lock-up and post office were built, and the first part of Newcastle Railway station begun. Customs House was built and the modernisation of the port's coal loading facilities, facilitated by significant land reclamation of the harbour and links to the Great Northern Railway.

One of the early major problems with building in Newcastle East was caused by wind blown sand. Soon after the arrival of Europeans, vegetation was removed from the area now known as Pacific Park, and along the coastline, and this caused the inundation of the area by sand dunes. This issue would continue to limit residential development in 'The Sandhills' area of Newcastle East until the 1870s (**Refer to Figure 14**), when mitigation work was carried out on behalf of the government by the Scottish Australian Investment Company. To do this, coal mine chitter was used to stabilise the sand by limiting its' movement. This work facilitated subdivision and development. By the 1880s, substantial Victorian villas began to emerge. Newcastle East, by this time, was described as the 'aristocratic end of the city'.



Figure 14: Views of Newcastle, NSW. Looking West from the Old Gaol. (1860)
(Source: State Library of Victoria)

Australia experienced an economic boom in the 1880s. The city of Newcastle was growing and experiencing significant building activity and waves of immigration. The architecture matched the optimism of the time and throughout the city there was a flurry of construction. Architects who emerged at this time include Frederick Menkens, James Barnet (NSW government architect), James Henderson, Peter Bennet and Ernest Yeomans. These architects were responsible for the design of some of the city centre's finest buildings, such as the Centennial Hotel, the Frederick Ash Building, St Andrews Presbyterian Church, the Baptist Tabernacle, Cohen Bond Store, Customs House, Earp Gillam Bond Store, and The Boltions.



Figure 15: View of graveyard, Newcastle, NSW c.1875
(Source: Harvey, John Henry 1855-1938 photographer, State Library of Victoria)

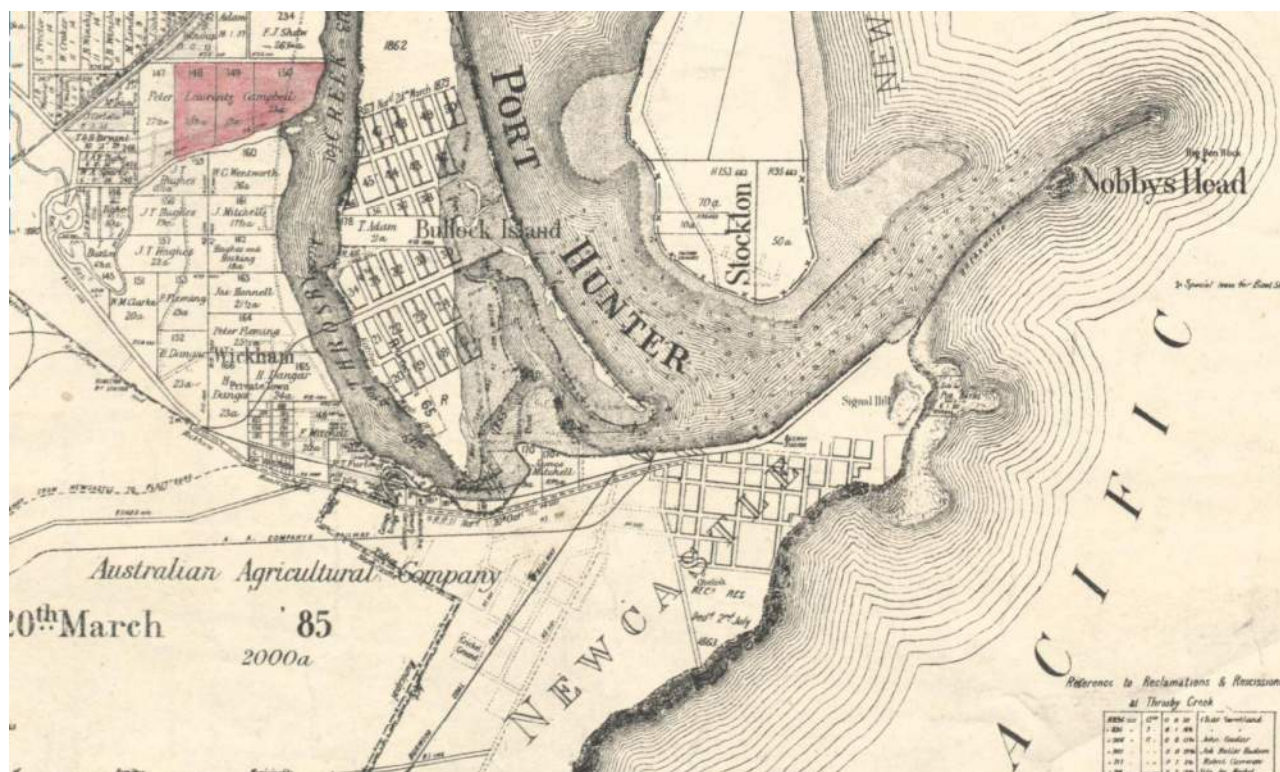


Figure 16: Map of Inner Newcastle, 1886
(Source: Lewis, G. (George) & New South Wales. Surveyor-General (1886). Parish of Newcastle, County of Northumberland. Surveyor General's Office, Sydney)



PRG 1373/33/11

Figure 17: Newcastle Harbour (1885).
(Source: A.D. Edwardes Collection, State Library South Australia)



Figure 18: Newcastle NSW. Broad, Alf Scott, George Murray & Co. (1889).
(Source: Newcastle Region Library)

The need for improved coastal defences along Australia's east coast was accepted by the 1890s and Fort Scratchley was built as part of a wider defence plan. It was completed by 1886, with modifications continuing up until the 1940s.

By 1901 the Borehole Seam was mostly worked out, leading to the closure of pits at Hamilton (1901), and Stockton (1907). Many of the villages became ghost towns. Subsequently, the Newcastle chamber of commerce lobbied government to diversify Newcastle's economy, by attracting new industries to the city. The situation improved when the state government announced the development of the state dockyard at Carrington and permitted BHP to build a steelworks on land at Port Waratah. Both of these initiatives began in 1913 and were soon expanding in readiness for the coming war. By 1919 the local economy developed from a declining coal town to manufacturing and heavy industry. Business in the city centre boomed establishing Newcastle as a major centre of retail, commerce and industry.

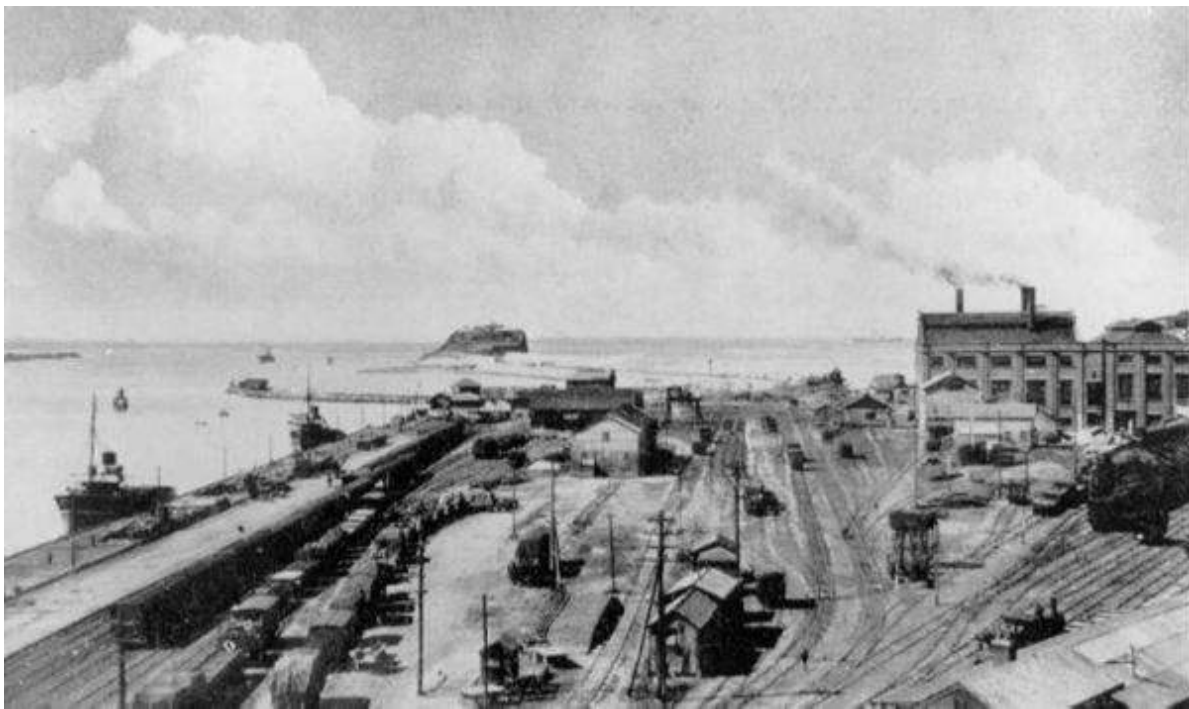


Figure 19: Nobbys and the entrance to Newcastle Harbour (1924).
(Source: Mort Collection, Newcastle Region Library)



Figure 20: Subdivision plan: Newcastle, 8 factory and bulk store sites 8, 3rd August, 1923

(Source: Alfred Francis Hall Archive, Newcastle Region Library)

Subdivision plan: Hamilton, 29 residential, business and bulk stores sites 29, 27 October, 1923

(Source: National Library)

The modern city centre landscape took shape in the first three decades of the 20th century. Many architectural and cultural treasures were built such as the final stages of the Christ Church Cathedral, NESCA House, City Hall and Civic Theatre, the CML building, T&G, and the sandstone banks in Hunter Street. With the exponential growth in leisure time, this period also marked the establishment of Newcastle's beach swimming and surf culture with the construction of significant recreational amenities for the city such as Nobbys Beach Pavilion and Newcastle Ocean Baths.



Figure 21: Newcastle Beach, NSW (1920)
(Source: John Turner Collection, University of Newcastle Special Collections)

The general optimism through most of this period was briefly interrupted by World War I. However, a decade later it was more severely curtailed by the 1929 Great Depression, leading to unemployment estimated at 30% of the workforce and the establishment of several shanty towns including at Nobbys Beach, Stockton and Carrington. The State Dockyard closed in 1933 but the steelworks gradually increased its production, leading the city out of the slump as the decade progressed.



Figure 22: Aerial view of Honeysuckle Railway Workshops, Hunter Street and Civic Park looking towards Bar Beach and Merewether, c.1940



Figure 23: Parish of Newcastle, County of Northumberland, NSW (1933)
(Source: NSW Department of Lands (1977), *Parish of Newcastle, County of Northumberland* (9th ed). Dept. of Lands, Sydney)

By the start of World War II, Newcastle had Australia's largest integrated steel making facility, surrounded by heavy industry, coal mines, a busy deep harbour for merchant ships plus shipyards and a floating dock. The task to defend these assets was known as Fortress Newcastle. This included RAAF radar stations at King Edward Park and Ash Island, a minefield across Newcastle's port entrance, tank traps along Stockton Beach, and heavy calibre guns at Shepherd's Hill, Fort Scratchley and Fort Wallace.

On the night of 7-8 June 1942 Japanese submarine I-21 bombarded Newcastle with about two dozen shells (one of the few shells that actually exploded damaged the houses in Parnell Place, with residents escaping uninjured). Fort Scratchley's 6-in guns returned fire, becoming the only coastal fortification in Australia to fire on an enemy vessel during the war.



Figure 24: Aerial photograph of Inner Newcastle (1944).
(Source: Newcastle Region Library)

The story of post-war Newcastle relates to urban infill that occurred on undeveloped land between the coal villages located outside its city centre. This additional housing assisted with accommodating the wave of post-war immigration to Newcastle in the decades immediately following 1945. Providing homes and employment to people predominantly from the war-ravaged countries of Western Europe, notably the United Kingdom, Italy and Greece and refugees from Central and Eastern Europe escaping the expanded Soviet regime. In 1973 the Whitlam Government adopted a completely non-discriminatory immigration policy, effectively putting an end to the White Australia policy. This began the contemporary wave of immigration from predominantly the South Pacific, and southern and eastern Asia to Newcastle and throughout Australia which continues to the present day.

The educational and health sector developed substantial regional facilities in Newcastle in this period, including the Rankin Park campus of the Royal Newcastle Hospital, expansion of the old Royal Hospital,

and the new Newcastle Teachers' College, Hunter Institute of Higher Education (later amalgamated with the University of Newcastle) and Tighes Hill TAFE.

During the 1970s and 1980s the nineteenth century terraces of Newcastle East were conserved, and the former rail marshalling yards and Zaara St Power Station replaced by Foreshore Park, creating an important public link between the harbour, the eastern beaches and the central business district while protecting a cohesive urban village. This significant conservation outcome was achieved largely through the combined efforts of the local community and the Green Bans movement.

The Newcastle earthquake of 28 December 1989 caused the loss of 13 lives and severely injured hundreds of people, particularly at the Newcastle Workers Club and Beaumont Street, Hamilton. There was also significant damage to buildings across Newcastle, with Hamilton and the CBD experiencing the worst destruction. This resulted in the demolition of many landmark heritage buildings in the city centre including the George Hotel, Newcastle.

A major turning point for the city occurred in 1999, when BHP Steelworks Port Waratah closed. This closure heralded a decade of economic and social change from a heavily industrial base to a more diversified economy dominated by the healthcare, services and education sectors. At the same time, significant revitalisation of the harbour waterfront transformed the face of Newcastle with emerging residential development at Wickham and Honeysuckle (**refer to Figures 24 and 25**). The CBD, which had been in decline since the 1970s, also continued its transition from a purely commercial hub to a residential, educational, tourist and recreational precinct.



Figure 25: Aerial photograph of land in Newcastle City Centre boundary, August 2004
(Source: CN GIS)

Over the last decade this transition and CBD revitalisation process has accelerated with the truncation of the Great Northern Railway at Wickham and the construction of the Newcastle Interchange and light rail service to Newcastle Beach. This has facilitated a shift of the commercial core from Hunter Street Mall and Civic precinct in the east to more intensively developed sites clustered around the new public transport interchange in the west (**refer to Figures 25 and 26**). Notable recent changes to the former commercial core of the CBD in the east have included a new Court House, the establishment of a city campus for the University of Newcastle and an international campus for the Tokyo-based Nihon University, and the redevelopment of the Hunter Street Mall precinct into a luxury hotel, residential apartments and boutique retail.



Figure 26: Aerial photograph of land in Newcastle City Centre boundary, February 2023
(Source: CN GIS)

CHAPTER FOUR – NEWCASTLE EAST HERITAGE CONSERVATION AREA

4.1 Introduction

This section documents the Newcastle East HCA, at the north-east end of the Newcastle peninsula. It is bounded by Watt Street/Pacific Street/Shortland Esplanade at its west, the Pacific Ocean at its east, Scott Street/Pacific Park/the Pacific Ocean to the south and to the north by the harbour and Horseshoe Beach. A map of the HCA boundary is reproduced in **Figure 27**.

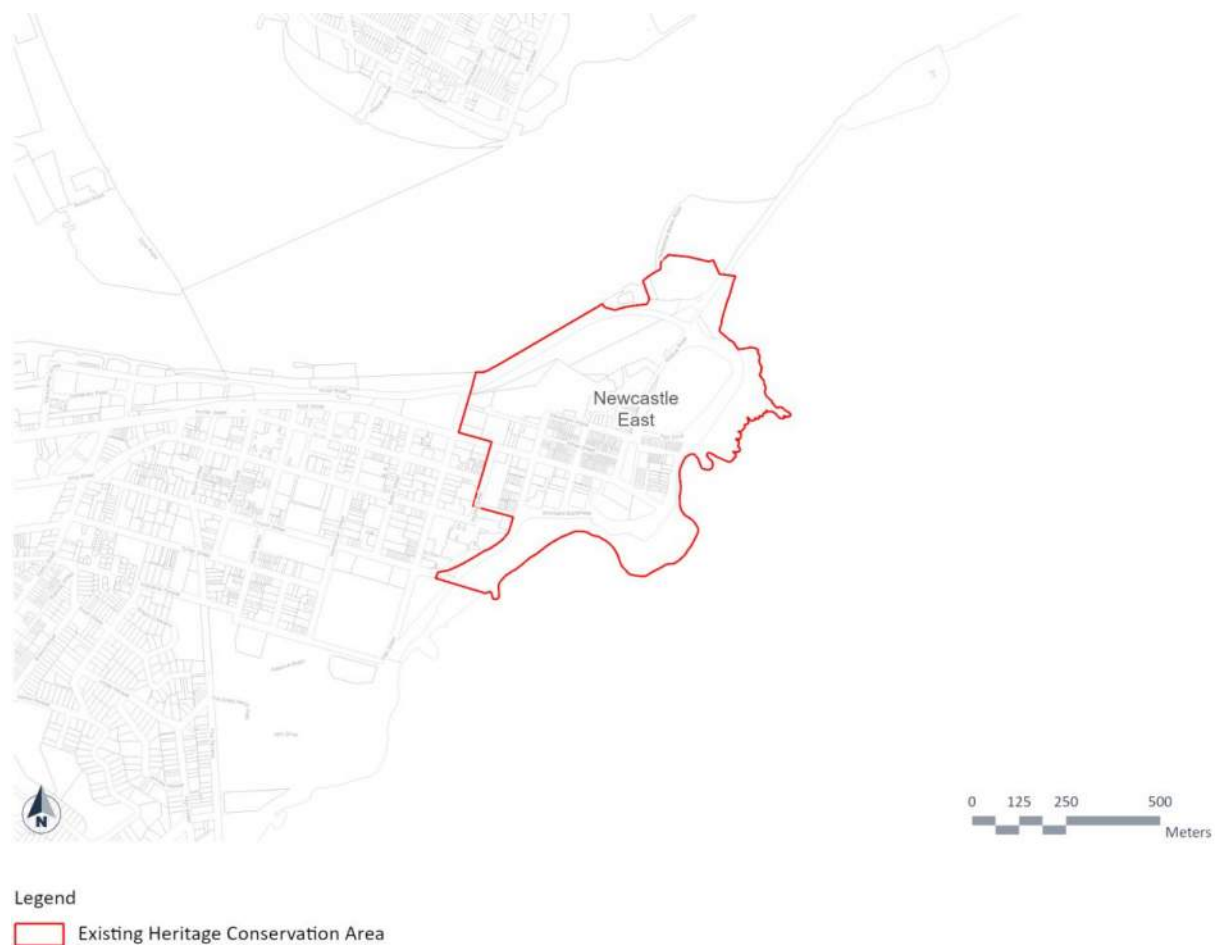


Figure 27: Newcastle East HCA (current boundary)

4.2 Heritage Status - Newcastle East Heritage Conservation Area

The Newcastle East Heritage Conservation Area became an HCA via Amendment No. 52 to Newcastle LEP 1987, 3 July 1992, Gazette No. 83, page 4668 (**refer to Figure 28**). Its current boundary is consistent with that of 1992, with minor adjustments from coastline mapping and from the implementation of the Three Ports SEPP 2013 (now Transport and Infrastructure SEPP 2021).

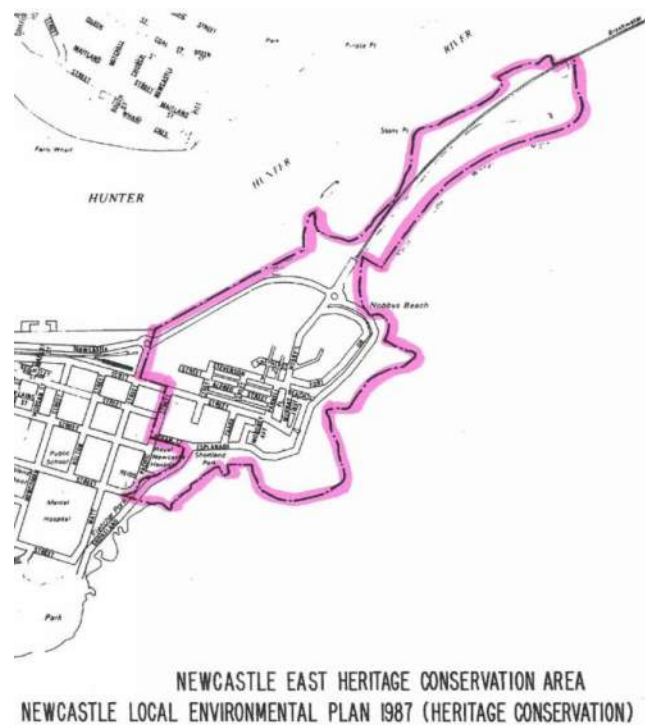


Figure 28: Newcastle East HCA as gazetted by Amendment No. 52 to Newcastle LEP 1987 (1992)

4.3 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

4.4 Physical Description

Newcastle East comprises of an area of flat land at the north-east end of the Newcastle peninsula (**refer to Figure 27**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape and ocean. Fort Scratchley Historic site, the Newcastle Customs House, Convict Lumber Yard, Coutts Sailors' Home, and Foreshore Park are significant heritage places that define Newcastle East.

The underlying geology tells important aspects of the Newcastle story. Coal measures outcrop at Newcastle East under Fort Scratchley. The proximity and views of the harbour and ocean are an important aspect of Newcastle East's urban character.

The current built character of Newcastle East HCA ranges from small -scale residential to intensive urban forms, from recreational to business uses. The residential buildings are mostly Victorian or Federation period. Most building stock in the central section of the HCA contributes to the character of the HCA. Collectively, the contributory building stock demonstrates a consistency of scale, style, or

other features which together make up a consistent built form in the Newcastle East HCA. In summary, the physical character of Newcastle East can be described as a cultural landscape comprising historically significant built and natural heritage items (**refer to Figures 29 to 35**). These features include:

- Two and three storey terrace houses, historically significant former bond stores, commercial buildings and worker's housing from the late 19th century and early decades of the 20th century.
- Aboriginal places and sites of cultural significance including locations of known dreaming stories and places of meaning and cultural connection. The Convict Lumber Yard is the location of a documented Aboriginal archaeological site.
- Archaeological areas and relics, known and unknown.
- Views out to the coastline, port of Newcastle and harbour mouth.
- Foreshore Park, Nobbys Beach and Nobbys Beach Pavilion, Fort Scratchley, Pacific Park, Newcastle Beach, and the Convict Lumber Yard, each with their own history, significance and place in the story of Newcastle.



Figure 29: Convict Lumber Yard, Paymasters Cottage, and Newcastle Customs House, Newcastle East (Source: Google Streetview)



Figure 30: Earp Gillam Bond Store at 16 Telford Street, Newcastle East (Source: Google Streetview)



Figure 31: 43 Stevenson Place, Newcastle East facing east (Source: Google Streetview)



Figure 32: 8 and 11 Alfred Steet, Newcastle East facing west (Source: Google Streetview)



Figure 33: 52 and 33 Scott Street, Newcastle East facing east (Source: Google Streetview)



Figure 34: Boatman's Terrace Group and Fort Scratchley, Newcastle East facing north (Source: Google Streetview)

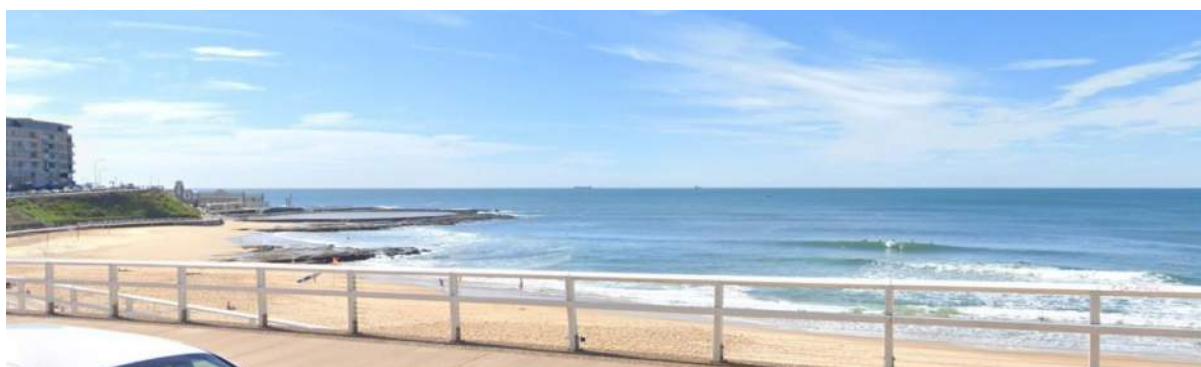


Figure 35: Newcastle Ocean Baths, Canoe Pool, and Newcastle Beach, Newcastle East facing east (Source: Google Streetview)

4.5 Previous Heritage Studies

The heritage value of the inner area of Newcastle has been recognised since the 1960s. On 30 October 1978, the National Trust of Australia (NSW) resolved to classify both The Hill and Newcastle East as an "Urban Conservation Area". The National Trust's 1978 listing boundary became the same boundary implemented in the 1987 Newcastle LEP (5 June 1987) as the statutory boundary of the "Newcastle Conservation Area", now The Hill and Newcastle East HCAs (see **Figure 36**).

Soon after the National Trust listing, the area was included on the Register of the National Estate by the Australian Heritage Commission as the "Newcastle Conservation Area", in 1979.

In 1982, Council commissioned Suters Busted + Lester Firth to assess the character and heritage significance of The Hill and Newcastle East areas. The purpose of the study was to:

- identify and conserve the environmental heritage of the inner city of Newcastle
- provide rehabilitation and infill guidelines for this area
- provide a draft development control plan for urban conservation in Newcastle East, including the identification of public works.

The major emphasis of the study was to enable policies and objectives for conservation management to be incorporated in detailed development controls for the area. The area was regarded by Council as a key aspect of the city's physical identity and heritage.

The Newcastle Inner Areas Conservation Planning Study, 1984 is an invaluable baseline document for managing the heritage values of the areas and is available to view on CN's website. The areas identified were eventually listed as HCAs in the Newcastle LEP 1987, Amendment No. 52 in 1992. In 1997, Council adopted conservation area development control guidelines in the form of DCP 44 – covering Newcastle East, The Hill and Cooks Hill. The DCP introduced principles and objectives to facilitate the protection and management of the built environment within each precinct.

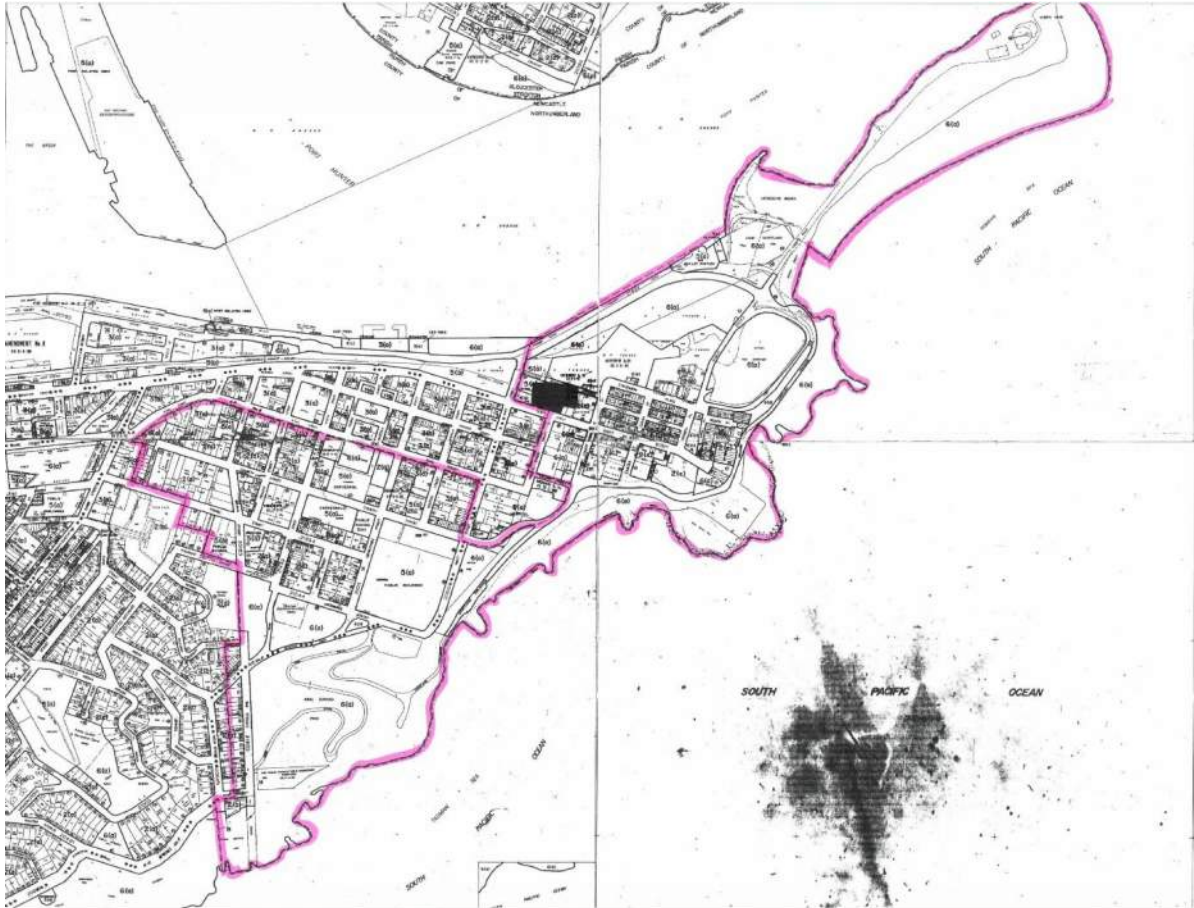


Figure 36: Newcastle Conservation Area boundary as gazetted by Newcastle LEP 1987 (5 June 1987).

In June 2016 Council adopted the Heritage Conservation Areas Review Report which gathered information on the elements of heritage value in Newcastle East, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, CN prepared and included a desired future character statement in DCP Section 6.02 and a contributory buildings map in its Heritage Technical Manual to guide development assessment and design.

4.6 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Newcastle East HCA is significant for its role in the course of the history of NSW, including being a place of documented first contact between Aboriginal people and the British. It is significant in the

course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. The penal period would create the hallmarks of the city layout and character that defines it today, including the site of the Convict Lumber Yard and Coal River precinct, Flagstaff Hill (Fort Scratchley) and the gradual transition from an Indigenous landscape to a residential precinct.

Newcastle East HCA is important in course of NSW's cultural history as the site of the establishment of the first successful coal mining in Australia, including the colony's first commercial export of coal. The Coal River precinct is therefore significant for its ability to demonstrate the history of coal mining, its impact on the Australian economy and how coal has shaped the Australian economy.

Newcastle East HCA has a notable association with an important phase of social development in the local area with the exponential increase in leisure time during the early twentieth century and the corresponding establishment and significant growth in popularity of beach swimming and surf culture.

Newcastle East HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the early convict settlement period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Newcastle East HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Newcastle East HCA is an important urban cultural landscape. It demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 200 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. The low-rise precinct of The Sandhills, a strongly homogenous street and lot layout, developed after the sand reclamation efforts of the 1870s and which can be said to be a reflection of the economic boom of the 1880s.
3. Streetscapes and vistas outwards and inwards strongly contribute to the character of the suburb.

4. An enclosed central precinct with a strongly historic character between Scott Street, Stevenson Place, Parnell Place and Telford Street.
 5. The areas of parkland that are an integral element of Newcastle East including Foreshore Park, Pacific Park, Parnell Place, the beaches and coastal facilities.
 6. The location of Newcastle East at the end of the Newcastle peninsula, is a defining visual marker of the urban geography of Newcastle.
- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons:*

The combined achievements of the local community and the Green Bans movement during the 1970s and 1980s have a direct association over the Newcastle East HCA making an important contribution to the history of the local area with the conservation of its nineteenth century terraces and the establishment of Foreshore Park.

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Newcastle East and identify with its' protection as a HCA. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Given the high rate of survival of key elements of the early urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city. Also for its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision and crown grants following the cessation of the penal colony mining. Archaeological investigations at the Convict Lumber Yard have yielded physical evidence of continuous Aboriginal and then later convict occupation. This reveals evidence of Aboriginal and settler-convicts living and working in the area, especially pre-contact Aboriginal camping, convict coal mining, lime-burning, timber cutting, quarrying and pier building.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside of Sydney, and one of few such places to be established in NSW.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments):*

Newcastle East contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Newcastle East HCA represents a pattern of urban settlement that traces its origins back to the earliest phase of the European settlement of the city of Newcastle, and beyond that, to the long tradition of Indigenous settlement, the physical remains of which are contained in a rich archaeological layer and in stories and paintings of Aboriginal people following the arrival of the British from 1797. As such, Newcastle East HCA has the capacity to demonstrate aspects of the history of Newcastle, in terms of its long Indigenous heritage, through to colonisation and urban change.

Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic site), the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity at the Zaara Street Power Station.

The cultural significance of Newcastle East is embodied in its setting – a core of heritage items and significant building groups surrounded by water on three sides. The inner part of the HCA, bounded by Scott Street and Stevenson Place, is enclosed and the physical elements within it are iconic features of Newcastle East. The building stock is representative of the urban history of Newcastle, covering almost all decades from the 1820s to the present. The historic buildings provide a series of uniform streetscapes which visually reinforce the historical character of the area.

The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists and there are rows of public housing that make this place a community and home for many. It is also an important place of recreation at facilities like the Ocean Baths, Nobbys Beach, and Foreshore Park.

The archaeological potential of the Newcastle East HCA is well documented. The Newcastle Archaeological Management Plan 1997 and the Review 2013 confirm that the archaeological resources of this area are abundant, both Aboriginal and historical. The Coal River Precinct, listed on the NSW state Heritage Register, is an area where there is documented and predicted archaeological remains of profound research potential to the nation as the place of first contact with the local Aboriginal population and the place of the establishment of the Australian coal industry.

The architectural values of the Newcastle East HCA are to be found in the high quality of buildings, their landscape settings, style, scale, detail, and contribution to the streetscape. The low-rise area of The Sandhills is significant for its consistent streetscapes of two and three storey terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers. There are also examples of single storey detached houses. The overall impression of Newcastle East is a strongly established historic precinct.

Key visual elements include:

- The narrow range of building types including terrace houses, workers' housing, government buildings, and bond stores which reflects the long history of urban settlement and various industrial themes in the city's history.
- A uniform street layout which reflects the flat topography of Newcastle East and laneways which reflects the historical mechanism of sanitation.
- The ocean bathing and surf culture of Nobbys Beach and Newcastle Beach.
- Views from public areas over the coastline and harbour as these are an important aspect of the urban character of Newcastle East
- Open space and reserves including Foreshore Park, Convict Lumber Yard, Newcastle Beach foreshore, and Pacific Park
- Iconic buildings and structures of significance including Newcastle Ocean Baths, Customs House, Fort Scratchley, the Coutts Sailors Home, the Bond stores, Tyrrell House, and Boatmans' Row.

- Key Period of Significance - circa 1801 to 1940.

Recommendation

The above assessment of heritage significance follows the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result of the assessment, it is recommended that the Newcastle East area continues to be protected through the mechanism of a statutory HCA.

4.7 Comparative Assessment

Fieldwork as part of this review found that apart from modern developments on the edges of the HCA, the area's central core is very intact and contains many historic elements that can be placed in the late 19th century and early 20th century. It demonstrates characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space. The high concentration of State and nationally significant heritage items in this HCA (Fort Scratchley, Newcastle Customs House, Convict Lumber Yard, Newcastle Ocean Baths and Coutts Sailors Home), make this HCA very unique. There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside Sydney, and one of few such places to be established in NSW. Australian Heritage Commission and the National Trust citations between the early 1960s and late 1970s which value the significance of Newcastle East as an historic precinct support the review's findings.

4.8 Threatening Processes

Some issues undermine the integrity and intactness of the Newcastle East HCA. These include:

- Land in the Newcastle City Centre boundary has historically and continues to be developed to greater building heights and across larger consolidated lots. The fine-grain, low-rise precinct of two to three storeys in the Newcastle East HCA is distinct from the building typology in the rest of the Newcastle City Centre boundary and its economic revitalisation objectives which promote large scale, medium to high-rise development (**refer to 2.2.4**). Historically known as 'The Sandhills', this part of Newcastle East (and the adjacent land fronting Newcastle Beach) is the only land zoned R3 Medium Density in the Newcastle City Centre boundary. New medium to high-rise development within the Newcastle City Centre boundary is more appropriate fronting Newcastle Beach and land west of Pacific Street, the commercial and mixed-use core around Newcastle Interchange and West End. The Newcastle City Centre boundary, HOB and FSR do not necessarily promote the best heritage outcome for a low-rise residential zoned area as it can provide perception and expectation of medium to high-rise development and building envelope entitlement.
- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.

4.9 Desired Future Character Statement

DCP 2023 includes the following statement as a clear guide for development assessment and design planning:

The character of the Newcastle East Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Newcastle East is to be preserved and maintained through the retention of contributory buildings, open space, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the integrity of laneways.*
- *Two to three-storey scale of housing stock located in the area to the north of Scott Street and east of Telford Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks, views and vistas.*

- *Regular and homogenous urban form which reflects a regular pattern of subdivision and development, and building stock from between the 1870s and 1930, demonstrating the gradual urbanisation of a once indigenous landscape.*
- *Existing appearance of Newcastle East, views outwards to the coastline and harbour, and views into the area from Foreshore Park and the Newcastle coastline and Ocean Baths.*
- *Significant heritage places including the Coal River Precinct, the Nobbys headland and breakwater, Fort Scratchley Historic Site, Convict Lumber Yard and Customs House precinct, the Newcastle Ocean Baths, Joy Cummings Centre and other significant groups such as the Earp Gillam Bond Store Precinct and Stevenson Place terraces.*
- *Views to and visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*
- *Mature trees in public domain.*
- *Public parks and reserves, including Pacific Park, Newcastle Beach, Parnell Place Park, Nobbys Beach, and Foreshore Park.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form and adaptive re-use of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

4.10 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Newcastle East HCA (**refer to Figure 37**) included in the Heritage Technical Manual grades the contribution of buildings to the streetscape character and heritage significance for the HCA. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation to amend the boundaries of the Newcastle East and neighbouring The Hill HCAs, updated contributory buildings maps for these HCAs will be required.

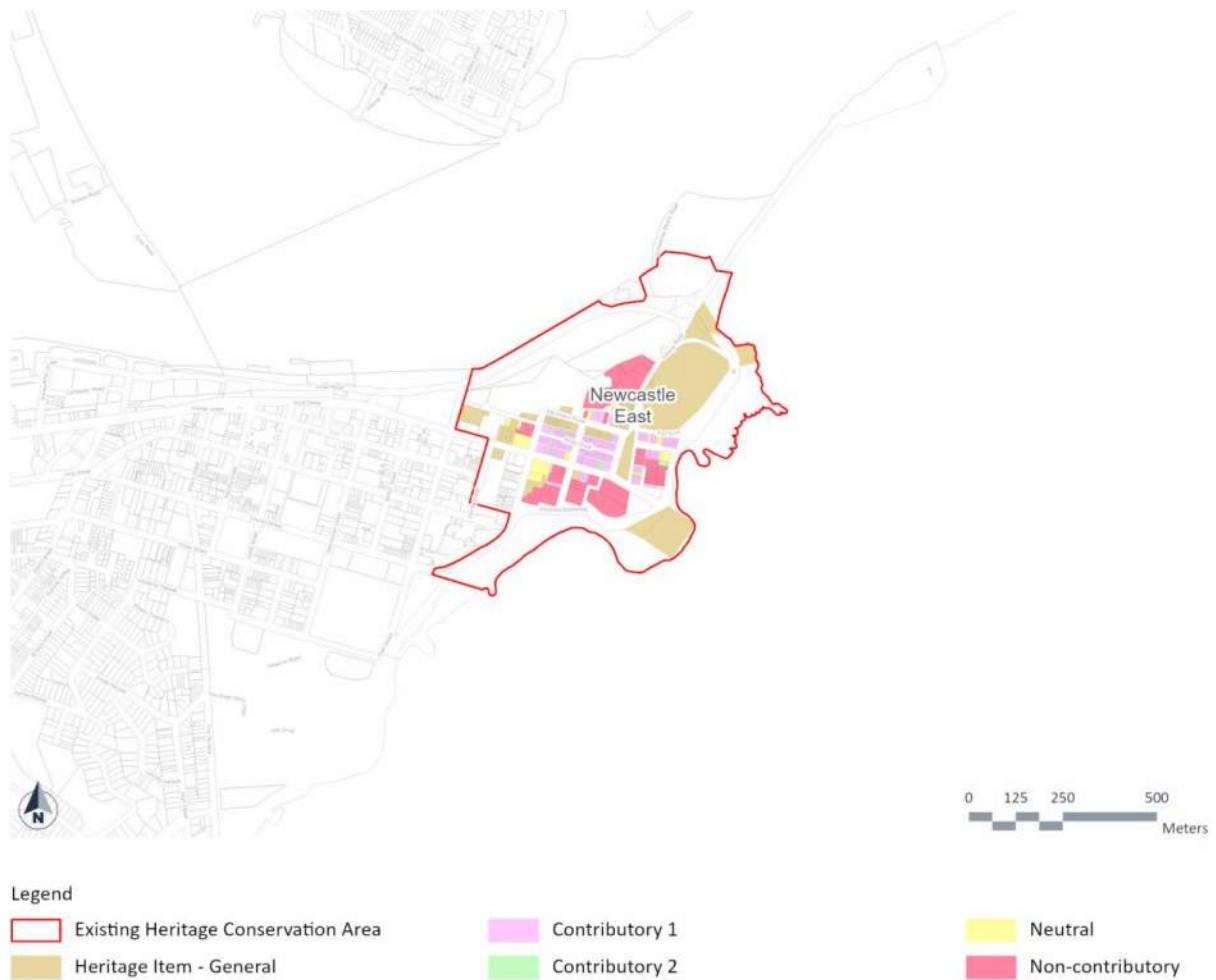


Figure 37: Contributory Buildings Map - Newcastle East HCA (Source: CN GIS 24 January 2020)

4.11 Community Engagement Feedback

Community Engagement (Phase 1)

As part of the Newcastle City Centre HCAs review, feedback from local community members was sought to gain an understanding of what residents and business owners value about the HCA. This engagement (Phase 1) was held in April and May 2023. The following submissions were received:

- 65 submissions via email or Have Your Say
- 328 pins and comments on the interactive map
- 35 precincts of shared history and/or built character drawn on the interactive map
- 238 responses to the streetscape quick poll.

Overall, the Newcastle East HCA was recorded as being significantly valued by the community. Elements of the HCA that were not as highly valued included the more recent and modern development on land parcels which address Shortland Esplanade and Newcastle Beach.

Key findings (Phase 1)

- Heritage conservation merit – 113 pins
- No heritage conservation merit – 11 pins
- Places with heritage merit, highest number of up votes:
 - Newcastle Customs House – 77
 - Newcastle Ocean Baths – 76
 - Fort Scratchley – 70
- Places with no heritage merit, highest number of up votes:
 - 33 Shortland Esplanade – 24
 - Noah's on the Beach – 21
- 91% of the 238 Quick Poll responses indicated that the streetscape of Alfred Street, Newcastle East has heritage value
- 4 precincts of shared history and/or built character were identified, focused on:
 - Heritage collection of bond stores/warehouses
 - The core precinct bounded by Stevenson Place, Parnell Place, Scott Street and Telford Street including surroundings, such as Nobbys Road, Fort Drive, Beach Street and Murray Avenue.
 - The history and archaeology along Shortland Esplanade, despite the significant change from modern development.
- Relevant submission comments:
 - *This area east of Pacific Street through to the ocean is a fundamental cultural heritage area for Newcastle and so it is critical that this whole area remains in this heritage conservation area.*
 - *Newcastle East is a small area packed with character and history and is a drawcard for visitors and residents.*
 - *Newcastle East which has a unique collection of buildings of great historical and heritage value.*
 - *Newcastle East Heritage Conservation Area is the most significant, unique and valuable heritage area in the Newcastle LGA.*
 - *The whole Newcastle east area is unique, small and to be cherished.*

More comprehensive analysis of the community engagement (phase 1) feedback is provided in **Appendix A**.

Public Exhibition (Phase 2)

After incorporating the outcomes of the first phase of engagement into the draft report, feedback from the community was sought. This public exhibition (Phase 2) was held in November and December 2023, and 34 submissions were received during the exhibition.

Most submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes. Several respondents provided support for the recommendations in the draft report, including the creation of smaller HCAs that better represent the unique character of the different parts of the Newcastle City Centre, and the removal of HOB and FSR development standards for identified low-rise properties in Newcastle East and The Hill HCA. Others maintained the view that the current HOB and FSR standards should remain. Respondents also had general concerns about the loss of heritage and overdevelopment, calling for stronger, more explicit protection of heritage buildings and places. There was some feedback provided suggesting detailed amendments to the draft report. Such suggestions are comprehensively addressed in this report.

A comprehensive analysis of the public exhibition (phase 2) feedback is provided in **Appendix B**.

4.12 Heritage Conservation Area Boundary

The boundaries of the Newcastle East HCA were reviewed. Overall, these are considered appropriate and will be maintained as the Newcastle East HCA to ensure the heritage significance of the area is retained and conserved, with two exceptions.

Newcastle Beach and the Coal River Precinct are identified by the assessment above and from community engagement feedback as significant contributory elements of the Newcastle East HCA. However, not all of either element is included within the existing boundaries of the HCA. As such, the following amendments to the LEP maps are recommended (**refer to Figure 38**):

- Boundary adjustments to Newcastle East and The Hill HCAs so that Newcastle Beach South is added to the Newcastle East HCA and removed from The Hill HCA. This ensures the whole of Newcastle Beach, an identified area of cultural significance, is located within the boundaries of the Newcastle East HCA for the first time.
- Boundary adjustments to the Newcastle East HCA to include all land within the curtilage of the Coal River Precinct State Heritage Register listing (SHR ID 01674) which is located outside the boundary of the Three Ports area (as defined by the *Transport and Infrastructure SEPP 2021*). This land includes the full length of Nobbys Beach to the high-water mark, and land immediately to the west of Macquarie Pier and east of Horseshoe Beach Road, an area comprising the northern part of Camp Shortland and the eastern part of Horseshoe Beach. This ensures the whole of Coal River Precinct (excluding land in the Three Ports area) is located within the boundaries of the Newcastle East HCA for the first time.

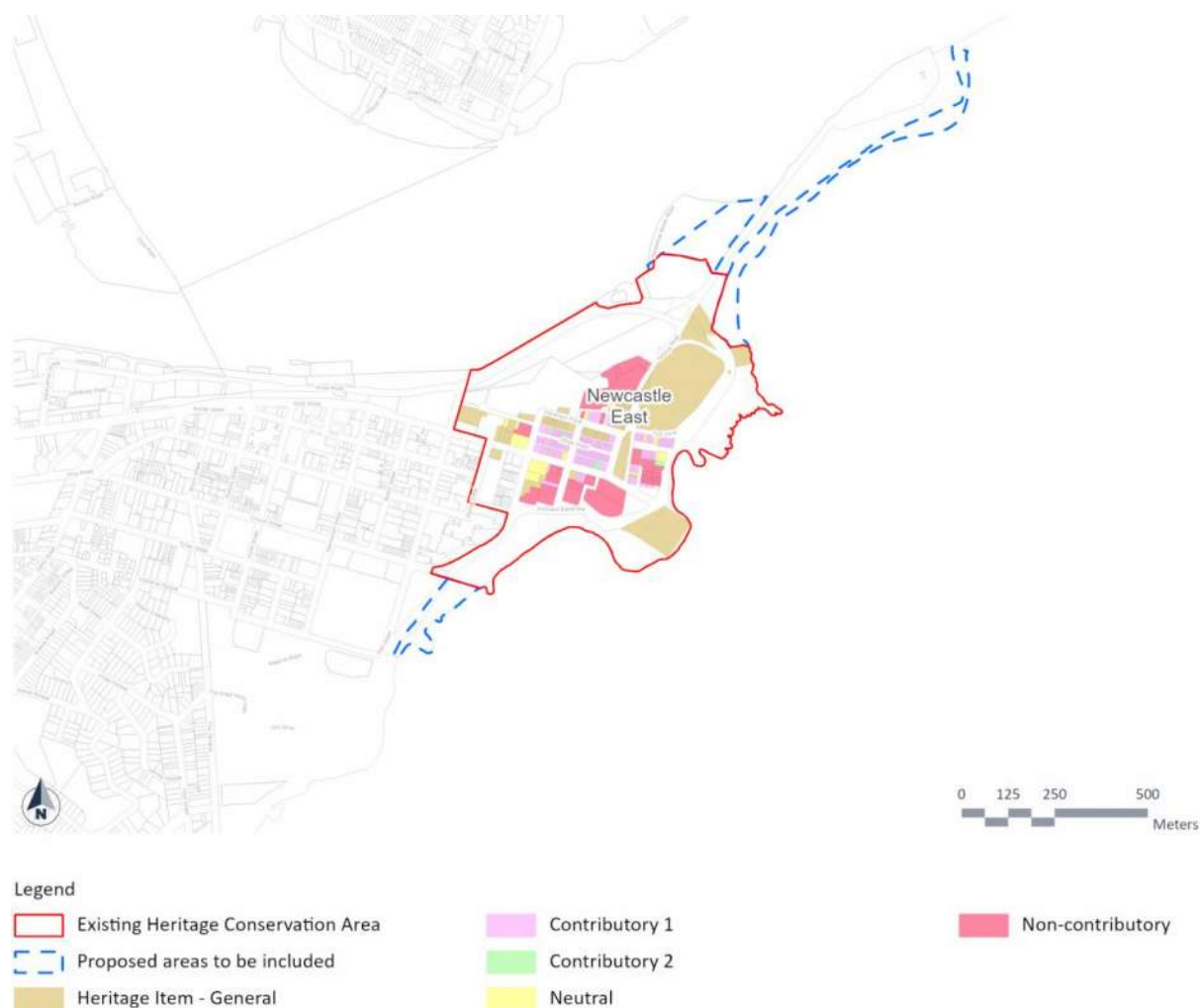


Figure 38: Recommended Newcastle East Heritage Conservation Area (Source: CN GIS 24 January 2020)

4.13 Land use zoning

The land use zoning within the Newcastle East HCA was reviewed. The existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the Newcastle East HCA.

4.14 Minimum lot size, height of buildings and floor space ratio

The Minimum Lot Size, HOB and FSR development standards within the Newcastle East HCA were reviewed. A fine-grain, low-rise precinct of two to three storey properties zoned R3 Medium Density Residential was identified (**refer to Figure 39**). Historically known as 'The Sandhills', this precinct is at odds with the building typology in the rest of the Newcastle City Centre boundary which is developed

to often far greater heights and across larger consolidated lots. The land currently has a maximum building height of either 10m (approximately 3 storeys) or 14m (approximately 4 to 5 storeys) and an FSR of either 1:1 or 1.5:1. Although the prevailing building height is two to three storeys, the precinct also includes for example single storey bungalows on land with HOB 10m (refer to **Figure 40**), and a mix of two storey dwellings and three storey apartment buildings on land with HOB of 14m (refer to **Figure 41**). These development standards are inconsistent with the current built form on the land and surrounding streetscape, and would conflict with the conservation objectives that this review proposes.



Legend


 Newcastle East low-rise residential area

Figure 39: Newcastle East low-rise area

Though the heritage listed bond stores at 11 Bond Street (LEP Item I373 - Stanton Catchlove Bond Store (Earp Gillam Bond Store Precinct)), 16 Telford Street (LEP Item I492 - Former Earp Gillam Bond Store (Earp Gillam Bond Store Precinct)) and 28 Stevenson Place (LEP item I491 - Former John Bull Warehouse) share the same land use zoning and prevailing building height, they have not been included as part of this identified low-rise area because HOB and FSR development standards are not applied to this land.



Figure 40: 14 Stevenson Place facing north-east (Source: Google Streetview)



Figure 41: 7 to 15 (odd numbers) Scott Street facing south (Source: Google Streetview)

The review notes minimum lot size of 400m applies to the land in this identified low-rise residential zoned area. These standards are considered appropriate and compatible with retaining and conserving the heritage significance of this part of the HCA. It is also consistent with the minimum lot size applied to properties zoned R2 Low Density Residential and R3 Medium Density Residential in CN's other HCAs such as in The Hill, Cooks Hill, and Hamilton Residential Precinct.

Removal of HOB and FSR is recommended from this low-rise residential zoned area of the HCA, justified on the basis that:

- HOB and FSR development standards are not applied to residential zoned land in HCAs outside the Newcastle City Centre boundary, such as residential zoned land in Cooks Hill, The Hill, Hamilton South and Hamilton Residential Precinct HCAs. To remove HOB and FSR from this part of Newcastle East HCA will maintain a consistent land-use planning and heritage conservation approach to the management of these areas.
- A review of current LEPs in NSW confirms best practice and a common approach for HCAs across NSW is to not apply HOB and FSR development standards to land in HCAs. This includes The Rocks and the Millers Point HCA in City of Sydney, and the HCAs in the inner areas of Maitland and Morpeth, Orange, Wagga Wagga, Singleton, Armidale, and Albury.
- HOB and FSR controls do not necessarily promote the best heritage outcomes for a low-rise residential zoned area as they mislead expectations of building envelope entitlement, and may result in inconsistencies with the current built form on the land and surrounding streetscape.
- This area largely consists of small blocks already developed boundary to boundary to a high density. Additionally, existing buildings are already approaching the height limit and Clause 4.6 variations are frequently requested to exceed the FSR to support development applications in this locality (**refer to 2.2.5 for varying development standards**). Furthermore, Clause 4.6 variation requests are required for HOB and FSR exceedances when the proposed bulk and form of the development is appropriate to its streetscape setting and there is no impact on the heritage significance of the HCA. For example, a small kitchen extension at the rear of a residential terrace which is not visible from the public street.
- Removing HOB and FSR provisions facilitates a merit assessment, allowing the assessment authority to consider development proposals that maintain the heritage significance and are compatible with the protected character and appearance of the HCA. It allows a degree of design flexibility to respond to its place within the surrounding townscape rather than complying with a generic set of prescribed LEP development standards. The merit assessment approach and design responding to place is complemented and robustly controlled by detailed planning and design guidelines provided in the heritage conservation chapters of the DCP and associated Heritage Technical Manual. For example, to conserve and maintain the existing low-rise scale of buildings visible from the street for land in the identified 'The Sandhills' residential zoned precinct of Newcastle East HCA or in HCAs outside the Newcastle City Centre boundary, Controls C2 and C3 and Figure E1.03 of Section E1 Built and landscape heritage of the DCP 2023 apply. This requires additions and higher parts of a new building to be concealed and not seen from the street (**refer to Figure 42**).

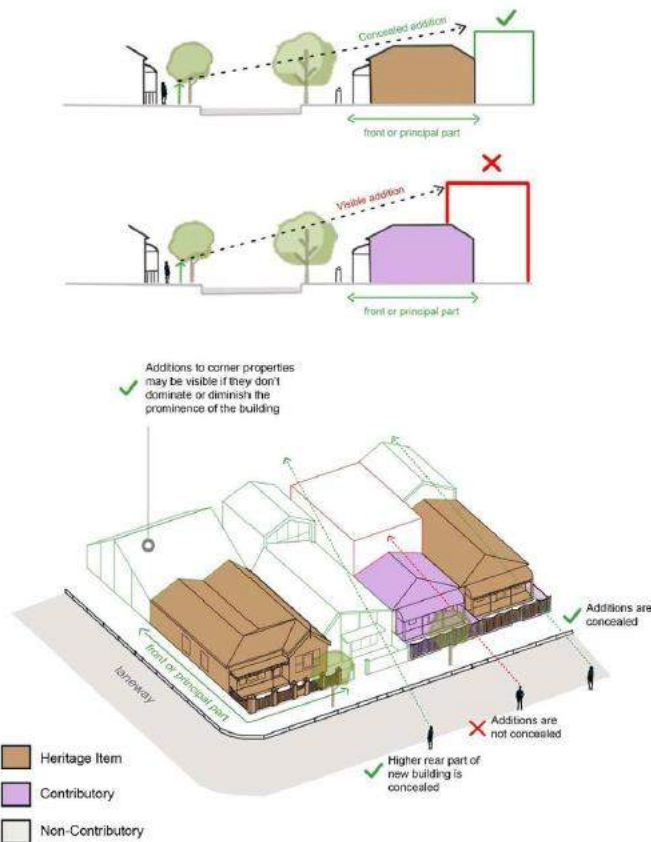


Figure E1.03: Concealed additions and higher parts of a new building

Figure 42: Figure E1.03 of DCP 2023 (Source: DCP 2023: Section E1 Built and landscape heritage, Adopted 12 December 2023)

For the rest of the HCA, including the more intensely developed land fronting Newcastle Beach, the existing minimum lot size, HOB and FSR development standards applied are considered appropriate and compatible with retaining and conserving the heritage significance of the Newcastle East HCA.

4.15 Newcastle City Centre Boundary

This review considers how the LEP provisions for the Newcastle City Centre work with those for the Newcastle East HCA. Shared characteristics of zoning and building height were identified in the low-rise precinct of two to three storey properties zoned R3 Medium Density Residential (**refer to Figure 39**) and three heritage listed bond stores (**refer to 4.14**). This area of 8.9ha, presents as a fine-grain, low-rise residential zoned area with a distinct building typology to that of the rest of the Newcastle City Centre area, which is generally developed to far greater heights and across larger consolidated lots. The identified area is comparable to areas such as Darby Street and Bull Street, Cooks Hill rather than the Newcastle City Centre and the related objectives under Part 7 of the LEP that facilitate large scale, medium to high-rise development (**refer to 2.2.4**). Further investigation is warranted to consider

whether this area and any similar areas should have both LEP provisions apply for the Newcastle East HCA and the Newcastle City Centre boundary.

In addition, a minor adjustment to the Newcastle City Centre boundary is required to remove the Boat Harbour at 100 Wharf Road (**refer to Figure 43**). Although not in the Newcastle East HCA, this 0.45ha property is identified by the *Transport and Infrastructure SEPP 2021* as in the boundary of the Three Ports area. A SEPP prevails over an LEP. Its removal from the Newcastle City Centre boundary is required to correct this anomaly.



Figure 43: Recommended adjustments to the Newcastle City Centre boundary in the Newcastle East HCA locality.

4.16 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- Stone Shelter, South Newcastle Beach - investigate new LEP listing.
- Gaol, Scott Street - investigate new LEP listing of this archaeological site.

- Newcastle Ocean Baths - boundary adjustments to the LEP listing (item I489) to include the canoe pool and land between the baths and the high-water mark.
- Coal River Precinct - boundary adjustments to the Coal River Precinct LEP listing (item A5) to include all land within the curtilage of the Coal River Precinct SHR listing (SHR ID 01674) which is not located within the boundary of the port of Newcastle's Three Ports area.
- Earp Gillam Bond Store Precinct - amend LEP item listings for Former Earp Gillam Bond Store Precinct (item I492) and Stanton Catchlove Bond Store (item I373) to be consistent with the Earp Gillam Bond Store Precinct SHR listing (SHR ID 00762), and investigate separately listing Foreshore Park as a new LEP item.
- Other places in the HCA the community engagement feedback found had potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER FIVE – NEWCASTLE CITY CENTRE HERITAGE CONSERVATION AREA

5.1 Introduction

This section documents the Newcastle City Centre HCA, bounded by the heavy/light rail line and Coquun (Hunter River) to the north, Pacific Street and Shortland Esplanade to the east, to the south by King, Queen, Gibson and Parry Streets, and to the west by Selma Street. The current boundaries and location of the Newcastle City Centre HCA are as reproduced in **Figure 44**.

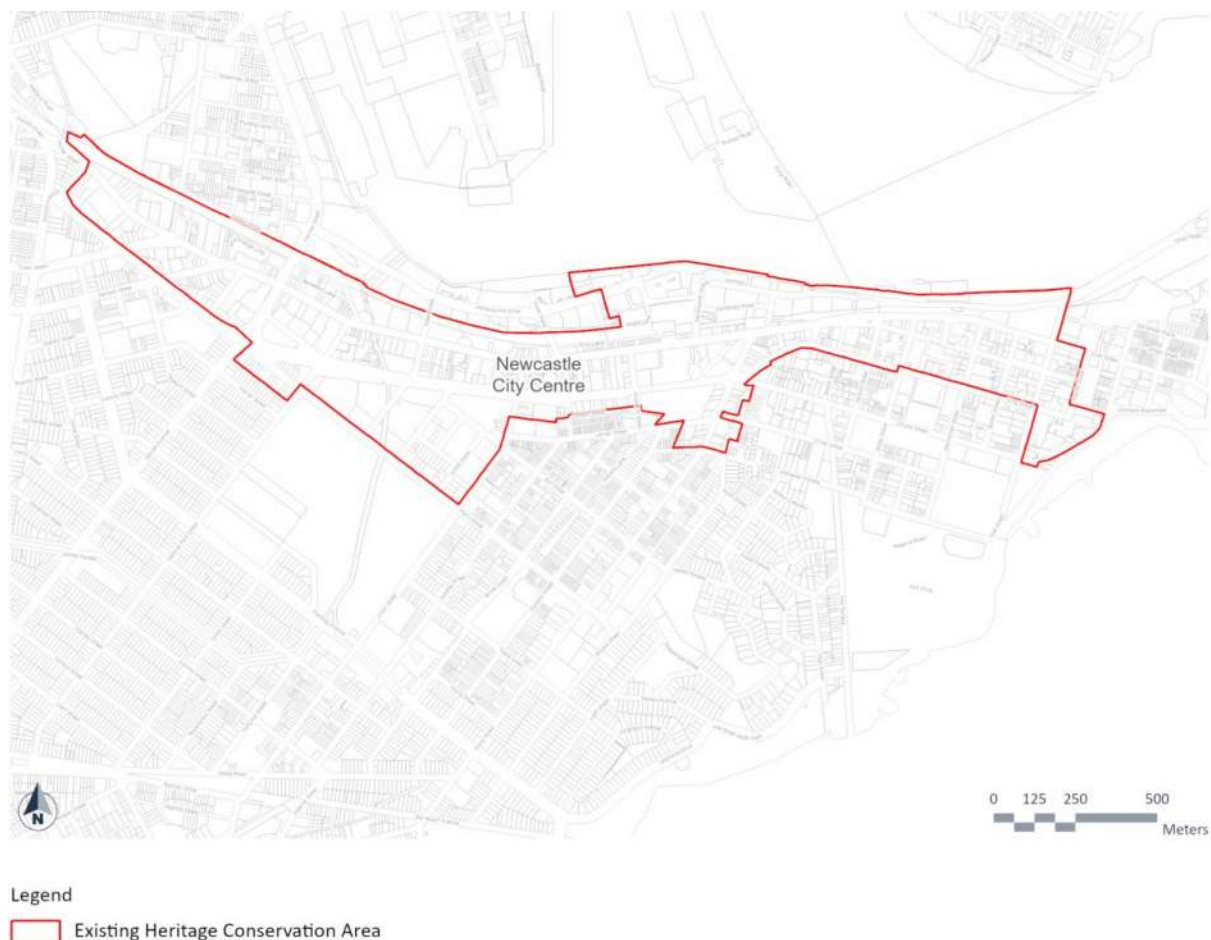


Figure 44: Newcastle City Centre Heritage Conservation Area (Current Boundary)

5.2 Heritage Status - Newcastle City Centre Heritage Conservation Area

The area known as Newcastle City Centre Heritage Conservation Area was gazetted as Newcastle C.B.D. Heritage Conservation Area via Amendment No. 52 to the Newcastle LEP 1987, 3 July 1992, Gazette No. 83, page 4668 (refer to **Figure 45**). The current boundaries remain reasonably consistent from the original. Notable changes include the addition of Parry Street industrial opposite Birdwood Park and properties around Queen Street, Cooks Hill and Tyrrell Street, The Hill; and the removal of land at Honeysuckle west of Merewether Street, Newcastle. These changes were implemented with the commencement of Newcastle City Centre Local Environmental Plan 2008, 1 February 2008. No significant changes have occurred since.

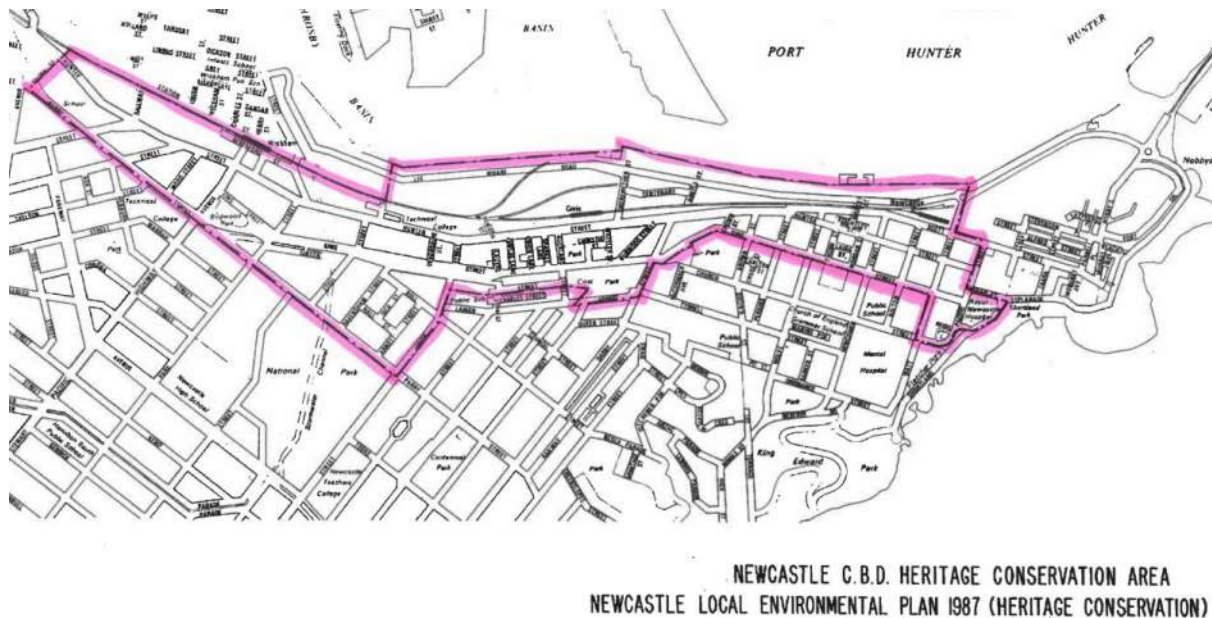


Figure 45: Newcastle City Centre HCA as gazetted by Amendment No. 52 to Newcastle LEP 1987 (1992).

5.3 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

5.4 Physical Description

The Newcastle City Centre HCA comprises an area of predominantly flat land along the northern side of the Newcastle peninsula (refer to **Figure 44**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Railway Station, Newcastle Signal Box, Great Northern Hotel, Newcastle Post Office, Former Nurses Home, T&G Mutual Life Assurance Building, Victoria Theatre, Civic Park, Former City Administration Building,

Fred Ash Building, Newcastle City Hall, Civic Theatre, Nesca House, Civic Railway Workshops, Miss Porter's House, and the Castlemaine Brewery are heritage places of State significance that define the Newcastle City Centre HCA.

The proximity and views of the harbour to the north framed by the steep topography of The Hill to the south are an important aspect of Newcastle City Centre's urban character.

The current built character of Newcastle City Centre HCA ranges from regionally significant civic buildings, adaptively re-used industrial buildings, and intensive mixed-use residential and commercial urban forms. The buildings are an eclectic mix of mostly Victorian, Inter-War, or late twentieth century to the present day. Most of the building stock in the eastern and central sections of the HCA contributes to the character of the HCA, with more recent intensive development mostly located in the western section of the HCA. The contributory building stock in the HCA is not homogenous. Instead, it is a series of distinct character precincts, defined by a shared development history or built character, with a consistency of scale, style, or other features in each precinct. These features include:

- Old Town – grid system from Pacific Street in the east to Brown Street in the west, the precinct contains a rich pre-contact and convict/early settler archaeological record, with the economic wealth generated by the Newcastle port expressed in its fine stock of nineteenth century and early twentieth century commercial and retail buildings. Views out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba. Newcastle Railway Station, T&G Mutual Life Assurance Building and Newcastle Post Office are significant heritage landmarks.
- Civic and Honeysuckle – the precinct has a shared development history of rail and port related infrastructure, the subsequent establishment and concentration of regionally significant civic institutions, and the fine stock of late nineteenth/early twentieth century and inter-war commercial and retail development. Views from the Honeysuckle public domain out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba. Civic Park, City Hall, Former City Administration Building, and Lee Wharf Buildings are significant heritage landmarks.
- Newcastle West – the precinct has a shared development history of late nineteenth and early twentieth century industrial and commercial development which serviced the port of Newcastle and helped establish the industrial base of the NSW economy. Miss Porter's House, Newcastle Technical College, and the Castlemaine Brewery are significant heritage places.

5.5 Previous Heritage Studies

In 1988, Sutera Busted Corner Clode Architects and Planners prepared the Newcastle CBD Urban Design and Heritage Study (the study area is depicted in **Figure 46**). At the time, this innovative urban design guideline established some important planning principles for the city, such as preserving sight lines to the Christ Church Cathedral and preserving iconic heritage items such as Customs House, the Court House and the Post Office. It identified an inventory of items of heritage significance and areas of special heritage significance in Newcastle East and Newcastle West.

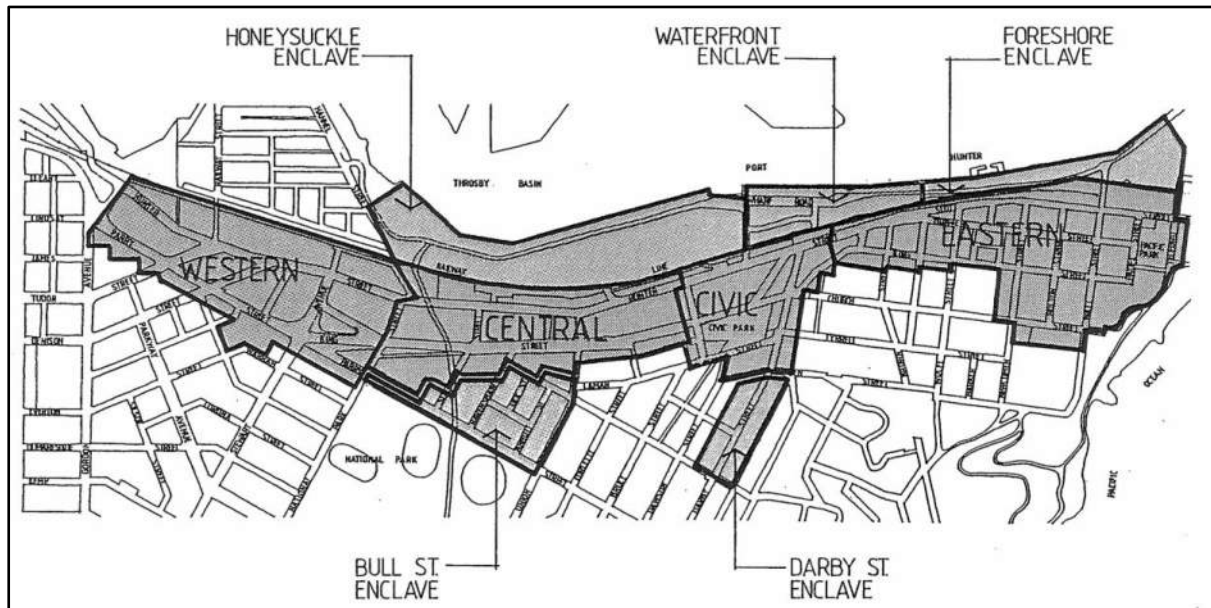
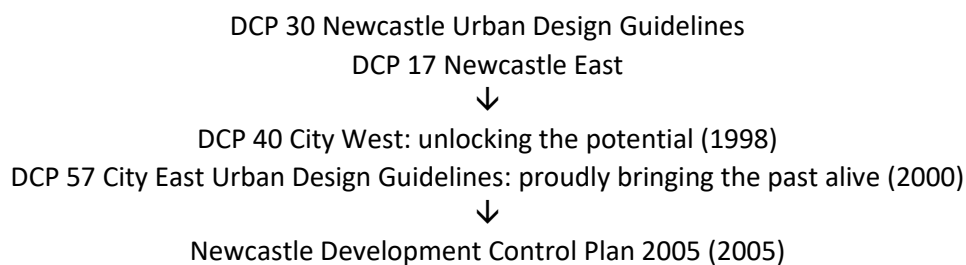


Figure 46: Study Area of the Newcastle CBD Urban Design and Heritage Study

The study area defined under the Newcastle CBD Urban Design and Heritage Study (1988) roughly translated into the HCA listing under the Newcastle LEP 1987, Amendment No 52 in 1992.

An early history of DCPs that guided development of the Newcastle City Centre included:



Early development planning recognised that *"the Newcastle CBD comprised two distinct areas with different characteristics. The east with strong heritage qualities, unique streetscapes and topographical features. The west (including Honeysuckle) is less constrained with flat topography, greenfield development sites and good redevelopment potential"*⁷. These previous DCPs introduced important principles and objectives to facilitate the protection and management of the built environment within the now Newcastle City Centre.

In 2012, the then Department of Planning and Infrastructure prepared the Newcastle Urban Renewal Strategy under State Environmental Planning Policy (Urban Renewal) 2010. The focus of the strategy

⁷ City West unlocking the potential: Development Control Plan 40, Newcastle City Council / Department of Urban Affairs and Planning, 1998. ISBN 0 909115 69 9

was to support the revitalisation of Newcastle over the coming 25 years. It was supported by extensive technical work, which included the heritage field.

Delivery of the Newcastle Urban Renewal Strategy planning vision occurred through incorporation of provisions in the Newcastle LEP 2012 and Section 6.01 Newcastle part 7 City Centre of the Newcastle DCP 2012.

In June 2016 Council adopted the Heritage Conservation Areas Review Report. At the time of this project the Newcastle City Centre HCA was subject to LEP and DCP amendments as part of the Newcastle Urban Renewal Strategy (mentioned above) and was determined to be outside the scope of the review. Though the Newcastle City Centre HCA was excluded from this review, as a result of this work, CN prepared and included a contributory buildings map for this HCA in its Heritage Technical Manual as a clear guide for development assessment and design planning.

5.6 Assessment of Heritage Significance

Refer to Sections 6, 7, 8 and 9 for separate heritage significance assessments for Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street.

5.7 Comparative Assessment

Refer to Sections 6, 7, 8 and 9 for separate comparative assessments for Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street.

5.8 Threatening Processes

Some issues undermine the integrity and intactness of the Newcastle City Centre HCA. These include:

- The Newcastle City Centre HCA is approximately 3.2km from east to west and comprises a series of distinct character precincts developed over different time periods and with different building typologies. Given the size of the existing HCA, the current direction and guidance is too broad. The statement of significance for Newcastle City Centre HCA provided in the DCP primarily relates to the 'Old Town' area of Hunter Mall. The heritage significance and development history of Civic, Honeysuckle and Newcastle West are largely overlooked. Clear direction and guidance to manage change in these heritage places is limited and problematic both for the assessment authority and proponents of development.
- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form and adaptive re-use.
- The painting of exposed face brick and stone of existing building facades and front fencing.

5.9 Desired Future Character Statement

The DCP is currently subject to a comprehensive review. Draft Newcastle DCP 2023 includes the following statement as a clear guide for development assessment and design planning:

The character of the Newcastle City Centre Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways and the fine grain of Henry Dangar's 1823 'Old Town' plan in the Newcastle East End Precinct from Pacific Street to Brown Street, and from Church Street to Hunter Street.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings which predominate in the cultural, educational and administrative Civic Precinct between Brown and Ravenshaw/Steel streets.*
- *Single to two storey scale of distinctive early industrial and warehouse buildings in Parry Street between National Park Street and Stewart Avenue, and between Wood Street and Railway Street.*
- *Emerging commercial core of tall and landmark mixed-use retail, office and residential apartment buildings of the Newcastle West End Precinct between Ravenshaw/Steel Street and Wood Street are of high-quality contextual design, compatible with and preserve the remnant contributory 19th century and early 20th century properties and their two to three storey scale and setting, the integrity of laneways and the fine grain of Beresford Lane and Beresford Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*
- *Views and vistas to and from significant cultural landmarks such as the T&G Building and the former Newcastle Post Office. Views which terminate at significant heritage buildings such as Fort Scratchley and the former Newcastle Courthouse. Views from Market Street and Morgan Street to Christ Church Cathedral. Views to the Hunter River are protected and framed along Market Street, Watt Street and Newcomen Street.*
- *Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*

- *Mature trees in the public domain, and parks and public spaces including Market Street Lawn, Civic Park, Wheeler Place, Museum Park, Christie Place and Birdwood Park.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form and adaptive re-use of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

Refer to Sections 6, 7, 8 and 9 for a separate Desired Future Character Statement for Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street.

5.10 Contributory Buildings

Fieldwork in January 2020 established the overall intactness of this area. The Contributory Buildings Map for the Newcastle City Centre HCA (**refer to Figure 47**) included in the Heritage Technical Manual grades the contribution of buildings to the streetscape character and heritage significance for the HCA. For definitions of contributory buildings, refer to Section 1.8.

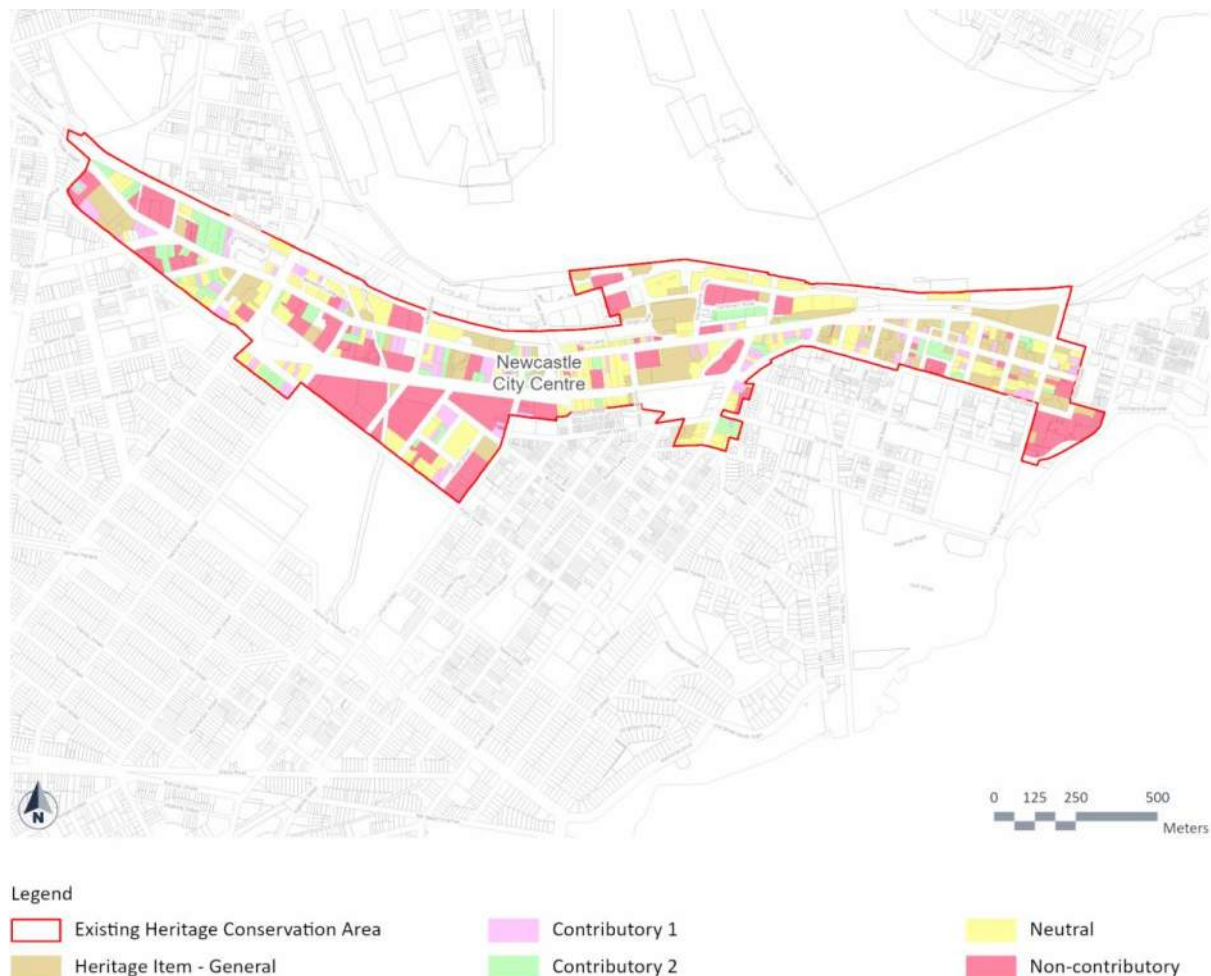


Figure 47: Contributory Buildings Map - Newcastle City Centre HCA (Source: CN GIS 24 January 2020)

5.11 Community Engagement Feedback

Community Engagement (Phase 1)

As part of the Newcastle City Centre HCAs review, feedback from local community members was sought to gain an understanding of what residents and business owners value about the HCA. This engagement (phase 1) was held in April and May 2023. The following submissions were received:

- 65 submissions via email or Have Your Say
- 328 pins and comments on the interactive map
- 35 precincts of shared history and/or built character drawn on the interactive map
- 238 responses to the streetscape quick poll

Feedback found the community placed high value on the heritage significance of the eastern half of the Newcastle City Centre HCA, namely around Civic and the Hunter Mall areas. This value noticeably begins to decrease as you go further westward in the HCA, particularly from Union Street. Elements not as highly valued included development at the former Royal Newcastle Hospital site (opposite Newcastle Beach on Shortland Esplanade), Rydges at Honeysuckle, Marketown commercial precinct and Newcastle's remnant industrial/warehouse buildings, particularly west of Stewart Avenue.

Key findings

- Heritage conservation merit – 161 pins
- No heritage conservation merit – 43 pins
- Places with heritage merit, highest number of up votes:
 - Newcastle Post Office – 97
 - Victoria Theatre – 83
 - Newcastle Railway Station – 70
 - Honeysuckle Railway Workshops – 62
 - Bank Corner/Formal Bank of NSW – 57
- Places with no heritage merit, highest number of up votes:
 - Queens Wharf – 21
 - Ibis Hotel (700 Hunter Street, Newcastle West) – 20
 - Arvia Building (67 Watt Street, Newcastle) – 20
 - Novotel Newcastle Beach (1 King Street, Newcastle) – 19
 - Marketown – 19
 - Arena Building (75 Shortland Esplanade) – 18
 - Royal Development (61 Shortland Esplanade, Newcastle) – 18
 - Royal Development (3 King Street, Newcastle) – 17
- The east end and central part of Hunter Street around the Post Office and at Civic scored highly in the Quick Poll of 238 responses with 97% and 95% respectively indicating these streetscapes have heritage value.
- Streetscapes that didn't register as having a high heritage merit included Marketown (10%), Centenary Road (18%) and west end of Hunter Street around Sacred Heart Cathedral (21%)

- 31 precincts of shared history and/or built character were identified. These focused on:
 - Hunter Mall/Henry Dangar's Old Town
 - Honeysuckle port and railway legacies
 - Civic - institutional, administration and cultural hub
 - Small scale contributory shopfronts along Hunter Street between Worth Place and National Park Street
 - Bank Corner shop top housing and warehouses
 - Parry Street industrial between National Park Street and Stewart Avenue
 - West end industrial – west of Stewart Avenue
 - Sacred Heart Cathedral precinct
- Relevant submission comments:
 - *In recognition of the varied character of Newcastle West and its individuality distinct from Newcastle city centre, consideration should be given to either reducing the size of the NCCHCA by protracting the western end and reviewing specific West End buildings for individual heritage significance or, splitting the NCCHCA into smaller areas reflecting the historical and architectural character, e.g. City Centre, Civic Precinct, and Newcastle West. The current boundary of NCCHCA encompasses some vastly different character and the City Centre Statement of Significance seems to be unrelated to this.*
 - *The “desired future character” of the city and surrounding areas should seek to build on, rather than diminish, the extant heritage character. Planning should seek to preserve clear evidence of historical precincts.*
 - *There is a wealth of commercial and residential architectural styles, sites, buildings, monuments, facades, streets and open spaces within the HCAs.*
 - *31-37 Shortland Esplanade, Newcastle East was built in 2006, replacing a 1970s hotel. There is no current heritage value and should be removed from the Heritage area, like all newly built buildings on Shortland Esplanade. There is significant recognised contributory heritage widely spread within the boundaries of both subject heritage conservation areas as they are currently defined. It is therefore important to maintain HCAs as larger continuous areas to ensure that the heritage impact of any development within the area is assessed.*
 - *Notwithstanding the development of over 20 mixed use (apartment/office) complexes within the two HCAs since 2003, the fundamental heritage significance, shared history, and archaeology of these HCAs remains largely unchanged. That said, the character of some City Centre blocks west of Worth Place has been substantially altered due to the construction of several large floorplate Non-Contributory apartment towers, offices and the eastern Market Town shopping complex.*
 - *Planning should aim to preserve clear evidence of historical precincts, well beyond a curated selection of heritage-listed and contributory items.*
 - *Henry Dangar’s 1828 street design created an enduring intimacy and human scale still evident in the layout of Newcastle today. Newcastle’s human scale is unseen in any other Australian city and it is vitally important to retain it for the future.*
 - *The heritage facades designed by skilled architects of the time (Frederick Menkens and his contemporaries) to Newcastle’s CBD which has contributed to Newcastle’s*

attractive streetscapes and date from the 1800's must not be disturbed, diminished or obliterated.

- *Although the boundary of the NCCHCA takes in Newcastle West, this Statement of Significance is seemingly unrelated to this end of the city, and even to the easterly Civic Precinct. The current Statement of Significance for the Newcastle City Centre Heritage Conservation Area is largely irrelevant when considering the West End and Civic area.*

A more comprehensive analysis of the community engagement (phase 1) feedback is provided in **Appendix A**.

Public Exhibition (Phase 2)

After incorporating the outcomes of the first phase of engagement into the draft report, feedback from community was sought. This public exhibition (Phase 2) was held in November and December 2023, and 34 submissions were received during the exhibition.

Most submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes. Several respondents provided support for the recommendations in the draft report, including the creation of smaller HCAs that better represent the unique character of the different parts of the Newcastle City Centre, and the removal of HOB and FSR development standards for identified low-rise properties in Newcastle East and The Hill HCA. Others maintained the view that the current HOB and FSR standards should remain. Respondents also had general concerns about the loss of heritage and overdevelopment, calling for stronger, more explicit protection of heritage buildings and places. There was some feedback provided suggesting detailed amendments to the draft report. Such suggestions are comprehensively addressed in this report.

A comprehensive analysis of the public exhibition (phase 2) feedback is provided in **Appendix B**.

5.12 Heritage Conservation Area Boundary

The boundaries of the Newcastle City Centre HCA were reviewed. The existing boundaries of the HCA are considered inappropriate to ensure the heritage significance of the area is retained and conserved. The Newcastle City Centre HCA is too large (approximately 3.5km from east to west) and comprises a series of distinct character precincts developed over different time periods and with different building typologies. This means clear direction and guidance to manage change in these heritage places is limited and problematic both for the assessment authority and proponents of development.

It is recommended the Newcastle City Centre HCA be replaced with smaller, more specific HCAs based on shared development history and/or built character.

The HCAs to replace the existing Newcastle City Centre HCA are recommended as follows:

- Old Town
- Civic and Honeysuckle
- Hunter Street West
- Parry Street.

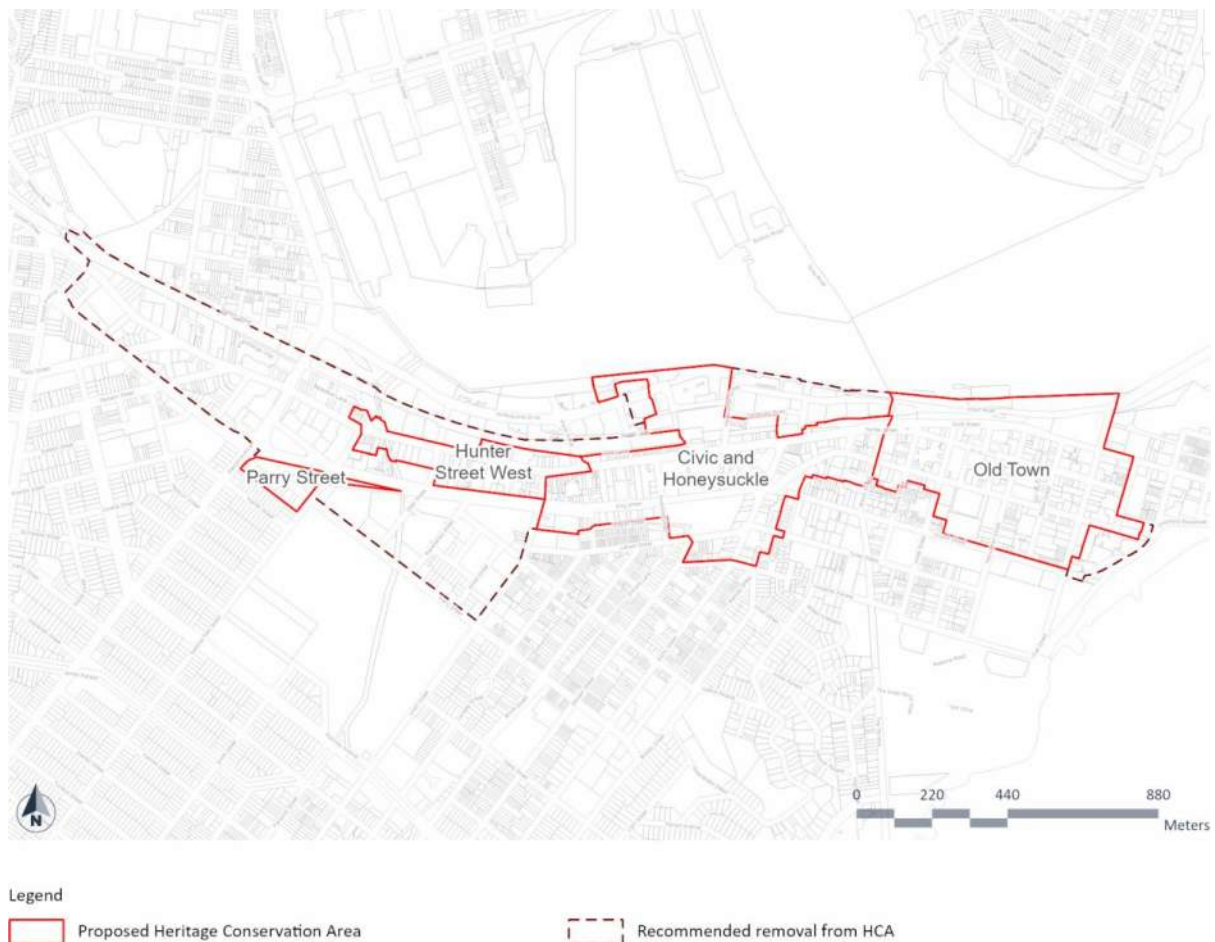


Figure 48: Proposed heritage conservation areas to replace the existing Newcastle City Centre Heritage Conservation Area

The four proposed HCAs (**refer to Figure 48**) are discussed separately in chapters six to nine which follow. This includes separate reviews of the proposed boundaries, land use zoning, height of building and floor space ratio, the Newcastle City Centre boundary, and heritage items for each of these areas.

CHAPTER SIX – OLD TOWN HERITAGE CONSERVATION AREA

6.1 Introduction

This section documents the proposed Old Town Heritage Conservation Area, located in the Newcastle City Centre. It is bounded by Pacific Street at its east, Brown Street at its west, Church and King Streets to the south and to the north by the harbour. A map of the HCA is reproduced in **Figure 49**.



Figure 49: Proposed Old Town Heritage Conservation Area (Proposed Boundary)

6.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

6.3 Physical Description

The Old Town HCA comprises an area of predominantly flat land along the northern side of the Newcastle peninsula below and rising up to the steep slopes of The Hill (**refer to Figure 49**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Railway Station, Newcastle Signal Box, Great Northern Hotel, Newcastle Post Office, Christ Church Cathedral, Cathedral Park, Manufacturer's House, Former Nurses Home, T&G Mutual Life Assurance Building, Victoria Theatre, David Cohen & Co Warehouse, Toll Cottage (formerly Rose Cottage), and the Church and Watt Street Terraces Group are heritage places of state significance that define the Old Town.

The proximity and views of the harbour to the north framed by the steep topography of The Hill and the imposing landmark of Christ Church Cathedral to the south are an important aspect of Old Town's urban character. Views of townscape interest include the tower of Christ Church Cathedral atop The Hill, the view down the Hunter Mall section of Hunter Street, and the fine grain grid system provides channelled views over the harbour along Perkins, Wolfe, Newcomen and Watt Streets.

Market Street Lawn and Newcastle Foreshore are an important element of the amenity and physical character of Old Town and provide views of the tower of Christ Church Cathedral and an attractive setting for Newcastle Railway Station, Newcastle Signal Box, and the working harbour beyond.

In summary, the physical character of the Old Town is defined by a range of historically, culturally and visually significant built, natural and landscape features (**refer to Figures 50 to 58**). These features include:

- Fine grain, grid system of streets and laneways from Pacific Street in the east to Brown Street in the west, Scott Street to the north and Church/King Streets to the south,
- Diverse built form demonstrated by the diversity of building types and architectural styles - retail, warehousing, and apartments of mostly Victorian, Inter-War, or late twentieth century to the present day reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the port of Newcastle is expressed in its fine stock of nineteenth century and early twentieth century commercial and retail buildings.
- Original building stock and infill provides a consistent street wall height of between two and four storeys, with more recent taller built elements setback on podiums.
- A dense grouping of heritage item buildings, with most building stock in the HCA contributing to the character of the HCA.
- The parks of Market Street Lawn and Newcastle Foreshore facilitate a visual and physical connection between the town and the harbour.
- A rich pre-contact and convict/early settler archaeological record.
- Views out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba.
- Christ Church Cathedral, Newcastle Railway Station, T&G Mutual Life Assurance Building and Newcastle Post Office are significant heritage landmarks.



Figure 50: Newcastle Railway Station at 110 Scott Street, Newcastle (Source: Google Streetview)



Figure 51: 90 and 55 Hunter Street, Newcastle - view east towards T&G Mutual Life Assurance Building at 45 Hunter Street, Newcastle (Source: Google Streetview)



Figure 52: Newcastle Post Office and War Memorial Statue at 96-100 Hunter Street, Newcastle (Source: Google Streetview)



Figure 53: Church and Watt Street Terraces Group, Newcastle (Source: Google Streetview)



Figure 54: Newcastle Signal Box at 155 Wharf Road, Newcastle with the tower of Christ Church Cathedral in background (Source: Google Streetview)



Figure 55: David Cohen & Co Warehouse at 50 Bolton Street, Newcastle (Source: Google Streetview)



Figure 56: Newcastle Hospital North Wing at 2 Ocean Street and Former Nurses' Home (Royal Newcastle Hospital - The Club Building) at 30 Pacific Street, Newcastle (Source: Google Streetview)



Figure 57: The Great Northern Hotel at 89 Scott Street, Newcastle (Source: Google Streetview)



Figure 58: Market Street Lawn and Newcastle Foreshore - 130 Wharf Road facing west (Source: Google Streetview)

6.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Old Town area.

6.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Old Town HCA is significant for its role in the course of the history of New South Wales, including being a place of documented first contact between Aboriginal people and the British. It is important in the course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. In 1823, shortly after the penal period, the Old Town's streets were laid out by Surveyor General Henry Dangar. Remnant buildings from this period include 'Claremont' of the Newcastle Club (c.1840) and Rose Cottage (c.1850). This grid street pattern complemented by the terminus of the Great Northern Rail Line in 1878, and its fine stock of nineteenth century and early twentieth century commercial and retail buildings established the Old Town area as the commercial core of Newcastle. A situation reinforced in its formative years by the constraints of the AA Company's land ownership beyond Brown Street which held back urban development west of the city until its coal mining monopoly was broken in the 1850s. Old Town remained the city's commercial core until its gradual decline towards the end of the twentieth century.

Old Town HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the early convict settlement period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

The Old Town HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset.

The Old Town's layout by Surveyor General Henry Dangar* in 1823 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keithley, Hunter and Market Streets, with the original axis from Christ Church to the Harbour via a market square partly re-instated by recent development activity. Toll Cottage (formally Rose Cottage) is one of Newcastle's oldest buildings, represents an early subdivision of the allotment originally planned by Dangar, and shares

associations with the city's convict origins, being constructed in the 1850s using materials from older building stock.

* *Dangar was an explorer and pastoralist. He owned several large farms including the property on which the Myall Creek Massacre took place in 1838. Today he is recognised, along with many other colonial administrators at that time were significantly involved in the dispossession of Aboriginal people from their traditional lands and the Frontier Wars which followed.*

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Old Town HCA is important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 200 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. A Strongly homogenous street and lot layout developed to a human scale based on Dangar's Old Town Plan of 1823.
3. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
4. Streetscapes and vistas outwards and inwards which strongly contribute to the character of the suburb. This includes visual connections between the working harbour, Fort Scratchley and the tower of Christ Church Cathedral.
5. The steep rise in topography south from the edge of Hunter Street up towards Christ Church Cathedral on The Hill is accommodated in the streetscape by a series of stairs, handrails, and retaining walls.
6. The corner façade of the David Jones Building, the domes and colonnades of the Post Office Building, and the tower of the T&G Building are prominent landmark features which help to orientate the visitor.
7. The areas of parkland that are an integral element of Old Town including the Foreshore and Market Street Lawn. These public spaces provide views of the tower of Christ Church Cathedral and an attractive setting for Newcastle Railway Station and Newcastle Signal Box, the former railway and port infrastructure that they have replaced.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Old Town and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the high rate of survival of key elements of the early urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city. Also for its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision and crown grants following the cessation of the penal colony mining. There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) which ventured further south when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside of Sydney, and one of few such places to be established in NSW.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Old Town contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Old Town Heritage Conservation Area is significant on many levels. The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography by the sea and the harbour.

Toll Cottage (formally Rose Cottage) is one of Newcastle's oldest buildings, represents an early subdivision of the allotment originally planned by Dangar, and shares associations with the city's convict origins, being constructed in the 1850s using materials from older building stock. Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the Indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city.

The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The

town's layout by Surveyor General Henry Dangar in 1823 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets, with the original axis between Christ Church and the Harbour via a market square partly re-instated by recent development activity.

The architectural values of the Old Town HCA are to be found in the high quality of buildings, in the landscape settings of many of them, in the style, scale and detail, and in the contribution to the streetscape. The overall impression of Old Town is a strongly established historic precinct.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- A Strongly homogenous street and lot layout developed to a human scale based on Dangar's Old Town Plan of 1823.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- Streetscapes and vistas outwards and inwards strongly contribute to the area's character. This includes visual connections between the working harbour, Fort Scratchley and the tower of Christ Church Cathedral.
- The corner façade of the David Jones Building, the domes and colonnades of the Post Office Building, and the towers of Christ Church Cathedral and the T&G Building are prominent landmark features which help to orientate the visitor.
- The areas of parkland that are an integral element of Old Town include the Foreshore and Market Street Lawn. These public spaces provide views of the tower of Christ Church Cathedral and an attractive setting for the Newcastle Railway Station and Signal Box, the former railway and port infrastructure they have replaced.

- Key Period of Significance - circa 1801 to 1940.

Recommendation

The above assessment of heritage significance follows the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended that the area be protected through the mechanism of a statutory HCA referred to as the Old Town Heritage Conservation Area, in a future LEP amendment.

6.6 Comparative Assessment

The Old Town area is rare at the state level for its pre-1840s grid system layout and its pre-contact Aboriginal and early convict settlement archaeological layers surviving beneath the modern city, comparable only with NSW's other convict settlements at Sydney's The Rocks, Paramatta and Port Macquarie. It is locally rare for the high concentration, integrity and intactness of late nineteenth and early twentieth century commercial and retail buildings, comparable locally with the HCAs of Civic and Honeysuckle, Darby Street in Cooks Hill, Hunter Street, and Hamilton Business Centre.

6.7 Threatening Processes

Some issues that undermine the integrity and intactness of the Old Town HCA include:

- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.
- Erosion of views to the tower of Christ Church Cathedral and its visual connections to the harbour and Fort Scratchley.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form and adaptive re-use.
- The painting of exposed face brick and stone of existing building facades and front fencing.

6.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA. These guide development assessment and design planning. Should the Old Town area become an HCA replacing parts of the existing Newcastle City Centre and The Hill HCAs, it is recommended DCP 2023 be amended to include the following statement:

The character of the Old Town Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways and the fine grain of Henry Dangar's 1823 'Old Town' plan in the Newcastle East End Precinct from Pacific Street to Brown Street, and from Church Street to Hunter Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*
- *Views and vistas to and from significant cultural landmarks such as the T&G Building and former Newcastle Post Office. Views terminating at significant heritage buildings such as Fort Scratchley and the former Newcastle Courthouse. Views from Market Street Lawn, Newcastle Foreshore, Market Street and Morgan Street to the tower of Christ Church Cathedral. Views to the Hunter*

River from Cathedral Park and Christ Church Cathedral and also framed along Market, Watt and Newcomen Streets.

- *Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*
- *Mature trees in the public domain, and parks and public spaces including Market Street Lawn.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form and adaptive re-use of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

6.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Old Town HCA (**refer to Figure 59**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre and The Hill HCAs in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre and The Hill HCAs, an updated contributory buildings map for The Hill HCA and a new contributory buildings map for the Old Town area will be required.

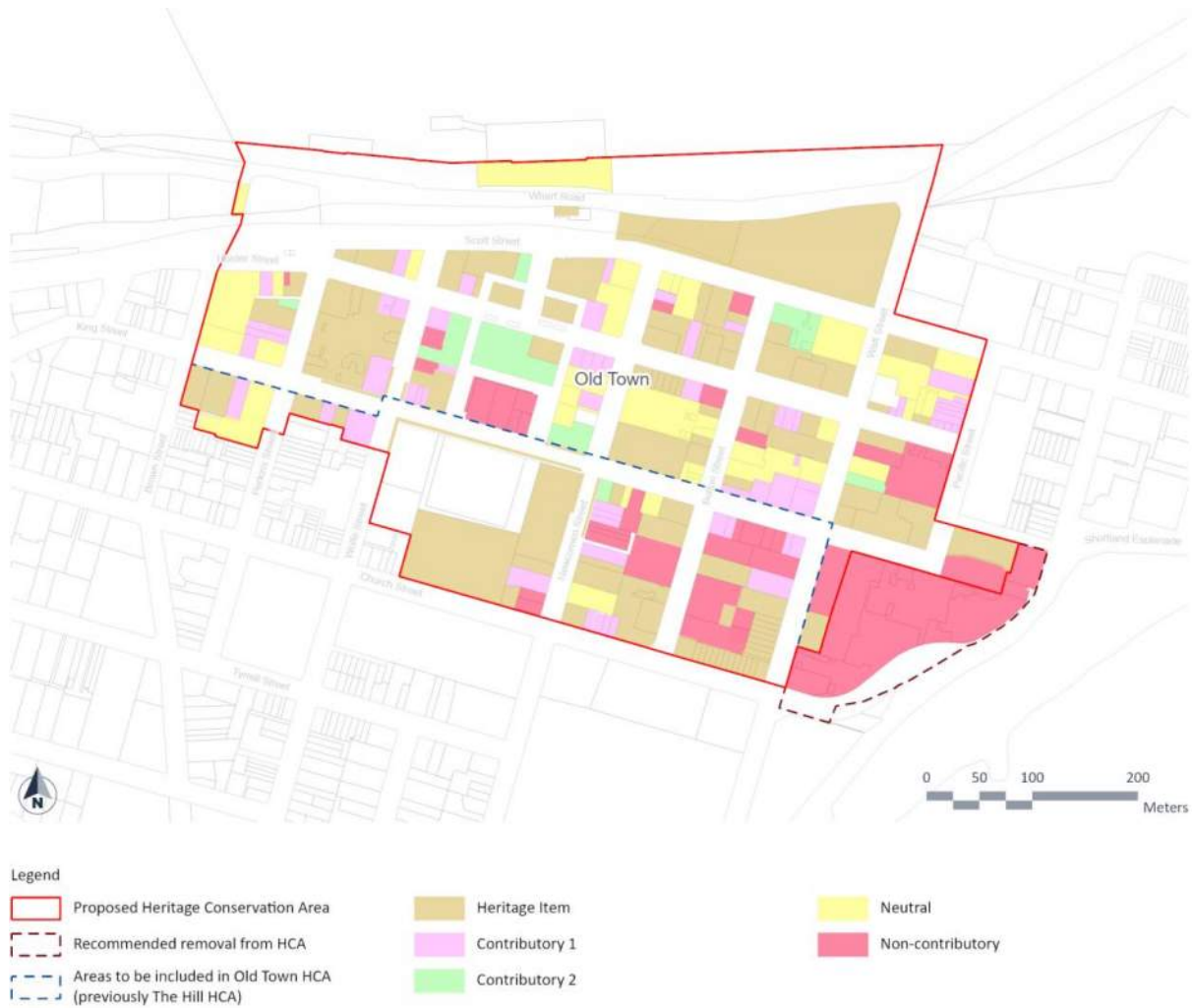


Figure 59: Proposed Old Town HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

6.10 Community Engagement Feedback

Refer to Section 5.11 for community engagement feedback for the Old Town area of the existing Newcastle City Centre HCA.

6.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Pacific Street and Brown Street. For this locality, overall, the existing boundaries of the HCA are considered appropriate to ensure the heritage significance of the area is retained and conserved, with a few exceptions.

The United Services Club at 55 Watt Street (LEP item I468) (refer to **Figure 60**), and the Newcastle Hospital North Wing at 2 Ocean Street (LEP item I442) (refer to **Figure 32**) are significant built elements of the HCA that should be retained and conserved. Furthermore, the low-rise commercial building located on the western side part of 45 Watt Street at the corner of Watt and King Streets provides a neutral contribution to the existing HCA, including the setting of the United Services Club and the significant streetscape character of Watt Street (refer to **Figure 62**). However, the land parcels in the street block between King Street, Ocean Street, Shortland Esplanade and Watt Street have recently been comprehensively and intensively re-developed with mixed-use medium to high rise buildings (refer to **Figures 61 and 62**). This no longer reinforces the special built character of Old Town.



Figure 60: United Services Club at 55 Watt Street, Newcastle (Source: Google Streetview)



Figure 61: 61 Shortland Esplanade and 1 King Street, Newcastle (Source: Google Streetview)



Figure 62: 45 Watt Street, Newcastle - corner of Watt and King streets facing east (Source: Google Streetview)

In addition, land parcels located both in the Newcastle City Centre boundary and the existing The Hill HCA were reviewed. This area applies to two street blocks between Watt and Newcomen streets to the south of King Street and north of Church Street (**refer to Figures 29 and 31**), and properties which address the south side of King Street between Wolfe and Brown streets (**refer to Figure 39**). The land

is situated within Dangar's 1823 Old Town Plan and, except for a few low-rise residential properties south of King Street, shares a development history and the commercial, mixed-use built character with the adjacent Newcastle City Centre HCA.



Figure 63: 115 King Street, Newcastle facing west (Source: Google Streetview)

This review found land in the street block of The Hill HCA (between King, Newcomen, Church and Wolfe streets) and within Dangar's 1823 Old Town Plan better identifies with Old Town HCA. Christ Church Cathedral and the former burial ground of Cathedral Park were integral components of that plan, and future protection of the significant visual connections between these elements, the working harbour and Fort Scratchley would be best managed and maintained if included in the proposed Old Town HCA. In addition, the properties on the western side of Newcomen Street (which includes Newcastle Club at 40 Newcomen Street - LEP Items I437 - The Newcastle Club and I438 - Claremont (Former Residence)) share a predominantly nineteenth century development history and low-rise residential built character with those on the eastern side of Newcomen Street directly opposite (**refer to Figure 64**). As such, the east and west sides of Newcomen Street should be included in the boundary of the proposed Old Town HCA. The land at 45-49 Wolfe Street, 54, 56, 58, 60 and 64 Church Street (**refer to Figure 65**) should remain in The Hill HCA as these properties share a late nineteenth and early twentieth century development history and low-rise residential built character with those on the western side of Wolfe Street (with the notable exception of the inter-war and mid-rise (seven storey) Segenhoe Flats at 50 Wolfe Street - LEP item I478 & SHR ID 02038) and the residential properties continuing west along the north side of Church Street.



Figure 64: 44 Newcomen Street, Newcastle facing north (Source: Google Streetview)



Figure 65: 58 Church Street, The Hill facing west (Source: Google Streetview)

Amendments to the LEP maps for the Old Town area are recommended (refer to **Figure 66**) below:

- The existing Newcastle City Centre HCA between Pacific and Brown streets is renamed the Old Town HCA.
- Boundary adjustments to the Old Town HCA to remove from the HCA all land parcels in the street block between King Street, Ocean Street, Shortland Esplanade and Watt Street (with the exception of the United Services Club at 55 Watt Street, the low-rise western part of 45 Watt Street at the corner of Watt and King streets, and the Newcastle Hospital North Wing at 2 Ocean Street which remain in the Old Town HCA).
- Boundary adjustments to The Hill HCA so all land parcels located both in the Newcastle City Centre boundary and the existing The Hill HCA are added to the Old Town HCA (except for 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place which remain in The Hill HCA).

- Boundary adjustments to The Hill HCA to remove land parcels in the street block between King, Newcomen, Church and Wolfe streets adding them to the Old Town HCA (except for 45-49 Wolfe Street, 54, 56, 58, 60 and 64 Church Street which will remain in The Hill HCA).



Figure 66: Proposed changes to The Hill Heritage Conservation Area (Source: CN GIS 24 January 2020)

6.12 Newcastle City Centre Boundary

The Newcastle City Centre boundary was reviewed for land parcels in the existing Newcastle City Centre HCA between Pacific Street and Brown Street. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre boundary as the LEP provisions for this area align with the heritage significance and desired future character of the proposed Old Town HCA.

In addition, the Newcastle City Centre boundary was reviewed for land parcels between Watt, Church and Brown streets located in the existing The Hill HCA. Again, overall, it is considered appropriate that this land will remain in the Newcastle City Centre boundary as the LEP provisions for the Newcastle

City Centre are commensurate with the heritage significance and desired future character of the proposed Old Town HCA, with one exception.

The review identified a handful of land parcels in the existing Newcastle City Centre boundary located behind the commercial properties situated along the southern side of King Street, which consist of low-rise two to three storey residential dwellings (**refer to Figures 67 and 68**). These dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south, rather than the more intensively developed commercial properties which address King Street to the north. The continued retention and conservation of these residential properties is at odds with the LEP provisions for the Newcastle City Centre which is tailored to encouraging larger scale commercial and mixed-use development.

The review identified a few land parcels adjacent to the Newcastle City Centre boundary at 93 King Street, Newcastle zoned, RE1 Public Recreation, known as Cathedral Park, that are rich in archaeology as a former burial ground for Christ Church Cathedral (LEP item A6 - Cathedral Park and Cemetery) and once the site of an early colonial settler home (LEP item A16 - Former Mulimbah House Site). This 0.88ha, regionally significant public park provides an important recreational amenity and cultural heritage attraction for residents, workers and visitors of Newcastle City Centre and The Hill (**refer to Figure 69**). As such the existing and future use of this land is consistent with the LEP provisions for the Newcastle City Centre which includes the promotion of recreational and tourism opportunities.

However, it is recommended that all other land parcels in this same street block between King, Newcomen, Church and Wolfe streets (which includes Christ Church Cathedral and the Newcastle Club) remain outside the Newcastle City Centre boundary as this land is zoned R3 Medium Density Residential. The LEP provisions for the Newcastle City Centre are tailored to encouraging larger scale commercial and mixed-use development. As such, the continued retention and conservation of these low-rise two storey civic and residential properties is best served by continuing to exclude this land from the Newcastle City Centre.

As such, the following is recommended:

- Minor adjustments to the Newcastle City Centre boundary to remove land parcels 15, 17 and 19 Brown Street; 27 and 29 Perkins Street; and 6 Noster Place (**refer to Figure 70**).
- Minor adjustments to the Newcastle City Centre boundary to add land parcels for Cathedral Park at 93 King Street, Newcastle (**refer to Figure 70**).



Figure 67: 15, 17 and 19 Brown Street, Newcastle (Source: Google Streetview)



Figure 68: 6 Noster Place, Newcastle (Source: Google Streetview)



Figure 69: 93 King Street, Newcastle - Cathedral Park (Source: Google Streetview)



Figure 70: Recommended Newcastle City Centre boundary in Old Town locality

6.13 Land use zoning

A review of the land use zoning within the boundary of the proposed Old Town HCA was undertaken. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

Though outside the boundary of the proposed Old Town HCA, the review has identified a handful of land parcels in The Hill HCA also located in the existing Newcastle City Centre boundary which consist of low-rise two to three storey residential dwellings (refer to **Figures 67 and 68**). The subject land currently has a land use zoning of MU1 Mixed Use, which is inconsistent with the current use and built form on the land and would conflict with the conservation objectives that this review proposes. These residential dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south which are zoned R3 Medium Density Residential. This is in stark contrast to the adjacent more intensively developed commercial properties which address King Street to the north zoned MU1 Mixed Use (Note: land identified in **Figure 40** which is proposed to be relocated from the existing The

Hill HCA to the proposed Old Town HCA). As such, in tandem with the recommended changes to the Newcastle City Centre boundary, the following is recommended:

- Amendments to LEP maps to change the land use zoning of land parcels 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place from MU1 Mixed Use to R3 Medium Density Residential (**refer to Figure 71**).

6.14 Minimum lot size, height of buildings and floor space ratio

A review considered the minimum lot size, height of buildings (HOB) and floor space ratio (FSR) development standards for land parcels in the Newcastle City Centre boundary between Pacific Street and Brown Street, currently located either in the Newcastle City Centre or The Hill HCAs. Overall, the existing minimum lot size, HOB and FSR development standards applied are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed Old Town HCA.

Though outside the boundary of the proposed Old Town HCA, the review has identified a handful of land parcels in The Hill HCA also located in the existing Newcastle City Centre boundary which consist of low-rise two to three storey residential dwellings (**refer to Figures 67 and 68**). These dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south, rather than the adjacent more intensively developed commercial properties which address King Street to the north. However, the land currently has a maximum building height of 14m and an FSR of 1.5:1, which is inconsistent with the current built form on the land and would conflict with the conservation objectives that this review proposes. HOB and FSR does not necessarily promote the best heritage outcome for a low-rise residential area as it can provide perception and expectation of building envelope entitlement, resulting in a built form that inadequately respects the character and significance of the existing building stock. CN does not currently apply numeric HOB or FSR development standards to residential zoned properties on HCA land located outside Newcastle City Centre boundary.

To ensure consistency with development standards of neighbouring residential properties in The Hill to the south, these identified residential land parcels should have a minimum lot size of 400m.

As such, in tandem with the recommended changes to the Newcastle City Centre boundary and land use zoning, the following is recommended:

- Amendments to LEP maps to remove the HOB and FSR development standards from land parcels at 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place (**refer to Figure 71**).
- Amendments to LEP maps to add minimum lot size of 400m to land parcels at 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place (**refer to Figure 71**).



Figure 71: Land at 15, 17, and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place, Newcastle

6.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- War Memorial Statue, Hunter Street - investigate new LEP listing.
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER SEVEN – CIVIC AND HONEYSUCKLE HERITAGE CONSERVATION AREA

7.1 Introduction

This section documents the proposed Civic and Honeysuckle Heritage Conservation Area, located in the Newcastle City Centre, which is bounded by Brown Street at its east, Union Street and Worth Place at its west, King Street and Civic Park to the south and by the harbour to the north. A map of the HCA is reproduced in **Figure 72**.

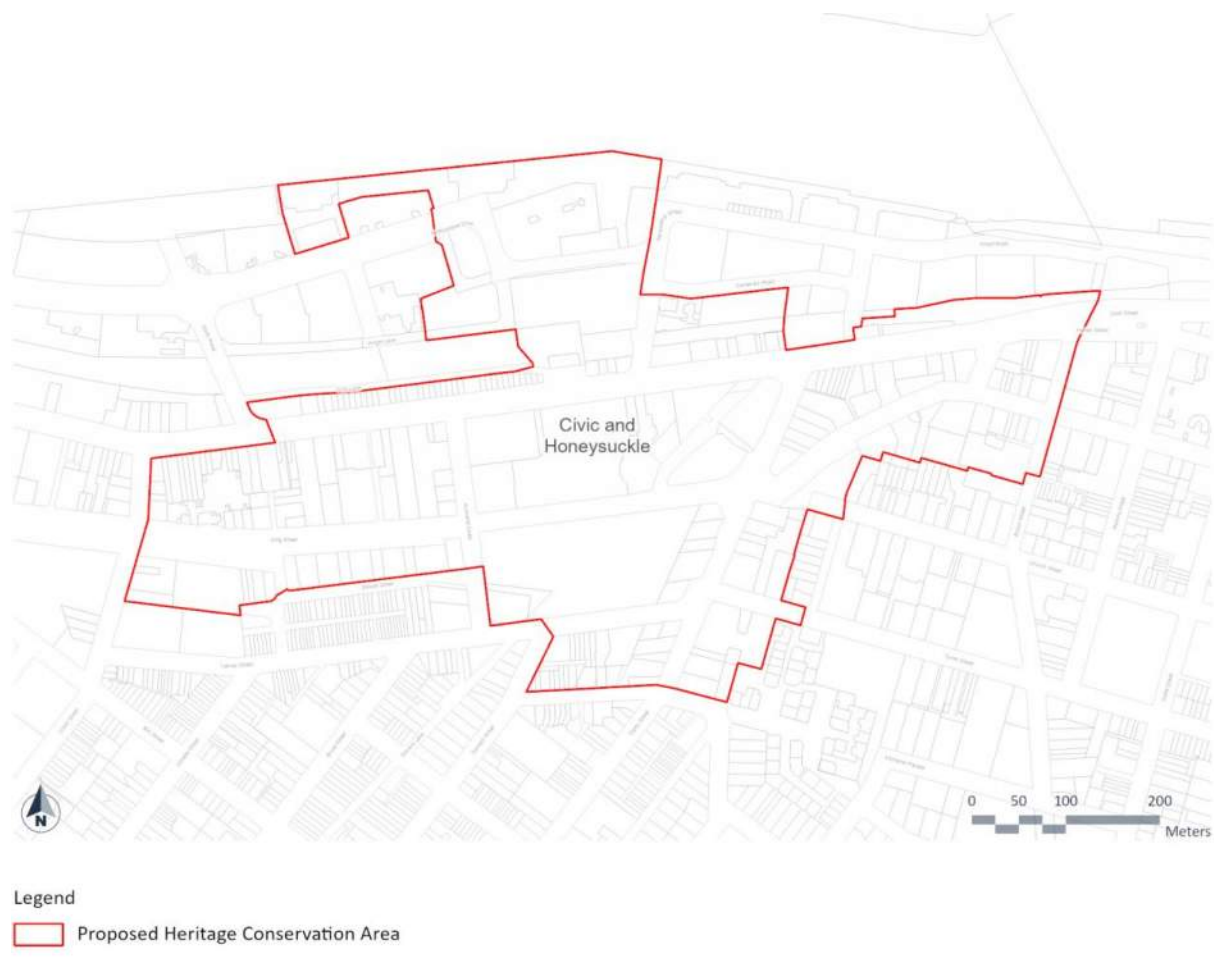


Figure 72: Proposed Civic and Honeysuckle Heritage Conservation Area (Proposed Boundary)

7.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

7.3 Physical Description

The Civic and Honeysuckle HCA is an area of predominantly flat land along the northern side of the Newcastle peninsula and in part below and rising up the steep slopes of The Hill (**refer to Figure 72**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Civic Park, St Andrews Presbyterian Church, Newcastle War Memorial Cultural Centre, Nesca House, Newcastle City Hall and Civic Theatre, Former City Administration Building, Emporium Building, Civic Railway Station, Civic Railway Workshops, and Lee Wharf buildings are significant heritage places that define the Civic and Honeysuckle area.

The proximity and views of the harbour from the Honeysuckle public domain to the north, the east-west commercial spine of Hunter Street, and Civic Park at its centre are an important aspect of Civic and Honeysuckle's urban character. The series of public open spaces between Laman Street and Honeysuckle Drive are a significant element of the amenity and civic meeting space for the city which connect the regionally important clusters of city institutions and visitor attractions.

The physical character of the Civic and Honeysuckle area is defined by a range of historically, culturally and visually significant built, natural and landscape features (**refer to Figures 73 to 79**). These include:

- Diverse built form demonstrated by the diversity of building types and architectural styles – reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the Newcastle port and steel manufacturing industry expressed in its fine stock of late nineteenth to early twentieth century and inter-war period civic, industrial, commercial office and retail buildings, apartments, and former industrial warehousing. This includes late Victorian, inter-war Art Deco, post-war Brutalist and late twentieth century to present day architecture.
- Original building stock and infill provides a consistent street wall height of two to four storeys.
- A dense grouping of heritage item buildings through the centre of the HCA between Laman Street and the harbour, with most building stock in the HCA contributing to its character in some way.
- Civic Park, Wheeler Place and Museum Park provide important civic meeting places and the setting for clusters of regionally important city institutions and visitor attractions.
- The precinct contains a rich pre-contact and nineteenth century settler-colonial archaeological record, including remnants of Australia's first railway at 280 Hunter Street.
- Views from Honeysuckle out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba.
- St Andrews Presbyterian Church, Newcastle City Hall, Former City Administration Building, Civic Railway Workshops, and Lee Wharf buildings are significant heritage landmarks.



Figure 73: Civic Park facing north (Source: Google Streetview)



Figure 74: No.2 Lee Wharf - Building C (Source: Google Streetview)



Figure 75: Wheeler Place facing south (Source: Google Streetview)



Figure 76: Civic Railway Workshops (Source: Google Streetview)



Figure 77: Museum Park, Civic Railway Station, and Civic Theatre, Newcastle facing east (Source: Google Streetview)



Figure 78: Corner of Crown and Hunter streets, Newcastle facing west (Source: Google Streetview)



Figure 79: Corner of Union and Hunter streets, Newcastle facing east with Emporium Building at 517 to 525 Hunter Street (Source: Google Streetview)

7.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Civic and Honeysuckle area.

7.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Civic and Honeysuckle HCA is significant as a record of the development of Newcastle and the transition from a coal town largely in the ownership of the Austrian Agricultural Company to an industrial city. It is also a place that is important in the course of NSW's cultural history as the site of Australia's oldest railway (the remnant AA Company bridge and pier at Hunter Street) and the first railway in the colony to carry public passengers (the Burwood Railway). Honeysuckle Railway Station (site of today's Honeysuckle Light Rail stop) was the original location for the terminus of the Great Northern Line in 1857 connecting freight and passengers with Sydney for the first time. The inter-war station building of Civic Railway Station assisted with the development of a new civic centre for Newcastle in the 1930s. The Lee Wharf buildings are historically significant as they are among the earliest surviving examples of the extensive cargo and commercial wharf facilities that once existed in the port of Newcastle.

Civic and Honeysuckle HCA is a record of the development of the civic centre of Newcastle from 1929 with the establishment of Civic Park from an industrial site and the completion of Newcastle City Hall and Civic Theatre by Newcastle Council. This was followed in 1957 by the War Memorial Cultural Centre and the Newcastle Art Gallery in 1977. The change of use of surrounding buildings reinforced the civic centre with the park central to this use, such as the adaptive reuse of NESCA House as part of the University of Newcastle in 1992.

The commercial and retail buildings along Hunter and King Streets in the Civic and Honeysuckle HCA represent the city's development and trade during the late nineteenth and early twentieth centuries in a growing country. Many Victorian and Inter-war period buildings remain, most notably the Menkens designed Fred Ash Building and the Emporium Building.

Civic and Honeysuckle HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the mid nineteenth century settler-colonial period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

The original street pattern of the Civic and Honeysuckle HCA was established by the AA Company following the breaking of its monopoly on the city's coal mining industry in 1850 and the completion of subdivision works between Crown Street and Union Street in 1853. Burwood Street was formed by Dr James Mitchell's Burwood Railway in 1854.

Civic and Honeysuckle HCA has special associations with the civic cultural and institutional centre of Newcastle and the region. It is the location for the City's administration buildings, art gallery, regional library, and museum, a university campus, and several places of public worship. Civic Park is an important meeting place for civic events and public protest, and home to Newcastle's war memorials.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Civic and Honeysuckle HCA is an important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 150 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
3. The siting of Civic Park is significant within a civic centre, framed by buildings, most importantly the City Hall and the War Memorial Cultural Centre that reinforce the central axis and create an enclosed civic space with openings that form vistas.
4. The Lee Wharf buildings have a group quality which creates a visually appealing edge to the waterfront.
5. The spire of St. Andrews Presbyterian Church, the clock tower of Newcastle City Hall, and the glazed top floor of the Former City Administration Centre Building are prominent landmark features which help to orientate the visitor.
6. The areas of parkland and public domain that are an integral element of Civic and Honeysuckle including Civic Park, Church Walk Park, Christie Place, Wheeler Place, Museum Park, Honeysuckle Drive Reserve, and the Honeysuckle Waterfront.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Civic and Honeysuckle and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the rate of survival of key elements of the nineteenth century urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the industrial pattern of development and its evolution to a modern city. There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) and Cottage Creek which respectively ventured further south and east when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

This area is rare at the local level for the number of intact late nineteenth and early twentieth century civic, commercial, industrial, and retail buildings and its pre-contact Aboriginal and nineteenth century settler-colonial archaeological layers surviving beneath the modern city.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Civic and Honeysuckle HCA is relatively intact, containing many surviving elements of the mid-19th to early 20th century and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Civic and Honeysuckle Heritage Conservation Area is of heritage significance for its contribution to the civic and commercial life of Newcastle and its region. The mix of civic, commercial and retail buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography at the mouth of a harbour.

Civic and Honeysuckle is a place that is important in the course of NSW's cultural history as the site of Australia's oldest railway (the remnant AA Company bridge and pier at Hunter Street). Honeysuckle Railway Station (site of today's Honeysuckle Light Rail stop) was the original location for the terminus of the Great Northern Line, and the inter-war station building of Civic Railway Station assisted with the development of a new civic centre for Newcastle. The Lee Wharf buildings are historically significant as they are among the earliest surviving examples of the extensive cargo and commercial wharf facilities that once existed in the port of Newcastle.

Civic and Honeysuckle HCA is a record of the development of the civic centre of Newcastle over the last one hundred years with the establishment of Civic Park from an industrial site and the significant cluster of civic and administrative buildings including Newcastle City Hall and Civic Theatre, the War Memorial Cultural Centre, the Newcastle Art Gallery, and the University of Newcastle city campus.

Newcastle has a rich archaeological record, with the potential to yield information about the post convict settlement and early industrial activities. Most of the Civic and Honeysuckle area is traditionally known as Muluubinba and continues today to be a significant cultural place for its Traditional Custodians. Evidence from the pre-contact and early contact periods is available in historical accounts and in the archaeological record surviving beneath the modern city.

The architectural values of the Civic and Honeysuckle HCA are to be found in the high quality of buildings, in the landscape settings of many of them, in the style, scale and detail, and in the contribution to the streetscape. The overall impression of Civic and Honeysuckle is a strongly established historic precinct.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- The siting of Civic Park is significant within a civic centre, framed by buildings, most importantly the City Hall and the War Memorial Cultural Centre that reinforce the central axis and create an enclosed civic space with openings that form vistas.
- The Lee Wharf buildings have a group quality that is a visually appealing waterfront edge.
- The spire of St. Andrews Presbyterian Church, the clock tower of Newcastle City Hall, and the glazed top floor of the Former City Administration Centre Building are prominent landmark features which help to orientate the visitor.
- The areas of parkland and public domain that are an integral element of Civic and Honeysuckle including Civic Park, Church Walk Park, Christie Place, Wheeler Place, Museum Park, Honeysuckle Drive Reserve, and the Honeysuckle Waterfront.

- Key Period of Significance - circa 1850 to 1940.

Recommendation

The above heritage significance assessment followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended that the area be protected through the mechanism of a statutory HCA and referred to as the Civic and Honeysuckle Heritage Conservation Area, in a future LEP amendment.

7.6 Comparative Assessment

The Civic and Honeysuckle area is locally rare for the high concentration, integrity and intactness of late nineteenth and early twentieth century commercial, industrial and retail buildings, comparable locally with the HCAs of Old Town, Darby Street in Cooks Hill, Hunter Street, and Hamilton Business Centre and the industrial rail heritage at the Broadmeadow Railway Locomotive Depot at 25 Cameron Street, Broadmeadow (LEP Item I46, SHR ID 01100) and the Railway Goods Shed at 76 Cowper Street,

Wallsend (LEP Item I632, SHR ID 00739). The civic buildings and associated public spaces of the HCA are comparable nationally with Hyde Park in Sydney and Brisbane City Hall in Brisbane.

7.7 Threatening Processes

There are some issues that continue to undermine the integrity and intactness of the Civic and Honeysuckle HCA. These include:

- Unsympathetic development. In particular, inappropriately scaled and designed development either as infill that replaces original building stock, or that alters and adds to contributory buildings.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form and adaptive re-use.
- The painting of exposed face brick and stone of existing building facades and front fencing.

7.8 Desired Future Character Statement

Desired Future Character Statements for each HCA are provided in the DCP as a clear guide for development assessment and design planning. If the Civic and Honeysuckle area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre, The Hill and Cooks Hill HCAs, it is recommended DCP 2023 be updated to include the following statement:

The character of the Civic and Honeysuckle Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings which predominate in the cultural, educational and administrative Civic Precinct between Brown and Union streets.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*

- *Views and vistas to and from significant cultural landmarks such as the Newcastle City Hall, St Andrews Presbyterian Church and the former City Administration Building. Views to the Coquun (Hunter River) are protected and framed along Honeysuckle Drive and Honeysuckle Foreshore.*
- *The setting of Civic Park, a public space framed by Church Walk Park and the significant civic heritage buildings of the former City Administration Building, Newcastle City Hall, Nesca House, St Andrews Presbyterian Church, the Baptist Tabernacle and the Newcastle War Memorial Cultural Centre.*
- *Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*
- *Mature trees in the public domain, and parks and public spaces including Civic Park, Church Walk Park, Wheeler Place, Museum Park, and Christie Place.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form and adaptive re-use of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

7.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Civic and Honeysuckle HCA (**refer to Figure 80**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre, The Hill, and Cooks Hill HCAs in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre, The Hill and Cooks Hill HCAs, updated contributory buildings maps for The Hill and Cooks Hill HCAs and a new contributory buildings map for the Civic and Honeysuckle area will be required.

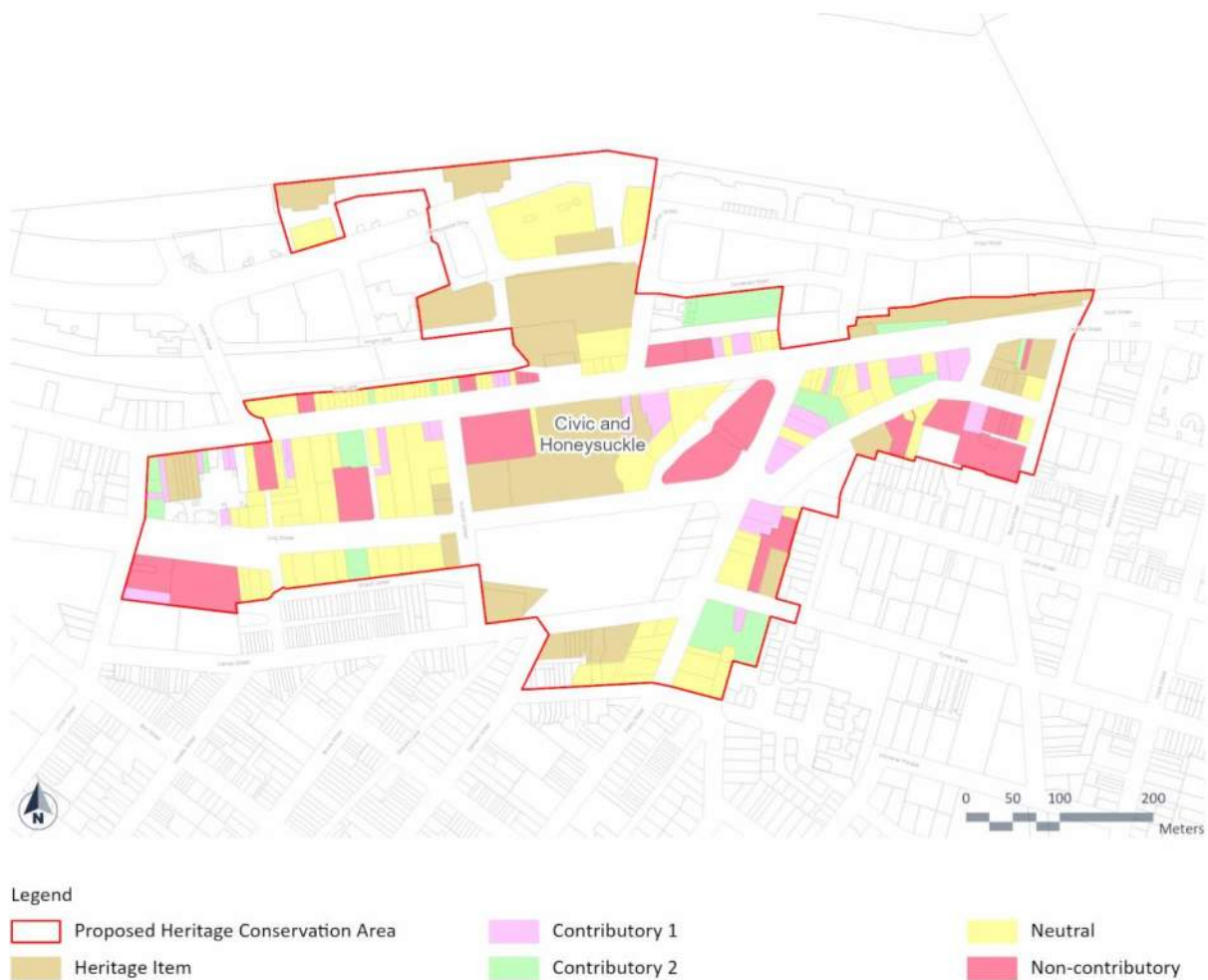


Figure 80: Proposed Civic and Honeysuckle HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

7.10 Community Engagement Feedback

Section 5.11 summarises the community engagement feedback for the Civic and Honeysuckle area of the existing Newcastle City Centre HCA.

7.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Brown and Union streets. For this locality, overall, the existing boundaries of the HCA are considered appropriate to ensure the heritage significance of the area is retained and conserved, with a few exceptions.

In the Honeysuckle area the land parcels in the street blocks north of Centenary Road and the former Great Northern Railway line, east of Merewether Street, south of the harbour, west of 233 and 292

Wharf Road are either vacant post-war industrial warehouse buildings, open car parking areas or, in the last three decades, have been comprehensively and intensively re-developed with mixed-use medium to high rise buildings (**refer to Figures 81 and 82**). Land parcels east of Settlement Lane and west of Honeysuckle Drive Reserve, and between 1 Workshop Way and the harbour have also in the last two decades been comprehensively and intensively re-developed with mixed-use medium to high rise (**refer to Figure 83**). Furthermore, land parcels in the former Great Northern Railway line corridor between Museum Park and Worth Place are either vacant undeveloped land or open car parking areas (**refer to Figure 84**). Except for the southern portion of Rydges Hotel at 350 Wharf Road located west of Merewether Street, which is exposed face brick and so compatible with the setting of the adjacent Civic Railway Workshops Group (LEP item I479) (**refer to Figure 76**), this no longer reinforces the special built character of Honeysuckle.



Figure 81: 317 and 304 Wharf Road, Newcastle facing west (Source: Google Streetview)



Figure 82: 237 Wharf Road, Newcastle facing west (Source: Google Streetview)



Figure 83: 4 and 5 Honeysuckle Drive, Newcastle facing west (Source: Google Streetview)



Figure 84: 14 Honeysuckle Drive, Newcastle facing north (Source: Google Streetview)

The heritage significance of the land parcel containing Fanny's Tavern at 311 Wharf Road is already conserved and protected by existing heritage item listings (LEP item I476, SHR ID 00315) and is isolated from the special built character of Honeysuckle by adjoining recent development (**refer to Figure 85**).



Figure 85: Fanny's Tavern at 311 Wharf Road, Newcastle (Source: Google Streetview)

In addition, land parcels located both in the Newcastle City Centre boundary and the existing The Hill and Cooks Hill HCAs were reviewed. This area applies to properties which address the south side of King Street between Brown and Darby streets (**refer to Figure 86**), the Newcastle Synagogue at 122 Tyrell Street, The Hill (LEP Item I608) (**refer to Figure 89**), and the properties adjacent to the south-east corner of Civic Park - those being Newcastle War Memorial Cultural Centre (LEP Item I87), Baptist Tabernacle (LEP Item I90), and St Andrew's Presbyterian Church (LEP Item I89) (**refer to Figure 90**). The land, except for the rear part of residential property 22 Brown Street (**refer to Figure 94**), shares a development history and a civic, commercial, mixed-use built character with the adjacent Newcastle City Centre HCA.

Land west of Brown Street was subdivided and developed after the Australian Agricultural Company's mining monopoly ended in the 1850s. The residential, commercial and former industrial buildings between Brown Street and Darby Street are of a different built character and period to the predominantly nineteenth century Old Town, as it is mainly of inter-war construction (with some late nineteenth century such as the Albert Terraces at 164 to 176 King Street - LEP item I428).

Notable buildings and spaces of the inter-war period include the Moorings at 199 King Street (LEP item I429) and Foghorn Brewery at 218 King Street (**refer to Figure 86**), the Corona Building at 269 to 283 Hunter Street (**refer to Figure 87**), 9 Darby Street, and the landscaped Church Walk Park at 203 King Street (LEP item I431). This is consistent with the inter-war period of construction for civic buildings in the proposed Civic and Honeysuckle HCAs such as Newcastle City Hall (LEP item I433), Civic Theatre (LEP item I418), Former Civic Railway Station (LEP item I703) and Nesca House (LEP item I435) immediately west of Darby Street. The AA Company Park at 193 King Street and the remains of the AA Company Bridge and Fence at 280 Hunter Street (LEP item I415) (**refer to Figure 88**) share a similar nineteenth century industrial coal mining and rail history as the former Burwood Rail Line through Civic Park (LEP item I430) and the Civic Railway Workshops Group in Honeysuckle (LEP item I479) (**refer to Figure 76**).



Figure 86: 199 and 218 King Street, Newcastle facing west (Source: Google Streetview)



Figure 87: 269 to 283 Hunter Street, Newcastle facing east (Source: Google Streetview)



Figure 88: remains of AA Company Bridge and Fence at 280 Hunter Street (Source: Google Streetview)



Figure 89: the Newcastle Synagogue at 122 Tyrell Street, The Hill (Source: Google Streetview)



Figure 90: Newcastle War Memorial Cultural Centre, Baptist Tabernacle, and St Andrew's Presbyterian Church at Laman Street, Cooks Hill (Source: Google Streetview)

The section of King Street between Auckland and Union streets should remain as HCA in the proposed Civic and Honeysuckle HCA. Most buildings in this locality are rated as providing a neutral contribution to the HCA due to their late twentieth and early twenty-first century construction, consistent low to medium-rise height and scale (between two and five storeys), and mixed commercial/residential built form (**refer to Figure 91**). This HCA provides the assessment authority with more control over the future development of this land, thereby discouraging intensive and inappropriate development adjacent to Cooks Hill HCA to the south in Gibson Street and 100 and 102 Laman Street (LEP item I92 - Cooks Hill Special School). These properties are of a low-rise height and scale (two to three storeys), and residential built form (**refer to Figure 92**). This part of the HCA provides an important buffer, assisting with conserving the heritage significance of the adjacent Cooks Hill HCA.



Figure 91: 239 King Street, Newcastle facing west (Source: Google Streetview)



Figure 92: 43 Gibson Street and rear of 267 King Street, Newcastle facing east (Source: Google Streetview)

For land between Brown and Union streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings.

The following amendments to the LEP maps for the Civic and Honeysuckle areas are recommended (refer to **Figure 93**):

- The existing Newcastle City Centre HCA between Brown and Union streets is renamed Civic and Honeysuckle HCA.
- Boundary adjustments to the Civic and Honeysuckle HCA to remove from the HCA land parcel 352 Hunter Street, all land parcels in the street blocks east of Merewether Street and west of 233 Wharf Road, south of the harbour and north of Centenary Road, and the land parcels north of the former Great Northern Railway line and east of Lot 185 DP164170. This includes removal from the HCA the land parcel containing Fanny's Tavern at 311 Wharf Road (LEP item I476, SHR ID 00315).
- Boundary adjustments to the Civic and Honeysuckle HCA to remove from the HCA all land parcels in the street blocks north of 1 Workshop Way, east of Settlement Lane, west of the Honeysuckle Drive Reserve, and south of the harbour.
- Boundary adjustments to The Hill HCA so that all land parcels between Brown Street and Darby Street located in both the Newcastle City Centre boundary and the existing The Hill HCA are added to the Civic and Honeysuckle HCA Street (except for the rear part of 22 Brown Street, Newcastle which is retained in The Hill HCA).
- Boundary adjustments to The Hill HCA so that the land parcel of the Newcastle Synagogue at 122 Tyrell Street, The Hill is added to the Civic and Honeysuckle HCA.
- Boundary adjustments to the Cooks Hill HCA so land parcels of St Andrew's Presbyterian Church at 12 Laman Street, the Baptist Tabernacle at 25 Laman Street, and the Newcastle War Memorial Cultural Centre at 1 Laman Street, Cooks Hill are added to the Civic and Honeysuckle HCA.



Figure 93: Proposed Civic and Honeysuckle HCA - Proposed boundary changes to the existing Newcastle City Centre, The Hill and Cooks Hill HCAs

7.12 Newcastle City Centre Boundary

A review of the Newcastle City Centre boundary was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA, with one exception.

The review has identified part of a land parcel at the rear of 22 Brown Street. It is in the existing Newcastle City Centre boundary located behind the commercial properties situated along the southern side of King Street, yet consists of a low-rise single storey residential building (**refer to Figure 94**). The scale and form of this post-war building makes a benign contribution to The Hill HCA and is compatible with the other neighbouring residential properties in The Hill to the south and west, rather than the more intensively developed commercial properties which address King Street to the north.

The continued benign contribution of this residential property is at odds with the LEP provisions for the Newcastle City Centre which is tailored to encouraging larger scale commercial and mixed-use development. As such, the following recommended:

- Minor adjustments to the Newcastle City Centre boundary to remove part of land parcel at the rear of 22 Brown Street, Newcastle (refer to **Figure 95**).



Figure 94: 22 Brown Street, The Hill (Source: Google Streetview)



Figure 95: Recommended Newcastle City Centre boundary in Civic and Honeysuckle locality

7.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

7.14 Minimum lot size, height of buildings and floor space ratio

A review of the minimum lot size, HOB and FSR development standards was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, these standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA, with one exception.

Though outside the boundary of the proposed Civic and Honeysuckle HCA, the review has identified a land parcel at 22 Brown Street in The Hill HCA, part of which is also located in the existing Newcastle City Centre boundary, and which consists of low-rise one and two storey residential buildings zoned R3 Medium Density Residential by the LEP (**refer to Figure 94**). The scale and form of these post-war buildings make a benign contribution to The Hill HCA and are compatible with the other neighbouring residential properties zoned R3 in The Hill to the south and west. This is in sharp contrast to the more intensively developed commercial properties zoned MU1 which address King Street immediately to the north. However, the land currently has a maximum building height of 10m and an FSR of 1.5:1, which is inconsistent with the current built form on the land and would conflict with the conservation objectives that this review proposes. HOB and FSR does not necessarily promote the best heritage outcome for low-rise residential properties as it can provide perception and expectation of building envelope entitlement, resulting in a built form that inadequately respects the character and significance of the existing building stock. CN does not currently apply numeric HOB or FSR development standards to residential zoned properties on HCA land located outside Newcastle City Centre boundary.

The review notes that although within the existing Newcastle City Centre boundary, a minimum lot size of 400m is already applied to the land parcel at 22 Brown Street consistent with the development standards of other neighbouring residential properties in The Hill to the south.

As such, in tandem with the recommended changes to the Newcastle City Centre boundary, the following is recommended:

- Amendments to LEP maps to remove the HOB and FSR development standards from land parcel 22 Brown Street, Newcastle (**refer to Figure 96**).



Figure 96: Land at 22 Brown Street, Newcastle

7.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- City Administration Building, King Street - new LEP listing consistent with existing City Administration Building SHR listing (SHR ID 02055).
- Civic Railway Workshops - investigate separately listing as a new LEP heritage item (archaeological site) land parcels in the curtilage of the Civic Railway Workshops SHR listing (SHR ID 00956) which are not listed by LEP item Civic Railway Workshops Group (item I479).
- Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked as Contributory 1 or Contributory 2 items.
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER EIGHT – HUNTER STREET WEST HERITAGE CONSERVATION AREA

8.1 Introduction

This section documents the proposed Hunter Street West Heritage Conservation Area, located within the Newcastle City Centre. It is bounded by Worth Place and Union Street at its east, National Park Street ad 770 Hunter Street at its west, King Street to the south and to the north by the Newcastle Light Rail corridor and Hunter Street. A map of the HCA is reproduced in **Figure 97**.

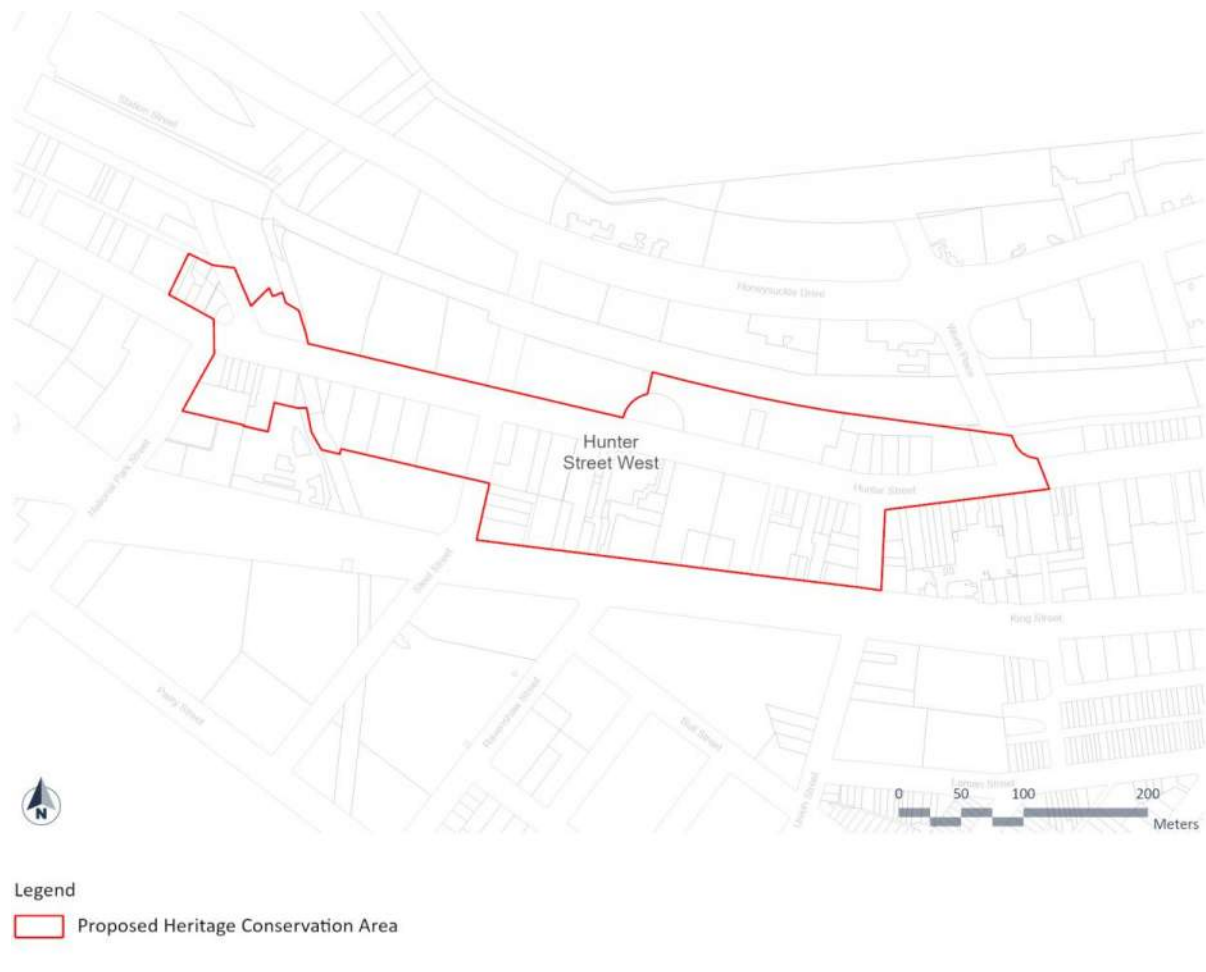


Figure 97: Proposed Hunter Street West Heritage Conservation Area (Proposed Boundary)

8.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

8.3 Physical Description

The Hunter Street West HCA comprises an area of flat land along the north-western side of the Newcastle peninsula (**refer to Figure 97**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Technical College, the Hunter Water Board Building, Miss Porter's House, Theatre Royale, and Bank Corner are significant heritage places that define Hunter Street.

The current built character of the Hunter Street West HCA is intensive mixed-use residential and commercial urban forms. The buildings are an eclectic mix of mostly Victorian, Inter-War, or late twentieth century to the present day. The contributory building stock in the HCA is defined by a shared nineteenth and early twentieth century development history, and commercial built character, with a consistent medium density scale (**refer to Figures 98 to 105**). These features include:

- Diverse built form demonstrated by the diversity of building types and architectural styles – offices, retail, and apartments of mostly late Victorian, inter-war Art Deco, or late twentieth century to the present day reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the Newcastle port and steel manufacturing industry expressed in its fine stock of late nineteenth to early twentieth century and inter-war period commercial office and retail buildings.
- Original building stock and infill provides a consistent street wall height of two to four storeys.
- Newcastle Technical College and Bank Corner are significant heritage landmarks.



Figure 98: 558 Hunter Street, Newcastle facing west (Source: Google Streetview)



Figure 99: Corner of Union and Hunter streets, Newcastle West facing west (Source: Google Streetview)



Figure 100: Newcastle Technical College at 590-608 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 101: Corner of Devonshire and Hunter streets, Newcastle West facing south (Source: Google Streetview)



Figure 102: the Hunter Water Board Building at 591-595 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 103: Miss Porter's House at 434 King Street, Newcastle West (Source: Google Streetview)



Figure 104: Theatre Royale at 669 Hunter Street, Newcastle West and its neighbours (Source: Google Streetview)



Figure 105: Bank Corner at 744 Hunter Street, Newcastle West (Source: Google Streetview)

8.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Hunter Street West area.

8.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Hunter Street West HCA consists of a range of buildings dating from the latter part of the nineteenth century and early part of the twentieth, the conservation area has historical importance for reflecting the development and prosperity of central Newcastle during this period. Historically significant for its

associations with the AA Company, it has become a densely populated entertainment, commercial and residential precinct.

The Hunter Street West HCA provided the location for The Star Hotel riot, a significant historical event which is a record of the area's importance as an entertainment hub for the city.

Hunter Street West HCA is important for its continuous and extensive Aboriginal occupation. This is demonstrated through the rich archaeological heritage which records the pre contact traditions and life ways of Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Hunter Street West HCA does not demonstrate this criterion to any notable degree.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Hunter Street West HCA is important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 150 years of urban development. These aesthetic features of the retail strip include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
3. Bank Corner and Newcastle Technical College (TAFE NSW - Hunter Street) are prominent landmark features which help to orientate the visitor.
4. The areas of public domain that are an integral element of Hunter Street including Cottage Creek and Kuwumi Place.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 found the community significantly value the character and physical elements of the Hunter Street retail strip and identify with its protection as an HCA. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape and buildings. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the high rate of survival of key elements of the nineteenth century urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the retail and commercial pattern of development and its evolution to a modern city. There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) and Cottage Creek which respectively ventured further south and east-west when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

This area is rare at the local level for the number of intact late nineteenth and early twentieth century commercial, and retail buildings and its pre-contact Aboriginal and nineteenth century settler-colonial archaeological layers surviving beneath the modern city.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Hunter Street West HCA is consistent and relatively intact, containing many surviving elements of the late 19th to early 20th century and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and public space.

Statement of Significance

The Hunter Street Heritage Conservation Area is of local historical, social and aesthetic significance as it provides an evocative physical record of Newcastle's various periods of economic growth and social history, and has high regard in the community. Many of the buildings are impressive reminders of the area's role as a civic, retail and entertainment hub, exemplified by the quality and quantity of relatively intact late nineteenth to the early twentieth century building stock. The continuous two and three storey facades and the general uniformity of scale visually reinforce the area's outstanding townscape qualities and historical character.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- Bank Corner and Newcastle Technical College (TAFE NSW - Hunter Street) are prominent landmark features which help to orientate the visitor.
- Areas of public domain forming an integral element of Hunter Street include Cottage Creek and Kuwumi Place.

- Key Period of Significance - circa 1850 to 1940

Recommendation

The above assessment of heritage significance followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended the area be protected through the mechanism of a statutory HCA referred to as the Hunter Street Heritage Conservation Area, in a future LEP amendment.

8.6 Comparative Assessment

The Hunter Street area is locally rare for the high concentration, integrity and intactness of late nineteenth and early twentieth century commercial and retail buildings, comparable locally with the HCAs of Old Town, Civic and Honeysuckle, Darby Street in Cooks Hill, and Hamilton Business Centre, and in NSW with the historic retail and entertainment precinct of Newtown in Sydney.

8.7 Threatening Processes

Some issues undermine the integrity and intactness of the Hunter Street West HCA. These include:

- Unsympathetic development, in particular, inappropriately scaled and designed infill development that replaces original building stock.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form and adaptive re-use.
- The painting of exposed face brick and stone of existing building facades and front fencing.

8.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA for development assessment and design planning guidance. If the Hunter Street West area becomes a new HCA to replace part of the existing Newcastle City Centre HCA, it is recommended DCP 2023 be updated to include the following statement:

The character of the Hunter Street West Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

-
- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
 - *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings.*
 - *The integrity of laneways and the fine grain of Devonshire Street.*
 - *Exposed face brick and stone of existing building facades and front fencing.*
 - *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items.*
 - *Distinctive early retail and commercial buildings, including prominent corner buildings.*
 - *Mature trees in the public domain, and public spaces including Cottage Creek and Kuwumi Place.*
 - *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form and adaptive re-use of heritage item buildings.*
 - *The rich record of relics and archaeological sites beneath the modern city.*

8.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Hunter Street West HCA (**refer to Figure 106**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre HCA in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace part of the existing Newcastle City Centre HCA, a new contributory buildings map for the Hunter Street West area will be required.



Figure 106: Proposed Hunter Street West HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

8.10 Community Engagement Feedback

Section 5.11 summarises community engagement feedback for the Hunter Street West part of the existing Newcastle City Centre HCA.

8.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Union and National Park streets. For this locality, overall, with the exception of development on land parcels addressing either Hunter or King Streets, the existing boundaries of the HCA no longer reinforces the special built character of Newcastle West.

In the Marketown and Arnott Street area the street blocks between National Park, Parry, Union, and King Streets (including the lots addressing the north side of King Street) is a minor scattering of

properties with special built character (including some heritage items). Land parcels of open car parking areas, or in the last 30 years, were comprehensively and intensively re-developed with a mix of retail, commercial office and residential medium to high-rise buildings isolate parts of the area from Hunter Street (refer to Figures 107 to 110). No longer reinforcing Newcastle West's special built character.



Figure 107: 54 Union Street, Cooks Hill (Source: Google Streetview)



Figure 108: 19 and 21 Steel Street, Newcastle West (Source: Google Streetview)



Figure 109: 464 King Street, Newcastle West (Source: Google Streetview)

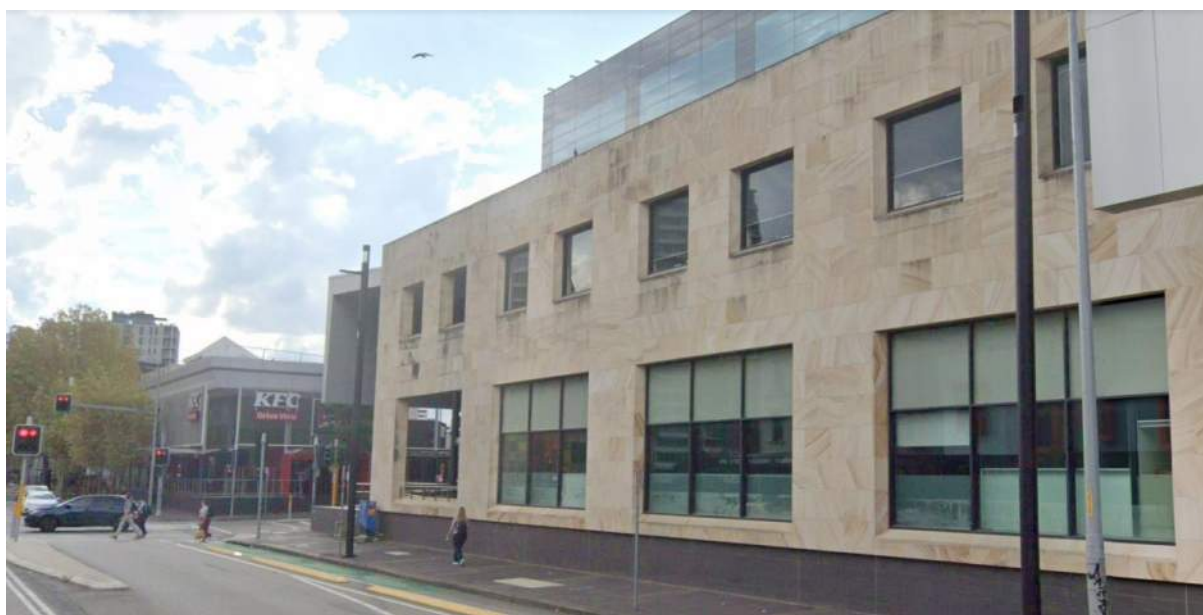


Figure 110: 670 and 684 Hunter Street, Newcastle West (Source: Google Streetview)

The western side of Dick Street (**refer to Figure 111**) and north-western end of Arnott Street (**refer to Figure 112**) contain contributory buildings comparable to the proposed Parry Street HCA for its early twentieth century development history and low-rise industrial warehouse character. However, this area is less representative in demonstrating the principal characteristics of a Newcastle industrial streetscape as it is less intact, comprising two small and separate pockets (with only two to three contributory buildings each). Instead, these properties should be investigated for potential as new LEP heritage item listings.



Figure 111: 6 Dick Street, Newcastle West facing north (Source: Google Streetview)



Figure 112: 106 Parry Street, Newcastle West facing north (Source: Google Streetview)

The heritage significance of the land parcels containing the Fire Station at 44 Union Street (LEP item I108) (refer to **Figure 113**), the Former Gasworks Office at 461 King Street (LEP item I507) (refer to **Figure 114**), and the Commandants Farm archaeological site at 684 Hunter Street (LEP item A8) (refer to **Figure 110**) are already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by adjoining recent development. Similarly isolated

properties with potential cultural value are at 117 and 125 Bull Street (refer to **Figures 115 and 116**). Instead, these properties should be investigated for potential as new LEP heritage item listings.



Figure 113: Fire Station at 44 Union Street, Cooks Hill (Source: Google Streetview)



Figure 114: Former Gasworks Office at 461 King Street, Newcastle West (Source: Google Streetview)



Figure 115: 117 Bull Street, Newcastle West (Source: Google Streetview)



Figure 116: 125 Bull Street, Newcastle West (Source: Google Streetview)

For land between Union and National Park streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings.

Recommended LEP map amendments for the Newcastle West area are as follows (refer to **Figure 117**):

- Rename part of the existing Newcastle City Centre HCA the Hunter Street West HCA which is north of King Street and south of the Newcastle Light Rail corridor between Worth Place/Union Street and National Park Street/770 Hunter Street.
- Boundary adjustments to the Hunter Street West HCA to remove all land parcels south of the Newcastle Light Rail Corridor and north of Hunter Street between Kuwumi Place and Cottage Creek.
- Boundary adjustments to the Hunter Street West HCA to remove all land parcels in the street blocks west of Union Street, south of King Street, east of National Park Street and north of Parry Street.
- Boundary adjustments to the Hunter Street West HCA to remove from the HCA all land parcels in the street block between Steel and National Park streets which address the north side of King Street.



Figure 117: Proposed Hunter Street West HCA - changes to existing Newcastle City Centre HCA (Source: CN GIS 24 January 2020)

8.12 Newcastle City Centre Boundary

A review of the Newcastle City Centre boundary was undertaken for land parcels in the boundary of the proposed Hunter Street West HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA.

8.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Hunter Street West HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

8.14 Minimum lot size, height of buildings and floor space ratio

The minimum lot size, HOB and FSR development standards was undertaken for land parcels in the boundary of the proposed Hunter Street West HCA. Overall, these standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

8.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- 125 Bull Street, Newcastle West - investigate potential new LEP listing.
- 117 Bull Street, Newcastle West - investigate potential new LEP listing.
- Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked as Contributory 1 or Contributory 2 items.
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER NINE – PARRY STREET HERITAGE CONSERVATION AREA

9.1 Introduction

This section documents the proposed Parry Street HCA in the Newcastle City Centre, bounded by King Street at its north, National Park Street at its east, Stewart Avenue to the west, and the rear of properties addressing the south side of Parry Street. It also includes Little Birdwood Park situated east of National Park Street, west of Cottage Creek, north of 136 Parry Street, and south of King Street. A map of the heritage conservation area is reproduced in **Figure 118**.

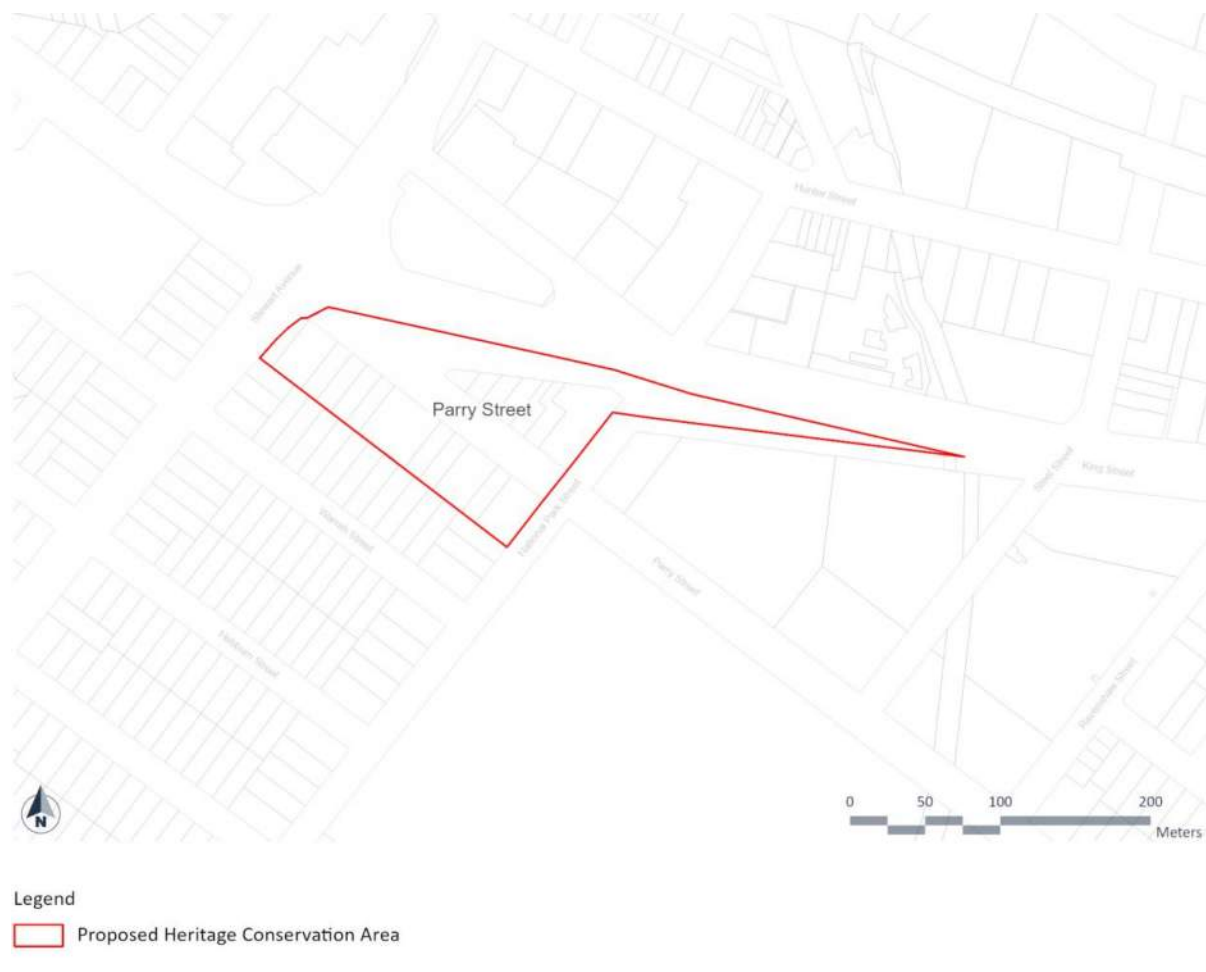


Figure 118: Proposed Parry Street Heritage Conservation Area (Proposed Boundary)

9.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

9.3 Physical Description

The Parry Street HCA comprises an area of flat land along the north-western side of the Newcastle peninsula (**refer to Figure 118**).

The current built character of the Parry Street HCA is low-rise industrial warehouse urban forms. It is a highly intact group of mostly inter-war period buildings, physically separated from the rest of the Newcastle City Centre by King Street. The contributory building stock in the HCA is defined by a shared early twentieth century development history, and modest industrial and commercial built character, with a consistent medium density scale (**refer to Figures 119 to 122**). These features include:

- Limited diversity of building types and architectural styles – an apartment building, and former industrial warehousing converted to offices and retail, predominantly from the inter-war period, with some post-war to the present-day infill.
- Original building stock and infill provides a consistent scale, form and massing, with structures between one and two storeys.
- The mature trees of Little Birdwood Park provide an important landscaped screen from vehicle traffic using King Street.



Figure 119: Parry Street, Newcastle West - view south towards National Park Street (Source: Google Streetview)



Figure 120: 69 and 154 Parry Street, Newcastle West - view north towards Stewart Avenue (Source: Google Streetview)



Figure 121: Corner of National Park and Parry streets, Newcastle West facing west (Source: Google Streetview)



Figure 122: Little Birdwood Park and 148 Parry Street, Newcastle West (Source: Google Streetview)

9.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Parry Street area.

9.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA is important at the local level as a record of the development of Newcastle and the transition from a coal town largely in the ownership of the Austrian Agricultural Company to an industrial city. The significant group of inter-war period industrial and warehouse buildings containing factories and workshops helped grow the industrial base of the NSW economy in preparation for World War II, and represents the industrial development of Newcastle West during the twentieth century.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA does not demonstrate this criterion to any notable degree.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Parry Street HCA is important in demonstrating aesthetic characteristics at a local level that define the inter-war period and style of industrial and warehouse buildings. These aesthetic features include:

1. Attached one to two storey industrial and warehouse buildings with flat or slightly pitched roofs and brick facades with limited ornamentation other than some decorative brickwork along the cornice or parapet. The restrained building design and ornamentation reflects the materials and labour shortages during the 1930s.
2. The consistency in the scale, form and massing, style and construction of industrial and warehouse buildings built during the inter-war period. Industrial building techniques, employing repeated modular forms and steel and timber structures to cover large spans. Vehicle openings integrated into facades indicate how many of these buildings were constructed during a period when motorised vehicles became more widespread, and both an integral part and product of manufacturing.
3. The buildings in this area make important contributions to the streetscapes of Parry and National Park streets. The streetscapes of both roads have a distinct industrial character

derived from the consistent period of the buildings, modular building forms, the dominant brick materials, and stepped parapets repeated along the street.

The three storey inter-war residential apartment building and its decorative face brickwork at 32 National Park Street provide an important transition in scale and form between the industry and warehousing of Parry Street and the single storey inter-war brick and timber residential bungalows of Hamilton South 'Garden Suburb' immediately to the south.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Parry Street and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape and buildings. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

There remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of Cottage Creek which ventured further east and west when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

The Parry Street HCA is important at the local level for being a significant intact grouping of inter-war industrial and warehouse buildings that represent the architectural styles and construction technologies of that period of urban development.

Statement of Significance

The Parry Street HCA is important at the local level in demonstrating the nature of industrial and warehouse building construction in Newcastle between 1923 and 1940. The significant group of inter-war period industrial and warehouse buildings containing factories and workshops helped grow the industrial base of the NSW economy in preparation for World War II, and represents the industrial development of Newcastle West during the twentieth century.

The narrow window of time in which the precinct developed is significant, it provides evidence of the key features of the period including construction and building technologies. The uniformity of the

group in terms of architectural style, age, height, form, massing, setbacks, and materials contributes to defining the character.

Key visual elements include:

- Attached one to two storey industrial and warehouse buildings with flat or slightly pitched roofs and brick facades with limited ornamentation other than some decorative brickwork along the cornice or parapet. The restrained building design and ornamentation reflects the materials and labour shortages during the 1930s.
- The consistency in the scale, form and massing, style and construction of industrial and warehouse buildings built during the inter-war period. Industrial building techniques, employ repeated modular forms and steel and timber structures to cover large spans. Vehicle openings integrated into facades indicate how many of these buildings were constructed during a period when motorised vehicles became more widespread, and both an integral part and product of manufacturing.
- The buildings in this area make important contributions to the streetscapes of Parry and National Park streets. The streetscapes of both roads have a distinct industrial character derived from the consistent period of the buildings, modular building forms, the dominant brick materials, and stepped parapets repeated along the street.

- Key Period of Significance - circa 1923 to 1940

Recommendation

The above assessment of heritage significance followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended the area be protected through with a statutory HCA, referred to as the Parry Street Heritage Conservation Area, in a future LEP amendment.

9.6 Comparative Assessment

The Parry Street precinct is locally rare for the high concentration, integrity and intactness of inter-war period industrial and warehouse buildings, comparable locally with isolated LEP heritage item listings such as the ELMA Factory at 54 Clyde Street, Hamilton North (LEP Item I168) and the Dicks Bros Engineering building at 62 Fern Street, Islington (LEP Item I198), and in NSW with William Street and North Alexandria HCAs in Alexandria, Sydney.

9.7 Threatening Processes

Should issues experienced in adjacent areas of the Newcastle City Centre were to eventuate in this locality, it could undermine the integrity and intactness of the Parry Street HCA. This includes:

- Unsympathetic development, in particular, inappropriately scaled and designed infill development that replaces original building stock.

9.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA for development assessment and design planning guidance. If the Parry Street area becomes a new HCA to replace part of the existing Newcastle City Centre HCA, it is recommended DCP 2023 be amended to include the following statement:

The character of the Parry Street Heritage Conservation Area is made up of single and two storey industrial and warehouse buildings that were built in the early decades of the twentieth century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development and the groupings of contributory early twentieth century and inter-war buildings.*
- *Modest single to two storey scale of distinctive early industrial and warehouse buildings that is an original defining feature of the group.*
- *Exposed face brick of existing building facade and front fencing at 32 National Park Street.*
- *Mature trees in the public domain, and parks and public spaces including Little Birdwood Park.*
- *Items of heritage significance recommended for individual listing as heritage items in Schedule 5 of LEP 2012.*
- *The rich record of relics and archaeological sites beneath the modern city.*

9.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Parry Street HCA (refer to **Figure 123**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre HCA in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace part of the existing Newcastle City Centre HCA, a new contributory buildings map for the Parry Street area will be required.



Figure 123: Proposed Parry Street HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

9.10 Community Engagement Feedback

Refer to Section 5.11 for community engagement feedback for the Parry Street area of the existing Newcastle City Centre HCA.

9.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between National Park and Selma streets. For this locality, overall, with the exception of development on land parcels between Stewart Avenue, King and Parry streets, the existing HCA boundary no longer reinforces the special built character of Newcastle West.

Except for a minor scattering of properties with special built character (including some heritage items) which are isolated from Parry Street by adjoining land parcels consisting of either retail warehousing, sale yards and open car parking areas, or in the last few decades, have been comprehensively and intensively re-developed with a mix of retail, commercial office and residential medium to high-rise buildings (refer to **Figures 124 to 127**). This no longer reinforces the special built character of Newcastle West.



Figure 124: 990 Hunter Street, Newcastle West facing east (Source: Google Streetview)



Figure 125: 214 Parry Street, Newcastle West facing north (Source: Google Streetview)



Figure 126: 874 Hunter Street, Newcastle West facing east (Source: Google Streetview)

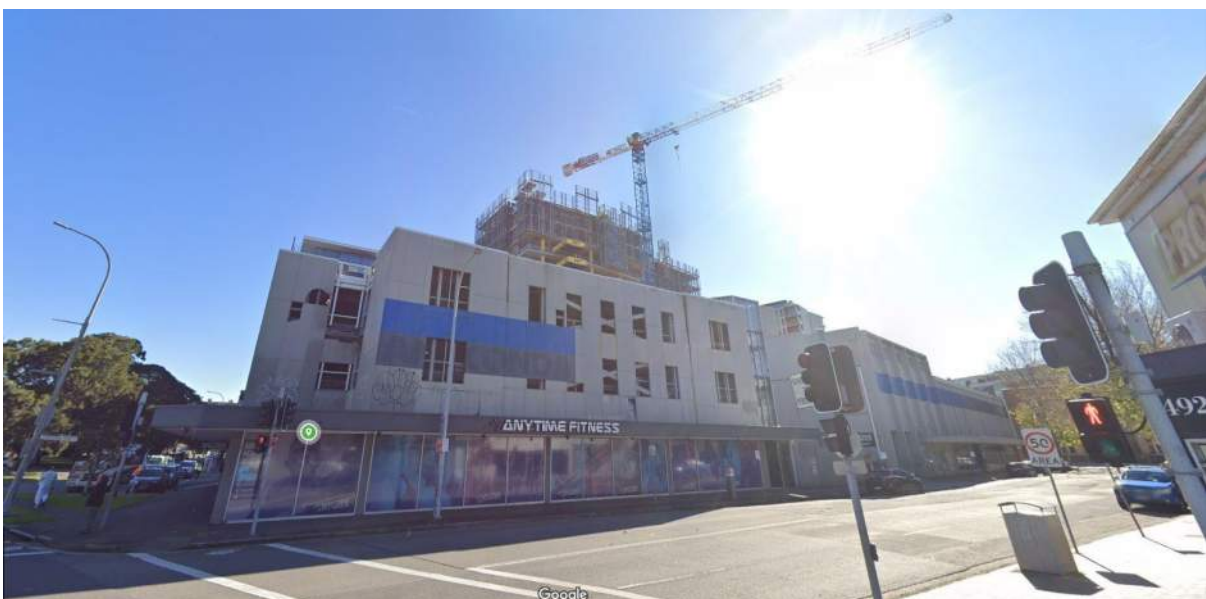


Figure 127: Corner of National Park and King streets, Newcastle West facing west (Source: Google Streetview)

1, 3 and 5 Selma Street, Newcastle West consists of three residential bungalows from the Federation and Inter-War urban development periods (refer to **Figure 128**). This no longer reinforces the special built character of Newcastle West, and a significant number of residential dwellings from the Federation and Inter-War period are represented and protected in other HCAs in the Newcastle centre including the Glebe Road Federation Cottages, Cooks Hill, Hamilton Residential Precinct and Hamilton South 'Garden Suburb' HCAs. In the same block, former industrial warehouse buildings at 246 Parry Street, Newcastle West may have potential cultural value (refer to **Figure 129**). Their heritage significance and the potential to include these buildings and adjust the boundary of the adjacent LEP listing (Item I503 - St Joseph's Convent and Sacred Heart Church and School) should be investigated.



Figure 128: 1, 3 and 5 Selma Street, Newcastle West (Source: Google Streetview)



Figure 129: 246 Parry Street, Newcastle West (Source: Google Streetview)

Wood Street is comparable to the proposed Parry Street HCA considering its development history and low-rise industrial warehouse character. In demonstrating principal characteristics of a Newcastle industrial streetscape it is less representative as it is a smaller area (a row of five contributory buildings midway along its western side and two heritage items), and has less integrity with most of the front facades of these contributory buildings exhibiting significant and intrusive alterations and additions, particularly at ground floor level to accommodate more modern shopfronts (**refer to Figure 130**). These properties should be investigated for potential as new LEP heritage item listings. The Former Castlemaine Brewery at 787 Hunter Street (LEP item I501, SHR ID 00312) extends along the full length of the east side of the street, and at its north-west end is the Cambridge Hotel at 789 Hunter Street (LEP item I502) (**refer to Figure 131**). The heritage significance of these land parcels is already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by recent development adjoining such as the Newcastle Bus Interchange at 874 Hunter Street and the commercial office buildings at 168 Parry Street and 12 Stewart Avenue.



Figure 130: 22 Wood Street, Newcastle West facing north (Source: Google Streetview)



Figure 131: Former Castlemaine Brewery at 787 Hunter Street and the Cambridge Hotel at 789 Hunter Street, Newcastle West (Source: Google Streetview)

The heritage significance of the land parcels containing Birdwood Park (LEP Item I509), Stewart Avenue's Fig Trees (LEP Item I161), the Army Drill Hall at 498 King Street (LEP item I508) (**refer to Figure 132**), Dairy Farmers Building at 924 Hunter Street (LEP item I505), and St Joseph's Convent and Sacred Heart Church and School at 841 Hunter Street (LEP Item I503) (**refer to Figure 133**) are already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by adjoining recent development.



Figure 132: Birdwood Park and the Army Drill Hall at 498 King Street, Newcastle West (Source: Google Streetview)



Figure 133: St Joseph's Convent and Sacred Heart Church and School at 841 Hunter Street, Newcastle West (Source: Google Streetview)

Some properties have potential cultural value such as those at 741 Hunter Street, 17 and 19 Beresford Street, 840 Hunter Street, 904-908 Hunter Street, and 23 Denison Street, Newcastle West (**refer to Figures 134 to 138**). However, these properties are isolated from the special built character of Newcastle West by adjoining recent development. Instead, these properties should be investigated for new LEP heritage item listings.



Figure 134: 741 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 135: 17 and 19 Beresford Street, Newcastle West (Source: Google Streetview)



Figure 136: 840 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 137: 904-908 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 138: 23 Denison Street, Newcastle West (Source: Google Streetview)

For land between National Park and Selma streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings. This should include the small number of contributory buildings in Beresford Street and Beresford Lane, isolated from the special built character of Newcastle West by adjoining recent development (refer to Figures 135 and 139).



Figure 139: 29 and 31 Beresford Street, Newcastle West (Source: Google Streetview)

As well as their positive contribution to the heritage significance of the HCA, the properties along the south side of Parry Street should be retained in the HCA to maintain the setting of an immediately adjacent HCA. The HCA provides an assessment regime with more control over future development of this land, discouraging intensive and inappropriate development adjacent to Hamilton South 'Garden Suburb' HCA to the south and its properties in Warrah Street. These properties are of a low-rise height and scale (single storey), and residential built form (**refer to Figure 140**). This section of the HCA provides an important buffer, assisting with conserving the heritage significance of the adjacent Hamilton South 'Garden Suburb' HCA.



Figure 140: 8 Warrah Street, Hamilton East facing south-east (Source: Google Streetview)

As such, the following amendments to the LEP maps for the Newcastle West area are recommended (refer to **Figure 141**):

- Rename part of the existing Newcastle City Centre HCA Parry Street HCA which is south of King Street, east of Stewart Avenue, and west of National Park Street.
- Boundary adjustments to the Parry Street HCA to remove from the HCA all land parcels north of King Street, west of Bellevue Street/764 Hunter Street/National Park Street, and east of Selma Street.



Figure 141: Proposed Parry Street HCA - Proposed changes to the existing Newcastle City Centre HCA
(Source: CN GIS 24 January 2020)

9.12 Newcastle City Centre Boundary

A review of the Newcastle City Centre boundary considered land parcels at the boundary of the proposed Parry Street HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA.

9.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Parry Street HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

9.14 Minimum lot size, height of buildings and floor space ratio

A review of the minimum lot size, HOB and FSR development standards was undertaken for land parcels in the boundary of the proposed Parry Street HCA. Overall, these standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

9.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- Former Castlemaine Brewery, Wood Street - adjust boundary of existing LEP listing (Item I501) to include the adjacent land parcel at 1 Wood Street consistent with the existing Former Castlemaine Brewery SHR listing (SHR ID 00312).
- Former Drill Hall, Little King Street - adjust boundary of existing LEP item (Item I508) consistent with recent boundary adjustments to the property.
- 246 Parry Street - investigate heritage value and potential to adjust boundary of existing LEP listing (Item I503 - St Joseph's Convent and Sacred Heart Church and School) to include adjacent industrial warehouse buildings.
- 741 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 17 and 19 Beresford Street, Newcastle West - investigate potential new LEP listing.
- 840 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 904-908 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 23 Denison Street, Newcastle West - investigate potential new LEP listing.
- Christadelphian Church at 152 Parry Street - investigate potential new LEP listing.

- Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked by CN as Contributory 1 or Contributory 2 items.
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER TEN – RECOMMENDATIONS

10.1 Introduction

The recommendations below include an analysis of the community engagement outcomes from Phase 1, between 17 April 2023 and 29 May 2023, and Phase 2 public exhibition of Draft Newcastle City Centre HCAs Review Report from 6 November 2023 to 18 December 2023.

The recommendations do not allow CN to make changes to the HCA boundaries or heritage listings. Such changes follow a strict legal process requiring a planning proposal to amend the LEP. Similarly, recommended changes to the DCP require a formal, legal process. This work will be done as a separate project.

10.2 Recommendations

The recommendations are as follows:

Newcastle East Heritage Conservation Area (Refer to Chapter 4)

- The Newcastle East HCA remains protected through the mechanism of a statutory HCA.
- Amend the LEP maps to adjust the boundary of the Newcastle East and The Hill HCAs.
- Amend the LEP maps to remove height of buildings and floorspace ratio development standards from identified low-rise precinct in the Newcastle East HCA.
- Further investigate whether the planning provisions for the Newcastle East HCA and the Newcastle City Centre should both apply, particularly for the identified low-rise precinct in Newcastle East and any similar areas in the Newcastle City Centre.
- Amend DCP 2023 to include updated statement of significance and desired future character statement for Newcastle East HCA.
- Amend the Heritage Technical Manual to include updated contributory building maps for the Newcastle East and The Hill HCAs.
- Investigate changes to the LEP heritage schedule and maps to amend existing and add new heritage items.

Newcastle City Centre Heritage Conservation Area (Refer to Chapter 5)

- Amend the LEP heritage schedule and maps to replace the Newcastle City Centre HCA with the smaller Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street HCAs.

Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street Conservation Areas (Refer to Chapters 6, 7, 8 and 9)

- Amend the LEP maps to adjust the boundary of the Newcastle City Centre, The Hill and Cooks Hill HCAs.
- Amend the LEP maps to adjust the Newcastle City Centre boundary, change land use zoning, (from MU1 mixed use to R3 Medium Density), add minimum lot size development standards, and remove height of buildings and floorspace ratio development standards from identified low-rise residential properties in The Hill HCA.

- Amend DCP 2023 to include new statement of significance and desired future character statements for the Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street HCAs.
- Amend the Heritage Technical Manual to include updated contributory building maps for The Hill and Cooks Hill HCAs, and new contributory building maps for Old Town, Civic and Honeysuckle, Hunter Street West, and Parry Street HCAs.
- Investigate potential changes to the LEP heritage schedule and maps to amend existing and add new heritage items, including investigating potential new LEP heritage item listings for buildings ranked as Contributory 1 or Contributory 2 items no longer to be in an HCA.

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APPENDIX A

COMMUNITY ENGAGEMENT REPORT (PHASE 1)

- September 2023

APPENDIX B

PUBLIC EXHIBITION REPORT (PHASE 2)

- January 2024

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Newcastle City Centre and Newcastle East Heritage Conservation Areas

Community Engagement Report

September 2023

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

City of Newcastle (CN) sought to obtain community feedback regarding the existing Newcastle City Centre and Newcastle East heritage conservation areas (HCAs). Figure 1 below outlines the project study area comprising the two HCAs.

Figure 1: Study Area Map – Newcastle City Centre and Newcastle East HCAs



City of Newcastle engaged a mixed-mode engagement strategy to review existing HCAs in order to:

- Identify which buildings and places the community deem to have heritage significance and/or contribute to the City's cultural identity
- Identify which streets, buildings and places should continue to be included within conservation areas, and which no longer require protection
- Seek suggestions for the grouping and naming of sites with a shared history and/or built character
- Obtain wider feedback regarding heritage conservation areas more broadly within the Newcastle City Centre and Newcastle East

Engagement activities were advertised across a variety of communications channels, including the Have Your Say webpage, letters to owners and occupiers, flyers, social media, Newcastle Voice e-newsletter, CN Development eNews, Councillor workshop and Liveable Cities Advisory Committee presentations, and the installation of corflute signage in key locations.

Executive summary (Cont'd)

The community were invited to provide feedback via the following means:

- An online form available for submission via the CN Have Your Say webpage – N=59 unique submissions were received from both individuals and community groups (community members were able to provide written submissions via the webpage, as well as having the option to submit attachments and supporting documents/images).
- An interactive map used to pinpoint feedback about specific streets, buildings and places. Community members were given the opportunity to pinpoint sites that should remain protected, those that share history and/or built character, as well as those that no longer require protection as heritage sites – N=363 pins were dropped across the Newcastle City Centre and Newcastle East HCAs, with the opportunity for the community to agree (up-votes) or disagree (down-votes) with each comment made.
- A quick poll asked community members to review a series of 10 streetscapes. Respondents were asked to select which streetscapes have heritage value to them – N=238 respondents provided feedback via the quick poll.
- Providing written submissions via email – N=6 submissions were received

Across the various engagement platforms, feedback could be summarised as follows:

Heritage conservation and the preservation of heritage sites are important to the community

- Based on the Have Your Say submissions (which provided a more macro response to heritage issues), respondents were generally supportive of the protection of heritage conservation areas, with a net of 83% providing a comment or feedback supportive of improvements to/maintenance of heritage conservation in the Newcastle. A net of only 17% of respondents provided feedback/comment which was in some way unsupportive of heritage conservation.
- Over half of the submissions made via the Have Your Say webpage made direct comment on the significance that heritage sites have to the region. Specific comments centred on the cultural and historical significance, as well as the contribution heritage sites have to the uniqueness of the region.

There should be greater attention given to the preservation/expansion of heritage conservation areas

- There is the desire for Heritage Conservation Areas to be expanded, with concerns that development and urban renewal efforts will compromise the history of the region. Across the Newcastle East and Newcastle City Centre Heritage Conservation Areas there were 274 individual buildings/locations deemed to have heritage conservation merit and a further 35 locations/buildings that were deemed to have shared history and/or built character.

Heritage Conservation Areas add value to tourism in the region

- The community highlighted the value that these locations/buildings add to tourism in the area, with one in five respondents commenting on the important role these heritage conservation areas have on tourism.

Efforts to improve the upkeep and cleanliness of heritage areas should be prioritised

- Almost 20% of respondents commented on the maintenance of Heritage Conservation Areas. Improving the appearance and upkeep of streetscapes, including rubbish/litter removal, graffiti removal and general maintenance is important to the ongoing preservation of existing places/buildings.

1. Background

City of Newcastle (CN) is undertaking a staged strategic review of the existing Newcastle City Centre and Newcastle East heritage conservation areas (HCAs). The buildings, streets, and precincts of these two HCAs have experienced significant change brought about by the recent economic revitalisation of Newcastle City Centre.

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

CN sought feedback from the community about which streets, buildings and places within Newcastle City Centre and Newcastle East HCAs have heritage significance and/or contribute to Newcastle's cultural identity.

The feedback will be used to help investigate how and where land use protections for this area could best be applied so that revitalisation of the Newcastle City Centre continues while ensuring our rich and diverse cultural heritage remains protected and conserved.

The project team will review all feedback received during consultation before considering any changes to the heritage planning for these areas.

Following community consultation, CN will prepare a draft report outlining recommendations and any proposed changes to HCA boundaries or new heritage items. The community will have further opportunities to provide feedback on the recommendations within this report before any changes are implemented.

2. Engagement objectives





To better understand community opinion on which streets, buildings and places within Newcastle City Centre and Newcastle East HCAs have heritage significance and/or contribute to Newcastle's cultural identity, CN carried out community engagement activities from 17 April to 29 May 2023. Specifically, CN sought to understand:



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

3. Communication and promotion

During the engagement period, a communications campaign was implemented to raise awareness of the project and promote the opportunity for community members to provide feedback.

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

Channel	Description	Reach
 <p>Have Your Say webpage</p>	<p>A dedicated project webpage was created on CN's Have Your Say landing page. The page aimed to provide information and raise awareness about the project, and to encourage people to provide feedback.</p>	<p>4,649 page visits</p>
 <p>Letters, flyers and onsite signage</p>	<p>Letters were mailed out to owners and occupiers of residential and commercial properties within and immediately adjoining the study area promoting the project and encouraging people to provide feedback on CN's Have Your Say project page.</p> <p>Flyers were distributed to residential and commercial properties within the study area and all libraries within the City of Newcastle LGA.</p> <p>Signage was also installed at key locations within the study area promoting the project and encouraging community feedback.</p>	<p>8,942 letters</p> <p>7,000 flyers</p> <p>4 corflutes</p>
 <p>Social media</p>	<p>The project was promoted via organic posts on CN's Facebook page and LinkedIn page on 19 April 2023.</p> <p>A paid Facebook campaign was also launched to increase the reach and encourage feedback via the Have Your Say page.</p>	<p>18,631 people reached</p> <p>866 engagements (likes, comments or shares)</p> <p>542 link clicks</p>
 <p>Newsletters</p>	<p>An e-newsletter was distributed to subscribers to Newcastle Voice on 21 April 2023 containing an article explaining the project and encouraging the community to provide feedback.</p> <p>An e-newsletter was distributed to the mailing list for Development eNews on 23 May 2023 containing an article explaining the project and encouraging the community to provide feedback.</p>	<p>Distributed to 2,504 subscribers</p> <p>Issued to 842 email addresses</p>

 <p>Councillor Memo</p>	<p>A memo was distributed to CN Councillors on 19 April 2023, advising of the engagement and providing information on how constituents can provide feedback and comment.</p>	<p>N/A</p>
 <p>Presentations</p>	<p>Presentation delivered to Liveable Cities Advisory Committee on 7 March 2023</p> <p>Presentation delivered to Councillors at Councillor workshop on 21 March 2023</p>	<p>2 presentations</p>

4. Engagement activities

The community were invited to provide feedback on the Newcastle City Centre and Newcastle East Heritage Conservation Areas review from 17 April to 29 May 2023.

The community were able to provide feedback in a number of ways:

Online submission form

An online form was available on the Have Your Say webpage for community members to provide written feedback and/or upload documents and images.

N= 59 unique submissions were received from both individuals and community groups via the online submission form. Community members could provide open feedback via the webpage, as well as submit attachments and supporting documents/images.

Email submissions

N=6 submissions were received via email. These have been analysed with the online form submissions in Section 5.1.

Copies of online form and email submissions form are included in Appendix II.

Interactive map

The community could use an interactive map to identify cultural heritage locations and buildings with and without heritage conservation merit, and group those with shared history and/or built character.

In total, 363 pins were dropped on the map by 68 unique respondents.

Participants were also given the opportunity to not only log their personal opinions regarding buildings/locations, but to also agree (up vote) or disagree (down vote) with those provided by other participants.

In total, 5070 up votes and 435 down votes were recorded by participants.

Quick poll

A quick poll asked community members to determine which of ten streetscapes in the City of Newcastle have heritage value to them.

In total, 238 respondents provided feedback via the quick poll.

The **online submission form** identified the key themes of importance regarding heritage conservation.

The **Social Pinpoint** exercise provided more geographically-specific feedback on sites with heritage conservation locations/buildings.

The **Quick Poll** sought to understand the types of streetscapes in Newcastle which hold cultural heritage value to the community.

The detailed findings are presented in:

5.1. Key findings – Online form and email submission

5.2. Key findings – Interactive map

5.3. Key Findings – Quick Poll

De-identified copies of all submissions received and feedback provided via Social Pinpoint are included in Appendices III and IV.

5. Key Findings

5.1. Key findings – Online form and email submissions

The 65 unique submissions were received (59 were lodged via the online form on the Have Your Say webpage, and 6 via email). All submissions including supporting attachments, were analysed and the feedback was categorised into key themes. At a very high level, respondents were generally supportive of the protection of heritage conservation areas, with a net of 83% providing a comment or feedback supportive of improvements to, or maintenance of, heritage conservation in Newcastle. A net of only 17% of respondents provided feedback/comment which was in some way unsupportive of heritage conservation (highlighted in the table below).

Beyond simply a supportive or unsupportive sentiment towards heritage conservation, the key themes raised by the community were analysed and grouped into the following key themes:

Table 1: Key themes raised in online form/email submissions

Key Themes	N=65
Maintaining and preserving heritage sites is important to the region	60%
There should be more/an expansion of current heritage conservation areas	26%
The heritage sites are of value to tourism in the region	20%
Cleanliness and upkeep of heritage areas should be prioritised	17%
Heritage sites/buildings contribute to the cultural identity of the region	17%
Retain aesthetic and integrity of heritage sites	15%
Retain facade of heritage buildings, i.e., renovation and renewal should remain in keeping with existing facades	15%
The Supercars event is detrimental to heritage conservation areas/sites and should be removed	14%
Redevelopment/renewal of heritage sites will impact on the uniqueness of the area	11%
Some areas are no longer heritage sites/Should be removed from the heritage list	11%
Heritage and height restrictions must be adhered to with new developments in the area	9%
Further engagement and communication with the community regarding heritage conservation is required/welcomed	9%
Removing heritage sites from conservation zones will be detrimental to the area	6%
City of Newcastle's heritage strategy and approach to heritage conservation is not protecting existing sites	6%
Heritage rules have a negative impact on building/redevelopment	5%
Damage caused by trees/removal of trees	3%
Renewal and redevelopment need to be balanced with preserving heritage areas	3%
Retain original names/There is no benefit to renaming sites	2%
Heritage conservation is impacting pedestrian access negatively	2%
Heritage conservation should involve more than just the facade, i.e., preservation of the whole building	2%
Heritage conservation is important, but the city's resources need to be allocated to improving current infrastructure/services	2%
Many residents/ratepayers do not care about heritage sites/conservation	<1%
Other comments unrelated to HCAs	3%

 Comments/feedback unsupportive of heritage conservation

Note: Some people mentioned more than one issue per individual submission.

5.1. Online submission form (Cont'd)

The four main themes raised in the online form submissions are explored in more detail below:

5.1.1 Maintaining and preserving heritage sites is important to the region

60% of the online form submissions made comment regarding the importance of maintaining and preserving heritage sites within the region. These submissions mentioned the significance they have to the region, as well as the importance they have to the history and identity of Newcastle and surrounds.

Table 2: Examples of feedback regarding the importance of maintaining and preserving heritage sites

Examples: Maintaining and preserving heritage sites is important to the region (60%)

"Newcastle does not have a good history of respecting and retaining its history. Too much has been lost, is ignored and left to rot, or is blatantly destroyed. Sophisticated cities value and maintain their heritage. This significantly enhances their tourism value and certainly their liveability"

"I appreciate the identity of all the heritage areas of Newcastle and especially the East end. Love the village vibe and the independent retailers who create strong community"

"Fragmenting HCAs could negatively impact recognised heritage."

There is significant recognised contributory heritage widely spread within the boundaries of both subject heritage conservation areas as they are currently defined. Although many buildings within the current HCA boundaries are considered non-contributory or neutral in relation to their heritage significance, development on these sites can still have a significant negative impact on the heritage in the broader area, on both individual items and on heritage streetscapes. It is therefore important to maintain HCAs as larger continuous areas to ensure that the heritage impact of any development within the area is assessed. Fragmenting the HCAs into smaller pockets or separate precincts will fail to ensure proper assessment of the potential impacts of nearby sites on any recognised heritage area or individual items"

"I live in Newcastle East which has a unique collection of buildings of great historical and heritage value. Newcastle was settled as the second area of settlement in NSW and many of the buildings reflect the architecture and character of those early times."

This heritage must be protected as an entire area and not be detracted from by identifying individual buildings which could be demolished and replaced heaven forbid by modern high rise apartment buildings. Having such replacement buildings dotted throughout the precinct will destroy the character and ambience of the area for all time"

"The heritage protection of Newcastle City and Newcastle East Heritage Conservation Areas (HCAs) is an essential part of preserving Newcastle's cultural and social heritage and history, giving the city an identifiable and unique identity."

There is a wealth of commercial and residential architectural styles, sites, buildings, monuments, facades, streets and open spaces within the HCAs"

5.1. Online submission form (Cont'd)

5.1.2 There should be more/an expansion of current Heritage Conservation Areas

Over a quarter of online form submissions commented on the need for an expansion of current Heritage Conservation Areas and sites currently preserved. For these community members, there is the sentiment that too much heritage/history has been lost, and that moving forward an expansion of current heritage conservation areas will be needed.

Table 3: Examples of feedback regarding more/an expansion of current heritage conservation areas

Examples: There should be more/an expansion of current heritage conservation areas (26%)

"The current HCAs need to be maintained in their entirety. All the streets, buildings and precincts within the HCA's need the benefit of heritage controls. More than that, they should be mandatory and not watered-down. The "desired future character" of the city and surrounding areas should seek to build on, rather than diminish, the extant heritage character. Planning should seek to preserve clear evidence of historical precincts"

"Unfortunately, Newcastle has lost too much of its heritage buildings and precincts, we should ensure that we don't lose any more.

When visiting any city in the world, the most interesting and most visited areas are the "Old Town", the heritage areas that indicate the history and evolution of such cities"

"Strong planning decisions by Council with proper consultation with those that live here and a genuine commitment to retaining history and its value to the community is imperative.

Please, build on, don't reduce, the local heritage character. Please, preserve clear evidence of historical precincts"

"I trust NCC are not too narrow in their review of the Newcastle East heritage area. Unfortunately, there appears to be minimal recognition of First Nations People who resided on this land for tens of thousands of years before current European settlement.

And as for being fixated on only a certain era in the last 200 years, NCC should represent all heritage in the last 2 centuries including more recent additions such as the renowned contributions made by Suters architects in the areas of the housing commission buildings & the previous councils admin building.

Moreover, moving forward NCC should broaden its mindset and celebrate heritage but also embrace change in order to allow our cities to be more liveable into the future"

5.1. Online submission form (Cont'd)

5.1.3 The heritage sites are of value to tourism in the region

One in five online form participants believe that heritage sites throughout the region are valuable to tourism in the area. These submissions made comment on the importance of preserving sites in order to continue to add to the local tourism industry. They commented on the need to be conscious of balancing the benefits of tourism with the preservation of sites.

Table 4: Examples of feedback regarding the value of heritage sites to tourism in the region

Examples: The heritage sites are of value to tourism in the region (20%)

“Newcastle East end and Civic precinct are easily identified as being part of Newcastle history and their existence attracts people from all over Australia and the world. Without the diversity of interest, they generate Newcastle would just be another city with a coastline and harbour. Perth is a perfect example of mixing the old with the new. I believe Newcastle has the ability to be the Perth on the East Coast”

“Urban development, regeneration and rejuvenation is essential for the economic growth of Newcastle, providing new and exciting residential and commercial opportunities, improved amenities and encourages tourism, festivals and events in Newcastle City and Newcastle East. I support carefully planned developments but in keeping with current HCA and height restrictions in the Newcastle City and Newcastle East Heritage Conservation Areas”

“The Newcastle East Heritage Conservation Area (HCA) is the most important to promote tourists to our City. It could become a city attracting visitors, and could become similar to Fremantle.

I draw your attention to a study provided to City of Newcastle in 1997, a study which was prepared by members of the community. Titled Newcastle Old Town, (and included with this submission), the study focuses on the area from Newcastle Ocean Baths to Brown Street, to Newcastle Harbour and King Edward Park.

The original Newcastle Old Town has an abundance of history from Aboriginal, Maritime, New Settlers and the Military. There are so many historic buildings in the area (too difficult to map them all with a comment on the online interactive map for this consultation) which must be preserved. City of Newcastle must have plaques on these buildings depicting the date of structure and its history. Heritage buildings are important to a city’s identity. We will attract a variety of visitors, walking groups and individuals who can move around the area with the history of each building depicted. Learning about the past can facilitate a sense of connection and hence a sense of place”

“The Newcastle foreshore area is world class and must be protected in its current form.

The harbour of Newcastle is a major tourist attraction to the area and will only improve and restoration continues.

Any development in the identified area must take into consideration the affect it will have on tourism and the heritage of the area”

5.1. Online submission form (Cont'd)

5.1.4 Cleanliness and upkeep of heritage areas should be prioritised

17% of those who provided submissions commented on the importance of maintaining existing sites and conservation areas. They cited issues with streetscaping, litter, rubbish and graffiti and called for greater attention from CN in addressing the cleanliness and upkeep of sites.

Table 5: Examples of feedback regarding the cleanliness and upkeep of heritage areas

Examples: Cleanliness and upkeep of heritage areas should be prioritised (17%)

"The heritage value of many parts of our city are of great significance however in my opinion the Council needs to place much more emphasis on the here and now, particularly in the West End. the condition of the streetscape in this area is very neglected.

The footpaths are always littered with rubbish and general filth such as pigeon excreta. Surely the Council can apply a footpath sweeping machine as do Lake Mac council and an occasional truck mounted water washer.

The approach roads in to the city such as Hannell St where the median strips always seem in need of mowing and lots of dead weeds growing out of the concrete cracks. Can we have a campaign to remove the graffiti too"

I value the importance of maintaining our heritage, however, I feel strongly that maintaining the overall cleanliness of the City is a huge priority. Dilapidated, empty, graffiti covered buildings and shops are a shocking eyesore. The footpaths are often poor quality so to walk around the City admiring and learning about our heritage buildings / areas is often spoilt by bins overflowing, parks not well maintained, litter everywhere on footpaths, bottles, urine and vomit often make for a very unpleasant walk around, especially with our visitors. Observing our heritage is important but more importantly to enjoy what we have, please clean up "dirty Newcastle".

"It would be great if some more love and care could be poured into the streets around Newcastle east to restore this unique area. The paving and street scaping that has taken place at Carrington and Stockton would be fitting, justified and appropriate for Newcastle east too"

5.2. Key findings – Interactive Map

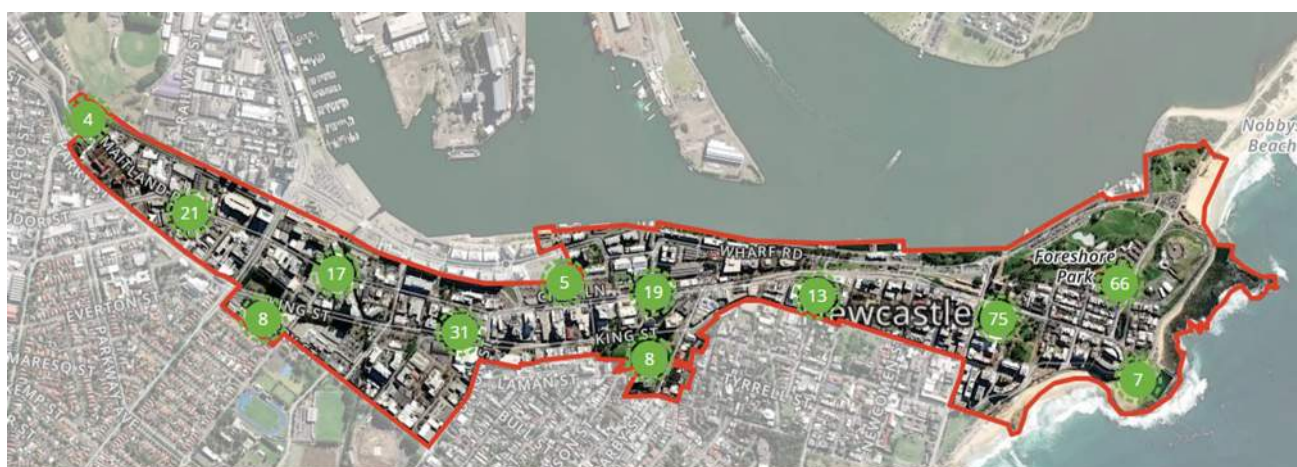
At the conclusion of the engagement period, 363 pins had been dropped on locations/buildings within the region:

- Locations/buildings of heritage conservation merit 274 Pins
- Locations/buildings with shared history and/or built character 35 Pins
- Locations/buildings of no heritage conservation merit 54 Pins

This section of the report seeks to analyse the locations/buildings mentioned and specific issues, suggestions and comments provided by participants.

5.2.1 Locations/buildings of heritage conservation merit

Figure 2: Study Area Map – Locations/buildings of heritage conservation merit



There were 274 individual pins dropped on locations/buildings that participants deemed to have heritage conservation merit across the Newcastle East and Newcastle City Centre Heritage Conservation Areas.

Participants were given the opportunity to not only log their personal opinions regarding buildings/locations, but to also agree (up vote) or disagree (down vote) with those provided by other participants.

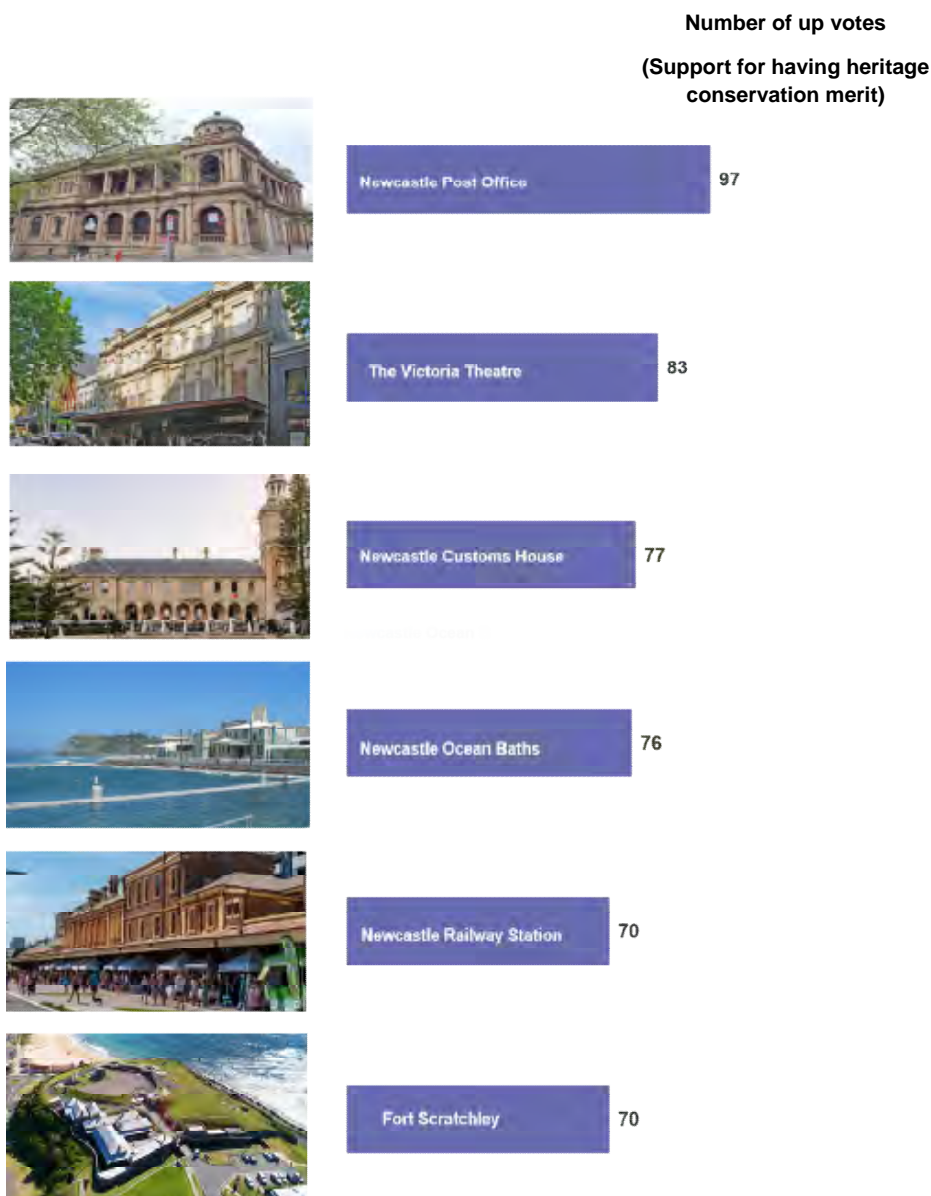
The chart on the following page highlights the buildings/locations pinned with the highest number of 'up votes' from participants.

5.2. Key findings – Interactive Map (Cont'd)

5.2.1 Locations/buildings of heritage conservation merit (Cont'd)

Of all locations/buildings pinned as having heritage conservation merit, the following six locations/buildings were those that registered as having the most support (up votes) from participants as sites of merit.

Figure 3: Buildings/locations in the Newcastle East and Newcastle City Centre Heritage Conservation Areas pinned with the highest up votes (Count)



A detailed analysis of all sites deemed to have heritage merit and the reasons provided by participants is shown in Appendix IV.

5.2. Key findings – Interactive Map (Cont'd)

5.2.2 Locations/buildings with shared history and/or built character

Figure 4: Study Area Map– Locations/buildings with shared history and/or built character



There were fewer individual pins dropped on locations/buildings participants deemed to have shared history and/or built character across the Newcastle East and Newcastle City Centre Heritage Conservation Areas. At the conclusion of the engagement process, 35 unique pins had been dropped.

Participants were also able to agree (up vote) or disagree (down vote) with the pins dropped by others.

5.2. Key findings – Interactive Map (Cont'd)

5.2.2 Locations/buildings with shared history and/or built character

The following table highlights the top locations/buildings with shared history and/or built character pinned by participants.

Table 2: Top locations/buildings with shared history and/or built character

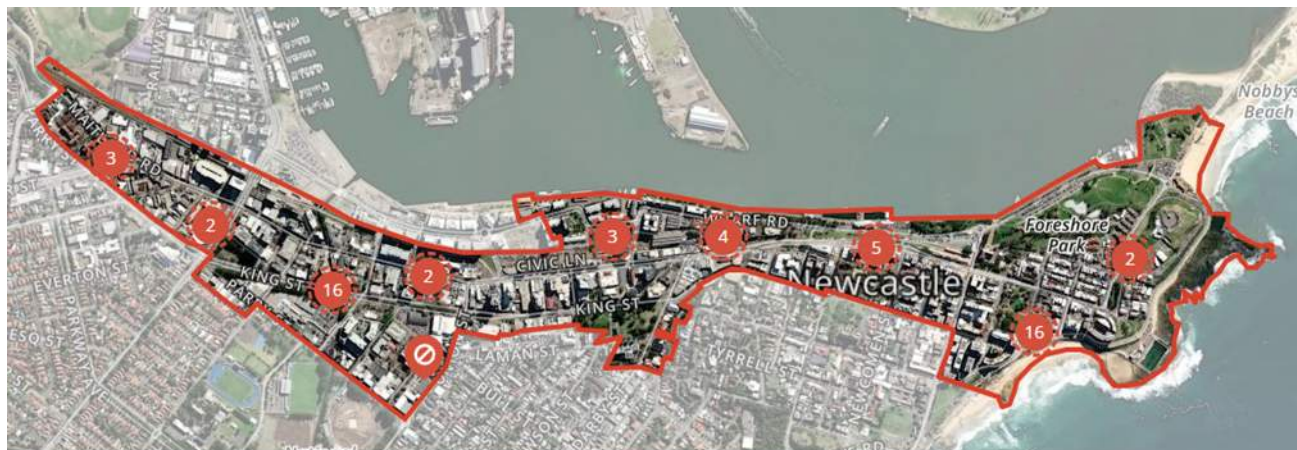
Precinct / Address	Comment	Up Votes
Hunter Mall, Newcastle	There should be a new heritage conservation area in Newcastle's East End based on Henry Dangar's 1828 Kings Town plan.	35
Lee Wharf Buildings, Honeysuckle Dr, Newcastle	Not too sure of the history, but they are both obviously Wharf Buildings looking nearly identical. The hotel has maintained the look and feel of the old structure, I only hope the new owners of the other one, 'Hope Estate' do the same.	30
Birdwood Park, 502 King St, Newcastle West	Birdwood Park has history and deserves updating & maintenance.	16
Newcastle West Industrial, Newcastle West	The sympathetic restoration and reuse of the former brewery building has allowed all the essential elements to remain. Even though it is now a hotel it is still possible to see it former use. Should be given heritage listing for future protection.	13
Newcastle Civic Park, King St, Newcastle	Beautiful open space in the city centre with iconic fountain surrounded by grand old trees and gardens	13
Wheeler Place, 369 Hunter St, Newcastle	Great outdoor space surrounded by historic buildings. Could be used more for outdoor events.	12
Marketown, Parry St and Steel St, Newcastle West	Marketown supplies food, local shops & services to the nearby apartments & future developments. It could do with improvement, but is needful to provide supply to a growing local community.	10

A detailed analysis of all sites locations/buildings that were identified as having shared history and/or built character can be seen in Appendix IV.

5.2. Key findings – Interactive Map (Cont'd)

5.2.3 Locations/buildings with no heritage conservation merit

Figure 5: Study Area Map– Locations/buildings with no heritage conservation merit



There were 54 individual pins dropped on locations/buildings across the Newcastle East and Newcastle City Centre Heritage Conservation Areas that participants feel have no heritage conservation merit.

Participants also had the choice to agree (up vote) or disagree (down vote) with the buildings/locations that others suggested as having no heritage merit.

The table on the following page highlights the buildings/locations pinned that participants were most likely to agree had no heritage merit.

5.2. Key findings – Interactive Map (Cont'd)

5.2.3 Locations/buildings of no heritage conservation merit

Table 3: Locations/buildings with no heritage conservation merit

Landmark / Address	Comment	Up Votes
33 Shortland Esplanade, Newcastle East	This area has destroyed former heritage and currently presents nothing that can be considered of heritage value.	24
Queens Wharf, 150 Wharf Rd, Newcastle	Following the removal of Queens Wharf Tower there is no built heritage value left at this site. This entire area surrounding the brewery and ferry wharf needs a re-think and a revamp. Youths frequently use the pool for cooling off in summer. There may be some social/community value in this?	21
Noah's on the Beach, 29 Zaara St, Newcastle East	Although Noah's has been there a little while this whole area of Tyrrell Towers, Kingston, and the Azura buildings have absolutely no heritage value. If they do then 95% of Newcastle should also.	21
Arvia Building, 67 Watt St, Newcastle	Another new building with no heritage value.	20
Ibis Hotel, 700 Hunter St, Newcastle West	The Ibis Hotel hurts my eyes. KFC next door is not much better either!	20
Novotel, 1 King St, Newcastle	You have got to be kidding. This hotel was built in about 2015. This has no heritage value.	19
Marketown West, 136 Parry St, Newcastle West	Marketown West. Negatively impacts the surrounding area's beauty and has no architectural value. Land use can be utilised much more efficiently with a denser layout.	19
Arena Building, 75 Shortland Esplanade, Newcastle	The Arena building were built in about 2018 and have absolutely no heritage value.	18
The Royal Development, 61 Shortland Esplanade, Newcastle	The building was built in about 2004 and has no heritage value.	18
The Royal Development, 1 King St, Newcastle	This building was built in about 2011 and has absolutely no heritage value.	17
KFC, 684 Hunter St, Newcastle West	KFC building is invariably littered with KFC litter, grease stains & squashed food. The business should be held accountable for the footpath litter around them.	16

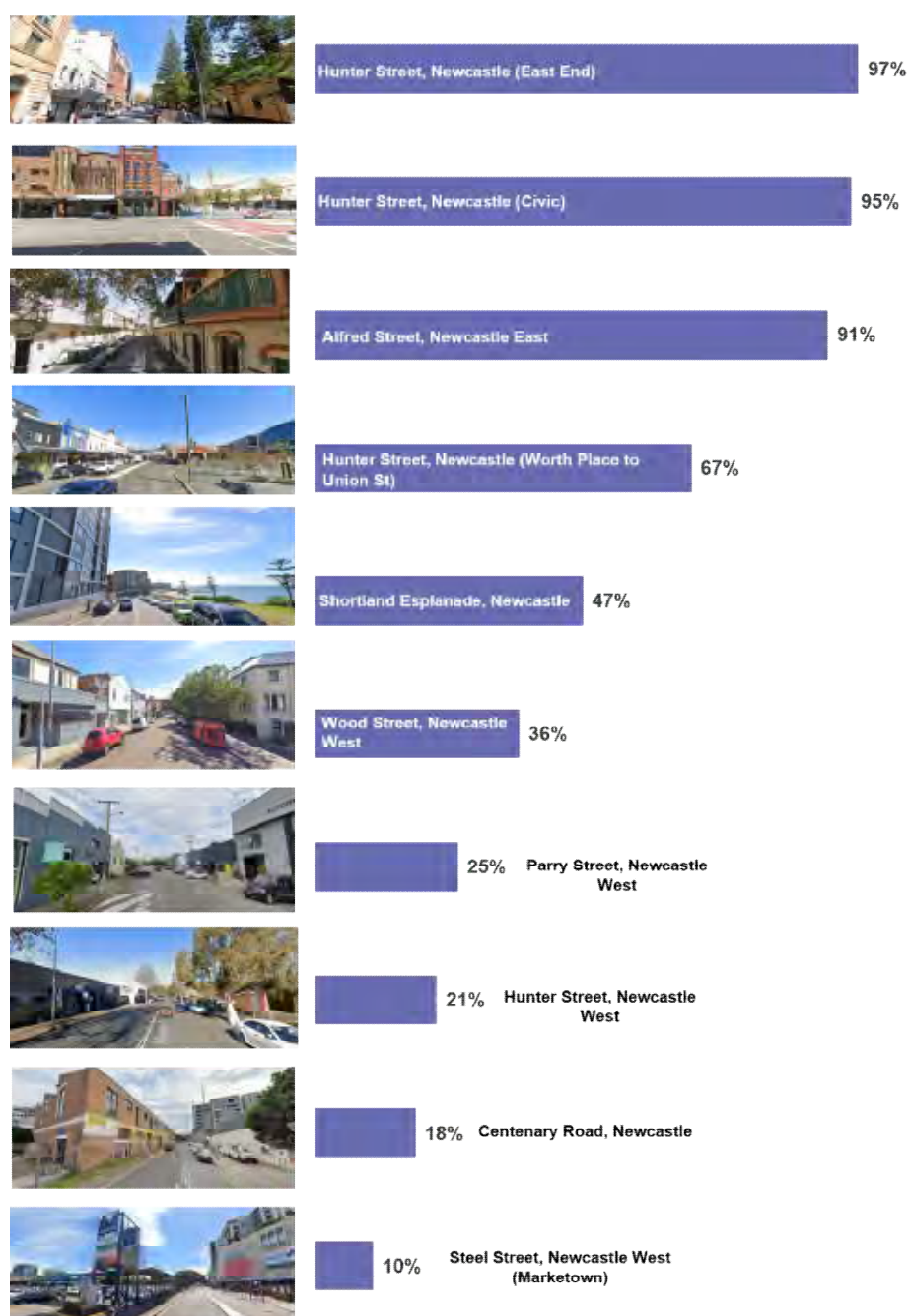
A detailed analysis of all sites/locations/buildings with no heritage value can be seen in Appendix IV.

5.3. Key findings – Quick Poll

The community were asked to review 10 images of streetscapes within the study area. Respondents were asked to select which of the prompted locations have heritage value to them. The results of the N=238 responses to the Quick Poll can be summarised by the following chart.

As shown below, the streetscapes with the highest support for having heritage value include Hunter Street (East End and Civic) and Alfred Street, Newcastle East.

Figure 6: Streetscapes with heritage value to the community (respondents could select more than one).

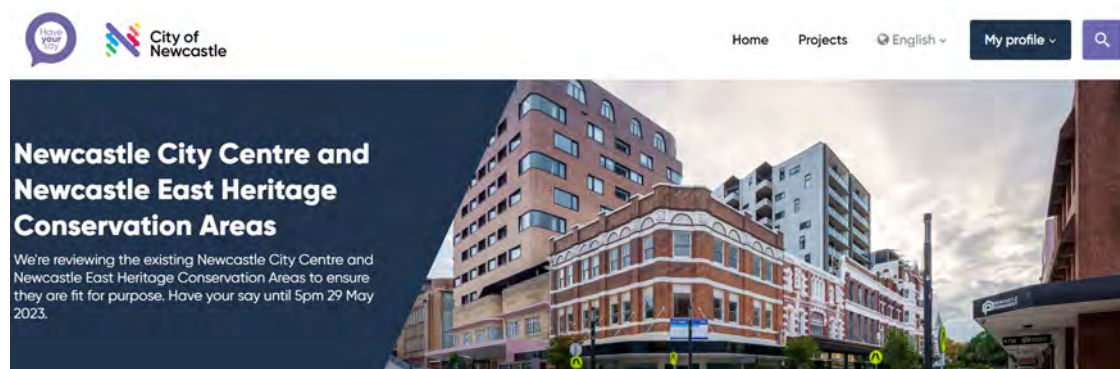


6. Next steps

Thank you to everyone who had their say. The project team will review all community feedback and use this to prepare a draft report outlining CN's recommendations for the Newcastle City Centre and Newcastle East Heritage Conservation Areas. The draft report will be publicly exhibited during which the community will be able to provide further feedback. Feedback from public exhibition will then be used to inform the final report which is presented to Council for adoption in early 2024.

Appendix I – Promotional materials

Have Your Say webpage



Overview

City of Newcastle (CN) is currently undertaking a review of the existing Newcastle City Centre and Newcastle East heritage conservation areas (HCAs). We aim to identify the heritage value and the merits for heritage protection in the area. The buildings, streets, and precincts of these two HCAs have experienced significant change brought about by the recent economic revitalisation of Newcastle City Centre.

CN is seeking feedback from the community about which streets, buildings and places within Newcastle City Centre and Newcastle East HCAs have heritage significance and/or contribute to Newcastle's cultural identity.

We're currently in the initial stages of the review and would like feedback from the community on:

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

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

What happens after community consultation?

The project team will review all feedback received during consultation before considering any changes to the heritage planning for these areas.



Following community consultation, we will prepare a draft report outlining CN's recommendations and any proposed changes to HCA boundaries or new heritage items. The community will have further opportunities to provide feedback on the recommendations within this report before any changes are implemented.

Ways to have your say

We want to hear from all residents and businesses who have an interest in the cultural heritage of the study area. There are a number of ways for you to have your say, including:

- providing feedback via the interactive map
- answering our quick poll to identify which streetscapes have heritage value
- completing the online submission form

Document Library

-  **Map 1 - HCAs Review Study Area**
PDF (4.81 MB)
-  **Map 2 - NLEP 2012 Heritage Map**
PDF (4.50 MB)

FAQ

- ? What is a heritage conservation area?
- ? What is a heritage item?
- ? Which heritage conservation areas are being reviewed?
- ? How can I provide feedback via the interactive map?
- ? Can I nominate a heritage item or heritage conservation area located outside the study area?
- ? What is out of scope for the review?
- ? What if I own a heritage item or live in a heritage conservation area and need more information?

Timeline

Have Your Say webpage (Cont'd)

Feedback closes 5pm 29 May 2023.

INTERACTIVE MAP	QUICK POLL	ONLINE SUBMISSION
------------------------	------------	-------------------

Click the button below to launch the map and drag pins to identify places which do or don't have heritage merit and those with shared heritage or built character.



- Community Engagement (Phase 1)**
17 April – 29 May 2023
 Seek community feedback to identify buildings and places of heritage value in the Newcastle City Centre and Newcastle East heritage conservation areas.
- Under Review**
June 2023 – July 2023
 The project team will review all community feedback and use this to prepare a draft report outlining CNs recommendations for the heritage conservation areas within the study area.
- Community Engagement (Phase 2)**
September – October 2023
 Seek community feedback on the draft recommendations report for the heritage conservation areas within the study area.
- Review and Report to Council**
November – December 2023
 Review all community feedback on the heritage conservation areas recommendations report. The final report will be presented to Council for endorsement.

[See less](#)

Contact Us

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

Flyer



Have your say:
There are a range of ways for you to have your say, including:

- Providing feedback via our interactive map
- Completing our quick poll to identify which streetscapes have heritage value
- Completing our online form

For more information, visit our Have Your Say page by scanning the QR code or visiting newcastle.nsw.gov.au/your say

Feedback closes at 5pm on 29 May 2023.


Newcastle City Centre & Newcastle East Heritage Conservation Areas Review

City of Newcastle is undertaking a strategic review of the Newcastle City Centre and Newcastle East heritage conservation areas (HCAs) to identify the heritage value and the merits for heritage protection in the area. The buildings, streets, and precincts of these two HCAs have experienced significant change brought about by recent economic revitalisation of Newcastle City Centre.

We're seeking feedback from the community about which streets, buildings and places within these areas have heritage significance and/or contribute to Newcastle's cultural identity.




Flyer (Cont'd)




We're currently in the initial stages of the HCA review. We want feedback from the community on:

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

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

Signage





Have your say

Newcastle City Centre and Newcastle East Heritage Conservation Areas Review

City of Newcastle is undertaking a strategic review of the Newcastle City Centre and Newcastle East heritage conservation areas to identify the heritage value and the merits for heritage protection in the area. We want to hear from the community which streets, buildings and places contribute to Newcastle's cultural identity.

For more information, visit our Have Your Say page by scanning the QR code or visiting newcastle.nsw.gov.au/yoursay


Feedback closes at 5pm on 29 May 2023.

The corflute signs were installed at Newcastle Beach, Newcastle Interchange, Markettown Shopping Centre and Honeysuckle.




Social media
Facebook post

 **City of Newcastle**
April 20 · 🌐


Have your say on the streets, buildings and places within the Newcastle City Centre and Newcastle East heritage conservation areas and how they contribute to Newcastle's cultural identity.

Your feedback will be used to help us investigate how and where land use heritage protections are best applied to enable revitalisation of the city centre to continue while protecting and conserving our rich and diverse cultural heritage.

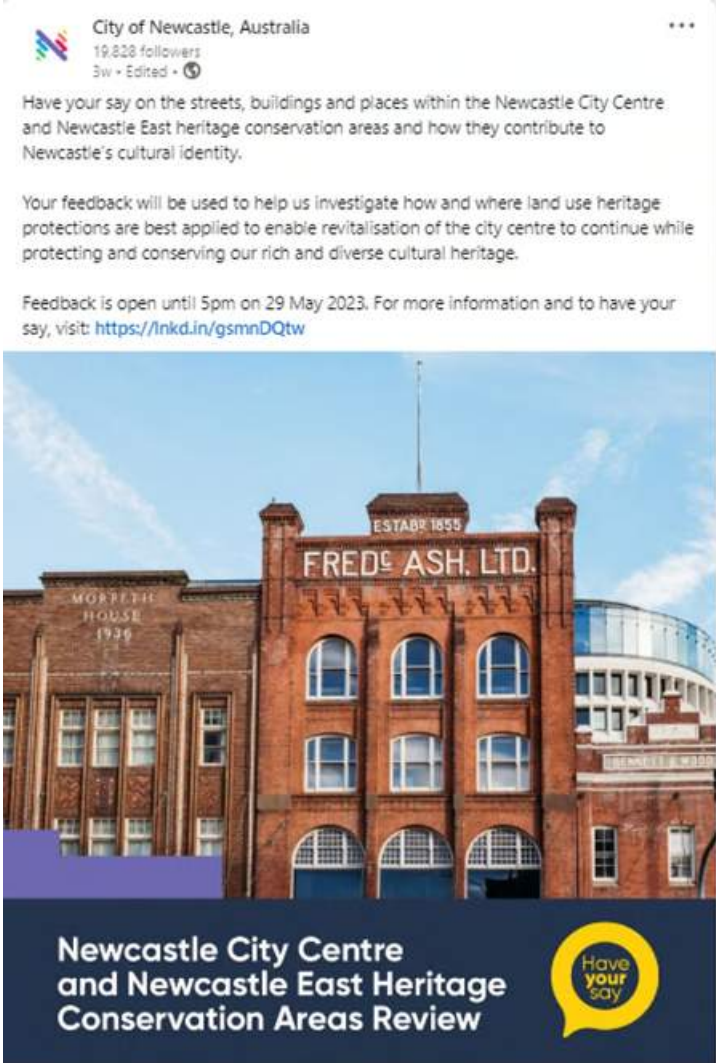
Feedback is open until 5pm on 29 May 2023. For more information and to have your say, visit: <https://haveyoursay.newcastle.nsw.gov.au/newcastle-city...>



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



Social Media
LinkedIn post



The image shows a LinkedIn post from the City of Newcastle, Australia. The post header includes the city's logo, name, and follower count (19,828). The main text of the post asks for public input on heritage conservation areas and provides a deadline of 5pm on 29 May 2023. Below the text is a photograph of a historic brick building with 'FRED & ASH, LTD.' and 'ESTABD 1855' on its facade. A dark blue banner at the bottom of the image contains the text 'Newcastle City Centre and Newcastle East Heritage Conservation Areas Review' and a yellow speech bubble icon with the text 'Have your say'.

City of Newcastle, Australia
19,828 followers
3w • Edited •

Have your say on the streets, buildings and places within the Newcastle City Centre and Newcastle East heritage conservation areas and how they contribute to Newcastle's cultural identity.

Your feedback will be used to help us investigate how and where land use heritage protections are best applied to enable revitalisation of the city centre to continue while protecting and conserving our rich and diverse cultural heritage.

Feedback is open until 5pm on 29 May 2023. For more information and to have your say, visit: <https://lnkd.in/gsmnDQtw>

Newcastle City Centre and Newcastle East Heritage Conservation Areas Review

Have your say

Newsletters

Newcastle Voice



Have your say until 5pm **29 May 2023**

HAVE YOUR SAY

Newcastle City Centre and Newcastle East Heritage Areas Review

We're currently undertaking a review of the existing Newcastle City Centre and Newcastle East heritage conservation areas (HCAs). We're in the initial stages, and are seeking feedback from the community about which streets, buildings and places within Newcastle City Centre and Newcastle East HCAs have heritage significance and/or contribute to Newcastle's cultural identity.

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

Newsletters

Development eNews

Review of Newcastle City Centre and Newcastle East Heritage Conservation Areas

CN are at the beginning of a staged project to review two of our eight Heritage Conservation Areas (see study area below). The buildings, streets, and precincts of this area experienced significant change with recent economic revitalisation. The review aims to identify heritage value and merits for heritage protection in this area while addressing requirements under the *EP&A Act 1979* and CN's Heritage Strategy 2020-2030.



CN will seek initial community feedback until **29 May 2023** via CN's [Have Your Say page](#) to identify:

- Buildings and places in the study area with continued heritage protection merit;
- Precincts in the study area with shared development history and/or built character;
- Potential HCA boundary adjustments for the study area; and
- Possible new heritage item listings in the study area.

CN will rely on the initial feedback to inform the review. The review aims to find a balance for the Newcastle City Centre's revitalisation to continue while enabling our rich and diverse cultural heritage to remain protected and conserved.

[Have your say here!](#)

Appendix II – Online feedback form and Quick Poll

Online feedback form

Open

Have your say

Your Details

First name Required

Last name

Email Required


Contact number

Suburb

Your submission

Please write your feedback here Required

Optional - documentation supporting your submission

 **Choose file...**

Max files: 5 Allowed file types: pdf,doc,docx,txt,xls,xlsx,rtf,png,gif,jpg,jpeg Size limit: 5.00 MB


Submit

Quick Poll


Open

Please select which of the following streetscapes have heritage value to you: Required


Select as many as apply.




Wood Street, Newcastle West



Hunter Street, Newcastle West



Hunter Street, Newcastle (East End)



Hunter Street, Newcastle (Civic)

Quick Poll (Cont'd)



Hunter Street, Newcastle (Worth Place to Union St)



Parry Street, Newcastle West



Centenary Road, Newcastle



Alfred Street, Newcastle East



Steel Street, Newcastle West (Marketown)



Shortland Esplanade, Newcastle

Submit

Appendix III – Submissions

Online submissions

Online submissions made via CN's Have Your Say webpage– De-identified

Newcastle City Centre Heritage Area (NCCHCA)

The area north of King Street and east of Wolfe Street through to Pacific Street makes a significant contribution to Newcastle's cultural identity and heritage. It contains many heritage buildings and has a real feeling of a sense of place. It needs special attention and be identified as a named precinct. Also, the section between Wolfe and Watt Streets and south of King Street needs to be in a separate heritage conservation area. This would capture many additional significant heritage items including the Obelisk and surrounding area and make the Newcastle's heritage even richer.

Newcastle East Heritage Conservation Area (NEHCA).

This area east of Pacific Street through to the ocean is a fundamental cultural heritage area for Newcastle and so it is critical that this whole area remains in this heritage conservation area. There are many significant heritage precincts within the conservation area including the Convict Lumber Yards and Bond stores.

The area has many small laneways and historic terraces that together give the whole area a very special feel. Once some of these buildings are lost or demolished they cannot be replaced and the whole area risks losing its uniqueness. Newcastle, NSW and Australia will be the lesser for it.

Newcastle East is a small area packed with character and history and is a drawcard for visitors and residents. But to keep it like this it needs preservation and a bit more love.

Preservation: The facades of the existing buildings need to be maintained and newer designs only accepted if they're sympathetic and remain in keeping with existing facades. Behind these facades however there must be scope for residents to improve their houses without the restraints of heritage orders etc.

A bit more love:

-This is foremost a residential area and needs to be protected from expansion of hospitality facilities, especially hotels and late night/all night venues and the ravages of Supercars (think trees chopped down, unsightly pedestrian crossings etc.)

-The place needs a good tidy up! There are so many cracked (dangerous) footpaths and straggly, untidy, overgrown trees. How about some work on this and also some beautification...planter boxes on footpaths, more trees. A walk around places such as Surry Hills in Sydney or Battery Point in Hobart shows areas that look like someone cares! Councils there understand the value of the tourism industry that these areas bring. Unfortunately that's not the case at the moment in Newcastle East but the area has so much potential for beautification and that would make it a real drawcard for visitors.

Online submissions made via CN's Have Your Say webpage – De-identified

Newcastle City Centre Heritage Conservation Area (NCCHCA).
Hunter St from Perkins St to Pacific Park.

I believe that heritage conservation with integrity means that the whole building is conserved. Removing everything but the facade in my opinion is a feeble, token attempt to address the heritage value of a building. This has been the practice thus far in Hunter St from Perkins St heading east. It changes the look, feel and aesthetic of the streetscape and the skyline with multiple levels rearing up behind the facade causing overshadowing and a feeling of oppression.

I would like to see the remainder of those beautiful heritage buildings that are still intact (from Wolfe St heading east) retain their integrity and aesthetic appeal and not have to suffer this practice.

It can be done by leaving the exterior but modifying and adjusting the interiors. There is a good reason why great cities such as Paris and London attract so many visitors - these visitors want to see, feel and experience a history of place and retaining the architecture in its original state is how that has been achieved in these cities.

Newcastle East Heritage Conservation Area east of Pacific St.

This whole area is extremely valuable to Newcastle's sense of history and place. Its rich diversity and social fabric must be protected and retained as a heritage conservation area. I think that it must be the envy of many towns and cities around Australia not least of all Wollongong which unfortunately has done away with much of its heritage precincts.

There are so many visitors that come to the East End to experience the unique cultural combination of the beaches and the interesting, intimate streetscape that these historic terraces and laneways have to offer. Sydney is still trying to recreate this in the CBD. However once the integrity and authenticity of a heritage area has been compromised or worse still, destroyed, there is no going back.

Seeking public opinion in identifying buildings and zones for adding to, or removal from heritage listing is valuable, however, the information gained should be then assessed by qualified heritage personnel. In addition, that process should not negate a full a professional assessment of the areas under consideration.

Contributing items should also be considered such as sandstone kerb and gutter, plantings, laneways and street layout.

While the removal of areas that now feature predominately new builds, e.g. Honeysuckle from a conservation zone may be valid, there may be a negative impact to adjoining heritage buildings and zones.

I have reviewed the Heritage map provided in detail and undertaken quick poll. Thank you for proving these, the opportunity to provide feedback and hopefully you receive good thoughtful and useful submissions.

I value the importance of maintaining our heritage however I feel strongly that maintaining the overall cleanliness of the City is a huge priority. Dilapidated, empty, graffiti covered buildings and shops are a shocking eyesore. The footpaths are often poor quality so to walk around the City admiring and learning about our heritage buildings / areas is often spoilt by bins overflowing, parks not well maintained, litter everywhere on footpaths, bottles, urine and vomit often make for a very unpleasant walk around, especially with our visitors. Observing our heritage is important but more importantly to enjoy what we have, please clean up "dirty Newcastle".

Online submissions made via CN's Have Your Say webpage – De-identified

I am quite puzzled by the intent of this Heritage Survey. As far as I am aware, CoN's own Heritage Strategy 2013-2017 is a document meant to protect the significant heritage architecture of Newcastle. Unfortunately, CoN has not implemented said protection. Indeed, instead of preserving our beautiful buildings, CoN has contributed to the degradation of our historical heritage by facilitating the running of an exceptionally destructive street race through some of our most historic streets.

Thus I am skeptical as to why, when our historically significant buildings have already been identified by experts, CoN feels it necessary to ignore the experts and instead ask the public to choose or reject which of our beautiful buildings they might like.

And why is it that my row of beautiful terraces in Church Street (a state listed heritage terrace house), originally known as Barrister's row, dating back to 1891 and its companion row on Watt Street, are excluded (among many other significant buildings in the East End) from its review?

In summary I think this review is ill considered and has not been implemented in order to improve and protect our community. As such, I am vehemently against this survey and have grave doubts as to its intent.

Thank you for the opportunity to include a submission concerning the review of the Newcastle City Centre and East Heritage Conservation Areas. I have taken the liberty of including parts of Newcastle West in my comments as the area is equally relevant (and often ignored).

City of Newcastle "Have Your Say" function demands very detailed feedback be provided and wide-ranging knowledge of the relevant areas and local history. It demands the use of convoluted software. I believe that to engage at the level expected by City of Newcastle is very challenging for the average ratepayer – not to be disparaging of ratepayers! - and will meaningfully diminish the level of engagement. When this happens I suggest the results then may be interpreted as lack of public interest, lack of involvement, which is not a true perception of public opinion but might suggest a widespread frustration with the process. There's no option for comment.

There needs to be special protection for low-rise, human scale pockets of heritage architecture, to ensure that there is life between the high-rise towers that are projected for the area. This should include the view from the roadways that approach and travel through the precincts.

City of Newcastle does not have a good history of respecting and retaining its history. I suggest that Novocastrians in general do respect and do enjoy retention when it occurs.

Too much has been consumed, lost forever, ignored and left to rot, or blatantly destroyed by neglect and inattention. The best cities value their heritage. The best cities maintain their heritage. The best cities understand that this enhances their tourism value. The best cities maintain their liveability. I want Newcastle to be one of the best cities to live in. Do you?

Strong planning decisions by Council with proper consultation with those that live here and a genuine commitment to retaining history and its value to the community is imperative. Please, build on, don't reduce, the local heritage character. Please, preserve clear evidence of historical precincts.

Worth noting is that it is important that surveys and reviews distributed by City of Newcastle need to be simple and user-friendly and accessible to all ratepayers.

Online submissions made via CN's Have Your Say webpage – De-identified

Newcastle does not have a good history of respecting and retaining its history. Too much has been lost, is ignored and left to rot, or is blatantly destroyed. Sophisticated cities value and maintain their heritage. This significantly enhances their tourism value and certainly their liveability.

Yes, much of the area is in a shameful state, dirty, dilapidated and neglected. Strong planning decisions by Council, a creative approach and a genuine valuing of and commitment to retaining history is imperative.

The current HCAs need to be maintained in their entirety. All the streets, buildings and precincts within the HCA's need the benefit of heritage controls. More than that, they should be mandatory and not watered-down. The "desired future character" of the city and surrounding areas should seek to build on, rather than diminish, the extant heritage character. Planning should seek to preserve clear evidence of historical precincts.

There needs to be special protection for low-rise, human scale pockets of heritage architecture, to ensure that there is life between the high-rise towers that are projected for the area.

In conclusion, it needs to be stressed again that it is critical that surveys and reviews distributed by the City of Newcastle need to be simple.

NewWest Community Group Submission

Review of Newcastle City Centre and Newcastle East Heritage Conservation Areas

Thank you for the opportunity to make a submission regarding the review of the Newcastle City Centre and East Heritage Conservation Areas. The "Have Your Say" process asks for very detailed feedback and extensive knowledge of the area and its history. It includes the use of complicated software. To participate at the level expected is very onerous and will significantly diminish the level of engagement. Unfortunately, these factors have the capacity to be interpreted as a lack of public interest, which is far from a true perception of widespread public opinion.

Unlike some recent reviews, the process does at least allow for some form of open option for comment and this is acknowledged and appreciated.

Newcastle does not have a good history of respecting and retaining its history. Too much has been lost, is ignored and left to rot, or is blatantly destroyed. Sophisticated cities value and maintain their heritage. This significantly enhances their tourism value and certainly their liveability.

Yes, much of the area is in a shameful state, dirty, dilapidated and neglected. Strong planning decisions by Council, a creative approach and a genuine valuing of and commitment to retaining history is imperative.

The current HCAs need to be maintained in their entirety. All the streets, buildings and precincts within the HCA's need the benefit of heritage controls. More than that, they should be mandatory and not watered-down. The "desired future character" of the city and surrounding areas should seek to build on, rather than diminish, the extant heritage character. Planning should seek to preserve clear evidence of historical precincts.

There needs to be special protection for low-rise, human scale pockets of heritage architecture, to ensure that there is life between the high-rise towers that are projected for the area.

In conclusion, it needs to be stressed again that it is critical that surveys and reviews distributed by the City of Newcastle need to be simple.

Online submissions made via CN's Have Your Say webpage– De-identified

I live in Newcastle East which has a unique collection of buildings of great historical and heritage value. Newcastle was settled as the second area of settlement in NSW and many of the buildings reflect the architecture and character of those early times.

This heritage must be protected as an entire area and not be detracted from by identifying individual buildings which could be demolished and replaced heaven forbid by modern high rise apartment buildings. Having such replacement buildings dotted throughout the precinct will destroy the character and ambience of the area for all time.

Newcastle East must be preserved as a complete entity and example to the world of what buildings were like in the early days of settlement.

Many buildings around us have been restored to their original appearance and character with strict adherence to heritage and height restrictions. Examples are in Scott, Bond Street and Alfred Street, modernised to some extent inside but retaining the appearance and character of the original buildings. These buildings are magnificent and the Council is to be congratulated on insisting on this approach. I strongly suggest that this policy be continued.

The Quick Poll only has Alfred Street as a n are to comment but the way to approach this is to establish a planning policy for the whole of Newcastle East with whatever safeguards are necessary to preserve its historical and heritage character. Council has a serious responsibility to take action to preserve the uniqueness of Newcastle East for the benefit of Australia and world visitors for posterity.

Council should resist any inclination to rezone to enable development detracting from the unique heritage and historical value of the entire area of Newcastle East

I write as a Newcastle seafarer with a family history that goes back not to the last century but to the century before. With a family with contributions that go to the pioneering lifesaving feats of the Port City of Newcastle and service to the nation during war. In the photographs submitted, the picture of the Customs House Restaurant is where I came from, then The Customs House nearly forty years ago on my path to the maritime industry, an approach walked by my forebears in generations past. After training in Tasmania, I came to the seaman's engagement centre, 'the pick-up', and a timber building formally in the car park at the eastern end of Customs House. Submitted is an extract from the Seaman's Journal at the time; with my father advocating for a building I went to for my first ship, the Seaman's Engagement Building is now gone. I signed articles for my first ship in the Mercantile Marine Office at the east end of Customs House.

I recently went to the site, and I could not help but think of the lived history that had passed through the venue. A maritime history many Customs House Restaurant diners would not be aware of. All those seafarers who signed on and off their Articles of Agreement. Especially those seafarers who signed their Articles and never returned to their home port. I also submit clippings of my grandfather's time as the last of the lifeboat man, the pioneers of the lifesaving movement. As a life boatman, he resided in Boatman's Row on Nobbys Road. My father was born at 36 Nobbys Road then, and in time, my father and his brothers would accept the call of the sea. My father, Duncan Kelly, joined his first ship, the BHP bulk carrier Iron Knight on 11-10-1939 at the start of the 2nd World War.

I hope this approach offers an opportunity for Australia's oldest export port to recognise that The City of Newcastle Council operates without historical memory. Newcastle is a port city with no maritime museum. In Canberra, half a billion dollars has been spent on the National War Memorial. In Sydney, the National Maritime Museum offers those who arrived by the sea a place to have their name engraved on a Welcome Wall. Newcastle, Australia's oldest export port, has a couple of flagpoles and plaques struck by BHP. My father's first to sea in 1939 was sunk in 1943; the SS Iron Knight has never been found.

I write this to advocate for Newcastle Maritime's history; I write for those friends and seafarers sailing in peace and wartime service who never sailed home. I write about the lived history of the Port City of Newcastle.

Online submissions made via CN's Have Your Say webpage – De-identified

The Convict Lumber Yard, Enterprise Park, is arguably the earliest and most historically significant site in Newcastle.

The site is overgrown by trees shielding and obscuring outlines of the building that was originally on site. The sandstone foundations (currently buried approx. 1 metre below ground) are replicated by the "steel benches" above. I feel these sandstone foundations could be damaged by the tree roots and thus should be exposed to preserve them and to allow visitors to appreciate the original structures.

At least the trees should probably be removed to avoid further damage.

The Convict Lumber Yard is arguably the most historically important site in East Newcastle. The steel outline of the original building on the Scott Street side is blurred, shielded and hidden by the overgrown trees on the site. The sandstone foundations, replicated by the "steel benches" on the site, buried some 1 metre below ground are possibly being ruined / destroyed by the roots of the trees on site. These foundations should possibly be exposed to allow visitors to appreciate the historic significance of the site. I am of the opinion that the true importance of the site should be revealed by the removal of the trees thus enabling clear appreciation of the heritage value of this site.

I believe Newcastle should value and preserve its heritage. From the Signal Box building, North to the river, East to Nobbys Beach, South to Church Street and West to include both sides of the Mall. This area is bound by Perkins Street, The River, The Esplanade and Hunter Street. This area includes The Convict Lumber Yard, The Railway, The Terrace Houses, The Foreshore and Magnificent buildings i.e. The Old Post Office in the Mall. For Newcastle to retain its soul these areas are a must to preserve.

I disagree with the whole block between Fort Drive and Scott Street excluding the hotel should be heritage listed due to the buildings age and design. There is a number of recent redevelopments in the area which have been completed in uniform with the area.

Furthermore, Council has approved these recent redevelopments. Shame to approve these then restrict other owners from undertaking similar works in the future. Also the fact Council is considering approval of the plans for the redevelopment of the Newcastle Beach Hotel then will place heritage restrictions on the surrounding area is another contradiction.

Shepherd's Hill ruins need a clean.

All the older homes in the East-end of Newcastle add considerably to the cultural heritage of the survey area and attract tourists and the film industry. I have observed the preservation of the terrace houses in Parnell Place, where the owners have modernized the interiors while restoring the facades to maintain the character of these wonderful old homes.

So much history would be lost in the demolition of the survey buildings indicated in the survey in Hunter, Scott and Parry streets. My own family played a very small part in the evolution of this wonderful city. My great grandfather's Teralba quarry supplied the gravel for the streets belonging to the A.A. company and later to Newcastle Council streets. The shops the family built in the CBD have long been demolished. I applaud the work in The Mall area.

Online submissions made via CN's Have Your Say webpage – De-identified

Retain all old buildings in the area, in every street. Once gone you lose the 'heritage' forever. The buildings can be restored inside but leave the facades. These buildings create uniqueness and character for Newcastle.

The areas are already adequately named- no need for new names. All buildings in area are significant and contribute to Newcastle's cultural identity and character

Newcastle post office has become a pigeon coop. If we talking about heritage buildings and the revitalisation of Newcastle this is a prime example of what a joke this project actually is. Jerry Schwartz has permission now to build a monstrosity on Wharf Road, which will increase the traffic congestion along wharf Road to an unmanageable degree. The noise created along Wharf Road from the hoods that race up and down is excessive.

Unfortunately Newcastle has lost too much of its heritage buildings and precincts, we should insure that we don't lose any more.

When visiting any city in the world, the most interesting and most visited areas are the "Old Town", the heritage areas that indicate the history and evolution of such Cities.

We are lucky to still have interesting historical architecture remaining in the "East End". But my favourite area is the Grand Hotel precinct, luckily perhaps, this area appears to have been saved with the wonderful Terrace Houses in Watt and Church Streets being valued by the owners who are carrying out great restorations in keeping with the era's architecture.

It would appear that much of these restorations are faithful, as can be expected, to the original and are hopefully being overseen by the Council's Heritage Section.

I commend the council for addressing the need to maintain all these historic areas and am confident the N.C.C. will reap both financial rewards and accolades for this initiative but it must stay "on the ball" in assessing the relevance of other original buildings as they come up for re-development.

The Former Newcastle Municipal Offices, now being successfully operated as the U.S.C.(Club) in Watt Street is another building which is critical to be preserved. It was the centrepiece of the colonial era, the fledgling Newcastle City Council was run from here almost 150 years ago and It should be celebrated. This important building from Newcastle's administrative past is adjacent to the other historic buildings in the Grand Hotel, Watt and Church Terraced Housing precincts, they complement each other and, I believe, should be at the forefront of an HISTORIC WALKING TOUR of this beautiful liveable city.

I find it really inappropriate that the super car event is held in the heritage precinct. A lot of the local history has been compromised (or trashed), and the streetscape has been altered with the removal of so many civic trees. Also, the event stops access for the general public to both the natural and built landscape for far too long. I think the event devalues the heritage and public access to the heritage precinct.

With so much housing being built, there needs to be more soft green space, not so many hard structures for recreation. Civic plantings for softer streetscapes, shade and environmental considerations. New buildings need to be built with the view that they will last for generations, not just long enough to generate profit for the investor.

Change rooms at Nobby's and Newcastle beaches and the baths essential, and should be retained. Besides being essential for bathers, they have value as social heritage.

Online submissions made via CN's Have Your Say webpage – De-identified

I trust NCC are not too narrow in their review of the Newcastle East heritage area. Unfortunately there appears to be minimal recognition of First Nations People who resided on this land for tens of thousands of years before current European settlement.

And as for being fixated on only a certain era in the last 200 years, NCC should represent all heritage in the last 2 centuries including more recent additions such as the renowned contributions made by Suters architects in the areas of the housing commission buildings & the previous councils admin building.

Moreover, moving forward NCC should broaden its mindset and celebrate heritage but also embrace change in order to allow our cities to be more liveable into the future. For instance, redevelopment of the old Novocastrian Hotel should not have to conform to heritage rules from a bygone era.

These are some thoughts that I hope NCC will take into consideration.

The heritage protection of Newcastle City and Newcastle East Heritage Conservation Areas (HCAs) is an essential part of preserving Newcastle's cultural and social heritage and history, giving the city an identifiable and unique identity.

There is a wealth of commercial and residential architectural styles, sites, buildings, monuments, facades, streets and open spaces within the HCAs.

Urban development, regeneration and rejuvenation is essential for the economic growth of Newcastle, providing new and exciting residential and commercial opportunities, improved amenities and encourages tourism, festivals and events in Newcastle City and Newcastle East. I support carefully planned developments but in keeping with current HCA and height restrictions in the Newcastle City and Newcastle East Heritage Conservation Areas.

I write on behalf of the NSW Land and Housing Corporation (LAHC) which owns 128 Parry Street, Newcastle West, within the C4 Newcastle City Centre heritage conservation area.

LAHC notes that the emerging character on the northern side of Parry Street in the immediate vicinity of 128 Parry Street is multi storey residential flat buildings.

As such, LAHC asks Council to consider excluding the northern side of Parry Street from the C4 Newcastle City Centre heritage conservation area as it is not, or no longer, worthy of protection as a conservation area.

Thank you for your consideration.

My wife and I have recently relocated to Newcastle East, although we've had a long-standing relationship with the city and the Hunter Valley. We're still familiarising with the streets and precinct in which we now live, but we believe the area around Stephenson Place/Zaara St/Alfred St has the makings of an impressive "Bohemian Quarter" or "Artisans' Quarter", and could be easily developed and marketed as such with a bit of colourful signage, maybe a bit more street scaping to bring this potential to fruition. It reminds us very much of the Montmartre area of Paris.

[Just to confirm: we do not live in this vicinity, so have no personal or pecuniary interest in advancing such a project.]

The heritage on the beautiful buildings of Newcastle and green space needs to continue. These buildings and green space bring many visitors to the area. One of the reasons we bought in this area was because of the architecture of Newcastle which preserved many different heritage styles and areas. The whole East End holds a huge amount of heritage value. The Station and parks give areas to hold outdoor entertainment, families to have picnics and enjoy time outdoors with their children.

Online submissions made via CN's Have Your Say webpage – De-identified

The Newcastle foreshore area is world class and must be protected in its current form. The harbour of Newcastle is a major tourist attraction to the area and will only improve and restoration continues. Any development in the identified area must take into consideration the affect it will have on tourism and the heritage of the area.

The map is hard to read and misleading, I would contend that Noah's on the beach should be excluded from the heritage site as improvements and redevelopment of the hotel site in the future should not be limited by way of Heritage impediments. We strive to promote and provide the best we can so visitors and locals can enjoy the unique position of Newcastle. I would also include the vacant block of land on three titles behind the Hotel and the houses on Scott street. I am most dissatisfied with the process and the proposal.

I feel the area at the corner of Steel and King st, adjacent McDonalds could be greatly improved for pedestrian use by removing some of the odd stone kerbing and allowing a level area to sweep round the corner instead of the trip hazard it presents now. I'm sure it's probably the skeletal outline of some former building kept for heritage purposes, but the awkwardness of the space, particularly when it comes to disability use, outweighs the heritage presence. The whole section could be removed along King St. (and that silly corner) and the footpath widened, leaving an inset brick or paver line delineating the former sandstone kerbs.

My wife and I live next door to the wonderful old St Philips Church, built in 1905. My parents were married there when war ended back in 1945. Although the church is now deconsecrated, I believe it is a wonderful example of the detailed craftsmanship of the period. It also complements the fine old terraces immediately to the south of it extending up to the corner of Watt Street and Church Street. We very much support its listing on Council's heritage list of our city's significant buildings.

Newcastle East end and Civic precinct are easily identified as being part of Newcastle history and their existence attracts people from all over Australia and the world. Without the diversity of interest they generate Newcastle would just be another city with a coastline and harbour. Perth is a perfect example of mixing the old with the new. I believe Newcastle has the ability to be the Perth on the East coast.

Longworth Institute building, 129 Scott Street
 CBC Bank, 17 Bolton Street
 18 Bolton Street
 Court Chambers (1898), 42 Bolton Street
 David Cohen Co building, 44 Bolton Street
 Customs House Hotel, Watt Street
 Civic Theatre, Hunter Street
 10 Baker Street, The Hill
 The Grand Hotel, 32 Church Street
 Earp Gillam Bond Store, 10 Bond Street
 James Fletcher Hospital, Watt Street
 Trades Hall (1895) TAFE, 608 Hunter Street
 Newcastle Technical College (1894) TAFE, 608 Hunter Street

Online submissions made via CN's Have Your Say webpage – De-identified

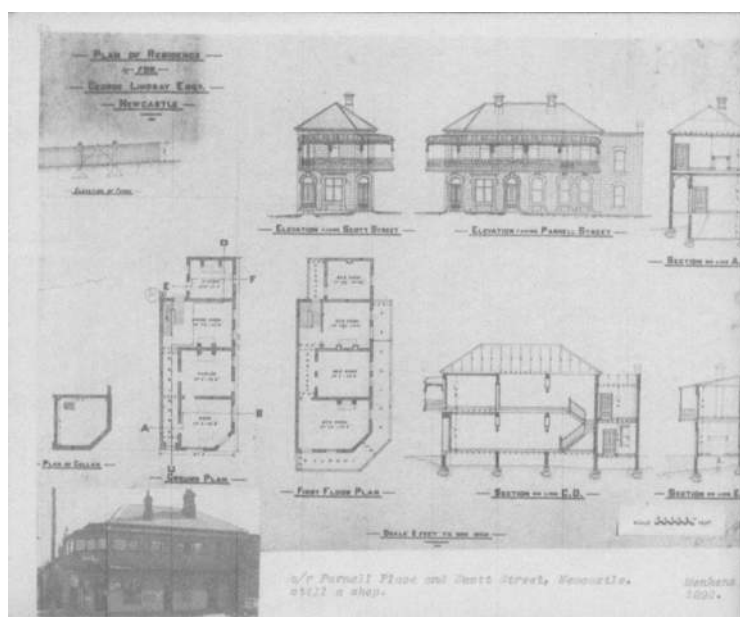
I just wish to reinforce the understanding that heritage properties do not have to be architectural masterpieces, simple working class cottages are also worthy of preservation. They very effectively create the character of an area and demonstrate the how most of the population lived, and continue to live. It is important that Newcastle doesn't lose its character as in the future it will become an even more important defining asset (just as Bath, UK has a uniquely defining character).

It is also important to consider the area surrounding a heritage property, rather than treat it as an island surrounded by unsympathetic structures and activities. Miss Porter's House is a wonderful example of a heritage property that would greatly benefit from more sympathetic surroundings.

Your document stated that some properties are 'protected by the National Trust'. That is incorrect, The National Trust can list a property as being worthy of protection but does not have any power to prevent its destruction. Newcastle Council has the power of protection, not the National Trust.

I would like to see the building on the corner of Parnell Place and Scott St, and surrounding homes, added to the protected/heritage list of Newcastle. The building on the cnr of Parnell Place and Scott St was built in 1892 as the residence of George Lindsay. The building which was a cellar and shop on the ground floor and a residence on the first floor was designed by the architect Frederick Menkens and the plans appear in the book 'The Life and works of Frederick Menkens Architect. 1855-1910' by Les Redman (1956) pages 53,54.

The building is currently used as office space, but was once the very well-known Villa Franca restaurant. The building still bears that name.



Online submissions made via CN's Have Your Say webpage – De-identified

We were delighted and very interested to realise the significance of the Convict Lumber Yard when we purchased a property in the east end of the CBD some four years ago.

We are concerned and a little at a loss to perceive the overshadowing of the steel structure delineating the shape / outline of the original building on this site by trees that are obscuring the historical nature of the building outline.

We are similarly concerned about all trees obscuring the raised steel “benches” simulating the buried foundations of the building, probably encroaching and thus damaging the buried stone foundations that exist below ground.

We are conversely pleased to note the reparation work done to the well a little closer to the north east on the same site.

To have an extremely important historical and heritage site in what appears to be a state of neglect is somewhat concerning.

31-37 Shortland Esplanade, Newcastle East was built in 2006, replacing a 1970s hotel. There is no current heritage value and should be removed from the Heritage area, like all newly built buildings on Shortland Esplanade. This would cut wasted time for NCC and for occupants with DAs.

It is on the site of the early convict gaol which is noted by a plaque at the front of the building which is mostly used by dogs to urinate on- maybe a better display or even a QR code link could emphasise the history of the area.

The bikes and scooters on the shared and non-shared pavements are downright dangerous. Speed and the weaving between pedestrians is an accident waiting to happen. Many older people are buying apartments in the city so they can stay independent but this is a danger.

I'm sure you will agree that the vast majority of rate payers are not interested in the heritage conversation areas. While there are a few legitimate sites such as Fort Scratchley, there are also many listed areas that are not meritorious and need to be removed as their heritage badging causes unnecessary problems. I stress again that the vast majority of rate payers are not interested and therefore do not voice their opinions on this topic. Please do not unnecessarily spend our rates on things that we do not value.

Suggest Strategic Planning Team take the opportunity to also review the need for LEP principal development standards in the Newcastle East HCA. Many other HCA's in CN's Local Government Area are not subject to Floor Space Ratio and Building Height limits but for some reason Newcastle East HCA is still subject to these provisions. Many planning applications in this part of the LGA since the 2012 LEP have also had to include LEP Clause 4.6 variations to principal development standards (often triggering the need to also be reported to Development Assessment Committee of Council) to justify development proposals due to tiny sites or existing built form not fitting with LEP principal development standards (even though they are often satisfactory from a built form, planning and heritage perspective), yet development in other HCA's are able to be considered on merit and having regard to heritage impacts without the need to also apply LEP principal development standards.

The heritage value of many parts of our city are of great significance however in my opinion the Council needs to place much more emphasis on the here and now, particularly in the West End. The condition of the streetscape in this area is very neglected. The footpaths are always littered with rubbish and general filth such as pigeon excreta. Surely the Council can apply a footpath sweeping machine as do Lake Mac council and an occasional truck mounted water washer. The approach roads in to the city such as Hannell St where the median strips always seem in need of mowing and lots of dead weeds growing out of the concrete cracks. Can we have a campaign to remove the graffiti too?

Online submissions made via CN's Have Your Say webpage – De-identified

I think the 2012 plan should remain in place but that it should include Cooks Hill (unless this has its own conservation plan ...which I think it does). I think that Union Street and Parry should also be included in the plan. In summary I think the zone should be expanded rather than shrunk in any way.

OK, let's keep the heritage listed buildings / facades. BUT let's move forward. In Newcastle West there are very few 100% clean / smart eateries. A large food court would be a good start - perhaps in the vicinity of the Interchange at Wickham. If you think about it - Hunter Street Newcastle used to be the street most referred to / talked about in Newcastle - let's bring Hunter Street Newcastle back to a street where it is 100% clean / hygienic / drug free. Hunter Street at the moment (near the Interchange to Bank Corner) is in a state of a need for a very good steam cleaning on a regular basis - and for upgraded recycling bins.

I recently moved to Newcastle in 2021 with my partner. I grew up in Sydney and have always loved beautiful heritage buildings. Unfortunately in Sydney I found that they've become more and more scarce. It was a breath of fresh air moving to Newcastle. I love that there is a real effort to maintain the history and heritage buildings. Living in Wickham I absolutely love walking through the city and admiring all the old buildings and historical sites throughout. It is certainly something I absolutely love about our new home and am proud of. I would hate to see Newcastle City Council change its stance on respecting and maintaining the history in Newcastle. It is all too often thrown to the wayside in the interest of money and greed.

The economic revitalisation of Newcastle city centre must not see Newcastle lose its unique city and landscape. Already the developments going on have given Newcastle a much more Sydney feel with giant sky scrapers everywhere or going up. Newcastle is fast losing its laid back cruise beach town feel for a much more metropolitan/little Sydney. This is NOT what residents want. For example the development at dairy farmers corner! What a joke! Is that protecting our heritage? To put 2 30 story buildings up that look like glass sardine tins? And leave the little milk bottle because that is heritage listed! It's disgusting. We do not want a landscape like Sydney. We do not want to be a city like Sydney. We want to keep our own unique feel.

The supercars event is not consistent with the heritage values & related ambience of central Newcastle. It's bad enough that the area has been & continues to be an ongoing building site with a number of constructed high-rise buildings also being inconsistent with inherent heritage values. NCC'S so-called ecological values are sadly skewed.

Leave the rail corridor alone. No more apartments in honeysuckle. It's becoming out of control. We bought our apartment for the views. Now it's just looking at someone else in their apartment.

The Newcastle East Heritage Conservation Area is the most significant, unique and valuable heritage area in the Newcastle LGA. It is therefore incomprehensible that the precinct is partially or full alienated for 20% of the year, every year, for Supercars, the polar opposite of what the area represents.

The physical and reputational damage to the precinct is considerable. The event greatly accelerates wear and tear on the infrastructure with damage to footpaths, kerbs, roads and parklands accumulating year on year. Instead of being a destination for its unique attributes, it has become known for man proof fences and concrete barriers and decaying infrastructure. Allowing the Protection of the Environment Operations Act to be "turned off" for nine weeks every year for the entire precinct and allowing a private for profit company to do as they please in a heritage area is unforgivable.

It is hard to image an event that could do more damage to the City of Newcastle's credibility on heritage preservation.

Online submissions made via CN's Have Your Say webpage – De-identified

I have concerns that the heritage area boundary divides the buildings in the block bounded by Hunter, King, Crown and Darby from the buildings and park above the adjacent King Street embankment. The buildings and park above the embankment are placed within The Hill Conservation Area. Church Walk Park, the Moorings, Cliff Towers (above the embankment) and the buildings below (Corona, the old Kloster Dealership, Warrah House and Argyle Building to name a few) were all part of a single 1930s era development that dates to the withdrawal of the Australian Agricultural Co. from the area. The locality incorporates many of the City's finest inter-war residential and commercial buildings while incorporating parklands and streetscape characteristics, many of which survive. Dividing the area between two conservation zones means that the character of the area is potentially diluted and planning controls for the whole area as a single entity as an early commercial/residential development of significance are not in place. I believe the City should be highlighting the importance of this "King and Crown" district as a place of unique urban character and one that acts as an important urban complement the Civic Parklands, City Hall and Laman Street civic precinct.

The heritage of the CBD is what drew us to Newcastle. So many Art Deco and Art Nouveau buildings that must be preserved - vital that hideous apartment blocks do not spoil it. Thankful that a number have incorporated the existing heritage. Learn from other cities and don't let them become wind tunnels/block sunlight/spoil existing views, especially overshadowing the beach.
Oh, and do take into account that Supercars is not welcome by many who live, work and own businesses in the CBC. And those of us who pay rates and would like to access the full CBD and beaches. Don't believe the spiel that it brings benefits as I hear none.
Protect the heritage that is here - I am worried about how the stunning Ocean Baths will look post-revamp to be frank.

I appreciate the identity of all the heritage areas of Newcastle and especially the East end. Love the village vibe and the independent retailers who create strong community.

Absolutely detest Supercars and what it does to this fragile environment. Its ridiculously out of place in a heritage area. If DNSW and NCC are insistent upon keeping, as seems to be the case, can it please be moved to a purpose built track outside this conservation area.

We live in the historic east end in one (of four) of the well-known Pembridge Terraces on Stevenson Place. They have state and local heritage conservation rights but between the owners we don't know who has responsibility for maintenance of the facade which has experienced significant cracking in recent years. We would love to better understand how this local gem can be restored and the support available to owners (already allocating funds to the upkeep of 120 plus year old houses) to do to this. The whole Newcastle east area is unique, small and to be cherished. We have already lost the memorial statue in Parnell place due to Supercars. It would be great if some more love and care could be poured into the streets around Newcastle east to restore this unique area. The paving and street scaping that has taken place at Carrington and Stockton would be fitting, justified and appropriate for Newcastle east too (more so than a huge skate park that only caters to high performance skaters-is what I think you find a lot of the sentiment would be from Newcastle east residents). It's important to remember that Newcastle east residents have predominantly chosen to pay high rates per capita, forgo parking and yards, space and generally live quite vertically all for their love of heritage buildings and the historic character of the area so keeping the area as a historic conservation area (as opposed to day a racetrack) is dear to all of our hearts. The area is looking run down, dirty and shabby and definitely in need of some care and attention to keep it special.

Online submissions made via CN's Have Your Say webpage – De-identified

Thank you for this opportunity to comment on planning for Newcastle into the future.

Our key concern is the site at 317 Wharf Rd. When you consider where this is on the map it is central to future planning for the city. It is central to the Civic precinct close to Town Hall, Civic Theatre, Court House and University. It is an area that should be contributing to Newcastle's cultural identity. It includes the proposed heritage site of Centennial Rd.

317 Wharf Rd is currently car parking for Rydges Hotel, but in 2016 approval was given for an 8 storey hotel complex. This approval did not adhere to Council guidelines including not allowing proper community consultation and irregularities in the notification process. At this time Newcastle Council allowed a substandard DA to slip through and be approved.

As you would know many residents have expressed their concerns about this proposal. It should also be noted again that this site is central to the Civic precinct, and is viewed by the Court and University campus.

In 2017 a submission to build an 8 storey Student Accommodation Boarding House was provided to Council on the site of 317 Wharf Rd. This approval process was undertaken by the Hunter Central Coast Joint Regional Planning Panel (JRRP).

A number of residents from 335 Wharf Rd made representation to JRRP, with the outcome being that the development was deemed to be substandard and not appropriate for the site, and it was not approved.

Of note the JRRP highlighted the following key points for their decision:

1. Poor architectural standard.
2. Impact on residents in 335
3. Loss of iconic view corridor for many of the residents in 335

The proposed hotel is wrong for this site for a number of reasons:

There is little architectural merit to the proposed 8 storey hotel. In fact this proposed building has the same shape and size as the Boarding House that was not approved. This development is situated in the Civic precinct, with close proximity to the harbour, University campus, Court House and new Kingsley Hotel. It is an important area of cultural significance for Newcastle into the future.

Newcastle Council says it wants to renew and beautify the City, and to encourage residents to live in the city, yet Council planners have supported this substandard development. The current hotel has the loading zone, garbage, car parking and bike bays directly next to 335 Wharf Rd impacting our building with noise, fumes, odour and increased risk of accidents. These utilities could be relocated to the other end of the site, bordering Argyle House which is non-residential and already has garbage facilities in place.

The proposed hotel has conference rooms with outside decks right near residential apartments at 335 Wharf Rd which will lead to noise, loss of privacy and potentially smoking or vaping odours. These decks are placed some 10 metres from living rooms and bedrooms. To place an external rooftop area directly facing adjacent residential apartments is a classic example of the poor planning of this proposal. Again why aren't these amenities situated at the other end of the development?

The proposal as it stands allows no distance between 335 and 317 causing issues with shading, loss of ventilation, and significant loss of privacy. A 30 metre breeze corridor is required to improve view, shading and ventilation for 335 Wharf Rd and to mitigate foreseeable impacts of noise, odour, loss of privacy and negative mental health issues on the residents in 335.

From our apartment and many others in 335 Wharf Rd we have access to iconic views down Newcastle Harbour. The proposed hotel will cause extensive obstruction of this view. A more appealing development could ensure view corridors, and better privacy and ventilation for residents in 335 and enhance the view of the harbour from both the University and Court house campus.

(Continued from previous)

The concerns raised by residents of 335 and adjacent buildings have not at any time been considered by the developer for this hotel. The poor planning and design associated with the proposed hotel at 317 Wharf Rd will have significant negative impact on residents in adjacent buildings and will do nothing to enhance the Civic precinct.

The total lack of good planning outcomes with this hotel development is only further aggravated by the lack of any attempt by the proponent of this development to address resident concerns. We would welcome a proposal that takes into account our concerns, and that has architectural and planning excellence. This site is central to the harbour and Civic area and could be a development of cultural, environmental and social excellence.

Online submissions made via CN's Have Your Say webpage – De-identified

The Cooks Hill Community Group makes the following comments regarding the proposed review of the Newcastle City Centre and Newcastle East Heritage Conservation Areas (HCAs).

Fragmenting HCAs could negatively impact recognised heritage.

There is significant recognised contributory heritage widely spread within the boundaries of both subject heritage conservation areas as they are currently defined. Although many buildings within the current HCA boundaries are considered non-contributory or neutral in relation to their heritage significance, development on these sites can still have a significant negative impact on the heritage in the broader area, on both individual items and on heritage streetscapes. It is therefore important to maintain HCAs as larger continuous areas to ensure that the heritage impact of any development within the area is assessed. Fragmenting the HCAs into smaller pockets or separate precincts will fail to ensure proper assessment of the potential impacts of nearby sites on any recognised heritage area or individual items.

The boundaries of the subject HCAs need to carefully consider the interface to adjoining HCAs. Newcastle City Centre HCA shares boundaries with the Cooks Hill HCA. Any proposed changes needs to consider the potential impact on the adjoining Cooks Hill HCA.

Specific examples include:

Removing the south side of King Street west of Civic Park from the Newcastle City Centre HCA would allow potential negative impacts on neighbouring Gibson and Laman Street area in the Cooks Hill HCA which includes significant contributory heritage and “Cooks Hill Special School” (LEP listed heritage item I92). Removing northwest side of Union St from the Newcastle City Centre HCA would allow potential negative impacts on heritage within the Cooks Hill HCA on the southeast side of Union Street which includes the “Leslieville” (LEP listed heritage item I110) and “Terraces” (LEP listed heritage items I105-7 & I109). The same potential impacts exist at the interface of Newcastle City Centre HCA to Newcastle East HCA, The Hill HCA and Hamilton South HCA.

Need for review?

We would also ask why, given the heritage significance and contribution of every building was assessed and recorded in the Heritage Technical Manual Contributory Building Maps for the Newcastle City Centre and Newcastle East HCAs very recently in January 2020, is there currently any need to allocate resources to a comprehensive review of the contributory status of every item?

Online submissions made via CN's Have Your Say webpage – De-identified

We refer to the above community engagement process currently underway by City of Newcastle and note that our building at 307 King Street Newcastle West has been identified as potentially a location of heritage conservation merit in the initial stages.

Newcastle Greater Mutual Group Ltd (NGM Group, formerly known as Newcastle Permanent Building Society Limited) has taken the opportunity as owner of 307 King Street to reflect on the significance of the site and do not share the view that it merits heritage conservation.

Newcastle Permanent Building Society ('Newcastle Permanent') began almost 120 years ago as a positive alternative to the major banks and a better way for our customers to achieve home ownership. The Newcastle Permanent brand's story is one of constant innovation and evolution, with the success and wellbeing of our customers, our people and our community as our driving purpose. The recent merger with Greater Bank to create the NGM Group is testament to our ongoing drive to innovate and evolve.

Newcastle Permanent established its first headquarters at 450-454 Hunter Street, Newcastle, a building that still stands today. The organisation then moved to 192 Scott Street in the 1970's which continues to be used both as an operational branch and office. Only in 1983 did Newcastle Permanent establish offices at 307 King Street, Newcastle West.

307 King Street has not always been exclusively occupied by Newcastle Permanent, at times other entities have leased space in the building. The building has not had an active customer service role since the ground floor branch was closed in 2018.

Not since 1966 when Newcastle Permanent opened its first branch in Charlestown has the organisations focus been on 'head office' but rather on experience and service in reaching out to our community. We feel that the role Newcastle Permanent has and continues to play in the community is best embodied by our ongoing interactions through our branch network, digital services and charitable activities. Singling out 307 King Street as an individual item of heritage would be contrary to this ethos.

From an architectural standpoint NGM Group's architectural advisers have indicated to us that the 307 King Street building is not amongst the best examples of its type of architectural style and has not been mentioned in leading architectural and heritage publications. Newcastle does not lack other examples of brutalist architecture within the review area. The already heritage listed Roundhouse on King Street and Newcastle Police Station readily come to mind as stronger examples of the style.

Considering the above, relative to other recognised buildings of heritage significance in the vicinity it is our view that 307 King Street does not merit heritage conservation and there are more worthy sites around the Civic/City Centre and Newcastle East precincts that would benefit from Council's commitment to heritage conservation. We note this is consistent with previous findings and that Council's Technical Heritage Manual classifies the building as 'Non-Contributory' on the Contributory Buildings Map for the Newcastle City Centre Heritage Conservation Area.

Online submissions made via CN's Have Your Say webpage – De-identified

Comments on this Heritage Plan proposal.

Heritage Plan proposes renaming “Alfred Lane” as “Crack Alley”. Why?

The residents of Alfred St and Stevenson Pl who adjoin Alfred Lane always just refer to Alfred La as “the lane” because it’s the only lane they have. But officially it has always been “Alfred Lane”. I have a paper Gregory’s Street Directory (2009) which shows this lane as Alfred La and, BTW, the lane between Alfred St and Scott St as Waratah La. As Council would no doubt be aware, both these lanes have long standing existing names of appropriate heritage.

So why is there a proposal to rename “Alfred La” as “Crack Alley” in the Heritage Proposal? Who proposed this name change and what is the heritage justification? Why does the Heritage plan propose to replace the Australian term “lane” with the American “alley”? A public thoroughfare for small vehicles & pedestrians is usually called a lane. There are only “lanes” in my old paper Newcastle Street Directory – not a single “alley” that I can find. Please look for yourself. If I google alley, I mostly get 10 pin bowling alleys or cafes, but no roads called alley in Newcastle.

What is the Heritage Plan’s justification for renaming an historic lane as an alley. Will all lanes in Newcastle be renamed as alleys?

Why does the Heritage plan propose to re-name a more than 100-year-old lane in Newcastle after a relatively recent American drug epidemic? “Crack cocaine first saw widespread use as a recreational drug in primarily impoverished neighborhoods in New York City, Philadelphia, Baltimore, Washington, D.C., Los Angeles, San Francisco, and Miami in late 1984 and 1985;” (Wikipedia)

“Crack Alley” is a term used in American crime shows from the 1980s onwards, and possibly by Americans generally, denoting a particular place where people buy and/or use crack cocaine.

I have walked the lane behind Alfred St for approximately 25 years and never met anyone smoking crack cocaine in it. Although Alfred St itself, when it was poor, did have the usual suspected inner city drug addicts who did indeed lounge outside their homes on the Alfred St footpath. If I had to guess, I would say heroin, marijuana, barbiturates generally and sometimes alcohol were their drugs of choice. I’ve also walked small streets in many of the US crack cities listed by Wikipedia, they do not resemble the lane behind my home in Alfred St.

What is the Heritage Plan’s justification for renaming an historic lane after an American drug epidemic of the 1980s? What is the heritage connection?

The only times I’ve seen Alfred La referred to as “crack alley” was in a recent DA and associated Council documents. I think the term “Crack Alley” serves 2 purposes in the DA. First: “alley” in Australia usually refers to a very narrow single person space so minimizes the width of the lane therefore minimizing the effect of encroachments proposed in the DA on what was originally a lane wide enough for vehicles. However, the development itself will use the lane for truck access during building, of course. Second: “crack” evokes a dark dirty sordid dangerous place for the lane which shows any DA as an improvement.

What is the Heritage Plan’s justification for allowing a DA to rename a lane? This renaming proposal is just one example of the useless Heritage Planning in Newcastle.

I also notice that on NCC’s heritage map, Waratah Lane has been renamed Albert Lane. Although I should approve of this renaming, see my name below, what was the heritage justification for this renaming?

Remove Alfred St from “Heritage conservation streetscape”. Stop with this nonsense of presenting residents’ housing for visuals of passersby instead of maintaining their livability.

(Continued from previous)

Why? Because: There are many other streets in Newcastle East which could fit into the “heritage values” box. Just not Alfred St. The street probably has the highest population density of any Newcastle non-high-rise. To restrict its dense liveability so that its facades can be showcased to tourists, strangers & general stickybeaks is not Council’s job.

I knew Alfred St as a place full of the poor, the addicted, the tough. It was a tough street in a tough town. That is its heritage.

NCC heritage only care about the front street facades of the houses in Alfred St. But the residents live behind the façade, behind the front windows and verandahs, and in their small back yards. Residents mostly see and hear their side neighbours, rear neighbours and the lane. Yes, “lane”.

But NCC allow developments exceeding all controls to suit the new residents who want to feel the former edginess of the area, without associated drawbacks such as small houses which are not in the face of the neighbourhood. NCC’s intent of gentrifying allows any gross development as long as the front street façade remains. BTW the “Crack Alley” name proposal is an example of fake contrived edginess.

“Heritage” is used as a tool for stymying some planner-unloved developments while allowing planner-loved developments to proceed with excesses. While there continue to be development planners, there will be developments.

After having gone through the torturous process of addressing concerns with the DA for 37 Stevenson Pl, the development was approved anyway on recommendation of NCC’s “Development Planner”. This particular development grossly exceeds the FRS & is an overdevelopment of a tiny site. It is also a 3-storey development where all the neighbours are 2-storeys. It exceeds the rear building line. It maintains an encroachment into a public thoroughfare by “renovating” a private gate onto public land. It is very much in your face.

Basically all “controls” meant to make the area pleasant and livable have been ignored. The excuse given being that other properties in the area have exceeded controls & this new exceedance is not much more than the excess previously approved. Why have controls if each new excess becomes the new floor for future developments.

Leave Alfred St alone & free of the spectre of heritage conservation. Remove incorrect fake Crack Alley name from heritage plan, restore correct historical Alfred Lane name behind Alfred St.

Online submissions made via CN's Have Your Say webpage – De-identified

The *National Trust* welcomes the opportunity to participate in the community engagement and subsequent review of the *Newcastle East* and *Newcastle City Centre Heritage Conservation Areas* (hereafter, **NEHCA** & **CCHCA**). The *National Trust of Australia (NSW)* is the state's oldest and most respected heritage organisation. We have 18,000 members and are supported by local and regional Branches who represent the views of local *National Trust* members. Since 1969, over 230 individual places in Newcastle have been listed on the *National Trust Register*. This submission has been made by our Hunter Branch.

Scope

This submission focusses on two aspects of the community engagement process:

- Our feedback to the three questions posed by CN (heritage protection, heritage significance & precincts).
- Outlining potential issues arising from adjustments to HCA boundaries.

Background: heritage significance of the HCAs

Notwithstanding the development of over 20 mixed use (apartment/office) complexes within the two HCAs since 2003, the fundamental heritage significance, shared history, and archaeology of these HCAs remains largely unchanged. That said, the character of some City Centre blocks west of Worth Place has been substantially altered due to the construction of several large floorplate *Non-Contributory* apartment towers, offices and the eastern Market Town shopping complex.

The heritage significance of **Newcastle East** is largely unaltered as apartment developments along Shortland Esplanade replaced a post-war hotel and the Royal Newcastle Hospital complex. Impacts on the residential and state heritage Coal River precinct of the **NEHCA** have been manageable.

The heritage and urban form of inner Newcastle has been rigorously examined in many studies since 1988, including the *Urban Conservation Area Guidelines for Inner Newcastle* 1996 and the Suters Architects *Newcastle City-Wide Heritage Study* 1997. It is beyond the scope of this submission to audit the current status of the HCAs against these benchmark studies. However, it is suggested that CN planners re-visit these valuable studies.

Newcastle City Centre Character

City of Newcastle's NDCP12, 6.02 provides an excellent 'summary statement of heritage significance', and assesses the key period of significance to be c1801-1940. There is no need to alter this statement based on the 'revitalisation' of the past 20 years. On the contrary, some recent buildings with design excellence - such as the Newcastle Courthouse and NUSpace - expand the character and extend the period of significance of the inner city as it undergoes renewal. The 'story of change' adds depth and meaning to Newcastle's urban landscape.

The **CCHCA** is characterized by Newcastle's eclectic assemblage of built heritage, generally strung along the long, narrow Hunter St and King St east-west axis at the foot of The Hill and the Cooks Hill ridgeline. Such is the quality and variety of this built landscape; it was famously described by urban historian Professor Peter Spearritt as an 'open air museum'. These streetscapes have the ability to tell their own stories.

The 'desired future character' of the CCHCA should seek to build on, rather than diminish, the extant heritage character. As such, planning should aim to preserve clear evidence of historical precincts, well beyond a curated selection of heritage-listed and contributory items.

(Continued from previous)

King Street. As many of the new large floorplate residential and mixed developments address Hunter St, the heritage character of King St, west of Auckland St, has deteriorated due to the prominence of large garage entries and bland rear elevations. King St is a state arterial road and has become the principal route for traffic entering the City Centre. Visually, however, King St now presents as the ‘back door’ to Hunter St. It is suggested that City of Newcastle (CN) consider controls to achieve better design outcomes to the rear south-facing elevations.

National Trust Policy – Historic Newcastle Central Business District

Published in 2014, the National Trust recognizes that our *Historic Newcastle CBD* policy statement is due for some revision. Nonetheless, key judgements and guidelines remain relevant today including:

- The uniqueness in Australia, of Newcastle’s hillside topography, with an urban landscape that sweeps up from the harbour, representing the archetypal cathedral port city.
- We urge that the low, human-scale character of the city east of Auckland St, which respects the topography of the Hill area and Christ Church Cathedral at its apex, must be protected.
- Our opposition to any proposal that would threaten key sightlines, including Dangar’s 1823 historic Harbour to Cathedral axis.

This year, Newcastle quietly celebrates the 200th anniversary of surveyor Henry Dangar’s intimate orthogonal east-west street grid based on dimensions set by Governor Macquarie in 1810. Known to many as ‘Old Town’, which extends from Newcastle Beach to Brown Street, recent developments – notably stages 1-4 of Iris Capital’s *East End* project – impact key views to the Cathedral and mask the layered hillside topography. The focus of future city renewal must be pushed westward of Union Street to meet the needs of the new ‘west end’ Newcastle CBD centred on Stewart Avenue, the Newcastle Interchange and *Honeysuckle HQ*.

Community feedback

- *Which streets, buildings and precincts in the study area (the two HCAs) need continued heritage protection and which don’t require protection?*

Response: A sub-committee of our Branch met to identify and coordinate ‘pinpointing’ responses across CN’s online interactive map. Members agreed to individually add comments to the interactive map to make the task more manageable. We estimate that our sub-committee made more than 40 comments, including use of the ‘blue border’ drawing tool, to outline several precincts with a shared history and character. We also earmarked several additional built items for investigation of heritage significance.

We assess that **all the streets, buildings, and precincts with the HCA’s need** the benefit of heritage controls, **other than** two Newcastle West blocks we identify below, where heritage protection is no longer a consideration. That said, we remain concerned that five heritage-listed items were removed from NLEP12 Schedule 5 due to demolition, including *The Store*. Other heritage items in Hunter St now bear the ignominious caveat ‘façade only’. As the stock of heritage-listed and contributory items regularly diminishes, it becomes more important to strengthen heritage controls to protect remaining heritage and character items by prioritising adaptive reuse.

Insignificant heritage: The former City West ‘car showrooms’ wedge bound by Railway St-Hunter St-rail corridor has little remaining heritage significance. The few buildings mapped as Contributory 1 are earmarked for an approved apartment development (‘*Aurora*’). However, future building controls across this ‘wedge’ need to respect the listed heritage values of the *Sacred Heart* precinct (bound by Hunter-Tudor-Parry-Selma Streets) on the opposite side of Hunter St.

(Continued from previous)

The community pinpointing commentary indicates consensus that there is little heritage significance in the *Market Town* blocks bound by King-Ravenshaw-Parry-National Park Streets, with the exclusion of the Schedule 5-listed Newcastle Gas Company Offices, its neighbour ('National Music Academy') and the depression-era Cottage Creek drain. Future development in the western half of this precinct could overshadow portions of the National Park.

- *Which buildings and places in the study area are most significant and contribute to Newcastle's cultural identity?*

Response: All remaining heritage-listed buildings and places across the two HCAs are significant and contribute to Newcastle's cultural identity. Our pinpointing comments focus on several of these. That the community has not made comment on all the Schedule 5 and SHR-listed items, is not an indicator that some items are unworthy of protection. Our pinpointing comments also recommend a number of other items worthy of investigation for heritage significance, including:

- Werrins Glaziers (1929), 878 Hunter St.
- 'Kennards Storage' warehouse (NSW Co-operative Wholesale Society, 1937), Tighe St.
- Pryors Building (1921) corner Hunter St & Stewart Ave.
- Shedden's Building (1880) 758-764 Hunter St.
- Brambles Butchery Establishment (1884), 685 Hunter St, including the rare *ETA Peanut Butter* advertisement prominent on the eastern elevation.
- 'Tonella Centre' (Producers Distributive Society), c1925, corner Bull and Ravenshaw St.
- NSW Government Office, Bull St.
- Star Hotel (1910), 410 King St, Devonshire Lane & Hunter St.

Further details and photographs are provided in our pinpointing posts to the interactive map.

- *Suggest grouping & naming precincts with a shared development history and/or character.*

Response: Several overlapping heritage and character precincts are readily evident across the study area. In some cases, the boundaries are less well defined. Some thematic listed items, such as bond stores and warehouses, are not confined to a single precinct, but constitute a heritage trail or thread. Most of the precincts were identified on CN's interactive mapping. East to west these precincts include:

- The **entire Newcastle East HCA**, comprising the 'Sandhills' residential precinct and the Coal River precinct (SHR).
- **'Old Town'**: a well-defined area bound by the coast, Scott, Brown & Church Streets based on Henry Dangar's historic 1823 street grid. This precinct incorporates the convict settlement 1804-1823.
- Within 'Old Town' there are several overlapping thematic sub-precincts:
 - Government, banking & insurance: including several SHR items, bound by Bolton-King-Watt-Scott Streets.
 - Historic retail: Bolton to Brown St, centred on the Hunter St mall.
 - A string of warehouses near the original harbour shoreline.
- **Australian Agricultural Company (AACo)** precinct from the AACOs Brown St '2,000 acre' (1824) eastern boundary to Argyle House ('Fanny's, Argyle St). This mostly interwar precinct includes the remains of the AACO railway bridge, the site of Australia's earliest railway (1830) and several prominent AACO buildings on Hunter St from Crown to Darby St.
- **Civic Precinct**, notably an interwar precinct, including SHR-items comprising the 'Civic Block' centred on Wheeler Place and the university buildings. Proceeding westward: the Hunter St interwar offices of associations, legal and financial firms. The precinct begins at Darby St and ends around Worth Place.
- **Honeysuckle Railway Workshops precinct** includes historic wharf sheds, remains of Lee Wharf (1910), the Perway Store, several workshops, the Divisional Engineers Office and the c1857 turntable remains.

(Continued from previous)

- **Newcastle West heritage precinct**, centred on Hunter Street, which begins at Worth Place. This long precinct includes the former Trades Hall & Technical College, Steggas Emporium, Devonshire Lane, and the Bank Corner sub-precinct. We have assigned names to coherent groups of listed and contributory buildings which add character to the streetscape, including:
 - **Steggas-Star group**: the southern side of Hunter St from Worth Place to Devonshire Lane.
 - **Steel-National Park group**: the southern side of Hunter St divided by Cottage Creek and anchored by the listed *art deco* Theatre Royal.
 - **Bank Corner group**: including the Shedden's Building, Bank of NSW and Bellevue Hotel on the north side of Hunter St, plus Bellevue and Beresford Streets.
- **West End industrial precinct**. A compromised, and less defined precinct, featuring the Castlemaine Brewery, Cambridge Hotel, Kennard's Storage warehouse, and 'Dairy Farmers Corner'. Originally, the area was split between the municipalities of Hamilton and Wickham. These items comprise the few reminders of a once-thriving industrial area.
- **Sacred Heart precinct**. Several heritage items on land owned by the Catholic Diocese and bound by Tudor-Parry-Selma-Hunter Streets. The Sacred Heart church is a local landmark.
- **Character precincts**: We have identified a number of precincts with a consistent character, that otherwise feature few listed heritage items, including:
 - **Eastern warehouse precinct**. An area bound by Union-Parry-Ravenshaw-Bull Streets featuring small interwar warehouses. The area has potential to emerge as a restaurant, creative and boutique retail precinct. The brutalist NSW Government offices are central to this precinct.
 - **Western warehouse precinct**. The compact precinct of interwar warehouses between National Park St and Stewart Ave centred on Parry St, has further potential for cafes and boutique shops.
 - **Union St (Hunter-King St)**: lined by interwar buildings, this area is transforming into a small bar entertainment precinct.

Issues

The HCA review highlights a number of challenges and opportunities identified below:

- What measures are available, if any, to protect former Contributory items if the HCA boundaries are reduced and these items fall outside the HCAs?
- Listed heritage items may be impacted if they fall outside redrawn HCAs, as adjacent Contributory buildings will have little, if any protection.
- Community engagement has identified a number of **coherent groups of contributory items**, which collectively may have heritage significance. These items make a strong contribution to streetscape character, notably along Hunter St. What measures are available to recognise and protect these groupings? Arguably, these groupings collectively attain the threshold for heritage significance.
- What control measures are available to formally identify, reserve and protect 'character precincts' with the potential to emerge as boutique entertainment and creative nodes (HOB, FSR and zoning controls)?
- Do 'character' precincts have any formal status, definition or controls?
- If precincts with little heritage value are excised, the threat to remaining HCAs may increase. It seems unwise to fragment and thus weaken the CCHCA, or remove blocks, forming 'donut holes' within the HCA boundaries.
- Where HCAs share a common boundary (CCHCA shares boundaries with the Newcastle East, The Hill, Cooks Hill, and Hamilton South HCAs), boundary adjustments could endanger the adjoining HCA. For example, removing sections of King Street from the HCA pose overshadowing threats to Gibson St, Cooks Hill HCA. Removing the western end of Parry Street (warehouse character precinct) may lead to adverse impacts to Warrah Street, Hamilton South HCA.

(Continued from previous)

- What measures are in place to ensure there is 'life between the towers'? The rapid growth of tall apartment and office towers in the west end, has led to the loss of many human-scale buildings, including heritage and contributory items. In turn, this creates an urban desert of sterility, excessive shade and wind funnels. How can we ensure that islands of character remain, to provide places where apartment residents and office workers can eat, shop and connect at ground level?
- Wright Lane. Wright Lane provides access to the rear of many small offices that address the southern side of Hunter Street. The rear elevation streetscape of Wright Lane is visually interesting. Has any planning been done to ensure that the future development of the disused railway corridor capitalises on Wright Lane? There is potential to create a vibrant lifestyle precinct along Wright Lane.
- The practice of facadism continues to be adopted in preference to adaptive reuse or the retention of facades to a meaningful depth. Facadism is having a significant negative impact in Hunter Street by reducing heritage to an aesthetic veneer. In the process of approval, listed heritage and many Contributory items have been demolished. What measures can CN take to reverse this trend and protect the CCHCA?

The Hunter Branch of the National Trust seeks to remain engaged in the subsequent stages of the HCA review process. We welcome questions and further discussion regarding this submission.

Online submissions made via CN's Have Your Say webpage – De-identified

I live in Newcastle and have been a resident in its East End for over ten years. The whole area is a joy with the many heritage buildings, albeit in various states of repair. But these give a wonderful flavour of how [people have lived in our harbour City of Newcastle. Their magic is the distinct differences in style and expectation of how one might live compared to the demands for high-rise and the like—a necessity and a home to many just the same.

It is so important to preserve the nature of these heritage areas for future generations and to give colour and beauty to our city. That is what will continue to attract cruise ships, train travellers and car and bus visits to our city as well.

Several business conduct walking tours through these areas and the diversity makes for an enjoyable and wonderful learning experience. Of course the Hunter Street nearby is improving but much is left to be done. It would be terrific if our council could continue to help improve the East E with plants and tree pavement improvements with seating to read a book and sit to discuss matters in Pacific Park and Foreshore Park. The pool is taking a long time to repair since the 1989 earthquake and is well over due for some care and attention.

Tyrrell House is where I live and it forms part of the East End landscape. We are working to help restore the heritage-listed façade of Tyrrell House and much more in due course.

The Christ Church Cathedral dominates the skyline of Newcastle, gathering pilgrims, visitors and tourists to enjoy its splendid architecture, music and arts. Down on Pacific Park sits the wonderful Tyrrell House, the home of the Diocesan Offices of the Anglican Church for over 70 years. Now at over 100 years old Tyrrell House is faced with a restoration project which will bring joy and appreciation, not only from our parishioners, but also all visitors and locals who come into the heart of Newcastle.

There is little doubt that Tyrrell House is seen by thousands of people every year due to its location in the East End with Newcastle Beach next door, the light rail terminus in Scott Street, the engaging Pacific Park with all its activities throughout each year, and, of course visitors who arrive by cruise ship in our port.

One cannot come to Newcastle without admiring the beautiful design of Tyrrell House and to learn a little of its history and place in the pantheon of the life of our city over the past 100 years. Support by council and state government would help restore Tyrrell House in a modest but also important and meaningful way.

Clearly, anything that helps to improve heritage buildings such as Tyrrell House add to the visitor landscape and your support in its restoration can only add benefit to our community, society, architecture, arts and culture.

We have spoken with the team finalising their submission and we hope to have further information on Tyrrell House from them in the next little while. We plan to publish a book about the history of Tyrrell House in 2024 to following some restoration work.

I hope this submission will encourage council to retain and support Tyrrell House and other heritage facets in the East End of the City of Newcastle.

Online submissions made via CN's Have Your Say webpage – De-identified

Firstly, thank you for the opportunity to contribute and provide feedback to the Newcastle City Centre and Newcastle East HCA review. I am the owner/occupier of a unit in Newcastle East. I have owned my unit since 2010 and have resided in my unit for the past five years.

Having grown up in Newcastle I have been aware of the rich history of Newcastle and Greater Hunter Valley locations. Since residing in Newcastle East, I have seen and appreciated the historic buildings, streetscape and open public spaces in this area of the review zone. Buildings such as the Post Office, Customs House, Centennial Hotel to name a few are direct physical links to our history of late 19th and early decades of the 20th century.

The public spaces also have historical examples of infrastructure. Such as the sandstone walls and sandstone curbing on some streets. The more I look around the area the more examples of our history become evident from large details to the smaller examples many may overlook.

The review asks the community for feedback on which streets, buildings and precincts in the study area should have continued heritage protection. What buildings and places are most significant to Newcastle's cultural identity. And suggestions for naming precincts with a shared history and character.

I have read the Newcastle East Heritage Inventory Listing Sheet and other relevant publications. The work of those who have invested time and effort in the past and present to maintain the current heritage listings is very impressive and reflects a very strong and ongoing community source of pride and ongoing commitment to the preservation of our shared history in the HCAs.

In relation to listed buildings and areas currently listed I find it difficult to exclude any from their current heritage status. I also understand that progress should be undertaken to ensure the ongoing prosperity of the Newcastle City Centre and Newcastle East areas and note the efforts to incorporate significant historic structure in the current East End developments. However, I cannot nominate either a building, infrastructure or public place to be removed from the current protection of heritage listing. I feel our cultural heritage is something to be proud of and this heritage should be safeguarded to ensure the best opportunity for our future generations to appreciate and reflect on.

I would nominate three listed buildings I believe are most significant in the East End.
 Customs House - The building represents a direct link to our working harbour. From official government regulation of the first commercial commodity exports from the region to the present day. The exteriors and interiors of the building remain intact and reflect the cultural history of the harbour. The clock and bell still hold good time and chime even to this day.

Centennial Hotel – This Hotel would have many stories to tell if the walls could talk. Throughout its early operation it has provided locals and visitors with a place to catch up after a hard day's work. The building looks tiny beside the CML building on Hunter Street and runs through the block to Scott Street. This historic building gives a great look at time gone by.

Post Office – The Post Office still looks great even though it's in need of some attention. This historic building should maintain its heritage status and I can't really any reason its status would come in question as it was an integral part of the dissemination of postal correspondence to the people of Newcastle and the Hunter Valley since early 1900's. I still use it as a reference point if someone asks directions. Most locals know where it is.

I'm not going to offer any suggestions for the naming of precincts in the study area. There are very articulate and savvy people out there that will provide great submissions.

Online submissions made via CN's Have Your Say webpage – De-identified

The Carlton building has served many uses during its century long life from a high-class hotel frequented by folk visiting Newcastle for business (International wool buyers used the building to set up offices) and as a holiday destination.

Fig 1 – The Carlton – Newcastle's Leading Private Hotel



The building later became a boarding house housing up to 100 people. It is reported that some of the building's lodgers lived there for up to 50 years. It remained a boarding house until the late 1980's.

In 1928 the building was re-developed using a design by local architect Mr E.C. Sara. The redevelopment included the current facades and an enormous lounge in Roman renaissance style with Doric columns and roof beams panelled in plaster (I think the restaurant is part of that lounge). The area had a wooden floor (back in 1995 we replaced what remained of a once magnificent hardwood floor in the restaurant termites had by then had damaged the floor) it was also large enough for an orchestra to play and for dances to be held, so perhaps that lounge extended out into the garage area where tiles are still visible in unit 1 carpark.

An interesting brush with fame for the building is that from February 1942 for a period it was the home of the Australian writer Dymphna Cusack (coauthor of 'Come in Spinner' made into an ABC Drama in 1989 and also the novel 'Caddie, story of a barmaid' made into a film in 1976). The Newcastle Herald reported some years ago that Dymphna was at the Carlton on June 8 1942 when the Japanese shelled Newcastle; her diaries recalled her fear as the shells whistled overhead. Dymphna worked at the time as a teacher at Newcastle Girls High School. In latter days before the redevelopment in the early 1990's the building lay derelict for some years.

(Continued from previous)

The Carlton 1973-Fig 2



In the above photo you can see Noah's which was built in 1972 so this photo has been taken after that time and while the building was still operating as a boarding house. Note the windows have curtains and some windows are up so it is before the building fell on bad times. You can also see the Zaara Street brothel next door as well as the old building next to the brothel both were pulled down to make Noah's car park in the 1990's.

The Carlton – Fig 3



The original structure was built probably in the 1880's or early 1890's. The photo below shows a steam tram near the Carlton, these trams started running from Parnell Place in 1893. The attached photos are the earliest photographs we have of the Carlton. You can see the early building's bull nosed balconies and parapets just above the tram.

(Continued from previous)

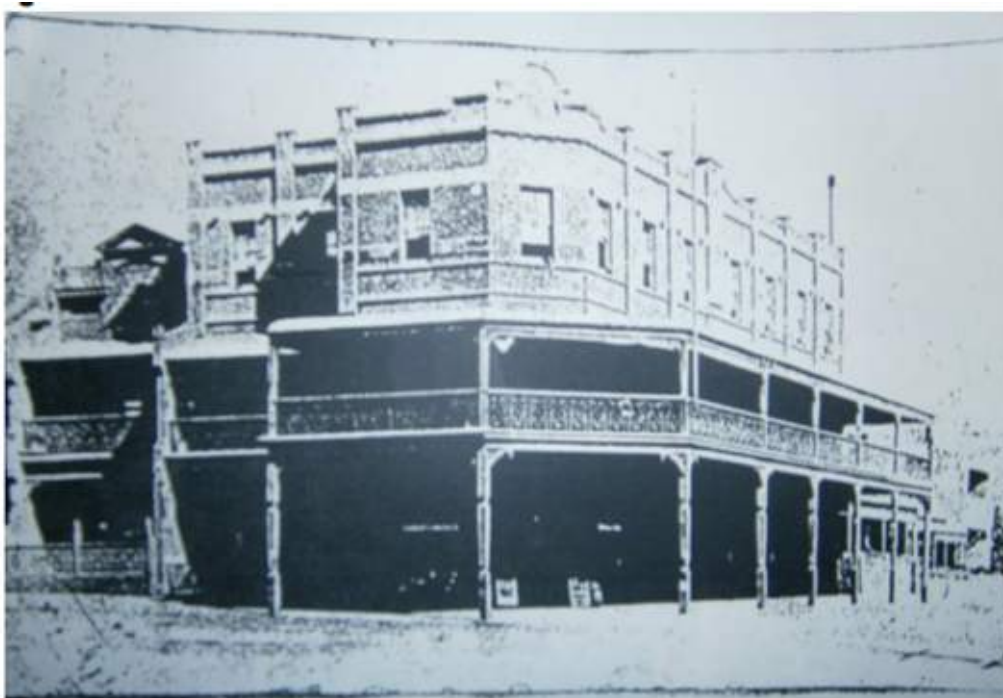
Fig 4



The above picture was taken on the corner of Scott and Telford Streets probably in the 1890's after 1893 but before 1896 when the single steam trams were withdrawn from service. This highlights the important Heritage value of Scott Street as much of the streetscape still exists connecting the present with the 1800's. An electricity network was built in 1890 to provide public lighting, so the power poles are consistent with the period. The Newcastle Borough Council only allowed homes to connect to the grid after 1904 and then only for lighting, domestic connections for general power use did not occur until 1906, none of the photos appear to show wires connecting buildings to the grid. The ambience of the area would have been a lot different than today, note the horse manure on the road, mixed with the smell of coal tar from the trams it would have been quite an aroma. What is now the Foodworks Store can be seen on the left as well as the terraces and Scotties. The homes at Parnell place look just the same as today and the big building next to the Carlton was still there in the 1990's and pulled down to build the apartment block on the Crn. Zaara and Scott Streets opposite. The photograph below shows the early Carlton probably around 1890 as tram tracks do not seem to be visible. Clearly the 1928 renovation must have absorbed the neighbouring terrace and stepped the building out into Scott St.

(Continued from previous)

Fig 5



The building originally was tuck pointed red brick (we uncovered the original brickwork in 2006 when we repaired the ledge in Scott Street). The current facades date from 1928 and they are interesting in that the ledges had no steel reinforcing and were originally made of two mortars one outer mortar which is very impervious and the other inner mortar which was porous using a very light slag cement mix.

Fig 6



Email submissions

Email submissions – De-identified

The Newcastle East Heritage Conservation Area (HCA) is the most important to promote tourists to our City. It could become a city attracting visitors, and could become similar to Fremantle. I draw your attention to a study provided to City of Newcastle in 1997, a study which was prepared by members of the community. Titled Newcastle Old Town, (and included with this submission), the study focuses on the area from Newcastle Ocean Baths to Brown Street, to Newcastle Harbour and King Edward Park.

The original Newcastle Old Town has an abundance of history from Aboriginal, Maritime, New Settlers and the Military. There are so many historic buildings in the area (too difficult to map them all with a comment on the online interactive map for this consultation) which must be preserved.

City of Newcastle must have plaques on these buildings depicting the date of structure and its history. Heritage buildings are important to a city's identity. We will attract a variety of visitors, walking groups and individuals who can move around the area with the history of each building depicted. Learning about the past can facilitate a sense of connection and hence a sense of place.

In this Newcastle East HCA, facades has become the norm – the practice of preserving a structure's façade or face, while constructing the new behind it. It is a method that compromises between complete building renovation and restoration e.g.: The Lyrique Theatre to mention one is facadism and it has been happening in this area too often. In the West, we are seeing it at Dairy Farmer's Corner.

Also worth mentioning is the complete disregard of heritage by building IN FRONT of the old, as seen in Tudor Street where the only the tip of the church's roof is visible. The approval for an additional two storeys on a building in Scott Street between Newcomen & Bolton Street has almost obliterated views of the CML building tower in Hunter Street – a historic art deco structure. I believe the building opposite Newcastle Beach on Shortland Esplanade has a height too large for this area. Context is key and needs to receive greater consideration. With the Newcastle Post Office and Victoria Theatre being refurbished, City of Newcastle Planners must make sure the Newcastle East HCA is also preserved.

It would appear that Newcastle's urban planning has been developer-driven for decades now. This is the greatest mistake any city can make. It's time for change and the views of the local community be listened to, heard and actioned. Reduce the height limits in this area to save this historical area.

Feedback: Civic Centre Historic Area. This important heritage area has an amazing collection of important historic buildings stemming from the waterfront timber buildings to the Museum buildings, Civic Station (which I managed to save with the help of the NSW Heritage Office) Civic Theatre, Civic Hotel, Fred Ash Building, Newcastle City Hall, former Newcastle City Council Administration Building, Nesca House, Baptist Tabernacle, Newcastle City Library...the list could go on. Once again, this historic area must be preserved. There are many different architectural styles concentrated here, and their architectural heritage must be protected.

LAST CHANCE FOR NEWCASTLE'S HERITAGE

Before it really is a thing of the past It's the last chance for the heritage area of Newcastle to be protected for future generations. The area is positioned between Newcastle Ocean Baths, Brown Street, King Edward Park and the Newcastle Harbour, and includes Newcastle's Aboriginal community, the original 'Old Town' history and of course the Maritime History. It's time that the City of Newcastle, the NSW State Government and the Australian Federal Government supported this area to be Heritage listed and classified on the National Estate.

Now that the David Jones Building and the former Newcastle Courthouse in Church Street have been completed, and the Newcastle Post Office and Victoria Theatre currently being refurbished, it's time for us to open our eyes and push for Newcastle Old Town to be promoted as a prime tourism destination where our heritage is appreciated and celebrated. With a similar approach adopted in Fremantle, Western Australia where heritage played a part in the area's revitalisation – Newcastle deserves to be and should be known as the best Heritage City in Australia.

(Continued from previous)

All heritage buildings in this area must have signage depicting their history so that tourists can gain the knowledge of why, when and by whom they were built, and for what purpose. The former Newcastle Post Office is being restored and will display the important Aboriginal History for all to see. When Development Control Plan 30 (DCP 30) was in place for this area, height limits were limited to eight stories and very little facadism was allowed. Unfortunately, that has changed and we're seeing more and more if this important Heritage area losing its identity. Over the last 20 years we have watched as the Newcastle Central Business District has had 'development by demand' not by design – and enough is enough. New buildings in this area must fit in with the old. And we know it can be done - where the old and new sit side by side harmoniously – this needs to be the new norm. There are quite a few architects and developers who would like to preserve the Heritage in this area, but we need the City of Newcastle Council, the Federal Government and the NSW State Government Heritage Office to support a Heritage Order being placed on this area of significance so that:

- current and future generations can appreciate the history and feel a connection to place a sense of place in the area is strengthened- historical information and stories associated with the built form and sites of Aboriginal cultural heritage significance area documented in place, known and shared
 - Newcastle's future tourism potential can be realised, and
 - Our place identity is celebrated.
- Now it is the time to act before our heritage truly does become a thing of the past.

Email submissions – De-identified

I think it is excellent that you are trying to document and preserve Newcastle East and other historical buildings in the city – at least I presume that’s what the “online interactive map” is for. However, I have tried and failed to comment on it; it is a bit technologically above me no doubt.

Newcastle East Residents Group (NERG) represents a large number of people who live and/or work in the Newcastle East precinct. A respect for heritage, environment and social values binds the members of the group together. We have a long history of protecting heritage items and protesting against inappropriate development on the coast and in the Newcastle East Heritage Conservation Area (NEHCA).

We are concerned that the latest ‘survey’ to determine which heritage items merit preservation and which ones are not worthy of the classification, is generally flawed. Heritage value is not earned by popularity votes. There are architectural history experts in the field who apply established academic rigour when making determinations. To simply ask the public to tell CoN their ‘favourite’ items, or their opinion, is inherently dangerous in terms of due diligence. These determinations should be actively discussed and debated by experts, before additions or deletions are enforced. Surveys such as the one in question are subject to personal choice and are not based on expertise. Council is depending more and more on the model of public opinion to formulate policy or pursue particular agendas. This may be relevant in some fields and relevant to re-election, but NERG believes that heritage conservation/preservation/restoration should be subjected to rigorous analysis and intense scrutiny by experts in the fields of history and architecture. The ‘Quick Poll’ section of the Have Your Say page is particularly unsatisfactory. It basically asks people to vote on a pre-determined area of the city in which the chosen photo is not necessarily indicative of the character of the whole street or area. This is a very flawed process and NERG condemns it as a shallow and meaningless procedure. The popularity-vote model is analogous to history being written by the ‘winners’ with all the proven bias this entails.

The ‘cherry-picked’ scope of the survey’s inclusions/exclusions further limits its effectiveness and rigour. For example, excluding Supercars from the survey is shocking in its arrogance, since Supercars is, and continues to be the major destructive force against heritage infrastructure in Newcastle since the earthquake in 1989. The Foreshore Management Plan has also been controversially excluded, no doubt because CoN’s support of Supercars will continue to determine the usage and landscaping of all the park areas. The Bathers Way is excluded, despite having significant historic, cultural and social ties to Newcastle East and Newcastle in general. This significant conflict between heritage conservation and promotion of the city as an entertainment destination or development opportunity is ‘the elephant in the room’ that no-one is prepared to challenge. CoN does not acknowledge the problem, let alone address it. The fact that CoN is reviewing heritage in CCHCA and NEHCA, the two main areas of the city where developers are circling, and many large development applications have been lodged, creates a foreboding suspicion for those who wish to protect the significant heritage of Newcastle.

The exclusion of the upper end of Watt St (which falls into the state heritage-listed Government Domain precinct - James Fletcher - and also the HCAs of The Hill, Cooks Hill, Junction and the several Hamilton HCAs, increases public cynicism about the motives behind the exercise.

According to the Heritage Strategy 2013-2017, CoN’s commitments to heritage were to be implemented through actions over the four years 2013 – 2017. Yet CoN supported the wholesale degradation of Newcastle East heritage by signing an agreement with Supercars to create a racetrack in the heritage conservation zone. This required the removal, destruction or inappropriate re-location of heritage items that symbolised the Newcastle East character and significance. It resulted in damage to heritage homes included those that are listed at both state and local level. The leafy, pedestrian friendly streets are no more. All mature trees were removed from the streets to make way for a 3-day car race. CoN justified the removal of more than 200 mature trees as ‘renewing’ the park! Removing 30+ year old trees is the antithesis of ‘renewing’ a park.

(Continued from previous)

All of this is at loggerheads with CoN's own documents which make claims that CoN will take action to protect and restore heritage characteristics that are so important!

Bearing in mind CoN's woeful record of heritage (and environmental) conservation, NERG is wary that the reason behind this survey is to pave the way for developers to more easily intrude into heritage conservation zones and for CoN to more easily justify its promotion of major events in the culturally and environmentally sensitive area of Newcastle East. Unlike other cities with significant heritage buildings and sites, CoN has never truly pursued the city's rich heritage assets as a sustainable tourism platform, and it should.

With CoN's support for the new development on the old David Jones site, the distinction between Newcastle East and East End has been blurred. These new developments are located in the City Centre Heritage Conservation Area (CCHCA) yet are being referred to as Newcastle east. The first stage of the mall development is called East End...the term always used for the area east of Watt Street. The latest development that has been approved is to be called East End Village, a term extensively used in the past to describe the area known as Newcastle East Heritage Conservation Precinct. This may be a deliberate strategy by CoN, since it blurs the line between the location of traditional community protest and the battle lines for fights to save our heritage buildings and the areas of development being approved by the current and previous council. The actual East End, also known as Newcastle East, needs reconfirmation and a redefinition of its own identity, led by CoN. The precinct is unique in the history of Newcastle, in the history of NSW and in the history of Australia. As such, it should be given high heritage status.

The suburb sign that designated the entrance into the suburb of Newcastle East disappeared during the Supercars reconstruction of our suburb in 2017 and has not been seen since. Is it CoN's intention to obliterate any reference to Newcastle East so that the heritage constraints that technically apply at present can be bypassed or watered down? Is CoN trying to change the public perception of the traditional boundaries that mark Newcastle East? If so, why?

Another example of CoN 'rewriting' history to suit its needs, was the removal of the tree (and plaque marking this historic event) planted by Lord Mayor Joy Cummings and Prime Minister Bob Hawke to celebrate the inauguration of the Bicentennial Foreshore Park. The Plaque has never been returned (nor has the sandstone pillar from the original courthouse which once stood in Parnell Park). The removal of the traditional 'pineapple' pavers from Watt Street during the Supercars track build, and replacing them with bitumen is yet another example of CoN's indifference to heritage. Under instructions from Supercars who wanted to maximise views of the race, CoN casually removed the Coal Monument and relocated it to the middle of Parnell Park where it cannot be seen. This was all done without ANY consultation. Here we have another example showing CoN's contemptuous disregard for the past and their willingness to sacrifice a hundred years of history for a dubious 3 day event.

These are not the actions of a council that respects heritage and they demonstrate a profound failure to apply the following from the current Heritage Strategy: Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the region. Council will invest in the promotion and care of these assets as part of the City's economic and cultural development.

Without the intervention of NERG and the Trade Union Green Bans, the entire peninsula would have been bulldozed in the 60s and 70s to make way for 'new development'. What a tragic loss it would have been if civil disobedience had not prevented it!

The amount of heritage information in Newcastle East and the area identified in the scope of the survey is too vast to be captured in a simple opinion survey. A more feasible (but time consuming) process would be to take each street individually to identify and record heritage buildings/sites, and their significance to existing heritage conservation zones or the city's overall heritage. Previous inventories of heritage buildings and streets have been conducted and published. It is time to go back to previous documents and add to them to expand on current data.

(Continued from previous)

As a starting point, we suggest Architecture Newcastle, Barry Maitland and David Stafford, 1997 and the Suters Citywide Heritage Study 1997 - which looks at precincts and develops historic themes.

An updated compilation of these documents should include buildings that have since been identified as meritorious, with explanations of their features and the reasons why they must be included. It should also identify those that are non-contributory to the heritage landscape.

Why is it necessary to preserve and feature our heritage?

CoN's own Heritage Strategy 2013-2017 gives the answer. It is even more relevant today, because since adoption of the strategy, CoN has allowed a great deal more degradation of heritage structures and character.

Conserving heritage places has long been recognised for the economic and social benefits that are returned to the city, and recently, the environmental benefits in conserving buildings has been recognised outside the conservation sector. Conserving heritage buildings reduces energy usage associated with demolition, waste disposal and the manufacture of new materials and construction, and promotes sustainable development by conserving embodied energy.

The strategy goes on to say: The integrity of heritage places can be undermined by inappropriate uses, unsympathetic structures, uncoordinated landscaping and visual presentation and inadequate interpretation. Such interventions damage the fabric, aesthetics, ambiance and meaning of heritage places.

Council will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and interpretation.

Despite these worthy intentions, and the adoption of the policy, CoN has allowed the degradation of large areas of heritage stock which has been damaged, destroyed or compromised. This has happened in a number of ways. CoN continues to approve unsympathetic development and unsympathetic uses in Heritage Conservation Areas (HCAs).

Newcastle East, for example, was damaged irrevocably by the Supercars agreement. The wholesale loss of pedestrian-friendly streets, sandstone kerbing, avenues of mature street trees, widening of roads, annexation of parkland and the 'convenient' relocation or removal of historic monuments was catastrophic. Additionally, approvals for developments that do not enhance the heritage characteristics of the HCA, or those that detract from heritage stock because of their size and bulk, have eroded the rare qualities of our heritage streets.

NERG calls upon CoN to rectify the reckless attitudes of the past, including the recent past. Instead of loosening heritage controls, we ask that they be strengthened. When CoN refuses to be governed by its own policies and strategies, then the time and effort spent on them is wasted. They become a sham.

Significant heritage sites associated with the convict period survive in the form of Macquarie pier and breakwater, the Convict Lumber Yard, Nobbys, Signal Hill within the Fort Scratchley Historic Site, the stone harbour, the convict Gaol site (Gaol Hill), and several coal shaft sites.

The underlying aboriginal heritage of the area is rich with stories and legends. Yet, aboriginal heritage in the East End and City Centre HCAs fails to be recognised by interpretive signage, monuments, endemic species planting and public art.

Other important heritage buildings/sites include Customs House, The Station, the Stationmasters House, Paymasters Cottage, several Bond Stores, the Soldiers Baths, the Ocean Baths, the Carriage sheds, Great Northern Hotel, Longworth House, the Post Office (now derelict), the Lockup, the Joy Cummings centre, Athcourt, the Seaman's Union, the Maddison Building, the United Services Club, many of the buildings along King, Hunter, Scott, Bolton, Watt, Wolfe, Perkins, Zaara, Alfred, Telford, Bond, Ocean and Beach streets, and most of the buildings along Stevenson Place, Nobbys Road and Parnell Place.

(Continued from previous)

In the City Centre there are significant heritage buildings along Hunter, Scott, King, Watt, Bolton, Newcomen, Keightley, Thorn, Wolfe, Perkins, Auckland, Steel, Bellevue, Argyle, Wood, Tighe, Merewether and Brown Streets. There are also significant heritage buildings on Workshop Way, Wheeler Place, and the Lee Wharf buildings.

Henry Dangar's 1828 street design created an enduring intimacy and human scale still evident in the layout of Newcastle today. Newcastle's human scale is unseen in any other Australian city and it is vitally important to retain it for the future.

Newcastle East (i.e. the suburb east of Watt Street) has a significantly large number of terrace row housing from the 1800s – all of which need further protection at state and local level. We know from excavations at Silk House, that many artefacts remain undiscovered.

The KFC development and the horror of digging up aboriginal relics without expertise, demonstrates the necessity for protection of sites for their potential to contain artefacts of heritage significance.

There is a need for appropriate signage to identify and acknowledge heritage sites. There are relatively few plaques or signs on heritage sites to educate visitors, students, locals and residents about particular buildings/sites and why they are significant. Suggested walking routes on signage have been left to deteriorate and need to be restored, replaced and updated. Many cities have excellent signage and marked walking routes. Newcastle should improve their performance in this important area.

In terms of the tools CoN has offered for people to have a say, the blue area tool has failed considerably. Many members tried to use it, but could not enclose the intended area. This only leaves available the individual marking tool, a time-consuming process which does not demonstrate the importance of groups of buildings, or groups of features.

Again we reiterate that the popularity of a site is no indication of its history or significance. Making a street-by-street inventory is really the only way to encapsulate Newcastle's heritage data without omissions. This could be executed in conjunction with the architecture and history faculties of the university.

There is also the possibility of using the 'Citizen Science' model wherein scientific research is conducted with participation from the general public (who are sometimes referred to as amateur/nonprofessional scientists).

Unlike the Have-Your-Say survey, 'Citizen Heritage' would focus on a small area at a time, to capture data, stories and images. It would allow for untold stories to be aired and for modern data collection/archiving.

For future generations to experience the history and stories of the past, buildings and spaces must be preserved, interpreted, and publicly marked in some way. The great burden of preserving this legacy falls on council, either by advocating for strong heritage controls or by holding private owners to account for any degradation of the city's heritage fabric.

To date, CoN has not advocated strongly for the heritage of the city. Once buildings are gone, they are gone forever. Newcastle's built history is rich but is diminishing. The unique human scale of heritage buildings should be a determining factor in new development approvals.

On a street-by-street basis, NERG believes that all of Nobbys Road and both sides of Parnell Place must be protected. The eastern side of Parnell Place must not be excised from the Heritage Conservation Zone. Due to its current inclusion, heritage was a factor in the CoN determination for the hotel redevelopment facing Parnell Park. No doubt, the developer would prefer that there are no heritage constraints. This is an example of how CoN can conserve streetscapes and social fabric through the application of heritage constraints at DA level.

(Continued from previous)

All of Beach Street, Ocean Street, Maroney Avenue, Ocean Terrace, Fort Drive and Murray Avenue should be retained in the NEHCA. The heritage boundary should encompass all the residential and Crown Land area from Shortland Esplanade back to the city.

It seems that CoN and some community members want to excise Shortland Avenue and the eastern end of Scott Street from the NEHCA. NERG strongly opposes this. If anything, the developments from No 1 Scott St up to 'Arena' apartments provide a frame for the southeastern edge of Newcastle East, in some ways like a walled city in Europe. They also generally address the beach, and not the harbour or the East End. All parts of the East End share a common history. Note also that Newcastle Beach, and Bathers Way fall within the HCA.

For similar reasons of heritage and social links to the past, King Street and Scott Street should be retained in the HCA on both the northern and southern sides of each. It is implied by this survey, by asking participants to 'vote' sites in or out of the heritage precinct, that CoN is looking to make it easier for developers by shrinking heritage conservation areas, with their attendant protective controls. NERG strongly opposes any loosening of current controls and asks for an extension of heritage recognition and protection for many of the streets and buildings included in the current NEHCA and CCHCA.

NERG members are unanimous in supporting the retention of all current City Centre and Newcastle East Heritage Areas, with no excising of any streets. All streets located east of Watt Street in the current NEHCA must be retained.

The buildings of significance are too numerous to cite here, but there are hundreds of fine examples of architecture from the 1800s and 1900s. Some members have also suggested that the NEHCA be extended to include all streets east of Bolton Street or even further to Newcomen Street, as many identify that area as part of the East End. The added advantage of that extension would be that the Station and the grand buildings along Hunter Street (including the Post Office) would be included as part of Newcastle East. These are not major changes, and there would still be a retention of the heritage characteristics of the East End.

In conclusion we provide you with quotes from CoN documents referencing heritage in Newcastle East. These provide extensive justification for preservation of the area of NEHCA. They sum up all of the reasons why the area has special significance, and why CoN must continue to expand heritage protection, not water it down, reduce it or downgrade it in any way:

Newcastle East Heritage Conservation Area Summary Statement of Heritage Significance.

The Newcastle East Heritage Conservation Area is highly significant as a historic landscape that provides a record of the interaction between the natural environment, including the harbour and the sea, and human settlement. It contains important evidence of Aboriginal life in Newcastle East, uncovered during excavations at the Convict Lumber Yard (CLY) and historical archaeological sites. This evidence allows archaeologist to understand the human and environmental history of the precinct. Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic site), the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity. The residential area is significant for its consistent streetscapes of two and three storey terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers. There are also examples of single storey detached houses.

Newcastle Development Control Plan 2012 6.02 Heritage Conservation Areas 12 The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists and there are rows of public housing that make this place a community and home for many.

(Continued from previous)

It is also an important place of recreation at facilities like the Ocean Baths, Nobbys Beach, and Foreshore Park. Key Period of Significance – circa 1801 to 1940 Desired Future Character Statement The character of the Newcastle East Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century.

The special character of Newcastle East will be preserved and maintained through the retention of contributory buildings, open space, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements.

Elements that are to be preserved include:

- the range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets
- existing subdivision pattern and street layout, including preserving the integrity of laneways
- street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks, views and vistas
- the regular and homogenous urban form which reflects a regular pattern of subdivision and development, and building stock from between the 1870s and 1930, demonstrating the gradual urbanisation of a once indigenous landscape
- the existing appearance of Newcastle East, views outwards to the coastline and harbour, and views into the area from Foreshore Park and the Newcastle coastline and Ocean Baths.
- icon heritage items including the Coal River Precinct, the Nobbys headland and breakwater, Fort Scratchley Historic Site, Convict Lumber Yard and Customs House precinct, the Newcastle Ocean baths, Joy Cummings Centre and other significant groups such as the Lahey Bond Store and Stevenson Place terraces and parks and reserves, including Newcastle beach, Nobbys Beach, and Foreshore Park.

The CoN DCP2012 justification for NEHCA plainly sets out what actions should be taken to protect the area for future generations. To date, CoN has not followed those 2012 recommendations and has often acted in contravention of its own recommendations. We call on CoN to strengthen those protections, and implement the many recommendations it has failed to initiate.

Email submissions – De-identified

Thank you for the opportunity to comment on the Newcastle City Centre and Newcastle East Heritage Conservation Areas Review.

The following has been reviewed in the preparation of this response:

- Map 1 – HCAs Review Study Area
- Map 2 – NLEP 2012 Heritage Map

State heritage considerations under the Heritage Act 1977

We have reviewed the current Newcastle City Centre and Newcastle East Heritage Conservation Area maps and make the following comments:

- It is noted that all items listed on the NSW State Heritage Register in the vicinity of the HCA precincts are currently included within the HCA areas. It is recommended that any review of the HCA areas retains items listed on the SHR within the HCA boundaries, to assist with a cohesive approach to conservation of State heritage items and their relationships to each other within the city of Newcastle and its central precinct.
- Hamilton Railway Station (I113) is included on the NSW State Heritage Register (SHR #01164). It is included on the Newcastle LEP Heritage Schedule as an item of State significance and is adjacent to two Local heritage items, Sydney Junction Hotel (I114) and the Hamilton Station Hotel (I197). This group is located in close proximity to the Newcastle City Centre HCA but is currently excluded from any Heritage Conservation Area. It is recommended that a review of the HCA areas include an assessment for the appropriateness of the inclusion of the railway station and surrounding hotels, in recognition of the role of the railways in Newcastle's history.
- It is also noted that Hamilton Railway Depot and Triangle is listed on the Transport Asset Holding Entity (TAHE) Section 170 Heritage and Conservation Register, however, does not appear to be included on the LEP Heritage Schedule. Subject to further assessment, it may be appropriate to consider this site for inclusion on the LEP Heritage Schedule in conjunction with the Hamilton railway station group.
- HNSW should be further consulted should this review result in a proposal for reductions to the HCA areas that result in exclusion of items listed on the SHR.

We encourage the creation of heritage conservation areas, and the identification and listing of new heritage items, provided that the necessary due diligence, assessments and notifications have been undertaken. Council should be satisfied that this is the case before proceeding.

Local heritage considerations under the Environmental Planning and Assessment Act 1979

As Local heritage is protected under the Environmental Planning and Assessment Act 1979 and under Newcastle LEP 2012, Newcastle Council is the consent authority, and the assessment and consideration of impacts of any proposed changes on Local heritage items rests with Council.

Email submissions – De-identified

(Continued from previous)

I respond to City of Newcastle's invitation to comment upon an oncoming review of Newcastle City Centre and Newcastle East Heritage Conservation Areas with concern and suspicion regarding the motivation behind such a review.

In my career in Environmental Planning which spanned over 30 years, I am well aware of the contempt many developers carried regarding heritage conservation. Many in that industry saw heritage conservation as a strong constraint upon maximum potential profits from their development proposals. The heritage environment was nothing more than a nuisance to them and Heritage conservation effects, in their view, needed to be minimized as much as possible.

Past attempts in some Local Government areas by some elected council representatives to "review" established heritage conservation areas were sometimes motivated by developer pressure which was, unfortunately in some cases, elevated by underhand personal benefit offers. Although sometimes aware of those incentives being offered, I am not personally aware that any of my associates in local government may have been party thereto.

A great example in my lifetime was the attempted demolition of the Rocks area at Sydney Cove which, except for the intervention of a far-seeing trade union movement, would have been an invaluable heritage feature lost to future generations forever.

Protection and retention of heritage is so important to the history of Australia, to each state and to local communities. The architecture of buildings of the past compliments each precinct and so often, in an architectural sense, surpasses that of more recent architectural outcomes. Retention and enhancement of each established conservation precinct is crucial to Australian and to local history.

The heritage facades designed by skilled architects of the time (Frederick Menkens and his contemporaries) to Newcastle's CBD which has contributed to Newcastle's attractive streetscapes and date from the 1800's must not be disturbed, diminished or obliterated.

The Newcastle City Council that I experienced in my time was strongly committed to the preservation of the existing heritage-related cityscape and to the encouragement of new development which observed sympathetic site assemblage and scale.

This valuable heritage assemblage is such a great showcase of Newcastle's history – a standing display of conditions of life in the 1800's and through into the following century.

I feel uneasy about this current proposal to review heritage because City of Newcastle has not demonstrated respect for long standing heritage and planning laws in recent decisions. The encouragement of an activity prohibited under established planning legislation and its instruments into a residential and heritage precinct in Newcastle East increases my unease. The injection of the noise and air pollution of Supercars into this precinct is insupportable in planning and heritage terms.

A heritage review in itself is most appropriate in circumstances where the motive is genuinely about preservation of key elements of the city's unique city - scape and the inclusion of site and structure which enhances Newcastle's present form and past history

It must not be driven alone by perceived financial returns to the development sector or by spurious claims of "renewal".

Email submissions – De-identified

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Email submissions – De-identified

Subject: Community Engagement – Newcastle City Centre and Newcastle East Heritage Conservation Areas Review

Thank you for your letter and invitation to provide comment and input on the review of the Newcastle City Centre and Newcastle East heritage conservation areas. We commend the City on this initiative.

Specifically, the Community Engagement requests comment on three aspects of proposed changes to the heritage conservation areas (HCA).

- Which streets and precincts merit continued heritage protection,
- Suggestions for the grouping and naming of precincts, and
- Which buildings and places are significant and thus should be listed in the Local environment plan.

We note the city has seen much new development in recent times, and this may be the instigation for the current review.

Newcastle City Centre Heritage Conservation Area (NCCHCA)

The current Statement of Significance for the NCCHCA is:

The Newcastle City Centre Heritage Conservation Area is significant on many levels. The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography on the edge of the sea and the mouth of a harbour. The pre-1840s buildings in the city are of State significance (Rose Cottage, c1830, Newcomen Club, 1830 [sic], parts of James Fletcher Hospital) and share associations with the city's convict origins. Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city. The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The town's layout by Surveyor General Henry Dangar in 1828 is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market streets.

Although the boundary of the NCCHCA takes in Newcastle West, this Statement of Significance is seemingly unrelated to this end of the city, and even to the easterly Civic Precinct. The current Statement of Significance for the Newcastle City Centre Heritage Conservation Area is largely irrelevant when considering the West End and Civic area. Newcastle DCP 6.01.02 acknowledges this by recognising 'the predominance of larger consolidated land holdings and fewer environmental and heritage constraints' making the area 'ideally suited to become the future CBD of Newcastle.' The City of Newcastle has also referred to the West End as having no definable or consistent heritage character. To maintain significance in the area, the DCP principles for development in this area include simply for heritage items and their settings to be protected.

(Continued from previous)

Newcastle East Heritage Conservation Area (NEHCA)

The current Statement of Significance for the NEHCA is:

The Newcastle East Heritage Conservation Area is highly significant as a historic landscape that provides a record of the interaction between the natural environment, including the harbour and the sea, and human settlement. It contains important evidence of Aboriginal life in Newcastle East, uncovered during excavations at the Convict Lumber Yard (CLY) and historical archaeological sites. This evidence allows archaeologists to understand the human and environmental history of the precinct. Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic Site), the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity. The residential area is significant for its consistent streetscapes of two and three storey terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers. There are also examples of single storey detached houses. The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists and there are rows of public housing that make this place a community and home for many. It is also an important place of recreation at facilities like the Ocean Baths, Nobbys Beach, and Foreshore Park.

The current boundary of the NEHCA is considered to capture the significant areas noted in the Statement of Significance, except for the exclusion of the Pilot Station and Boat Harbour – the only surviving boat harbour of five originals in Newcastle Harbour.

Specific comment on which streets, buildings, places and precincts are worthy of heritage protection is beyond the scope of a general comment. However, our high-level observations are as follows.

1. In recognition of the varied character of Newcastle West and its individuality distinct from Newcastle City Centre, consideration should be given to either reducing the size of the NCCHCA by protracting the western end and reviewing specific West End buildings for individual heritage significance or, splitting the NCCHCA into smaller areas reflecting the historical and architectural character, e.g. City Centre, Civic Precinct, and Newcastle West. The current boundary of NCCHCA encompasses some vastly different character and the City Centre Statement of Significance seems to be unrelated to this.
2. The NEHCA boundary captures the significance of the area with the exception of the Pilot Station and Boat Harbour.
3. The nomination of individual buildings of heritage value is an enormous task that should be addressed not only by the public poll, but through a specific HCA study by a heritage consultant.
4. It is unclear what the full scope of Council's review is, beyond the community engagement. Consideration should be given to the involvement of professional heritage consultants.
5. The *Review of Heritage Conservation Areas* (2016) undertaken by City of Newcastle excluded the NCCHCA. To now base possible amendments to the boundary solely on community feedback appears superficial.

We look forward to Phase 2 of the Community Engagement for this project.

Appendix IV – Interactive Map Data

Heritage conservation merit

Geo Address	Heritage conservation merit	Up Votes	Down Votes
96 Hunter St, Newcastle	Newcastle Post Office has the most heritage value of any building and should be retained and maintained always	97	1
8-10 Perkins St, Newcastle	The Victoria Theatre is a heritage-listed former theatre at 8–10 Perkins Street, Newcastle, City of Newcastle, New South Wales, Australia. It was opened in 1876 and rebuilt during 1890–1891, and is the oldest theatre still standing in New South Wales.	83	1
1 Bond St, Newcastle	The Newcastle Customs House is a heritage listed building located on the corner of Bond and Watt Street in Newcastle in New South Wales, Australia. The building was designed in the Italianate Renaissance Revival style by New South Wales Colonial Architect, James Barnet, in 1877, with a wing added in matching materials in 1899 under the direction of Walter Liberty Vernon.[1][2] It now operates as the Customs House Hotel.	77	1
30 Shortland Esplanade, Newcastle East	Great example of ocean baths	76	4
3/97 Scott St, Newcastle	Newcastle railway station is a heritage-listed closed railway station on the Newcastle railway line at Newcastle, New South Wales, Australia. It was the main railway station and terminus station prior to the curtailment of the Newcastle railway line. The current railway station structure was built in 1878 under the direction of John Whitton and was listed on the New South Wales State Heritage Register on 2 April 1999,[2] with additional workshops and rail yards surrounding the station	70	2
Nobbys Signal Station, 1 Nobbys Rd, Newcastle East	Integral to history of Australia, NSW and Newcastle across multiple conflicts. Saw action in WW2.	70	2
35 Nobbys Rd, Newcastle East	Iconic building	68	2
Pacific Park, 1 Pacific St, Newcastle	Pacific Park - historic community meeting place -green space that connects city to beach and extremely well utilised. Large Morton Bay Tree should be heritage protected.	65	1
6 Workshop Way, Newcastle	The Honeysuckle Railway Workshops are unique pieces of classic railway architecture. There are three buildings listed with the National Trust: Locomotive Boiler Shop New Erecting Shop Blacksmith and Wheel Shop	62	1
49 Telford St, Newcastle East	Telford House/Hall - significant turn of century building and one of the most photographed.	61	2
10 Alfred St, Newcastle East	The entire area east of pacific st is a very significant heritage area. It's very unique to have a suburb like this close to the city and ocean and the ocean and is a tourism draw card.	60	5
1-3 Colliers Cl, Newcastle East	classic example of early housing in the city	60	2
744 Hunter St, Newcastle West	Bank Corner - Old Bank of New South Wales, 1922. Beautiful architecture of the Era. Elevates the ambience of the area. Cnr Hunter and Bellevue St.	57	2
292 King St, Newcastle	A beautiful theatre	56	2

Geo Address	Heritage conservation merit	Up Votes	Down Votes
Jackson Apartments, 80 Nobbys Rd, Newcastle East	This area has cultural and heritage significance	56	3
5 Workshop Way, Newcastle	The Forum Gym. Not sure of the history but looks the same era and maybe function as the Museum opposite. Another lovely lo-rise brick building.	52	3
57 Watt St, Newcastle	First Council Chambers erected in 1884 than 1927 Untied Services Club, (oldest in country I think) that provided care for displaced war veterans after WW1. Essential part of Newcastle History and ongoing example of the Hunters care for vulnerable people	51	3
290 King St, Newcastle	Needs no explanation	50	1
The Plankways, 15 Colliers Cl, Newcastle East	Not much left, but illustrates beautifully what once stood in this area	49	4
Foreshore Park, 32 Wharf Rd, Newcastle East	Foreshore Park requires protection from further loss of green space and vegetation, following resumption for the Supercars Newcastle500	47	1
38 Shortland Esplanade, Newcastle East	Canoe pool has historical and social value - remember the map of the world	46	2
13A Honeysuckle Dr, Newcastle	one of only two remaining woodsheds in the Harbour - they both illustrate the rich history of the City	45	2
Suite 3, Level 1, 16 Telford Street, Newcastle East NSW 2300, Bond St, Newcastle	One of the last few old bond stores around	45	2
136 Tyrrell St, The Hill	The walk from Church St (the Hill) to Lower Church St (now King St) was important, linking separated parts of early Newcastle, and deserves heritage acknowledgment.	44	1
227 Hunter St, Newcastle	Momo building (used to be KFC) beautiful interior with high ceilings and large windows.	43	5
430 Hunter Street Old Civic Railway Station, Newcastle	a classic example of railway architecture showcasing the past rail connections in the city	43	3
92 Scott St, Newcastle	Convict lumber yard has heritage significance	43	5
1 Pacific St, Newcastle	Pacific Park - historic community meeting place -green space that connects city to beach and extremely well utilised. Large Morton Bay Tree should be heritage protected.	42	2
18 Bond St, Newcastle	The Paymasters cottage is intimately connected to the early maritime and work history of Newcastle. One of the few buildings left. Needs Heritage listing.	42	1
9 Newcomen St, Newcastle	City Arcade. Gorgeous arcade with lots of history. Once had swimming baths - The Newcastle Corporation Baths were constructed by Newcastle City Council and opened in 1888. The baths took advantage of a spring of fresh water which was noted on early maps and once supplied much of the town's water. Parts of the building were subsequently used as a theatre, a picture palace, a billiard saloon and a printing establishment. Now has lots of small independent businesses and artisans.	42	4

Geo Address	Heritage conservation merit	Up Votes	Down Votes
90 Hunter St, Newcastle	The Lock-up building - once a police station - was built in the 1860s. It has a heritage exercise yard, cells and leather-padded cell.	42	1
129 Scott St, Newcastle	Longworth House. Beautiful and very unique architecture.	41	2
Suite 1A/21 Pacific St, Newcastle	Old North Wing of RNH. Last remaining and one of the earlier buildings associated with the Royal Newcastle Hospital. While it has clearly been adapted into units, the historic, social and aesthetic significance of the building remains.	41	2
37 Union St, Cooks Hill	beautiful old forestation illustrating the rich history of the city	39	3
Level 2/426 King St, Newcastle West	Miss Porters House already National Trust protected	39	1
117 Bull St, Newcastle West	Amazing example of brutalist architecture. Deserves a heritage listing.	38	12
27 Shortland Esplanade, Newcastle East	Tramway Reserve deserves some visual reminder of the past - original gaol, then steam trams etc.	37	2
311 Wharf Rd, Newcastle	Beautiful old building. Should not be replaced with such high rises as those that surround it.	37	9
T & G, 41/45 Hunter St, Newcastle	Former T&G Building. Has aesthetic, historic and associative significance.	37	1
36 Scott St, Newcastle East	The heritage buildings in the Newcastle east precinct such as Scott st and Parnell Place need to be cared for by considering safe events that do not impact heritage architecture in any way as these buildings are irreplaceable.	36	6
11 Fort Dr, Newcastle East	There are military installations dating from colonial times right up the WW2, all along the Newcastle coastline.	35	0
557 Hunter St, Newcastle West	Trades Hall and Technical College prime examples of a past era, beautiful ornate brick buildings	35	1
6 Murray Ave, Newcastle East	This whole block between fort drive and Scott Street excluding the hotel should be heritage listed due to the buildings age and design	35	8
83-89 Scott St, Newcastle	The Great Northern Hotel. Holds social, historic and aesthetic significance. May hold associative significance as well.	35	3
Newcastle Beach, Newcastle	Newcastle East needs "blue oval" heritage markers on many of its buildings, and its open spaces. The convict era, the industrial era, the changing social history. Newcastle East is Newcastle City in microcosm!	35	4
Peninsula Apartments, 66 Nobbys Rd, Newcastle East	Boatman's Row was built in 1890s to house crew and families of boatmen for pilot boats. These boatmen also served on the lifeboat to assist ships in distress. Strong links to harbour and maritime history.	35	1
38 Alfred St, Newcastle East	The entire precinct from Telford St to Shortland Esplanade and from Scott St down to Foreshore Park should be constrained by heritage rules.	34	5
5 Fort Dr, Newcastle East	Flagstaff Hill - one of many sites of early mining endeavours, and part of our convict heritage.	34	0
7 Bond St, Newcastle East	Important link to Newcastle rail heritage. Visible evidence of rail history, export industry. Has become a social hub for community and family gathering.	34	1
100 Wharf Rd, Newcastle	The sandstone lined boat harbour that is the Pilot Station is one of the last remaining along the southern banks of the Hunter River - others have been filled in. We need to acknowledge the seamen, merchants, traders and residents who relied on small boats and safe harbour for them.	33	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
31 Telford St, Newcastle East	Herald Fountain is a loved water feature, and deserves restoration.	33	2
3QFV+P8 Newcastle East NSW, Australia	Soldiers Baths: Believed to be the first ocean baths - distinct from pools excavated from rock and harbour pools - built in NSW. Built by James Russell & Co for Newcastle Council in the 1880s, the Soldiers' Baths were a free bathing place for the public, also used by the soldiers barracked at Fort Scratchley. Rocks piled loosely in a semi-circle are clearly visible at low tide.	33	0
55 Stevenson Pl, Newcastle East	Jean Perret Stairs named after community activist. East End was due for demolition in 60s... community activists and Newcastle Trades Hall Council with help of unions, placed Green Bans on any demolition. Strong links to community and social activism...saved 19th century history for posterity.	33	1
7 Watt St, Newcastle	Great Northern Hotel - heritage listed - third hotel of the same name to occupy the site, since 1863. Art Deco design. Hotel ballroom was a prominent feature of Newcastle social life through the twentieth century, and was a destination for Sydney visitors who caught the 'Flyer' to Newcastle.	33	1
Camp Shortland, Pasha Way, Newcastle East	Camp Shortland has historic links to John Shortland's visit to Newcastle and his 'discovery' of coal at the foot of Flagstaff Hill. It was a camp during the depression and many people lived in harsh conditions there with their families. East End residents regularly provided food for the families in the shanty town.	33	1
100 Wharf Rd, Newcastle	Pilot Station, Boat Harbour and Boat Sheds – this stone boat harbour is state listed as significant for its role in the development and protection of the harbour from 1866 to present day. It is located within the Newcastle East Heritage Conservation Area.	32	1
11 Fort Dr, Newcastle East	Like the Bogey Hole, the Soldiers Bathes are a heritage relic from our convict past.	32	1
17 Bolton St, Newcastle	HUNTER STREET from Watt Street to Perkins. This streetscape contains many heritage buildings that should have Heritage listing so as to maintain the complete picture of Hunter Street when you look up at the higher facades.	32	2
16 Telford St, Newcastle East	Earp Gillam Bond Store State listed, designed by Frederick Menkens and built in 1888. Architects Suters /Snell won merit certificate in Greenway Award for Conservation and a BOMA building award and Master Builders' Association of NSW Excellence in Construction Award for Renovation/Restoration of a Historic Building. Has strong ties to Newcastle maritime history and retains many of its 19th century features.	31	0
23 Parnell Pl, Newcastle East	Coal Monument 1909 Jubilee Coal Monument. Symbolic of coal mining industry and Australian coal exports which began in Newcastle. Money for the monument was raised by public subscription. Relocated into Parnell Park for Supercars, it no longer sits on the harbour/beach view axis.	31	1
113 King St, Newcastle	Sandstone wall is a reminder of early Newcastle, and how the steep landscape was managed as the city grew.	29	3
92 Scott St, Newcastle	Convict Stockade-Birth of industry in Australia/national importance. Strong historical connections to convict, Newcastle foundation, export industry, national growth. Rare evidence of convict industrial workplace and of convict structures thought to have been lost. Evidence of Aboriginal occupation - now rare in urban Newcastle area. Site of Newcastle's first historic archaeological excavation that unearthed convict built remains - well, forge and brick paving - in 1987.	29	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
174 King St, Newcastle	The Terraces on King St, but most of the buildings around Tower Cinemas building are distinctive and worth keeping (including Tower Cinemas itself!)	28	1
National Service Memorial, Civic Park, Cnr King St and, Auckland St, Newcastle	CIVIC PARK The whole of Civic Park as it remains now must be maintained without any chipping away at the edges. It is a history lesson in its own right. Aspects of its former life need to be signposted.	28	0
1 Laman St, Newcastle	Modernist masterpiece	27	1
521 Hunter St, Newcastle	Victorian era façades along lengthy stretches of Hunter Street deserve restoration/preservation as they add much character to the area	27	1
744 Hunter St, Newcastle West	Bank Corner building, with the triangular shape of the architecture this building stands out in design and is iconic to the area and history of Hunter Street.	27	1
Civic Park, cnr Darby St and, Laman St, Newcastle	CIVIC PARK The whole of Civic Park as it remains now must be maintained without any chipping away at the edges. It is a history lesson in its own right. Aspects of its former life need to be signposted.	26	1
15 Laman St, Cooks Hill	Newcastle Library has significant modernist influences, and Dadswell's figure group (foyer) is an impressive plea for peace.	25	1
16 Bond St, Newcastle	Coutts Sailors home. Built in 1881 and of significant historical value to the city as a reminder of Newcastle port's maritime history.	25	2
363 Hunter St, Newcastle	Former Fred Ash building. Has associative, social, aesthetic significance.	25	2
667 Hunter St, Newcastle West	Former Theatre Royal - originally opened 1924, extensively renovated in 1930 and again in 1939. Much of the 1939 fabric remains. An important West End landmark building; a rare remaining style in Newcastle.	25	1
150 Wharf Rd, Newcastle	Kings Wharf was at the heart of export / import in the era of sail. The harbour began here, moved west, then north west.	24	0
25 Shortland Esplanade, Newcastle East	Tramway reserve is a historic viewpoint and tied in with the oldest part of settlement on the peninsula - it affords 270 degree views to the ocean, and also over the historic ocean baths and should not be developed on.	24	0
3 Tudor St, Newcastle West	Church facade should be returned to original	24	2
30 Bolton St, Newcastle	Newcastle Morning Herald building. The Herald and its former headquarters are an important part of Newcastle's history.	24	2
7 Bond St, Newcastle East	Depression / fresh water source that has become the "Frog pond" should be retained in any revitalisation of the Foreshore Park.	24	2
24 Bolton St, Newcastle	It is only heritage building left between two contemporary structures on this end of Bolton St near Hunter St. It would add to the close area of the post office.	23	1
519 Hunter St, Newcastle	Facades above the shops between Worth Place and Union Street look to be early 20th century (although the shop fronts at street level could be remodelled to suit the era)	23	2
155 Wharf Rd, Newcastle	The Signal Box has been a part of the Newcastle Railway Station precinct since its construction in 1936. The site itself, showcases the layout and development of the nineteenth century Victorian railway precinct.	22	0
Newcastle Beach, Newcastle	Reverend John Coutts Home. Administrator of the sailor's home.	22	3
123 Scott St, Newcastle	Former Commercial Hotel built 1888. Classic example of late 19th century architecture	21	1

Geo Address	Heritage conservation merit	Up Votes	Down Votes
549 Hunter St, Newcastle West	Facades should be retained and restored in any future developments	21	2
32 Union St, Newcastle West	Hangar garage. An inner city building that gives character to King St. it is one of the few of Newcastle's steel industrial buildings that remain which survived the Newcastle earthquake and is iconic to the approach into Newcastle. A contemporary parking structure would not be designed with the same sophistication. To be replaced by another faceless skyscraper. A beautiful mural and opportunity for markets / inner city gatherings under the expansive roof.	20	7
37 Alfred St, Newcastle East	Alfred St in general should be included due to its unique terraces and community.	20	1
92 Scott St, Newcastle	Stationmasters quarter	20	2
15 Laman St, Cooks Hill	Coal trains routes shaped Newcastle. The Laman St tunnel, the King St ramp, Burwood St, etc Here, the old 'gatekeeper cottage' has significant heritage value.	19	0
189 Hunter St, Newcastle	Example of early hotel with turret (similar to old David Jones building). I'm disappointed that with so many of the old buildings such as David Jones only have the facade remaining. The character of each of these buildings has been lost each time developers construct a unit block or office tower behind the facade. The view and open space from top of Perkins St to harbour is one of the few remaining vistas in Newcastle East End.	19	0
412 King St, Newcastle West	Newcastle's first hotel dating back to the 1850's	19	5
461 King St, Newcastle West	1877 Former head office of the Newcastle Gas Company.	19	2
593 Hunter St, Newcastle West	Former Hunter District Water Board building. Directly opposite the new open space next to the TAFE. Compliments the Trades Hall building on opposite side of Hunter St.	19	2
City Administration Centre, 282 King St, Newcastle	Former City Administration Centre. Built in 1977 in a brutalist style. An iconic building of Newcastle's Civic precinct.	19	0
Stokes Apartments, 15 Colliers Cl, Newcastle East	Architecture of its time. Newcastle's equivalent of Sydney's Sirius building. Should be preserved.	19	11
Unit 1/738 Hunter St, Newcastle West	A beautiful and distinctive facade along Hunter St.	19	1
15 Scott St, Newcastle East	Building on the corner of Scott and Zaara streets is a beautiful coloured old building which should be preserved - it is tied in with the colourful history of Zaara Street.	18	0
30 Pacific St, Newcastle	The YHA is a beautiful old building with lots of character - former part of hospital grounds and gentleman's club before that.	18	0
635-641 Hunter St, Newcastle West	The Family Hotel, formerly Cardiff Arms, Cameron Family, Silk, Ducks Nuts hotel. Built in 1885. One of Newcastle's oldest pubs.	18	2
7 Bond St, Newcastle East	Frog Pond-the pond, known as the Frog Pond, was included in the Bicentennial Foreshore Park design to represent the freshwater spring that originally ran to the harbour here. The original spring has cultural ties to the Awabakal people and was the source of water used by John Shortland when he visited Newcastle while searching for convict escapees.	18	2
727 Hunter St, Newcastle West	Beautiful original terraces remain in the area. Add aesthetic value to the streetscape.	18	3

Geo Address	Heritage conservation merit	Up Votes	Down Votes
Peninsula Apartments, 54 Nobbys Rd, Newcastle East	Area western side of Zahra Street. Scot St east of Zahra St, Stevenson Place. Nobbys Road, Beach Street, Telford. Note that some or all of these are already Heritage Areas, which makes the running of the Supercars event in this area ludicrous. How do you justify defacing this area for two months each year?	18	2
33 Telford St, Newcastle East	Run of beautiful old homes with art deco style which should be preserved. Different architecture to other older buildings - whitewashed etc.	17	0
701 Hunter St, Newcastle West	A handful of remaining original buildings with historical value left in the area.	17	3
King St Before National Park St, Newcastle West	The Drill Hall built is a Type 2 Drill Hall [114' x 74'] built in August 1908 that was used extensively by the Australian Military Forces, particularly in support of the Universal Training Scheme from 1911. Although modifications and additions were made by the Army throughout its service life, the original structure and purpose is apparent. Its significance lies in the now diminished sense of community service through defence of the nation by the voluntary citizen forces.	17	4
Stokes Apartments, 16 Colliers Cl, Newcastle East	The pond, known as the Frog Pond, was included in the Bicentennial Foreshore Park design to represent the freshwater spring that originally ran to the harbour here. The original spring has cultural ties to the Awabakal people and was the source of water used by John Shortland when he visited Newcastle while searching for convict escapees.	17	3
28 Stevenson Pl, Newcastle East	Bond building viewed from the park space and the heritage houses is a historic building which should be preserved.	16	0
366 Hunter St, Newcastle	Heritage value- no high rise here	16	18
841 Hunter St, Newcastle West	Beautiful building with stained glass windows	16	3
15 Zaara St, Newcastle East	The heritage terraces and warehouses of this grid are some of the oldest Anglo-Saxon homes in the state and therefore the country - there still remains a vibrant mixed community including young families, students and more established older homeowners - less of it is transient holidaymakers. It is a key part of walking tours, and unique. Supercars is damaging old buildings (cracks etc) which survived two world wars, an earthquake and countless storms.	15	0
21 Stevenson Pl, Newcastle East	Belmont Terrace Built 1903 Distinctive set of 7 terraces.	15	0
409 Hunter St, Newcastle	While not historical, Nuspace represents a bold new direction the city is headed towards	15	6
48A Honeysuckle Dr, Newcastle	Cottage Creek has been part of Newcastle Heritage from the earliest stories... Worimi, AA Coy and ever since.	15	0
515 Hunter St, Newcastle	Former Police Station.	15	4
172 King St, Newcastle	These terraces are an important part of Newcastle's history/heritage and need to be protected.	14	0
307 King St, Newcastle West	Newcastle Permanent Building Society. A prominent and well-maintained building with a deep connection to Newcastle's history.	14	12
38 Shortland Esplanade, Newcastle East	The map of the world should be restored	13	2

Geo Address	Heritage conservation merit	Up Votes	Down Votes
49 Hunter St, Newcastle	Westpac/Soul Cafe building. Well-maintained building in brutalist style. Different from the buildings around it, but no less beautiful or important.	12	14
148 Parry St, Newcastle West	A cultural and community icon. The Edwards is an example of post-industrial architecture of Newcastle's West End.	11	2
3/16 Bolton St, Newcastle	This building is an important part of Newcastle's history/heritage and needs to be protected.	11	0
69 Parry St, Newcastle West	Some heritage merit	11	7
8 Tudor St, Newcastle West	The Milk Bottle Window of the former Dairy Farmers building must be protected in any future plans to develop this corner. Currently the trimming of the trees would assist in allowing citizens to see what is there.	11	4
10 Pacific St, Newcastle	Row of C19th shops...still retain old style architecture and overhanging balconies.	10	0
39 Bolton St, Newcastle	It is believed that the building that still remains at 74 King Street Newcastle is of major historic significance and possibly one of the oldest remaining domestic houses that remain in the city and should be protected and not demolished to make way for the new apartments proposed for this site. It is not understood how this building was not highlighted and overlooked in the original heritage submission?	10	0
74 King St, Newcastle	My apologies my original submission was placed over the wrong point on the map. It is believed that the building that still remains intact at 74 King Street Newcastle is of major historic significance and possibly one of the oldest remaining domestic houses that remain in the city and should be protected and not demolished to make way for the new apartments proposed for this site. It is not understood how this building was not highlighted and overlooked in the original heritage submission?	10	0
20 Scott St, Newcastle East	Highly significant row of terraces. Should have state heritage protection.	9	0
290 King St, Newcastle	This building is an important part of Newcastle's history/heritage and needs to be protected.	9	0
3 Honeysuckle Dr, Newcastle	The old wharf buildings are an important part of Newcastle's heritage and need to be protected.	9	0
593 Hunter St, Newcastle West	Former Hunter District Water Board building. Directly opposite the new open space next to the TAFE. Compliments the Trades Hall building on opposite side of Hunter St.	9	2
63 Scott St, Newcastle	Joy Cummings Centre...once house police station. Preserved now as community space. Social and heritage value.	9	0
88 Scott St, Newcastle	Department of Education headquarters, now residential. Links to social and architectural history.	9	0
11 Beach St, Newcastle East	Intact heritage terraces. Important heritage links to social and architectural history.	8	0
2 Ocean Terrace, Newcastle East	Ocean Terrace...unique terraces, some of them altered by inappropriate additions.	8	0
338 Wharf Rd, Newcastle	Heritage merit	8	16
46 Nobbys Rd, Newcastle East	Boatman's row had been public housing from 1895 to 2005. When it was built it was the first public housing in Aust and the first to be built with specific requirements of a window in every room and a toilet for each house & gt; Needs to be included on State list of heritage buildings.	8	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
5 Tudor St, Newcastle West	5 Tudor Street (Nova Apartments) was built on the site of Steggles bulk store which provided hay, seeds, pet food, livestock feed, etc. Some still refer to this corner as 'Steggles Corner'. Council approved the Nova Apartments with the consent condition that a replica art deco facade be rebuilt to replace the original. The current facade is only representative rather than an exact copy. Nonetheless, the facade has heritage interpretive value - it's also a key element in the landmark corner.	8	0
50 Scott St, Newcastle East	Waratah Terrace...significant terrace housing from 1800s.	8	0
7/9 Bolton St, Newcastle	Post office...designed by Walter Liberty Vernon (also responsible for the NSW Art Gallery and Sydney's Central Station) whilst NSW Government Architect. Fine example of Edwardian Classical architecture. Now in dilapidated state requiring urgent intervention.	8	0
Level 1/9 Denison St, Newcastle West	The south side of Denison St features original sandstone kerb stones, perhaps 20 metres. This end of Denison St was once part of Hamilton. The iconic 1879 Turkish Baths were sited on the north-western corner, opposite the sandstone kerbing. The Northern Districts Co-op Housing Society building adjacent the Cambridge may have social significance. Consider progressing the public domain plan for this leafy street with a pocket park.	8	0
100 Wharf Rd, Newcastle	The Cornish Boat Dock, TS Tobruk hall (1911) and all of Nobby's Headland are outside the bounds of the Newcastle East Heritage Conservation Area, possibly because they sit on land managed by state agencies. This is a similar to the situation at Honeysuckle, where several government agencies own or manage the land - hence most of Honeysuckle is outside the City Centre HCA. There needs to be a mechanism of managing the historic landscape across jurisdictions and agencies.	7	0
12 Bond St, Newcastle	Bond Street has multiple beautiful old buildings on both sides with an aspect down to the harbour and Customs house and should be preserved.	7	0
154 Parry St, Newcastle West	Birdwood Park has been cut by a multilane highway which could be trenched. That would make the reserve a green space of significant size, and provide a second "civic" space, now that Council has moved there. In time the CarLovers site could become the new city admin centre. Makes sense!	7	6
22 Alfred St, Newcastle East	Never been known as Crack Alley. No idea why it appears on maps. Name is Alfred Street Lane. Should be corrected.	7	0
25 Denison St, Newcastle West	The gorgeous 1880s brick cottage 'Lawson' at 23 Denison, is currently a doctor's surgery. It is the sole remaining detached brick residence in the CBD. It may have a connection with Mr Lawson, or Lawson Street. At 25 Denison Street next door, is a large 2-storey Victorian house sub-divided into four units. The building sits behind a later shopfront. They may reach the threshold for heritage listing.	7	0
35 Parnell Pl, Newcastle East	Unique, ornamental timber terraces.	7	0
38 Union St, Cooks Hill	Well preserved Federation residence, which enhances to the layering of history in this pocket and softens the border between commercial and residential zones.	7	0
38 Zaara St, Newcastle East	Shop front preserves the old style it had when built. Columns on footpath to secure balcony.	7	0
41 Alfred St, Newcastle East	Coach house restored to residential home. Fine example of sensitive restoration of C19th building.	7	0
5 Parnell Pl, Newcastle East	Set of two terraces with commanding views down to west. Heritage significance.	7	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
6 Parnell Pl, Newcastle East	Significant row of terraces that once stood higher than the current road.	7	0
785 Hunter St, Newcastle West	The Quest Hotel complex of buildings is heritage listed as the former Castlemaine Brewery which began in 1876. The Brewery complex could be the centrepiece of a heritage precinct or node bounded by Hunter-Stewart-Parry-Denison, including the Cambridge Hotel and several Contributory 1 & 2 items along Denison & Wood St, such as 23 Denison cottage 'Lawson' & the interwar shops 6-12 Wood St.	7	0
851 Pacific Hwy, Hamilton NSW 2303, Australia	The far western end of the CCHCA features 20 mature figs (7 northern side, 13 southern side) at this shady, and important gateway to the city centre. This area should be retained, protected and enhanced, including footpath widening, potential cycle lane, seating, and place making.	7	0
Civic Park, cnr Darby St and, Laman St, Newcastle	Civic Park has been recognized as a heritage parkland. HCA mapping within the Heritage Manual should also reflect open spaces with heritage significance, not just built items.	7	0
Shortland Park, Shortland Esplanade, Newcastle	The 1907 stone shelter now sits within the unfinished South Newcastle Beach skate park. The shelter has been restored by CN, albeit some of its setting has been lost. The National Trust has nominated this shelter, the earliest example of Newcastle's 'beach improvement' works for local heritage listing. We think the shelter is the oldest surviving item of ocean beach recreation infrastructure in Australia.	7	0
Suite 12/125 Bull St, Newcastle West	I understand that the sandstone walling at the eastern end of McDonalds formed part of the Newcastle Gas Company. As gasometer was located nearby. CN should ensure that small heritage features - walls, kerbing, signage, bridges over Cottage Creek, steps, etc are preserved. These small details add to the overall character.	7	0
The Base , 3 Tudor St, Newcastle West	This Presbyterian Church hidden by a more recent shopfront, may have been the first (1882) Hamilton Presbyterian Church noted in Trove as celebrating its 21st birthday in 1903. The church was associated with the Presbyterian Burial Ground alongside Cottage Creek now below 710 Hunter St. Ideally, the modern facade would be removed, but the Church itself should be investigated for heritage significance. Being hidden from Hunter St doesn't detract from its significance.	7	0
Unit 1/841 Hunter St, Newcastle West	The 'Catholic Diocese' precinct bounded by Selma St, Parry St, Tudor St (western side) and Hunter St (southern side) has cultural, social, and aesthetic heritage conservation merit. Most of the precinct, including Sacred Heart cathedral and St Joseph's Convent is heritage listed (local). The former St Aloysius Girls High, Sacred Heart Primary School & Southern Cross Hall may reach the threshold of heritage significance. The tower is a local landmark. Include the houses 1-5 Selma St.	7	1
11 Scott St, Newcastle East	Turn-of-the-century terraces.	6	1
13 Telford St, Newcastle East	Examples of timber terraces with overhanging balconies. Set of three.	6	0
2A Zaara St, Newcastle East	Built for first LM of Newcastle. Significant heritage home. Heritage value has been eroded by council allowing subdivision of the original garden.	6	0
4 Parnell Pl, Newcastle East	Tudor-style terrace homes. Set of three.	6	0
410 King St, Newcastle	Entire building should be retained for its significant social history.	6	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
5 Selma St, Newcastle West	These three detached inter-war houses (c1930s) - 1-3-5 Selma are the last remaining row of detached houses in the City Centre. They may be owned by the Catholic Church. They make a good heritage contribution to the CCHCA, and in particular, contribute to the adjacent heritage-listed items owned by the Catholic Diocese. All three of these houses are mapped as 'Contributory' buildings.	6	0
5 Telford St, Newcastle East	Sandhills Public Housing for aged. Good example of infill building in HCA. Social history importance.	6	0
55 Shortland Esplanade, Newcastle East	Built in 1921 Tyrrell House is on the current Local Environmental Plan as being of heritage interest, particularly its facade. Its foyer has original tiles and the high ceilings have ornate work of intricate design. Designed by the architect firm of Pitt and Merewether it sits proudly on Pacific Park looking directly along Hunter Street. It is one of the most photographed buildings in Newcastle.	6	0
64-66 Scott St, Newcastle East	Brewery warehouse now converted to Craft Beer house. Still retains old lift machinery inside.	6	0
726 Hunter St, Newcastle West	An historic steel railway bridge over Cottage Creek has been conserved and forms part of the bridge crossing for the light rail. Cottage Creek should remain within the CCHCA.	6	0
8 Tudor St, Newcastle West	The heritage-listed (local) Dairy Farmers Co-op 'Milk Bottle' clocktower IS being retained as a freestanding landmark in front of a tall mixed office/residential tower to be built by the Thirdi Group. There may be scope to trim or remove a tree, to improve sightlines to the clocktower.	6	0
86 Scott St, Newcastle East	Restored Victorian Terrace.	6	0
9 Shortland Esplanade, Newcastle East	No 5 Shortland Esplanade features a house name 'Cowrie Hole'. This rare survivor from the 1930s, is a typical inter-war beach bungalow. Alex Galloway built two bungalows below his mansion 'Clovelly', (now demolished). The bungalow at No 5 was called 'The Studio'. Although garages have been built in front of the bungalow, its still easy to appreciate the bungalows features. Consider for heritage listing.	6	0
Christie Park, 300 King St, Newcastle	All the key features in this area are already within a heritage conservation area. There is a danger in creating new fragmented and piecemeal areas, or conversely, excising 'no heritage' donut holes from the existing CCHCA.	6	0
14 Dick St, Newcastle West	The Tonella Centre, corner Ravenshaw & Bull, began c1925 as the Producer's Distributive Society (PDS) for wholesale groceries. It was also the Allowrie Butter Factory. In the 1990s, it was the home of NSW Unions training department. It has been said the interior features large red cedar support timbers. Suters City Centre 1990s study identified this as a potential heritage item.	5	0
15 Alfred St, Newcastle East	Well-preserved terrace housing, C19th.	5	0
152 Parry St, Newcastle West	The Christadelphian House of Testimony in continual use since constructed in 1929. Original construction and significant social/religious history.	5	0
20 Parnell Pl, Newcastle East	Row of terrace housing. Small housing stock from C19th.	5	0
27 Alfred St, Newcastle East	Terrace housing from 1800s. Many restored, some with unsympathetic additions.	5	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
33 Stevenson Pl, Newcastle East	Italianate terrace.	5	0
42 Union St, Newcastle West	Rare remaining example of a late 19th century warehouse, which contributes to the important intersection containing other historical buildings such as the Commonwealth Hotel, the Fire Station and the retail terrace shopfronts. Ideal to be re-purposed for a retail/commercial purpose.	5	0
502 King St, Newcastle West	Birdwood Park was the site of The Stadium, a venue for boxing, circus and entertainment. During WW2, a National Emergency Coordination centre was set to coordinate the civil defence response in case of air raids. Located adjacent the Long Tan Village, it would be ideal if more seating and paths were established to better activate the park.	5	0
506 Civic Ln, Newcastle	The remains of a c1857 railway turntable is protected in this location by a fence. Archaeological excavation spoil was backfilled. The brickwork of the Turntable Pit exposed in this exploratory excavation has verified the exact location of the c. 1857 Turntable. The Turntable is by far the most significant item of rail heritage in Honeysuckle and is a highly significant item in the history of railway development in Australia. Some years back, Council proposed a small Turntable Park.	5	0
590 Hunter St, Newcastle West	This building is an important part of Newcastle's history/heritage and needs to be protected.	5	0
650 Hunter St, Newcastle West	Remnants from the Honeysuckle (railway) Station were found are the current site of the Honeysuckle Light Rail stop.	5	0
8 Devonshire St, Newcastle West	3 Devonshire Street - a freestanding late 19th century dwelling. Part of the original streetscape and associated with an adjacent Dance Hall (demolished). Professor Allard a Phrenologist also operated his business there, and in the 80's/90's it became the iconic Kurt's Coffee Lounge. Should be retained for its visual contribution to the laneway, it's long and colourful history and as a rare example of a freestanding dwelling of it's era.	5	0
876 Hunter St, Newcastle West	878 Hunter St is the current site of Werrin's - former glass merchants. This recognized Contributory 1 building was erected in 1929, and extended in 1936. The house is still owned by a member of the Werrin family. Werrin's provided the glazing for many CBD buildings, including the listed Union Steamship Company in Watt St. Recommend investigation for heritage listing.	5	0
990 Hunter St, Newcastle West	Not a heritage matter - please consider pedestrian and cycle access from Wickham Park through to Railway Lane.	5	0
Nobbys Signal Station, 1 Nobbys Rd, Newcastle East	Recent sculpture exhibition highly successful. CoN wouldn't fund it so had to be funded privately. Huge crowds drawn and city not locked down as for Supercars. CoN needs to create more of these passive recreation events.	5	0
Stokes Apartments, 15 Colliers Cl, Newcastle East	Avenue of mature trees removed for Supercars needs to be replanted. The park and playground is barren now.	5	0
The Plankways, 15 Colliers Cl, Newcastle East	Site of the Zaara Street Power Station. Needs interpretive sign/monument to educate people of the past history of the site.	5	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
13A Honeysuckle Dr, Newcastle	This building is an important part of Newcastle's history/heritage and needs to be protected.	4	0
19/23 Steel St, Newcastle West	Like its bigger brother, Little Birdwood Park is tired and underutilised. With more apartment dwellers living in the area, there is considerable scope to revamp this park to include shady nooks, seating, and public art.	4	0
2 Scott St, Newcastle East	Historic Villa Franca building.	4	0
23 Telford St, Newcastle East	Tyrrell House. Links to Anglican Church and heritage of Newcastle East.	4	0
231 Hunter St, Newcastle	c1890, Late Victorian shop with classical detail. Contributing to history and character of this city block.	4	0
275A Hunter St, Newcastle	The Corona Building with its beautiful detailed brickwork is a building worth heritage merit. Not just for the building's detail and architecture but to its connections to the Australian Agricultural Company and its long-standing business in Newcastle. Additionally, its architect the most significant architect working in Newcastle from the 1880s Frederick Castleden (and his son Archer). The Corona Building has had many businesses including The Corona Cafe, a part of the Greek Cafe era.	4	0
30 Shortland Esplanade, Newcastle East	The Ocean Baths pavilions (north & south), central building, and facade date from 1922 (with the facade modified in 1928). CN needs to ensure that the cultural, social and aesthetic significance of the baths is retained in accordance with the Baths Conservation Management Plan. Retention of the facade only would be a poor outcome.	4	0
31 Watt St, Newcastle	Former nurse's home, now apartments.	4	0
33 Scott St, Newcastle East	Currently an architect's office. Unique example of terrace house with innovative treatment to facade.	4	0
35 Stevenson Pl, Newcastle East	Set of three terrace houses built by berthing master of harbour in 1885. Unique in that they were built for brothers with different sized families, reflected in the differing sizes of the terraces. Oldest terraces in Stevenson Place.	4	0
36 Scott St, Newcastle East	'Scotties' terrace/shopfront sits on an important corner site. The building was designed by Frederick Menkens.	4	0
53 Stevenson Pl, Newcastle East	Fine example of terrace housing.	4	0
59 Parry St, Newcastle West	The entire precinct bound by King-National Park-Warrah-Stewart is largely comprised of warehouses which can be readily adapted for multiple purposes. The precinct could become the entertainment heart of the new western CBD just like the Warehouse Precinct, in Austin Texas.	4	0
904-908 Hunter St, Newcastle West	The prominent brick warehouse, part of Kennard's Storage. is accessed from Tighe St. The warehouse was designed by prominent local architects Oldham & Lees, and built in 1937 (see Reedman, Hunter Architects) for the NSW Co-operative Wholesale Society (CWS). The NSW CWS was established in 1912 by 4 Hunter Valley co-operatives to overcome challenges such as price-cutting by competitors. Worthy of heritage listing on technical, historic, social & aesthetic grounds.	4	0
Hunter St & Auckland St, Newcastle	Prominent and beautiful Inter war deco building. Designed by Emil Sodersten. Highly worthy of heritage conservation. A landmark building in the city.	4	0
1 Telford St, Newcastle East	NBC Court...adapted to a secretarial school in 50s. Social and heritage significance.	3	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
13 Shortland Esplanade, Newcastle East	Recent modern rooftop extensions, additions and renovations along Murray Ave and the northern side of Beach St are out of character and scale with neighbouring heritage properties. While the additions may have less visual impact from the front elevation (such as Fort Drive), they have a greater impact on Beach Street. The desire to grab that ocean view is understood, but no one 'owns a view'. Heritage controls in this regard need to be tightened.	3	0
13 Zaara St, Newcastle East	Significant large corner house with stone foundations.	3	0
155 Wharf Rd, Newcastle	One of a kind and has to be preserved.	3	0
16 Parnell Pl, Newcastle East	Single -storey miners' cottage C19th.	3	0
23 Telford St, Newcastle East	Public Housing for aged residents. Unobtrusive infill building. Social history importance.	3	0
25 Zaara St, Newcastle East	The Carlton Building dates back to the 1880's and has had a local heritage listing on its facades for many years. It's position on the Corner of Scott and Zaara makes it a iconic structure in Scott Street. In 1928 the building was re-developed using a design by local architect Mr E.C. Sara. The redevelopment included the current facades and an enormous lounge in Roman renaissance style with Doric columns and roof beams panelled in plaster. Some of this work is still visible inside Sticky Rice.	3	0
3 Wood St, Newcastle West	There are four interesting shopfronts/stores from the interwar period on the northern side of Wood St opposite the heritage-listed Quest Hotel. Little is known about these buildings - which may front older buildings at the rear. The street has appeal and could become a niche boutique shopping area.	3	0
30 Shortland Esplanade, Newcastle East	Historic wrought iron and galvanised iron shelter shed	3	0
38 Alfred St, Newcastle East	The two alleyways either side of Albert Street, feature rare & unique 'landscapes' offering glimpses of the rear elevations and outbuildings of late 19th and early 20th century buildings. Heritage and building controls need to ensure that the remaining backyard 'dunnies' are retained to provide a 'window' into a much earlier era. These lanes would have been by the 'night soil' carters.	3	2
412 King St, Newcastle West	Built in 1925, replacing an earlier Star Hotel, 'The Star' is certainly not Newcastle's oldest pub. But given its social history, community associations and aesthetic, the southern portion addressing King Street and Devonshire Lane should be heritage listed.	3	0
43 Stevenson Pl, Newcastle East	Pembridge Terrace...row of significant terrace housing.	3	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
681B Hunter St, Newcastle West	The Cottage Bridge was once a well-known landmark that marked the western end of Newcastle, and the transition to the Maitland Road. The bridge abutments should be conserved. There is potential to improve the concrete slab over Cottage Creek on the southern side to make it an attractive open space on the pedestrian route to Marketown.	3	0
756 Hunter St, Newcastle West	The three shopfronts at 758-764 Hunter St comprise the 1880s Shedden's Building built for Alexander Shedden, a Newcastle Alderman and Mayor of Wickham. The location was initially Charlton St Wickham, at 'the Cottage Bridge'. Shedden owned a firm of builders, joiners & undertakers (handy with the cemetery nearby). The private Centennial Museum was set in the building in 1887. This item makes a strong contribution to the Bank Corner precinct, has unusual attics and may have heritage significance.	3	0
904-908 Hunter St, Newcastle West	Here's an image of the NSW Co-op Wholesale Society warehouse 1937, today's Kennards Storage. Oldham & Lees were prominent local architects responsible for several heritage listed items across Newcastle, however, this appears to be their only building of substantial scale.	3	0
Civic Park, cnr Darby St and, Laman St, Newcastle	Memorial Grove is a commemorative and reflective garden space, with multiple memorials and plaques positioned throughout.	3	0
Level 1/140 King St, Newcastle	This brick 2 story building contributes to the built character of this historical part of Newcastle. Including details such as 4 arched windows with paned glass. Sympathetic to the building height and arched windows in the buildings opposite including Central Hall and The Newcastle Wool Exchange. All of these building contribute to a shared history and built character of the narrower streets of King St.	3	0
level 1/4 Crown St, Newcastle	Warrah House, 1935, worthy of heritage merit. Built by AA Co after Company Rail Bridge was demolished in 1921. A shared history and built character with nearby buildings including the Corona Building. The entire block through Crown St has heritage merit with landscaping and 2 story building height making it a nice walkable area. Warrah House included Tatler Newsreel Theatre then Roma Theatre with many historical societal connections. Including connections to the Goumas family & cinema business.	3	0
Nobbys Rd before Wharf Rd, Newcastle East	The convict-era Macquarie Pier began at this point now marked by an circular plaque. A significant portion of Macquarie extends through the Newcastle East HCA on its route to Nobby's Headland (then an island).	3	0
The Plankways, 15 Colliers Cl, Newcastle East	Community garden...centre for growing, meeting, socialising. Important social and environmental history.	3	0
110 Maitland Rd, Wickham NSW 2293, Australia	This is the start of an embanked historic railway formation that runs through Wickham and heads toward Throsby Creek and the Carrington Bridge - hence the street name 'The Branch' (line) in Wickham. This would make an excellent walking and cycling railtrail to access Throsby Creek and the harbour.	2	0
14 Perkins St, Newcastle	The two 2 story buildings to the left of the Victoria theatre need heritage conservation. They both display facade and roofline decorative elements and the 2 story shop fronts are compatible with the height of the Victoria Theatre. Will help to maintain a historical built character down that side of Perkin St to Crown & Anchor.	2	1

Geo Address	Heritage conservation merit	Up Votes	Down Votes
2 Alfred St, Newcastle East	Rare single storey duplex, C19th.	2	0
20 Auckland St, Newcastle	Northumberland County Council building, designed by Frank Stone with Todd & Hay. Now Watt Space Gallery an important part of the arts and university community in Newcastle, redesigned by an alumni winning several awards.	2	0
28 Stevenson Pl, Newcastle East	This building, in shape, form and some internal features of the lower floors, dates from the original David Cohen Bond Store built in circa 1895. It burnt down in 1900 and was rebuilt in a lower style which remained until it was redeveloped in 1994. Whilst it is listed (1491), I believe, as the John Bull Bond Store this makes reference to a later use of the building and it should be listed as The David Cohen Bond Store. It should remain on the register as an item of heritage interest.	2	0
3 Stevenson Pl, Newcastle East	Well-preserved terraces. Good example of C19th terrace housing. Some with basements.	2	0
30 Alfred St, Newcastle East	Typical workers' terrace housing from late 1800s.	2	0
32 National Park St, Hamilton East NSW 2303, Australia	Lovely inter-war c1934 'block of flats', possibly by Oldham & Lees. Recent renovations have altered the exterior appearance a little. but it still reads as an inter-war apartment. Some interesting deco features throughout the interior.	2	0
32 Wharf Rd, Newcastle East	Naval history	2	0
35 Nobbys Rd, Newcastle East	History from convict and depression era	2	0
39 Denison St, Newcastle West	'Hamilton Chrome', a fascinating skilled workshop from the 1930s which is still operating. The signage is a classic! Seemingly functionalist items also possess cultural value and charm, and reflect that Newcastle West was largely a working man's light industrial and bulky goods precinct. Much of the west end was originally either Hamilton or Wickham.	2	0
509 Hunter St, Newcastle	This building is a very important part of Newcastle's history/heritage and needs to be protected.	2	0
7 Stevenson Pl, Newcastle East	Unusual free-standing 'terrace'.	2	0
840 Pacific Hwy, Newcastle West	The prominent 'Pryors Building 1921' sits on the key site Hunter-Stewart Ave corner in the 'new CBD.' The indigenous mural on the eastern elevation has become a loved local landmark. Well-known Mr Pryor built the three shopfronts when he left his partnership with Mr Steggle. Pryor rented the shopfronts out & built a produce store opposite the nearby brewery; S&W Miller had a popular appliance store here 1970s-c2000. Rare item of this age & quality west of Stewart Ave. Investigate heritage	2	0
The Base , 3 Tudor St, Newcastle West	Also read - Suters Heritage Study - that it might be Methodist. But that report has it on list of potential heritage items.	2	0
21 Pacific St, Newcastle	Pacific Park is an important green open space that needs conservation. It is well utilised by the community and visitors and provides a good place between the eastern end of Hunter Street and Newcastle Beach.	1	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
22 Parnell Pl, Newcastle East	Shelled by Japanese sub attack. during WW!!	1	0
282 King St, Newcastle	The Roundhouse (Crystalbrook) is now listed on the State Heritage Register. Time to update the Heritage Technical Manual mapping which shows this building as only 'Neutral'. It should be 'Brown' - of heritage significance.	1	2
427 Hunter St, Newcastle	Decorative brick 1878 corner building with a long history of merchants.	1	0
685-687 Hunter St, Newcastle West	Brambles Butchery (685 Hunter) was built in 1884 for Walter Bramble, the 'father' of the ASX-listed Brambles logistics empire. The business began as a family butchery and expanded to the carrier trade and shipping. The butchery featured NSW's largest steam-driven sausage machine. The Brambles enterprise began from this building. The western elevation features a large rare painted c1930s 'ETA Peanut Butter' advertisement in need of weather protection. Recommend heritage listing.	1	0
738 Hunter St, Newcastle West	The former Bellevue Hotel remnants at this prominent corner work because they are more than just the exterior facade, but include a meaningful portion of the hotel.	1	0
767 Hunter St, Newcastle West	Fowlers Hotel from 1909. A long-standing pub building on the corner. A remanent of the history of Hunter Street from 100+ years ago. As more and more of this infrastructure is removed from Newcastle West this would be an important conservation and has potential to become a historic pub or restaurant type venue within the multi-story hotel and upcoming apartment district.	1	0
880 Pacific Hwy, Newcastle West	Here's a photograph of Werrin's Glass Merchants. This area, originally known as Charlton Street, Wickham is one of very remaining examples of the light industrial businesses that characterized the area west of today's Stewart Avenue. The area around the Interchange was once the site of carriage makers, a Horse Bazaar, Brewery Lane, a cooperage (for beer barrels) etc.	1	0
9 Darby St, Newcastle	Site of the first purpose-built car dealership in Newcastle - built by Kloster family.	1	0
Shop 1, Level 1/517 Hunter St, Newcastle	This important group of 1880s shopfronts and terraces line the south side of Hunter St from Worth Place ('Hunter Violins', 505 Hunter) to 1 Union St. The group is anchored by the heritage-listed Stegga's Emporium (which includes the iconic 'Rockshop') comprised of 7 shopfronts built in 1884 to a Menkens design. The owners need assistance to unite the facade in a single colour scheme. Apart from the entry building to 'Sky' this row is largely intact. The group forms a heritage landscape.	1	0
103 Hunter St, Newcastle	Astoria Cafe building with its beautiful stained glass and hand painted signage still visible on the awing is one of those inner-city details that should be retained.	0	0
15 Pacific St, Newcastle	The western asphalted section of Pacific Park doesn't work well, is untidy and should be softened with plantings and street furniture. Pacific Park was the work of a notable landscape architect, but it some areas have not been maintained well. Kids and families love the solar fountain in the summer months!	0	0
158A Hunter St, Newcastle	Municipal Building worth of protection.	0	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
168 Hunter St, Newcastle	Dangar Offices, Menkens, FG Castleden / Federation Free style Significant for its association with the Dangar family. Survived the Cohen Warehouse fire. Beautiful building, very worthy of protection and adaptive reuse	0	0
17 Bolton St, Newcastle	Bookended by the former Newcastle Courthouse (SHR) and the former Railway Station (SHR), Bolton St features the finest collection of heritage and contributory buildings in Newcastle, including well known buildings faced with stonework at the iconic Bolton-Hunter intersection. A number of impressive buildings in this street are not heritage listed, but are make a string contribution. 'Refreshment' of their facades (new window treatments, entries, etc) should be avoided.	0	0
188 Hunter St, Newcastle	The School of Arts has been standing on this site for 148 years. It is an ornately detailed facade and fits well with the decorative 2 story architecture of this area.	0	0
2/110 Hunter St, Newcastle	Colonial Life Mutual Life Building is a stunning landmark building. Full of intricate detail this is a historical keeper.	0	0
22 Newcomen St, Newcastle	The suburb Blackalls Park and Blackall House in Newcomen Street are named after the same couple. Blackalls Park is named after Alderman, Newcastle Mayor and business owner Tom Blackall. Blackall House is named in recognition of Ruby Blackall's efforts to form the Newcastle Branch of the Adult Deaf Society and raise money to build their headquarters here. For 87 years Blackall House has opened its doors up to many in the community, theater, dance classes, radio shows etc	0	0
22 Wood St, Newcastle West	this area/block is really cute and should be protected. Unfortunate that the old cambo is getting the bulldoze.	0	0
220 Hunter St, Newcastle	History of this building needs further investigation. It has always been a decorative entrance to the mall, sympathetic to the decorative facade of the former David Jones Building and the Crown and Anchor diagonally. They work together well and this entire area has a shared character.	0	0
25 Alfred St, Newcastle East	Alfred Street consists of 100-year-old terrace houses, which used to be wharf workers living accommodation and are now beautifully being renovated by current owners. It's a beautiful community with strong ties to the heritage of the area.	0	0
28 King St, Newcastle	This garage/apartment building is unique, it has some art deco roof lines that make me wonder what is the history of this little historic gem.	0	0
29 Beresford St, Newcastle West	keep this and protect this	0	0
35-37 Watt St, Newcastle	Manufacturers House, State Heritage Listed, prominent corner for such beautiful Classic Revival style - should remain protected.	0	0
505 Hunter St, Newcastle	Historic 2 story shopfronts complete with awnings and decorative upper brickwork. Complimentary to Stegga's height and awnings.	0	0
539 Hunter St, Newcastle West	Beautiful decorative brickwork facade, vertical deco lines.	0	0
557 Hunter St, Newcastle West	Grouping on beautiful buildings, including a Menkens designed building. Detailed brickwork, arched windows, turret.	0	0
569 Hunter St, Newcastle West	Here is a pic of the near consistent row of heritage and contributory items stretching along Hunter St (northside) from Union St to the northern end of the Star Hotel (now Star Apartments) at Devonshire Lane. Another row can be found on the eastern side of Union St stretching to Worth Place and includes Steggas Emporium, a heritage listed landmark.	0	0

Geo Address	Heritage conservation merit	Up Votes	Down Votes
671 Hunter St, Newcastle West	The 99-year-old Theatre Royal. Long standing business on Hunter Street. An institution for many Novocastrians going to the theatre and movies over many decades, myself included. Designed by Charles Bohringer, very few of his art deco cinemas remain. Much of the art deco fabric remains ...horizontal line exterior pattern, foyer staircase with deco grille work, stepped ceiling designs and circular wall motifs. A rare historical building with many societal connections.	0	0
687 Hunter St, Newcastle West	Depicted, is the near consistent contributory group that runs on the southern side of Hunter St from Steel St to National Park St. End closest to the camera is obviously taken from Bank corner. The tall apartment tower is set well back, and doesn't impact on the human scale streetscape shown here. These shops also bookend the Bank Corner end of Bellevue St.	0	0
7 Newcomen St, Newcastle	2 story building, facade is covered is unsympathetic signage. But this building appears quite old, it's possibly the oldest standing building on this block of Newcomen St. Would warrant further investigation.	0	0
75 Parry St, Hamilton East NSW 2303, Australia	This small precinct of warehouses backs onto Warrah St housing which falls within the Hamilton South HCA. Removal of this Parry St precinct from the HCA may adversely impact the neighbouring HCA.	0	0
809 Hunter St, Newcastle West	Little is known of these two Contributory 2-storey interwar shops with brick facades. The residential portion of the buildings at the rear of the shopfronts may be from an earlier period. Worth investigation for heritage potential.	0	0
9 Newcomen St, Newcastle	City Arcade has a fascinating history, retain this within a heritage conservation area and give it the chance to age with time and be appreciated by the community. Most things that escape demolition end up being cherished by community for their uniqueness. In 1939 this was Newcastle first shopping arcade complete with remnants of the older Victorian-era baths underneath. Where else does this exist in Australia? It has a lot of the art deco fabric intact both exterior and interior.	0	0
Suite 3, 125 Bull Street, (Entry via Dick Street), Newcastle West	Stunning building	0	0
The Plankways, 15 Colliers Cl, Newcastle East	harbour shore prior to European settlement and convict early camp site	0	0
The Plankways, 15 Colliers Cl, Newcastle East	Old railway sheds - was very important transport centre	0	0
Unit 2/31-33 Watt St, Newcastle	Union Steam Ship Company Building is already listed under LEP. A beautiful building that should remain protected.	0	0

Shared history and built character

Geo Address	Shared history and built character	Up Votes	Down Votes
13 Watt St, Newcastle	There should be a new heritage conservation area in Newcastle's East End based on Henry Dangar's 1828 Kings Town plan.	35	7
Lee Wharf, Honeysuckle Dr, Newcastle	Not too sure of the history, but they are both obviously Wharf Buildings looking nearly identical. The hotel has maintained the look and feel of the old structure, I only hope the new owners of the other one, 'Hope Estate' do the same.	30	1
Birdwood Park, 2 Stewart Ave, Newcastle West	Burswood Park has history and deserves updating & maintenance.	16	2
787 Hunter St, Newcastle West	The sympathetic restoration and reuse of the former brewery building has allowed all the essential elements to remain. Even though it is now a hotel it is still possible to see it former use. Should be given heritage listing for future protection.	13	1
Newcastle Civic Park, King St, Newcastle	Beautiful open space in the city centre with iconic fountain surrounded by grand old trees and gardens	13	1
Outdoor Ping Pong Table by POPP, 365 Hunter St, Newcastle	Great outdoor space surrounded by historic buildings. Could be used more for outdoor events.	12	0
136 Parry St, Newcastle West	Marketown supplies food, local shops & services to the nearby apartments & future developments. It could do with improvement, but is needful to provide supply to a growing local community.	10	1
559 Hunter St, Newcastle West	Commercial buildings of similar scale, and varying architectural eras, anchored by Devonshire Lane. A bustling little precinct has developed through the reactivation of various buildings into cafes and bars.	8	0
Christie Park, 300 King St, Newcastle	How about a new heritage conservation area which takes in the older buildings and public spaces of Civic and Honeysuckle? Lots of Newcastle institutions (Uni, art gallery, library museum, theatre, churches and Council etc.) surrounding Civic Park/Museum Park, old coal train routes linking through to the port, and beautiful buildings from Victorian and Art Deco times.	7	2
28 Stevenson Pl, Newcastle East	Although not a precinct as such, Newcastle's heritage-listed collection of bond stores/ warehouses collectively are of state significance. Ideally, they should be linked via a 'warehouse trail'. They include (not all within the HCAs under review): David Cohen Bond Store, Earp Gillam Bond Store (& its neighbour), Cohen's Bond Store facade (Bolton St), Hall & Sons, Bebarfalds warehouse, Ireland Bond Store & Fred Ash warehouse. They serve as constant reminders of significant mercantile trade.	6	0
22 National Park St, Newcastle West	Interesting precinct of warehouse conversions, commercial and retail. The activation of these buildings of varying 20th century ages create an inner city, industrial character adding to the 'revitalisation vibe' of the overall city.	5	0
513 Hunter St, Newcastle	These shops with the crest on top, although in poor condition, are important to Newcastle's history.	5	0

Geo Address	Shared history and built character	Up Votes	Down Votes
289 King St, Newcastle	This low density, low-rise pocket of warehouses & offices, is generally only seen from King Street. The area is bound by Auckland-Gibson-John-King Streets. Along Gibson Street it shares a border with the Cooks Hill HCA, and is lined with terraces houses on the southern side. Most of the buildings are 'contributory' to the CCHCA. Gibson St is already facing parking challenges. This is an important transition zone to Cooks Hill.	4	0
55 Stevenson Pl, Newcastle East	This area of the true EAST END has significant heritage value due to the mix of original style buildings reflecting the early years of Newcastle. This whole area should be heritage listed and should be subject to strict control of heights, FSR, and architectural form for any redevelopment, additions or modifications to the existing buildings. It is important that the uniqueness of the EAST END is not compromised by inappropriate development that does not blend with or enhance the area.	4	0
779 Hunter St, Newcastle West	There is a good, interesting and eclectic collection of heritage items (Cambridge & Quest) surrounded by several identified Contributory 1 & 2 buildings. including 1880s 'Lawson' at 23 Denison (pictured), a large Victorian house behind a shop at 25 Lawson and several interwar shops at 6-12 Wood St. Throw in 876 Hunter Werrin's Glaziers (1929) across the road from the Cambridge and Hamilton Chrome corner Denison & Parry.	4	0
246 Parry St, Newcastle West	All the buildings within this polygon form part of the glebe land of the Catholic Diocese of Newcastle & Maitland and are associated with the heritage-listed Sacred Heart Church, former St Joseph's Convent, former St Aloysius Girls High and other Contributory buildings including the Southern Cross Hall, Catholic Chancery and former Sacred Heart Primary School. The three inter-war residences 1-5 Selma make a strong contribution to the precinct. The church tower is a local landmark.	3	1
31 Beresford St, Newcastle West	Bound by Stewart Avenue-Beresford-Bellevue-Cottage Creek & Hunter Street, this node has a consistent built character and scale, including warehouses and shop-top housing. Call it the 'Bank Corner precinct'. Bellevue St is the standout - a quiet shady nook anchored by Bar Mellow, Bank Cafe & Metro Cycles, with Core Cafe on Hunter St. Beresford St has some interesting warehouses and two terraces.	3	0
42 Shortland Esplanade, Newcastle East	Despite more than two decades of significant change to Shortland Esplanade due to the development of apartment complexes, I do not think it is wise to excise this area from the Newcastle East HCA. The HCA boundary also covers the beach, baths and Canoe Pool. Historically, Newcastle East is connected with convict Newcastle, with some apartments on the Esplanade sitting on Gaol Hill. The architecture may change, the history and archaeology is the common thread across Newcastle East.	3	0
42 Union St, Newcastle West	Aldi aside, this low-rise precinct of inter-war warehouses and offices has great potential to transition to a creative cafe, boutique retail & small scale office precinct. The streets are well shaded, wide and generally quiet. The precinct is bound by Union-Parry-Ravenshaw-Bull Streets. The 'Parry Street Garage' gives an indication of what this precinct could offer. The Tonella Centre (1929) should be considered for heritage listing.	3	0

Geo Address	Shared history and built character	Up Votes	Down Votes
11 Honeysuckle Dr, Newcastle	For the purposes of naming precincts with a common history, and several listed heritage items, the two Lee Wharf sheds, wharf remnants, the Honeysuckle Railway Workshops (Museum, 'Wine Selectors', gym, Divisional Engineers Office) combine to form a Honeysuckle Heritage Precinct focused on industrial heritage. The Civic Railway Station (Newcastle Visitor Info Centre) is also within the area. The precinct is readily identifiable despite recent apartment developments.	2	0
528-534 Hunter St, Newcastle	This narrow strip of Hunter St legal chambers, small offices, and bridal shops have a commonality in scale and era ranging from inter-war to early 1950s. They represent the westward growth of the traditional CBD into and beyond the Civic Precinct. The narrow lots were ideal for small company offices and associations. The back-of-building streetscape viewed from Wright Lane is quite fascinating. There is potential to transform Wright Lane into something much better than a car park.	2	0
635-641 Hunter St, Newcastle West	There is a similarity in built form and shared history across the precinct bound Union-King-Steel & Hunter Streets. An emerging dining and entertainment precinct is growing along Union Street and around Devonshire Lane with 'Antojitos' on Steel St. There is further potential for cafes in Steel Street. The area was Newcastle's original Chinatown, with a Chinese Church at 3 Devonshire Lane (the building is now located in Kotara) and markets at Steel St and market gardens along Cottage Creek.	2	0
11 Queen St, Cooks Hill	This south-eastern portion of the CCHCA should not be excised from the conservation area. This area shares its outer border with The Hill HCA. Its low density, human scale buildings don't detract from Civic Park, nor hide the western slopes of The Hill. In some ways, this area serves as a buffer zone.	1	0
Union St at Hunter St, Newcastle West	Along the south side of Hunter St from Devonshire Lane to Worth Place, there is an almost intact assemblage of heritage-listed and heritage-contributory shopfronts from the Star Hotel (569 Hunter), through to Stegga's Emporium (corner Union-Hunter 513-523 Hunter). To this can be added the 1880s shopfront 505-507 Hunter (Hunter Valley Violins). This row should be reduced to a row of facades. Stegga's needs some love and attention.	1	0
10 Zaara St, Newcastle East	This entire area should be protected from development and overshadowing max height limit construction. It is a walkable charming area full of alleyways and historic areas. This is a gem of an area and always a location I take people when visiting. Combined with Fort Scratchley, Nobbys, The Ocean Baths Pavilion areas this is unique and worthy of protecting.	0	0
117 Scott St, Newcastle	The character of Bolton Street is beautiful. It is in large part to a lot of the older buildings being left intact to create a street scape full of ornate buildings such as the post office, former court chambers, The Ship Inn, Rose Cottage/Toll Cottage. Sight lines in Bolton Street terminate with historic buildings either end. It speaks to the business activity of Newcastle city over many years. Highly worthy of heritage precinct protection.	0	0
134 King St, Newcastle	'Old Town' is the name often used for the township formalised by Surveyor Dangar in 1823. Dangar's street grid is rare in Australia, being set to dimensions formed in 1810. Our city town grid is 200 years old, and pleasantly intimate. The 1804-1823 convict settlement was located within this precinct, roughly on the same grid. Some of the precinct extends to The Hill. Dangars Market Square and axis from harbour to church are key elements. Newcastle most important built items are within.	0	0

Geo Address	Shared history and built character	Up Votes	Down Votes
150 King St, Newcastle	This perimeter roughly defines the Australian Agricultural Company heritage precinct which begins at Brown St, the eastern edge of the 1824 2,000-acre grant to the AACo. This boundary constrained the growth of Newcastle for many years. The precinct includes the AACo bridge remains, site of Australia's oldest (1830) railway, Argyle House (Fanny's), and several prominent inter-war buildings built by the AACo (Warrah, Corona, etc) named after large grazing properties.	0	0
289 King St, Newcastle	This area is historically known as The Civic precinct - a name that endures. The 'Civic Block' - Civic Theatre, City Hall, NESCA House, with Wheeler Place, forms the centrepiece. There is a clear central axis from the War Memorial Library through to Civic Station. The Roundhouse now has state significant heritage. This is the administrative and cultural heart & includes the Art Gallery, NuSpace, the Courthouse, Tax Office & legal & financial offices. Western end is harder to define.	0	0
397 Hunter St, Newcastle	With the disused railway corridor, vacant land between Wright Lane and Civic Lane (formerly part of the Honeysuckle Railway depot), and the visually interesting 'back lane' streetscape of Civic Lane, there is potential to create a buzzing and intimate precinct of townhouses, a laneway market and creative spaces. It takes vision and courage to make memorable use of this space.	0	0
5 Union St, Newcastle West	The short section of Union St between Hunter and King Street, has a pleasing collection of inter-war buildings either side of the street. This small precinct is becoming an entertainment hub, and has potential for growth.	0	0
679 Hunter St, Newcastle West	The northern side of Hunter St from Steel St to National Park Street features an almost consistent streetscape of aesthetically pleasing Contributory items divided by Cottage Creek and anchored by the Theatre Royal. While the Empire Hotel lot is now vacant, the interwar facade of the Swift development has been retained. Brambles Butchery (1884) may be of heritage significance. The northern end, falls opposite Bank Corner. If we lose this west end heritage, not much is left.	0	0
684 Hunter St, Newcastle West	The area historically forms a Newcastle West heritage precinct within the NCCHCA. Much of the heritage integrity of this area has been lost to recent large floorplate developments which have a greater impact on the character of King St. It is even more important to retain those small sub-precincts and cohesive streetscapes within the west end: Bank Corner, and near consistent rows of heritage/contributory items from Worth Place-Devonshire St and Steel-National Park St, north side of Hunter St.	0	0
789 Hunter St, Newcastle West	Enclosed is a less well-defined Newcastle West industrial precinct incorporating the Castlemaine Brewery (Quest), Cambridge Hotel, Kennards Warehouse (1937), Dairy Farmers Corner and a number of warehouses in Wood, Denison and Hunter St. The area was once a colourful & thriving area shared between Wickham and Hamilton, dependent on the wharves and railway. Its even more important now to protect some reminders of that area, given development pressures.	0	0

Geo Address	Shared history and built character	Up Votes	Down Votes
National Service Memorial, Civic Park, Cnr King St and, Auckland St, Newcastle	This boundary roughly defines the Civic Precinct, largely based on the interwar Civic Block centred on Wheeler Place. Several significant heritage items are within including the Roundhouse, NESCA House, City Hall, Civic Theatre, Civic Station, Northumberland County Council, Clarendon, Bennett building, Fred Ash warehouse, and the former Blue Peter Hotel. Civic Park is also within. The western boundary is less apparent, but probaly falls around Worth Place.	0	0

Locations/buildings of no heritage conservation merit

Geo Address	Locations/buildings of no heritage conservation merit	Up Votes	Down Votes
33 Shortland Esplanade, Newcastle East	This area has destroyed former heritage and currently presents nothing that can considered of heritage value.	24	3
150 Wharf Rd, Newcastle	Following the removal of Queens Wharf Tower there is no built heritage value left at this site. This entire area surrounding the brewery and ferry wharf needs a re-think and a revamp. Youths frequently use the pool for cooling off in summer. There may be some social/community value in this?	21	4
29 Zara St, Newcastle East	Although Noah's has been there a little while this whole area of Tyrrell Towers, Kingston, and the Azura buildings have absolutely no heritage value. If they do then 95% of Newcastle should also.	21	4
2/684 Hunter St, Newcastle West	The Ibis Hotel hurts my eyes. KFC next door is not much better either!	20	0
511/67 Watt St, Newcastle	Another new building with no heritage value.	20	0
5 King St, Newcastle	You have got to be kidding. This hotel was built in about 2015. This has no heritage value.	19	0
Shop 10a/136 Parry St, Newcastle West	Marketown West. Negatively impacts the surrounding area's beauty and has no architectural value. Land use can be utilised much more efficiently with a denser layout.	19	7
102/61 Shortland Esplanade, Newcastle	The building was built in about 2004 and has no heritage value.	18	0
Ground Floor, 75 Shortland Esplanade, Newcastle	The Arena building were built in about 2018 and have absolutely no heritage value.	18	0
1 King St, Newcastle	This building was built in about 2011 and has absolutely no heritage value.	17	0
684 Hunter St, Newcastle West	KFC building is invariably littered with KFC litter, grease stains & squashed food. The business should be held accountable for the footpath litter around them.	16	0
150 Wharf Rd, Newcastle	building is abandoned and has no value due to structural issues. whole area should have a rethink	15	2
21 Parnell Pl, Newcastle East	The hotel in this location has no heritage merit and in fact impacts on the heritage character of the park and surrounding houses - it was built and developed without regard for sensitive development in heritage areas. Any redevelopment should be require it to fit in with the character of the area.	14	5
Unit 2/1 King St, Newcastle	As before this building was built in about 2011 and has absolutely no heritage value.	13	0
777 Hunter St, Newcastle West	No Heritage merit warranted. New building with no established community engagement.	11	2
23 Scott St, Newcastle East	No heritage value.	9	0
575 Hunter St, Newcastle West	Built around 2000	9	1
11 Argyle St, Newcastle	How can this carpark have any heritage value	8	1
Shop 7 Marketown Shopping Centre Cnr National Park Street And, Parry St, Newcastle West	No heritage merit	7	2

Geo Address	Locations/buildings of no heritage conservation merit	Up Votes	Down Votes
237 Wharf Rd, Newcastle	A blue glass box by the Harbour, built a few years ago	6	2
22 National Park St, Newcastle West	No heritage merit	5	2
54 Union St, Cooks Hill	No heritage conservation merit. Relatively new development.	5	0
55 Shortland Esplanade, Newcastle East	No heritage value evident	5	0
982 Hunter St, Newcastle West	There is very little heritage conservation merit remaining in the area bound by the railway corridor in the north, railway street to the east, Hunter Street (northern side) to the south, and 990 Hunter St (approved site of 'Aurora Apartments'). That said, any tall redevelopment of this precinct has the potential to overshadow heritage items, and detract from the character of Wickham. Site lines to the prominent landmark tower of Sacred Heart Cathedral also need to be preserved.	4	0
7 Scott St, Newcastle East	Whilst the section buildings and streets to the north of Scott Street are a fine example of "historic" buildings and need preservation, the few historic buildings on the southern side of Scott Street are a mixed lot and look totally out of place amongst the different architectural eras. They are an eye sore. The sooner the older buildings on the southern side are demolished and replaced with medium height (say 5 to 8 stories) structures the sooner Newcastle can be recognised as a "modern city".	3	28
700 Hunter St, Newcastle West	The buildings and large open car parks in this precinct bound by Cottage Creek-Hunter St-Kuwuni Place-Light Rail easement (Riverwalk 710 Hunter, Ibis Hotel, KFC & the Community Health Centre) have no heritage value and are wasteful of space. 'Riverwalk' is, however, built over the Cottage Creek Cemetery. There is a plan to build a walkway from Wharf Road to Hunter St alongside the creek, crossing the light rail easement.	2	0
Shop 12 Marketown Shopping Centre, 23 Steel St, Newcastle West	There is little or no heritage value in the Marketown East group bound by King-Ravenshaw-Steel-Parry, except for the Cottage Creek drainage works & bridge. However, and future redevelopment should respect adjacent heritage precincts and the National Park.	2	0
Shop 13, Marketown Shopping Centre, 23 Steel St, Newcastle West	Market Town (west) makes no contribution to the CCHCA, and could potentially be excised. The last item of heritage interest - a 100-year-old timber sewerage stack - was recently removed. However, future height controls should ensure that the National Park is not overshadowed or visually dominated.	2	0
11 Argyle St, Newcastle	New build. No architectural significance.	1	0
113 King St, Newcastle	It's a wall without any maintenance. wasted costs that could be used elsewhere like fixing to potholes on the road it supports	1	9
37 Shortland Esplanade, Newcastle East	Just another modern apartment building that made no attempt to celebrate the heritage of the site.	1	0
5 Scott St, Newcastle East	the heritage value of this building here is questionable.	1	0
1 Merewether St, Newcastle	New build	0	0
1/466 King St, Newcastle West	New building - no heritage conservation value or merit	0	0

Geo Address	Locations/buildings of no heritage conservation merit	Up Votes	Down Votes
12 Steel St, Newcastle West	This building be uuuuuugly. No heritage conservation building or merit. This site and sites to the south that include marketown should be removed.	0	0
128 Parry St, Newcastle West	I don't understand how these units are in the conservation area...	0	0
150 Wharf Rd, Newcastle	Its a harbour. there is no conservation merit. put up a plaque.	0	4
2 Honeysuckle Dr, Newcastle	Residential/hotel building to be removed	0	0
2 Stewart Ave, Newcastle West	Why is a car wash in the conservation area - suggest removing	0	0
23 Scott St, Newcastle East	Not sure when these were built but don't appear to add any heritage value to the area.	0	0
23 Steel St, Newcastle West	the entire marketown complex that extends from Ravenshaw St to Nat'l Park St should be removed. It adds no value whatsoever to Newcastle.	0	0
23 Tudor St, Newcastle West	The building on the corner here is U G L Y. Deserves no protection.	0	0
28 Denison St, Newcastle West	I don't understand why these apartments are in the conservation area. They are ugly and should be removed.	0	0
352 Hunter St, Newcastle	I don't even know how this thing was approved considering it doesn't even really respect its setting. Suggest removing.	0	0
38 Zaara St, Newcastle East	The apartment building next to the ice cream shop has no heritage conservation merit. Rendered brick. no retention or celebration of heritage.	0	0
3QF6+RP Newcastle West NSW, Australia	New building should be removed from heritage conservation area.	0	0
4 Merewether St, Newcastle	Remove- new build no value whatsoever	0	0
463A King St, Newcastle West	New building - to be removed.	0	0
62 Hunter St, Newcastle	Let's face it, the city plan has been to depopulate the people and move the businesses to honeysuckle. having more red tape for old buildings that are not well kept means no development so a dead city. you can't save everything, so the beautiful buildings can stay the rest needs to be modernised. this end of Newcastle is an eyesore.	0	6
621 Hunter St, Newcastle West	The buildings in this block (which the exception of the beautiful grey Victorian looking building wedged in between) offer no heritage value to the area.	0	0
738 Hunter St, Newcastle West	This building here is horrendous and has no heritage conservation value	0	0
9 Newcomen St, Newcastle	the building is run down and no longer serves any real historical value or purpose. The centre has lots of vacancies. the foot traffic is minimal and should be incorporated into a much higher density for better use of the land	0	13
Building N, Hunter St, Newcastle West	No heritage conservation merit. New build	0	0
Stokes Apartments, 15 Colliers Cl, Newcastle East	I don't really understand how these would require heritage conservation. I don't see these as significant as other buildings further south on Nobbys Road.	0	0

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Newcastle City Centre Heritage Conservation Areas Review Public Exhibition Report

January 2024

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Executive summary

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

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

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

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

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

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

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

Key themes

Feedback from the community can be summarised as follows:

- **Support for further heritage preservation (22)**
 - The majority of submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes.
- **General support/positive comments for the proposed recommendations (9)**
 - Several respondents provided support for the recommendations within the draft Report, including the creation of smaller HCAs that better represent the unique character of different parts of the Newcastle City Centre, and the removal of height and building (HOB) and floor space ratio (FSR) development standards.

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

1. Background

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

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

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

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

Phase 1 - Early Engagement

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

Phase 2 - Public Exhibition

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

The draft Report makes a range of recommendation including:

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

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

2. Engagement objectives

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



More specifically, the public exhibition sought to:





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

3. Communication and promotion

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

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

Channel	Description	Reach
 Have Your Say webpage	A dedicated project webpage was created on CN's Have Your Say website. The page provided information about the heritage conservation areas review and encouraged people to provide feedback.	3,470 visits
 Letters/emails	<p>Letters and email notifications were issued to:</p> <ul style="list-style-type: none"> • owners and occupiers of residential and commercial properties within and immediately adjoining the study area; • those who had provided feedback (via the online form, Social Pinpoint, email etc) during Engagement (Phase 1); and • key internal and external stakeholders. <p>The purpose of these letters/email notifications was to promote the project and encourage people to provide feedback on CN's Have Your Say webpage.</p>	9702 letters and emails
Flyers	Flyers were distributed to residential and commercial properties within the study area and all libraries within the City of Newcastle LGA.	7,200 flyers
Signage	Signage was also installed at key locations throughout the study area to promote the project and encourage community feedback.	6 corflutes

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

4. Engagement activities

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

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

Online feedback form

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

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

Other submissions

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

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

5. Key findings

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

The key themes that emerged were:

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

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

Table 1. Key themes

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

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

Support for further heritage conservation

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

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

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

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

Table 2. Examples of comments supporting further heritage preservation

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

General support/positive comments

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

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

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

Table 3. Examples of general support/positive comments

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

Concerns about loss of heritage/overdevelopment

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

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

Table 4. Examples of comments about heritage loss/overdevelopment

Concerns about heritage loss/overdevelopment (N=9)

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

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

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

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

CN response to concerns about heritage loss/overdevelopment

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

Boundary adjustments

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

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

Suggestions for minor changes to boundary areas included:

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

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

Table 5. Examples of comments about boundary adjustments

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

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

CN response to boundary adjustments

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

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

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

Current height of building and floor space ratio controls

Although there was some support for removing the HOB and FSR controls, others maintain that the current HOB and FSR standards should remain. There were concerns that the removal of these requirements will favour development and make it easier for developments that are not in character with the precinct to be approved.

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

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

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

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

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

"...I am concerned that this could allow development of any height and any FSR in the Newcastle East HCA and hence, over time, destroy Newcastle East's Heritage nature. I am also concerned that this major change paves the way for developers to destroy the special nature of Newcastle East's magnificent heritage..."

CN response to HOB and FSR ratios

Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. HOB and FSR development standards are not applied to residential zoned land in HCAs outside the Newcastle City Centre boundary. To remove HOB and FSR in HCAs will maintain a consistent land-use planning and heritage conservation approach to the management of these areas. A review of current LEPs in NSW confirms best practice and a common approach for HCAs across NSW is to not apply HOB and FSR development standards to land in HCAs. The identified low-rise area of Newcastle East remains in an HCA and planning legislation applies to conserve its heritage significance. The merit assessment approach and design responding to place is complemented and robustly controlled by detailed planning and design guidelines provided in the heritage conservation chapters of the DCP and associated Heritage Technical Manual. Further text and photographs of streetscape have been provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, the HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies.

Impact on adjoining heritage items and HCAs (heritage buffers)

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

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

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

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

"The area to the west of Union Street that has been removed from the Cooks Hill Heritage Conservation Area should not be removed. This section of Cooks Hill includes "Leslieville" (Arnott's house) and the row of terraces in Union St, both heritage listed items. Opposite, in the area to be removed from the HCA is the historic Cooks Hill Fire Station, also heritage listed. Further back from Union Street also contains significant numbers of "contributory" heritage buildings. Removal of this area from the current heritage conservation area would mean weakened heritage protection and new development to the west of Cooks Hill would no

longer be required to make the same considerations on heritage impact. The heritage protection that currently provides a "buffer zone" from the modern development around Marketown would be gone..."

"...Newcastle West – has a shared history of industrial, warehousing, port and retail expansion. Significant archaeological deposits relating to first contact and burials like near Bank Corner/Cottage Creek. The area west of Cottage Creek was formerly part of Wickham. This shared history is not reflected in the truncated proposed 'Hunter Street HCA' which by design or default, is the only portion of Newcastle West (the 'West End') protected by an HCA..."

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

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

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

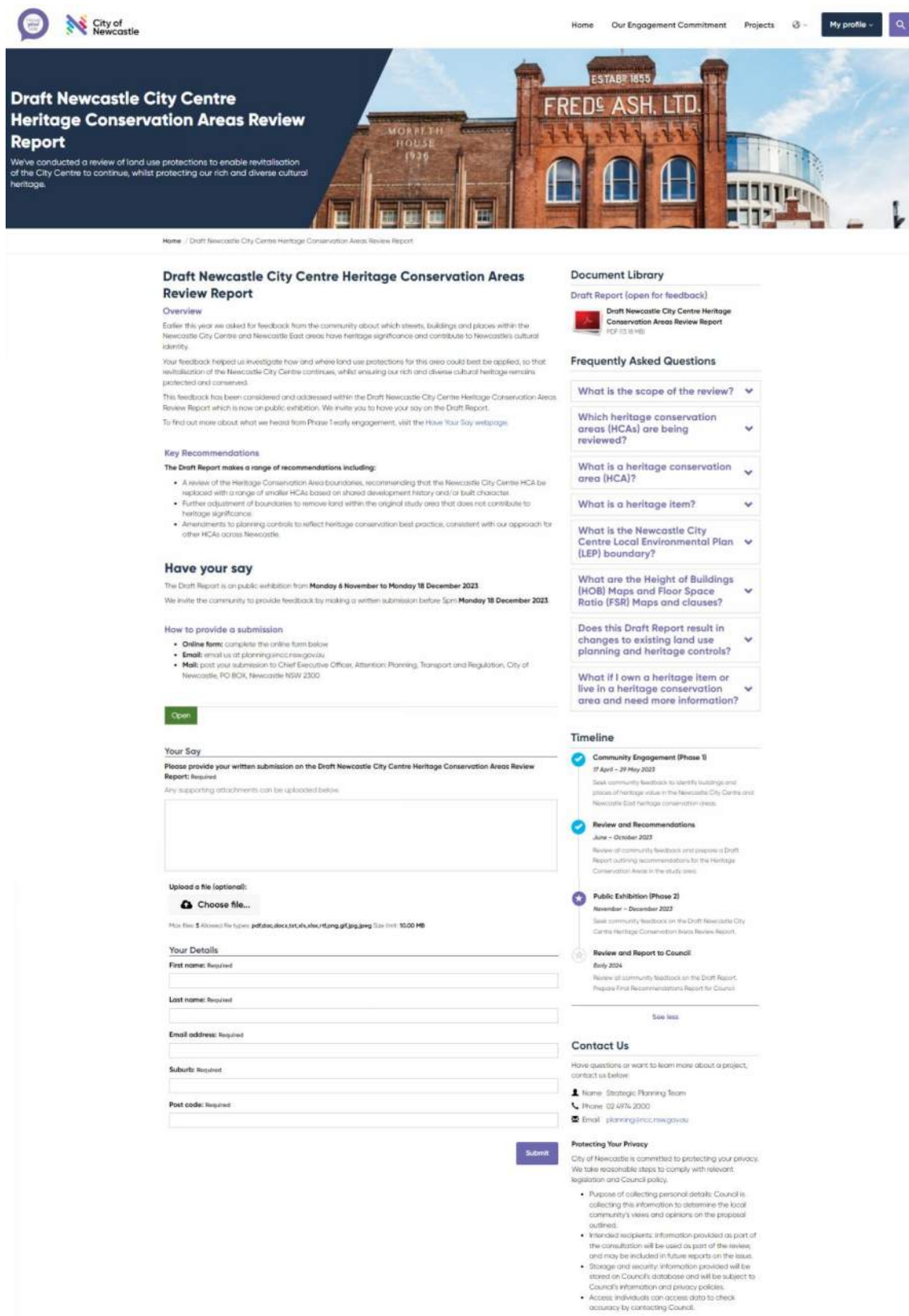
6. Next steps

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

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

Appendix I – Promotional materials

Have your say webpage



The screenshot shows a webpage titled "Draft Newcastle City Centre Heritage Conservation Areas Review Report". The header includes the City of Newcastle logo and navigation links for Home, Our Engagement Commitment, Projects, and My profile. The main content area is divided into several sections:

- Overview:** Explains the purpose of the review and the public exhibition.
- Key Recommendations:** Lists recommendations such as reviewing HCA boundaries and adjusting them based on development history.
- Have your say:** Provides information on how to submit feedback, including online forms, email, and mail.
- Document Library:** Offers a link to the Draft Report for feedback.
- Frequently Asked Questions:** Lists common questions about the review's scope, HCAs, heritage items, and the LEP boundary.
- Timeline:** Shows the project schedule from April 2022 to early 2024, including phases for community engagement, review, public exhibition, and reporting to council.
- Contact Us:** Provides contact details for the Strategic Planning Team.
- Protecting Your Privacy:** Details the council's privacy policy regarding the collection and use of personal data.

The "Have your say" section contains a form with fields for "First name", "Last name", "Email address", "Suburb", and "Post code", along with an "Upload a file" option and a "Submit" button.

Flyer

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

Feedback closes at 5pm 18 December 2023.

Newcastle City Centre & Newcastle East Heritage Conservation Areas Review

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

City of Newcastle

Legend

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

In May 2023 we sought feedback from the community on:


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

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

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

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

Onsite signage





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

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

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

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

Feedback closes at 5pm on 18 December 2023.



Photos of signage installation

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



Social media



7 November 2023 · 🌐

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

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

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



Newsletters



Draft Newcastle City Centre Heritage Conservation Areas review report

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

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

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

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

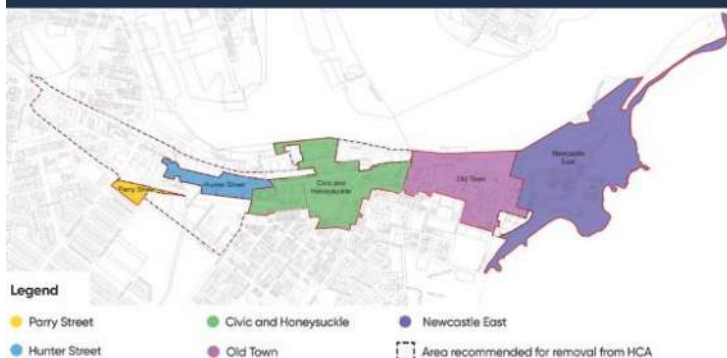
[HAVE YOUR SAY](#)

Newcastle City Centre & Newcastle East Heritage Conservation Areas Review



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

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



Key recommendations in the draft report

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

Have your say

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

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

Have your say

Media release

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

Next steps in protecting Newcastle's cultural heritage

02 Nov 2023

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

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

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

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

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

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

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

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

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

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

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

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Submissions Table – Public Exhibition of draft Newcastle City Centre Heritage Conservation Areas Review Report

Summary of submissions and City of Newcastle (CN) response to public exhibition held 6 November to 18 December 2023:

No.	Ref. no.	Issue raised	Officer comment
1	8117314 (National Trust)	<ol style="list-style-type: none"> 1. Acknowledge Newcastle as one of Australia's most culturally significant cities – with a rich mix of Aboriginal, penal, colonial and industrial histories. 2. Commend CN for taking early step in community consultation. 3. Encourage CN to use the results as an opportunity to better protect heritage, rather than alter boundaries as it could endanger the integrity of important sites. 4. Urge CN to prioritise ongoing preservation for the remaining heritage in redeveloped areas. 	<ol style="list-style-type: none"> 1. Noted. Aboriginal and historical context outlined and described in the report. 2. Support noted. 3. Noted. Report recommendations ensure heritage protections are targeted to maintain character and significance of the HCAs. 4. Noted. CN is lawfully required to ensure in assessment decisions a reasonable balance between the rights of the owner to develop their own property with the public benefits to maintain heritage significance of the HCA.
2	8117313 (National Trust – Hunter Branch)	<ol style="list-style-type: none"> 1. Community engagement was sound, and decisions should not be 'cherry picked' on the weight of numbers. <ul style="list-style-type: none"> - Community was not aware that the engagement would be used to justify a reduction in the size of CCHA. 2. Community engagement excluded: <ul style="list-style-type: none"> - The review of existing boundaries. - Identification of key building styles. - Review of adjoining HCAs to determine if land parcels would benefit being placed in NCCHCA or NEHCAs. 3. Request for revisions to contributory building maps to be exhibited. <ul style="list-style-type: none"> - Where there is an intent to downgrade an item, changes should be put forth to the community. 4. A common history also helps to define a HCA e.g. 'Old Town' which has an archaeological layer not reflected in the built environment. 5. Concern raised regarding 'identify low rise properties on HCA land' against objectives and development standards. <ul style="list-style-type: none"> - Task went beyond community engagement scope for feedback - Is it to protect or to downgrade protection? 6. Concern raised of inappropriate developments weakening HCAs 7. Concern raised '<i>city's revitalisation with protecting integrity of HCAs</i>' <ul style="list-style-type: none"> - Review report offers no solutions. - Some cases where objectives are contradictory or competing, unless further centred upon adaptive reuse. 8. No examination for roofscape character topography (Flat earth urban planning approach) 9. Concern raised regarding NCCHCA reduction into four smaller HCAs; <ul style="list-style-type: none"> - Explain how the integrity of the remnant pockets of heritage character will be preserved. - Suggest new builds not to be permitted unless they entail a meaningful adaptive reuse (as opposed to facadism). - Suggest proposed developments to be assessed on potential impact on the entire HCA (including cumulative impact) 	<ol style="list-style-type: none"> 1. Comments noted. Community Engagement (Phase 1) enabled the community to provide CN feedback on what they did and did not culturally value in the study area. This feedback informed the draft report but was not the only consideration. The Public Exhibition (Phase 2) gave the community the opportunity to provide CN further feedback on the recommendations of the draft report. 2. Comments noted. See 1 above. 3. A hierarchy of planning guidance, with guidance in a DCP prevailing over guidance provided in associated technical manuals. The Heritage Technical Manual supplements the DCP 2023 and the State Heritage Inventory by providing detailed technical information to assist in the assessment of development applications within HCAs. The rankings of the Contributory Buildings Maps provide a snapshot assessment of the building as viewed from the street and can be used as a starting point in the understanding of a building's potential heritage significance. In the event of some conflict regarding the ranking of the building in the HCA, the applicant should undertake a heritage assessment in line with the guidelines set down by the NSW Office of Environment and Heritage and the principles and processes of the Burra Charter, carried out by a recognised heritage consultant. The assessment should be used as a basis of further action. 4. Noted. HCAs capture a range of cultural values which merit protection. This can include archaeology. 5. Comments noted. See 1 above. 6. Comments noted. Report updated to clearly commit that the aim of the report is to provide recommendations to strengthen planning controls to improve the conservation and management of the heritage significance of HCAs. 7. Comments noted. The relationship between the Newcastle City Centre and the identified low-rise precinct of the NEHCA has been identified for further investigation. 8. Analysis of roofscape character is not in project scope as the planning controls for HCAs relate to conserving its built form and natural landscape visible from the street or other public areas.

	<ul style="list-style-type: none"> - Boundaries of HCAs are critical and is necessary to 'hold the edges; create buffers between listed items and adjoining HCAs. - Avoid 'hard edges and mandate graduated HOB and scale transitions. <p>10. HCA review report also aligns with CSP2040 themes (2.1) climate change and (3.3) celebrating culture.</p> <p>11. Orthogonal street pattern, and arrangement of lots in 'Old Town' needs to be preserved.</p> <ul style="list-style-type: none"> - Lot amendments should not be permitted to maintain the fine grain. <p>12. 'Sum of parts' (Section 1.6) weakening the integrity of the HCAs, weakens the setting and significance of individual items. Contributory 2 buildings are equally worthy of protection. 'Neutral' items should be retained as they do not detract from an HCA.</p> <p>13. Contributory buildings:</p> <ul style="list-style-type: none"> - Concern raised with establishing a HCA; without adjacent contributory buildings, listed items are devalued. - CN should not enable the development of non-contributory items in a HCA, needs to be grounded in DCP. <p>14. Contributory buildings and assessment under LEP clause 5.10 – rarely have impacts and cumulative impacts on the HCA been accurately assessed. These guidelines and best practice are no longer fit for purpose.</p> <p>15. Concern raised regarding the approach to mapping as it leaves its open to criticisms of subjectivity.</p> <p>16. Concern raised regarding Hamilton Residential Precinct HCA; map shows HCA is near Selma and Parry St which will be excised from NCCHCA and may pose a threat to nearby Hamilton Residential Precinct HCA.</p> <p>17. Supported Chapter 2, clearly setting out statutory and non-statutory planning framework that protects but also permits development in HCAs.</p> <p>18. Future character should not diminish the extant character of the HCA as defined in the character and significance statements. The term 'desired future character' implies a pro-development policy setting, in an otherwise heritage-constrained precinct.</p> <p>19. Removal of a non-contributory item must lead to a demonstrably better outcome for the HCA's character. A more definitive statement would be to deny development applications for replacement buildings assessed as likely to be non-contributory within the HCA.</p> <p>20. Suggested corrections Chapter 3 – Aboriginal and historical context:</p> <ul style="list-style-type: none"> - Shortland's 1797 'eye sketch' clearly indicates his party camped near the foreshore beneath Flagstaff Hill/Tahlbihn, not Market St. - Inaccurate to state 1804 settlement was in Newcastle East, given it is general understood to be the postcode suburb. This mistake is reflected in the historical summaries for the NEHCA and Old Town HCAs. - Dangar plan. Assistant Surveyor Dangar's town plan was signed as approved by Governor Brisbane in 1823 (the plan is available at AONSW). Dangar's book Index and Directory, with an image of Kingstown and a town plan, was published in 1828. 	<p>9. Comments noted. Report recommendations to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items. DCP 2023 includes new and strengthened guidelines to discourage facadism. Almost all the land recommended to be removed from the NCCHCA is not in the vicinity of other HCAs. The section of King Street between Auckland and Union streets is recommended to be retained as HCA in the proposed Civic and Honeysuckle HCA. The section of Parry Street between National Park Street and Stewart Avenue is recommended to be retained as HCA in the proposed Parry Street HCA. Report updated to assess the contribution of King and Parry streets, acting as a buffer, helping to conserve the heritage significance of adjacent HCAs, including Gibson and Warrah streets.</p> <p>10. Support noted.</p> <p>11. Comments noted. Original street pattern and fine grain of Old Town identified by report to be preserved.</p> <p>12. Comments noted. DCP 2023 includes new and strengthened guidelines to conserve and maintain contributory and neutral buildings.</p> <p>13. Comments noted. Report recommendations include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items. Clause 5.10(5)(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the setting of heritage items and the heritage significance of HCAs in the vicinity.</p> <p>14. Comments noted. Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity.</p> <p>15. Comments noted. See 3 above.</p> <p>16. Comments noted. See 13 above.</p> <p>17. Support noted.</p> <p>18. Comments noted. Desired future character statements consistent with the principles and processes of the Burra Charter, heritage conservation is about managing change. The amount of change is guided by the heritage significance of the place.</p> <p>19. Comments noted. DCP 2023 includes new and strengthened guidelines encouraging sensitive replacement of non-contributory buildings.</p> <p>20. Corrections made to report - changing 'Market Street' to 'Camp Shortland', 1823 instead of 1828, adding Menkens Lane near Church and Brown streets, adding 'The Sandhills', correcting to 'Bennett'.</p> <p>21. HCA boundaries are based on shared development history and/or built character not suburb boundaries. HCA boundaries should avoid separating heritage items wherever possible to facilitate a holistic management of heritage items. Although the Lumber Yard and Customs House sites do also have shared history with Old Town HCA, the existing boundary of NEHCA is left unchanged in this locality. This is because the curtilage of the State Heritage Register (SHR) listing for the Convict Lumber Yard archaeological site (SHR ID 00570) encompasses part of land below Customs House to</p>
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		<ul style="list-style-type: none"> - A Pit – located off Menkens Lane, near Church and Brown (i.e. west of Brown). - Dr Mitchell's tramroad from Burwood (near Glenrock) was not completed to Newcastle until December 1855. There is no record of paying passengers on this colliery railway. The first paying rail passengers in NSW travelled on the Sydney-Parramatta Junction line opened on 28 September 1855. Burwood station (Sydney) was an intermediate stop and might account for the confusion between Burwood (near Glenrock). - Prior to 1888, 'Newcastle East' was known as 'The Sandhills' until formally named by the Borough of Newcastle council. We recommend, that as a tribute to heritage, the 'low-rise residential precinct' be known as 'The Sandhills' to differentiate itself from the remainder of the NEHCA. - Peter Bennet – should be Bennett <p>21. According to the Newcastle East postcode suburban boundaries, the Convict Lumber Yard and Customs House are in the suburb of Newcastle, even though they fall into the NEHCA. Those items should be placed in Old Town on an historical basis.</p> <p>22. Section 4.6</p> <ul style="list-style-type: none"> - parts of this assessment of heritage significance criteria are equally applicable to Old Town, The Hill HCA, NCCHCA, etc. Once again, the Convict Lumberyard is within the suburb of Newcastle. Boundary alignment across the LEP, DCP and HCAs review is a significant problem. - Cooks Hill was sub-divided from 1853 with the sale of AA Co land by sections (not 1860s). - Key period of significance of 'The Sandhills' residential area is 1870-1940 (unlike the overall NEHCA 1801-1940). <p>23. Newcastle Ocean Baths has not been formally recognised as of state heritage significance.</p> <p>24. NEHCA Future character statement - The desire to maintain the 'steep topography' would be a challenge in this mostly flat HCA. That characteristic more appropriately applies to the proposed 'Old Town' HCA. Nobby's Headland falls into the 'Three Ports' SEPP 2021 land, not NEHCA.</p> <p>25. While new HCA contributory building maps will be required if The Hill and NEHCA boundaries are changed, this should not impact the contributory gradings of built items, unless they fall outside the key period of significance for their new HCA.</p> <p>26. The 1903 Post Office in Hunter St is not in the NEHCA.</p> <p>27. Pleased with the inclusion of all Newcastle beach and Coal River precinct (Less SEPP 2021 'Three Ports' Land) are included in proposed NEHCA boundary adjustment. Unfortunate that Nobby's Headland and most of Macquarie Pier are excluded.</p> <p>28. Concern raised regarding application of numerical HOB and FSR:</p> <ul style="list-style-type: none"> - Could compromise heritage values and character of the low-rise residential precinct. - Sets building envelope expectations for current and prospective owners. - Allows 'height creep' through LEP Clause 4.6 variations. 	<p>the west and part of land below the residential properties of 90, 88 and 88A Scott Street and 16 and 18 Bond Street to the east.</p> <p>22. Noted. The Assessment of Significance in the report for NEHCA and Old Town HCA share many of the same historical information, heritage values and details. Report updated to include reference to The Sandhills in the NEHCA Statement of Significance and Assessment of Heritage Significance, and to correct Cooks Hill reference to 1850.</p> <p>23. Agree, Newcastle Ocean Baths has not been formally recognised as State significant. The Heritage Council of NSW recently considered (February 2024) to list the item on the State Heritage Register and have supported a detailed heritage assessment to be undertaken.</p> <p>24. This steep topography refers to Fort Scratchley and lands adjacent to the Pacific Ocean.</p> <p>25. The Contributory Buildings Map for NEHCA will be updated to take account of new development since the current map was published in 2020.</p> <p>26. Noted. Report corrected.</p> <p>27. Support noted.</p> <p>28. Noted. Report to include further investigation of identified low-rise area of NEHCA. This could complement proposed removal of HOB and FSR development standards for this land and may help to reduce expectation of medium to high rise development for current and perspective owners.</p> <p>29. Noted.</p> <p>30. Support noted. The curtilage of the Newcastle Ocean Baths item will be assessed as part of a future planning proposal to implement the recommendations of this report.</p> <p>31. Noted. Report updated to recognise that HCA is 'predominantly flat land'.</p> <p>32. Support noted.</p> <p>33. Proposed boundary of Old Town HCA should not be extended beyond west of Brown Street. As explained in the report, land west of Brown Street was not subdivided and developed until the Australian Agricultural Company's mining monopoly ended in 1850s. Furthermore, the residential, commercial and former industrial buildings between Brown Street and Darby Street are of a different built character and period to Old Town, being predominantly of inter-war construction (with some late nineteenth century such as the Albert Terraces at 164 to 176 King Street - LEP item I428) rather than predominantly nineteenth century. Notable buildings and spaces of the inter-war period include the Moorings at 199 King Street (LEP item I429), the Corona Building at 269 to 283 Hunter Street, 218 King Street, 9 Darby Street and the landscaped Church Walk Park at 203 King Street (LEP item I431). This is consistent with the inter-war period of construction for civic buildings within the proposed Civic and Honeysuckle HCA such as Newcastle City Hall (LEP item I433), Civic Theatre (LEP item I418), Former Civic Railway Station (LEP item I703) and Nesca House (LEP item I435) immediately west of Darby Street. The AA Company Park at 193 King Street and the remains of AA Company Bridge and Fence at 280 Hunter Street (LEP item I415) share a similar nineteenth century industrial coal mining and rail history as the former Burwood Rail Line through Civic Park (LEP item I430) and the Civic Railway Workshops Group in Honeysuckle (LEP item I479).</p> <p>34. Noted. Follows the format and structure set out for the report.</p>
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	<p>- Merit-based assessment would deliver a better, more nuanced heritage outcome.</p> <p>29. LEP heritage item nomination submitted for the arched Stone Shelter.</p> <p>30. Support including Canoe Pool in curtilage of Newcastle Ocean Baths. Recommend including the Ocean Bath's inlet and outlet to the curtilage boundary.</p> <p>31. Identifies that the portion of the NCCHCA below The Hill from Watt to Darby St slopes steeply upwards southward of Scott St, it is only flat west of Darby. Scott St was reclaimed from the former harbour edge at sea level.</p> <p>32. Agrees that the contributory and listed built items are not homogenous across the full breadth of the topographically constrained City Centre.</p> <p>33. 'Old Town' falls down the slopes of The Hill toward the harbour foreshore. Consider extending 'Old Town' to Darby St to protect views (i.e. not conceal) to the hillside urban topography and better reflect history with the Burwood Colliery tram road hindering westward development.</p> <p>34. Sections 5.6 and 5.7 - Listed proposed new HCAs before they are explained, justified or mapped.</p> <p>35. NCCHCA description relates mostly to 'Old Town', does not in itself justify subdivision of the NCCHCA. Sub-precincts within NCCHCA could be allocated their own significance statement.</p> <p>36. Unsympathetic developments and facadism have been approved under the watch of current and former City of Newcastle councils despite the NCCHCA provisions.</p> <p>37. Notes that the draft DCP 2023 'character precincts' (West End, East End etc) do not align with the proposed HCA precincts.</p> <p>38. Concern raised regarding how intact or historically significant grouping, heritage items, iconic structures, and the appearance and layout of streets will be preserved if these items are excised from the current NCCHCA.</p> <p>- The DCP2023 character statement is premised on the existing NCCHCA.</p> <p>39. Dangar's town plan – approved in 1823, the '1828' town plan is just the date of the map published in 1828.</p> <p>40. Concern raised regarding Newcastle West no longer having any protection if the HCA review report is implemented.</p> <p>41. Community feedback lacked identifying streets or sectors of the 'west end' as devoid of heritage value.</p> <p>42. Justification to split the NCCHCA is somewhat based on 'reverse engineering'. No mention is made of the objective for infill development 'revitalisation.'</p> <p>- Suggest the NCCHCA could recognize overlapping sub-precincts and develop a new statement of significance to reflect that.</p> <p>43. Sub-section 5.12 leaps from highlighting issues with the size and length of the NCCHCA into recommending four new HCAs. No discussion on why some areas should be excised. The NCCHCA review seems to be more about 'what's in', not 'what's out'.</p> <p>44. Recommend Old Town HCA includes:</p>	<p>35. Report recommends several new, smaller HCAs with a shared built history and/or character rather than identifying sub-precincts in a very large HCA. Clear direction and guidance to manage change in these heritage places is currently limited and problematic both for the assessment authority and proponents of development.</p> <p>36. Comments noted.</p> <p>37. DCP 2023 will be reviewed and updated if required as part of any future planning proposal(s) to implement the recommendations of this report.</p> <p>38. Comments noted. As per report recommendations, relevant sections of the DCP 2023 will be reviewed and updated in conjunction with any planning proposal(s) to amend the boundaries of the existing HCAs. Report recommendations updated to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items.</p> <p>39. Report updated to correct reference to 1823.</p> <p>40. Comments noted. See 38 above.</p> <p>41. Noted.</p> <p>42. Noted. See 35 above.</p> <p>43. Explained in Section 5.12 of the report, a detailed analysis and heritage assessment of the four proposed HCAs are provided in subsequent chapters of the report.</p> <p>44. Agree - report updated to include Christ Church Cathedral, Cathedral Park and western side of Newcomen Street within proposed Old Town HCA. However, report updated only to include Cathedral Park in Newcastle City Centre boundary as regional significant park is consistent with LEP provisions. The rest of the land in this block is low-rise development zoned R3 Medium Density Residential and so should remain outside the Newcastle City Centre boundary as it is contrary to the provisions of encouraging larger scale commercial and mixed-use development.</p> <p>45. Agreed. Report updated accordingly.</p> <p>46. Agreed. Report updated to encourage adaptive re-use of heritage items rather than simply façade retention.</p> <p>47. Comments noted. DCP 2023 will be reviewed and updated (as well as subject to further public exhibition) if required as part of any future planning proposal(s) to implement the recommendations of this report.</p> <p>48. Comments noted. DCP 2023 encourages replacement of non-contributory elements in a HCA.</p> <p>49. Report updated to include this low-rise commercial building in the proposed Old Town HCA as it provides a neutral contribution to the setting of an adjacent heritage item and the significant streetscape character of Watt Street. Support noted for relocating from NCCHCA to The Hill HCA the low-rise residential properties located south of King Street.</p> <p>50. See 33 above.</p> <p>51. HOB and FSR development standards recommended by NSW Ministerial Direction for land zoned MU1 mixed-use or E2 Commercial Centre. As such, report does not recommend removal of these development standards for MU1 and E2 zoned land within the study area. Report updated to specifically encourage adaptive re-use of heritage item buildings.</p> <p>52. See 33 above.</p>
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	<ul style="list-style-type: none"> - Christ Church Cathedral; - Cathedral Park; and - Western side of Newcomen Street (i.e. the block enclosed by King-Newcomen-Church-Wolfe Streets). <p>Better reflects Old Town's history.</p> <p>45. Old Town HCA is far from flat, sloping upward from the original harbour edge along Scott St to include some of the steepest inner-city streets in Australia. Offer to work with CN to refine the proposed significance statements as required. Criterion C) should note the urban response to the slopes including stairs, handrails, and retaining walls.</p> <p>46. Explanation needed regarding how CN will preserve further threats outlined.</p> <ul style="list-style-type: none"> - Suggest adaptive reuse to be the only form of development in 'Old Town', except for replacing non-contributory items. <p>47. Section 6.8 future character will not be preserved if the blanket statement about maintaining a range of contributory buildings is applied. This contradicts other statements about retaining built items assessed as contributory or neutral.</p> <p>48. Contributory building map should not be used as an opportunity to further identify non-contributory new builds.</p> <ul style="list-style-type: none"> - Further threatening the integrity of HCAs. - Suggest the removal of non-contributing carpark may lead to a better heritage outcome (if replaced by a neutral building of appropriate scale). <p>49. Old Town HCA:</p> <ul style="list-style-type: none"> - Suggest upgrading NewMed1 building as 'neutral' contributory status - Supports reallocation of components to The Hill HCA to the proposed Old Town. - For consistency, include the state-significant 'Cathedral block' (bounded by King-Newcomen-Church-Wolfe). <p>50. Does not support the removal of land parcels from Church Walk Park to Brown St, this section does not explain the reasons for reassigning the lots.</p> <p>51. HOB – consider whether merit-based assessment is the best way to preserve the heritage significance and rapidly compromised integrity of the Old Town HCA. Adaptive reuse should take precedence over new builds.</p> <p>52. Highlights that Civic and Honeysuckle are two different precincts with differing histories, purpose and character.</p> <p>53. Threatening issues are common to all the precincts within the NCCHCA. Left unchecked, can continue to adversely impact the desired future character. Recommended that this review suggest ways and means to counter, if not eliminate these common threats.</p> <p>54. Raised concern regarding the naming of boundaries of the Hunter St HCA, as these may cause confusion. Suggest it to be referred as the 'West End' HCA or 'West End-Cottage Bridge' HCA.</p> <p>55. Does not support statement a 'minor scattering of properties with special built properties' in the precinct bound by Union, Parry, Ravenshaw and Bull Streets. This block is largely comprised of</p>	<p>53. Noted. DCP 2023 includes new and strengthened guidelines to counter these threatening processes.</p> <p>54. Agreed. Report updated to rename proposed HCA 'Hunter Street West'.</p> <p>55. Comments noted. No evidence provided in submission to support continued inclusion of land within boundary of an HCA. Boundary adjustment to proposed HCA not supported. Report updated with further analysis to confirm these areas of streetscape have experienced significant change and loss of integrity, and do not meet NSW criteria for retaining as an HCA. Report considers this land does not contribute to the heritage significance of the existing or any proposed HCA. Report recommendations updated to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items.</p> <p>56. Support noted.</p> <p>57. Comments noted. Even with HCA boundary adjustment, Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity. Report recommendations updated to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items.</p> <p>58. Report updated to include recommendation to investigate the Christadelphian Church at 152 Parry Street, Newcastle West for LEP heritage listing.</p> <p>59. Report updated to include recommendation to investigate heritage value and potential to adjust boundary of existing LEP listing (Item I503 - St Josephs Convent and Sacred Heart Church and School) to include adjacent industrial warehouse buildings at 246 Parry Street, Newcastle West.</p> <p>60. Comments noted. Report updated to add that Wood Street is comparable to the proposed Parry Street HCA in respect to its development history and low-rise industrial warehouse character. However, it has less representative heritage value because it extends over a smaller area of townscape (consisting only of a row of five contributory buildings midway along its western side and two heritage items), and less integrity with most of the front facades of these contributory buildings exhibiting significant and intrusive alterations and additions, particularly at ground floor level to accommodate more modern shopfronts.</p> <p>61. Report updated to clarify that the investigation of potential heritage items should include the small number of contributory buildings in Beresford Street and Beresford Lane which are isolated from the special built character of Newcastle West by adjoining recent development.</p> <p>62. See 60 and 61 above.</p> <p>63. See 57 above.</p> <p>64. See 57 above.</p> <p>65. See 57 above.</p> <p>66. See 57 above.</p> <p>67. See 57, 60 and 61 above.</p>
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	<p>contributory buildings or neutral items, therefore should be protected and retained.</p> <p>56. The Brutalist former NSW Government Offices (17 Bull St) is an exemplar of its type, possibly of State heritage significance. Gratefully acknowledges report for recommending an assessment for potential listing in the LEP.</p> <p>57. Careful assessment should be made of the impact of exclusion from the NCCHCA including adverse impacts to listed items, buildings currently identified on a contributory buildings map, and nearby HCAs in Cooks Hill and Hamilton.</p> <p>58. Proposed Parry St HCA;</p> <ul style="list-style-type: none"> - Consider the isolated siting, scale and constrained shape of the HCA is not viable. - No listed heritage items in the precinct, however Christadelphian Church should be assessed for heritage listing. <p>59. Exclusion of areas west of National Park St; potential impact of new developments on the heritage values of Sacred Heart should be considered.</p> <p>60. Concern raised regarding the removal of Wood Street from the HCA without explanation.</p> <p>61. Beresford St and Beresford Lane are identified as worthy of protection (scale and fine grain), yet this area is no longer afforded the protection of a conservation area.</p> <p>62. If precincts the size of 'Parry St HCA' or the extant Glebe Cottages HCA are workable, then it may be worth considering this approach to ringfence other small outlying groupings of heritage and contributory items in Hunter St, Beresford Street, Wood St, etc.</p> <p>63. While the focus of the review report is on recommendations for land parcels and built items that should remain in a HCA, the impact of excising parcels, streetscapes, listed and contributory items has not been addressed.</p> <p>64. Potential adverse impacts (from development) to remaining HCAs and adjoining HCAs by excluding existing areas.</p> <p>65. Explanation of available measures to protect former contributory items if the HCA boundaries are reduced.</p> <p>66. Concerned listed heritage items may be impacted if they fall outside redrawn HCAs, as adjacent Contributory buildings will have little, if any protection.</p> <p>67. What measures are available to recognise and protect community identified coherent groups of contributory items. Argue these groupings collectively attain the threshold for heritage significance.</p> <p>68. Character protection;</p> <ul style="list-style-type: none"> - What control measures are available to formally identify, reserve and protect 'character precincts' with the potential to emerge as boutique entertainment and creative nodes (HOB, FSR and zoning controls)? - Do 'character' precincts have any formal status, definition or controls? <p>69. Threat to remaining HCAs may increase from excising precincts of little heritage value. Unwise to fragment and thus weaken the</p>	<p>68. Local character is protected by LEP zoning and development standards applicable to the land and related DCP 2023 controls. The local character of Tighes Hill and Kotara is specially protected by DCP 2023.</p> <p>69. Comments noted. Almost all the land recommended to be removed from the NCC HCA is not in the vicinity of other HCAs. No evidence provided in submission to support continued inclusion of such land within boundary of an HCA. Report updated with further analysis to confirm these areas of streetscape have experienced significant change and loss of integrity, and do not meet NSW criteria for retaining as an HCA. Smaller HCAs proposed to ensure heritage protections are targeted to maintain character and significance of that HCA. Neighbouring HCAs complement these protections.</p> <p>70. Comments noted. See 69 above. The section of King Street between Auckland and Union streets is recommended to be retained as HCA in the proposed Civic and Honeysuckle HCA. The section of Parry Street between National Park Street and Stewart Avenue is recommended to be retained as HCA in the proposed Parry Street HCA. Report updated to assess the contribution of King and Parry streets to conserving the heritage significance of adjacent HCAs, including Gibson and Warrah streets.</p> <p>71. Comments noted. Existing LEP development standards and DCP guidance facilitate well-designed, modern high-rise development in the LEP Newcastle City Centre boundary, including land within HCAs, provided impact on neighbouring amenity and the heritage significance of HCA and heritage items is acceptable.</p> <p>72. Noted. Vacant land parcels in former rail corridor adjacent to Wright Lane are Zoned MU1 Mixed Use and any future development of this land is required to conserve of the heritage significance of the immediately adjacent HCA.</p> <p>73. Comments noted. DCP 2023 includes new and strengthened guidelines to discourage facadism.</p> <p>74. Comments noted. DCP also includes new and strengthened guidelines to conserve the heritage significance of HCAs and heritage items. Report recommends smaller HCAs to ensure heritage protections are targeted to maintain character and significance of that HCA.</p>
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		<p>NCCHCA, or remove blocks, forming 'donut holes' within the HCA boundaries.</p> <p>70. Concern raised where HCAs share a common boundary (NCCHCA shares boundaries with the Newcastle East, The Hill, Cooks Hill, and Hamilton South HCAs), boundary adjustments could endanger the adjoining HCA. For example, removing sections of King Street from the HCA pose overshadowing threats to Gibson St, Cooks Hill HCA. Removing the western end of Parry Street (warehouse character precinct) may lead to adverse impacts to Warrah Street, Hamilton South HCA.</p> <p>71. Concerned with loss of many human-scale buildings in Newcastle West (including heritage and contributory items) and replacement with large towers.</p> <ul style="list-style-type: none"> - creates urban desert of sterility, excessive shade and wind funnels. - What measures are in place to ensure there is 'life between the towers'? - How can we ensure that islands of character remain, to provide places where apartment residents and office workers can eat, shop and connect at ground level? <p>72. Rear elevation streetscape of Wright Lane is visually interesting. Has any planning been done to ensure that the future development of the disused railway corridor capitalises on Wright Lane? There is potential to create a vibrant lifestyle precinct.</p> <p>73. Deep concern with practice of facadism:</p> <ul style="list-style-type: none"> - Continues to be adopted in preference to adaptive reuse or the retention of facades to a meaningful depth. - Significant negative impact in Hunter Street by reducing heritage to an aesthetic veneer. <p>74. In the process of approval, listed heritage and many Contributory items have been demolished. What measures can CN take to reverse this trend and protect the NCCHCA?</p>	
3	(8117312) Heritage NSW	<ol style="list-style-type: none"> 1. Notes the draft recommendations of the report. 2. HMSW encourages review and amendments to environmental planning instruments which provide for greater heritage protection, provided that all necessary due diligence, assessments, and notifications have been undertaken. Prior to finalisation of the planning proposal, Council should be satisfied that this is the case. 	<ol style="list-style-type: none"> 1. Noted. 2. Noted.
4	8101822 / 8101825 (Newcastle East Resident Group)	<ol style="list-style-type: none"> 1. Suggested correction: <ul style="list-style-type: none"> - <i>'Lieutenant John Shortland, while pursuing a group of escaped convicts in 1797, landed and camped at the foot of what is now Market Street in Newcastle.'</i> Shortland made camp at the base of what is now Fort Scratchley. They accessed water from a spring that has been reinterpreted as the Frog Pond. 2. Unclear and not stated if Aboriginal Consultancy Groups have contributed to draft. Clearly state if Awabakal and Worimi communities and Council's Guraki Aboriginal Advisory Committee contributed to the document. 3. Suggested correction: <ul style="list-style-type: none"> - Date for Henry Dangar's town plan as 1823 and not 1828 as described. 	<ol style="list-style-type: none"> 1. Report corrected to refer to Camp Shortland. 2. Existing footnote updated to clarify that the Aboriginal Context section of the report is an extract from the Heritage Strategy which was endorsed by the Guraki Aboriginal Advisory Committee. 3. Report corrected to refer to 1823. 4. Typo corrected. 5. Report updated to refer to Zaara Street Power Station. 6. The identified low-rise precinct in NEHCA is at odds with the building typology in the rest of the Newcastle City Centre boundary. This is because there are very different aims and objectives between the Newcastle City Centre boundary (urban renewal) and HCAs such as Newcastle East (heritage conservation).

	<p>4. Term 'peninsular' (adjective) is used throughout the draft as a noun, correct term is 'peninsula' (noun).</p> <p>5. Suggest inclusion of Zaara Street Power Station to <i>"the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity..."</i></p> <p>6. Questions how being 'at odds' pg.40 with the rest of the City Centre undermine the integrity of the NEHCA. Purpose of character statements is to determine what is unique about each individual HCA, for protection.</p> <p>7. Oppose HOB removal.</p> <ul style="list-style-type: none"> - Development in NEHCA central core is bound by 10m height limit, providing certainty to the community and landowners about the acceptable scale of development. - Only seven single storey dwellings remaining in the NEHCA that have potential to be developed to the HOB 10m limit. - Removing HOB gives no guarantee that new development would be consistent with existing housing stock. <p>8. Do not oppose removal of FSR limits due to the almost uniform exceedance of FSR on buildings in the NEHCA.</p> <p>9. Concern raised regarding recommended future character statements for each HCA:</p> <ul style="list-style-type: none"> - Too focused on managing change rather than maintaining existing character. - Need for stronger statements about preserving Newcastle East's character. - Concerned about cumulative eroding character of Newcastle East. <p>10. Suggested correction:</p> <ul style="list-style-type: none"> - <i>'iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout...'</i>, whereas Newcastle East is predominantly flat states topography of Newcastle East is flat. Steep sections include the headlands overlooking the Cowrie Hole/Newcastle Ocean Baths and Fort Scratchley Hill. <p>11. Greater protection needed for historic laneways in NEHCA. Character eroding from approvals allowing rear extensions to the lane with no setbacks.</p> <p>12. Inclusion of Bond Store Group in geographical description; <i>'Two to three-storey scale of housing stock located in the area to the north of Scott Street and east of Telford Street.'</i></p> <p>13. Recommend strengthening the importance of heritage street furniture.</p> <p>14. Recommend inclusion of Bond Store Groups and Stanton Catchlove Bond Store within low-rise core of Newcastle East.</p> <p>15. Recommend adding reference to Parnell Park and Pacific Park to <i>'Public parks and reserves'</i> section of the Desired Future Character Statement for the NEHCA.</p> <p>16. Supports boundary adjustments to Newcastle East and The Hill (Newcastle Beach South now added to NEHCA), however, questions the strength of previous heritage protection provided as part of The Hill HCA e.g., concrete enclosure around the historic stone shelter at Newcastle skate park.</p>	<p>7. Comments noted. HOB is also 14m for some of this land. HOB numerical standards can be exceeded if sufficient environmental planning grounds justify it. As such, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies. HOB of 10m is approximately 3 storeys and HOB of 14m is approximately 4 to 5 storeys. Report amended to provide further details of land in the precinct where the current building height is significantly less than the HOB.</p> <p>8. Support noted.</p> <p>9. Comments noted. As guided by the principles and processes of the ICOMOS Burra Charter, heritage conservation is about managing change. The amount of change is guided by the heritage significance of the place. Explicit guidance consistent with the Burra Charter is provided in DCP and Heritage Technical Manual.</p> <p>10. This steep topography refers to Fort Scratchley and lands adjacent to the Pacific Ocean.</p> <p>11. Comments noted. CN is lawfully required to ensure in its assessment decisions a reasonable balance between the rights of the owner to develop their own property with the public benefits to maintain the heritage significance of the HCA.</p> <p>12. Report updated to include Earp Gillam Bond Store Precinct, consistent with DCP 2023.</p> <p>13. Comments noted. Heritage controls for street furniture recently strengthened with adoption of DCP 2023 in December 2023.</p> <p>14. DCP 2023 already identifies Bond Store Groups and Stanton Catchlove Bond Store within the low-rise precinct area. Not discussed in this report as both heritage item sites do not have HOB or FSR.</p> <p>15. The Desired Future Character Statement for NEHCA in the Report updated to include reference to Parnell Place Park and Pacific Park. This change ensures consistency with the Desired Future Character Statement for NEHCA in DCP 2023.</p> <p>16. Support noted. Public domain works are outside of project scope.</p> <p>17. Support noted.</p> <p>18. Report updated to include Nobbys Beach Pavilion.</p> <p>19. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. The HCA examples of regional towns and cities are of similar inner area residential character to NEHCA. Report updated to refer to more correct term of 'inner areas' rather than 'commercial centres'.</p> <p>20. Report updated to include reference to Sandhills.</p> <p>21. Comments noted. Like the guidance in the DCP and Heritage Technical Manual, HOB and FSR development standards are flexibly applied. With Clause 4.6 variations numerical standards for HOB and FSR can be exceeded if sufficient environmental planning grounds justify it.</p>
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	<p>17. Supports boundary adjustment for NECA to include all land within the curtilage of the State heritage listed Coal River Precinct.</p> <p>18. Clearer indication if Nobbys Beach Surf Club Pavilion is included in the heritage precinct. Recommend it be included.</p> <p>19. Concerns with recommended removal of HOB and FSR:</p> <ul style="list-style-type: none"> - Each HCA should have HOB, FSR and zoning relevant to their character. Consistency with other HCAs will be detrimental to NEHCA. Character statements demonstrate that NEHCA is unique in terms of its history and buildings. - Explain how 10m and 14m heights are inconsistent with current built form. - What are the conservation objectives that would be conflicted? - Concern it will favour development. HOB and FSR are enforceable standards. With controls of 10m and 14m developers can be certain of the constraints that apply to buildings in the NEHCA. - Having no control on height limits removes the legal framework to oppose non-compliant and unsympathetic development. Character is subjective and difficult to define or control. - FSR impacts are limited to within the site boundary and are not critical to the streetscape in NE. - HOB has effects outside the individual site boundary. Exceedance has a lasting and non-reversible visual impact. - NEHCA being compared to 'commercial centres' and not a residential context. - 'Best practice' explanation needed. Suggest examples of applying HOB and FSR versus benefits achieved without limits. - <i>'Clause 4.6 variations are frequently requested to exceed the FSR to support development applications in this locality.'</i> appears to support changes being implemented to streamline DA application instead of protecting heritage. <p>20. Can the 'low-rise residential zoned area' in NEHCA described in the report be re-named 'The Sandhills', its original name.</p> <p>21. Critical of merit assessment. DCP and Heritage Technical Manual do not provide robust support for merit assessment.</p> <p>22. Concern raised regarding contributory buildings. Clearer explanations are needed, current guides are weak and subjective.</p> <p>23. Retaining significant interior features visible from the street could not or would not be enforced by council.</p> <p>24. The DCP and Heritage Technical Manual do not offer merit assessment robust support. Particular concern raised regarding terms being vague, weak, and subjective. These terms include:</p> <ul style="list-style-type: none"> - Respect - Significant - Appropriate - Characteristic <p>25. Explain how heritage item investigations will proceed and who will be responsible for its implementation.</p> <p>26. Incorrect spelling raised - <i>'Goal, (gaol) Scott Street - investigate new LEP listing of this archaeological site.'</i></p>	<p>22. Comments noted. CN's rating of contributory buildings is based on detailed criteria defined in DCP 2023.</p> <p>23. This control refers to DCP 2012 which no longer applies.</p> <p>24. Comments noted. Contents and application of DCP and Heritage Technical Manual outside project scope. These will be reviewed and updated if required as part of any future planning proposal(s) to implement the recommendations of this report.</p> <p>25. Heritage item investigations will be carried out in any future planning proposal(s) process to implement the recommendations of the report.</p> <p>26. Typo corrected in report.</p> <p>27. Proposed boundary of Old Town HCA should not be extended beyond west of Brown Street. As explained in the report, land west of Brown Street was not subdivided and developed until the Australian Agricultural Company's mining monopoly ended in 1850s. Furthermore, the residential, commercial and former industrial buildings between Brown Street and Darby Street are also of a different built character and period to Old Town, being predominantly of inter-war construction (with some late nineteenth century such as the Albert Terraces at 164 to 176 King Street - LEP item I428) rather than predominantly nineteenth century. Notable buildings and spaces of the inter-war period include the Moorings at 199 King Street (LEP item I429), the Corona Building at 269 to 283 Hunter Street, 218 King Street, 9 Darby Street and the landscaped Church Walk Park at 203 King Street (LEP item I431). This is consistent with the inter-war period of construction for civic buildings within the proposed Civic and Honeysuckle HCA such as Newcastle City Hall (LEP item I433), Civic Theatre (LEP item I418), Former Civic Railway Station (LEP item I703) and Nesca House (LEP item I435) immediately west of Darby Street. The AA Company Park at 193 King Street and the remains of AA Company Bridge and Fence at 280 Hunter Street (LEP item I415) share a similar nineteenth century industrial coal mining and rail history as the former Burwood Rail Line through Civic Park (LEP item I430) and the Civic Railway Workshops Group in Honeysuckle (LEP item I479).</p> <p>28. Agreed. Boundary of proposed Old Town HCA updated to include Christ Church Cathedral and Cathedral Park.</p> <p>29. Support noted.</p> <p>30. See 27 above.</p> <p>31. Comments noted. Report recommendations include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items. No evidence provided in submission to support continued inclusion of land within boundary of an HCA. Report updated with further analysis to confirm these areas of streetscape have experienced significant change and loss of integrity, and do not meet NSW criteria for retaining as an HCA. Report considers this land does not contribute to the heritage significance of the existing or any proposed HCA.</p> <p>32. Report updated to rename proposed HCA 'Hunter Street West'.</p> <p>33. Noted. No evidence provided in submission to support continued inclusion of land within boundary of an HCA. This land does not contribute to the heritage significance of the existing or any proposed HCA.</p> <p>34. Comments noted. No evidence provided in submission to support continued inclusion of land within boundary of an HCA. Report updated with further</p>
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	<p>27. Recommends Old Town precinct extend further west from Brown Street to Darby Street, to include several terrace block shops east of Brown Street, the stone wall in McCormack Street, The Moorings, Cliff Towers and several AA Coal Company buildings and the small AA Coal Company pocket park.</p> <p>28. Recommends the Cathedral Precinct be included in the Old Town Precinct rather than within The Hill HCA.</p> <ul style="list-style-type: none"> - Historically the Cathedral precinct was part of Old Town (from 1817). - The Cathedral has always been connected to the town and harbour, rather than to the much later suburb that became The Hill. - Will strengthen the DCP statutory views and vistas from the harbour to the Cathedral. - The graveyard overlooking the harbour and the graveyard at the foot of Market Street are important connections between the Cathedral and the town centre. <p>29. Supports the establishment of smaller, specific HCAs with individual character statements. Attempts to standardise them should be avoided.</p> <p>30. Oppose boundary adjustment recommendations regarding Civic and Honeysuckle HCA and The Hill HCA:</p> <ul style="list-style-type: none"> - Land parcels of Newcastle Synagogue - Land parcels between Brown Street and Darby Street. Several buildings in this area have more in common with 'Old Town' rather than Civic Precinct; <ul style="list-style-type: none"> o Several terrace block shops o Stone wall in McCormack Street o The Moorings o Cliff Towers o Several A.A. Coal Company buildings and A.A. Coal Company pocket park. - These areas should be included in Old Town HCA. <p>31. There are several pockets of the original special built character in Newcastle West (between Union and National Park Streets) that deserve heritage protection. These provide a human scale oasis between the increasing proliferation of towers.</p> <p>32. Suggest potential renaming Hunter Street HCA as 'Cottage Creek' HCA.</p> <p>33. Prefer boundary adjustments south Newcastle Light Rail Corridor and north of Hunter Street between Kuwumi Place and Cottage Creek to remain a part of Hunter Street HCA.</p> <p>34. Warehouse precinct (including terraces) along Beresford Lane and Station Street should remain in the Hunter Street HCA. Significant buildings along Hunter Street (Castlemaine Brewery, Kennards, TAFE, 840 Hunter Street, Sacred Heart complex) should also remain included in Hunter Street HCA. Alternatively, the Sacred Heart precinct could have its own HCA.</p> <p>35. Does not support boundary adjustments to Hunter Street HCA to remove all land parcels in the street blocks west of union street, south</p>	<p>analysis to confirm these areas of streetscape have experienced significant change and loss of integrity, and do not meet NSW criteria for retaining as an HCA. Report recommendations include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items. The section of King Street between Auckland and Union streets is recommended to be retained as HCA in the proposed Civic and Honeysuckle HCA. The section of Parry Street between National Park Street and Stewart Avenue is recommended to be retained as HCA in the proposed Parry Street HCA. Report updated to assess the contribution of King and Parry streets, acting as a buffer, helping to conserve the heritage significance of adjacent HCAs, including Gibson and Warrah streets.</p> <p>35. See 34 above.</p> <p>36. See 34 above.</p> <p>37. Heritage controls recently strengthened with adoption of replacement DCP in December 2023.</p> <p>38. Further research and community consultation will be carried as part of any future planning proposal(s).</p> <p>39. Comments noted. Report updated to provide further assessment of how these recommended changes are likely to improve heritage conservation outcomes.</p>
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		<p>of king street, east of National Park and north of Parry Street. Encourage to retain this parcel of land in the Parry Street HCA.</p> <ul style="list-style-type: none"> - Does not accept the argument that these buildings are isolated by adjoining recent development. - Concern raised regarding further development around isolated heritage buildings, suggest the need for stronger protection. <p>36. Increase inclusion of buffer zones rather than reducing and isolating HCAs.</p> <p>37. Heritage controls should be strengthened.</p> <p>38. Suggest the need for further research and consultation for the adjustment of boundaries.</p> <p>39. The report fails to show how all these changes will improve heritage outcomes.</p>	
5	8101823 / 8101824 Australian Institute of Architects	<p>1. Supports proposed NEHCA removal of HOB and FSR development standards.</p> <ul style="list-style-type: none"> - Potential to bring forth heritage considerations earlier. - Can remove developer expectations prescribed by numerical standards. - Allow development assessment in this area to be more merit based. <p>2. Supports NCCHCA proposed four separate divisions, however concern raised regarding the portion of existing HCA boundary will be removed.</p> <ul style="list-style-type: none"> - Contains positive contributing HCA items. - Recommends items within areas to be removed from HCA that are currently listed as Contributory 1 or 2, be assessed for heritage significance and appropriately recommended for listing as 'local items.' - Encourages scope to include further feedback from stakeholders on this specific list, avoid relying on accepting nominations through the Local Heritage Item Nomination Form. - preliminary list of new LEP heritage items to be investigated is recommended to include all currently ranked Contributory 1 or 2 items that will be removed from the HCA. <p>3. Supports proposed slight boundary adjustment for both HCAs.</p> <p>4. Recommend consulting NSW Transport regarding Newcastle Port heritage studies and Section 170 Heritage and Conservation Register.</p> <ul style="list-style-type: none"> - Include Reference and overall mapping of items locations (beneficial alongside Figure 3 in Report). - Provide summary of heritage significance. <p>5. Include Aboriginal context in Section 3.2;</p> <ul style="list-style-type: none"> - Map recording the period 1804 to 1823, showing landscape and known Aboriginal sites and contact locations. - Map highlighting current street grid as a background with listed Aboriginal sites and archaeology as per NSW Heritage Listings <p>6. Include development maps in section 3.3. Each map showing new buildings in black and existing in grey (Include Street grid as existed).</p> <ul style="list-style-type: none"> - 1804 – 1823: First European Settlement and convicts 	<p>1. Support noted.</p> <p>2. Comments noted. Report recommendations updated to include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently ranked by CN as Contributory 1 or Contributory 2 items.</p> <p>3. Support noted.</p> <p>4. The heritage assets of all state agencies are listed in the s.170 register under the NSW Heritage Act 1977. They are only also listed in the LEP if they are considered by the NSW Minister to meet the NSW assessment criteria for local or state significance. As such, the s.170 Register is not considered in this report as it does not form part of the statutory framework for land use planning in NSW. Notwithstanding, CN will review the s.170 register and consult with Transport NSW as part of any investigation of existing and potential new heritage items in the study area prior to any future planning proposal submission(s).</p> <p>5. New maps provided in report to identify Aboriginal landscape features in or near the study area which are dual named by NSW Geographical Names Board, and Aboriginal sites recorded in a recent Aboriginal Heritage Information Management System (AHIMS) basic search carried out by CN.</p> <p>6. New maps and photographs from suggested time periods provided in report sourced from CN and State archives to illustrate historical context section.</p>

		<ul style="list-style-type: none"> - 1828 – 1853: Dangar’s town plan, AA Company, Railway and Coal Pits A to F. - 1850 – 1870: Growth of the city. - 1870 – 1900: Growth, Boom, Recession, Victorian Infill Housing, the formation of the Hunter District Water Board - 1901 – 1940: BHP, State Dockyard, Art Deco Period Development - 1940 – 1970: Post war University and Teachers College. BHP expansion. State Dockyard and ship building. - 1970 – 2000: Modernisation, BHP closure, economic transition, and Railway line truncation. - 2001 – current: Regeneration and services economy. 	
6	8099579 (Individual)	<ol style="list-style-type: none"> 1. Supports the report's efforts to maintain existing character of Newcastle's heritage areas, and the recommendations to break up the NCC HCA into smaller, more cohesive HCAs. 2. Encourage Council to think seriously about enabling a human-centred city focusing on walking and excluding cars. 	<ol style="list-style-type: none"> 1. Support noted. 2. Noted. Outside of project scope. Refer to City of Newcastle's (CN) other land use and transport planning strategies.
7	8099578 (Individual)	<ol style="list-style-type: none"> 1. Development standards for HOB and FSR should be retained in Newcastle East HCA. 2. Planning controls in DCP are a guideline only and do not hold much weight. 	<ol style="list-style-type: none"> 1. Comments noted. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies. 2. All relevant DCP and Heritage Technical Manual guidance is considered by Land and Environmental Court decisions.
8	8099577 (Individual)	<ol style="list-style-type: none"> 1. Concerned for potential development of any height or FSR eventually destroying Newcastle East's heritage nature. <ul style="list-style-type: none"> - Suggest that HOB and FSR should remain. 2. Neither DCP nor Heritage Technical Manual are considered by recent Land and Environment Court decisions. Viewed as guidelines only. Developers will challenge and win in court to build what they want. 	<ol style="list-style-type: none"> 1. Comments noted. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies. 2. All relevant DCP and Heritage Technical Manual guidance is considered by Land and Environmental Court decisions.
9	8099576 Cooks Hill Community Group Inc.	<ol style="list-style-type: none"> 1. Concerned the 'boundary adjustment' to remove all land parcels in the street blocks west of Union Street, south of King Street, east of National Park Street and north of Parry Street would impact on directly adjoining Cooks Hill Heritage Conservation Area (HCA), including: <ul style="list-style-type: none"> - Heritage items William Arnott's Residence, Terraces at 39-45 Union Street, Cooks Hill Fire Station. 	<ol style="list-style-type: none"> 1. Comments noted - Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides adequate heritage protection requiring the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity. 2. Existing LEP development standards and DCP guidance facilitate well-designed, modern high-rise development in the LEP Newcastle City Centre

		<ul style="list-style-type: none"> - Significant number of contributory buildings. <ol style="list-style-type: none"> 2. Current HCA boundary provides buffer zone from modern high-rise development around Marketown. Current area between Union Street and Ravenshaw Street should be maintained as an HCA. 3. Do not support the recommended relocation of St Andrew's Presbyterian Church (12 Laman Street), the Baptist Tabernacle (25 Laman Street), and Newcastle War Memorial Cultural Centre (1 Laman Street) from Cooks Hill HCA to Civic and Honeysuckle HCA. <ul style="list-style-type: none"> - Church's within Cooks Hill suburb boundary and part of its history. - Already protected by HCA. - Would weaken overall significance of Cooks Hill HCA. 	<p>boundary, including land within HCAs, provided impact on neighbouring amenity, heritage significance of HCA and heritage items is acceptable. No evidence provided in submission to support continued inclusion of land between Union and Ravenshaw Street within boundary of an HCA. Boundary adjustment to proposed HCA not supported. Report updated with further analysis to confirm these areas of streetscape have experienced significant change and loss of integrity, and do not meet NSW criteria for retaining as an HCA. Report considers this land does not contribute to the heritage significance of the existing or any proposed HCA. Report recommendations include commitment to investigate potential new LEP heritage item listings for all other buildings which will no longer be in an HCA that are currently Contributory 1 or Contributory 2 items.</p> <ol style="list-style-type: none"> 3. HCA boundaries are based on shared development history and/or built character not suburb boundaries. These important civic buildings are an integral component of the proposed Civic and Honeysuckle HCA as they are significant to the setting of Civic Park and the wider civic precinct comprising other civic buildings including Newcastle City Hall, NESCA House and the former Central Administration Building. Reinforces the heritage protections of the Cooks Hill HCA by removing civic buildings which are not of a similar low-rise built form or character.
10	8099575 (Individual)	<ol style="list-style-type: none"> 1. Raises concerns about development standards being vague, suggest they should be more explicit to protect heritage buildings. <ul style="list-style-type: none"> - Including proposed zone changes. 2. Suggest heritage buildings deserve explicit rules and regulations to safeguard the area from future over development. <ul style="list-style-type: none"> - Rules and regulations must address unsympathetic developments. 3. Maps provided in the report are too vague, boundaries, landmarks and street names are unreadable. 4. Report does not document the history of each individual heritage building. 	<ol style="list-style-type: none"> 1. Comments noted. Heritage controls recently strengthened with adoption of DCP 2023 in December 2023. 2. Explicit guidance already provided in DCP and Heritage Technical Manual. 3. Word version of report provided on CN's Have Your Say website page allows reader clear, readable maps and images. 4. Outside of project scope. Refer to listing sheets on State Heritage Inventory for history of each individual heritage item building.
11	8099574 (Individual)	<ol style="list-style-type: none"> 1. Supports every effort to maintain existing character of Newcastle's heritage areas. 2. Concern raised regarding the maintenance of human-scale streetscapes of the HCA. 3. Concern raised about future potential developments around HCAs. 4. Suggest the inclusion of development buffers into a revised plan, following all recommendations of the National Trust. 	<ol style="list-style-type: none"> 1. Support noted. 2. Comments noted. Specific development and maintenance parameters are outside of project scope. Report recommendations ensure heritage protections are targeted to maintain character and significance of the HCAs. 3. Comments noted. Clause 5.10(5)(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the setting of HCAs in the vicinity. 4. Noted. Refer to comments provided on National Trust submissions.

12	8099572 (Individual)	<ol style="list-style-type: none"> 1. Supports the draft's general ideas of splitting HCAs into smaller character areas. 2. Challenged with the adverse effects of the current 'development' occurring between Hunter Street and King Street (front of Cathedral), facadism fronting onto Hunter Steet is very disappointing but the development has been reasonably good. 3. Plans submitted for development between Perkins and Newcomen Street appear to be a missed opportunity. Fears of facing a cold and sterile development that would obstruct the view of the cathedral. <ul style="list-style-type: none"> - Suggest 'Stairway to heaven' should be opened with height limits to maintain the view of the Cathedral Park and the Cathedral. 4. Suggest CN to urgently review the development in Market Square area, preserving existing municipal and other buildings, avoid facadism and ensure future developments build on the form of charter 'Old Town.' 5. Supports the initial public engagement report regarding the effect of the Newcastle East Housing Commission Development (early 1980s), to be considered of architectural merit, as well as historical and heritage significance. 	<ol style="list-style-type: none"> 1. Support noted. 2. Comments noted. DCP 2023 includes new and strengthened guidelines to discourage facadism. 3. The merits of current and past development applications are outside of project scope. 4. The merits of current and past development applications are outside of project scope. 5. Noted. As per report recommendations, other places in the HCA the community engagement feedback found had potential cultural heritage merit will be investigated for LEP listing in a future heritage study.
13	8099571 (Individual)	<ol style="list-style-type: none"> 1. Finds report lacking a detailed framework for practical implementation. 2. Suggest more explicit explanation of the methodology and its applications. 3. No reference list included; footnotes do not act as a reference list. 4. Figures and maps lack essential details such as; <ul style="list-style-type: none"> - No date on the Google Streetview imagery used in report. - Changes to the built form in the last four years is unclear. - Clear landmarks or street names. 5. Character statements need to be drafted for the current 'existing environment'. 6. Development standards need enhanced clarity, more details on how these standards support heritage conservation goals. 7. Concerns regarding lack of detailed definitions, report to provide precise definitions for effective protection strategies. 8. Applauds acknowledgment of poor decision making in the past, agrees in highlighting the negative consequences of previous administrative decisions on the heritage and character of the area. <ul style="list-style-type: none"> - Vital for CN development assessment planners to grasp the negative impacts certain types of development can have on the heritage, connection, and identity of a 'place'. This is crucial in preventing repeat mistakes and ensuring that future developments enhance, rather than detract from, the heritage value of areas. 9. Emphasise the preservation of Newcastle East's character more robustly. 10. The term 'Old Town' adopted in more modern times, previously known as 'Kings Town'. 11. Raised concerns for HOB and FSR about potential overdevelopment, resulting in negative impacts on heritage. Potentially leading to 	<ol style="list-style-type: none"> 1. It is a heritage study providing an assessment of the heritage significance of the HCAs in the study area. Detailed framework for its implementation would be provided in any future planning proposal(s) to amend the LEP. 2. Explicit methodology and its application provided in report. 3. Reference list added to report. 4. Google Streetview imagery used are the most current available for each locality, supplemented by fieldwork and community engagement carried out in 2023. Figures in the report are labelled with street addresses. 5. The physical description and assessment of significance statements summarise the current existing townscape character for each HCA. 6. Detailed explanation provided in report. 7. Report applies terms consistent with definitions provided in LEP and DCP. 8. Noted. CN is lawfully required to ensure in its assessment decisions a reasonable balance between the rights of the owner to develop their own property with the public benefits to maintain the heritage significance of the HCA. Report recommendations ensure heritage protections are targeted to maintain character and significance of the HCAs. 9. Explicit guidance already provided in DCP and Heritage Technical Manual to preserve NEHCA's protected character. 10. Noted. 'Old Town' considered appropriate name for new HCA as community today often labels as such and is the site of first European settlement. 11. Comments noted. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report

	<p>'unsympathetic developments' with minimal respect towards the area's heritage character.</p> <ol style="list-style-type: none"> 12. Concern raised about report not adequality addressing how future developments will be regulated to ensure harmony with heritage values. Suggesting stronger justifications for the changes should be provided. 13. Avoid direct comparisons to Maitland, Wagga Wagga, the rocks etc and focus on bespoke strategies that respect Newcastle's character. Applying a uniform approach to heritage conservation overlooks the significance of place and context. Strategies suitable for these other places may not be appropriate for Newcastle. 14. Assertion that <i>"Not applying HOB and FSR development standards to land in HCAs is best practice and a common approach across NSW"</i> seems exaggerated and unsubstantiated. References supporting this claim are expected and crucial for validating the evidence. 15. CN review compared with City of Parramatta case study and 2015 heritage planning study: <ul style="list-style-type: none"> - Study highlighted concerns such as impacts on view lines, building height, floor space, and planning controls. - Study suggests Parramatta undertook a more rigorous assessment of planning controls, a practice CN should emulate, particularly for FSR/HOB assessments. 16. Report acknowledges that removing development standards could lead to overdevelopment. Issues like site amalgamation/subdivision, curtilages, and isolation of heritage items. The recommendation includes implementing height controls in the LEP and requirements for setbacks to protect streetscapes/curtilage. 17. Clarity and communication required on processes post report to ensure the community has confidence in a thorough and methodical approach before any legislative changes to planning tools are made. 18. Clearer explanation for zoning changes and how would they support, rather than undermine, the heritage values of the area. 19. Concern raised regarding first nation stakeholders and community members; <ul style="list-style-type: none"> - Presentation of information is textbook like rather than from genuine consultation. - Lacks an authentic voice and insight from direct engagement with the Awabakal and Worimi peoples and CN's Guraki Aboriginal Advisory Committee. - Note if engagement did occur. 20. Proposed boundary adjustments, such as adding Newcastle Beach South to the NEHCA, require a more detailed rationale. The review process should thoroughly address the nuances of heritage significance in these areas. 21. Report's reliance on the EP&A Act 1979 and LEP for heritage protection is noted, but needs to be a more detailed assessment of how these legal provisions have been historically (poorly) applied in Newcastle. 22. Clear demonstration is needed for how and when community feedback has shaped the report's conclusion. 23. Report and maps: 	<p>amended to explain how the Clause 4.6 varying development standards process applies.</p> <ol style="list-style-type: none"> 12. Explicit guidance already provided in DCP and Heritage Technical Manual to preserve Old Town and NEHCA's protected character. 13. Examples provided of other HCA protected commercial centre localities in NSW to demonstrate that Newcastle is not alone in not applying HOB and FSR. 14. This approach was confirmed as common by CN's review of LEPs across NSW. 15. Noted. Removal of HOB and FSR only applies to an identified low-rise area of NEHCA. HOB and FSR development standards for land in the Newcastle City Centre boundary to remain unchanged. To further address community feedback, the report has been amended to also recommend further investigation of this low-rise area. 16. See 15 above. DCP 2023 provides detailed guidance including site amalgamation/subdivision, street wall heights and building setbacks. 17. Noted. If the recommendations are approved by Council, the proposed amendments to the Newcastle Local Environment Plan (LEP) and Development Control Plan (DCP) are subject to formal legislative processes and would require further public exhibition and Council adoption prior to any implementation. 18. Noted. No land use zone changed recommended. Report updated to include further assessment and justification for recommended changes to LEP development standards. 19. Comments noted. Existing footnote updated to clarify that the Aboriginal Context section of the report is an extract from the Heritage Strategy which was endorsed by the Guraki Aboriginal Advisory Committee. 20. Noted. Detailed rationale provided in report. 21. An analysis of past planning and development decisions outside of project scope. 22. Noted. Community Engagement (Phase 1) enabled the community to provide CN feedback on what they did and did not culturally value in the study area. This feedback informed the assessment, recommendations, and conclusions of the draft report, particularly regarding assessing social significance of the NSW criteria, but it was not the only consideration. The Public Exhibition (Phase 2) gave the community the opportunity to provide CN further feedback on the recommendations of the draft report. This feedback informed updates to the assessment, recommendations, and conclusions of the final report. 23. Noted. Word version of report published on CN's Have Your Say website page during public exhibition provided the community with clear, readable maps and images. 24. Outside of project scope. Refer to CN's Heritage Strategy 2020-2030. 25. Support noted. 26. The report provides an analysis of previous heritage studies carried out by CN. Oral histories are captured in these heritage studies, including the 1996/7 Newcastle City-wide Thematic History. 27. Outside of project scope. Explicit guidance already provided in DCP and Heritage Technical Manual.
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		<ul style="list-style-type: none"> - Maps in the report lack essential details, such as clear landmarks and legible street names. Deficiency makes it difficult to discern the exact boundaries and characteristics of the heritage areas. - Report must include more detailed and clear maps that effectively support its findings and recommendations. - Report should reference the high-resolution maps found on the 'Have Your Say' page. Suggest making these links easily accessible. - Incomplete or unclear maps may result in ambiguities during decision-making processes. This can lead to oversights or misinterpretations of critical areas in heritage conservation, potentially undermining the effectiveness of the entire effort. <p>24. Report needs to outline concrete strategies for celebrating and promoting heritage, ensuring community trust and transparency in the process e.g. multiple submissions call for interpretive signage to share the history of buildings and places. This could be a 'quick win' for Council.</p> <p>25. Applauds the historical context section.</p> <p>26. Questions how oral histories are captured and reported in CN. Report should better capture Newcastle's rich history and community sentiment. Our stories are integral to the community's identity and should be central to heritage conservation efforts.</p> <p>27. Report should provide a more focused approach to preserving individual heritage buildings, especially those at risk from new developments.</p> <p>28. Suggest using City of Parramatta as case study and subsequent Urbis Heritage Study as a reference.</p>	<p>28. Noted. CN practices continuous improvement through knowledge of industry best-practice and emerging approaches, and appreciates being made aware of comparable case studies.</p>
14	8099570 (Individual)	<p>1. Does not support west of Union Street being removed from the Cooks Hill HCA.</p> <p>2. Concerned about impact on:</p> <ul style="list-style-type: none"> - Heritage items of "Leslieville" (Arnott's house), the row of terraces in Union Street and Cooks Hill Fire Station. - Significant number of contributory buildings. <p>3. Current HCA boundary provides buffer zone from modern high-rise development around Marketown. Removal of this area would mean weakened heritage protection and new development to the west of Cooks Hill would no longer be required to make the same considerations on heritage impacts.</p> <p>4. Do not support the recommended relocation of St Andrew's Presbyterian Church (12 Laman Street), the Baptist Tabernacle (25 Laman Street), and Newcastle War Memorial Cultural Centre (1 Laman Street) from Cooks Hill HCA to Civic and Honeysuckle HCA.</p> <ul style="list-style-type: none"> - Church's within Cooks Hill suburb boundary and part of its history. - Already protected by HCA. - Would weaken overall significance of Cooks Hill HCA. 	<p>1. The land west of Union Street is currently located within Newcastle City Centre HCA not Cooks Hill HCA.</p> <p>2. Comments noted. Even with HCA boundary adjustment, Clause 5.10(5)(a)&(c) of Newcastle LEP (NLEP) 2012 provides significant heritage protection as it requires the consent authority to consider the impact of proposed development on the heritage significance of the heritage item, and the setting of heritage items and HCAs in the vicinity. Existing LEP development standards and DCP guidance facilitate well-designed, modern high-rise development in the LEP Newcastle City Centre boundary, including land within HCAs, provided impact on neighbouring amenity, heritage significance of HCA and heritage items is acceptable.</p> <p>3. Comments noted. See 2 above.</p> <p>4. Comments noted. HCA boundaries are based on shared development history and/or built character not suburb boundaries. These important civic buildings are an integral component of the proposed Civic and Honeysuckle HCA as they are significant to the setting of Civic Park and the wider civic precinct comprising other civic buildings including Newcastle City Hall, NESCA House and the former Central Administration Building. Reinforces the heritage protections of the Cooks Hill HCA by removing civic buildings which are not of a similar low-rise built form or character.</p>
15	8099569 (Individual)	<p>1. Urban renewal of Newcastle East stage one and two does not make the area look any better; Hunter Street Mall area is unattractive and does not look inviting.</p>	<p>1. Comments noted.</p> <p>2. Noted</p> <p>3. Comments noted.</p>

		<ol style="list-style-type: none"> 2. Building process has been an inconvenience for the people visiting and living there for years. <ul style="list-style-type: none"> - Noise pollution and pedestrian disruptions. - Suggest stage three and four to be stopped. 3. Newcastle has lost its charm due to an oversupply of high-rise buildings that are not visually appealing. 4. Clean up the city instead and avoid facadism. 	<ol style="list-style-type: none"> 4. Comments noted. DCP 2023 includes new and strengthened guidelines to discourage facadism.
16	8093850 (Individual)	<ol style="list-style-type: none"> 1. Agree with proposed changes. 	<ol style="list-style-type: none"> 1. Support noted.
17	8093849 (Individual)	<ol style="list-style-type: none"> 1. Values the history of Newcastle East and believes it is an important heritage area that should be preserved and protected as a low density, low height community. 	<ol style="list-style-type: none"> 1. Noted. Newcastle East recommended to remain within a HCA. Report provides recommendations to strengthen existing heritage protections.
18	8093837 (Individual)	<ol style="list-style-type: none"> 1. Explain why the old Maritime Museum and area around in Honeysuckle is being removed from this HCA. 2. Questions if the building is planned to become more "user friendly" for potential hotel/wine bar tenants or if it is to be demolished. <ul style="list-style-type: none"> - Fears of it being demolished as it couples aesthetically with Honeysuckle Hotel. - Concern raised about the building not being currently used. 	<ol style="list-style-type: none"> 1. The former Newcastle Maritime Museum (LEP heritage item I390 - No.2 Lee Wharf - Building C) and area around is not recommended to be removed from the HCA. 2. The merits of current and past development applications and past or proposed use of the building are outside of project scope.
19	8093836 (Individual)	<ol style="list-style-type: none"> 1. Newcastle's Ocean baths should be considered as a heritage listing because of its heritage connection to Newcastle. 2. Heritage listing would remove control from CN. 	<ol style="list-style-type: none"> 1. Newcastle Ocean Baths already heritage listed as 'local significance' in LEP (Item I489) under the Environmental Planning & Assessment Act 1979. 2. Noted. If listed on the State Heritage Register then the regulatory authority would transfer to Heritage NSW under the Heritage Act 1977.
20	8093835 (Individual)	<ol style="list-style-type: none"> 1. No AUKUS Nuke Subs Base 	<ol style="list-style-type: none"> 1. Noted. Outside project scope.
21	8082500 (Individual)	<ol style="list-style-type: none"> 1. Include Newcastle baths, Merewether baths and both surf houses/club house buildings as heritage listings. 	<ol style="list-style-type: none"> 1. Newcastle Ocean Baths and Merewether Bath both already heritage listed as 'local significance' in LEP (Items I489 & I303) under the Environmental Planning & Assessment Act 1979.
22	8082499 (Individual)	<ol style="list-style-type: none"> 1. Values Newcastle's heritage buildings and views of the harbour. 2. Losing and change to heritage buildings would be devastating. <ul style="list-style-type: none"> - Notes being hemmed in by King Street development. 	<ol style="list-style-type: none"> 1. Noted. Report provides recommendations to strengthen existing heritage protections. 2. Comments noted. The merits of current and past development applications are outside of project scope.
23	8082484 (Individual)	<ol style="list-style-type: none"> 1. Concerned about free land and car parks disappearing to apartments. 	<ol style="list-style-type: none"> 1. Outside of project scope. Refer to City of Newcastle's (CN) other land use and transport planning strategies.
24	8082483 (Individual)	<ol style="list-style-type: none"> 1. Preserve Newcastle's fabric, history and identity for present and future generations. 2. Retain East End's current HOB and FSR, avoid current buildings being replaced. 	<ol style="list-style-type: none"> 1. Noted. Newcastle East recommended to remain within a HCA. 2. Comments noted. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies.
25	8082482 (Individual)	<ol style="list-style-type: none"> 1. Preserve Newcastle East's historical and architectural integrity. <ul style="list-style-type: none"> - The collection of buildings stands as a testament of history. 	<ol style="list-style-type: none"> 1. Newcastle East recommended to remain within a HCA. 2. Existing LEP development standards and DCP guidance facilitate well-designed, modern high-rise development in the LEP Newcastle City Centre

		<ul style="list-style-type: none"> - Consider the entire area rather than singling out buildings for demolition. <ol style="list-style-type: none"> 2. Maintain the character and ambiance of the entire area. <ul style="list-style-type: none"> - Concerned that modern high-rise buildings will disrupt the visual and cultural continuity of the precinct. 3. Suggest adaptive reuse of existing buildings or carefully designing new developments that blend. Better collaboration between planners, architects, community, and historians. 4. Maintain current HOB and FSR. 	<p>boundary, including land within HCAs, provided impact on neighbouring amenity, heritage significance of HCA and heritage items is acceptable.</p> <ol style="list-style-type: none"> 3. Noted. Explicit guidance provided in DCP and Heritage Technical Manual. 4. Comments noted. Each HCA in Newcastle LGA is unique and the policy setting is in place to ensure their conservation. Removing generic HOB and FSR development standards facilitates a merits assessment approach allowing development to respond to its unique streetscape and heritage context. Further text and photographs of streetscape provided in the report to illustrate that current HOB and FSR development standards in NEHCA are inconsistent with the current built form of the land and surrounding streetscape. Also, HOB does not provide an absolute guarantee that new development will be consistent with existing housing stock. Report amended to explain how the Clause 4.6 varying development standards process applies.
26	8082467 (individual)	<ol style="list-style-type: none"> 1. Raised concerns regarding report; <ul style="list-style-type: none"> - Does not investigate sight lines adequately. - Inadequate exploration about improving visual accessibility of heritage items. - Poor planning example is James Fletchers Hospital where fence and wall structure obscures the heritage item and grounds. 	<ol style="list-style-type: none"> 1. Comments noted. The merits of current and past development applications are outside of project scope.
27	8082466 (Individual)	<ol style="list-style-type: none"> 1. The mall has inadequate shade. Suggestion for floral gardens or hanging baskets. 2. Critical of big brick building and design of balconies. Suggestion of glass balustrades instead of brick. 	<ol style="list-style-type: none"> 1. Public domain improvements are outside of project scope. 2. Noted. The merits of current and past development applications are outside of project scope.
28	8082465 (Individual)	<ol style="list-style-type: none"> 1. Proposal weakens the already weak protections currently in place for the inner city of Newcastle. 2. Other cities which have protected 'Old Town' have a higher successful tourism. <ul style="list-style-type: none"> - Suggest that it is necessary to protect and maintain Newcastle East, parts of The Hill and Newcastle to preserve the buildings. 3. Plenty of room to develop low to medium rise buildings in suburbs outside of these areas. 	<ol style="list-style-type: none"> 1. Comments noted. Report provides recommendations to strengthen existing heritage protections. 2. Notes. Smaller HCAs proposed to ensure heritage protections are targeted to maintain character and significance of that HCA. Neighbouring HCAs complement these protections. 3. Noted. Suggestions for new development outside of project scope.
29	8071666 (Individual)	<ol style="list-style-type: none"> 1. Allow dwellings of 3+ bedrooms that are not contributory to HCA and constructed within the last 10 years off street parking. 2. Raised concern about misleading renewable energy initiatives by CN; not allowing off street parking to support electric vehicles (EVs). 	<ol style="list-style-type: none"> 1. Noted. Guidance already provided in DCP and Heritage Technical Manual. 2. Outside of project scope. Refer to CN's other environmental, land use and transport planning strategies.
30	8071662 (Individual)	<ol style="list-style-type: none"> 1. Majority of Hunter Street Mall and Scott Street add to Newcastle's history. 2. Reviving the western end of Hunter Street mall desired. 	<ol style="list-style-type: none"> 1. Noted. These places are recommended to remain within a HCA. 2. Noted. Specific development suggestions, revitalisation areas or public domain improvements are outside of project scope.
31	8071660 (Individual)	<ol style="list-style-type: none"> 1. Preserve and maintain some of Newcastle old buildings, only improving the interior. 	<ol style="list-style-type: none"> 1. Noted. Specific development suggestions outside of project scope.
32	8071658 (Individual)	<ol style="list-style-type: none"> 1. Supports the proposal held within the report. 2. Suggest using vacant land from the rail corridor near the foreshore as a dog park due to the increasing numbers of dogs now living in the precinct e.g. Launceston Council's dog parks. 	<ol style="list-style-type: none"> 1. Support noted. 2. Outside of project scope. Refer to CN's other land use planning, community and recreational strategies.
33	8044357 (Individual)	<ol style="list-style-type: none"> 1. Preserve natural bush land and minimise 'urban sprawl.' 2. Improve quality of buses and active transport. 3. Support density done well. 	<ol style="list-style-type: none"> 1. Noted. Report investigates how and where land use protections for this area can be best applied, so that revitalisation of the city centre continues, whilst ensuring our rich and diverse cultural heritage remains protected and conserved.

		<p>4. Supports change and action to help solve rental crisis, climate crisis, health crisis, fringe farm crisis at the expense of knocking down heritage:</p> <ul style="list-style-type: none"> - It is less than 200 years of heritage. - Need to conserve the 1000's of years of Awabakal cultural heritage in the natural environment. 	<p>2. Outside of project scope. Refer to City of CN's other land use and transport planning strategies.</p> <p>3. Noted.</p> <p>4. Noted. See 1 above.</p>
34	8044356 (Individual)	<p>1. Introduction as a Traditional Custodian of these Lands and Waterways. Acknowledgement of Aboriginal ancestry, lineage and practice of traditional ways for generations.</p> <p>2. Headlands of King Edward Park should be identified as heritage.</p> <ul style="list-style-type: none"> - very unfortunate that the community does not understand our connections. - This area is now the Awabakal Local Aboriginal Land Council owned lands. <p>3. Onebygamba (Carrington) is a very sacred and spiritual place for our people.</p>	<p>1. Noted.</p> <p>2. Noted. The King Edward Headland Reserve (Lot 3109 DP 755247) is outside of project area and so the merits of its heritage listing are outside of project scope.</p> <p>3. Noted. Report updated to provide map of traditional landscape features including Onebygamba (Carrington).</p>

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Newcastle City Centre Heritage Conservation Area

Newcastle East Heritage Conservation Area

Newcastle Local Environmental Plan 2012

- ▬ Conservation Area - General
- Item - General
- Item - Landscape
- Item - Archaeological

For further information on heritage item numbers please visit: <https://www.newcastle.nsw.gov.au/development/land-use-planning/local-environmental-plans-lep>

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Attachment F: Designated Low-rise Area within Newcastle East Heritage Conservation Area



Legend

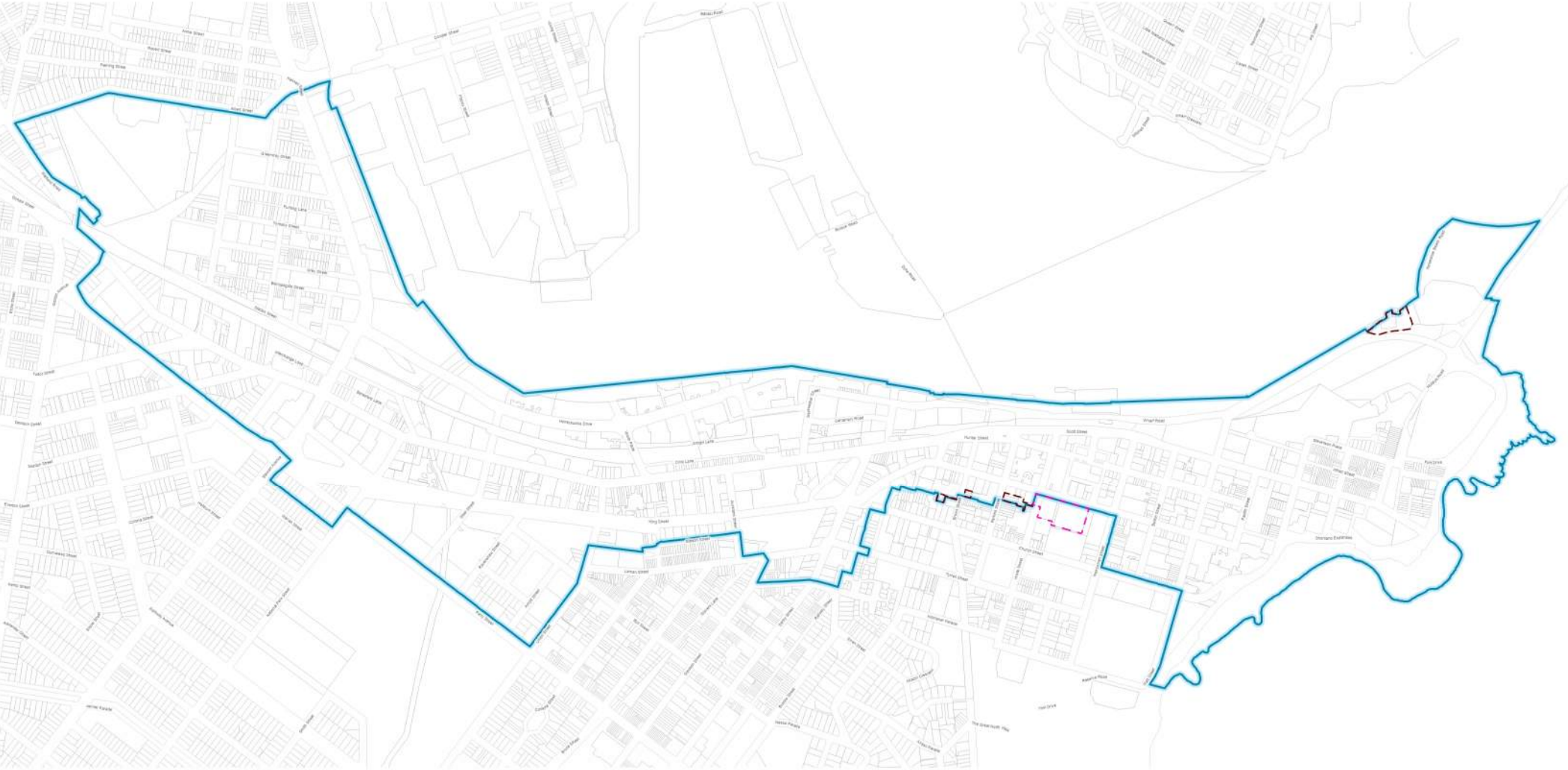
-  Proposed Heritage Conservation Area
-  Newcastle East low-rise area



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Attachment G: Proposed Amendment to Newcastle City Centre boundary



Legend

 Existing Newcastle City Centre boundary

 Areas proposed to be included in Newcastle City Centre

 Areas proposed for removal from Newcastle City Centre




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Legend

 Proposed Heritage Conservation Area

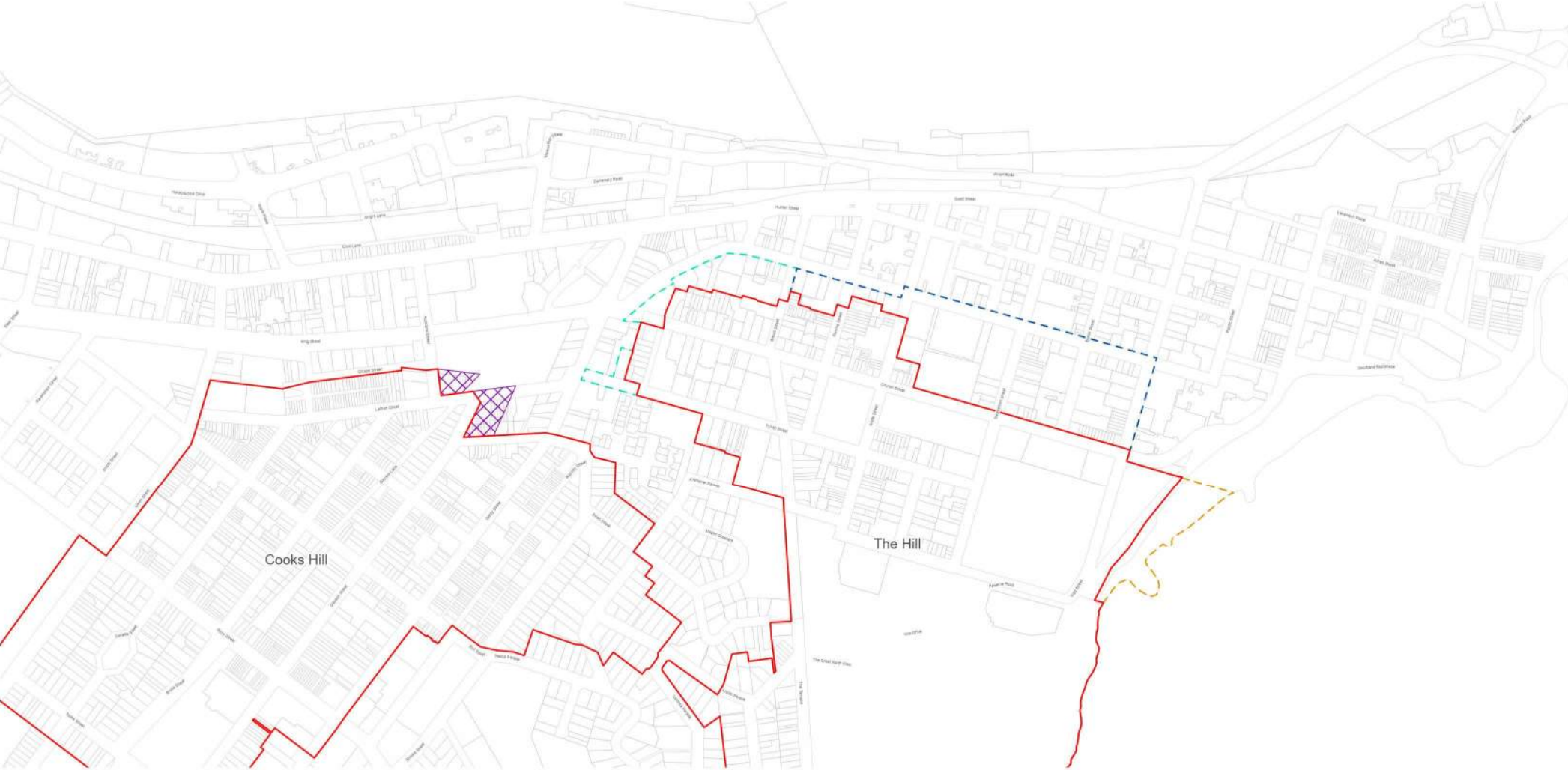
 Recommended removal from HCA



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Attachment I: Proposed amendment to The Hill and Cooks Hill HCAs



Legend

- Proposed Heritage Conservation Area
- Area proposed to be included in Civic and Honeysuckle HCA (currently in The Hill)
- Areas to be included in Old Town HCA (currently in The Hill HCA)
- Area proposed to be included in Newcastle East HCA (currently in The Hill)
- Area proposed to be included in Civic and Honeysuckle HCA (currently in Cooks Hill HCA)



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Newcastle City Centre Heritage Conservation Areas Review Final Report



City of
Newcastle

ACKNOWLEDGEMENT OF COUNTRY

City of Newcastle (CN) acknowledges its Local Government Area (LGA) sits within the Country of the Awabakal and Worimi peoples. We acknowledge that Country for Aboriginal peoples is an interconnected set of ancient relationships. We acknowledge the custodianship of the Awabakal and Worimi peoples and the care and stewardship they have performed in this place since time immemorial. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal and Torres Strait Islander people and how this still resonates today.

ENQUIRIES

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EXECUTIVE SUMMARY

This report presents the findings of a review of ~~two~~ heritage conservation areas (HCAs) within the Newcastle City Centre local environmental plan (LEP) boundary ~~Local Government Area~~. It includes the following HCAs:

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

It defines current heritage significance of each area and provides desired future character statements. It assesses the appropriateness of boundaries, examines the planning context and controls, identifies items that contribute to or detract from the areas and documents what the community values about them. It also investigates a few potential new HCAs.

The review's methodology is based on NSW Heritage criteria as found in the heritage assessment guidelines of the NSW Heritage Council. These guidelines are accepted as the standard methodology for assessing heritage significance. The review considers the "[Better Placed: Design Guide for Heritage Conservation Areas](#)" best practice guidelines of the NSW Heritage Council. This included a literature review of previous studies and an analysis of new information based on fieldwork and community engagement feedback.

The report's recommendations incorporate an analysis of the feedback made during the community engagement held 17 April 2023 and 29 May 2023 ([Phase 1](#)) by CN's Community Engagement team. That feedback is used as the baseline data to determine the social significance of each HCA.

[This report's recommendations incorporates the outcomes of the public exhibition of the draft report held 6 November to 18 December 2023 \(Phase 2\) by CN's Community Engagement team.](#)

The review finds HCA residents generally want to maintain the special character of these areas and existing HCA boundaries. The community identified several distinct character areas for protection and conservation, particularly in the Newcastle City Centre HCA. Updated statements of significance and desired future character in the Newcastle Development Control Plan (DCP) is an appropriate way to reinforce character along with revisions to the contributory buildings maps in the Heritage Technical Manual.

The review concludes ~~City of Newcastle (CN)~~ should develop a program to apply its findings and amend Newcastle Local Environmental Plan 2012 (LEP) and DCP. The ~~final draft~~ recommendations include:

- Amendments to the Newcastle East, Newcastle City Centre, The Hill and Cooks Hill HCA boundaries for land located in the Newcastle City Centre ~~LEP~~ boundary.
- Replacement of the Newcastle City Centre HCA with the smaller Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street HCAs.
- Amendments to an [identified](#) low-rise [residential precinct area](#) located in the Newcastle East HCA to delete height of building (HOB) and floorspace ratio (FSR) development standards.
- Amendments to low-rise residential properties located in The Hill HCA to remove them from the Newcastle City Centre ~~LEP~~ boundary, delete HOB and FSR development standards, [add](#)

[minimum lot size development standards](#), and where applicable change the land use zoning from MU1 Mixed Use to R3 Medium Density Residential.

- Amendments to the DCP to include updated statements of significance and desired future character statements for the amended Newcastle East and proposed Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street HCAs.
- Amendments to the Heritage Technical Manual to update contributory building maps for the amended Newcastle East, The Hill, and Cooks Hill HCAs, and new contributory building maps for the proposed Old Town, Civic and Honeysuckle, Hunter Street, and Parry Street HCAs.

The recommendations from the review do not instigate changes to HCA boundaries or heritage listings. Such changes require strict legal process to amend the LEP and similarly, recommended changes to the DCP require a formal, legal process. This work will be undertaken as a separate project.

CHAPTER ONE – INTRODUCTION

1.1 Introduction

A Heritage conservation area (HCA) is a group of places, often defined by its distinctive architecture, streetscape, and landscape features, which together contribute to our history and cultural identity. Heritage significance of these areas is likely to change over time and with use. These dynamic areas continuously change from development, cultural and social changes to the resident population and use, as well as renewal, neglect, and decay. These changes enhance, maintain and erode their cultural heritage significance. Therefore, it is essential to review and update the conservation management strategies, policies and planning framework for these areas to ensure their heritage value is understood, protected and supported for future generations.

This report presents the results of a review and analysis conducted during 2023 of two of City of Newcastle's (CN) eight existing HCAs - Newcastle City Centre and Newcastle East HCAs. It incorporates the results from CN's engagement with the community (Phase 1) from 17 April 2023 to 29 May 2023. [This report is refined incorporating the analysis of community feedback from the public exhibition of the draft report \(Phase 2\) from 6 November to 18 December 2023.](#) The Community Engagement Report (Phase 1), September 2023 is attached in Appendix A [and the Public Exhibition Report \(Phase 2\), January 2024 is attached in Appendix B.](#)

CN's Strategic Planning team drafted the report. The study area for this review is existing HCA land within the Newcastle City Centre [LEP](#) boundary and comprises the following HCAs:

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

Following a review of feedback received during public exhibition, a final report will be presented to Council for adoption.

The project included the following tasks for the Newcastle City Centre and Newcastle East HCAs:

- Community engagement to determine what residents and businesses value about these HCAs.
- Review the heritage significance of the HCAs in accordance with Heritage NSW guidelines.
- Identify and define building styles and key elements of heritage value within these HCAs.
- Review the HCAs boundaries for continued heritage significance, examining whether they remain appropriate and for any need to adjust or manage them differently to best guide development assessment.
- Review the boundaries of other existing HCAs that adjoin these areas (The Hill and Cooks Hill) to examine whether land in the Newcastle City Centre Local Environmental Plan boundary reflects the heritage significance or would be better added to the Newcastle City Centre or Newcastle East HCAs.
- Identify low-rise residential properties on HCA land in the Newcastle City Centre [LEP](#) boundary. Review the land use zoning objectives and development standards in the Newcastle

Local Environmental Plan 2012 (LEP) with the built form of the land, the development objectives of the Newcastle City Centre [LEP boundary](#), and the HCA's conservation objectives.

1.2 Purpose of this report

This report presents the findings of the Newcastle City Centre and Newcastle East HCAs review. The purpose of the report is to recommend ways to guide future heritage planning. It aims to ensure these HCAs reflect significant and demonstrable built, landscape or other heritage values in the study area, and are identified and mapped for clarity. The report reviews and proposes planning controls with specific measures [tailored to strengthen the conservation](#) and [management of](#) the distinctive heritage significance of each HCA.

The buildings, streets, and precincts of the Newcastle City Centre's HCAs have experienced significant change with recent economic revitalisation. This has altered the streetscape with many older buildings replaced and vacant sites infilled with new mixed-use higher density development, and triggered the need for a review.

The review aims to allow the Newcastle City Centre's revitalisation to continue while enabling our rich and diverse cultural heritage to remain protected and conserved.

The report focusses on built heritage and urban form and:

- Reviews the boundaries, significance and integrity of existing HCAs in response to change.
- Recommends amendments to the LEP and [to the Newcastle Development Control Plan 2012 \(DCP\)](#) (and associated Heritage Technical Manual).

1.3 Newcastle 2040 Community Strategic Plan

The Newcastle 2040 Community Strategic Plan (CSP) is a shared community vision, developed as a guide to inform policies and actions throughout the city for the next 10+ years. With direct input from the community, it represents what we value in our city and what we want to prioritise.

The CSP outlines four key themes to guide the implementation of this vision (**refer to Figure 1**). This project aligns with the objectives set under these themes, and will contribute to "*enriched neighbourhoods and places*" (Theme 1.1), as well as "*trust and transparency*" (Theme 4.2).

Through the CSP, the Newcastle community has expressed its aspiration that moving towards 2040, local heritage places will be protected. Overall, CN aims to ensure that the significant aspects of the city's heritage are identified, cared for, celebrated and appropriately managed on behalf of residents and visitors of Newcastle. The intention is to ensure decisions about heritage places are made with due regard to heritage significance, and that we strengthen or better appreciate heritage significance.

1. Liveable	2. Sustainable	3. Creative	4. Achieving Together
<p>1.1 Enriched neighbourhoods and places</p> <ul style="list-style-type: none"> 1.1.1 Great spaces 1.1.2 Well-designed places 1.1.3 Protected heritage places <p>1.2 Connected and fair communities</p> <ul style="list-style-type: none"> 1.2.1 Connected communities 1.2.2 Inclusive communities 1.2.3 Equitable communities 1.2.4 Healthy communities <p>1.3 Safe, active and linked movement across the city</p> <ul style="list-style-type: none"> 1.3.1 Connected pathways and pedestrian networks 1.3.2 Road networks 1.3.3 Managed parking 1.3.4 Effective public transport <p>1.4 Innovative and connected city</p> <ul style="list-style-type: none"> 1.4.1 Emerging technologies 1.4.2 Digital inclusion and social innovation 	<p>2.1 Action on climate change</p> <ul style="list-style-type: none"> 2.1.1 Towards net zero emissions 2.1.2 Know and share our climate risk 2.1.3 Resilient urban and natural areas <p>2.2 Nature-based solutions</p> <ul style="list-style-type: none"> 2.2.1 Regenerate natural systems 2.2.2 Expand the urban forest 2.2.3 Achieve a water sensitive city <p>2.3 Circular economy</p> <ul style="list-style-type: none"> 2.3.1 Design out waste 2.3.2 Localised supply chain and sustainable procurement 	<p>3.1 Vibrant and creative city</p> <ul style="list-style-type: none"> 3.1.1 Vibrant events 3.1.2 Bold and challenging programs 3.1.3 Tourism and visitor economy 3.1.4 Vibrant night-time economy <p>3.2 Opportunities in jobs, learning and innovation</p> <ul style="list-style-type: none"> 3.2.1 Inclusive opportunities 3.2.2 Skilled people and businesses 3.2.3 Innovative people and businesses <p>3.3 Celebrating culture</p> <ul style="list-style-type: none"> 3.3.1 Nurture cultural and creative practitioners 3.3.2 Promote Newcastle as a major arts and cultural destination 3.3.3 Culture in everyday life <p>3.4 City-shaping partnerships</p> <ul style="list-style-type: none"> 3.4.1 Optimise city opportunities 3.4.2 Advocacy and partnership 	<p>4.1 Inclusive and integrated planning</p> <ul style="list-style-type: none"> 4.1.1 Financial sustainability 4.1.2 Integrated planning and reporting 4.1.3 Aligned and engaged workforce <p>4.2 Trust and transparency</p> <ul style="list-style-type: none"> 4.2.1 Genuine engagement 4.2.2 Shared information and celebration of success 4.2.3 Trusted customer experience <p>4.3 Collaborative and innovative approach</p> <ul style="list-style-type: none"> 4.3.1 Collaborative organisation 4.3.2 Innovation and continuous improvement 4.3.3 Data-driven decision-making and insights

Figure 1: Newcastle 2040 Community Strategic Plan themes and objectives.

1.4 Alignment with Newcastle Heritage Strategy 2020-2030

CN's Heritage Strategy is a strategic framework to guide the management of heritage matters in the Newcastle LGA over the next ten years. It draws from the Newcastle 2030 Community Strategic Plan 2018-2028 (CSP) (City of Newcastle, 2018) and Newcastle's Heritage Policy 2013 (updated 2022). Consultation told us the Newcastle community has strongly expressed its aspiration that moving towards 2030+, local heritage will be valued, enhanced and celebrated.

The Heritage Strategy allows CN to articulate a framework for achieving this vision and to meet its statutory obligations and community expectations for regulating and managing local heritage. It aligns with the Sustainable Development Goals and New Urban Agenda developed by the United Nations, the Hunter Regional Plan 2041, Greater Newcastle Metropolitan Plan 2036 and contemporary heritage guidelines for local government required by the NSW Heritage Council.

The Heritage Strategy identifies actions and services that when implemented align with the Newcastle Heritage Policy, best practice, legislative responsibilities and community expectations. It identifies the vision statement for heritage, sets out the context, identifies the core themes/priorities and the objectives, outcomes and measures of these themes.

This review delivers on the following priorities outlined in the Newcastle Heritage Strategy 2020-2030:

- Priority 1** *Enhancing our community's knowledge of and regard for local heritage items and places.*
- Priority 2** *City of Newcastle will protect and conserve the City's heritage places for the benefit of everyone.*
- Priority 3** *City of Newcastle will protect the integrity of heritage places by ensuring consistent and sympathetic uses, physical and aesthetic treatments and outstanding interpretations.*
- Priority 4** *Newcastle's significant heritage places are a unique historical resource and represent an asset for the continuing educational, cultural and economic enrichment of the*

region. City of Newcastle will invest in the promotion and care of these assets as part of the city's economic and cultural development.

1.5 What is a heritage conservation area (HCA)?

An HCA is an area of land recognised for its collective nature of buildings and elements that contribute to an overall heritage significance valued by the community and worth protecting. More than a collection of heritage items, it can include a group of buildings, landscape or whole suburbs with heritage values that give it a distinct identity. Their significance is often associated with the underlying land subdivision, street pattern, arrangement of lots, and a predominance of buildings that share common periods of development, historical associations, materials, form and scale.

An HCA is determined by examining its heritage significance and identifying the special characteristics making up that significance. To be considered for listing by the NSW Minister and protected under the *Environmental Planning and Assessment Act 1979* (EP&A Act), the area must meet at least one of the seven Heritage Council of NSW criteria for assessing significance.

HCAs are statutorily recognised and protected at the local government level by their listing in the heritage schedule of LEP. The LEP governs the circumstances in which development is permitted. Most development on land in HCAs is unlikely to meet the requirements for exempt development, and therefore needs a development application or complying development certificate.

1.6 Conservation principles

The approach to managing HCA changes is underpinned by the principles and processes of the Australia International Council on Monuments and Sites (ICOMOS) Charter for Conservation of Places of Cultural Significance (The Burra Charter).¹ The Burra Charter is the best practice standard to guide heritage conservation practitioners managing change to heritage places in Australia. This HCA review is based on the following Burra Charter approaches where change should be:

- based on an understanding of the heritage significance of the place
- guided by the heritage significance of the item, site, streetscape and/or area
- managed in accordance with an appropriate conservation policy.

A key principle is that the sum of the parts is equally important as the individual features themselves and explains why the cumulative impact of change is an important consideration. This is often not well

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, Australia ICOMOS, 2013. ISBN 0 9578528 4 3

understood. Where buildings positively reinforce the character of an HCA, they need to be retained to conserve the significance of the HCA.

1.7 How are heritage conservation areas determined?

An HCA is determined using the Heritage Council of NSW's evidence based process², the NSW standard criteria used for heritage significance assessment. The process examines heritage significance to determine why an HCAs is valued by the community and which special characteristics are worthy of conservation and contribute to that significance. These characteristics can include the subdivision pattern, consistency of the building stock, or common building and construction materials. HCAs usually demonstrate aspects of our cultural, economic and social history, and patterns of change and development over time. These elements will provide evidence of how people respond physically, emotionally, socially and architecturally to their environment; and how places have been occupied, used, ignored, refined, degraded or associated with Australian history over time.

The historical analysis provides the context for assessing significance, which is made by applying standard evaluation criteria to the development and associations of an HCA. The Heritage Council of NSW produced standard evaluation criteria compatible with The Burra Charter values.

To include an HCA on the LEP heritage schedule, the responsible NSW Minister requires it meets one or more of the State Heritage criteria. The values embodied in the criteria generally relate to:

- natural heritage values of places
- Indigenous heritage values of places
- historic heritage values of places

The level of significance of an HCA is determined by its value relative to other comparable HCAs, be they in a local, regional, national, or international context. The rarity and/or representativeness of the HCA is considered as part of the overall analysis of its significance.

Heritage criteria for listing HCAs (and heritage items) at the State or local level in NSW are:

Criterion (a) (Historic significance)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)
Criterion (b) (Historical association)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

² NSW Department of Planning and Environment, June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

Criterion (c) (Aesthetic/creative/technical achievement)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d) (Social, cultural, and spiritual)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
Criterion (e) (Research potential)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (f) (Rare)	An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
Criterion (g) (Representative)	An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

1.8 Contributory buildings

In HCAs, contributory items are buildings and elements that contribute to the overall significance of the area, and must be kept if the heritage significance of the area is to be retained. Non-contributory items may be replaced. There may also be an opportunity to strengthen the local character by removing elements that detract from or compromise that character.

In the Newcastle LGA, buildings can make three levels of contribution in an HCA – contributory, neutral, and non-contributory. The contribution of any building to the area or streetscape's character and heritage significance, based on the Contributory Buildings Map (example provided in **Figure 2**), will guide the approach to development and assist in determining the degree of change permitted. Each level of contribution is explained in the table below.

Contributory buildings – are buildings that contribute to the character of the HCA. They are:

- (i) **Heritage item** – buildings listed as a heritage item in the LEP; or
- (ii) **Contributory 1** – buildings that clearly reflect a Key Period of Significance for the HCA and are key elements of the HCA. This ranking is assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes buildings with rear additions which do not affect the main front roof; or
- (iii) **Contributory 2** – buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the heritage conservation area character. This ranking is assigned where a building has alterations such as cement rendering

to Federation or Inter-war period brickwork or a first-floor addition which affects the main front roof form, yet the period and style of the building remains discernible.

Neutral buildings – are buildings that are either altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA. This ranking is assigned where the building is either so altered that the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.

Non-contributory buildings – are buildings from a construction period which fall outside any Key Period of Significance for the heritage conservation area and that have scale or form that is not consistent with the key characteristics of the heritage conservation area. This ranking is assigned where the building is recent or late 20th century and is out of scale, ie, not consistent with the height, form and scale of buildings within the streetscape.

The Contributory Buildings Maps, prepared in January 2020 provide a snapshot assessment of the building as viewed from the street and can be used as a starting point to understand a building's potential heritage significance. The ranking of each building was a visual assessment and not based on historical documentary research.



Figure 2: Example of Contributory Buildings Map – Hamilton Residential Precinct HCA
(Source: CN GIS 24 January 2020)

1.9 Methodology

This review is based on the NSW Heritage Council's heritage assessment guidelines³ and the criteria defined in the NSW Heritage Act 1977 as the standard methodology to assess heritage significance. The document "Better Placed: Design Guide for Heritage", best practice guidelines of Heritage Council of NSW and Government Architect NSW⁴ was also used.

This review includes a literature review of heritage studies relating to the HCAs, an analysis of new information, historical updates, and the results of fieldwork and community engagement. [It uses terms consistent with definitions in the LEP and DCP. Google Streetview imagery is used to help visualise each locality.](#)

An important element of heritage significance is social value – that is, the esteem people place on an item or HCA and its contribution to a community's sense of identity. To seek the views of each community residing and working in the HCAs in a robust and objective manner, the review included community engagement feedback. This feedback is included in each HCA chapter and has been treated as the baseline data to explore the social significance of each heritage conservation area.

³ NSW Department of Planning and Environment June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2

⁴ Heritage Council of NSW and Government Architect NSW, May 2018, *Better Placed: Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites and precincts*, ISBN 978 0 6483700 4 8

CHAPTER TWO – STATUTORY PLANNING FRAMEWORK

2.1 Introduction

This chapter sets out the planning context in which CN regulates and manages the HCAs listed in the LEP. In NSW, State and local Governments share the responsibility for managing heritage. The Heritage Council of NSW, assisted by Heritage NSW, has responsibility for items of State heritage significance listed on the State Heritage Register and for relics of State and local significance. Local Government is responsible for local heritage, through LEPs and DCPs.

The State Heritage Register lists items and areas that have significance to the people of NSW, while nationally significant places are listed on the National Heritage List administered by the Australian Government Department of Climate Change, Energy, the Environment and Water.

The three legal instruments regulating cultural heritage in NSW are:

1. *NSW Heritage Act 1977*
2. *Environmental Planning and Assessment Act, 1979*
3. *NSW National Parks and Wildlife Act 1974.*

Identifying and listing items and places of heritage significance are the first steps in protecting and managing places deemed to be of heritage significance. Listing heritage places on statutory heritage registers provides a legal framework for managing the approval of major changes so that heritage significance is retained and not diminished.

CN's heritage listings are made through the *EP&A Act* which enables the listing of heritage items and places in the LEP. The *Standard Instrument—Principal LEP* contains provisions to regulate heritage. This is the legal framework by which for recognising and managing heritage items, heritage conservation areas and archaeological sites ~~are recognised and managed~~.

The *Transport and Infrastructure State Environmental Planning Policy (SEPP) 2021* defines the boundary of the Three Ports area including Port Botany, Port Kembla, and Port of Newcastle. The port of Newcastle's Three Ports area (**refer to Figure 3**) applies to the harbour and parts of Kooragang, Mayfield North, Tighes Hill, Carrington, and Newcastle East (Coal River Precinct). Heritage items and archaeological sites in this area are listed in the heritage schedule of the Transport and Infrastructure SEPP 2021 and this provides the mechanism for their identification and management. A SEPP prevails over an LEP, and so heritage listings in the SEPP for the Port of Newcastle's Three Ports area are not listed in CN's LEP.

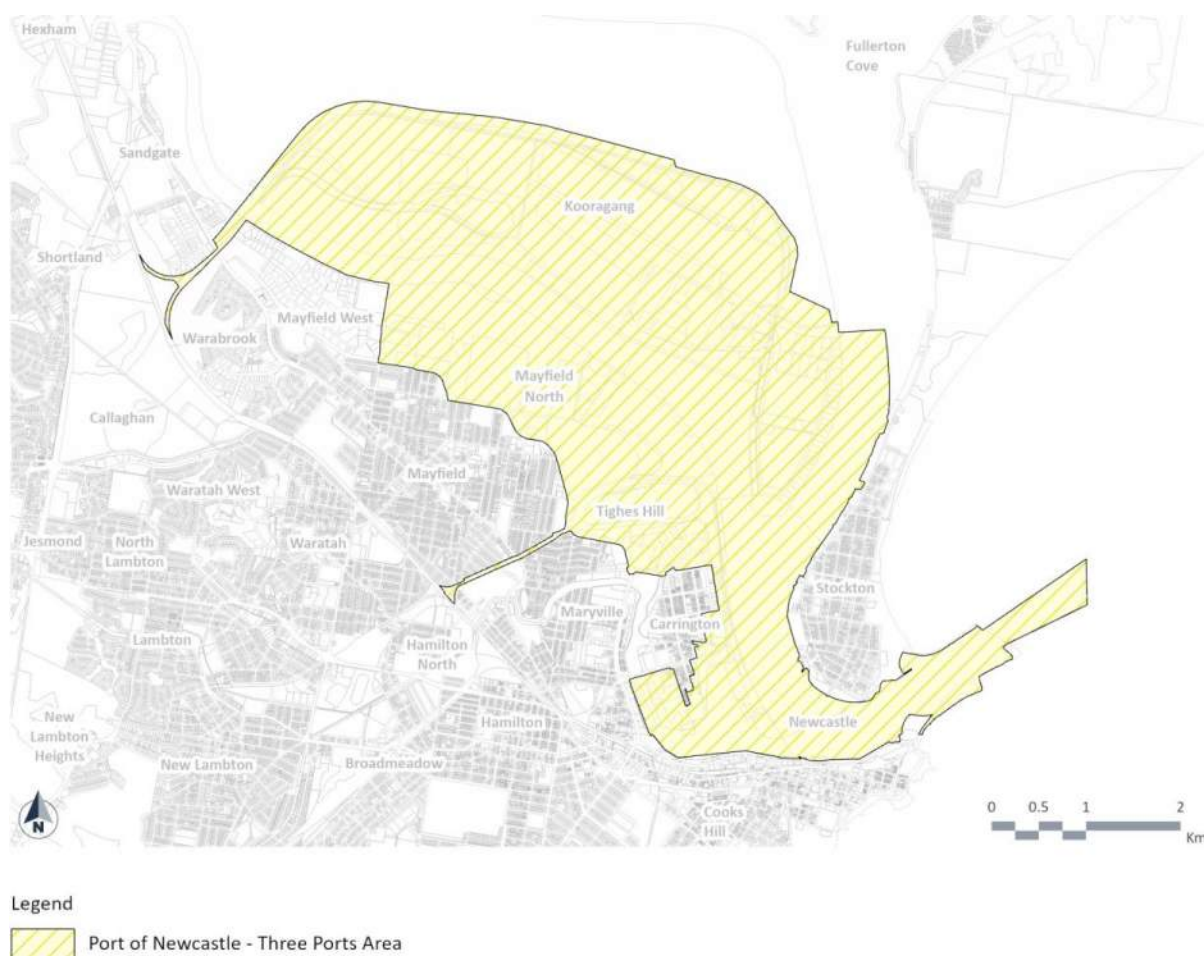


Figure 3: Port of Newcastle - SEPP (Transport and Infrastructure) 2021 Three Ports

2.2 Local Environmental Plan (LEP)

LEPs are the main planning tool to shape the future of communities by ensuring local development is carried out appropriately. In NSW council's plans are required to conform to a standard LEP, known as the 'Standard Instrument'. This instrument directs the provisions in the [Newcastle LEP 2012 \(LEP\)](#) which establishes the consent requirements for development in HCAs and provides the assessment framework to follow when assessing a development application within an HCA. Part 5 of the LEP sets out the provisions CN must consider in its assessment of a development application within an HCA or land listed as a heritage item.

Under Clause 5.10 of the LEP, CN must assess the impact of a proposed development on the heritage significance of the HCA or heritage item concerned. Most types of development in a HCA or to a heritage item, unless exempt, require development consent via a development application or complying development certificate. An applicant must demonstrate that there is no heritage impact or that it is minimal and measures to manage impacts are in place.

The heritage clauses at Part 5 of the LEP are mandatory clauses of the NSW planning authority (NSW Department of Planning, [Housing and Infrastructure and Environment](#)). Council has no discretion to alter or amend these provisions. The LEP is guided by the DCP, which provides direction on the types of changes considered acceptable for an HCA or heritage item. This is further explained below.

HCA and heritage items are listed in Schedule 5 of the LEP. Any changes to HCA and heritage item listings such as boundary adjustments, re-naming, removal, or creating a new HCA or heritage item listing requires an amendment to the LEP.

This review examines the heritage significance and boundaries of the existing HCAs and potential new heritage item listings in the HCAs in the Newcastle City Centre LEP boundary (refer to **Figure 4**) to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs.

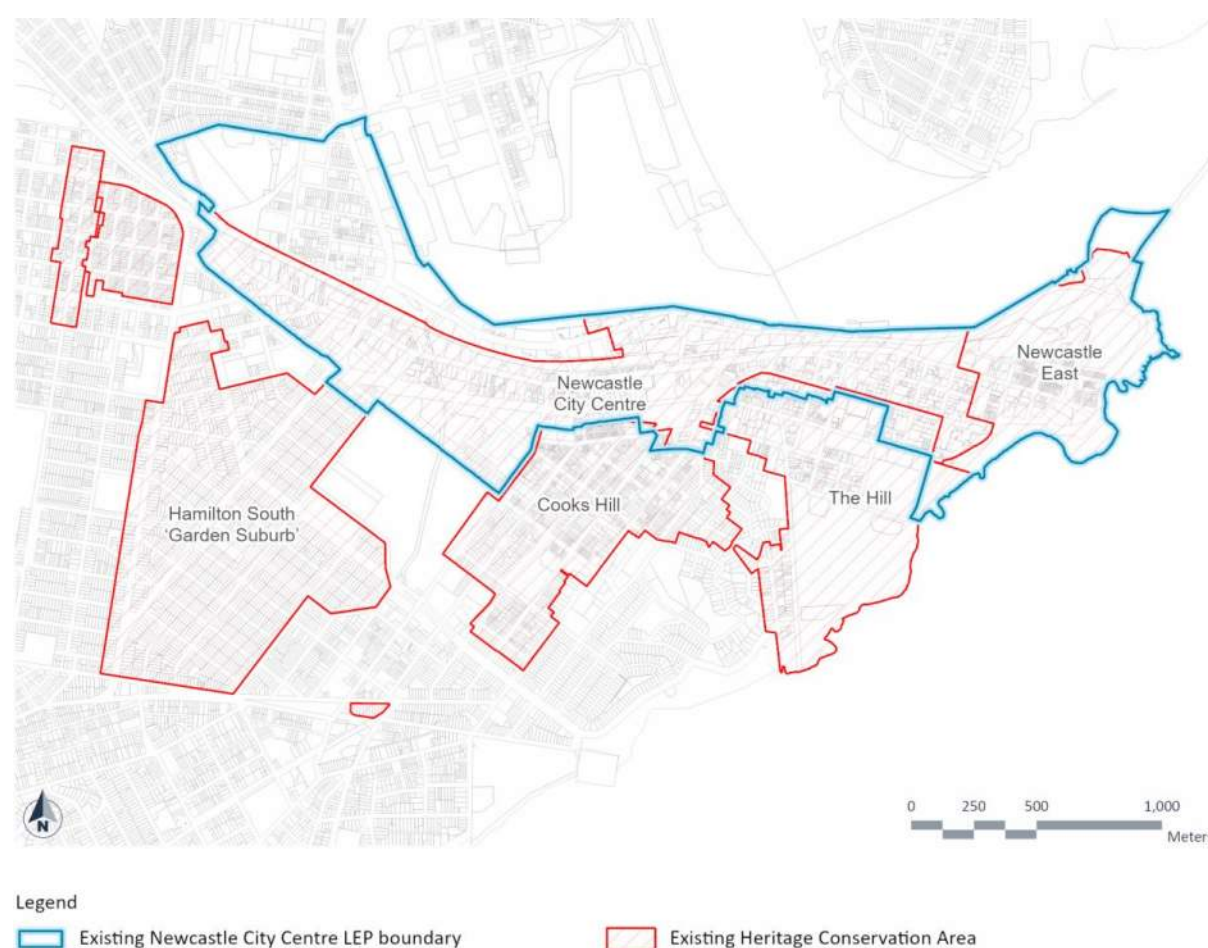


Figure 4: Newcastle City Centre boundary & existing HCAs

2.2.1 Land Use Zones

Zoning is the division of land into categories (i.e. land use zones) providing a local framework for the way land can be developed and used for the area they cover. Zoning in the LEP is guided by the Standard Instrument provisions, and is identified in maps supported by the relevant land use tables.

The Standard Instrument LEP identifies certain mandatory objectives and mandatory land uses permitted with or without consent, or prohibited for each zone. This is provided in Part 2 of the LEP. Any changes to land use zones requires an amendment to the LEP. Councils may, where appropriate, prepare additional local land use objectives and provisions to supplement the standard provisions without altering those mandated and aligning with other relevant State or regional provisions.

The EP&A Act prescribes how a council is to prepare and make a Local Strategic Planning Statement. In 2020 Council, adopted the Newcastle Local Strategic Planning Statement – Planning Newcastle 2040: Global City, Local Character (LSPS). This is Council's 20-year land use vision identifying how we will sustainably manage the city's growth and change. The LSPS gives effect to the Hunter Regional Plan 2041 and Greater Newcastle Metropolitan Plan 2036; and implements priorities from our Community Strategic Plan, Newcastle 2040. The LSPS brings together land use planning actions in adopted strategies and informs changes to the LEP and DCP, to guide land use decisions for the LGA.

This review examines the land use zones to ensure the zone objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs in the Newcastle City Centre [LEP](#) boundary.

2.2.2 Minimum subdivision lot size

[Subdivision lot size is a development standard to help implement strategic planning objectives and provide certainty to the community and landowners about the acceptable scale of development. Minimum subdivision lot size is one way to establish the building envelope for new development. The DCP supports this with built form provisions such as building setbacks, explained below. It is important to use a consistent approach to the identify and apply minimum subdivision lot size development standards so controls are clear for development and community interests.](#)

2.2.23 Height of Buildings (HOB)

Building height (or height of building) means—

- a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or*
- b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.*

A development standard for height is a planning tool to help implement strategic planning objectives and provide certainty to the community and landowners about the acceptable scale of development. Height is one component of a combination of ways used to help establish the primary building envelopes for new development. The DCP supports this with built form provisions such as building setbacks as explained below. It is important that a consistent approach to the identification and

application of height development standards is used so controls are clearly understood by development and community interests.

Being an optional clause of the Standard Instrument that CN adopted in its LEP, Clause 4.3 (HOB) to set maximum building heights for development on the accompanying HOB Map. Additionally, the clause allows different maximum heights to be applied for different zones and for different locations in the same zone. Heights are shown in metres.

Although the HOB clause is optional, it is the NSW planning authority's preference (LEP practice note PN 08–001) that building height development standards are applied to strategic centres in the LEP. This is to provide a level of certainty. As part of the planning process, CN assess the impact of a proposed development against the Clause 4.3 (HOB) objectives and development standards specified on the accompany mapping. Any changes to HOBs require an LEP amendment.

This review examines the HOB objectives to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs in the Newcastle City Centre [LEP](#) boundary.

2.2.34 Floor Space Ratio (FSR)

The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

A development standard for floor space ratio (FSR) is a planning tool for implementing strategic planning objectives and providing certainty to the community and landowners about the acceptable bulk of development. FSR is one component of a combination of ways to help establish the primary building envelopes for new development and the gross floor areas available for retail, commercial and residential activities in centres. The DCP supports this by including additional built form provisions as explained below. It is important that a consistent approach to the identification and application of FSR development standards is used so these controls are clearly understood by development and community interests.

Clause 4.4 (floor space ratio) of the LEP allows CN to:

- specify maximum FSRs on the accompanying Floor Space Ratio Map;
- apply different maximum FSRs for different zones and different locations in the same zone; and
- use a table in conjunction with a map so separate FSRs may be set out depending on the mix of land uses or the dimensions of the site.

In line with NSW planning authority recommendations, CN adopted Clause 4.5 (calculation of FSR and site area). This provides a method of calculating FSR in a consistent manner by defining FSR and by setting out rules for the calculation of site area for the purpose of applying permitted FSRs.

Although the FSR clauses are optional, it is the NSW planning authority's preference (LEP practice note PN 08–001) to provide FSR development standards for strategic centres set out in the LEP. This gives some certainty about the likely bulk of a building and the likely variations considered to that standard.

As part of the planning process, CN assess the impact of a proposed development against Clause 4.4 (floor space ratio) and Clause 4.5 (calculation of FSR and site area) objectives and development standards specified on the accompany mapping. Any changes to FSR require an LEP amendment.

This review examines the FSR objectives and development standards to ensure the objectives and associated provisions are responsive to facilitate the preservation ideals and management of the heritage conservation areas located in the Newcastle City Centre ~~LEP~~-boundary.

2.2.5 Varying Development Standards

Clause 4.6 of the LEP allows councils to approve development applications with some flexibility so long as the deviation is consistent with the objectives of both the development standard and the zone. In these instances, a consent authority may accept a variation to a development standard if sufficient environmental planning grounds justify it.

A delegate of council can determine the development application, except where it is a numerical standard varied by greater than 10% or the variation is to a non-numerical standard. Where the extent of variation is greater than 10%, in regional areas such as the Newcastle LGA, the elected council has the function of determining the DA.⁵

2.2.64 Newcastle City Centre ~~LEP~~ boundary

The term 'Newcastle City Centre' is defined in Part 7 and mapped by the LEP (Refer to Figure 4). It is commonly employed-used very generally but also has a statutory definition in strategic planning, such as in the Hunter Regional Plan 2041 and the LSPS. Unless otherwise specified, it can be reasonably assumed this report refers to the area identified in the LEP that applies objectives relating to economic revitalisation and day and evening activities. Measuring 224.5ha, Aany change to its boundary requires an LEP amendment. The Newcastle City Centre LEP boundary is mapped in the LEP (Refer to Figure 4). This area is subject to planning provisions in Part 7 Additional local provisions–Newcastle City Centre of the LEP. This aims to strengthen the regional position of Newcastle City Centre, promote its revitalisation and facilitate the development of building design excellence appropriate to its regional city status. The Newcastle City Centre ~~LEP~~ objectives are:

- a) *to promote the economic revitalisation of Newcastle City Centre,*
- b) *to strengthen the regional position of Newcastle City Centre as a multi-functional and innovative centre that encourages employment and economic growth,*
- c) *to protect and enhance the positive characteristics, vitality, identity, diversity and sustainability of Newcastle City Centre, and the quality of life of its local population,*
- d) *to promote the employment, residential, recreational and tourism opportunities in Newcastle City Centre,*

⁵ NSW Department of Planning and Environment, November 2023, Guide to Varying Development Standards.

- e) *to facilitate the development of building design excellence appropriate to a regional city,*
- f) *to encourage responsible management, development and conservation of natural and man-made resources and to ensure that Newcastle City Centre achieves sustainable social, economic and environmental outcomes,*
- g) *to protect and enhance the environmentally sensitive areas and natural and cultural heritage of Newcastle City Centre for the benefit of present and future generations,*
- h) *to help create a mixed use place, with activity during the day and throughout the evening, so Newcastle City Centre is safe, attractive, inclusive and efficient for its local population and visitors alike.*

Part 7 of the LEP sets out matters to consider in assessing a development (or modification) application in the defined Newcastle City Centre area. The provisions are tailored to large scale ~~-, medium to high-rise~~ development and ~~include encompass~~ minimum building street frontage, building separation, design excellence, active street frontages, HOB and FSR.

This review examines the Newcastle City Centre ~~LEP~~ objectives and boundary to ensure its objectives and associated provisions are responsive to facilitate the preservation ideals and management of the HCAs located in the current Newcastle City Centre ~~LEP~~ boundary.

2.3 Development Control Plan (DCP)

The DCP supports the LEP with detailed planning and design guidance for those proposing to carry out development in the LGA under a development or modification application. HCA provisions are in Section ~~E1 and Section E26-02~~. The Heritage Technical Manual supplements the DCP with further technical information for assessing development applications in HCAs. It includes Contributory Buildings Maps ranking the contribution of buildings to the streetscape character and heritage significance for each of the HCAs.

The DCP enables merit assessment of development applications as it contains relevant aims, objectives and controls. CN can implement a DCP in a discretionary capacity, and in this way, flexibility in the controls supports good design without prescribing the means of achieving it. Applicants can demonstrate how design options to satisfy the objectives. In this sense, the DCP is a non-restrictive planning tool. This approach considers the principle that there is no one-size-fits-all that will be suitable within the HCA, that technology and fashions change and therefore provided that the objectives are met CN does not prescribe the actual means of achieving it.

2.4 The National Housing Accord and Proposed NSW Government Planning Reform

2.4.1 Background

The National Housing Accord (the Accord) was announced by the Commonwealth Government in October 2022 as part of the Federal Budget. Under the accord, State and Territory governments are to undertake expedited zoning, planning and land release to deliver on a joint commitment to improve affordability by addressing Australia's housing supply challenges. In August 2023, National Cabinet

[endorsed a new national target to build 1.2 million new well-located homes to help align supply with expected demand over the next 5-years. In line with its relative population share of the Accord target, NSW has committed to deliver at least 314,000 new homes by 2029, with a stretch goal of 377,000 homes.](#)

[On 7 December 2023, the NSW Government announced the proposed Transport Oriented Development \(TOD\) Program as well as Low and Mid-Rise Housing planning reform. The changes aim to increase housing capacity close to transport, jobs and existing infrastructure to address the housing crisis.](#)

2.4.2 Transport Oriented Development (TOD) Program

[The program has two tiers. Tier One relates to Greater Sydney. Tier Two proposes to apply applies new planning controls to 31 NSW locations to allow more homes within 400m of metro and suburban railway stations. In the context of this HCA review, Tier Two applies to Newcastle Interchange.](#)

[The proposed changes will:](#)

- [Allow residential flat buildings \(RFBs\) in all residential zones \(R2 Low Density, R3 Medium Density and R4 High Density residential zones\) within 400m of the identified stations.](#)
- Allow RFBs and shop-top housing in local and commercial zones (E1 Local Centre and E2 Commercial Centre zones) within 400m of the identified stations.
- Apply a mandatory 2% minimum affordable housing contribution rate for developments [in perpetuity](#) using the new provisions.

Notes:

- *RFBs are permissible in the R2, R3 and R4 zones under Newcastle Local Environmental Plan 2012 (NLEP 2012).*
- *shop-top housing is permissible in the E1 and E2 zones under NLEP 2012. RFBs are not permissible in the E1 and E2 zones under NLEP 2012.*

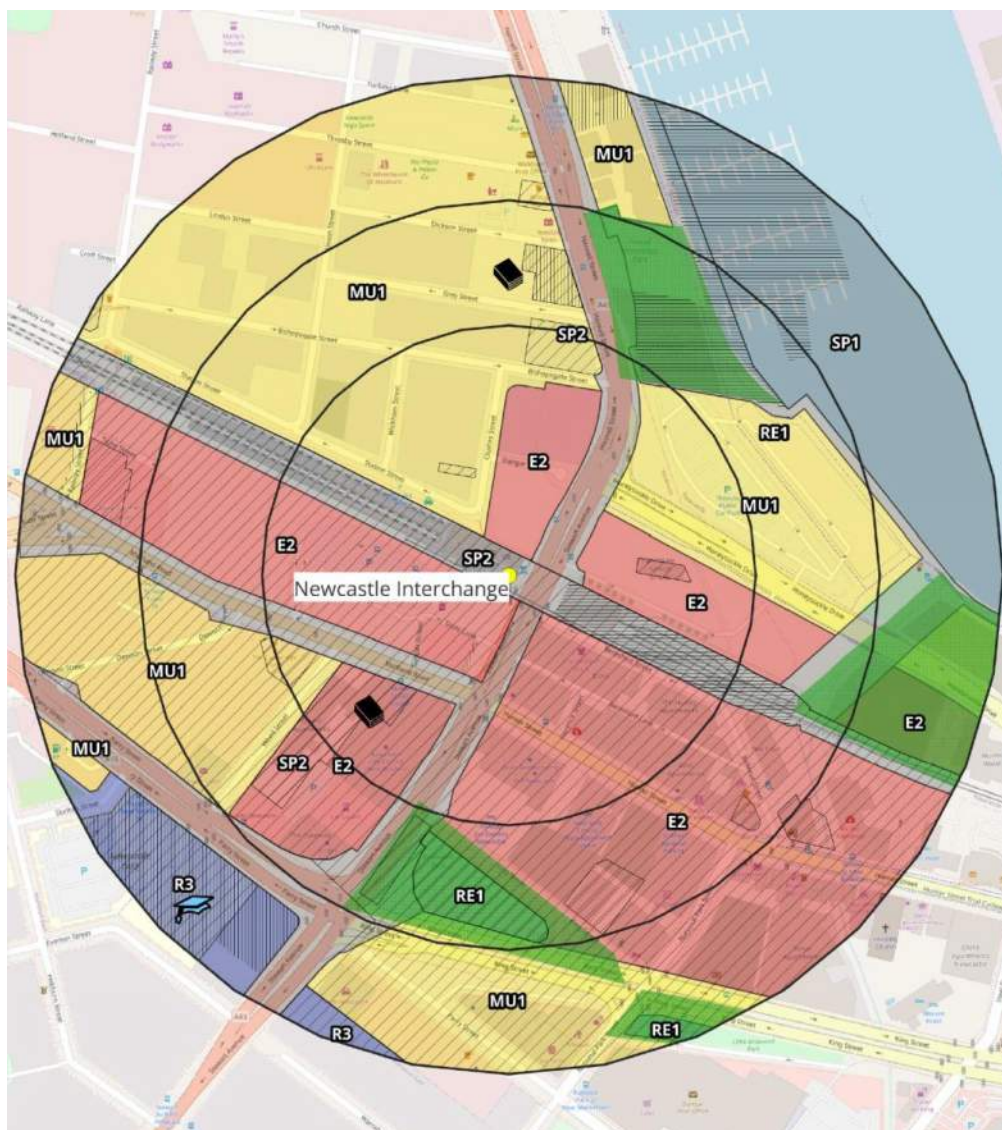


Figure 5: TOD application at Newcastle Interchange
 (Source: TOD Briefing Pack for Council (NSW Government, January 2024))

Proposed changes to planning controls include:

- Maximum building height of 21m (approximately six storeys).
- 3:1 floor space ratio (FSR).
- No minimum lot size or lot width.
- Minimum active frontage controls in the E1 and E2 zones – no further information has been provided.
- Maximum parking rates – no further information has been provided.

Notes:

- Within 400m of Newcastle Interchange maximum building heights range from 10m to 90m.

- Within 400m of Newcastle Interchange current maximum FSR ranges from 0.9:1 to 8:1.
- Newcastle DCP 2023 contains minimum frontage (lot) widths for RFBs of 18m in the R2 zone and 15m in the R3, R4 and MU1 zones. No other minimum frontage widths apply.
- There is no minimum lot size in the MU1, R4, E1 or E2 zones. A 400m minimum lot size applies in the R2 and R3 zones.
- RFBs are not currently permissible in the E1 and E2 zones. Shop-top housing is permissible in E1 and E2 zones and requires commercial/retail uses on the ground floor which provides activation to the street.
- Newcastle DCP 2023 applies maximum parking rates to development. It is unclear what implications this may have as no further information about the proposed maximum parking rates have been released.

From 1 April 2024, it is anticipated a new State Environmental Planning Policy (SEPP) is proposed to implement the proposed changes and override planning controls in the Newcastle LEP 2012 within 400m of Newcastle Interchange.

New design criteria for mid-rise residential apartment buildings are proposed to support the proposed changes including building separation, setbacks, vehicle access, visual privacy and communal open space controls. A merit-based assessment of development applications in these areas is proposed to use the new controls, including in heritage conservation areas (HCAs). The TOD Program documentation states 'a merit-based assessment will continue to apply in these locations [HCAs] and relevant heritage controls will apply to the extent that they are not inconsistent with the new standards'. As a result, the proposed controls override any existing heritage controls relating to areas covered by the TOD SEPP and design criteria.

2.4.3 Low and Mid-Rise Housing Reform

The low and mid-rise housing reform proposes to increase the range of housing types permissible in residential zones across the Six Cities Region. Specific to this HCA review, the changes would allow mid-rise apartment blocks (up to six storeys) near station and town centre precincts in the R3 Medium Density Residential Zone.

The changes are proposed to apply to areas within:

- 800m walking distance of a heavy rail or light rail station.
- 800m walking distance of land zoned E2 Commercial Centre (e.g. around Civic and Newcastle Interchange)
- 800m walking distance of land zoned E1 Local Centre (e.g. town centres) or MU1 Mixed Use (e.g. most of Newcastle City Centre) – "but only if the zone contains a wide range of frequently needed goods and services such as full line supermarkets, shops and restaurants".

In the context of this HCA review, the low to mid-rise housing reform applies to MU1 and R3 zoned land located within an HCA and the Newcastle City Centre boundary. As such, it would apply to almost all the land in the study area, including mixed-use zoned land in the Newcastle City Centre HCA and the R3 zoned land in the Newcastle East and The Hill HCAs.

Within 400m of the stations/centres, RFBs and shop top housing will have a maximum building height of 21m (six storeys) and a maximum FSR of 3:1. In the outer part of the precincts from 400m to 800m of stations/centres, RFBs and shop top housing will have a maximum building height of 16m (four-five storeys) and a maximum FSR of 2:1. Minimum site area and width standards in LEPs will also be turned off. All other applicable planning controls in LEPs and DCPs such as heritage and environmental considerations will continue to apply to the extent they are not inconsistent with these provisions.

Consistent with the TOD program reform, new design criteria for mid-rise residential apartment buildings will support the proposed changes including building separation, setbacks, vehicle access, visual privacy and communal open space controls. Development applications using these controls will be subject to a merit-based assessment from CN.

The proposed reform is envisaged to work 'in tandem with the TOD Program to achieve good urban form through appropriate density around centres'. Controls proposed as part of the TOD program will prevail where there are inconsistencies.

2.4.4 Reform Consideration

CN notes the housing reforms detailed above, if enacted, have the potential to significantly affect the statutory planning framework and assessment of development proposed within HCA review area. However, the NSW government has not finalised the reforms, and the implications are unclear.

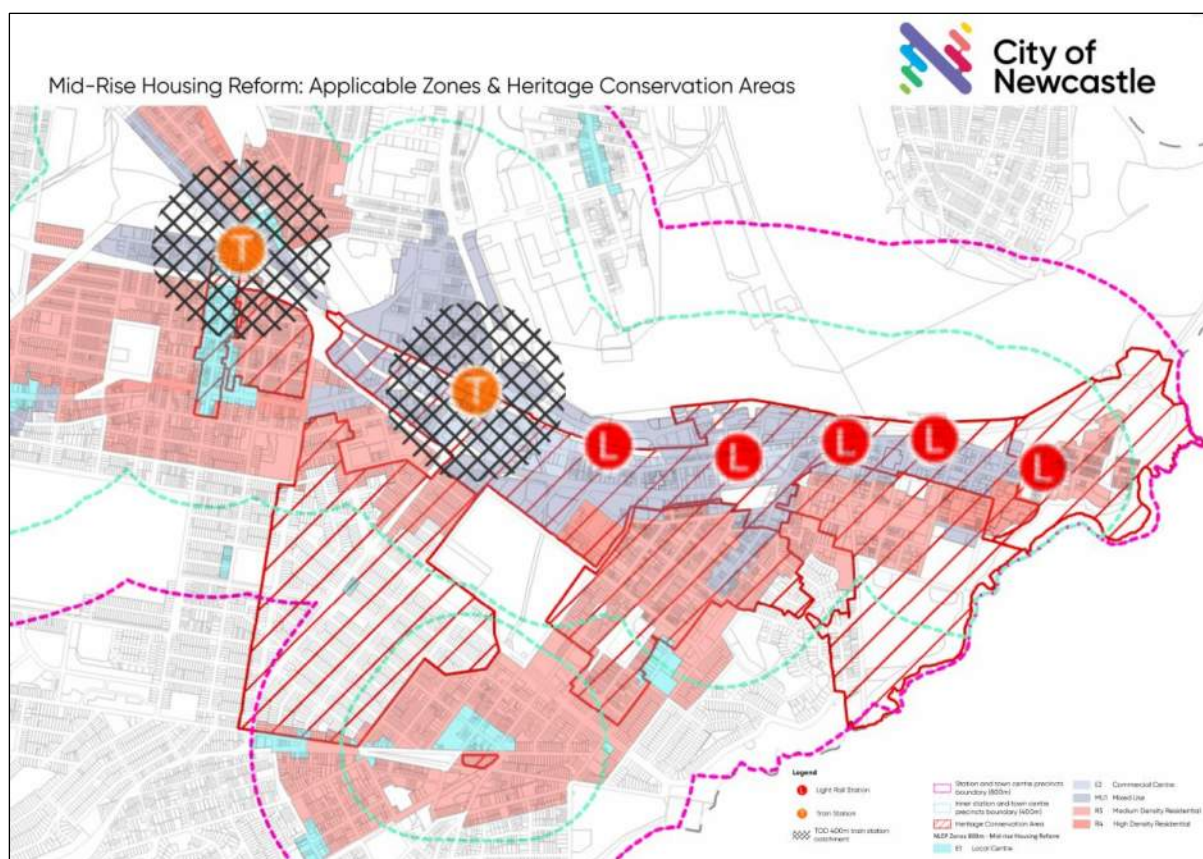


Figure 6: Mid-rise housing reform application (indicative) and HCAs (Source: City of Newcastle, 2024)

CHAPTER THREE – ABORIGINAL AND HISTORICAL CONTEXT

3.1 Introduction

The historical analysis provides the context for assessing significance. The study area is existing HCA land within the Newcastle City Centre LEP boundary. This includes the Newcastle City Centre and Newcastle East HCAs, and some land parcels at the northern periphery of The Hill and Cooks Hill HCAs. These HCAs have a shared and interrelated Aboriginal and Non-Aboriginal cultural history.

3.2 Aboriginal Context

The Traditional Custodians of the land within the Newcastle City Centre, including wetlands, rivers, creeks and coastal environments, have heritage and cultural ties to the study area which date back tens of thousands of years. Traditionally, this and surrounding lands were made up of numerous Nurras, family clan group areas. Each Nurra had ceremonial, story and marriage obligations. These obligations formed the binding relationships between all peoples of this language group, and strengthened ties with neighbouring language groups. They gathered on regular occasions to pay respect to the Dreaming Spirits, the country and each other, through ceremony, song and dance. This maintained the Lore, continuously passing it on.

Muluubinba, the traditional name for the people is attributed to a local sea fern traditionally harvested as a food crop. The Reverend Lancelot Threlkeld, a missionary stationed at Newcastle and Lake Macquarie from the 1820s, recorded that the Aboriginal people of the Newcastle Tribe were called Mulubinbakal (men) and Mulubinbakalleen (female). In breaking down the word, it translates to:

- ‘muluu’ the name of the sea fern
- ‘bin’ is plural and
- ‘ba’ place of meaning - the place of many sea ferns.

This area is where the modern-day Foreshore, Honeysuckle and CBD are situated. It was marshland characterised by ti-tree, honeysuckle and ferns and extending south from the nearby Coquun (Hunter River). Fed by a watercourse from what later became the site of The Obelisk on Prospect Hill, the marsh was part of a much larger swamp drained by a serpentine waterway, now known as Cottage Creek. Its interface with the river consisted of a sandy beach and low sand dunes. Exploitation of shellfish, as demonstrated by large deposits of shells along the creek banks, appears to have begun in earnest some 2000 years ago. The estuarine waters were rich in potential harvests of eels and fish, and the fresh water available in the area attracted game.

Evidence of continuous and extensive Aboriginal occupation of Newcastle City Centre is reflected in recent archaeological records. Multiple sites containing Aboriginal objects have been uncovered and documented throughout the study area. This includes but is not limited to sites in Hunter Street Newcastle West, Hunter Mall Newcastle, a shell midden at Meekarlba (Honeysuckle), and a tool making site at the Convict Lumber Yard on Scott Street.

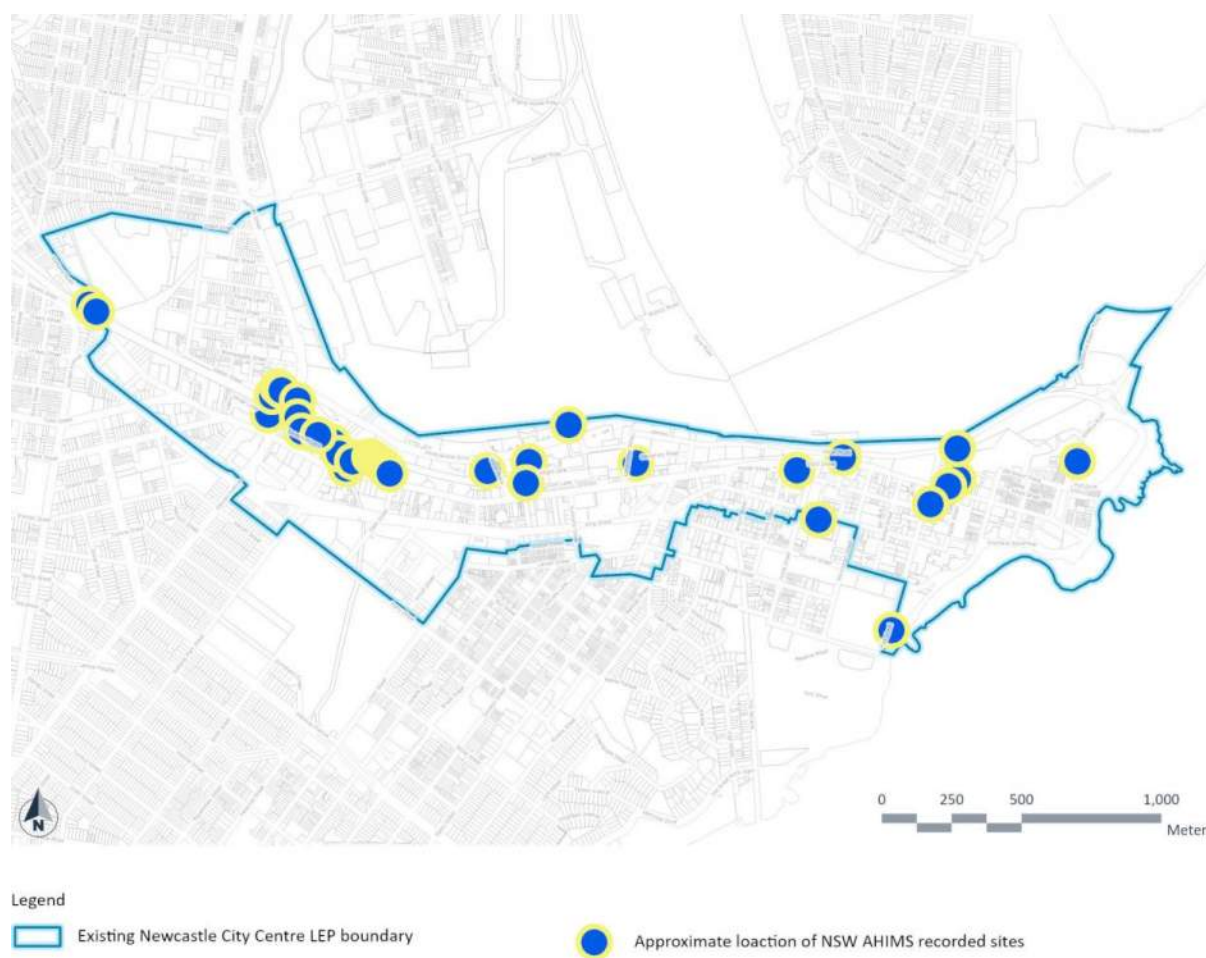


Figure 7: AHIMS listed sites in study area, 14 January 2024

(Source: Aboriginal Heritage Information Management System, NSW Department of Planning & Environment)

Traditional names and stories of many of Newcastle City Centre's natural landmarks and well-known places are still in use today. Whibayganba (Nobbys Headland) is the final dwelling place of the Kangaroo that broke Marriage (skin) Lore. Skin Lore was one of the most important and stringent Lores regarding marriage, community structure and obligations. The Kangaroo Man had forcibly taken a Wallaby Woman, knowing that consequence of his actions was death, he fled from the rest of the people. Trying to outrun them he headed towards the coast, upon reaching the coast he used the cover of a thick fog to escape to Whibayganba. There he was forever trapped by the clever people on the island. An everlasting reminder to all of the punishment that comes with breaking Lore.

Large numbers of clan groups were known to have lived along the river and coast, around the wetlands and hinterlands. Living a settled life managing and farming their lands according to their cultural and family obligations and the Lore, carefully moving with the seasons and for ceremonial necessities. [Since approximately 1892, the Indigenous people of Newcastle have come to be known as the Awabakal. Today, the descendants of those people proudly and actively identify with, promote and](#)

[protect their Lore, beliefs and languages through connection to country and each other and are now filling important cultural and modern-day roles in the study area.](#)⁶

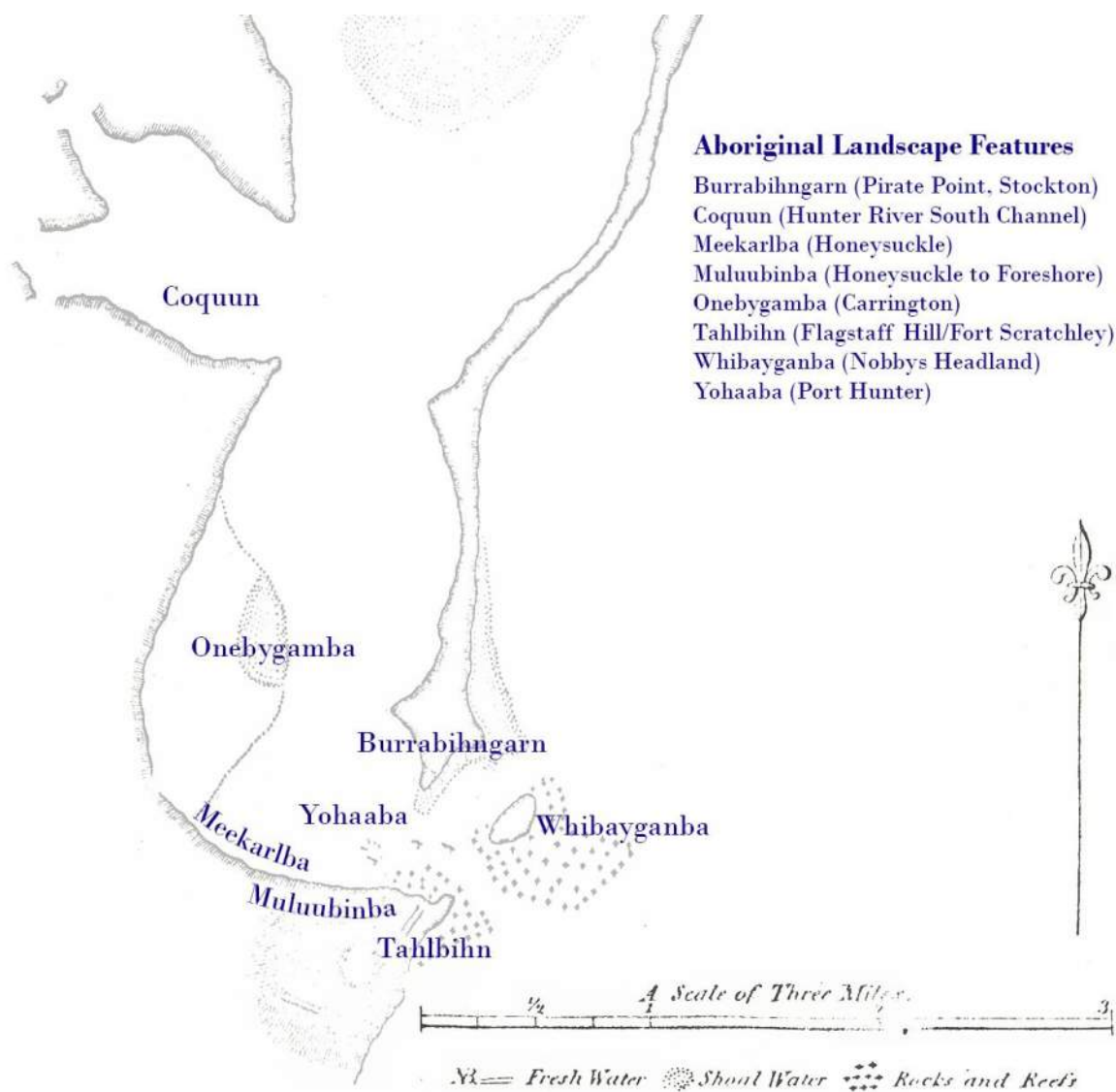


Figure 8: Map of Aboriginal landscape features

(Source: base map from Mitchell Library, State Library of NSW: Shortland, John, An eye sketch of Hunter's River it lays N.N.E. true, 63 or 65 miles from Port Jackson : discovered this river 9th Sept'r 1797, in the Governor's whale boat. Published 29th Sept. 1810 by J.Gold, 103, Shoe Lane, London. Dual named landscape features adopted by Newcastle Council on 24 September 2013 and gazetted by NSW Geographical Names Board.

⁶ Extract adapted from pp.5-12 of the Heritage Strategy 2020-2030, written by a traditional knowledge holder of the local community and endorsed by the Guraki Aboriginal Advisory Committee.

Muluubinba and Meekarlba identified in CN's Heritage Strategy 2020-2030.

Onebygamba identified by Traditional Custodian in Phase 2 submissions 6 November to 18 December 2023).

3.3 Historical Context

Following in the footsteps of Captain James Cook and his first voyage 1768 to 1771, the First Fleet under Captain Arthur Phillip arrived in Botany Bay in January 1788 to establish a penal colony and the first European settlement in Australia. For the next 13 years, approximately 120km north of Sydney Harbour's penal colony, the coastline and harbour of what is now called Newcastle was the scene of escaping convicts, pursuing naval officers, off-course fisherman and official explorers. Such activity helped to publicise the deep-water port and rich coal seams in the surrounding cliffs.

Lieutenant John Shortland, while pursuing a group of escaped convicts in 1797, landed and camped at the foot of [Tahlbihn \(Flagstaff Hill / Fort Scratchley\) on](#) what is now [Camp Shortland Market Street](#) in Newcastle [East](#). He was the first European to officially 'discover' the Coquun – a river he named after Governor Hunter and reported coal deposits. The following year enterprising traders began gouging small amounts of coal from the cliffs and exposed reefs to sell to Sydney. In 1801 local coal shipped to Bengal was considered Australia's first commercial export.

In June 1801, in the first official European exploring expedition, Colonel William Paterson reported to Governor King that a small settlement should be established for coal, boiling salt and burning shells for lime. He noted a plentiful fish supply, and excellent pasture for cattle inland. In 1801, a convict camp called Kings Town (after Governor King) was established at the mouth of the Hunter River (then also known as Muluubinba or Coal River) to mine coal and cut cedar. That same year, what is thought to be the Southern Hemisphere's first coal mine was established at Colliers Point, below Tahlbihn (Flagstaff Hill), and its first coal was shipped to Sydney. This settlement closed less than a year later.

A permanent settlement at the mouth of the Hunter River began in March 1804, as a secondary place of punishment for recalcitrant convicts. The administration in Sydney, under Governor King, decided the site's isolation, combined with the hard manual labour of coal mining, lime-burning, salt-making, timber cutting, and construction work would make an ideal secondary penal colony for recidivists. The settlement at Newcastle East was initially named Coal River, also Kingstown, and finally Newcastle, after England's famous coal port. The convicts were mostly Irish rebels from the Castle Hill convict uprising. Initially placed under the direction of Lieutenant Menzies and then from 1805 to 1808 Charles Throsby. The convict settlement rapidly gained a notorious reputation in the Colony as 'Sydney's Siberia' due to its striking similarities of extreme isolation and enforced manual labour also experienced in the Siberia of Imperial Russia. The regime was severe and the work arduous. By 1821 it became the major prison in NSW with over one thousand convicts.

Under Captain James Wallis, commandant from 1816 to 1818, a building boom began. He laid out streets, built the first church on the site of Christ Church Cathedral near an established Aboriginal camp, erected a gaol, and began work on the breakwater. In 1816, the oldest school still operating in Australia, Newcastle East Public School, was established at a site near to Christ Church Cathedral.

Newcastle's appearance and layout as a penal colony is well documented in paintings by convict artists such as Joseph Lycett and Richard Browne. Lycett proved to be an excellent chronicler of penal Newcastle, successfully capturing the shape, colour and development of the town in his paintings. His paintings, without romanticism or denigration recorded Aboriginal people living near Newcastle and their cultural practices such as hunting kangaroo and taking part in a corroboree. His work provides an important snapshot in time just before their way of life was profoundly altered by the growing

European population. The large collection of artworks is an important testimony of the Aboriginal ownership of the area, and a reminder of the experience of first contact between the local Indigenous tribes and the British. Newcastle East has profound historical significance as a place of first contact between traditional custodians of the land and waters of Newcastle and newly arrived Europeans.

Military rule ended in 1823 following the recall of Governor Macquarie to England and the release of the Bigge Report on the state of the colony. Prisoner numbers were reduced to 100 and the remaining 900 were sent to Port Macquarie. Those few that remained in Newcastle were mostly employed on the building of the breakwater, with others in the building of the barracks at James Fletcher Hospital, or by the AA Company in their coal mines. After 1823, the shipping industry began to develop and soon a high proportion of the population were employed in the maritime industry – pilots, lighthouse keepers, life-boat sailors, tugboat crews, wharf labourers, ship chandlers, and customs staff. Work on the Breakwater slowed, gradually ceasing, delaying its completion until 1846.

The great legacy of this period is the foundation of the modern city of Newcastle, which has continued to grow since 1804. Significant heritage sites associated with the convict period survive in the form of Macquarie pier and breakwater, the Convict Lumber Yard, Christ Church Cathedral and burial ground (Cathedral Park), Nobbys, King Edward Park, Bogey Hole, and Signal Hill within the Fort Scratchley Historic Site.

With the decision to declare Newcastle a free town, surveyor Henry Dangar was sent to Newcastle to re-design the street layout for public sale. In 1828⁸³ he laid out the town as a grid of three east-west and seven north-south streets, with a central axis at Christ Church, descending to a broad market at Hunter Street (now Market Square) (refer to Figure 9).

The width of Dangar's city blocks was 90 metres, compared to 200 metres in Melbourne and 500 metres in Adelaide. Dangar's streets were 20 metres wide, creating an enduring intimacy and human scale still evident in the layout of Newcastle. Even today, it is Dangar's town plan that gives Newcastle a human scale unseen in any other Australian city.

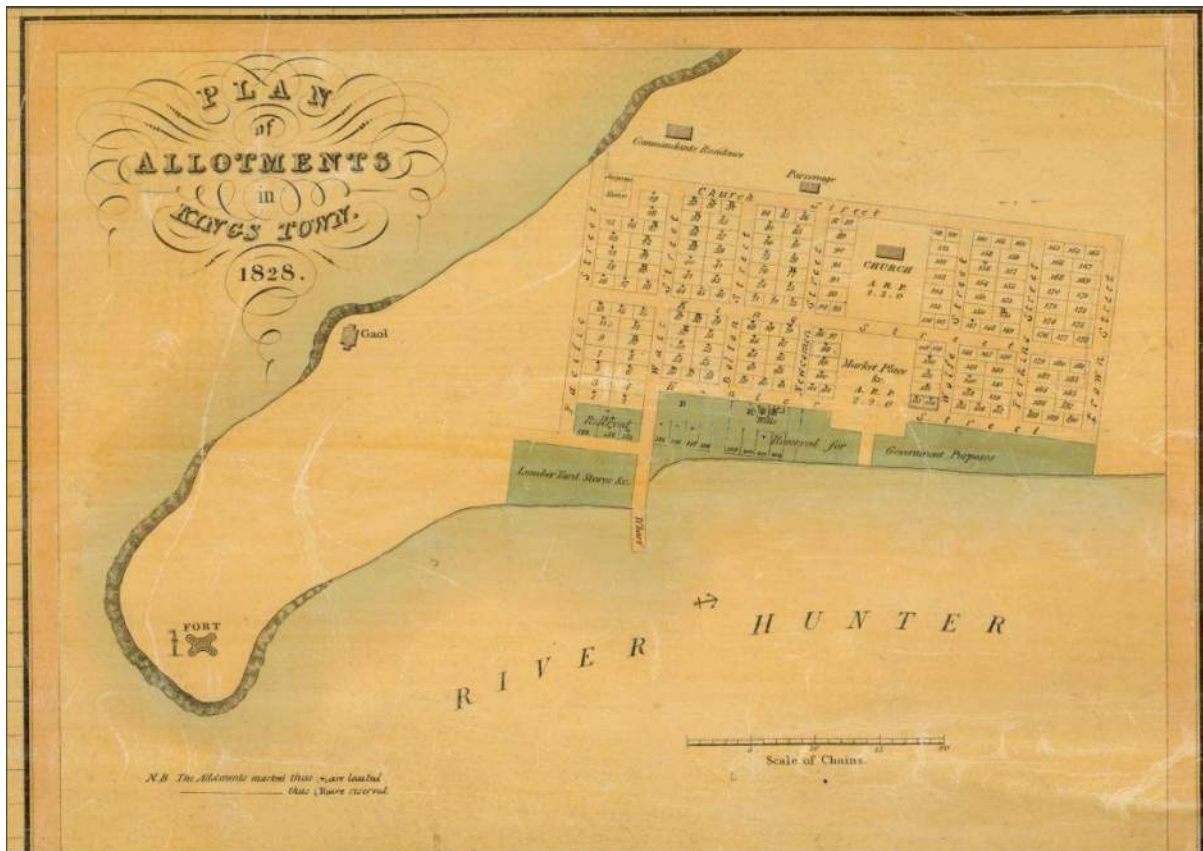


Figure 9: Henry Dangar's-1828 'Old Town' Plan

(Source: Newcastle Region Library: Plan of allotments in King's Town, 1823 to 1827 surveyed by H. Dangar)

In 1828 the Australian Agricultural Company (AA Company) was given a 2000 acre parcel of coal bearing land in the inner section of Newcastle, and with it, a monopoly on the mining and export of coal. The land extended west from Brown Street to Hamilton and was to constrain residential development west of the city for years to come.

Several coal pits were sunk, commencing with the first private coal mine in Australia, the A Pit, just off [Menkens Lane near Church and Brown Streets](#), in 1828, followed by the B, C, D, E, F, and Sea pits ([refer to Figure 10](#)). On 10 December 1831 the AA Company opened Australia's first railway in Brown Street to service the A Pit ([refer to Figure 11](#)). Remains of the railway are kept in the collection at Newcastle Museum.

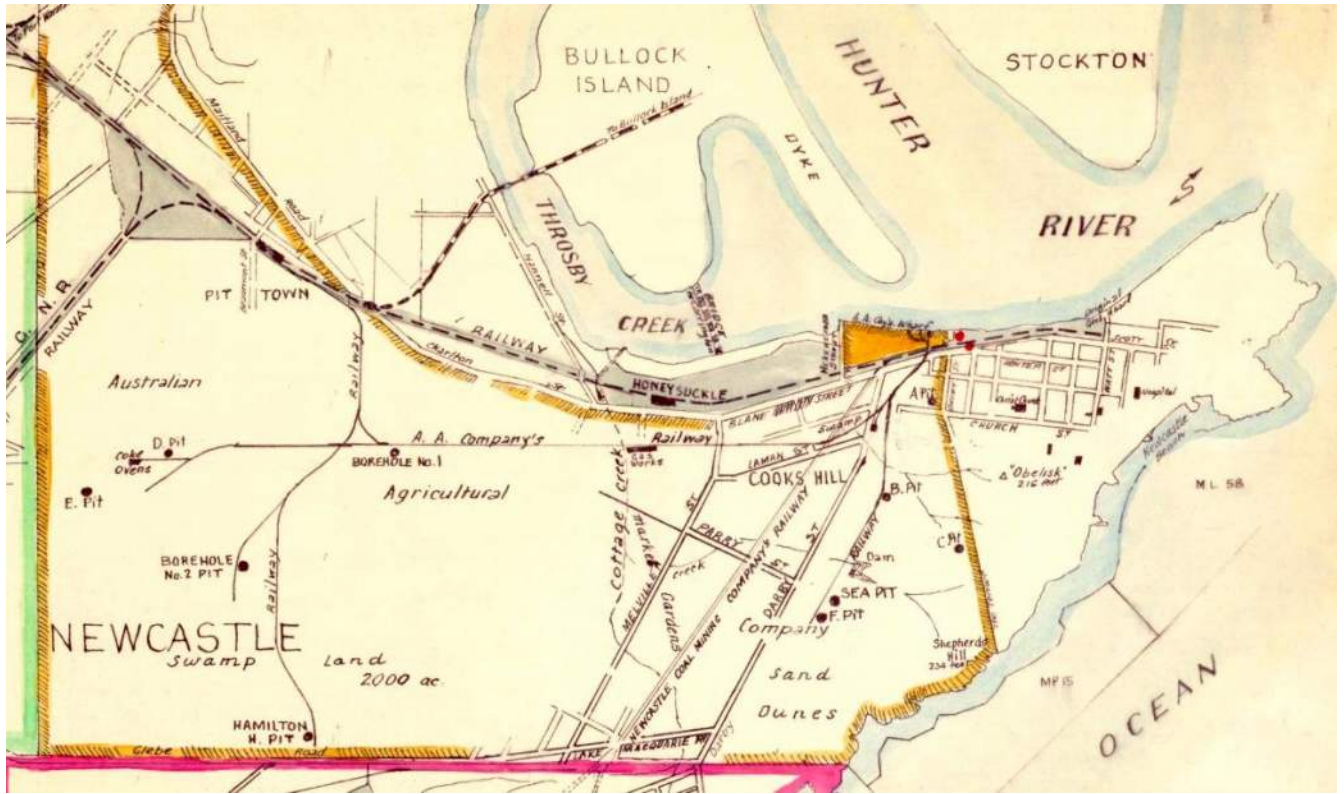


Figure 10: Plan Showing Original Coal Companies' Lands and Railways in the Parish of Newcastle, c.1847

(Source: University of Newcastle Cultural Collections. A.P. Pulver, 1976)

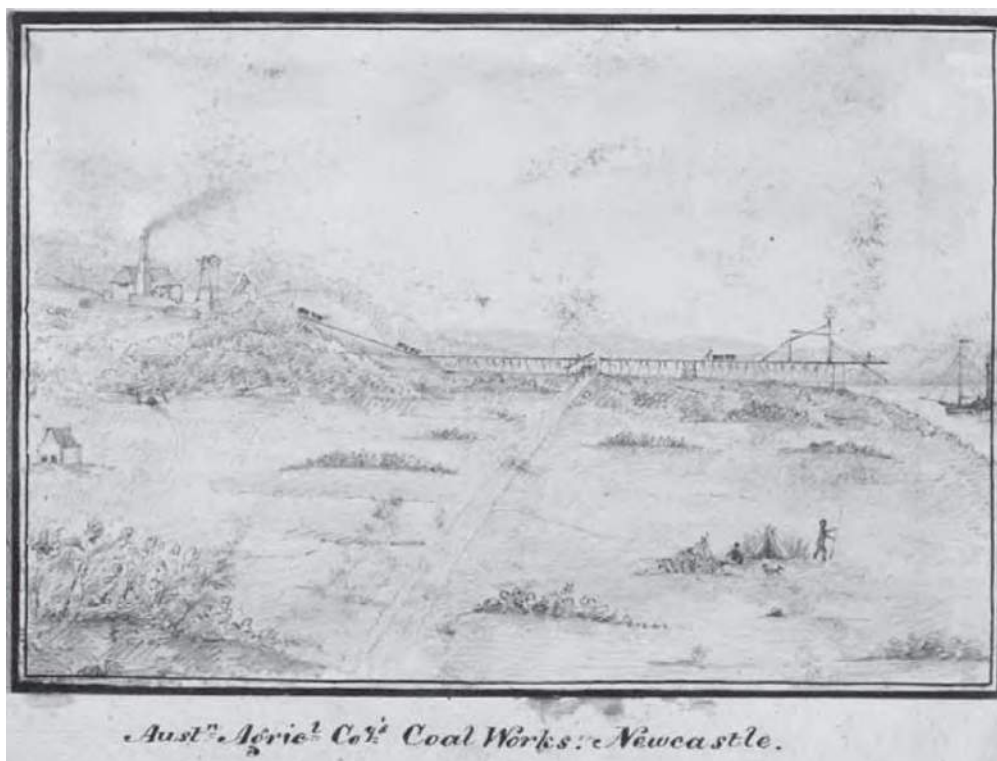


Figure 11: *Aust. Agric. Coy's Coal Works. Newcastle, c.1833*

(Source: Mitchell Library, State Library of NSW: pencil sketch by J.C. White)

An unintended outcome of the AA Company's presence in Newcastle was the lack of available land for the development of other industries, commerce, and population growth. In 1836, the Newcastle township consisted of 40 houses and 704 people, the majority of whom were convicts housed in the barracks. In 1847, the AA Company agreed to relinquish its monopoly on the area in return for the right to subdivide and sell its estates.

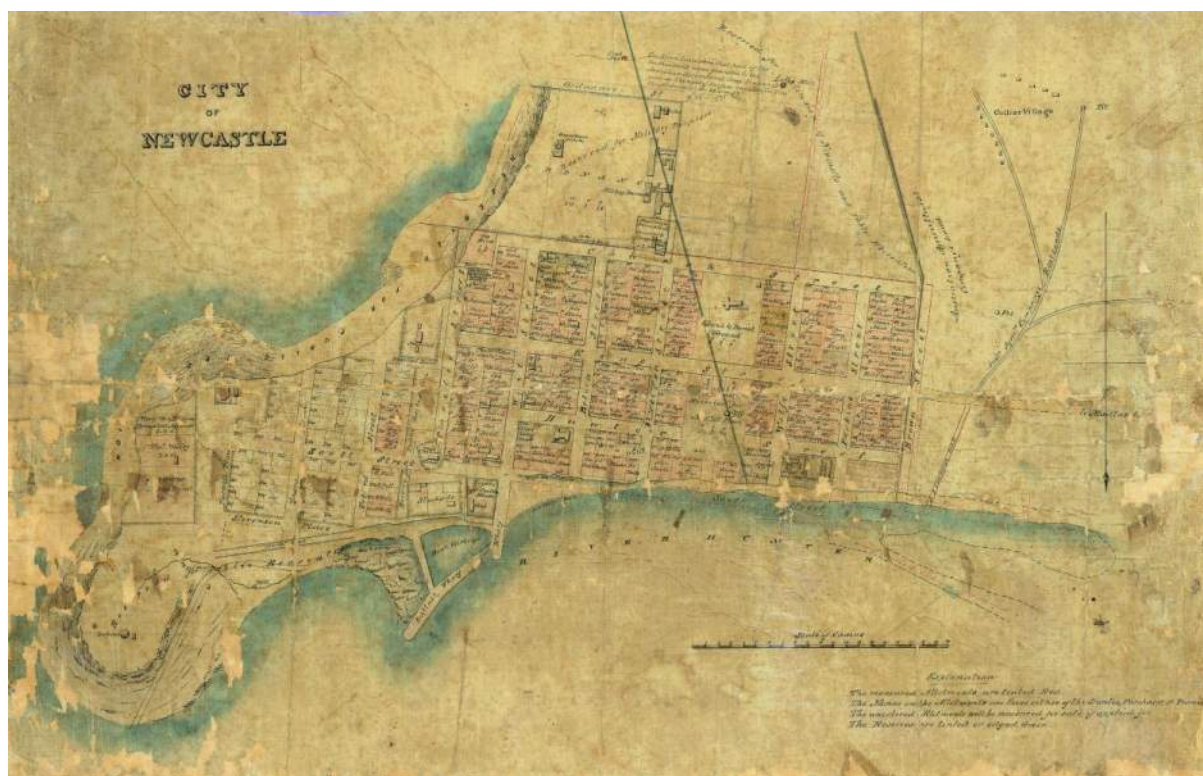


Figure 12: Map of City of Newcastle, c1846
(Source: Newcastle Region Library)

A NSW Act of Parliament in 1850 ~~The breaking of~~ stopped the AA Company's monopoly by a NSW Act of Parliament in 1850 leading to a plethora of new coal mines and associated villages, and the gradual subdivision of their land for residential development. In 1853 the AA Company completed subdivision works between Crown Street and Union Street. Though the commercial value of this work west of Lake Macquarie Road (now Darby Street) (Refer to Figure 13) was compromised by the completion of Dr James Mitchell's Burwood Railway in 1854, which ran from the coal mines of Merewether to the port of Newcastle via today's Civic Park ~~and was the first railway in the colony to transport public passengers~~. It made this low-lying land on lots addressing Lower Church Street (King Street), Blane Street (Hunter Street West) and Laman Street west of the tramroad (Burwood Street) unattractive for residential development but suitable for industry until the line was removed in the 1950s. This industry included Fred Ash, founder of the important Newcastle hardware and building supplies business who established in 1855 a shop in Hunter Street, which by 1905 was replaced by a four-storey retail, office and warehouse building addressing Hunter Street. Cooks Hill was subdivided from the 18650s, followed by Hamilton and Newcastle West. Hamilton South and residual swamp land, including National Park, were sold off in parcels from 1914.



Figure 13: [Views of Lake Macquarie Road \[Darby Street\], Newcastle, NSW. Looking S.S.W. from Church-Street. \(1860\)](#)
 (Source: [State Library of Victoria](#))

The period 1850-1860 saw unprecedented growth in Newcastle and the establishment of civic institutions. The first bank was opened in 1853, the Newcastle Borough Council in 1859, the first fire brigade in 1855 and a chamber of commerce in 1856. Most significantly, the Great Northern Railway was opened between Maitland and Honeysuckle Point in 1857, making possible Newcastle's domination of the Hunter region.

Important civic buildings were built in the 1860s and an office of the Department of Public Works opened, symbolising the importance of the region to the economic conditions of NSW. On Hunter Street a courthouse, lock-up and post office were built, and the first part of Newcastle Railway station begun. Customs House was built and the modernisation of the port's coal loading facilities, facilitated by significant land reclamation of the harbour and links to the Great Northern Railway.

One of the early major problems with building in Newcastle East was caused by wind blown sand. Soon after the arrival of Europeans, vegetation was removed from the area now known as Pacific Park, and along the coastline, and this caused the inundation of the area by sand dunes. This issue would continue to limit ~~the~~ residential development ~~of~~ in 'The Sandhills' area of Newcastle East until the 1870s ([Refer to Figure 14](#)), when mitigation work was carried out on behalf of the government by the Scottish Australian Investment Company. To do this, coal mine chitter was used to stabilise the sand by limiting its' movement. This work facilitated subdivision and development. By the 1880s,

substantial Victorian villas began to emerge. Newcastle East, by this time, was described as the 'aristocratic end of the city'.



Figure 14: [Views of Newcastle, NSW. Looking West from the Old Gaol. \(1860\)](#)
(Source: [State Library of Victoria](#))

Australia experienced an economic boom in the 1880s. The city of Newcastle was growing and experiencing significant building activity and waves of immigration. The architecture matched the optimism of the time and throughout the city there was a flurry of construction. Architects who emerged at this time include Frederick Menkens, James Barnet (NSW government architect), James Henderson, Peter Bennet and Ernest Yeomans. These architects were responsible for the design of some of the city centre's finest buildings, such as the Centennial Hotel, the Frederick Ash Building, St Andrews Presbyterian Church, the Baptist Tabernacle, Cohen Bond Store, Customs House, Earp Gillam Bond Store, and The Boltens.



Figure 15: View of graveyard, Newcastle, NSW c.1875

(Source: Harvey, John Henry 1855-1938 photographer, State Library of Victoria)

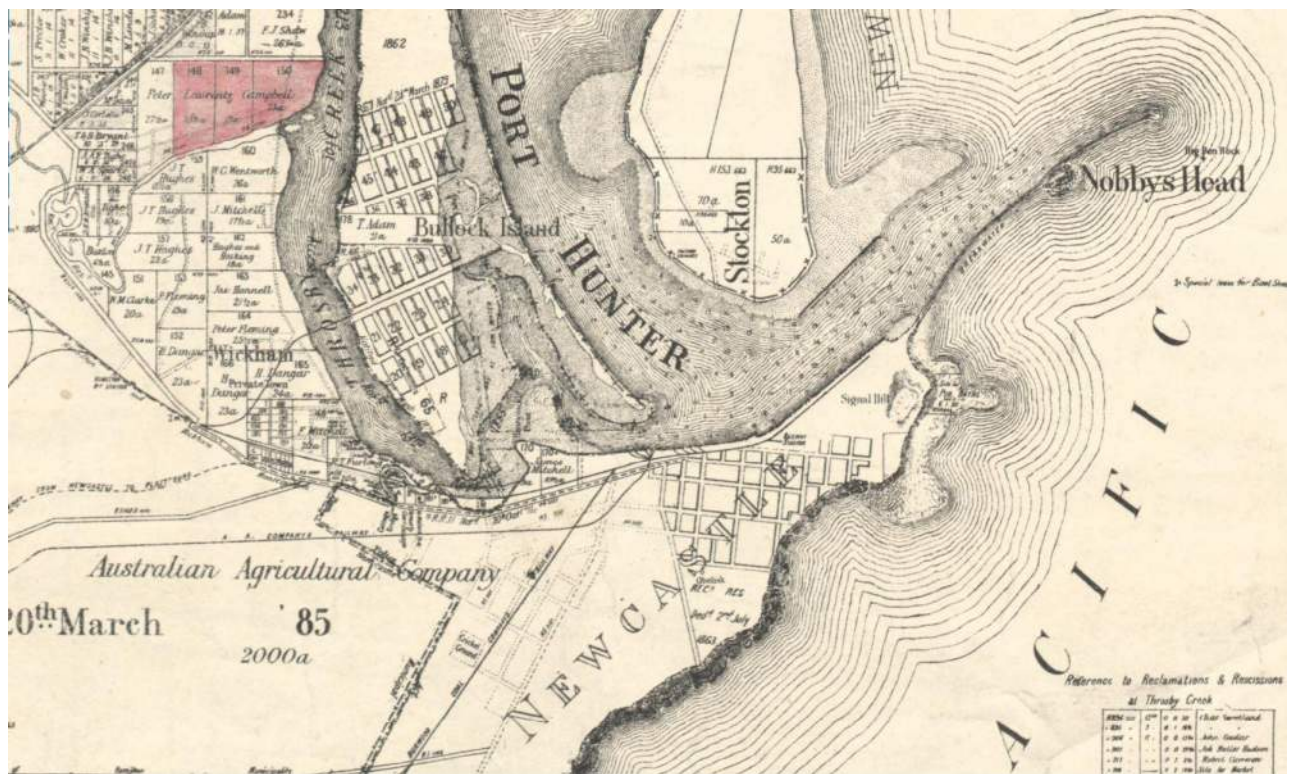


Figure 16: Map of Inner Newcastle, 1886

[\(Source: Lewis, G. \(George\) & New South Wales. Surveyor-General \(1886\). Parish of Newcastle, Country of Northumberland. Surveyor General's Office, Sydney\)](#)



PRG 1373/33/11

Figure 17: Newcastle Harbour (1885).
(Source: A.D. Edwardes Collection, State Library South Australia)

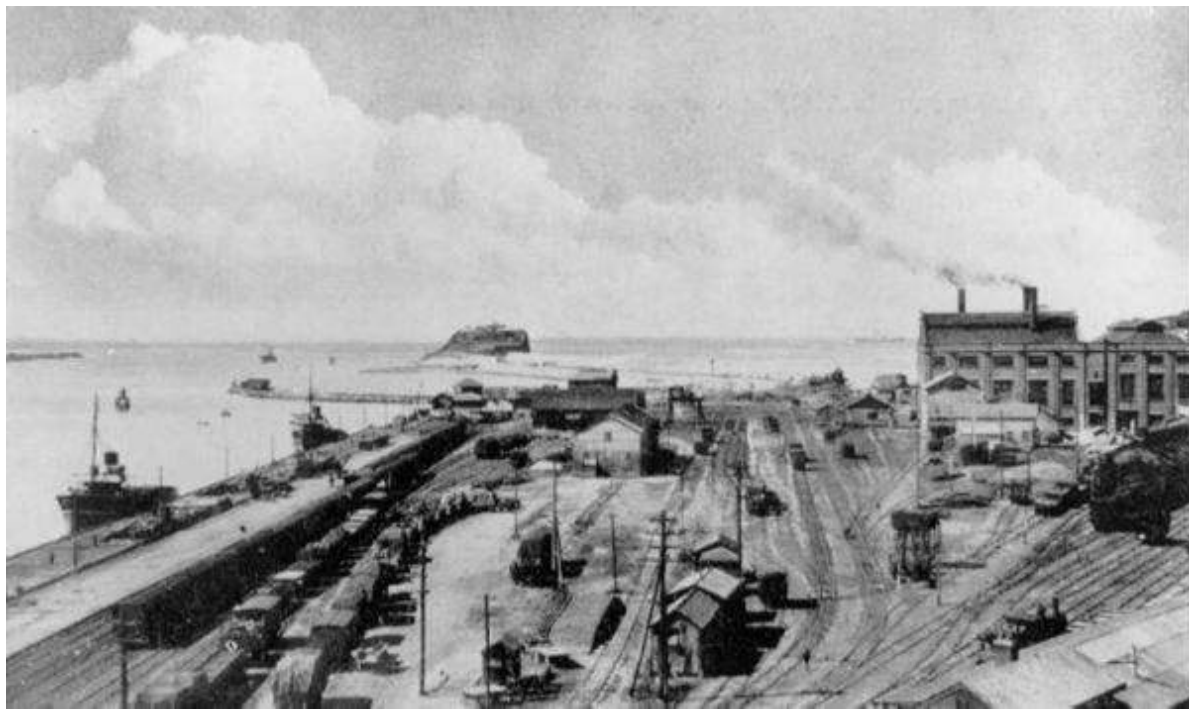


Figure 18: Newcastle NSW. Broad, Alf Scott, George Murray & Co. (1889).

[\(Source: Newcastle Region Library\)](#)

The need for improved coastal defences along Australia's east coast was accepted by the 1890s and Fort Scratchley was built as part of a wider defence plan. It was completed by 1886, with modifications continuing up until the 1940s.

By 1901 the Borehole Seam was mostly worked out, leading to the closure of pits at Hamilton (1901), and Stockton (1907). Many of the villages became ghost towns. Subsequently, the Newcastle chamber of commerce lobbied government to diversify Newcastle's economy, by attracting new industries to the city. The situation improved when the state government announced the development of the state dockyard at Carrington and permitted BHP to build a steelworks on land at Port Waratah. Both of these initiatives began in 1913 and were soon expanding in readiness for the coming war. By 1919 the local economy developed from a declining coal town to manufacturing and heavy industry. Business in the city centre boomed establishing Newcastle as a major centre of retail, commerce and industry.



[Figure 19: Nobbys and the entrance to Newcastle Harbour \(1924\).](#)
[\(Source: Mort Collection, Newcastle Region Library\)](#)



[Figure 20: Subdivision plan: Newcastle, 8 factory and bulk store sites 8, 3rd August, 1923](#)

[\(Source: Alfred Francis Hall Archive, Newcastle Region Library\)](#)

[Subdivision plan: Hamilton, 29 residential, business and bulk stores sites 29, 27 October, 1923](#)

[\(Source: National Library\)](#)

The modern city centre landscape took shape in the first three decades of the 20th century. Many architectural and cultural treasures were built such as the final stages of the Christ Church Cathedral, NESCA House, City Hall and Civic Theatre, the CML building, T&G, and the sandstone banks in Hunter Street. With the exponential growth in leisure time, this period also marked the establishment of Newcastle's beach swimming and surf culture with the construction of significant recreational amenities for the city such as Nobbys Beach Pavilion and Newcastle Ocean Baths.



Figure 21: Newcastle Beach, NSW (1920)

(Source: John Turner Collection, University of Newcastle Special Collections)

The general optimism through most of this period was briefly interrupted by World War I. However, a decade later it was more severely curtailed by the 1929 Great Depression, leading to unemployment estimated at 30% of the workforce and the establishment of several shanty towns including at Nobbys Beach, Stockton and Carrington. The State Dockyard closed in 1933 but the steelworks gradually increased its production, leading the city out of the slump as the decade progressed.



Figure 22: *[Aerial view of Honeysuckle Railway Workshops, Hunter Street and Civic Park looking towards Bar Beach and Merewether, c.1940](#)*



Figure 23: [Parish of Newcastle, County of Northumberland, NSW \(1933\)](#)
 (Source: [NSW Department of Lands \(1977\), Parish of Newcastle, County of Northumberland \(9th ed\).](#)
[Dept. of Lands, Sydney](#))

By the start of World War II, Newcastle had Australia's largest integrated steel making facility, surrounded by heavy industry, coal mines, a busy deep harbour for merchant ships plus shipyards and a floating dock. The task to defend these assets was known as Fortress Newcastle. This included RAAF radar stations at King Edward Park and Ash Island, a minefield across Newcastle's port entrance, tank traps along Stockton Beach, and heavy calibre guns at Shepherd's Hill, Fort Scratchley and Fort Wallace.

On the night of 7-8 June 1942 Japanese submarine I-21 bombarded Newcastle with about two dozen shells (one of the few shells that actually exploded damaged the houses in Parnell Place, with residents escaping uninjured). Fort Scratchley's 6-in guns returned fire, becoming the only coastal fortification in Australia to fire on an enemy vessel during the war.



[Figure 24: Aerial photograph of Inner Newcastle \(1944\).](#)
[\(Source: Newcastle Region Library\)](#)

The story of post-war Newcastle relates to urban infill that occurred on undeveloped land between the coal villages located outside its city centre. This additional housing assisted with accommodating the wave of post-war immigration to Newcastle in the decades immediately following 1945. Providing homes and employment to people predominantly from the war-ravaged countries of Western Europe, notably the United Kingdom, Italy and Greece and refugees from Central and Eastern Europe escaping the expanded Soviet regime. [In](#) 1973 the Whitlam Government adopted a completely non-discriminatory immigration policy, effectively putting an end to the White Australia policy. This began the contemporary wave of immigration from predominantly the South Pacific, and southern and eastern Asia to Newcastle and throughout Australia which continues to the present day.

The educational and health sector developed substantial regional facilities in Newcastle in this period, including the Rankin Park campus of the Royal Newcastle Hospital, expansion of the old Royal Hospital,

and the new Newcastle Teachers' College, Hunter Institute of Higher Education (later amalgamated with the University of Newcastle) and Tighes Hill TAFE.

During the 1970s and 1980s the nineteenth century terraces of Newcastle East were conserved, and the former rail marshalling yards and Zaara St Power Station replaced by Foreshore Park, creating an important public link between the harbour, the eastern beaches and the central business district while protecting a cohesive urban village. This significant conservation outcome was achieved largely through the combined efforts of the local community and the Green Bans movement.

The Newcastle earthquake of 28 December 1989 caused the loss of 13 lives and severely injured hundreds of people, particularly at the Newcastle Workers Club and Beaumont Street, Hamilton. There was also significant damage to buildings across Newcastle, with Hamilton and the CBD experiencing the worst destruction. This resulted in the demolition of many landmark heritage buildings in the city centre including the George Hotel, Newcastle.

A major turning point for the city occurred in 1999, when BHP Steelworks Port Waratah closed. This closure heralded a decade of economic and social change from a heavily industrial base to a more diversified economy dominated by the healthcare, services and education sectors. At the same time, significant revitalisation of the harbour waterfront transformed the face of Newcastle with emerging residential development at Wickham and Honeysuckle ([refer to Figures 24 and 25](#)). The CBD, which had been in decline since the 1970s, also continued its transition from a purely commercial hub to a residential, educational, tourist and recreational precinct.



Figure 25: *Aerial photograph of land in Newcastle City Centre boundary, August 2004*
(Source: CN GIS)

Over the last decade this transition and CBD revitalisation process has accelerated with the truncation of the Great Northern Railway at Wickham and the construction of the Newcastle Interchange and light rail service to Newcastle Beach. This has facilitated a shift of the commercial core from Hunter Street Mall and Civic precinct in the east to more intensively developed sites clustered around the new public transport interchange in the west ([refer to Figures 25 and 26](#)). Notable recent changes to the former commercial core of the CBD in the east have included a new Court House, the establishment of a city campus for the University of Newcastle and an international campus for the Tokyo-based Nihon University, and the redevelopment of the Hunter Street Mall precinct into a luxury hotel, residential apartments and boutique retail.



***Figure 26:** Aerial photograph of land in Newcastle City Centre boundary, February 2023*
(Source: CN GIS)

CHAPTER FOUR – NEWCASTLE EAST HERITAGE CONSERVATION AREA

4.1 Introduction

This section documents the Newcastle East HCA, at the north-east end of the Newcastle peninsula. It is bounded by Watt Street/Pacific Street/Shortland Esplanade at its west, the Pacific Ocean at its east, Scott Street/Pacific Park/the Pacific Ocean to the south and to the north by the harbour and Horseshoe Beach. A map of the HCA boundary is reproduced in **Figure 27**.

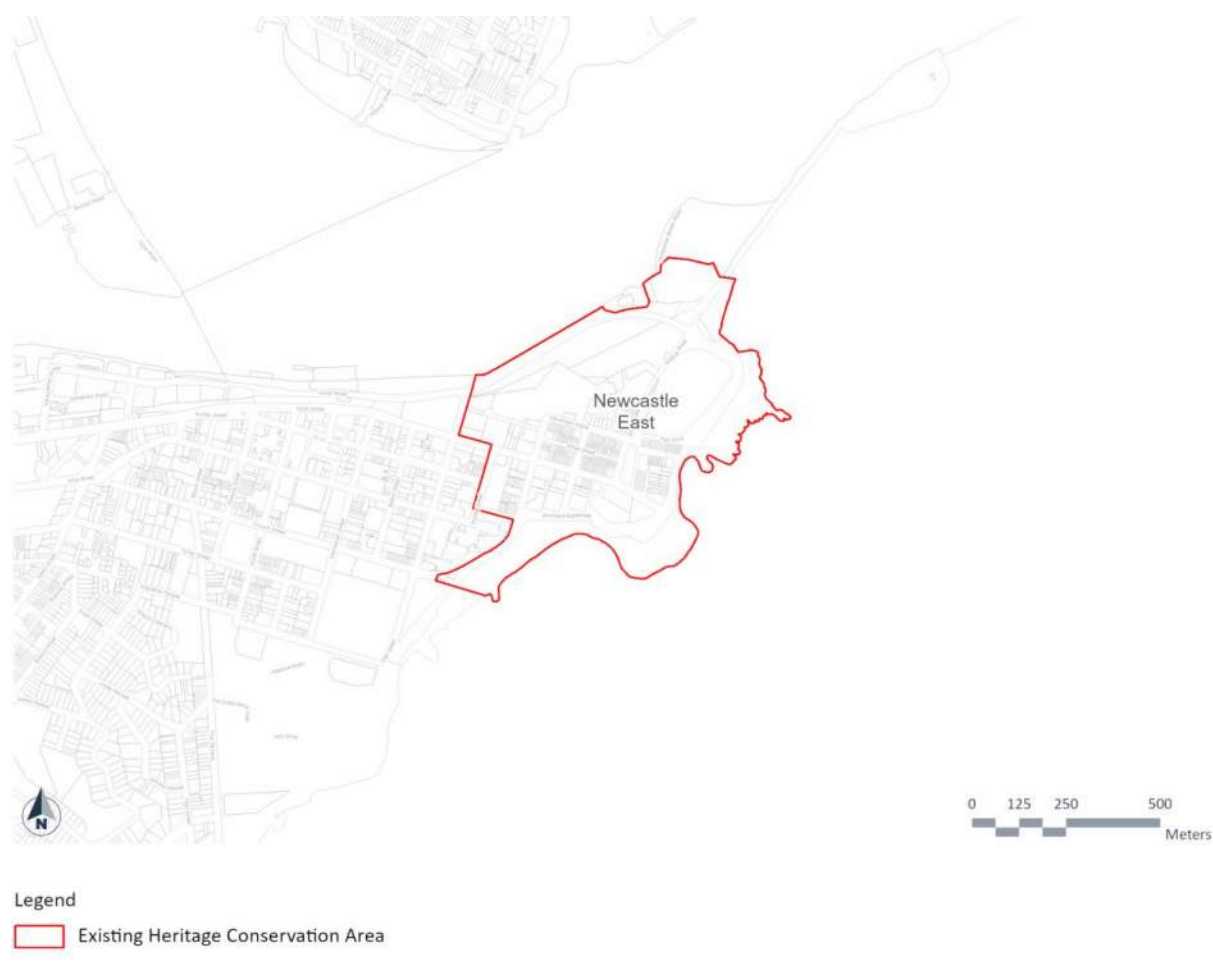


Figure 27: Newcastle East HCA (current boundary)

4.2 Heritage Status - Newcastle East [Heritage Conservation Area](#)

The Newcastle East Heritage Conservation Area became an HCA via Amendment No. 52 to Newcastle LEP 1987, 3 July 1992, Gazette No. 83, page 4668 (refer to **Figure 28**). Its current boundary is consistent with that of 1992, with minor adjustments from coastline mapping and from the implementation of the Three Ports SEPP 2013 (now Transport and Infrastructure SEPP 2021).

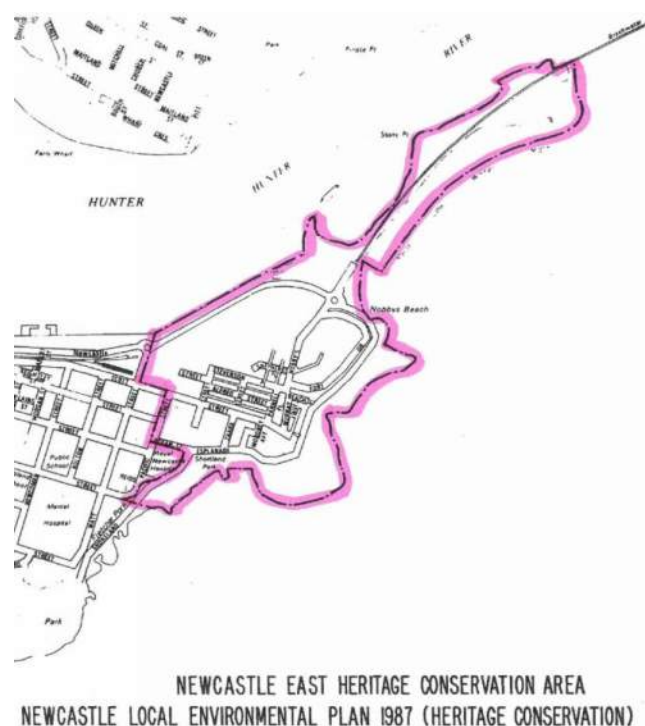


Figure 28: Newcastle East HCA as gazetted by Amendment No. 52 to Newcastle LEP 1987 (1992)

4.3 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

4.4 Physical Description

Newcastle East comprises of an area of flat land at the north-east end of the Newcastle peninsula (**refer to Figure 27**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape and ocean. Fort Scratchley Historic site, the Newcastle Customs House, Convict Lumber Yard, Coutts Sailors' Home, and Foreshore Park are significant heritage places that define Newcastle East.

The underlying geology tells important aspects of the Newcastle story. Coal measures outcrop at Newcastle East under Fort Scratchley. The proximity and views of the harbour and ocean are an important aspect of Newcastle East's urban character.

The current built character of Newcastle East HCA ranges from small -scale residential to intensive urban forms, from recreational to business uses. The residential buildings are mostly Victorian or Federation period. Most building stock in the central section of the HCA contributes to the character of the HCA. Collectively, the contributory building stock demonstrates a consistency of scale, style, or

other features which together make up a consistent built form in the Newcastle East HCA. In summary, the physical character of Newcastle East can be described as a cultural landscape comprising historically significant built and natural heritage items (refer to **Figures 29 to 35**). These features include:

- Two and three storey terrace houses, historically significant former bond stores, commercial buildings and worker's housing from the late 19th century and early decades of the 20th century.
- Aboriginal places and sites of cultural significance including locations of known dreaming stories and places of meaning and cultural connection. The Convict Lumber Yard is the location of a documented Aboriginal archaeological site.
- Archaeological areas and relics, known and unknown.
- Views out to the coastline, port of Newcastle and harbour mouth.
- Foreshore Park, Nobbys Beach [and Nobbys Beach Pavilion](#), Fort Scratchley, Pacific Park, Newcastle Beach, and the Convict Lumber Yard, each with their own history, significance and place in the story of Newcastle.



Figure 29: Convict Lumber Yard, Paymasters Cottage, and Newcastle Customs House, Newcastle East (Source: Google Streetview)



Figure 30: *Earp Gillam Bond Store at 16 Telford Street, Newcastle East (Source: Google Streetview)*



Figure 31: 43 Stevenson Place, Newcastle East facing east (Source: Google Streetview)



Figure 32: 8 and 11 Alfred Steet, Newcastle East facing west (Source: Google Streetview)



Figure 33: 52 and 33 Scott Street, Newcastle East facing east (Source: Google Streetview)



Figure 34: Boatman's Terrace Group and Fort Scratchley, Newcastle East facing north (Source: Google Streetview)

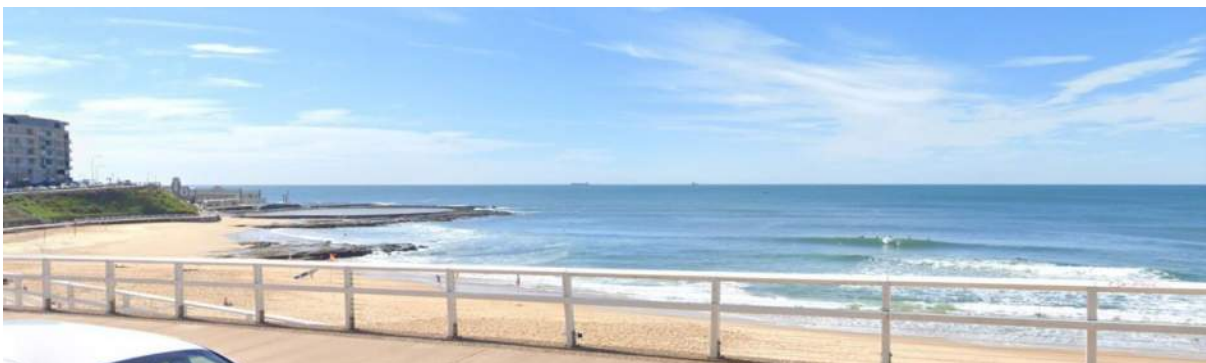


Figure 35: Newcastle Ocean Baths, Canoe Pool, and Newcastle Beach, Newcastle East facing east (Source: Google Streetview)

4.5 Previous Heritage Studies

The heritage value of the inner area of Newcastle has been recognised since the 1960s. On 30 October 1978, the National Trust of Australia (NSW) resolved to classify both The Hill and Newcastle East as an "Urban Conservation Area". The National Trust's 1978 listing boundary became the same boundary implemented in the 1987 Newcastle LEP (5 June 1987) as the statutory boundary of the "Newcastle Conservation Area", now The Hill and Newcastle East HCAs (see **Figure 36**).

Soon after the National Trust listing, the area was included on the Register of the National Estate by the Australian Heritage Commission as the "Newcastle Conservation Area", in 1979.

In 1982, Council commissioned Suters Busted + Lester Firth to assess the character and heritage significance of The Hill and Newcastle East areas. The purpose of the study was to:

- identify and conserve the environmental heritage of the inner city of Newcastle
- provide rehabilitation and infill guidelines for this area
- provide a draft development control plan for urban conservation in Newcastle East, including the identification of public works.

The major emphasis of the study was to enable policies and objectives for conservation management to be incorporated in detailed development controls for the area. The area was regarded by Council as a key aspect of the city's physical identity and heritage.

The Newcastle Inner Areas Conservation Planning Study, 1984 is an invaluable baseline document for managing the heritage values of the areas and is available to view on CN's website. The areas identified were eventually listed as HCAs in the Newcastle LEP 1987, Amendment No. 52 in 1992. In 1997, Council adopted conservation area development control guidelines in the form of DCP 44 – covering Newcastle East, The Hill and Cooks Hill. The DCP introduced principles and objectives to facilitate the protection and management of the built environment within each precinct.

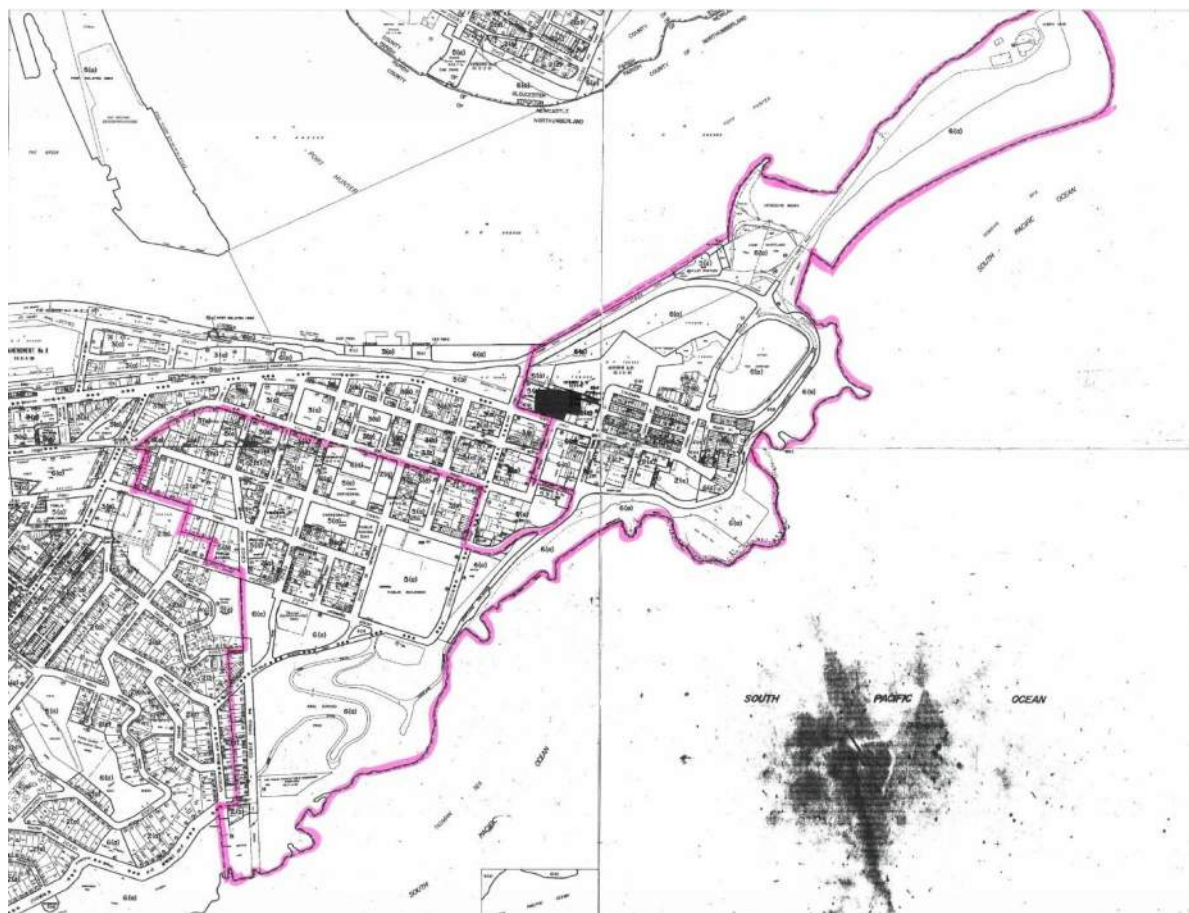


Figure 36: Newcastle Conservation Area boundary as gazetted by Newcastle LEP 1987 (5 June 1987).

In June 2016 Council adopted the Heritage Conservation Areas Review Report which gathered information on the elements of heritage value in Newcastle East, and the features that establish character and provide a sense of place that is recognisable and worth keeping. As a result of this work, CN prepared and included a desired future character statement in DCP Section 6.02 and a contributory buildings map in its Heritage Technical Manual to guide development assessment and design.

4.6 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Newcastle East HCA is significant for its role in the course of the history of NSW, including being a place of documented first contact between Aboriginal people and the British. It is significant in the

course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. The penal period would create the hallmarks of the city layout and character that defines it today, including the site of the Convict Lumber Yard and Coal River precinct, Flagstaff Hill (Fort Scratchley) and the gradual transition from an Indigenous landscape to a residential precinct.

Newcastle East HCA is important in course of NSW's cultural history as the site of the establishment of the first successful coal mining in Australia, including the colony's first commercial export of coal. The Coal River precinct is therefore significant for its ability to demonstrate the history of coal mining, its impact on the Australian economy and how coal has shaped the Australian economy.

Newcastle East HCA has a notable association with an important phase of social development in the local area with the exponential increase in leisure time during the early twentieth century and the corresponding establishment and significant growth in popularity of beach swimming and surf culture.

Newcastle East HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the early convict settlement period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Newcastle East HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Newcastle East HCA is an important urban cultural landscape. It demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 200 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. [The low-rise precinct of The Sandhills, Aa](#) strongly homogenous street and lot layout, developed after the sand reclamation efforts of the 1870s and which can be said to be a reflection of the economic boom of the 1880s.
3. Streetscapes and vistas outwards and inwards strongly contribute to the character of the suburb.

4. An enclosed central precinct with a strongly historic character between Scott Street, Stevenson Place, Parnell Place and Telford Street.
 5. The areas of parkland that are an integral element of Newcastle East including Foreshore Park, Pacific Park, Parnell Place, the beaches and coastal facilities.
 6. The location of Newcastle East at the end of the Newcastle peninsula, is a defining visual marker of the urban geography of Newcastle.
- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons:*

The combined achievements of the local community and the Green Bans movement during the 1970s and 1980s have a direct association over the Newcastle East HCA making an important contribution to the history of the local area with the conservation of its nineteenth century terraces and the establishment of Foreshore Park.

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Newcastle East and identify with its' protection as a HCA. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Given the [high](#) rate of survival of key elements of the early urban settlement of Newcastle, [the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city. Also for its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision and crown grants following the cessation of the penal colony mining,](#) ~~the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW for the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city.~~ Archaeological investigations at the Convict Lumber Yard have yielded physical evidence of continuous Aboriginal and then later convict occupation. This reveals evidence of Aboriginal and settler-convicts living and working in the area, especially pre-contact Aboriginal camping, convict coal mining, lime-burning, timber cutting, quarrying and pier building.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside of Sydney, and one of few such places to be established in NSW.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments):*

Newcastle East contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Newcastle East HCA represents a pattern of urban settlement that traces its origins back to the earliest phase of the European settlement of the city of Newcastle, and beyond that, to the long tradition of Indigenous settlement, the physical remains of which are contained in a rich archaeological layer and in stories and paintings of Aboriginal people following the arrival of the British from 1797. As such, Newcastle East HCA has the capacity to demonstrate aspects of the history of Newcastle, in terms of its long Indigenous heritage, through to colonisation and urban change.

Throughout its European history the area has been shaped by different activities including being the second penal settlement on the mainland after Sydney (from 1801), the site of the processing and shipping of cedar and coal (CLY), having an important coastal defence installation (Fort Scratchley Historic site), the Nobbys lighthouse and breakwater important to the story of shipping, through to the generation of electricity [at the Zaara Street Power Station](#).

The cultural significance of Newcastle East is embodied in its setting – a core of heritage items and significant building groups surrounded by water on three sides. The inner part of the HCA, bounded by Scott Street and Stevenson Place, is enclosed and the physical elements within it are iconic features of Newcastle East. The building stock is representative of the urban history of Newcastle, covering almost all decades from the 1820s to the present. The historic buildings provide a series of uniform streetscapes which visually reinforce the historical character of the area.

The social history of Newcastle East is derived from it being the site of early conservation battles in the 1970s, between developers and conservationists and there are rows of public housing that make this place a community and home for many. It is also an important place of recreation at facilities like the Ocean Baths, Nobbys Beach, and Foreshore Park.

The archaeological potential of the Newcastle East HCA is well documented. The Newcastle Archaeological Management Plan 1997 and the Review 2013 confirm that the archaeological resources of this area are abundant, both Aboriginal and historical. The Coal River Precinct, listed on the NSW state Heritage Register, is an area where there is documented and predicted archaeological remains of profound research potential to the nation as the place of first contact with the local Aboriginal population and the place of the establishment of the Australian coal industry.

The architectural values of the Newcastle East HCA are to be found in the high quality of buildings, their landscape settings, style, scale, detail, and contribution to the streetscape. The [low-rise residential](#) area [of The Sandhills](#) is significant for its consistent streetscapes of two and three storey terrace housing dating from the mid-19th through to early 20th centuries and its housing for workers.

There are also examples of single storey detached houses. The overall impression of Newcastle East is a strongly established historic precinct.

Key visual elements include:

- The narrow range of building types including terrace houses, workers' housing, government buildings, and bond stores which reflects the long history of urban settlement and various industrial themes in the city's history.
- A uniform street layout which reflects the flat topography of Newcastle East and laneways which reflects the historical mechanism of sanitation.
- The ocean bathing and surf culture of Nobbys Beach and Newcastle Beach.
- Views from public areas over the coastline and harbour as these are an important aspect of the urban character of Newcastle East
- Open space and reserves including Foreshore Park, Convict Lumber Yard, Newcastle Beach foreshore, and Pacific Park
- Iconic buildings and structures of significance including Newcastle Ocean Baths, Customs House, Fort Scratchley, the Coutts Sailors Home, the Bond stores, Tyrrell House, and Boatmans' Row.

- Key Period of Significance - circa 1801 to 1940.

Recommendation

The above assessment of heritage significance follows the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result of the assessment, it is recommended that the Newcastle East area continues to be protected through the mechanism of a statutory HCA.

4.7 Comparative Assessment

Fieldwork as part of this review found that apart from modern developments on the edges of the HCA, the area's central core is very intact and contains many historic elements that can be placed in the late 19th century and early 20th century. It demonstrates characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space. The high concentration of State and nationally significant heritage items in this HCA (Fort Scratchley, Newcastle Customs House, Convict Lumber Yard, Newcastle Ocean Baths and Coutts Sailors Home), make this HCA very unique. There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside Sydney, and one of few such places to be established in NSW. Australian Heritage Commission and the National Trust citations between the early 1960s and late 1970s which value the significance of Newcastle East as an historic precinct support the review's findings.

4.8 Threatening Processes

Some issues undermine the integrity and intactness of the Newcastle East HCA. These include:

- ~~Land in the rest of Newcastle City Centre boundary has historically and continues to be developed to often far greater building heights and across larger consolidated lots.~~ The fine-grain, low-rise residential precinct of two to three storeys in the Newcastle East HCA is ~~at odds with~~ distinct from the building typology in the rest of the Newcastle City Centre ~~LEP~~ boundary and its economic revitalisation objectives which are tailored to promote large scale, medium to high-rise development (refer to 2.2.4). Historically known as 'The Sandhills', ~~†~~ this part of Newcastle East (and the adjacent land fronting Newcastle Beach) is the only land zoned R3 Medium Density in the Newcastle City Centre ~~LEP~~ boundary. New medium to high-rise development within the Newcastle City Centre ~~LEP~~ boundary is more appropriate fronting Newcastle Beach and land west of Pacific Street, the commercial and mixed-use core around Newcastle Interchange and West End. The Newcastle City Centre ~~LEP~~ boundary, HOB and FSR do not necessarily promote the best heritage outcome for a low-rise residential zoned area as it can provide perception and expectation of medium to high-rise development and building envelope entitlement.
- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.

4.9 Desired Future Character Statement

~~The DCP is currently subject to a comprehensive review. Draft Newcastle~~ DCP 2023 includes the following statement as a clear guide for development assessment and design planning:

The character of the Newcastle East Heritage Conservation Area is made up of a variety of building styles that date from the late 19th and early decades of the 20th century. The special character of Newcastle East is to be preserved and maintained through the retention of contributory buildings, open space, street trees and elements of visual interest and heritage significance such as the many iconic buildings located in Newcastle East, parks and open space, views and vistas, the unique steep topography and street layout, and the character of the streetscapes including street trees, buildings and the relationship of built elements.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the integrity of laneways.*
- *Two to three-storey scale of housing stock located in the area to the north of Scott Street and east of Telford Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks, views and vistas.*

- *Regular and homogenous urban form which reflects a regular pattern of subdivision and development, and building stock from between the 1870s and 1930, demonstrating the gradual urbanisation of a once indigenous landscape.*
- *Existing appearance of Newcastle East, views outwards to the coastline and harbour, and views into the area from Foreshore Park and the Newcastle coastline and Ocean Baths.*
- *Significant heritage places including the Coal River Precinct, the Nobbys headland and breakwater, Fort Scratchley Historic Site, Convict Lumber Yard and Customs House precinct, the Newcastle Ocean Baths, Joy Cummings Centre and other significant groups such as the [Earp Gillam Bond Store Precinct](#), [Lahey Bond Store](#) and Stevenson Place terraces.*
- *Views to and visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*
- *Mature trees in public domain.*
- *Public parks and reserves, including [Pacific Park](#), Newcastle Beach, [Parnell Place Park](#), Nobbys Beach, and Foreshore Park.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form [and adaptive re-use](#) of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

4.10 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Newcastle East HCA (**refer to Figure 37**) included in the Heritage Technical Manual grades the contribution of buildings to the streetscape character and heritage significance for the HCA. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation to amend the boundaries of the Newcastle East and neighbouring The Hill HCAs, updated contributory buildings maps for these HCAs will be required.

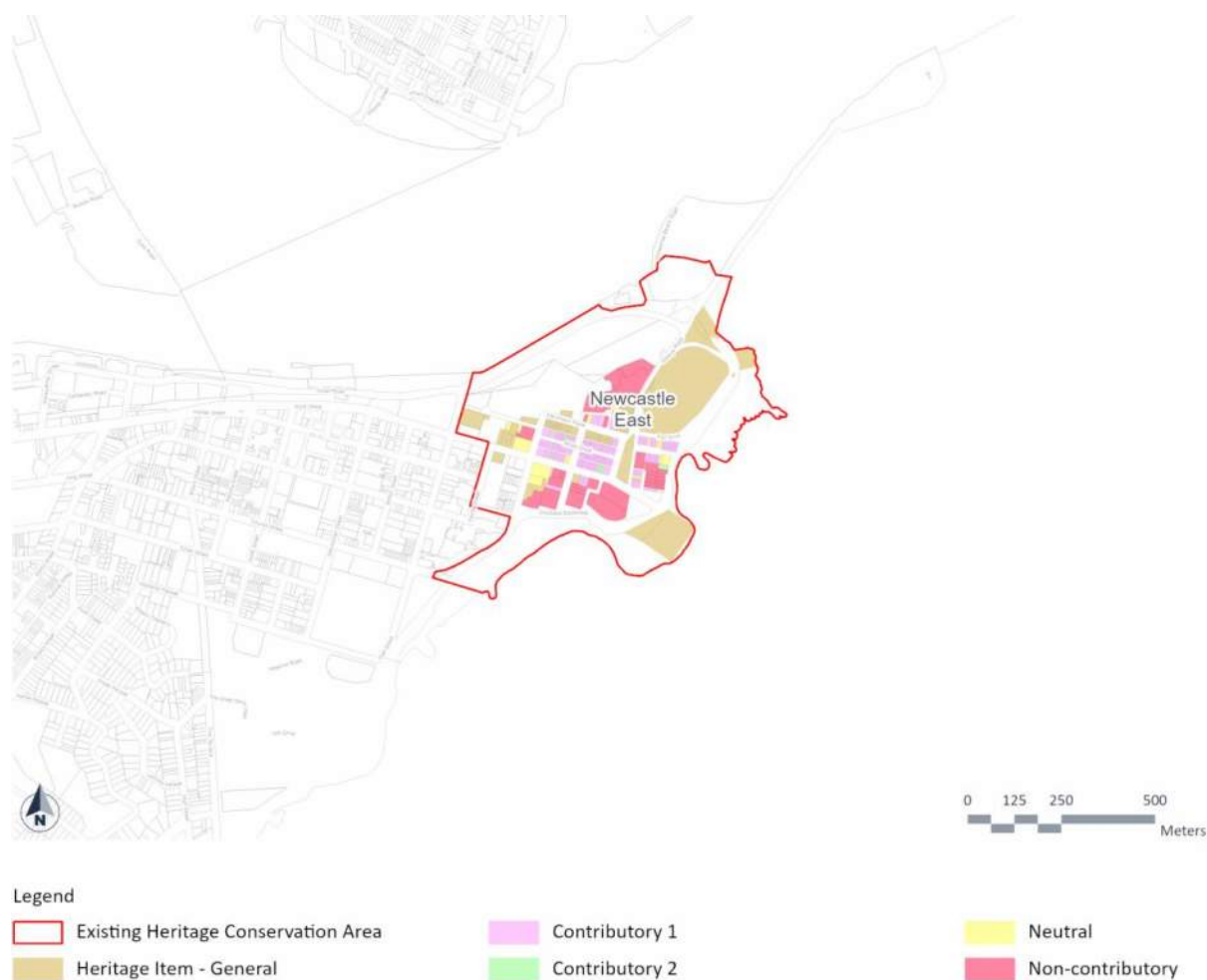


Figure 37: Contributory Buildings Map - Newcastle East HCA (Source: CN GIS 24 January 2020)

4.11 Community Engagement Feedback

Community Engagement (Phase 1)

As part of the Newcastle City Centre HCAs review, feedback from local community members was sought to gain an understanding of what residents and business owners value about the HCA. This engagement ([Phase 1](#)) was held in April and May 2023. The following submissions were received:

- 65 submissions via email or Have Your Say
- 328 pins and comments on the interactive map
- 35 precincts of shared history and/or built character drawn on the interactive map
- 238 responses to the streetscape quick poll.

Overall, the Newcastle East HCA was recorded as being significantly valued by the community. Elements of the HCA that were not as highly valued included the more recent and modern development on land parcels which address Shortland Esplanade and Newcastle Beach.

Key findings [\(Phase 1\)](#)

- Heritage conservation merit – 113 pins
- No heritage conservation merit – 11 pins
- Places with heritage merit, highest number of up votes:
 - [Newcastle Post Office – 97](#)
 - Newcastle Customs House – 77
 - Newcastle Ocean Baths – 76
 - Fort Scratchley – 70
- Places with no heritage merit, highest number of up votes:
 - 33 Shortland Esplanade – 24
 - Noah's on the Beach – 21
- 91% of the 238 Quick Poll responses indicated that the streetscape of Alfred Street, Newcastle East has heritage value
- 4 precincts of shared history and/or built character were identified, focused on:
 - Heritage collection of bond stores/warehouses
 - The core precinct bounded by Stevenson Place, Parnell Place, Scott Street and Telford Street including surroundings, such as Nobbys Road, Fort Drive, Beach Street and Murray Avenue.
 - The history and archaeology along Shortland Esplanade, despite the significant change from modern development.
- Relevant submission comments:
 - *This area east of Pacific Street through to the ocean is a fundamental cultural heritage area for Newcastle and so it is critical that this whole area remains in this heritage conservation area.*
 - *Newcastle East is a small area packed with character and history and is a drawcard for visitors and residents.*
 - *Newcastle East which has a unique collection of buildings of great historical and heritage value.*
 - *Newcastle East Heritage Conservation Area is the most significant, unique and valuable heritage area in the Newcastle LGA.*
 - *The whole Newcastle east area is unique, small and to be cherished.*

More comprehensive analysis of the community engagement [\(phase 1\)](#) feedback is provided in **Appendix A**.

Public Exhibition (Phase 2)

After incorporating the outcomes of the first phase of engagement into the draft report, feedback from the community was sought. This public exhibition (Phase 2) was held in November and December 2023, and 34 submissions were received during the exhibition.

Most submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes. Several respondents provided support for the recommendations in the draft report, including the creation of smaller HCAs that better represent the unique character of the different parts of the Newcastle City Centre, and the removal of HOB and FSR development standards for identified low-rise properties in Newcastle East and The Hill HCA. Others maintained the view that the current HOB and FSR standards should remain. Respondents also had general concerns about the loss of heritage and overdevelopment, calling for stronger, more explicit protection of heritage buildings and places. There was some feedback provided suggesting detailed amendments to the draft report. Such suggestions are comprehensively addressed in this report.

A comprehensive analysis of the public exhibition (phase 2) feedback is provided in **Appendix B**.

4.12 Heritage Conservation Area Boundary

The boundaries of the Newcastle East HCA were reviewed. Overall, these are considered appropriate and will be maintained as the Newcastle East HCA to ensure the heritage significance of the area is retained and conserved, with two exceptions.

Newcastle Beach and the Coal River Precinct are identified by the assessment above and from community engagement feedback as significant contributory elements of the Newcastle East HCA. However, not all of either element is included within the existing boundaries of the HCA. As such, the following amendments to the LEP maps are recommended (**refer to Figure 38**):

- Boundary adjustments to Newcastle East and The Hill HCAs so that Newcastle Beach South is added to the Newcastle East HCA and removed from The Hill HCA. This ensures the whole of Newcastle Beach, an identified area of cultural significance, is located within the boundaries of the Newcastle East HCA for the first time.
- Boundary adjustments to the Newcastle East HCA to include all land within the curtilage of the Coal River Precinct State Heritage Register listing (SHR ID 01674) which is located outside the boundary of the Three Ports area (as defined by the *Transport and Infrastructure SEPP 2021*). This land includes the full length of Nobbys Beach to the high-water mark, and land immediately to the west of Macquarie Pier and east of Horseshoe Beach Road, an area comprising the northern part of Camp Shortland and the eastern part of Horseshoe Beach. This ensures the whole of Coal River Precinct (excluding land in the Three Ports area) is located within the boundaries of the Newcastle East HCA for the first time.

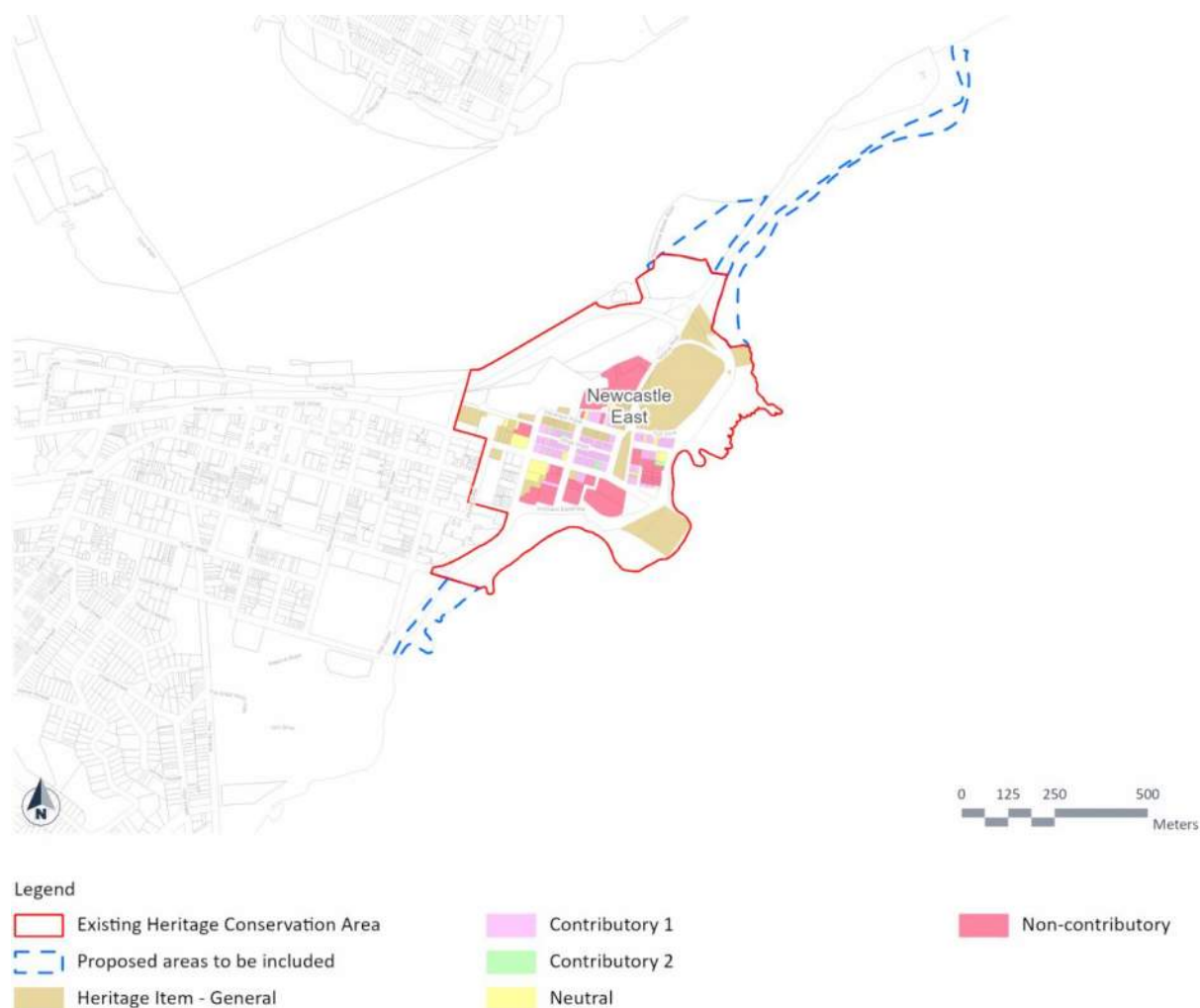


Figure 38: Recommended Newcastle East Heritage Conservation Area (Source: CN GIS 24 January 2020)

4.13 Land use zoning

The land use zoning within the Newcastle East HCA was reviewed. The existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the Newcastle East HCA.

4.14 Minimum lot size, Height of buildings and floor space ratio

The Minimum Lot Size, HOB and FSR development standards within the Newcastle East HCA were reviewed. A fine-grain, low-rise residential precinct of two to three storey properties zoned R3 Medium Density Residential was identified (refer to **Figure 39**). Historically known as 'The Sandhills', this precinct is at odds with the building typology in the rest of the Newcastle City Centre LEP

boundary which is developed to often far greater heights and across larger consolidated lots. The land currently has a maximum building height of either 10m ([approximately 3 storeys](#)) or 14m ([approximately 4 to 5 storeys](#)) and an FSR of either 1:1 or 1.5:1. [Although the prevailing building height is two to three storeys, the precinct also includes for example single storey bungalows on land with HOB 10m \(refer to Figure 40\), and a mix of two storey dwellings and three storey apartment buildings on land with HOB of 14m \(refer to Figure 41\).](#) These development standards are inconsistent with the current built form on the land [and surrounding streetscape](#), and would conflict with the conservation objectives that this review proposes.



Legend


 Newcastle East low-rise residential area

Figure 39: Newcastle East low-rise ~~residential~~ area

[Though the heritage listed bond stores at 11 Bond Street \(LEP Item I373 - Stanton Catchlove Bond Store \(Earp Gillam Bond Store Precinct\)\), 16 Telford Street \(LEP Item I492 - Former Earp Gillam Bond Store \(Earp Gillam Bond Store Precinct\)\) and 28 Stevenson Place \(LEP item I491 - Former John Bull Warehouse\) share the same land use zoning and prevailing building height, they have not been included as part of this identified low-rise area because HOB and FSR development standards are not applied to this land.](#)

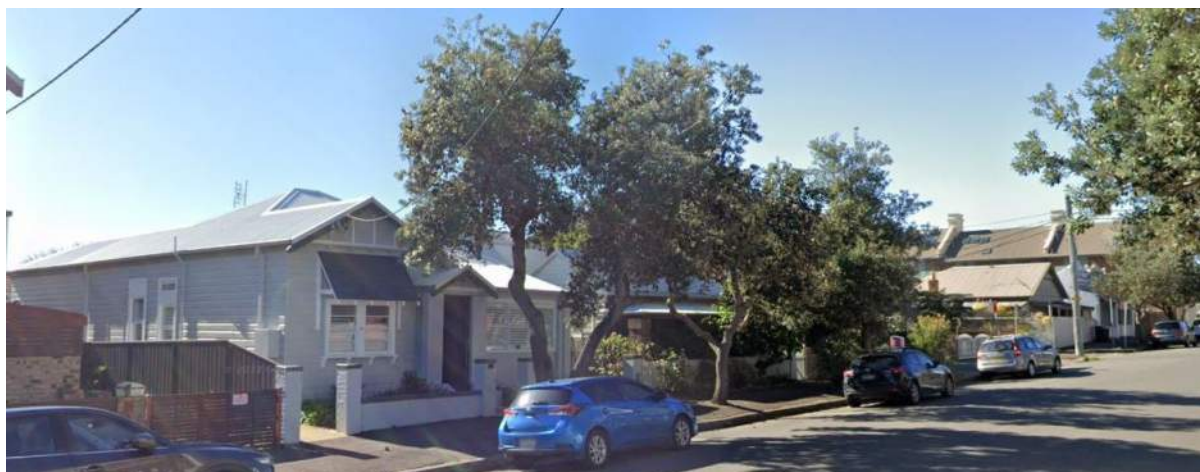


Figure 40: 14 Stevenson Place facing north-east (Source: Google Streetview)



Figure 41: 7 to 15 (odd numbers) Scott Street facing south (Source: Google Streetview)

The review notes minimum lot size of 400m applies to the land in this identified low-rise residential zoned area. These standards are considered appropriate and compatible with retaining and conserving the heritage significance of this part of the HCA. It is also consistent with the minimum lot size applied to properties zoned R2 Low Density Residential and R3 Medium Density Residential in CN's other HCAs such as in The Hill, Cooks Hill, and Hamilton Residential Precinct.

Removal of HOB and FSR is recommended from this low-rise residential zoned area of the HCA, justified on the basis that:

- HOB and FSR development standards are not applied to residential zoned land in HCAs outside the Newcastle City Centre ~~LEP~~ boundary, such as residential zoned land in Cooks Hill, The Hill, Hamilton South and Hamilton Residential Precinct HCAs. To remove HOB and FSR from this part of Newcastle East HCA will maintain a consistent land-use planning and heritage conservation approach to the management of these areas.
- [A review of current LEPs in NSW confirms best practice and a common approach for HCAs across NSW is to not apply HOB and FSR development standards to land in HCAs](#) ~~is best practice and a common approach across NSW~~. This includes The Rocks and the Millers Point HCA in City of Sydney, and the HCAs in the [inner areas commercial centres](#) of Maitland and Morpeth, Orange, Wagga Wagga, Singleton, Armidale, and Albury.
- HOB and FSR [controls](#) ~~does~~ not necessarily promote the best heritage outcomes [for a low-rise residential zoned area](#) as ~~it they can provide perception mislead and~~ [expectations of building envelope entitlement, and may result in inconsistencies with the current built form on the land and surrounding streetscape](#).
- This area largely consists of small blocks already developed boundary to boundary to a high density. Additionally, existing buildings are already approaching the height limit and Clause 4.6 variations are frequently requested to exceed the FSR to support development applications in this locality ([refer to 2.2.5 for varying development standards](#)). Furthermore, Clause 4.6 variation requests are required for HOB and FSR exceedances when the proposed bulk and form of the development is appropriate to its streetscape setting and there is no impact on the heritage significance of the HCA. For example, a small kitchen extension at the rear of a residential terrace which is not visible from the public street.
- Removing HOB and FSR [provisions](#) facilitates a merit assessment ~~approach~~, allowing the assessment authority to consider development proposals that [also maintains](#) the heritage significance and ~~is are~~ compatible with the protected character and appearance of the HCA. It ~~also gives~~ [allows a degree the proposed of](#) design ~~the~~ flexibility to respond to its place within the surrounding townscape rather than complying with a generic set of prescribed LEP development standards. The merit assessment approach and design responding to place is complemented and robustly controlled by detailed planning and design guidelines provided in the heritage conservation chapters of the DCP and associated Heritage Technical Manual. [For example, to conserve and maintain the existing low-rise scale of buildings visible from the street for land in the identified 'The Sandhills' residential zoned precinct of Newcastle East HCA or in HCAs outside the Newcastle City Centre boundary, Controls C2 and C3 and Figure E1.03 of Section E1 Built and landscape heritage of the DCP 2023 apply. This requires additions and higher parts of a new building to be concealed and not seen from the street \(refer to Figure 42\).](#)

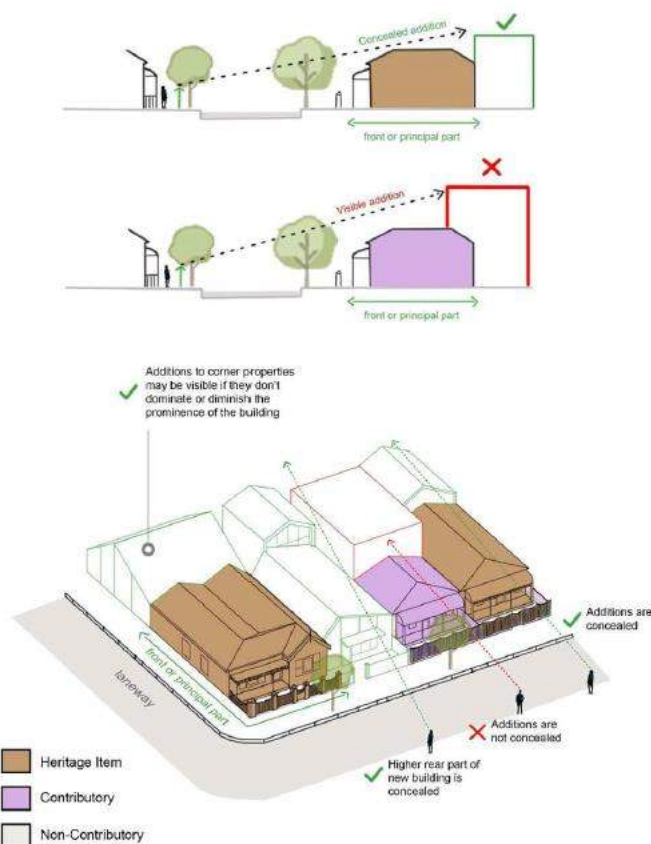


Figure E1.03: Concealed additions and higher parts of a new building

Figure 42: Figure E1.03 of DCP 2023 (Source: DCP 2023: Section E1 Built and landscape heritage, Adopted 12 December 2023)

For the rest of the HCA, including the more intensely developed land fronting Newcastle Beach, the existing [minimum lot size](#), HOB and FSR development standards applied are considered appropriate and compatible with retaining and conserving the heritage significance of the Newcastle East HCA.

4.15 Newcastle City Centre LEP Boundary

This review considers how the LEP provisions for the Newcastle City Centre work with those for the Newcastle East HCA. Shared characteristics of zoning and building height were identified in the low-rise precinct of two to three storey properties zoned R3 Medium Density Residential (refer to [Figure 39](#)) and three heritage listed bond stores (refer to [4.14](#)). This area of 8.9ha, presents as a fine-grain, low-rise residential zoned area with a distinct building typology to that of the rest of the Newcastle City Centre area, which is generally developed to far greater heights and across larger consolidated lots. The identified area is comparable to areas such as Darby Street and Bull Street, Cooks Hill rather than the Newcastle City Centre and the related objectives under Part 7 of the LEP that facilitate large scale, medium to high-rise development (refer to [2.2.4](#)). Further investigation is warranted to consider

[whether this area and any similar areas should have both LEP provisions apply for the Newcastle East HCA and the Newcastle City Centre boundary.](#)

In addition, Aa minor adjustment to the Newcastle City Centre LEP boundary is required to remove the Boat Harbour at 100 Wharf Road (refer to Figure 43). Although not in the Newcastle East HCA, this 0.45ha property is identified by the *Transport and Infrastructure SEPP 2021* as in the boundary of the Three Ports area. A SEPP prevails over an LEP. Its removal from the Newcastle City Centre LEP boundary is required to correct this anomaly.



Figure 43: Recommended adjustments to the Newcastle City Centre LEP boundary in the Newcastle East HCA locality.

4.16 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- Stone Shelter, South Newcastle Beach - investigate new LEP listing.
- Geoal, Scott Street - investigate new LEP listing of this archaeological site.

- Newcastle Ocean Baths - boundary adjustments to the LEP listing (item I489) to include the canoe pool and land between the baths and the high-water mark.
- Coal River Precinct - boundary adjustments to the Coal River Precinct LEP listing (item A5) to include all land within the curtilage of the Coal River Precinct SHR listing (SHR ID 01674) which is not located within the boundary of the port of Newcastle's Three Ports area.
- Earp Gillam Bond Store Precinct - amend LEP item listings for Former Earp Gillam Bond Store Precinct (item I492) and Stanton Catchlove Bond Store (item I373) to be consistent with the Earp Gillam Bond Store Precinct SHR listing (SHR ID 00762), and investigate separately listing Foreshore Park as a new LEP item.
- Other places in the HCA the community engagement feedback found had potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER FIVE – NEWCASTLE CITY CENTRE HERITAGE CONSERVATION AREA

5.1 Introduction

This section documents the Newcastle City Centre HCA, bounded by the heavy/light rail line and Coquun (Hunter River) to the north, Pacific Street and Shortland Esplanade to the east, to the south by King, Queen, Gibson and Parry Streets, and to the west by Selma Street. The current boundaries and location of the Newcastle City Centre HCA are as reproduced in **Figure 44**.

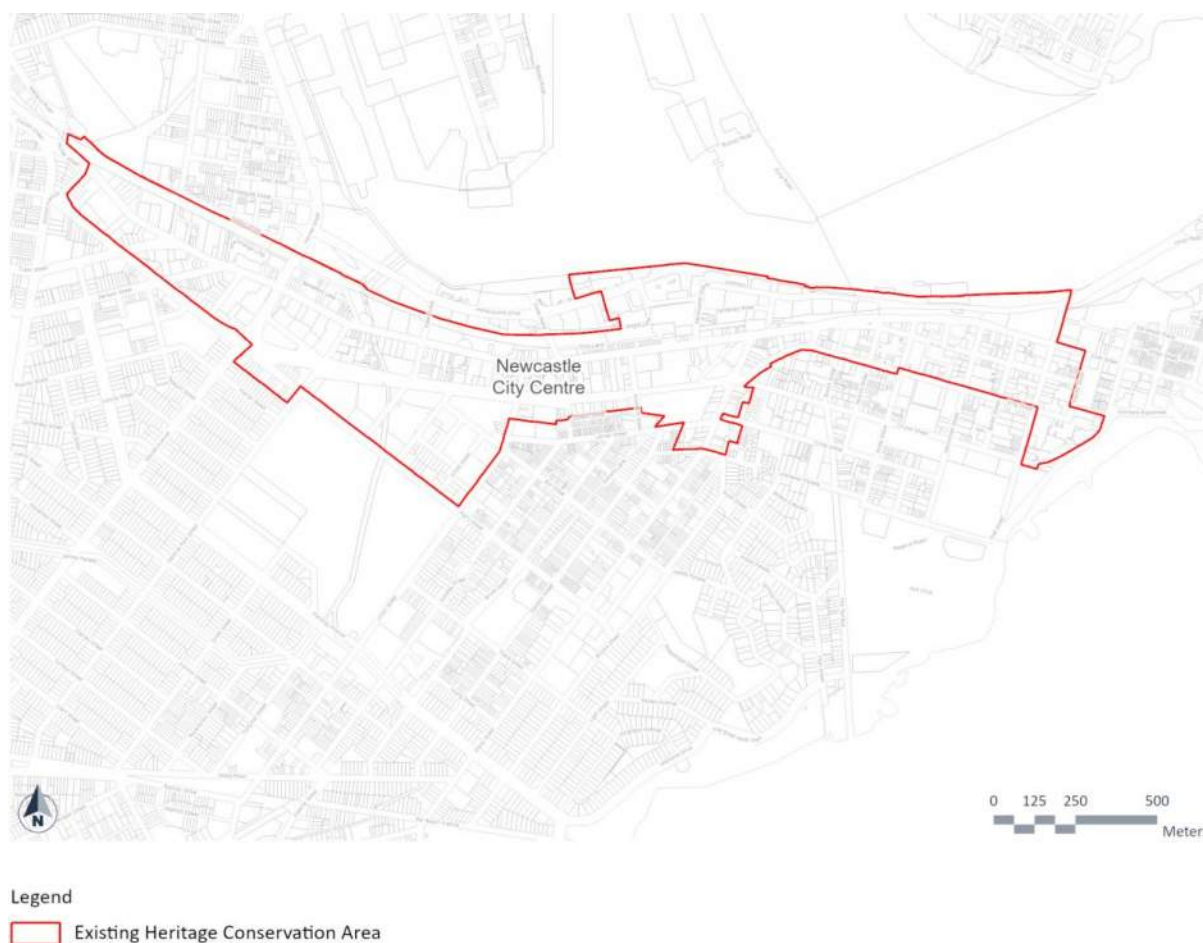


Figure 44: Newcastle City Centre Heritage Conservation Area (Current Boundary)

5.2 Heritage Status - Newcastle City Centre [Heritage Conservation Area](#)

The area known as Newcastle City Centre Heritage Conservation Area was gazetted as Newcastle C.B.D. Heritage Conservation Area via Amendment No. 52 to the Newcastle LEP 1987, 3 July 1992, Gazette No. 83, page 4668 (refer to [Figure 45](#)). The current boundaries remain reasonably consistent from the original. Notable changes include the addition of Parry Street industrial opposite Birdwood Park and properties around Queen Street, Cooks Hill and Tyrrell Street, The Hill; and the removal of land at Honeysuckle west of Merewether Street, Newcastle. These changes were implemented with the commencement of Newcastle City Centre Local Environmental Plan 2008, 1 February 2008. No significant changes have occurred since.

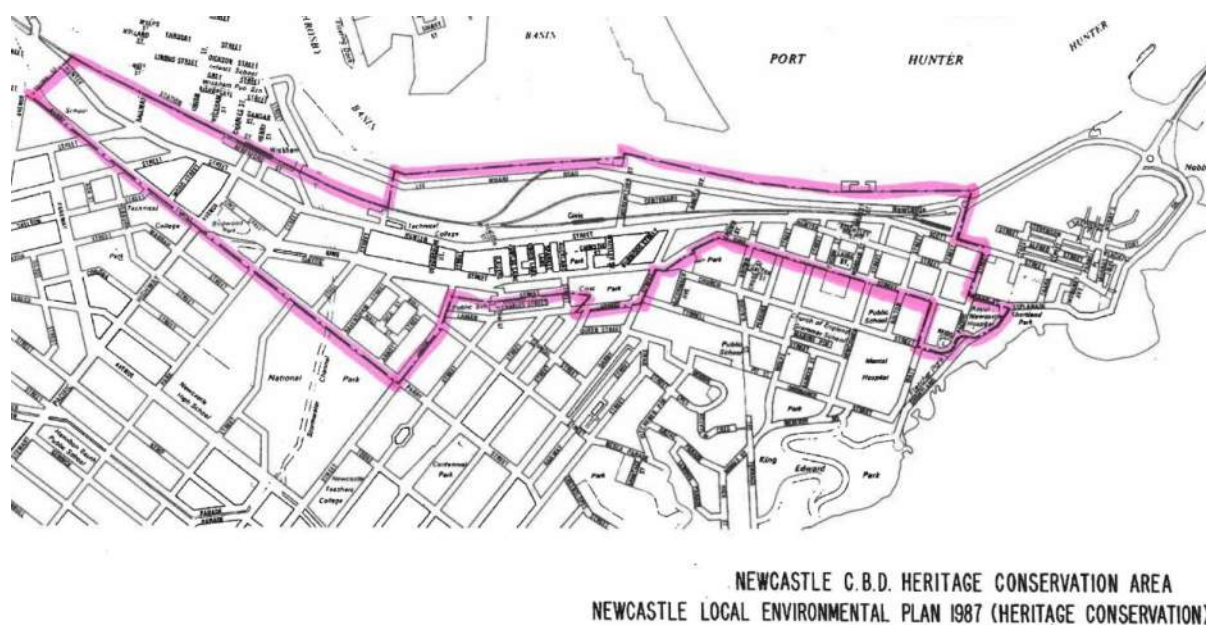


Figure 45: Newcastle City Centre HCA as gazetted by Amendment No. 52 to Newcastle LEP 1987 (1992).

5.3 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

5.4 Physical Description

The Newcastle City Centre HCA comprises an area of [predominantly](#) flat land along the northern side of the Newcastle peninsula (refer to [Figure 44](#)). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Railway Station, Newcastle Signal Box, Great Northern Hotel, Newcastle Post Office, Former Nurses Home,

T&G Mutual Life Assurance Building, Victoria Theatre, Civic Park, Former City Administration Building, Fred Ash Building, Newcastle City Hall, Civic Theatre, Nesca House, Civic Railway Workshops, Miss Porter's House, and the Castlemaine Brewery are heritage places of State significance that define the Newcastle City Centre HCA.

The proximity and views of the harbour to the north framed by the steep topography of The Hill to the south are an important aspect of Newcastle City Centre's urban character.

The current built character of Newcastle City Centre HCA ranges from regionally significant civic buildings, adaptively re-used industrial buildings, and intensive mixed-use residential and commercial urban forms. The buildings are an eclectic mix of mostly Victorian, Inter-War, or late twentieth century to the present day. Most of the building stock in the eastern and central sections of the HCA contributes to the character of the HCA, with more recent intensive development mostly located in the western section of the HCA. The contributory building stock in the HCA is not homogenous. Instead, it is a series of distinct character precincts, defined by a shared development history or built character, with a consistency of scale, style, or other features in each precinct. These features include:

- Old Town – grid system from Pacific Street in the east to Brown Street in the west, the precinct contains a rich pre-contact and convict/early settler archaeological record, with the economic wealth generated by the Newcastle port expressed in its fine stock of nineteenth century and early twentieth century commercial and retail buildings. Views out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba. Newcastle Railway Station, T&G Mutual Life Assurance Building and Newcastle Post Office are significant heritage landmarks.
- Civic and Honeysuckle – the precinct has a shared development history of rail and port related infrastructure, the subsequent establishment and concentration of regionally significant civic institutions, and the fine stock of late nineteenth/early twentieth century and inter-war commercial and retail development. Views [from the Honeysuckle public domain](#) out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba. Civic Park, City Hall, Former City Administration Building, and Lee Wharf Buildings are significant heritage landmarks.
- Newcastle West – the precinct has a shared development history of late nineteenth and early twentieth century industrial and commercial development which serviced the port of Newcastle and helped establish the industrial base of the NSW economy. Miss Porter's House, Newcastle Technical College, and the Castlemaine Brewery are significant heritage places.

5.5 Previous Heritage Studies

In 1988, Suters Busted Corner Clode Architects and Planners prepared the Newcastle CBD Urban Design and Heritage Study (the study area is depicted in **Figure 46**). At the time, this innovative urban design guideline established some important planning principles for the city, such as preserving sight lines to the Christ Church Cathedral and preserving iconic heritage items such as Customs House, the Court House and the Post Office. It identified an inventory of items of heritage significance and areas of special heritage significance in Newcastle East and Newcastle West.

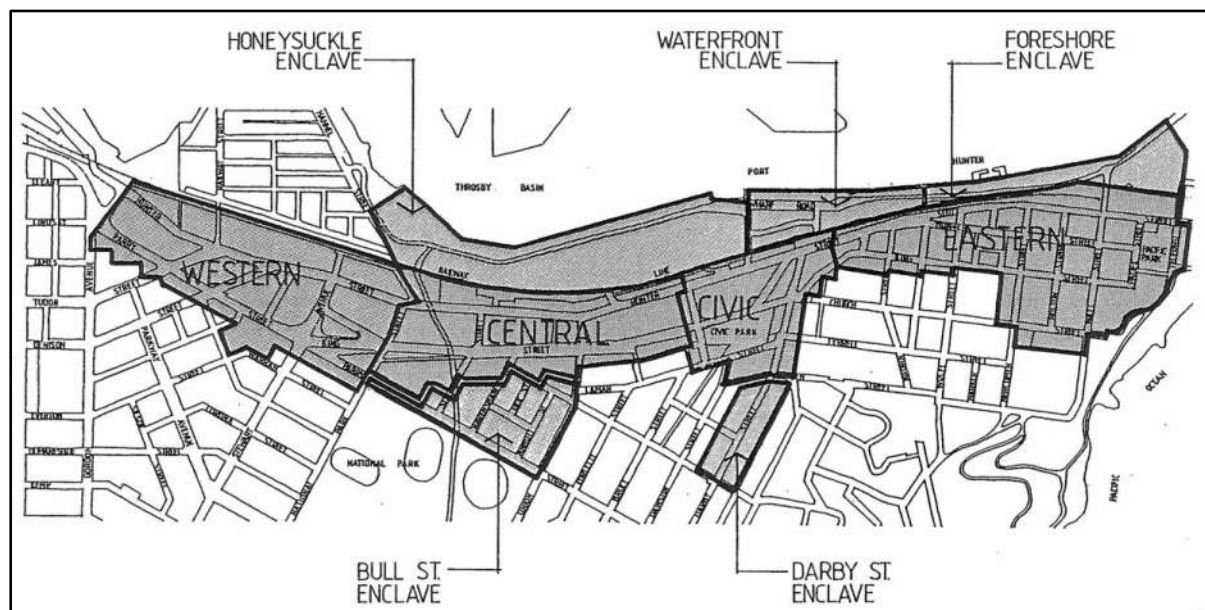


Figure 46: Study Area of the Newcastle CBD Urban Design and Heritage Study

The study area defined under the Newcastle CBD Urban Design and Heritage Study (1988) roughly translated into the HCA listing under the Newcastle LEP 1987, Amendment No 52 in 1992.

An early history of DCPs that guided development of the Newcastle City Centre included:

DCP 30 Newcastle Urban Design Guidelines

DCP 17 Newcastle East

â

DCP 40 City West: unlocking the potential (1998)

DCP 57 City East Urban Design Guidelines: proudly bringing the past alive (2000)

â

Newcastle Development Control Plan 2005 (2005)

Early development planning recognised that *"the Newcastle CBD comprised two distinct areas with different characteristics. The east with strong heritage qualities, unique streetscapes and topographical features. The west (including Honeysuckle) is less constrained with flat topography, greenfield development sites and good redevelopment potential"*⁷. These previous DCPs introduced important principles and objectives to facilitate the protection and management of the built environment within the now Newcastle City Centre.

In 2012, the then Department of Planning and Infrastructure prepared the Newcastle Urban Renewal Strategy under State Environmental Planning Policy (Urban Renewal) 2010. The focus of the strategy

⁷ City West unlocking the potential: Development Control Plan 40, Newcastle City Council / Department of Urban Affairs and Planning, 1998. ISBN 0 909115 69 9

was to support the revitalisation of Newcastle over the coming 25 years. It was supported by extensive technical work, which included the heritage field.

Delivery of the Newcastle Urban Renewal Strategy planning vision occurred through incorporation of provisions in the Newcastle LEP 2012 and Section 6.01 Newcastle part 7 City Centre of the Newcastle DCP 2012.

In June 2016 Council adopted the Heritage Conservation Areas Review Report. At the time of this project the Newcastle City Centre HCA was subject to LEP and DCP amendments as part of the Newcastle Urban Renewal Strategy (mentioned above) and was determined to be outside the scope of the review. Though the Newcastle City Centre HCA was excluded from this review, as a result of this work, CN prepared and included a contributory buildings map for this HCA in its Heritage Technical Manual as a clear guide for development assessment and design planning.

5.6 Assessment of Heritage Significance

Refer to Sections 6, 7, 8 and 9 for separate heritage significance assessments for Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street.

5.7 Comparative Assessment

Refer to Sections 6, 7, 8 and 9 for separate comparative assessments for Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street.

5.8 Threatening Processes

Some issues undermine the integrity and intactness of the Newcastle City Centre HCA. These include:

- The Newcastle City Centre HCA is approximately 3.2km from east to west and comprises a series of distinct character precincts developed over different time periods and with different building typologies. Given the size of the existing HCA, the current direction and guidance is too broad. The statement of significance for Newcastle City Centre HCA provided in the DCP primarily relates to the 'Old Town' area of Hunter Mall. The heritage significance and development history of Civic, Honeysuckle and Newcastle West are largely overlooked. Clear direction and guidance to manage change in these heritage places is limited and problematic both for the assessment authority and proponents of development.
- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form [and adaptive re-use](#).
- The painting of exposed face brick and stone of existing building facades and front fencing.

5.9 Desired Future Character Statement

The DCP is currently subject to a comprehensive review. Draft Newcastle DCP 2023 includes the following statement as a clear guide for development assessment and design planning:

The character of the Newcastle City Centre Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways and the fine grain of Henry Dangar's 1828⁸³ 'Old Town' plan in the Newcastle East End Precinct from Pacific Street to Brown Street, and from Church Street to Hunter Street.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings which predominate in the cultural, educational and administrative Civic Precinct between Brown and Ravenshaw/Steel streets.*
- *Single to two storey scale of distinctive early industrial and warehouse buildings in Parry Street between National Park Street and Stewart Avenue, and between Wood Street and Railway Street.*
- *Emerging commercial core of tall and landmark mixed-use retail, office and residential apartment buildings of the Newcastle West End Precinct between Ravenshaw/Steel Street and Wood Street are of high-quality contextual design, compatible with and preserve the remnant contributory 19th century and early 20th century properties and their two to three storey scale and setting, the integrity of laneways and the fine grain of Beresford Lane and Beresford Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*
- *Views and vistas to and from significant cultural landmarks such as the T&G Building and the former Newcastle Post Office. Views which terminate at significant heritage buildings such as Fort Scratchley and the former Newcastle Courthouse. Views from Market Street and Morgan Street to Christ Church Cathedral. Views to the Hunter River are protected and framed along Market Street, Watt Street and Newcomen Street.*
- *Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*

- Mature trees in the public domain, and parks and public spaces including Market Street Lawn, Civic Park, Wheeler Place, Museum Park, Christie Place and Birdwood Park.
- Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form [and adaptive re-use](#) of heritage item buildings.
- The rich record of relics and archaeological sites beneath the modern city.

Refer to Sections 6, 7, 8 and 9 for a separate Desired Future Character Statement for Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street.

5.10 Contributory Buildings

Fieldwork in January 2020 established the overall intactness of this area. The Contributory Buildings Map for the Newcastle City Centre HCA ([refer to Figure 47](#)) included in the Heritage Technical Manual grades the contribution of buildings to the streetscape character and heritage significance for the HCA. For definitions of contributory buildings, refer to Section 1.8.

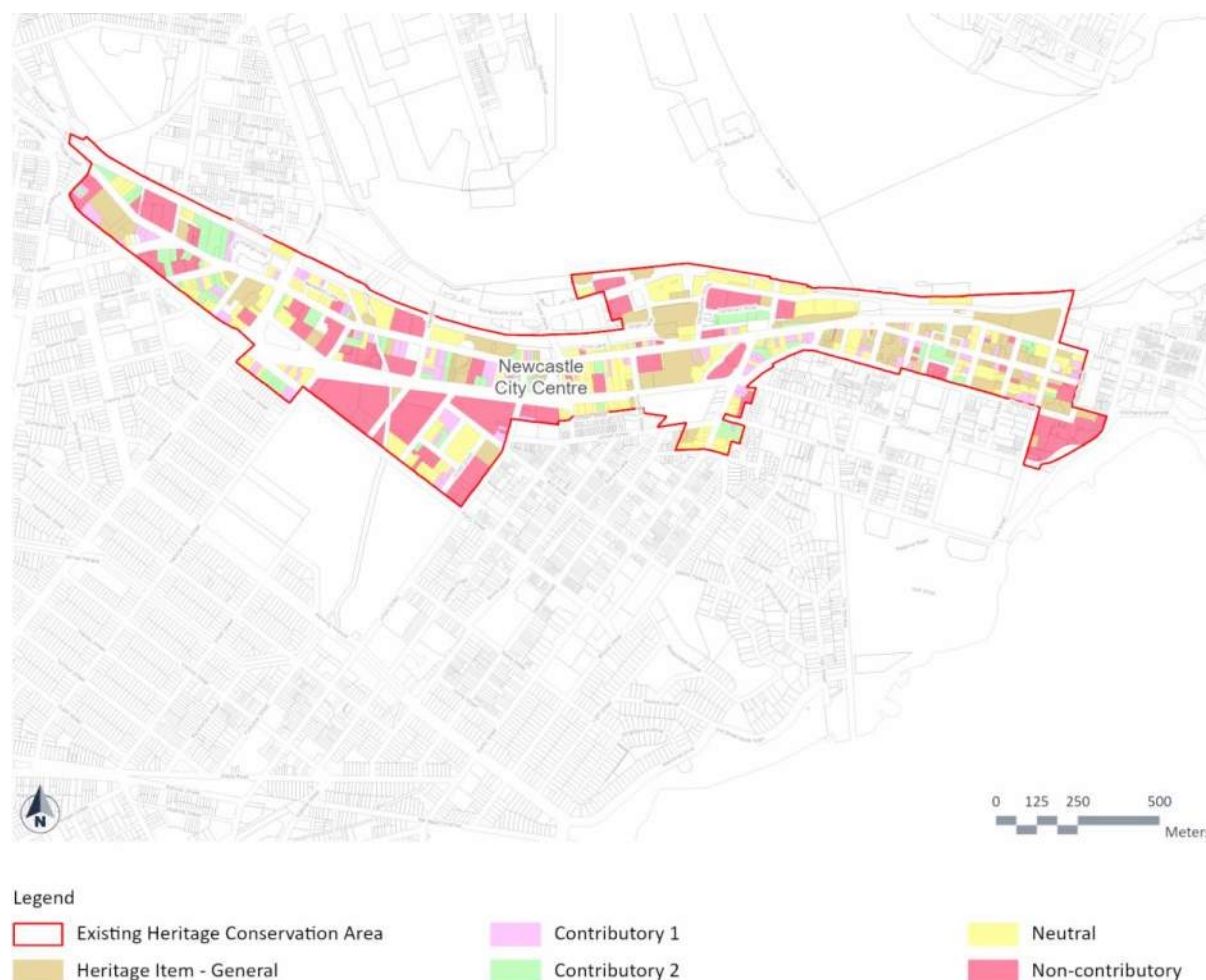


Figure 47: Contributory Buildings Map - Newcastle City Centre HCA (Source: CN GIS 24 January 2020)

5.11 Community Engagement Feedback

Community Engagement (Phase 1)

As part of the Newcastle City Centre HCAs review, feedback from local community members was sought to gain an understanding of what residents and business owners value about the HCA. This engagement ([phase 1](#)) was held in April and May 2023. The following submissions were received:

- 65 submissions via email or Have Your Say
- 328 pins and comments on the interactive map
- 35 precincts of shared history and/or built character drawn on the interactive map
- 238 responses to the streetscape quick poll

Feedback found the community placed high value on the heritage significance of the eastern half of the Newcastle City Centre HCA, namely around Civic and the Hunter Mall areas. This value noticeably begins to decrease as you go further westward in the HCA, particularly from Union Street. Elements not as highly valued included development at the former Royal Newcastle Hospital site (opposite Newcastle Beach on Shortland Esplanade), Rydges at Honeysuckle, Marketown commercial precinct and Newcastle's remnant industrial/warehouse buildings, particularly west of Stewart Avenue.

Key findings

- Heritage conservation merit – 161 pins
- No heritage conservation merit – 43 pins
- Places with heritage merit, highest number of up votes:
 - [Newcastle Post Office – 97](#)
 - Victoria Theatre – 83
 - Newcastle Railway Station – 70
 - Honeysuckle Railway Workshops – 62
 - Bank Corner/Formal Bank of NSW – 57
- Places with no heritage merit, highest number of up votes:
 - Queens Wharf – 21
 - Ibis Hotel (700 Hunter Street, Newcastle West) – 20
 - Arvia Building (67 Watt Street, Newcastle) – 20
 - Novotel Newcastle Beach (1 King Street, Newcastle) – 19
 - Marketown – 19
 - Arena Building (75 Shortland Esplanade) – 18
 - Royal Development (61 Shortland Esplanade, Newcastle) – 18
 - Royal Development (3 King Street, Newcastle) – 17
- The east end and central part of Hunter Street around the Post Office and at Civic scored highly in the Quick Poll of 238 responses with 97% and 95% respectively indicating these streetscapes have heritage value.
- Streetscapes that didn't register as having a high heritage merit included Marketown (10%), Centenary Road (18%) and west end of Hunter Street around Sacred Heart Cathedral (21%)

- 31 precincts of shared history and/or built character were identified. These focused on:
 - Hunter Mall/Henry Dangar's Old Town
 - Honeysuckle port and railway legacies
 - Civic - institutional, administration and cultural hub
 - Small scale contributory shopfronts along Hunter Street between Worth Place and National Park Street
 - Bank Corner shop top housing and warehouses
 - Parry Street industrial between National Park Street and Stewart Avenue
 - West end industrial – west of Stewart Avenue
 - Sacred Heart Cathedral precinct
- Relevant submission comments:
 - *In recognition of the varied character of Newcastle West and its individuality distinct from Newcastle city centre, consideration should be given to either reducing the size of the NCCHCA by protracting the western end and reviewing specific West End buildings for individual heritage significance or, splitting the NCCHCA into smaller areas reflecting the historical and architectural character, e.g. City Centre, Civic Precinct, and Newcastle West. The current boundary of NCCHCA encompasses some vastly different character and the City Centre Statement of Significance seems to be unrelated to this.*
 - *The “desired future character” of the city and surrounding areas should seek to build on, rather than diminish, the extant heritage character. Planning should seek to preserve clear evidence of historical precincts.*
 - *There is a wealth of commercial and residential architectural styles, sites, buildings, monuments, facades, streets and open spaces within the HCAs.*
 - *31-37 Shortland Esplanade, Newcastle East was built in 2006, replacing a 1970s hotel. There is no current heritage value and should be removed from the Heritage area, like all newly built buildings on Shortland Esplanade. There is significant recognised contributory heritage widely spread within the boundaries of both subject heritage conservation areas as they are currently defined. It is therefore important to maintain HCAs as larger continuous areas to ensure that the heritage impact of any development within the area is assessed.*
 - *Notwithstanding the development of over 20 mixed use (apartment/office) complexes within the two HCAs since 2003, the fundamental heritage significance, shared history, and archaeology of these HCAs remains largely unchanged. That said, the character of some City Centre blocks west of Worth Place has been substantially altered due to the construction of several large floorplate Non-Contributory apartment towers, offices and the eastern Market Town shopping complex.*
 - *Planning should aim to preserve clear evidence of historical precincts, well beyond a curated selection of heritage-listed and contributory items.*
 - *Henry Dangar’s 1828 street design created an enduring intimacy and human scale still evident in the layout of Newcastle today. Newcastle’s human scale is unseen in any other Australian city and it is vitally important to retain it for the future.*
 - *The heritage facades designed by skilled architects of the time (Frederick Menkens and his contemporaries) to Newcastle’s CBD which has contributed to Newcastle’s*

attractive streetscapes and date from the 1800's must not be disturbed, diminished or obliterated.

- *Although the boundary of the NCCHCA takes in Newcastle West, this Statement of Significance is seemingly unrelated to this end of the city, and even to the easterly Civic Precinct. The current Statement of Significance for the Newcastle City Centre Heritage Conservation Area is largely irrelevant when considering the West End and Civic area.*

A more comprehensive analysis of the community engagement [\(phase 1\)](#) feedback is provided in **Appendix A**.

[Public Exhibition \(Phase 2\)](#)

[After incorporating the outcomes of the first phase of engagement into the draft report, feedback from community was sought. This public exhibition \(Phase 2\) was held in November and December 2023, and 34 submissions were received during the exhibition.](#)

[Most submissions demonstrated support for further heritage protection and maintaining the unique built character of Newcastle, including natural landscapes. Several respondents provided support for the recommendations in the draft report, including the creation of smaller HCAs that better represent the unique character of the different parts of the Newcastle City Centre, and the removal of HOB and FSR development standards for identified low-rise properties in Newcastle East and The Hill HCA. Others maintained the view that the current HOB and FSR standards should remain. Respondents also had general concerns about the loss of heritage and overdevelopment, calling for stronger, more explicit protection of heritage buildings and places. There was some feedback provided suggesting detailed amendments to the draft report. Such suggestions are comprehensively addressed in this report.](#)

[A comprehensive analysis of the public exhibition \(phase 2\) feedback is provided in **Appendix B**.](#)

5.12 Heritage Conservation Area Boundary

The boundaries of the Newcastle City Centre HCA were reviewed. The existing boundaries of the HCA are considered inappropriate to ensure the heritage significance of the area is retained and conserved. The Newcastle City Centre HCA is too large (approximately 3.5km from east to west) and comprises a series of distinct character precincts developed over different time periods and with different building typologies. This means clear direction and guidance to manage change in these heritage places is limited and problematic both for the assessment authority and proponents of development.

It is recommended the Newcastle City Centre HCA be replaced with smaller, more specific HCAs based on shared development history and/or built character.

The HCAs to replace the existing Newcastle City Centre HCA are recommended as follows:

- Old Town
- Civic and Honeysuckle
- Hunter Street [West](#)
- Parry Street.

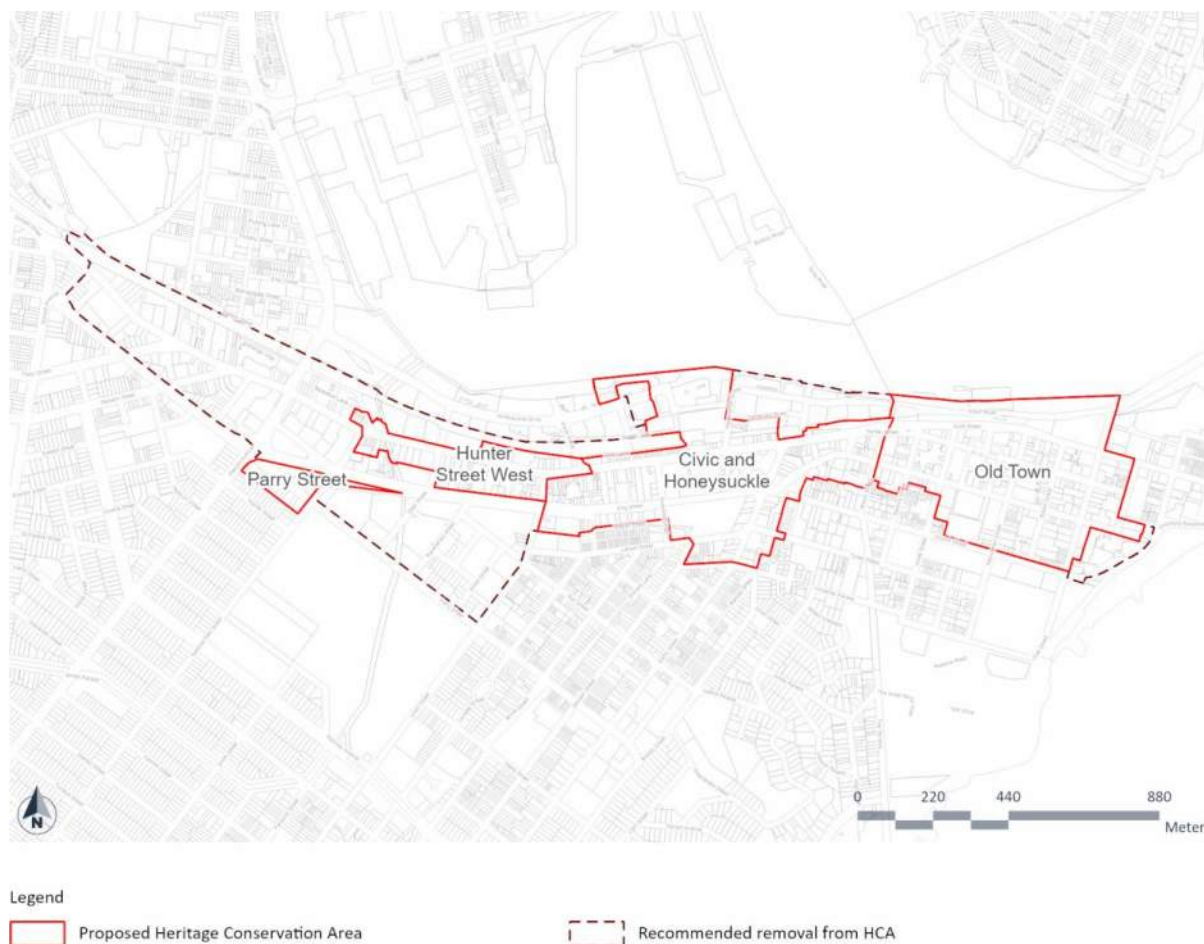


Figure 48: Proposed heritage conservation areas to replace the existing Newcastle City Centre Heritage Conservation Area

The four proposed HCAs (refer to [Figure 48](#)) are discussed separately in chapters six to nine which follow. This includes separate reviews of the proposed boundaries, land use zoning, height of building and floor space ratio, the Newcastle City Centre [LEP](#) boundary, and heritage items for each of these areas.

CHAPTER SIX – OLD TOWN HERITAGE CONSERVATION AREA

6.1 Introduction

This section documents the proposed Old Town Heritage Conservation Area, located in the Newcastle City Centre. It is bounded by Pacific Street at its east, Brown Street at its west, Church and King Streets to the south and to the north by the harbour. A map of the HCA is reproduced in **Figure 49**.

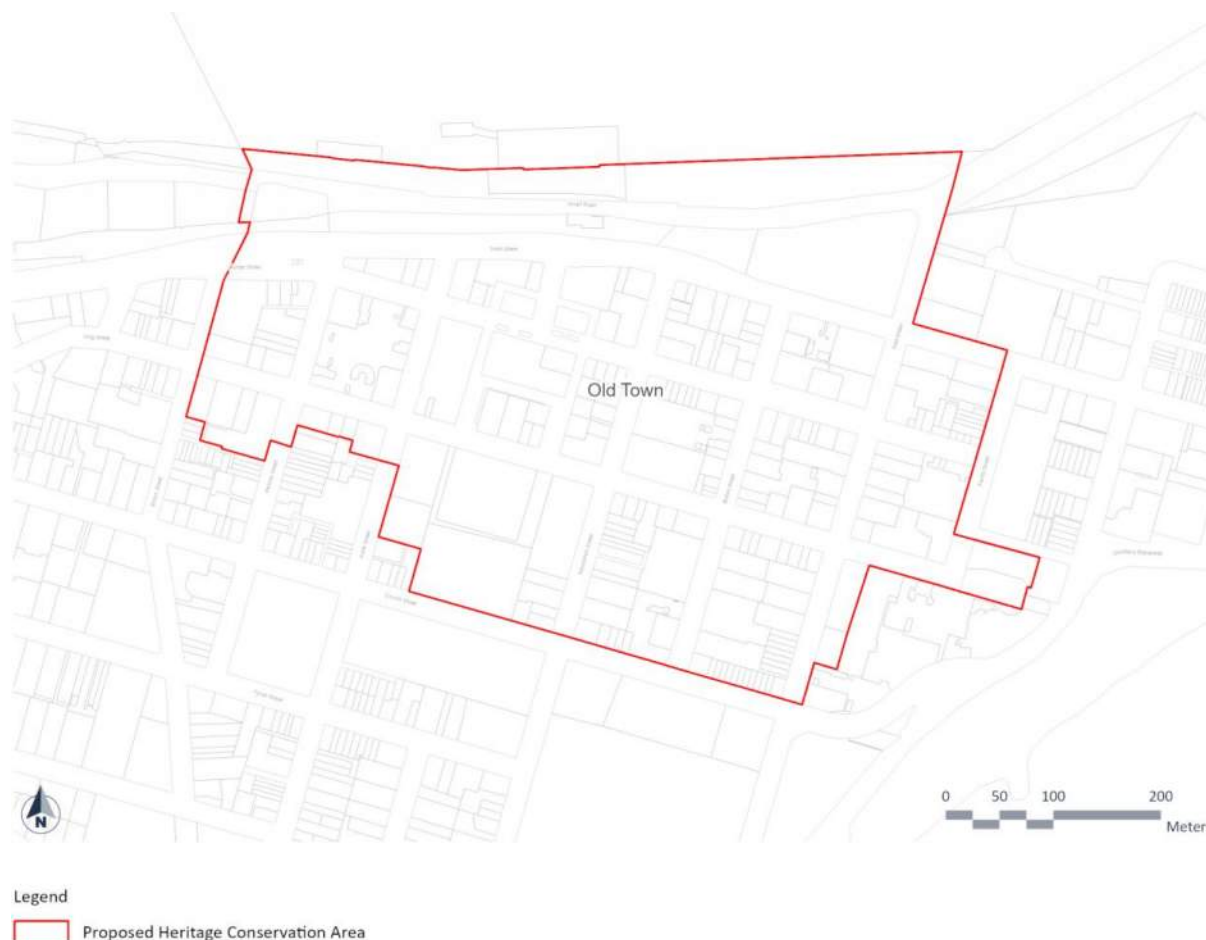


Figure 49: Proposed Old Town Heritage Conservation Area (Proposed Boundary)

6.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

6.3 Physical Description

The Old Town HCA comprises an area of [predominantly](#) flat land along the northern side of the Newcastle peninsula below [and rising up to](#) the steep slopes of The Hill (**refer to Figure 49**). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Railway Station, Newcastle Signal Box, Great Northern Hotel, Newcastle Post Office, [Christ Church Cathedral, Cathedral Park](#), Manufacturer's House, Former Nurses Home, T&G Mutual Life Assurance Building, Victoria Theatre, David Cohen & Co Warehouse, Toll Cottage (formerly Rose Cottage), and the Church and Watt Street Terraces Group are heritage places of state significance that define the Old Town.

The proximity and views of the harbour to the north framed by the steep topography of The Hill [and the imposing landmark of Christ Church Cathedral](#) to the south are an important aspect of Old Town's urban character. Views of townscape interest include [the tower of Christ Church Cathedral atop The Hill](#), the view down the Hunter Mall section of Hunter Street, and the fine grain grid system provides channelled views over the harbour along Perkins, Wolfe, Newcomen and Watt Streets.

Market Street Lawn and Newcastle Foreshore are an important element of the amenity and physical character of Old Town and provide [views of the tower of Christ Church Cathedral and](#) an attractive setting for Newcastle Railway Station, Newcastle Signal Box, and the working harbour beyond.

In summary, the physical character of the Old Town is defined by a range of historically, culturally and visually significant built, natural and landscape features (**refer to Figures 50 to 58**). These features include:

- Fine grain, grid system of streets and laneways from Pacific Street in the east to Brown Street in the west, Scott Street to the north and Church/King Streets to the south,
- Diverse built form demonstrated by the diversity of building types and architectural styles - retail, warehousing, and apartments of mostly Victorian, Inter-War, or late twentieth century to the present day reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the port of Newcastle is expressed in its fine stock of nineteenth century and early twentieth century commercial and retail buildings.
- Original building stock and infill provides a consistent street wall height of between two and four storeys, with more recent taller built elements setback on podiums.
- A dense grouping of heritage item buildings, with most building stock in the HCA contributing to the character of the HCA.
- The parks of Market Street Lawn and Newcastle Foreshore facilitate a visual and physical connection between the town and the harbour.
- A rich pre-contact and convict/early settler archaeological record.
- Views out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba.
- [Christ Church Cathedral](#), Newcastle Railway Station, T&G Mutual Life Assurance Building and Newcastle Post Office are significant heritage landmarks.



Figure 50: Newcastle Railway Station at 110 Scott Street, Newcastle (Source: Google Streetview)



Figure 51: 90 and 55 Hunter Street, Newcastle - view east towards T&G Mutual Life Assurance Building at 45 Hunter Street, Newcastle (Source: Google Streetview)



Figure 52: Newcastle Post Office and War Memorial Statue at 96-100 Hunter Street, Newcastle
(Source: Google Streetview)



Figure 53: Church and Watt Street Terraces Group, Newcastle (Source: Google Streetview)



Figure 54: Newcastle Signal Box at 155 Wharf Road, Newcastle [with the tower of Christ Church Cathedral in background](#) (Source: Google Streetview)



Figure 55: David Cohen & Co Warehouse at 50 Bolton Street, Newcastle (Source: Google Streetview)



Figure 56: Newcastle Hospital North Wing at 2 Ocean Street and Former Nurses' Home (Royal Newcastle Hospital - The Club Building) at 30 Pacific Street, Newcastle (Source: Google Streetview)



Figure 57: The Great Northern Hotel at 89 Scott Street, Newcastle (Source: Google Streetview)



Figure 58: Market Street Lawn and Newcastle Foreshore - 130 Wharf Road facing west (Source: Google Streetview)

6.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Old Town area.

6.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Old Town HCA is significant for its role in the course of the history of New South Wales, including being a place of documented first contact between Aboriginal people and the British. It is important in the course of NSW's history as the site of the Colonial government's attempt to control and punish recidivist convicts, through the proclamation by Governor King of the penal settlement in 1804, which continued for an 18 year period until 1822. In 1828⁸³, shortly after the penal period, the Old Town's streets were laid out by Surveyor General Henry Dangar. [Remnant buildings from this period include 'Claremont' of the Newcastle Club \(c.1840\) and Rose Cottage \(c.1850\).](#) This grid street pattern complemented by the terminus of the Great Northern Rail Line in 1878, and its fine stock of nineteenth century and early twentieth century commercial and retail buildings established the Old Town area as the commercial core of Newcastle. A situation reinforced in its formative years by the constraints of the AA Company's land ownership beyond Brown Street which held back urban development west of the city until its coal mining monopoly was broken in the 1850s. Old Town remained the city's commercial core until its gradual decline towards the end of the twentieth century.

Old Town HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the early convict settlement period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

The Old Town HCA has special associations with the convict history of Australia, being a place of secondary punishment for reoffending convicts between 1804-1822. The first administrators of the colony and some of the first European navigators are associated with the area, including Lieutenant Shortland, Governors King and Hunter, and numerous others of importance in the history of early colonial Australia, including Commandant Wallis and Commandant Morisset.

The Old Town's layout by Surveyor General Henry Dangar* in 1828⁸³ is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keithley, Hunter and Market Streets, [with the original axis from Christ Church to the Harbour via a market square partly re-instated by recent development activity.](#) Toll Cottage (formally Rose Cottage) is one of Newcastle's oldest buildings, represents an early subdivision of the allotment originally planned by Dangar, and shares

associations with the city's convict origins, being constructed in the 1850s using materials from older building stock.

* *Dangar was an explorer and pastoralist. He owned several large farms including the property on which the Myall Creek Massacre took place in 1838. Today he is recognised, along with many other colonial administrators at that time were significantly involved in the dispossession of Aboriginal people from their traditional lands and the Frontier Wars which followed.*

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Old Town HCA is important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 200 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. A Strongly homogenous street and lot layout developed to a human scale based on Dangar's Old Town Plan of 1828³.
3. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
4. Streetscapes and vistas outwards and inwards which strongly contribute to the character of the suburb. [This includes visual connections between the working harbour, Fort Scratchley and the tower of Christ Church Cathedral.](#)
5. [The steep rise in topography south from the edge of Hunter Street up towards Christ Church Cathedral on The Hill is accommodated in the streetscape by a series of stairs, handrails, and retaining walls.](#)
- 5.6. The corner façade of the David Jones Building, the domes and colonnades of the Post Office Building, and the tower of the T&G Building are prominent landmark features which help to orientate the visitor.
- 6.7. The areas of parkland that are an integral element of Old Town including the Foreshore and Market Street Lawn. These public spaces provide [views of the tower of Christ Church Cathedral and](#) an attractive setting for Newcastle Railway Station and Newcastle Signal Box, the former railway and port infrastructure that they have replaced.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Old Town and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the [high](#) rate of survival of key elements of the early urban settlement of Newcastle, [the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. This includes the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city.](#) Also for its ability to demonstrate elements of the early development of Newcastle as well as the system of land subdivision and crown grants following the cessation of the penal colony mining, ~~the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW for the capacity to yield information about the cessation of a penal settlement and its evolution to a modern city.~~ There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) which ventured further south when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

There is rare surviving archaeological evidence associated with the convict settlement period as the earliest penal settlement outside of Sydney, and one of few such places to be established in NSW.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Old Town contains many surviving elements of the early 19th and 20th centuries and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Old Town Heritage Conservation Area is significant on many levels. The mix of commercial, retail and civic buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography by the sea and the harbour.

Toll Cottage (formally Rose Cottage) is one of Newcastle's oldest buildings, represents an early subdivision of the allotment originally planned by Dangar, and shares associations with the city's convict origins, being constructed in the 1850s using materials from older building stock. Newcastle has a rich archaeological record of national significance, with the potential to yield information about the early convict settlement and early industrial activities. The city area is known to have been a place of contact between colonists and the Indigenous population. This evidence is available in historical accounts and in the archaeological record surviving beneath the modern city.

The high numbers of commercial and civic buildings of the 19th and 20th centuries gives the city a rich historic character which is notable and allows an understanding of the importance of the city as a

place of commerce, governance and city building. The historical foundation of the city was the discovery and exploitation of coal with good shipping access via a safe and navigable harbour. The town's layout by Surveyor General Henry Dangar in 1828³ is still visible in the city's streets, and is an element of historical value, particularly in the vicinity of Thorn, Keightley, Hunter and Market Streets, [with the original axis between Christ Church and the Harbour via a market square partly re-instated by recent development activity.](#)

The architectural values of the Old Town HCA are to be found in the high quality of buildings, in the landscape settings of many of them, in the style, scale and detail, and in the contribution to the streetscape. The overall impression of Old Town is a strongly established historic precinct.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- A Strongly homogenous street and lot layout developed to a human scale based on Dangar's Old Town Plan of 1828³.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- Streetscapes and vistas outwards and inwards strongly contribute to the area's character. [This includes visual connections between the working harbour, Fort Scratchley and the tower of Christ Church Cathedral.](#)
- The corner façade of the David Jones Building, the domes and colonnades of the Post Office Building, and the towers of [Christ Church Cathedral and](#) the T&G Building are prominent landmark features which help to orientate the visitor.
- The areas of parkland that are an integral element of Old Town include the Foreshore and Market Street Lawn. These public spaces provide [views of the tower of Christ Church Cathedral and](#) an attractive setting for the Newcastle Railway Station and Signal Box, the former railway and port infrastructure they have replaced.

- Key Period of Significance - circa 1801 to 1940.

Recommendation

The above assessment of heritage significance follows the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended that the area be protected through the mechanism of a statutory HCA referred to as the Old Town Heritage Conservation Area, in a future LEP amendment.

6.6 Comparative Assessment

The Old Town area is rare at the state level for its pre-1840s grid system layout and its pre-contact Aboriginal and early convict settlement archaeological layers surviving beneath the modern city, comparable only with NSW's other convict settlements at Sydney's The Rocks, Paramatta and Port Macquarie. It is locally rare for the high concentration, integrity and intactness of late nineteenth and

early twentieth century commercial and retail buildings, comparable locally with the HCAs of Civic and Honeysuckle, Darby Street in Cooks Hill, Hunter Street, and Hamilton Business Centre.

6.7 Threatening Processes

Some issues that undermine the integrity and intactness of the Old Town HCA include:

- Unsympathetic development that is out of scale or not designed as sensitive infill that replaces original building stock, or that alters and adds to contributory buildings.
- [Erosion of views to the tower of Christ Church Cathedral and its visual connections to the harbour and Fort Scratchley.](#)
- Facadism of local heritage item buildings rather than retention of their three-dimensional form [and adaptive re-use.](#)
- The painting of exposed face brick and stone of existing building facades and front fencing.

6.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA. These guide development assessment and design planning. Should the Old Town area become an HCA replacing parts of the existing Newcastle City Centre and The Hill HCAs, it is recommended [the DCP 2023](#) be amended to include the following statement:

The character of the Old Town Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways and the fine grain of Henry Dangar's 1828⁸³ 'Old Town' plan in the Newcastle East End Precinct from Pacific Street to Brown Street, and from Church Street to Hunter Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*
- *Views and vistas to and from significant cultural landmarks such as the T&G Building and former Newcastle Post Office. Views terminating at significant heritage buildings such as Fort Scratchley*

and the former Newcastle Courthouse. Views from [Market Street Lawn, Newcastle Foreshore, Market Street and Morgan Street](#) to [the tower of Christ Church Cathedral](#). Views to the Hunter River [from Cathedral Park and Christ Church Cathedral](#) and [also](#) framed along Market, Watt and Newcomen Streets.

- Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.
- Mature trees in the public domain, and parks and public spaces including Market Street Lawn.
- Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form [and adaptive re-use](#) of heritage item buildings.
- The rich record of relics and archaeological sites beneath the modern city.

6.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Old Town HCA ([refer to Figure 59](#)) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre and The Hill HCAs in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre and The Hill HCAs, an updated contributory buildings map for The Hill HCA and a new contributory buildings map for the Old Town area will be required.

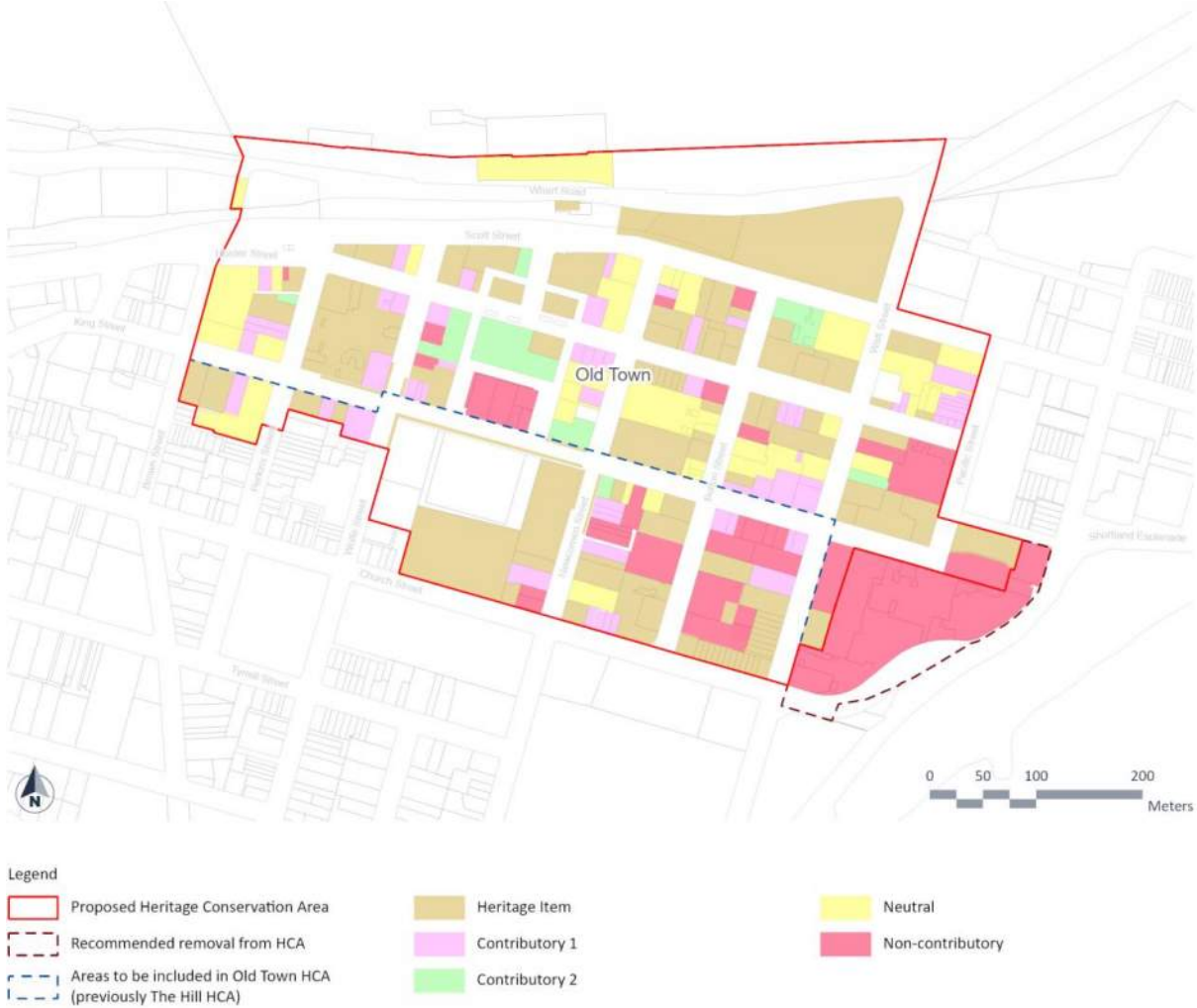


Figure 59: Proposed Old Town HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

6.10 Community Engagement Feedback

Refer to Section 5.11 for community engagement feedback for the Old Town area of the existing Newcastle City Centre HCA.

6.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Pacific Street and Brown Street. For this locality, overall, the existing boundaries of the HCA are considered appropriate to ensure the heritage significance of the area is retained and conserved, with a few exceptions.

~~Apart from the~~ The United Services Club at 55 Watt Street (LEP item I468) (refer to Figure 60), and the Newcastle Hospital North Wing at 2 Ocean Street (LEP item I442) (refer to Figure 32) are significant built elements of the HCA that should be retained and conserved. Furthermore, the low-rise commercial building located on the western side part of 45 Watt Street at the corner of Watt and King Streets provides a neutral contribution to the existing HCA, including the setting of the United Services Club and the significant streetscape character of Watt Street (refer to Figure 62). However, the land parcels in the street block between King Street, Ocean Street, Shortland Esplanade and Watt Street have recently been comprehensively and intensively re-developed with mixed-use medium to high rise buildings (refer to Figures 61 and 62). This no longer reinforces the special built character of Old Town.



Figure 60: United Services Club at 55 Watt Street, Newcastle (Source: Google Streetview)

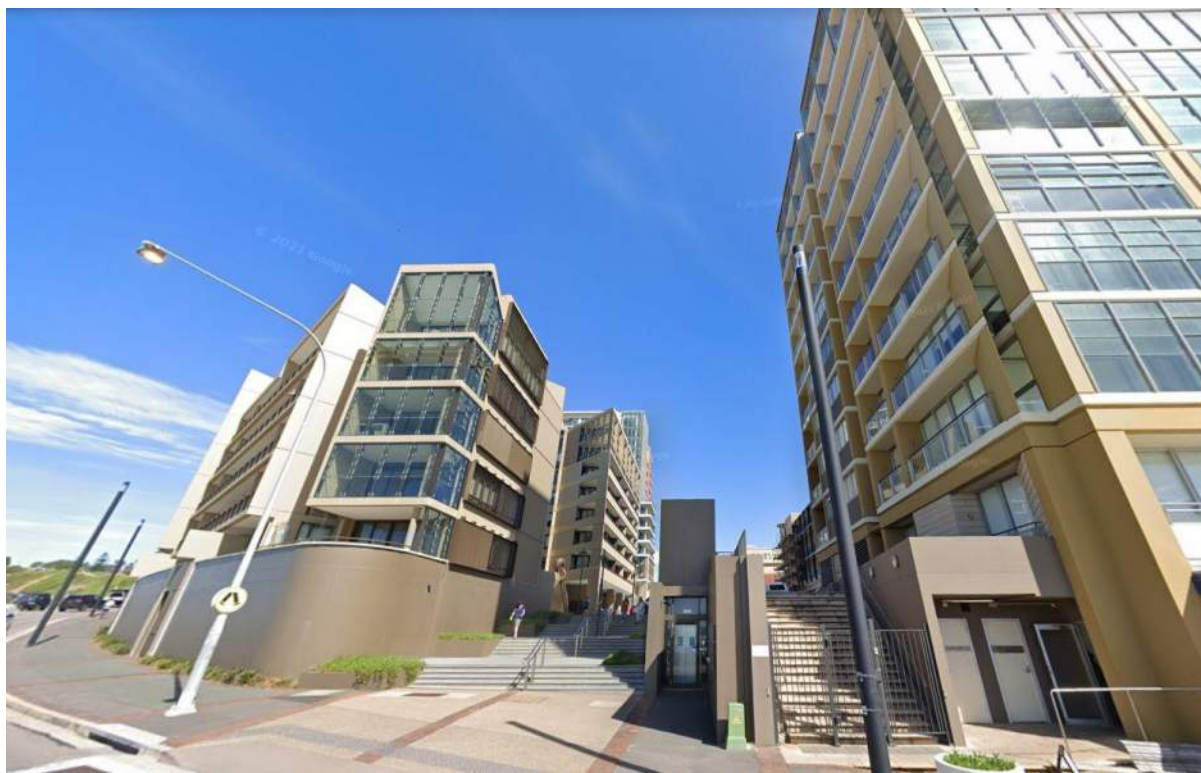


Figure 61: 61 Shortland Esplanade and 1 King Street, Newcastle (Source: Google Streetview)



Figure 62: 45 Watt Street, Newcastle - Corner of Watt and King streets, Newcastle facing east (Source: Google Streetview)

In addition, land parcels located both in the Newcastle City Centre LEP boundary and the existing The Hill HCA were reviewed. This area applies to two street blocks between Watt and Newcomen streets to the south of King Street and north of Church Street (refer to Figures 29 and 31), and properties which address the south side of King Street between Wolfe and Brown streets (refer to Figure 39).

The land is situated within Dangar's 1828³ Old Town Plan and, except for a few low-rise residential properties south of King Street, shares a development history and the commercial, mixed-use built character with the adjacent Newcastle City Centre HCA.



Figure 63: 115 King Street, Newcastle facing west (Source: Google Streetview)

This review found land in the street block of The Hill HCA (between King, Newcomen, Church and Wolfe streets) and within Dangar's 1823 Old Town Plan better identifies with Old Town HCA. Christ Church Cathedral and the former burial ground of Cathedral Park were integral components of that plan, and future protection of the significant visual connections between these elements, the working harbour and Fort Scratchley would be best managed and maintained if included in the proposed Old Town HCA. In addition, the properties on the western side of Newcomen Street (which includes Newcastle Club at 40 Newcomen Street - LEP Items I437 - The Newcastle Club and I438 - Claremont (Former Residence)) share a predominantly nineteenth century development history and low-rise residential built character with those on the eastern side of Newcomen Street directly opposite (refer to Figure 64). As such, the east and west sides of Newcomen Street should be included in the boundary of the proposed Old Town HCA. The land at 45-49 Wolfe Street, 54, 56, 58, 60 and 64 Church Street (refer to Figure 65) should remain in The Hill HCA as these properties share a late nineteenth and early twentieth century development history and low-rise residential built character with those on the western side of Wolfe Street (with the notable exception of the inter-war and mid-rise (seven storey) Segenhoe Flats at 50 Wolfe Street - LEP item I478 & SHR ID 02038) and the residential properties continuing west along the north side of Church Street.



Figure 64: 44 Newcomen Street, Newcastle facing north (Source: Google Streetview)



Figure 65: 58 Church Street, The Hill facing west (Source: Google Streetview)

Amendments to the LEP maps for the Old Town area are recommended (refer to **Figure 66**) below:

- The existing Newcastle City Centre HCA between Pacific and Brown streets is renamed the Old Town HCA.
- Boundary adjustments to the Old Town HCA to remove from the HCA all land parcels in the street block between King Street, Ocean Street, Shortland Esplanade and Watt Street (with the exception of the United Services Club at 55 Watt Street, [the low-rise western part of 45 Watt Street at the corner of Watt and King streets](#), and the Newcastle Hospital North Wing at 2 Ocean Street which remain in the Old Town HCA).
- [Boundary adjustments to The Hill HCA](#) so all land parcels located both in the Newcastle City Centre [LEP](#) boundary and the existing The Hill HCA are added to the Old Town HCA (except for 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place which remain in The Hill HCA).

- [Boundary adjustments to The Hill HCA to remove all land parcels in the street block between King, Newcomen, Church and Wolfe streets adding them to the Old Town HCA \(except for 45-49 Wolfe Street, 54, 56, 58, 60 and 64 Church Street which will remain in The Hill HCA\).](#)


Legend

	Proposed Heritage Conservation Area		Areas to be included in Old Town HCA (previously The Hill HCA)		Contributory 2
	Area proposed to be included in Newcastle East HCA (previously The Hill)		Heritage Item		Neutral
	Area proposed to be included in Civic and Honeysuckle HCA (previously The Hill)		Contributory 1		Non-contributory

Figure 66: Proposed changes to The Hill Heritage Conservation Area (Source: CN GIS 24 January 2020)

6.12 Newcastle City Centre LEP Boundary

The Newcastle City Centre LEP boundary was reviewed for land parcels in the existing Newcastle City Centre HCA between Pacific Street and Brown Street. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre LEP boundary as the LEP provisions for this area align with the heritage significance and desired future character of the proposed Old Town HCA.

In addition, the Newcastle City Centre LEP boundary was reviewed for land parcels between Watt, Church Street and Brown Streets located in the existing The Hill HCA. Again, overall, it is considered

appropriate that this land will remain in the Newcastle City Centre ~~LEP~~ boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed Old Town HCA, with one exception.

The review identified a handful of land parcels in the existing Newcastle City Centre ~~LEP~~ boundary located behind the commercial properties situated along the southern side of King Street, which consist of low-rise two to three storey residential dwellings (**refer to Figures 67 and 68**). These dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south, rather than the more intensively developed commercial properties which address King Street to the north. The continued retention and conservation of these residential properties is at odds with the LEP provisions for the Newcastle City Centre which is tailored to encouraging larger scale commercial and mixed-use development.

The review identified a few land parcels adjacent to the Newcastle City Centre boundary at 93 King Street, Newcastle zoned, RE1 Public Recreation, known as Cathedral Park, that are rich in archaeology as a former burial ground for Christ Church Cathedral (LEP item A6 - Cathedral Park and Cemetery) and once the site of an early colonial settler home (LEP item A16 - Former Mulimbah House Site). This 0.88ha, regionally significant public park provides an important recreational amenity and cultural heritage attraction for residents, workers and visitors of Newcastle City Centre and The Hill (refer to Figure 69). As such the existing and future use of this land is consistent with the LEP provisions for the Newcastle City Centre which includes the promotion of recreational and tourism opportunities.

However, it is recommended that all ~~the~~ other land parcels in this same street block between King, Newcomen, Church and Wolfe streets (which includes Christ Church Cathedral and the Newcastle Club) remain outside the Newcastle City Centre boundary as this land is zoned R3 Medium Density Residential. The LEP provisions for the Newcastle City Centre are tailored to encouraging larger scale commercial and mixed-use development. As such, the continued retention and conservation of these low-rise two storey civic and residential properties is best served by continuing to exclude this land from the Newcastle City Centre.

As such, the following is recommended:

- Minor adjustments to the Newcastle City Centre ~~LEP~~ boundary to remove land parcels 15, 17 and 19 Brown Street; 27 and 29 Perkins Street; and 6 Noster Place (refer to Figure 70).
- Minor adjustments to the Newcastle City Centre boundary to add land parcels for Cathedral Park at 93 King Street, Newcastle (refer to Figure 70).

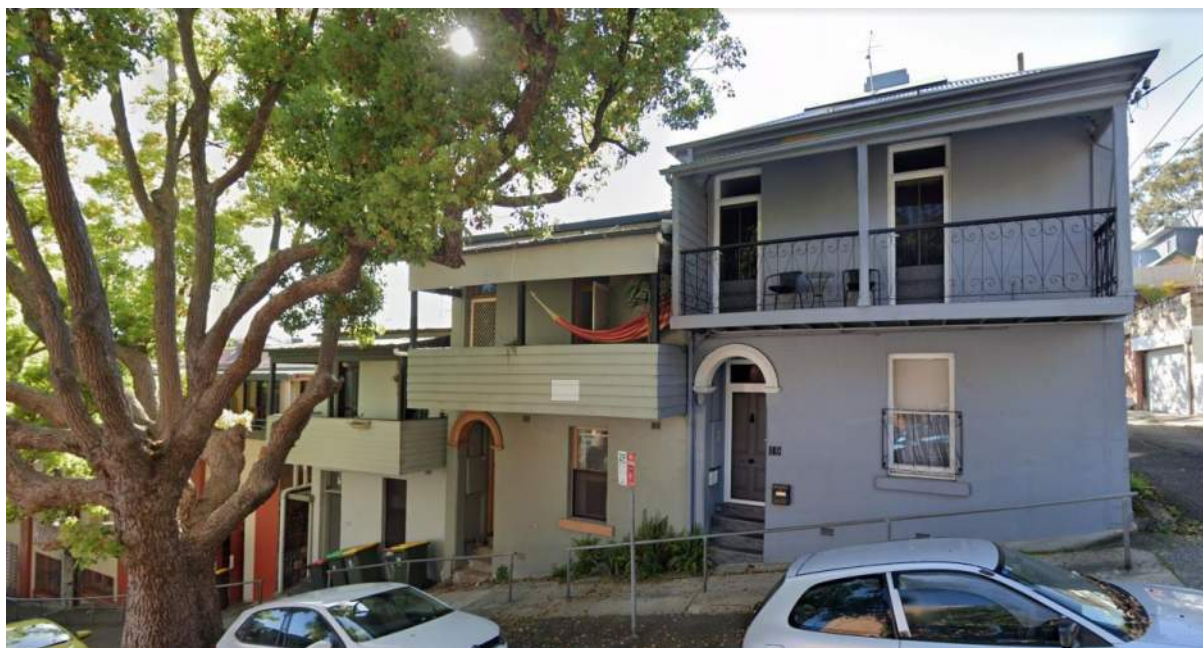


Figure 67: 15, 17 and 19 Brown Street, Newcastle (Source: Google Streetview)



Figure 68: 6 Noster Place, Newcastle (Source: Google Streetview)



[Figure 69: 93 King Street, Newcastle - Cathedral Park \(Source: Google Streetview\)](#)



Figure 70: Recommended Newcastle City Centre boundary in Old Town and Civic and Honeysuckle locality

6.13 Land use zoning

A review of the land use zoning within the boundary of the proposed Old Town HCA was undertaken. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

Though outside the boundary of the proposed Old Town HCA, the review has identified a handful of land parcels in The Hill HCA also located in the existing Newcastle City Centre LEP boundary which consist of low-rise two to three storey residential dwellings (refer to Figures 67 and 68). The subject land currently has a land use zoning of MU1 Mixed Use, which is inconsistent with the current use and built form on the land and would conflict with the conservation objectives that this review proposes. These residential dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south which are zoned R3 Medium Density Residential. This is in stark contrast to the adjacent more intensively developed commercial properties which address King Street to the north zoned MU1

Mixed Use (Note: land identified in **Figure 40** which is proposed to be relocated from the existing The Hill HCA to the proposed Old Town HCA). As such, in tandem with the recommended changes to the Newcastle City Centre LEP boundary, the following is recommended:

- Amendments to LEP maps to change the land use zoning of land parcels 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place from MU1 Mixed Use to R3 Medium Density Residential (**refer to Figure 71**).

6.14 Minimum lot size, height of buildings and floor space ratio

A review ~~of~~ considered the minimum lot size, height of buildings (HOB) and floor space ratio (FSR) development standards ~~was undertaken~~ for land parcels in the Newcastle City Centre LEP boundary between Pacific Street and Brown Street, currently located either in the Newcastle City Centre or The Hill HCAs. Overall, the existing minimum lot size, HOB and FSR development standards applied are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed Old Town HCA.

Though outside the boundary of the proposed Old Town HCA, the review has identified a handful of land parcels in The Hill HCA also located in the existing Newcastle City Centre LEP boundary which consist of low-rise two to three storey residential dwellings (**refer to Figures 67 and 68**). These dwellings contribute to the heritage significance of The Hill HCA and share a development history and built character with the other neighbouring residential properties in The Hill to the south, rather than the adjacent more intensively developed commercial properties which address King Street to the north. However, the land currently has a maximum building height of 14m and an FSR of 1.5:1, which is inconsistent with the current built form on the land and would conflict with the conservation objectives that this review proposes. HOB and FSR does not necessarily promote the best heritage outcome for a low-rise residential area as it can provide perception and expectation of building envelope entitlement, resulting in a built form that inadequately respects the character and significance of the existing building stock. CN does not currently apply numeric HOB or FSR development standards to residential zoned properties on HCA land located outside Newcastle City Centre LEP boundary.

To ensure consistency with development standards of neighbouring residential properties in The Hill to the south, these identified residential land parcels should have a minimum lot size of 400m.

As such, in tandem with the recommended changes to the Newcastle City Centre LEP boundary and land use zoning, the following is recommended:

- Amendments to LEP maps to remove the HOB and FSR development standards from land parcels at 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place (**refer to Figure 71**).
- Amendments to LEP maps to add minimum lot size of 400m to land parcels at 15, 17 and 19 Brown Street, 27 and 29 Perkins Street, and 6 Noster Place (**refer to Figure 71**).



Figure 71: Land at 15, 17, ~~and 19~~ ~~and 22~~ Brown Street, 27 and 29 Perkins Street, and 6 Noster Place, Newcastle

6.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- War Memorial Statue, Hunter Street - investigate new LEP listing.
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER SEVEN – CIVIC AND HONEYSUCKLE HERITAGE CONSERVATION AREA

7.1 Introduction

This section documents the proposed Civic and Honeysuckle Heritage Conservation Area, located in the Newcastle City Centre, which is bounded by Brown Street at its east, Union Street and Worth Place at its west, King Street and Civic Park to the south and by the harbour to the north. A map of the HCA is reproduced in **Figure 72**.

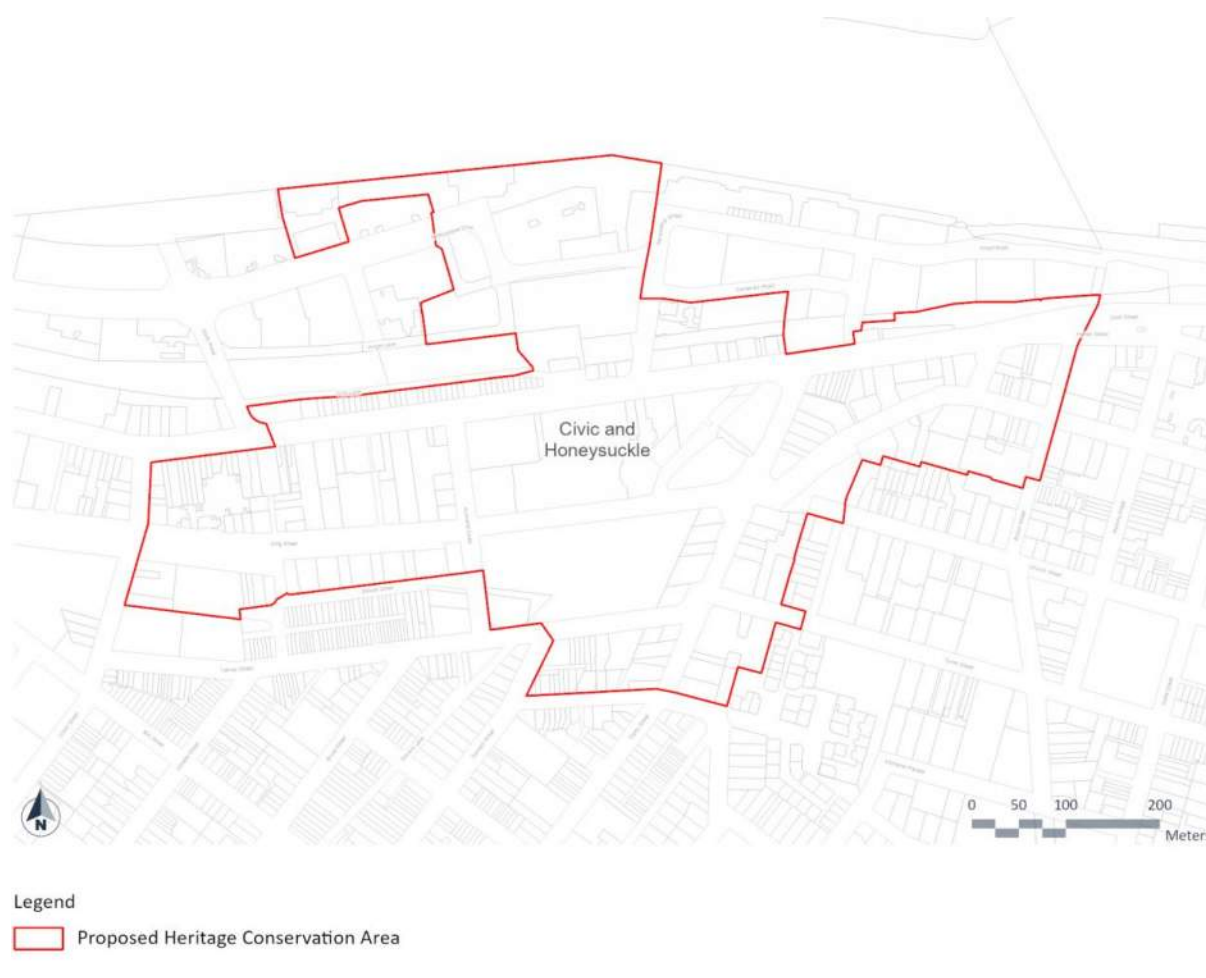


Figure 72: Proposed Civic and Honeysuckle Heritage Conservation Area (Proposed Boundary)

7.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

7.3 Physical Description

The Civic and Honeysuckle HCA is an area of [predominantly](#) flat land along the northern side of the Newcastle peninsula [and in part below and rising up the steep slopes of The Hill \(refer to Figure 72\)](#). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Civic Park, St Andrews Presbyterian Church, Newcastle War Memorial Cultural Centre, Nesca House, Newcastle City Hall and Civic Theatre, Former City Administration Building, Emporium Building, Civic Railway Station, Civic Railway Workshops, and Lee Wharf buildings are significant heritage places that define the Civic and Honeysuckle area.

The proximity and views of the harbour [from the Honeysuckle public domain](#) to the north, the east-west commercial spine of Hunter Street, and Civic Park at its centre are an important aspect of Civic and Honeysuckle's urban character. The series of public open spaces between Laman Street and Honeysuckle Drive are a significant element of the amenity and civic meeting space for the city which connect the regionally important clusters of city institutions and visitor attractions.

The physical character of the Civic and Honeysuckle area is defined by a range of historically, culturally and visually significant built, natural and landscape features ([refer to Figures 73 to 79](#)). These include:

- Diverse built form demonstrated by the diversity of building types and architectural styles – reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the Newcastle port and steel manufacturing industry expressed in its fine stock of late nineteenth to early twentieth century and inter-war period civic, industrial, commercial office and retail buildings, apartments, and former industrial warehousing. This includes late Victorian, inter-war Art Deco, post-war Brutalist and late twentieth century to present day architecture.
- Original building stock and infill provides a consistent street wall height of two to four storeys.
- A dense grouping of heritage item buildings through the centre of the HCA between Laman Street and the harbour, with most building stock in the HCA contributing to its character in some way.
- Civic Park, Wheeler Place and Museum Park provide important civic meeting places and the setting for clusters of regionally important city institutions and visitor attractions.
- The precinct contains a rich pre-contact and nineteenth century settler-colonial archaeological record, including remnants of Australia's first railway at 280 Hunter Street.
- Views from Honeysuckle out to the port of Newcastle and harbour mouth, the traditional harbour landscape of Muluubinba.
- St Andrews Presbyterian Church, Newcastle City Hall, Former City Administration Building, Civic Railway Workshops, and Lee Wharf buildings are significant heritage landmarks.



Figure 73: Civic Park facing north (Source: Google Streetview)



Figure 74: No.2 Lee Wharf - Building C (Source: Google Streetview)



Figure 75: Wheeler Place facing south (Source: Google Streetview)



Figure 76: Civic Railway Workshops (Source: Google Streetview)



Figure 77: Museum Park, Civic Railway Station, and Civic Theatre, Newcastle facing east (Source: Google Streetview)



Figure 78: Corner of Crown and Hunter streets, Newcastle facing west (Source: Google Streetview)



Figure 79: Corner of Union and Hunter streets, Newcastle facing east with Emporium Building at 517 to 525 Hunter Street (Source: Google Streetview)

7.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Civic and Honeysuckle area.

7.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Civic and Honeysuckle HCA is significant as a record of the development of Newcastle and the transition from a coal town largely in the ownership of the Austrian Agricultural Company to an industrial city. It is also a place that is important in [the](#) course of NSW's cultural history as the site of Australia's oldest railway (the remnant AA Company bridge and pier at Hunter Street) and the first railway in the colony to carry public passengers (the Burwood Railway). [Honeysuckle Civic Railway Station \(site of today's Honeysuckle Light Rail stop\)](#) was the original location for the terminus of the Great Northern Line in 1857 [connecting freight and passengers with Sydney for the first time.](#) ~~and~~ [The inter-war station building of Civic Railway Station](#) assisted with the development of a new civic centre for Newcastle in the 1930s. The Lee Wharf buildings are historically significant as they are among the earliest surviving examples of the extensive cargo and commercial wharf facilities that once existed in the port of Newcastle.

Civic and Honeysuckle HCA is a record of the development of the civic centre of Newcastle from 1929 with the establishment of Civic Park from an industrial site and the completion of Newcastle City Hall and Civic Theatre by Newcastle Council. This was followed in 1957 by the War Memorial Cultural Centre and the Newcastle Art Gallery in 1977. The change of use of surrounding buildings reinforced the civic centre with the park central to this use, such as the adaptive reuse of NESCA House as part of the University of Newcastle in 1992.

The commercial and retail buildings along Hunter and King Streets in the Civic and Honeysuckle HCA represent the city's development and trade during the late nineteenth and early twentieth centuries in a growing country. Many Victorian and Inter-war period buildings remain, most notably the Menkens designed Fred Ash Building and the Emporium Building.

Civic and Honeysuckle HCA is important for its ongoing existence as an urban settlement which is demonstrated by the rich archaeological heritage from the mid nineteenth century settler-colonial period through to the present day. This significant archaeological record also documents the continuous and extensive Aboriginal occupation. The pre contact traditions and life ways of the Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

The original street pattern of the Civic and Honeysuckle HCA was established by the AA Company following the breaking of its monopoly on the city's coal mining industry in 1850 and the completion of subdivision works between Crown Street and Union Street in 1853. Burwood Street was ~~formed~~ by Dr James Mitchell's Burwood Railway in 1854.

Civic and Honeysuckle HCA has special associations with the civic cultural and institutional centre of Newcastle and the region. It is the location for the City's administration buildings, art gallery, regional library, and museum, a university campus, and several places of public worship. Civic Park is an important meeting place for civic events and public protest, and home to Newcastle's war memorials.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Civic and Honeysuckle HCA is an important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 150 years of urban development. These aesthetic features include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
3. The siting of Civic Park is significant within a civic centre, framed by buildings, most importantly the City Hall and the War Memorial Cultural Centre that reinforce the central axis and create an enclosed civic space with openings that form vistas.
4. The Lee Wharf buildings have a group quality which creates a visually appealing edge to the waterfront.
5. The spire of St. Andrews Presbyterian Church, the clock tower of Newcastle City Hall, and the glazed top floor of the Former City Administration Centre Building are prominent landmark features which help to orientate the visitor.
6. The areas of parkland and public domain that are an integral element of Civic and Honeysuckle including Civic Park, Church Walk Park, Christie Place, Wheeler Place, Museum Park, Honeysuckle Drive Reserve, and the Honeysuckle Waterfront.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Civic and Honeysuckle and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape, buildings and public open space. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the rate of survival of key elements of the nineteenth century urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. ~~This includes for~~ the capacity to yield information about the industrial pattern of development and its evolution to a modern city. There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) and Cottage Creek which respectively ventured further south and east when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

This area is rare at the local level for the number of intact late nineteenth and early twentieth century civic, commercial, industrial, and retail buildings and its pre-contact Aboriginal and nineteenth century settler-colonial archaeological layers surviving beneath the modern city.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Civic and Honeysuckle HCA is relatively intact, containing many surviving elements of the mid-19th to early 20th century and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and green space.

Statement of Significance

The Civic and Honeysuckle Heritage Conservation Area is of heritage significance for its contribution to the civic and commercial life of Newcastle and its region. The mix of civic, commercial and retail buildings is a powerful reminder of the city's past, its economic and social history. Historic buildings provide the backdrop to a city of dramatic topography at the mouth of a harbour.

Civic and Honeysuckle is a place that is important in the course of NSW's cultural history as the site of Australia's oldest railway (the remnant AA Company bridge and pier at Hunter Street) ~~and the first railway in the colony to carry public passengers (the Burwood Railway)~~. [Civic Honeysuckle Railway Station \(site of today's Honeysuckle Light Rail stop\)](#) was the original location for the terminus of the Great Northern Line, and the inter-war station building [of Civic Railway Station](#) assisted with the development of a new civic centre for Newcastle. The Lee Wharf buildings are historically significant as they are among the earliest surviving examples of the extensive cargo and commercial wharf facilities that once existed in the port of Newcastle.

Civic and Honeysuckle HCA is a record of the development of the civic centre of Newcastle over the last one hundred years with the establishment of Civic Park from an industrial site and the significant

cluster of civic and administrative buildings including Newcastle City Hall and Civic Theatre, the War Memorial Cultural Centre, the Newcastle Art Gallery, and the University of Newcastle city campus.

Newcastle has a rich archaeological record, with the potential to yield information about the post convict settlement and early industrial activities. Most of the Civic and Honeysuckle area is traditionally known as Muluubinba and continues today to be a significant cultural place for its Traditional Custodians. Evidence from the pre-contact and early contact periods is available in historical accounts and in the archaeological record surviving beneath the modern city.

The architectural values of the Civic and Honeysuckle HCA are to be found in the high quality of buildings, in the landscape settings of many of them, in the style, scale and detail, and in the contribution to the streetscape. The overall impression of Civic and Honeysuckle is a strongly established historic precinct.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- The siting of Civic Park is significant within a civic centre, framed by buildings, most importantly the City Hall and the War Memorial Cultural Centre that reinforce the central axis and create an enclosed civic space with openings that form vistas.
- The Lee Wharf buildings have a group quality that is a visually appealing waterfront edge.
- The spire of St. Andrews Presbyterian Church, the clock tower of Newcastle City Hall, and the glazed top floor of the Former City Administration Centre Building are prominent landmark features which help to orientate the visitor.
- The areas of parkland and public domain that are an integral element of Civic and Honeysuckle including Civic Park, Church Walk Park, Christie Place, Wheeler Place, Museum Park, Honeysuckle Drive Reserve, and the Honeysuckle Waterfront.

- Key Period of Significance - circa 1850 to 1940.

Recommendation

The above heritage significance assessment followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended that the area be protected through the mechanism of a statutory HCA and referred to as the Civic and Honeysuckle Heritage Conservation Area, in a future LEP amendment.

7.6 Comparative Assessment

The Civic and Honeysuckle area is locally rare for the high concentration, integrity and intactness of late nineteenth and early twentieth century commercial, industrial and retail buildings, comparable locally with the HCAs of Old Town, Darby Street in Cooks Hill, Hunter Street, and Hamilton Business Centre and the industrial rail heritage at the Broadmeadow Railway Locomotive Depot at 25 Cameron

Street, Broadmeadow (LEP Item I46, SHR ID 01100) and the Railway Goods Shed at 76 Cowper Street, Wallsend (LEP Item I632, SHR ID 00739). The civic buildings and associated public spaces of the HCA are comparable nationally with Hyde Park in Sydney and Brisbane City Hall in Brisbane.

7.7 Threatening Processes

There are some issues that continue to undermine the integrity and intactness of the Civic and Honeysuckle HCA. These include:

- Unsympathetic development. In particular, inappropriately scaled and designed development either as infill that replaces original building stock, or that alters and adds to contributory buildings.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form [and adaptive re-use](#).
- The painting of exposed face brick and stone of existing building facades and front fencing.

7.8 Desired Future Character Statement

Desired Future Character Statements for each HCA are provided in the DCP as a clear guide for development assessment and design planning. If the Civic and Honeysuckle area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre, The Hill and Cooks Hill HCAs, it is recommended [the DCP 2023](#) be updated to include the following statement:

The character of the Civic and Honeysuckle Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings which predominate in the cultural, educational and administrative Civic Precinct between Brown and Union streets.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items, public stairs, lanes, parks.*
- *Distinctive early industrial, warehouse and retail buildings, including prominent corner buildings.*

- *Views and vistas to and from significant cultural landmarks such as the Newcastle City Hall, St Andrews Presbyterian Church and the former City Administration Building. Views to the Coquun (Hunter River) are protected and framed along Honeysuckle Drive and Honeysuckle Foreshore.*
- *The setting of Civic Park, a public space framed by Church Walk Park and the significant civic heritage buildings of the former City Administration Building, Newcastle City Hall, Nesca House, St Andrews Presbyterian Church, the Baptist Tabernacle and the Newcastle War Memorial Cultural Centre.*
- *Views to and the visual interconnections between significant Aboriginal cultural landscape features including Whibayganba (Nobbys Head), Tahlbihn (Flagstaff Hill / Fort Scratchley), Burrabihngarn (Pirate Point, Stockton), Yohaaba (Port Hunter), Coquun (Hunter River: South Channel), Khanterin (Shepherds Hill), and Cathedral Park.*
- *Mature trees in the public domain, and parks and public spaces including Civic Park, Church Walk Park, Wheeler Place, Museum Park, and Christie Place.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form [and adaptive re-use](#) of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

7.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Civic and Honeysuckle HCA ([refer to Figure 80](#)) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre, The Hill, and Cooks Hill HCAs in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace parts of the existing Newcastle City Centre, The Hill and Cooks Hill HCAs, updated contributory buildings maps for The Hill and Cooks Hill HCAs and a new contributory buildings map for the Civic and Honeysuckle area will be required.

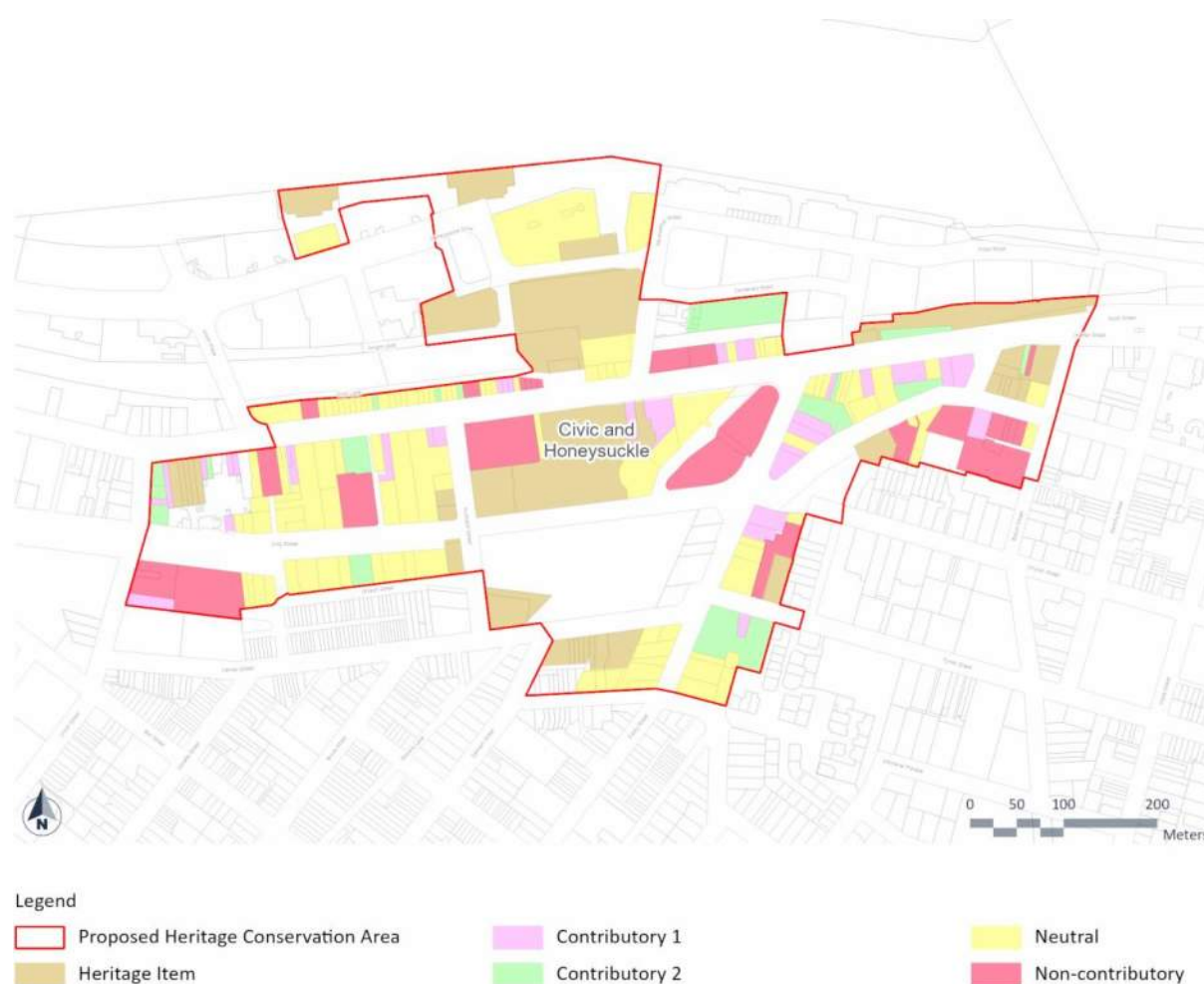


Figure 80: Proposed Civic and Honeysuckle HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

7.10 Community Engagement Feedback

Section 5.11 summarises the community engagement feedback for the Civic and Honeysuckle area of the existing Newcastle City Centre HCA.

7.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Brown and Union streets. For this locality, overall, the existing boundaries of the HCA are considered appropriate to ensure the heritage significance of the area is retained and conserved, with a few exceptions.

In the Honeysuckle area the land parcels in the street blocks north of Centenary Road and the former Great Northern Railway line, east of Merewether Street, south of the harbour, west of 233 and 292

Wharf Road are either vacant post-war industrial warehouse buildings, open car parking areas or, in the last three decades, have been comprehensively and intensively re-developed with mixed-use medium to high rise buildings (refer to Figures 81 and 82). Land parcels east of Settlement Lane and west of Honeysuckle Drive Reserve, and between 1 Workshop Way and the harbour have also in the last two decades been comprehensively and intensively re-developed with mixed-use medium to high rise (refer to Figure 83). Furthermore, land parcels in the former Great Northern Railway line corridor between Museum Park and Worth Place are either vacant undeveloped land or open car parking areas (refer to Figure 84). Except for the southern portion of Rydges Hotel at 350 Wharf Road located west of Merewether Street, which is exposed face brick and so compatible with the setting of the adjacent Civic Railway Workshops Group (LEP item I479) (refer to Figure 76), this no longer reinforces the special built character of Honeysuckle.



Figure 81: 317 and 304 Wharf Road, Newcastle facing west (Source: Google Streetview)



Figure 82: 237 Wharf Road, Newcastle facing west (Source: Google Streetview)



Figure 83: 4 and 5 Honeysuckle Drive, Newcastle facing west (Source: Google Streetview)



Figure 84: 14 Honeysuckle Drive, Newcastle facing north (Source: Google Streetview)

The heritage significance of the land parcel containing Fanny's Tavern at 311 Wharf Road is already conserved and protected by existing heritage item listings (LEP item I476, SHR ID 00315) and is isolated from the special built character of Honeysuckle by adjoining recent development (**refer to Figure 85**).



Figure 85: *Fanny's Tavern at 311 Wharf Road, Newcastle (Source: Google Streetview)*

In addition, land parcels located both in the Newcastle City Centre LEP boundary and the existing The Hill and Cooks Hill HCAs were reviewed. This area applies to properties which address the south side of King Street between Brown and Darby streets (refer to **Figure 86**), the Newcastle Synagogue at 122 Tyrell Street, The Hill (LEP Item I608) (refer to **Figure 89**), and the properties adjacent to the south-east corner of Civic Park - those being Newcastle War Memorial Cultural Centre (LEP Item I87), Baptist Tabernacle (LEP Item I90), and St Andrew's Presbyterian Church (LEP Item I89) (refer to **Figure 90**). The land, except for the rear part of residential property 22 Brown Street (refer to **Figure 94**), shares a development history and a civic, commercial, mixed-use built character with the adjacent Newcastle City Centre HCA.

Land west of Brown Street was subdivided and developed after the Australian Agricultural Company's mining monopoly ended in the 1850s. The residential, commercial and former industrial buildings between Brown Street and Darby Street are of a different built character and period to the predominantly nineteenth century Old Town, as it is mainly of inter-war construction (with some late nineteenth century such as the Albert Terraces at 164 to 176 King Street - LEP item I428).

Notable buildings and spaces of the inter-war period include the Moorings at 199 King Street (LEP item I429) and Foghorn Brewery at 218 King Street (refer to **Figure 86**), the Corona Building at 269 to 283 Hunter Street (refer to **Figure 87**), 9 Darby Street, and the landscaped Church Walk Park at 203 King Street (LEP item I431). This is consistent with the inter-war period of construction for civic buildings in the proposed Civic and Honeysuckle HCAs such as Newcastle City Hall (LEP item I433), Civic Theatre (LEP item I418), Former Civic Railway Station (LEP item I703) and Nesca House (LEP item I435) immediately west of Darby Street. The AA Company Park at 193 King Street and the remains of the AA Company Bridge and Fence at 280 Hunter Street (LEP item I415) (refer to **Figure 88**) share a similar nineteenth century industrial coal mining and rail history as the former Burwood Rail Line through Civic Park (LEP item I430) and the Civic Railway Workshops Group in Honeysuckle (LEP item I479) (refer to **Figure 76**).



Figure 86: 199 and 218 King Street, Newcastle facing west (Source: Google Streetview)



Figure 87: 269 to 283 Hunter Street, Newcastle facing east (Source: Google Streetview)



Figure 88: remains of AA Company Bridge and Fence at 280 Hunter Street (Source: Google Streetview)



Figure 89: the Newcastle Synagogue at 122 Tyrell Street, The Hill (Source: Google Streetview)



Figure 90: Newcastle War Memorial Cultural Centre, Baptist Tabernacle, and St Andrew's Presbyterian Church at Laman Street, Cooks Hill (Source: Google Streetview)

The section of King Street between Auckland and Union streets should remain as HCA in the proposed Civic and Honeysuckle HCA. Most buildings in this locality are rated as providing a neutral contribution to the HCA due to their late twentieth and early twenty-first century construction, consistent low to medium-rise height and scale (between two and five storeys), and mixed commercial/residential built form (refer to Figure 91). This HCA provides the assessment authority with more control over the future development of this land, thereby discouraging intensive and inappropriate development adjacent to Cooks Hill HCA to the south in Gibson Street and 100 and 102 Laman Street (LEP item I92 - Cooks Hill Special School). These properties are of a low-rise height and scale (two to three storeys), and residential built form (refer to Figure 92). This part of the HCA provides an important buffer, assisting with conserving the heritage significance of the adjacent Cooks Hill HCA.



Figure 91: 239 King Street, Newcastle facing west (Source: Google Streetview)



Figure 92: 43 Gibson Street and rear of 267 King Street, Newcastle facing east (Source: Google Streetview)

[For land between Brown and Union streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings.](#)

The following amendments to the LEP maps for the Civic and Honeysuckle areas are recommended (refer to **Figure 93**):

- The existing Newcastle City Centre HCA between Brown and Union streets is renamed Civic and Honeysuckle HCA.
- Boundary adjustments to the Civic and Honeysuckle HCA to remove from the HCA land parcel 352 Hunter Street, all land parcels in the street blocks east of Merewether Street and west of 233 Wharf Road, south of the harbour and north of Centenary Road, and the land parcels north of the former Great Northern Railway line and east of Lot 185 DP164170. This includes removal from the HCA the land parcel containing Fanny's Tavern at 311 Wharf Road (LEP item I476, SHR ID 00315).
- Boundary adjustments to the Civic and Honeysuckle HCA to remove from the HCA all land parcels in the street blocks north of 1 Workshop Way, east of Settlement Lane, west of the Honeysuckle Drive Reserve, and south of the harbour.
- Boundary adjustments to The Hill HCA so that all land parcels between Brown Street and Darby Street located in both the Newcastle City Centre LEP-boundary and the existing The Hill HCA are added to the Civic and Honeysuckle HCA Street (except for the rear part of 22 Brown Street, Newcastle which is retained in The Hill HCA).
- Boundary adjustments to The Hill HCA so that the land parcel of the Newcastle Synagogue at 122 Tyrell Street, The Hill is added to the Civic and Honeysuckle HCA.

- Boundary adjustments to the Cooks Hill HCA so land parcels of St Andrew's Presbyterian Church at 12 Laman Street, the Baptist Tabernacle at 25 Laman Street, and the Newcastle War Memorial Cultural Centre at 1 Laman Street, Cooks Hill are added to the Civic and Honeysuckle HCA.

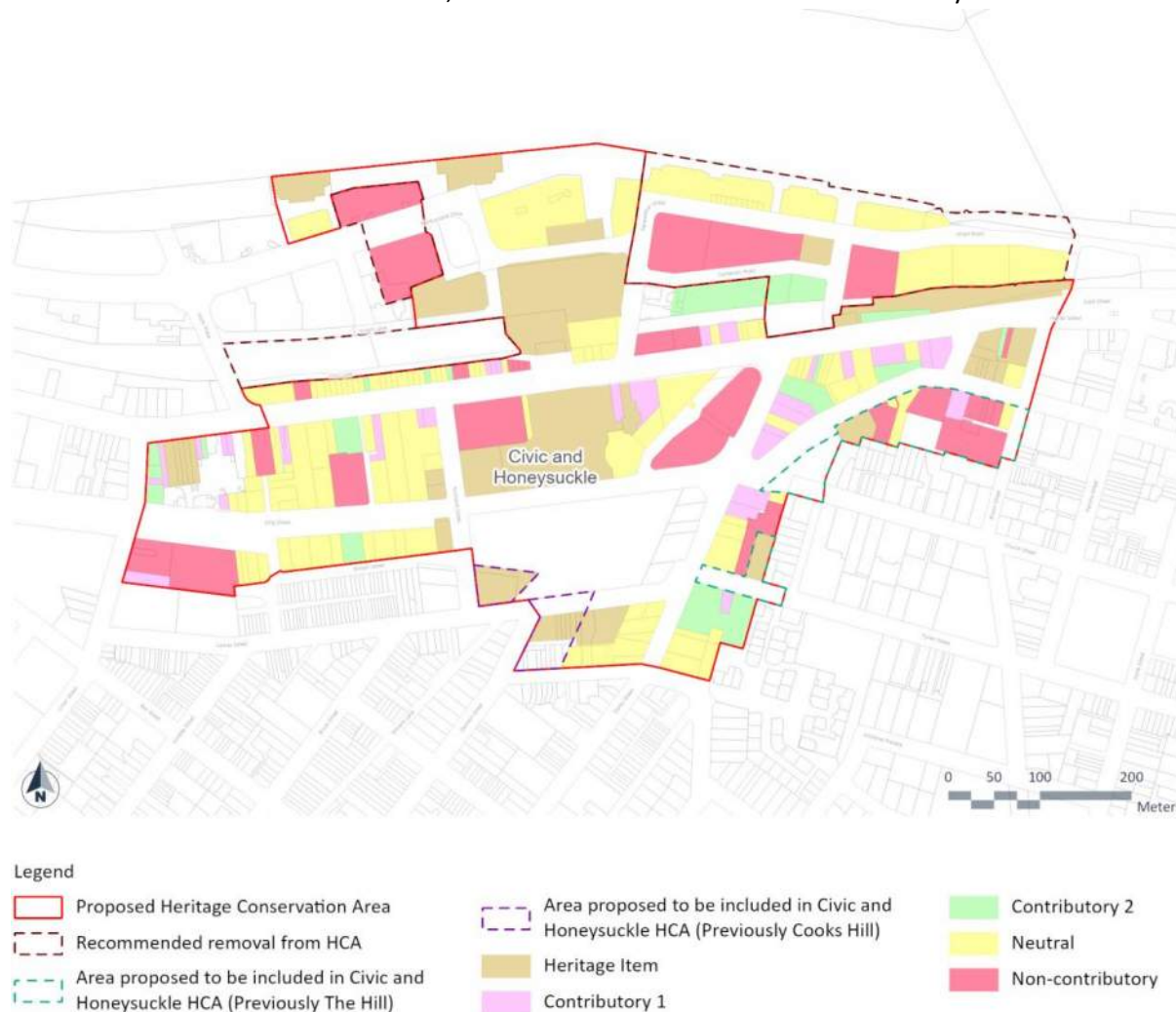


Figure 93: Proposed Civic and Honeysuckle HCA - Proposed boundary changes to the existing Newcastle City Centre, The Hill and Cooks Hill HCAs

7.12 Newcastle City Centre ~~LEP~~ Boundary

A review of the Newcastle City Centre ~~LEP~~ boundary was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre ~~LEP~~ boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA, with one exception.

The review has identified [part of](#) a land parcel [at the rear of 22 Brown Street](#). It is in the existing Newcastle City Centre ~~LEP~~ boundary located behind the commercial properties situated along the

southern side of King Street, [yet which](#) consists of a low-rise single storey residential building (refer to [Figure 94](#)). The scale and form of this post-war building makes a benign contribution to The Hill HCA and is compatible with the other neighbouring residential properties in The Hill to the south and west, rather than the more intensively developed commercial properties which address King Street to the north. The continued benign contribution of this residential property is at odds with the LEP provisions for the Newcastle City Centre which is tailored to encouraging larger scale commercial and mixed-use development. As such, the following recommended:

- Minor adjustments to the Newcastle City Centre [LEP](#)-boundary to remove [part of](#) land parcel at the rear of 22 Brown Street, Newcastle (refer to [Figure 95](#)).



[Figure 94](#): 22 Brown Street, The Hill (Source: Google Streetview)



Figure 95: Recommended Newcastle City Centre boundary in Civic and Honeysuckle locality

7.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

7.14 [Minimum lot size, Height of buildings and floor space ratio](#)

A review of the [minimum lot size](#), HOB and FSR development standards was undertaken for land parcels in the boundary of the proposed Civic and Honeysuckle HCA. Overall, these [existing HOB and FSR development](#) standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA, with one exception.

Though outside the boundary of the proposed Civic and Honeysuckle HCA, the review has identified a land parcel at 22 Brown Street in The Hill HCA, part of which is also located in the existing Newcastle City Centre [LEP](#) boundary, and which consists of low-rise one and two storey residential buildings zoned R3 Medium Density Residential by the LEP (**refer to Figure 94**). The scale and form of these post-war buildings make a benign contribution to The Hill HCA and are compatible with the other neighbouring residential properties zoned R3 in The Hill to the south and west. This is in sharp contrast to the more intensively developed commercial properties zoned MU1 which address King Street immediately to the north. However, the land currently has a maximum building height of 10m and an FSR of 1.5:1, which is inconsistent with the current built form on the land and would conflict with the conservation objectives that this review proposes. HOB and FSR does not necessarily promote the best heritage outcome for low-rise residential properties as it can provide perception and expectation of building envelope entitlement, resulting in a built form that inadequately respects the character and significance of the existing building stock. CN does not currently apply numeric HOB or FSR development standards to residential zoned properties on HCA land located outside Newcastle City Centre [LEP](#) boundary.

[The review notes that although within the existing Newcastle City Centre boundary, a minimum lot size of 400m is already applied to the land parcel at 22 Brown Street consistent with the development standards of other neighbouring residential properties in The Hill to the south.](#)

As such, in tandem with the recommended changes to the Newcastle City Centre [LEP](#) boundary, the following is recommended:

- Amendments to LEP maps to remove the HOB and FSR development standards from land parcel 22 Brown Street, Newcastle (**refer to Figure 96**).



Figure 96: Land at 22 Brown Street, Newcastle

7.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- City Administration Building, King Street - new LEP listing consistent with existing City Administration Building SHR listing (SHR ID 02055).
- Civic Railway Workshops - investigate separately listing as a new LEP heritage item (archaeological site) land parcels in the curtilage of the Civic Railway Workshops SHR listing (SHR ID 00956) which are not listed by LEP item Civic Railway Workshops Group (item I479).
- [Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked as Contributory 1 or Contributory 2 items.](#)
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER EIGHT – HUNTER STREET West HERITAGE CONSERVATION AREA

8.1 Introduction

This section documents the proposed Hunter Street West Heritage Conservation Area, located within the Newcastle City Centre. It is bounded by Worth Place and Union Street at its east, National Park Street and 770 Hunter Street at its west, King Street to the south and to the north by the Newcastle Light Rail corridor and Hunter Street. A map of the HCA is reproduced in **Figure 97**.

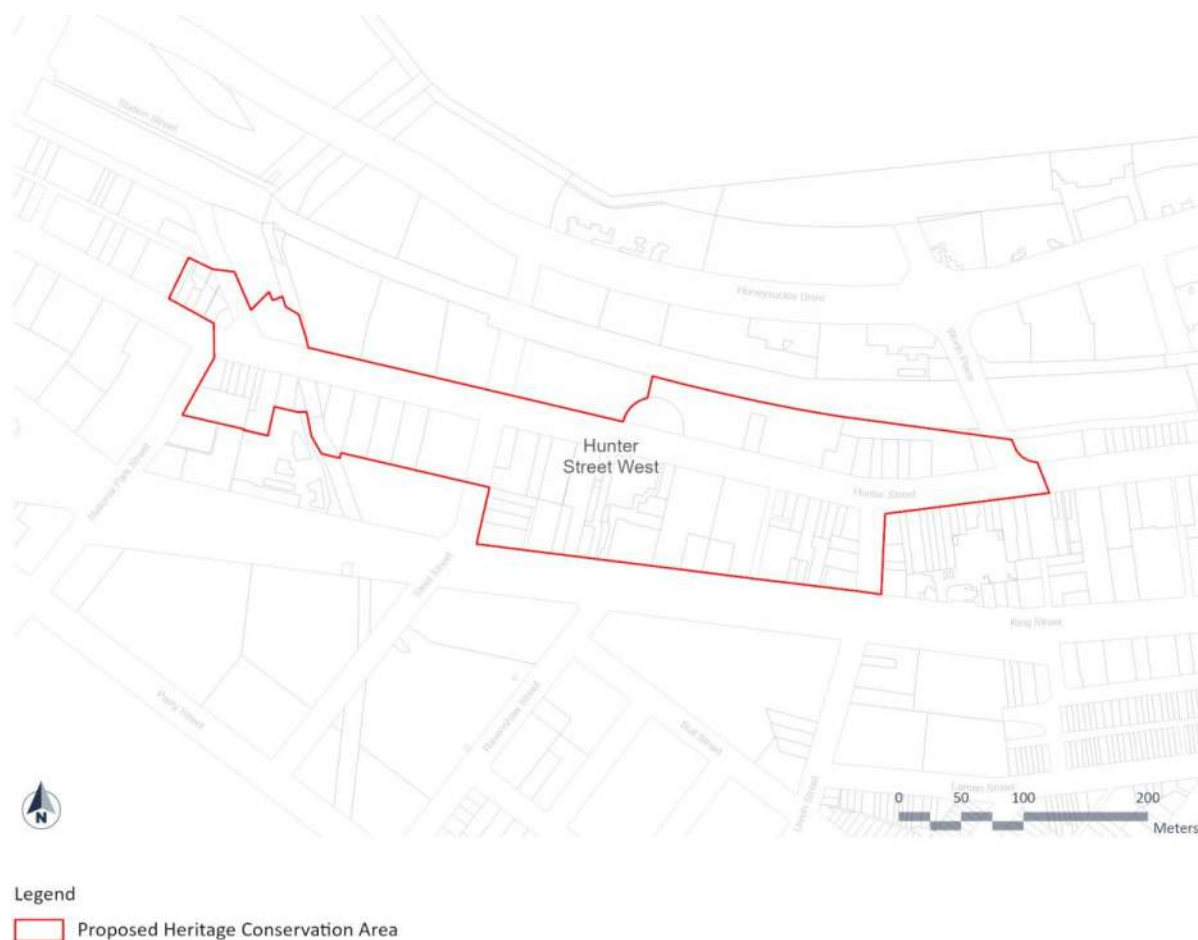


Figure 97: Proposed Hunter Street West Heritage Conservation Area (Proposed Boundary)

8.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

8.3 Physical Description

The Hunter Street [West](#) HCA comprises an area of flat land along the north-western side of the Newcastle peninsula (refer to [Figure 97](#)). It contains iconic sites of cultural significance to the local Aboriginal community, including the harbour landscape of Muluubinba. Newcastle Technical College, the Hunter Water Board Building, Miss Porter's House, Theatre Royale, and Bank Corner are significant heritage places that define Hunter Street.

The current built character of the Hunter Street [West](#) HCA is intensive mixed-use residential and commercial urban forms. The buildings are an eclectic mix of mostly Victorian, Inter-War, or late twentieth century to the present day. The contributory building stock in the HCA is defined by a shared nineteenth and early twentieth century development history, and commercial built character, with a consistent medium density scale (refer to [Figures 98 to 105](#)). These features include:

- Diverse built form demonstrated by the diversity of building types and architectural styles – offices, retail, and apartments of mostly late Victorian, inter-war Art Deco, or late twentieth century to the present day reflecting varying periods of economic prosperity and building activity. In particular, the economic wealth generated by the Newcastle port and steel manufacturing industry expressed in its fine stock of late nineteenth to early twentieth century and inter-war period commercial office and retail buildings.
- Original building stock and infill provides a consistent street wall height of two to four storeys.
- Newcastle Technical College and Bank Corner are significant heritage landmarks.



Figure 98: 558 Hunter Street, Newcastle facing west (Source: Google Streetview)



Figure 99: Corner of Union and Hunter streets, Newcastle West facing west (Source: Google Streetview)



Figure 100: Newcastle Technical College at 590-608 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 101: Corner of Devonshire and Hunter streets, Newcastle West facing south (Source: Google Streetview)



Figure 102: the Hunter Water Board Building at 591-595 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 103: Miss Porter's House at 434 King Street, Newcastle West (Source: Google Streetview)



Figure 104: Theatre Royale at 669 Hunter Street, Newcastle West and its neighbours (Source: Google Streetview)



Figure 105: Bank Corner at 744 Hunter Street, Newcastle West (Source: Google Streetview)

8.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Hunter Street [West](#) area.

8.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Hunter Street [West](#) HCA consists of a range of buildings dating from the latter part of the nineteenth century and early part of the twentieth, the conservation area has historical importance for reflecting the development and prosperity of central Newcastle during this period. Historically significant for its

associations with the AA Company, it has become a densely populated entertainment, commercial and residential precinct.

The Hunter Street [West](#) HCA provided the location for The Star Hotel riot, a significant historical event which is a record of the area's importance as an entertainment hub for the city.

Hunter Street [West](#) HCA is important for its continuous and extensive Aboriginal occupation. This is demonstrated through the rich archaeological heritage which records the pre contact traditions and life ways of Aboriginal people of Muluubinba, who through the ongoing connections of its traditional custodians maintain an attachment to the area today. Following the arrival of the British, Aboriginal associations are recorded in paintings and records of the penal period and the decades that followed.

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Hunter Street [West](#) HCA does not demonstrate this criterion to any notable degree.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Hunter Street [West](#) HCA is important urban cultural landscape in that it demonstrates aesthetic characteristics that define the evolution of an early Australian city established during the earliest phases of Australia's development into a modern nation, and that has evolved a rich urban fabric that represents over 150 years of urban development. These aesthetic features of the retail strip include:

1. Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
2. The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
3. Bank Corner and Newcastle Technical College (TAFE NSW - Hunter Street) are prominent landmark features which help to orientate the visitor.
4. The areas of public domain that are an integral element of Hunter Street including Cottage Creek and Kuwumi Place.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 found the community significantly value the character and physical elements of the Hunter Street retail strip and identify with its protection as an HCA. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape and buildings. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Given the [high](#) rate of survival of key elements of the nineteenth century urban settlement of Newcastle, the area has the potential to yield information that will contribute to understanding aspects of Newcastle's cultural history, and more broadly to the State of NSW. ~~This includes for~~ the capacity to yield information about the retail and commercial pattern of development and its evolution to a modern city. There also remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of the Coquun (Hunter River) and Cottage Creek which respectively ventured further south and east-west when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

This area is rare at the local level for the number of intact late nineteenth and early twentieth century commercial, and retail buildings and its pre-contact Aboriginal and nineteenth century settler-colonial archaeological layers surviving beneath the modern city.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

Hunter Street [West](#) HCA is consistent and relatively intact, containing many surviving elements of the late 19th to early 20th century and the processes of urbanisation. It demonstrates these characteristics in its key elements including building stock and the relationship of buildings to the street and each other, street layout including laneways, along with heritage items and public space.

Statement of Significance

The Hunter Street Heritage Conservation Area is of local historical, social and aesthetic significance as it provides an evocative physical record of Newcastle's various periods of economic growth and social history, and has high regard in the community. Many of the buildings are impressive reminders of the area's role as a civic, retail and entertainment hub, exemplified by the quality and quantity of relatively intact late nineteenth to the early twentieth century building stock. The continuous two and three storey facades and the general uniformity of scale visually reinforce the area's outstanding townscape qualities and historical character.

Key visual elements include:

- Buildings that represent architectural styles and construction technologies predominantly from the Victorian, Federation, and Inter War periods of urban development.
- The historic commercial retail streetscapes of Hunter and King streets provide an east-west spine and strongly contribute to the character of the suburb.
- Bank Corner and Newcastle Technical College (TAFE NSW - Hunter Street) are prominent landmark features which help to orientate the visitor.
- Areas of public domain forming an integral element of Hunter Street include Cottage Creek and Kuwumi Place.

- Key Period of Significance - circa 1850 to 1940

Recommendation

The above assessment of heritage significance followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended the area be protected through the mechanism of a statutory HCA referred to as the Hunter Street Heritage Conservation Area, in a future LEP amendment.

8.6 Comparative Assessment

The Hunter Street area is locally rare for the high concentration, integrity and intactness of late nineteenth and early twentieth century commercial and retail buildings, comparable locally with the HCAs of Old Town, Civic and Honeysuckle, Darby Street in Cooks Hill, and Hamilton Business Centre, and in NSW with the historic retail and entertainment precinct of Newtown in Sydney.

8.7 Threatening Processes

Some issues undermine the integrity and intactness of the Hunter Street [West](#) HCA. These include:

- Unsympathetic development, in particular, inappropriately scaled and designed infill development that replaces original building stock.
- Facadism of local heritage item buildings rather than retention of their three-dimensional form [and adaptive re-use](#).
- The painting of exposed face brick and stone of existing building facades and front fencing.

8.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA for development assessment and design planning guidance. If the Hunter Street [West](#) area becomes a new HCA to replace part of the existing Newcastle City Centre HCA, it is recommended ~~the~~ DCP [2023](#) be updated to include the following statement:

The character of the Hunter Street [West](#) Heritage Conservation Area is made up of a variety of building styles that date from the 19th and early decades of the 20th century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, heritage items, iconic structures, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development, the integrity of laneways, the fine grain and the groupings of contributory late 19th century and art deco buildings.*
- *The integrity of laneways and the fine grain of Devonshire Street.*
- *Exposed face brick and stone of existing building facades and front fencing.*
- *Street furniture such as sandstone kerbing and guttering, and other features of historical interest such as heritage items.*
- *Distinctive early retail and commercial buildings, including prominent corner buildings.*
- *Mature trees in the public domain, and public spaces including Cottage Creek and Kuwumi Place.*
- *Items of heritage significance individually listed as heritage items in Schedule 5 of LEP 2012, including retention of the three-dimensional form [and adaptive re-use](#) of heritage item buildings.*
- *The rich record of relics and archaeological sites beneath the modern city.*

8.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Hunter Street [West](#) HCA (refer to **Figure 106**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre HCA in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace part of the existing Newcastle City Centre HCA, a new contributory buildings map for the Hunter Street [West](#) area will be required.

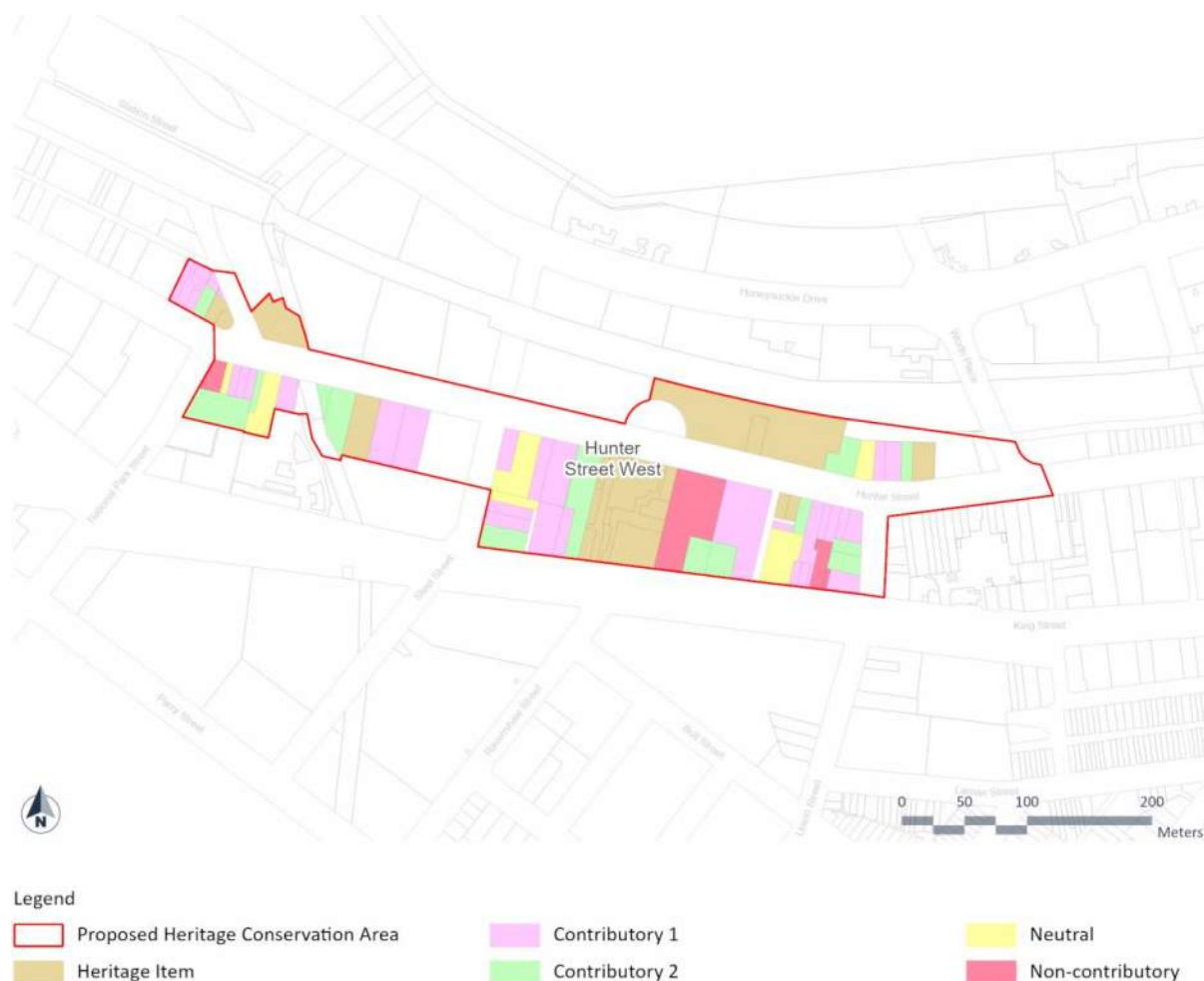


Figure 106: Proposed Hunter Street West HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

8.10 Community Engagement Feedback

Section 5.11 summarises community engagement feedback for the Hunter Street West part of the existing Newcastle City Centre HCA.

8.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between Union and National Park streets. For this locality, overall, with the exception of development on land parcels addressing either Hunter or King Streets, the existing boundaries of the HCA no longer reinforces the special built character of Newcastle West.

In the Marketown and Arnott Street area the street blocks between National Park, Parry, Union, and King Streets (including the lots addressing the north side of King Street) is a minor scattering of properties with special built character (including some heritage items). Land parcels of open car parking areas, or in the last 30 years, were comprehensively and intensively re-developed with a mix of retail, commercial office and residential medium to high-rise buildings isolate parts of the area from Hunter Street (refer to Figures 107 to 110). No longer reinforcing Newcastle West's special built character.



Figure 107: 54 Union Street, Cooks Hill (Source: Google Streetview)



Figure 108: 19 and 21 Steel Street, Newcastle West (Source: Google Streetview)



Figure 109: 464 King Street, Newcastle West (Source: Google Streetview)

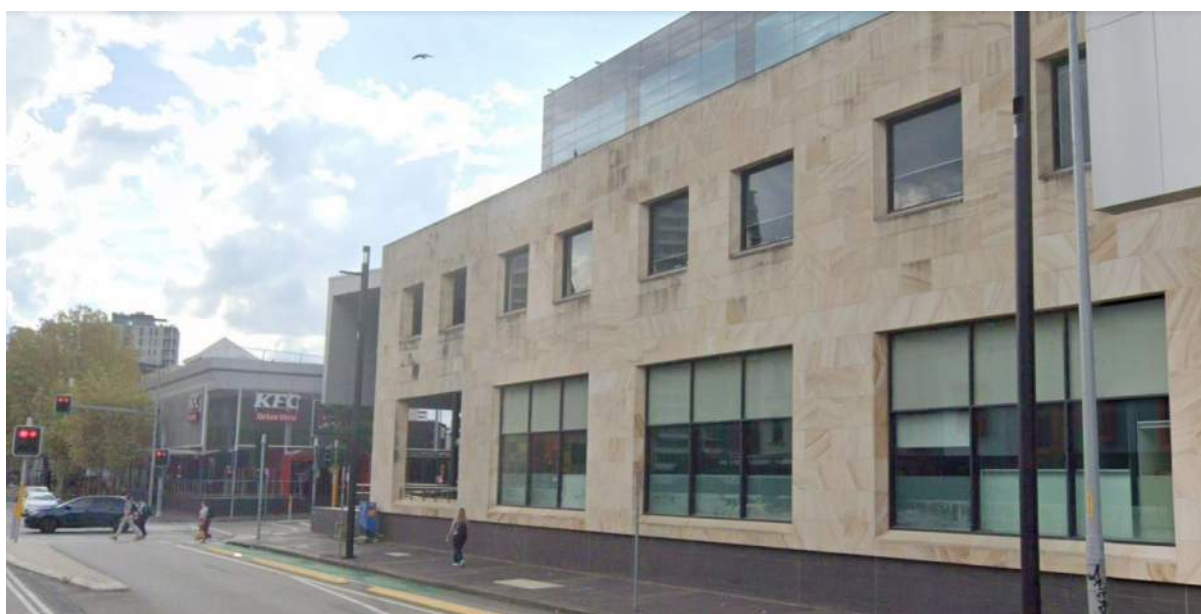


Figure 110: 670 and 684 Hunter Street, Newcastle West (Source: Google Streetview)

The western side of Dick Street (refer to Figure 111) and north-western end of Arnott Street (refer to Figure 112) contain contributory buildings comparable to the proposed Parry Street HCA for its early twentieth century development history and low-rise industrial warehouse character. However, this area is less representative in demonstrating the principal characteristics of a Newcastle industrial streetscape as it is less intact, comprising two small and separate pockets (with only two to three contributory buildings each). Instead, these properties should be investigated for potential as new LEP heritage item listings.



Figure 111: 6 Dick Street, Newcastle West facing north (Source: Google Streetview)



Figure 112: 106 Parry Street, Newcastle West facing north (Source: Google Streetview)

The heritage significance of the land parcels containing the Fire Station at 44 Union Street (LEP item I108) (refer to [Figure 113](#)), the Former Gasworks Office at 461 King Street (LEP item I507) (refer to [Figure 114](#)), and the Commandants Farm archaeological site at 684 Hunter Street (LEP item A8) (refer to [Figure 110](#)) are already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by adjoining recent development. Similarly isolated

properties with potential cultural value are at 117 and 125 Bull Street (refer to Figures 115 and 116). Instead, these properties should be investigated for potential as new LEP heritage item listings.



Figure 113: Fire Station at 44 Union Street, Cooks Hill (Source: Google Streetview)



Figure 114: Former Gasworks Office at 461 King Street, Newcastle West (Source: Google Streetview)



Figure 115: 117 Bull Street, Newcastle West (Source: Google Streetview)



Figure 116: 125 Bull Street, Newcastle West (Source: Google Streetview)

[For land between Union and National Park streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings.](#)

Recommended LEP map amendments for the Newcastle West area are as follows (refer to **Figure 117**):

- Rename part of the existing Newcastle City Centre HCA the Hunter Street [West](#) HCA which is north of King Street and south of the Newcastle Light Rail corridor between Worth Place/Union Street and National Park Street/770 Hunter Street.
- Boundary adjustments to the Hunter Street [West](#) HCA to remove all land parcels south of the Newcastle Light Rail Corridor and north of Hunter Street between Kuwumi Place and Cottage Creek.
- Boundary adjustments to the Hunter Street [West](#) HCA to remove all land parcels in the street blocks west of Union Street, south of King Street, east of National Park Street and north of Parry Street.
- Boundary adjustments to the Hunter Street [West](#) HCA to remove from the HCA all land parcels in the street block between Steel and National Park streets which address the north side of King Street.



Figure 117: Proposed Hunter Street West HCA - changes to existing Newcastle City Centre HCA
(Source: CN GIS 24 January 2020)

8.12 Newcastle City Centre LEP-Boundary

A review of the Newcastle City Centre LEP-boundary was undertaken for land parcels in the boundary of the proposed Hunter Street West HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre LEP-boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA.

8.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Hunter Street West HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

8.14 [Minimum lot size, Height of buildings and floor space ratio](#)

The [minimum lot size](#), HOB and FSR development standards ~~was undertaken for review considered~~ land parcels ~~in~~ at the boundary of the proposed Hunter Street [West](#) HCA. Overall, these standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

8.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- 125 Bull Street, Newcastle West - investigate potential new LEP listing.
- 117 Bull Street, Newcastle West - investigate potential new LEP listing.
- [Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked as Contributory 1 or Contributory 2 items.](#)
- Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER NINE – PARRY STREET HERITAGE CONSERVATION AREA

9.1 Introduction

This section documents the proposed Parry Street ~~Heritage Conservation Area~~HCA, located in the Newcastle City Centre, ~~which is~~ bounded by King Street at its north, National Park Street at its east, Stewart Avenue to the west, and the rear of properties addressing the south side of Parry Street. It also includes Little Birdwood Park situated east of National Park Street, west of Cottage Creek, north of 136 Parry Street, and south of King Street. A map of the heritage conservation area is reproduced in **Figure 118**.

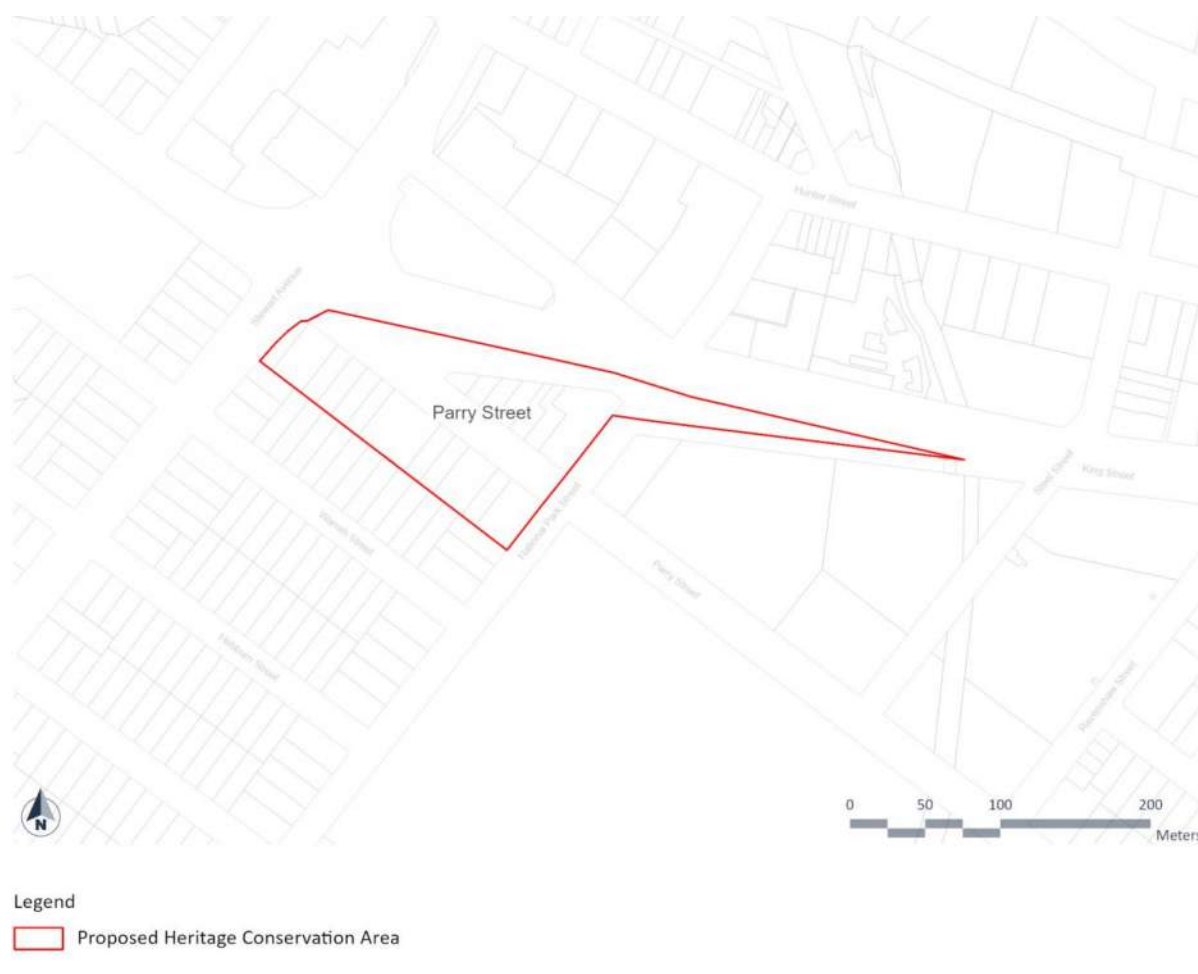


Figure 118: Proposed Parry Street Heritage Conservation Area (Proposed Boundary)

9.2 History

Refer to Sections 3.2 and 3.3 for the Aboriginal and historical context of the study area.

9.3 Physical Description

The Parry Street HCA comprises an area of flat land along the north-western side of the Newcastle peninsula (refer to [Figure 118](#)).

The current built character of the Parry Street HCA is low-rise industrial warehouse urban forms. It is a highly intact group of mostly [early twentieth century and](#) inter-war period buildings, physically separated from the rest of the Newcastle City Centre by King Street. The contributory building stock in the HCA is defined by a shared early twentieth century development history, and modest industrial and commercial built character, with a consistent medium density scale (refer to [Figures 119 to 122](#)). These features include:

- Limited diversity of building types and architectural styles – an apartment building, and former industrial warehousing converted to offices and retail, predominantly from the [early twentieth century and](#) inter-war periods, with some post-war to the present-day infill.
- Original building stock and infill provides a consistent scale, form and massing, with structures between one and two storeys.
- The mature trees of Little Birdwood Park provide an important landscaped screen from vehicle traffic using King Street.



Figure 119: Parry Street, Newcastle West - view south towards National Park Street (Source: Google Streetview)



Figure 120: 69 and 154 Parry Street, Newcastle West - view north towards Stewart Avenue (Source: Google Streetview)



Figure 121: Corner of National Park and Parry streets, Newcastle West facing west (Source: Google Streetview)



Figure 122: Little Birdwood Park and 148 Parry Street, Newcastle West (Source: Google Streetview)

9.4 Previous Heritage Studies

Refer to Section 5.5 for previous heritage studies for the Parry Street area.

9.5 Assessment of Heritage Significance

Applying the NSW Heritage Criteria

In revising the assessment of heritage significance for the area, the NSW heritage assessment guidelines and the NSW heritage criteria has been applied as expressed below:

- *Criterion a - An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA is important at the local level as a record of the development of Newcastle and the transition from a coal town largely in the ownership of the Austrian Agricultural Company to an industrial city. The significant group of [inter-war period early twentieth century](#) industrial and warehouse buildings [containing factories and workshops](#) helped [establish-grow](#) the industrial base of the NSW economy [in preparation for World War II, and represents the industrial development of Newcastle West during the twentieth century.](#)

- *Criterion b - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA does not demonstrate this criterion to any notable degree.

- *Criterion c - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area):*

Parry Street HCA is important in demonstrating aesthetic characteristics [at a local level](#) that define the [early twentieth century and](#) inter-war period and style of industrial and warehouse buildings. These aesthetic features include:

1. Attached one to two storey industrial and warehouse buildings with flat or slightly pitched roofs and brick facades with limited ornamentation other than some decorative brickwork along the cornice or parapet. [The restrained building design and ornamentation reflects the materials and labour shortages during the 1930s.](#)
2. [The consistency in the scale, form and massing, style and construction of industrial and warehouse buildings built during from the inter-war period early twentieth century up until 1940. Industrial building techniques, employing repeated modular forms and steel and timber structures to cover large spans. Vehicle openings integrated into facades indicate how many of these buildings were constructed during a period when motorised vehicles became more widespread, and both an integral part and product of manufacturing.](#)
3. [The buildings in this area make important contributions to the streetscapes of Parry and National Park streets. The streetscapes of both roads have a distinct industrial character](#)

derived from the consistent period of the buildings, modular building forms, the dominant brick materials, and stepped parapets repeated along the street.

The three storey inter-war residential apartment building and its decorative face brickwork at 32 National Park Street provide an important transition in scale and form between the industry and warehousing of Parry Street and the single storey inter-war brick and timber residential bungalows of Hamilton South 'Garden Suburb' immediately to the south.

- *Criterion d - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Feedback from residents and businesses in 2023 revealed that the community significantly value the character and physical elements of Parry Street and identify with its' protection as a heritage conservation area. Overall, there is a high degree of esteem held by the resident community and strong attachment to the character of the area, the streetscape and buildings. The area meets this criterion on cultural grounds at the local level.

- *Criterion e - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

There remains the potential for Aboriginal objects of conservation value to be present in the area due to its proximity to the former course of Cottage Creek which ventured further east and west when compared to today.

- *Criterion f - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area):*

Parry Street HCA does not demonstrate this criterion to any notable degree.

- *Criterion g - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*

The Parry Street HCA is important at the local level for being a significant intact grouping of inter-war early twentieth century industrial and warehouse buildings that represent the architectural styles and construction technologies of that period of urban development.

Statement of Significance

The Parry Street ~~Heritage Conservation Area~~HCA is important at the local level in demonstrating the nature of industrial and warehouse building construction in Newcastle between 1923~~01~~ and 1940. The significant group of inter-war period industrial and warehouse buildings containing factories and workshops helped grow the industrial base of the NSW economy in preparation for World War II, and represents the industrial development of Newcastle West during the twentieth century.

The narrow window of time in which the precinct developed is significant, ~~it is~~ providing evidence of the key features of the period including construction and building technologies. The uniformity of

the group in terms of architectural style, age, height, form, massing, setbacks, and materials contributes to defining the character.

Key visual elements include:

- Attached one to two storey industrial and warehouse buildings with flat or slightly pitched roofs and brick facades with limited ornamentation other than some decorative brickwork along the cornice or parapet. [The restrained building design and ornamentation reflects the materials and labour shortages during the 1930s.](#)
- [The consistency in the scale, form and massing, style and construction of industrial and warehouse buildings built during from the inter-war period early twentieth century up until 1940. Industrial building techniques, employ repeated modular forms and steel and timber structures to cover large spans. Vehicle openings integrated into facades indicate how many of these buildings were constructed during a period when motorised vehicles became more widespread, and both an integral part and product of manufacturing.](#)
- [The buildings in this area make important contributions to the streetscapes of Parry and National Park streets. The streetscapes of both roads have a distinct industrial character derived from the consistent period of the buildings, modular building forms, the dominant brick materials, and stepped parapets repeated along the street.](#)

- Key Period of Significance - circa 19~~2301~~ to 1940

Recommendation

The above assessment of heritage significance followed the standard Heritage Assessment Guidelines and the NSW state heritage criteria. As a result, it is recommended the area be protected through with a statutory HCA, referred to as the Parry Street Heritage Conservation Area, in a future LEP amendment.

9.6 Comparative Assessment

The Parry Street precinct is locally rare for the high concentration, integrity and intactness of ~~inter-war period~~~~early twentieth century~~ industrial and warehouse buildings, comparable locally with isolated LEP heritage item listings such as the ELMA Factory at 54 Clyde Street, Hamilton North (LEP Item I168) and the ~~Wincombe-Carson-Dicks Bros Engineering building~~~~Warehouse~~ at ~~62 Fern14 Milford~~ Street, Islington (LEP Item ~~I198203~~), and in NSW with William Street and North Alexandria HCAs in Alexandria, Sydney.

9.7 Threatening Processes

Should issues experienced in adjacent areas of the Newcastle City Centre were to eventuate in this locality, it could undermine the integrity and intactness of the Parry Street HCA. This includes:

- Unsympathetic development, in particular, inappropriately scaled and designed infill development that replaces original building stock.

9.8 Desired Future Character Statement

The DCP provides Desired Future Character Statements for each HCA for development assessment and design planning guidance. If the Parry Street area becomes a new HCA to replace part of the existing Newcastle City Centre HCA, it is recommended ~~the DCP~~ 2023 be amended to include the following statement:

The character of the Parry Street Heritage Conservation Area is made up of single and two storey industrial and warehouse buildings that were built in the early decades of the twentieth century. The special character is to be preserved, celebrated and maintained through the retention of contributory buildings, existing subdivision pattern, and elements of visual interest.

Elements to be preserved and/or sensitively restored or reconstructed (based on evidence of original appearance) include:

- *Range of contributory and historic buildings constructed prior to the Second World War, particularly intact or historically significant groupings, and the appearance and layout of streets.*
- *Existing subdivision pattern and street layout, including preserving the human scale of development and the groupings of contributory early twentieth century and inter-war buildings.*
- *Modest single to two storey scale of distinctive early industrial and warehouse buildings that is an original defining feature of the group.*
- *Exposed face brick of existing building facade and front fencing at 32 National Park Street.*
- *Mature trees in the public domain, and parks and public spaces including Little Birdwood Park.*
- *Items of heritage significance recommended for individual listing as heritage items in Schedule 5 of LEP 2012.*
- *The rich record of relics and archaeological sites beneath the modern city.*

9.9 Contributory Buildings

Fieldwork was undertaken in January 2020 to establish the overall intactness of this area. The Contributory Buildings Map for the Parry Street HCA (refer to **Figure 123**) grades the contribution of buildings to the streetscape character and heritage significance for the existing Newcastle City Centre HCA in which they are currently located. For definitions of contributory buildings, refer to Section 1.8. If the area is subject to the regulation of a new HCA to replace part of the existing Newcastle City Centre HCA, a new contributory buildings map for the Parry Street area will be required.



Figure 123: Proposed Parry Street HCA - Contributory Buildings Map (Source: CN GIS 24 January 2020)

9.10 Community Engagement Feedback

Refer to Section 5.11 for community engagement feedback for the Parry Street area of the existing Newcastle City Centre HCA.

9.11 Heritage Conservation Area Boundary

The boundaries of the existing Newcastle City Centre HCA were reviewed for land between National Park and Selma streets. For this locality, overall, with the exception of development on land parcels between [Stewart Avenue](#), King and Parry streets, the existing HCA boundary no longer reinforces the special built character of Newcastle West.

Except for a minor scattering of properties with special built character (including some heritage items) which are isolated from Parry Street by adjoining land parcels consisting of either retail warehousing, sale yards and open car parking areas, or in the last few decades, have been comprehensively and intensively re-developed with a mix of retail, commercial office and residential medium to high-rise buildings (refer to [Figures 124 to 127](#)). This no longer reinforces the special built character of Newcastle West.



Figure 124: 990 Hunter Street, Newcastle West facing east (Source: Google Streetview)



Figure 125: 214 Parry Street, Newcastle West facing north (Source: Google Streetview)



Figure 126: 874 Hunter Street, Newcastle West facing east (Source: Google Streetview)



Figure 127: *Corner of National Park and King streets, Newcastle West facing west (Source: Google Streetview)*

1, 3 and 5 Selma Street, Newcastle West consists of three residential bungalows from the Federation and Inter-War [urban development](#) periods ~~of urban development~~ (refer to **Figure 128**). This no longer reinforces the special built character of Newcastle West, and a significant number of residential dwellings from the Federation and Inter-War period are ~~already~~ represented and protected in other HCAs ~~of in~~ the ~~Inner Area of~~ Newcastle [centre](#) including the Glebe Road Federation Cottages, Cooks Hill, Hamilton Residential Precinct and Hamilton South 'Garden Suburb' HCAs. [In the same block, former industrial warehouse buildings at 246 Parry Street, Newcastle West may have potential cultural value \(refer to Figure 129\). Their heritage significance and the potential to include these buildings and adjust the boundary of the adjacent LEP listing \(Item I503 - St Joseph's Convent and Sacred Heart Church and School\) should be investigated.](#)



Figure 128: 1, 3 and 5 Selma Street, Newcastle West (Source: Google Streetview)



[Figure 129: 246 Parry Street, Newcastle West \(Source: Google Streetview\)](#)

Wood Street is comparable to the proposed Parry Street HCA considering its development history and low-rise industrial warehouse character. In demonstrating principal characteristics of a Newcastle industrial streetscape it is less representative as it is a smaller area (a row of five contributory buildings midway along its western side and two heritage items), and has less integrity with most of the front facades of these contributory buildings exhibiting significant and intrusive alterations and additions, particularly at ground floor level to accommodate more modern shopfronts (refer to Figure 130). These properties should be investigated for potential as new LEP heritage item listings. The Former Castlemaine Brewery at 787 Hunter Street (LEP item I501, SHR ID 00312) extends along the full length of the east side of the street, and at its north-west end is the Cambridge Hotel at 789 Hunter Street (LEP item I502) (refer to Figure 131). The heritage significance of these land parcels is already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by recent development adjoining such as the Newcastle Bus Interchange at 874 Hunter Street and the commercial office buildings at 168 Parry Street and 12 Stewart Avenue.



Figure 130: 22 Wood Street, Newcastle West facing north (Source: Google Streetview)



Figure 131: Former Castlemaine Brewery at 787 Hunter Street and the Cambridge Hotel at 789 Hunter Street, Newcastle West (Source: Google Streetview)

The heritage significance of the land parcels containing Birdwood Park (LEP Item I509), Stewart Avenue's Fig Trees (LEP Item I161), the Army Drill Hall at 498 King Street (LEP item I508) (**refer to Figure 132**), ~~the Former Castlemaine Brewery at 787 Hunter Street (LEP item I501, SHR ID 00312), the Cambridge Hotel at 789 Hunter Street (LEP item I502) (refer to Figure 95)~~, Dairy Farmers Building at 924 Hunter Street (LEP item I505), and St Joseph's Convent and Sacred Heart Church and School at 841 Hunter Street (LEP Item I503) (**refer to Figure 133**) are already conserved and protected by existing heritage item listings and are isolated from the special built character of Newcastle West by adjoining recent development.



Figure 132: Birdwood Park and the Army Drill Hall at 498 King Street, Newcastle West (Source: Google Streetview)



Figure 133: St Joseph's Convent and Sacred Heart Church and School at 841 Hunter Street, Newcastle West (Source: Google Streetview)

Furthermore, there are some properties which are of have potential cultural value such as those at 741 Hunter Street, 17 and 19 Beresford Street, 840 Hunter Street, 904-908 Hunter Street, and 23 Denison Street, Newcastle West (refer to Figures 134 to 138). However, these properties are isolated from the special built character of Newcastle West by adjoining recent development. Instead, these properties should be investigated for new LEP heritage item listings.



Figure 134: 741 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 135: 17 and 19 Beresford Street, Newcastle West (Source: Google Streetview)



Figure 136: 840 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 137: 904-908 Hunter Street, Newcastle West (Source: Google Streetview)



Figure 138: 23 Denison Street, Newcastle West (Source: Google Streetview)

For land between National Park and Selma streets, all buildings no longer in an HCA and ranked as Contributory 1 or Contributory 2 items, should be investigated as potential new LEP heritage item listings. This should include the small number of contributory buildings in Beresford Street and Beresford Lane, isolated from the special built character of Newcastle West by adjoining recent development (refer to Figures 135 and 139).



Figure 139: 29 and 31 Beresford Street, Newcastle West (Source: Google Streetview)

As well as their positive contribution to the heritage significance of the HCA, the properties along the south side of Parry Street should be retained in the HCA to maintain the setting of an immediately adjacent HCA. The HCA provides an assessment regime with more control over future development of this land, discouraging intensive and inappropriate development adjacent to Hamilton South 'Garden Suburb' HCA to the south and its properties in Warrah Street. These properties are of a low-rise height and scale (single storey), and residential built form (refer to Figure 140). This section of the HCA provides an important buffer, assisting with conserving the heritage significance of the adjacent Hamilton South 'Garden Suburb' HCA.



Figure 140: 8 Warrah Street, Hamilton East facing south-east (Source: Google Streetview)

As such, the following amendments to the LEP maps for the Newcastle West area are recommended (refer to [Figure 141](#)):

- Rename part of the existing Newcastle City Centre HCA Parry Street HCA which is south of King Street, east of Stewart Avenue, and west of National Park Street.
- Boundary adjustments to the Parry Street HCA to remove from the HCA all land parcels north of King Street, west of Bellevue Street/764 Hunter Street/National Park Street, and east of Selma Street.



Legend

 Proposed Heritage Conservation Area	 Contributory 1	 Non-contributory
 Recommended removal from HCA	 Contributory 2	
 Heritage Item	 Neutral	

Figure 141: Proposed Parry Street HCA - Proposed changes to the existing Newcastle City Centre HCA (Source: CN GIS 24 January 2020)

9.12 Newcastle City Centre ~~LEP~~ Boundary

A review of the Newcastle City Centre ~~LEP~~ boundary considered land parcels at the boundary of the proposed Parry Street HCA. Overall, it is considered appropriate that this land will remain in the Newcastle City Centre ~~LEP~~ boundary as the LEP provisions for the Newcastle City Centre are commensurate with the heritage significance and desired future character of the proposed HCA.

9.13 Land use zoning

A review of the land use zoning was undertaken for land parcels in the boundary of the proposed Parry Street HCA. Overall, the existing land use zoning is considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

9.14 Minimum lot size, Height of buildings and floor space ratio

A review of the minimum lot size, HOB and FSR development standards was undertaken for land parcels in the boundary of the proposed Parry Street HCA. Overall, these ~~existing HOB and FSR development~~ standards applied to this land are considered appropriate and compatible with retaining and conserving the heritage significance of the proposed HCA.

9.15 Heritage Items

Identified by the assessment above and from community engagement feedback, it is recommended the following new LEP heritage items and amendments to existing LEP heritage items be investigated:

- Former Castlemaine Brewery, Wood Street - adjust boundary of existing LEP listing (Item I501) to include the adjacent land parcel at 1 Wood Street consistent with the existing Former Castlemaine Brewery SHR listing (SHR ID 00312).
- Former Drill Hall, Little King Street - adjust boundary of existing LEP item (Item I508) consistent with recent boundary adjustments to the property.
- 246 Parry Street - investigate heritage value and potential to adjust boundary of existing LEP listing (Item I503 - St Joseph's Convent and Sacred Heart Church and School) to include adjacent industrial warehouse buildings.
- 741 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 17 and 19 Beresford Street, Newcastle West - investigate potential new LEP listing.
- 840 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 904-908 Hunter Street, Newcastle West - investigate potential new LEP listing.
- 23 Denison Street, Newcastle West - investigate potential new LEP listing.
- Christadelphian Church at 152 Parry Street - investigate potential new LEP listing.

-
- [Investigate potential new LEP heritage item listings for all buildings where no longer in an HCA and are ranked by CN as Contributory 1 or Contributory 2 items.](#)
 - Other places in the HCA identified from the community engagement feedback as having potential cultural heritage merit will be investigated for LEP listing in a future heritage study.

CHAPTER TEN – RECOMMENDATIONS

10.1 Introduction

The recommendations below include an analysis of the community engagement outcomes from [Phase 1, consultation by CN's Community Engagement team held between 17 April 2023 and 29 May 2023, and Phase 2 public exhibition of Draft Newcastle City Centre HCAs Review Report from 6 November 2023 to 18 December 2023](#).

The recommendations do not allow CN to make changes to the HCA boundaries or heritage listings. Such changes follow a strict legal process requiring a planning proposal to amend the LEP. Similarly, recommended changes to the DCP require a formal, legal process. This work will be done as a separate project.

10.2 Recommendations

The ~~draft~~ recommendations ~~for managing the existing heritage conservation areas in the Newcastle City Centre LEP boundary~~ are as follows:

Newcastle East Heritage Conservation Area (Refer to Chapter 4)

- The Newcastle East HCA remains protected through the mechanism of a statutory HCA.
- Amend the LEP maps to adjust the boundary of the Newcastle East and The Hill HCAs.
- Amend the LEP maps to remove height of buildings and floorspace ratio development standards from identified low-rise ~~residential~~ precinct in the Newcastle East HCA.
- [Further investigate whether the planning provisions for the Newcastle East HCA and the Newcastle City Centre should both apply, particularly for the identified low-rise precinct in Newcastle East and any similar areas in the Newcastle City Centre.](#)
- Amend ~~the~~ DCP [2023](#) to include updated ~~statement~~ of significance and desired future character statement for Newcastle East HCA.
- Amend the Heritage Technical Manual to include updated contributory building maps for the Newcastle East and The Hill HCAs.
- Investigate changes to the LEP heritage schedule and maps to amend existing and add new heritage items.

Newcastle City Centre Heritage Conservation Area (Refer to Chapter 5)

- Amend the LEP heritage schedule and maps to replace the Newcastle City Centre HCA with the smaller Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street HCAs.

Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street Conservation Areas (Refer to Chapters 6, 7, 8 and 9)

- Amend the LEP maps to adjust the boundary of the Newcastle City Centre, The Hill and Cooks Hill HCAs.
- Amend the LEP maps to adjust the Newcastle City Centre ~~LEP~~ boundary, change land use zoning, [\(from MU1 mixed use to R3 Medium Density\), add minimum lot size development](#)

[standards](#), and remove height of buildings and floorspace ratio development standards from identified low-rise residential properties in The Hill HCA.

- Amend ~~the~~ DCP [2023](#) to include new statement of significance and desired future character statements for the Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street HCAs.
- Amend the Heritage Technical Manual to include updated contributory building maps for The Hill and Cooks Hill HCAs, and new contributory building maps for Old Town, Civic and Honeysuckle, Hunter Street [West](#), and Parry Street HCAs.
- Investigate potential changes to the LEP heritage schedule and maps to amend existing and add new heritage items, [including investigating potential new LEP heritage item listings for buildings ranked as Contributory 1 or Contributory 2 items no longer to be in an HCA](#).

REFERENCES

[Australia ICOMOS, 2013, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, ISBN 0 9578528 4 3](#)

[City of Newcastle, 2020, *Heritage Strategy 2020–2030*](#)

[Heritage Council of NSW and Government Architect NSW, May 2018, *Better Placed: Design Guide for Heritage: Implementing the Better Placed policy for heritage buildings, sites and precincts*, ISBN 978 0 6483700 4 8](#)

[Newcastle City Council / Department of Urban Affairs and Planning, 1998, *City West unlocking the potential: Development Control Plan 40*, ISBN 0 909115 69 9](#)

[NSW Department of Planning and Environment, June 2023, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria*, ISBN 978 1 923018 53 2](#)

[NSW Department of Planning and Environment, November 2023, *Guide to Varying Development Standards*](#)

APPENDIX A

COMMUNITY ENGAGEMENT REPORT [\(PHASE 1\)](#)

- September 2023

[APPENDIX B](#)

[PUBLIC EXHIBITION REPORT \(PHASE 2\)](#)

- [January 2024](#)

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ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

**CCL 26/03/2024 - PUBLIC ART REFERENCE GROUP (PARG) -
ANNUAL REPORT 2023**

8.3 **Attachment A:** Public Art Reference Group Annual
Report

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Public Art Reference Group

Annual Report

2023



Acknowledgment of Country

City of Newcastle (CN) acknowledges its Local Government Area (LGA) sits within the Country of the Awabakal and Worimi peoples. We acknowledge that Country for Aboriginal peoples is an interconnected set of ancient relationships. We acknowledge the custodianship of the Awabakal and Worimi peoples and the care and stewardship they have performed in this place since time immemorial. We recognise the history of truth that acknowledges the impact of invasion and colonisation on Aboriginal and Torres Strait Islander people and how this still resonates today.

Contents

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Cover image: Roe Street Mayfield
Artist -Jordan Lucky



Foreword from the Chair

As we embark on another year, it is with pleasure that I present the 2023 Public Art Reference Group Annual Report for the City of Newcastle.

Over the past year, we have witnessed a remarkable and continued surge in high quality public art in Newcastle, and also positive sentiment and media commentary, both locally and nationally, regarding the burgeoning growth of public art in our vibrant community. You can see it right before your eyes!

The dynamic landscape of Newcastle has become a canvas for creativity, with public art projects

contributing significantly to the cultural richness of our city. The increasing recognition and appreciation for these artistic expressions reflect not only the evolving identity of Newcastle but also the collective spirit of its residents.

In acknowledging this transformative power of public art, it's important to highlight its positive impact on the well-being of our community. The infusion of creativity into our public spaces beautifies our surroundings and fosters a sense of connection, pride, and inspiration among our diverse residents.

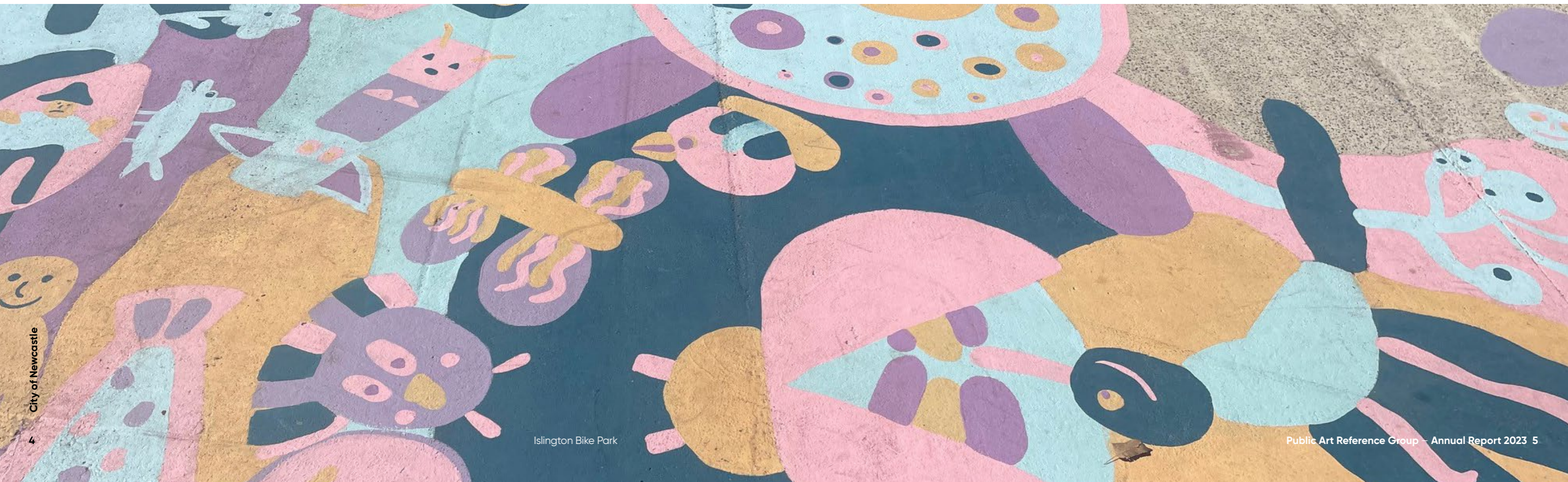
At the heart of this creative momentum is the unwavering support of the City of Newcastle and our ratepayers for our local artists. We take immense pride in our commitment to nurturing and championing the talent within our community. By providing genuine support and fostering opportunities, we empower local artists to contribute their unique perspectives, further enriching the cultural fabric of Newcastle.

As we reflect on the past year's achievements and look toward the future, we remain dedicated to the continued growth and integration of public art into all areas of Newcastle. I extend my sincere thanks to every organisation and individual that has

contributed to this work, and the enthusiastic team of subject matter experts, fellow councillors and, critically, our dedicated CN staff who keep the whole show on the road.

It is my firm belief that by supporting, celebrating and promoting the artistic endeavors of our community, we contribute not only to the aesthetic appeal of our city but also to the wellbeing and vitality of its residents.

Councillor Carol Duncan
Chair
Public Art Reference Group





Beaumont Street Mural

Membership

PARG met seven times in 2023 and membership during the period is shown below.



Councillor Carol Duncan

Chair

Meetings attended: **4**



Councillor Dr John Mackenzie

Member

Meetings attended: **3**



Councillor Peta Winney-Baartz

Member

Meetings attended: **4**

Objectives of the Public Art Reference Group

The Public Art Reference Group (PARG) acts as an Advisory Committee to the City of Newcastle on public art. Over the last year the key objectives were to:

- Provide guidance and advice to developers, artists, curators, CN staff and the community regarding public art in the private and public domain.
- Ensure public art reflects the local identity, diversity and community of Newcastle.
- Ensure high standards of public art are delivered in the private domain, by outlining requirements regarding artistic excellence, local character, heritage and culture, invigoration of the public domain, sustainability and materiality, and maintenance.
- Review processes and procedures for public art and make recommendations for improvements and revisions of all documents, procedural or policy based, pertaining to public art.

The following community members provided leadership and guidance to the development and enhancement of public art in the City due to their varied experience in this area.

Charlotte Hilder

Meetings attended: **2**

Nikolas Orr

Meetings attended: **6**

Edwardo Milan

Meetings attended: **5**

Andrew Smith

Meetings attended: **0**
Provided input electronically.



Paul McCartney Mural by Mitch Revs

PARG Meetings

In 2023 PARG provided guidance on a wide variety of art forms in the local government area. This included public art proposed as part of development applications, infrastructure upgrades, festivals and work proposed by local Business Industry Associations or through the Special Business Rate funding. The variety of proposals included murals, statues, video art, temporary artworks, chalk art, sculptures and suspended artwork.

PARG meetings have generally occurred on a as needs basis, with several proposals being reviewed via electronic means outside of formal meetings. The Group also considered many donations of public art, enquiries about engaging artists and reviewed procedures. The Group also worked with applicants and artists to ensure proposed artworks are inclusive, culturally appropriate and add value to the city.

Public Art considered by PARG

In 2023, six proposals for public art in the private domain were reviewed which related to development applications. These included:

- DA2018/01107 - 854 Hunter St, Newcastle West
- DA2019/00711 - 1 National Park St, Newcastle West
- DA2021/01459 - 924 Hunter Street, Newcastle West
- DA2021/01754 - 43 Date St, Adamstown
- DA2022/00796 -132-140 Brunner Rd, Adamstown
- DA2022/01316 and DA2022/01317 - 711 Hunter St, Newcastle West

The map below shows the locations of these proposals.

Newcastle West



Adamstown



723 Hunter Street Newcastle West

Development application (DA2018/005100) for the construction of a commercial building required the installation of public art on the site. A Public Art Curator was selected to manage the proposal and the theme of the artwork was the concept of the Awabakal use of message sticks. The concept has been woven into the architectural features of the buildings. The message sticks are referred to in the vertical fins of the building and in the laneway.

The artworks include two raised garden beds for sculptures, two areas for graphics within the lobby of the building, a laneway feature and a recessed mural. The sculptured artworks reference the industrial nature of the city and recognise the loss of the mangrove, a meeting place for the Awabakal people. The screen fence tells the dreamtime story of the Kangaroo that hides within Nobbys head. The building has been constructed and images of the artworks are shown below.

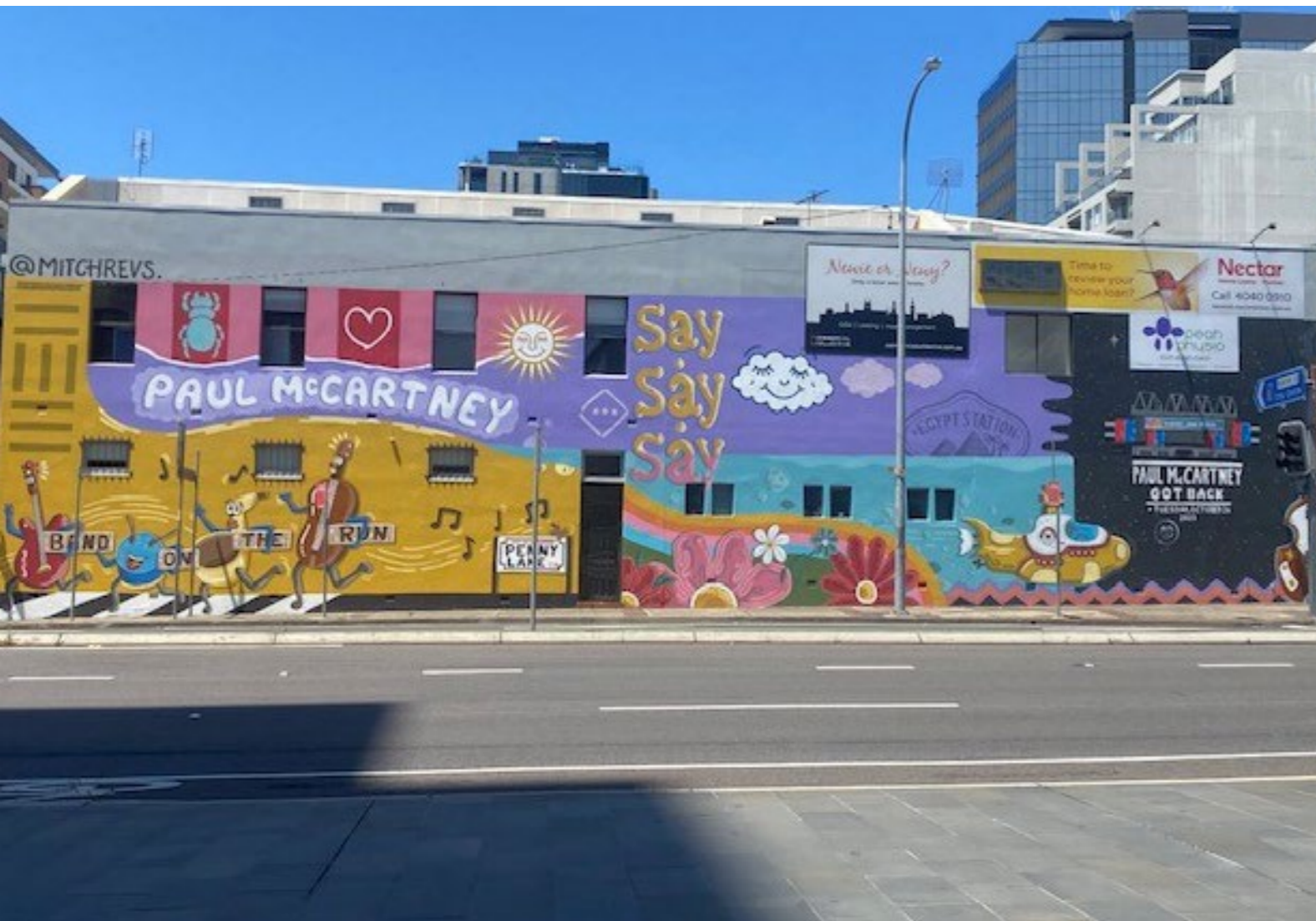


Sculpture: Artist - Jenny Johnstone and Alice Whish
Screen: Artist - David Parsons

826 Hunter Street Newcastle

Paul McCartney Mural

Local artist Mitch Revs was commissioned by Venues NSW to paint a mural on the western wall of the building to celebrate the fact that Sir Paul McCartney will be performing at McDonald Jones Stadium in Newcastle. The mural celebrates Paul McCartney and the Beatles and has iconic images intertwined with elements of Newcastle including its beaches and the Stadium. The mural has promoted Newcastle as a major music venue and the location on a prominent intersection also celebrates the importance of art in the city.



Paul McCartney Mural by Mitch Revs

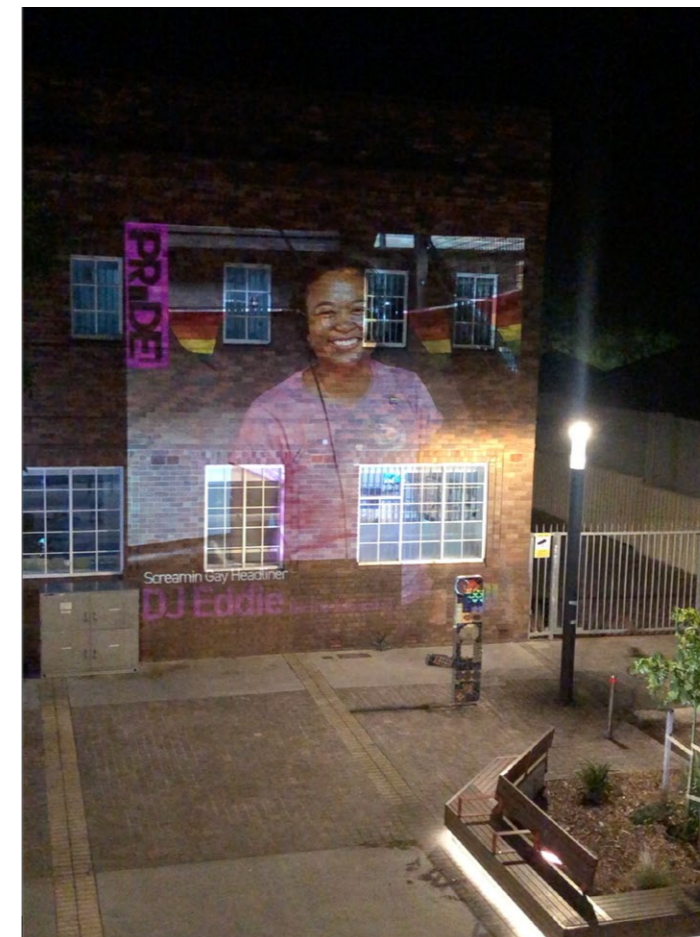
Community Art

A wide variety of art installations occurred in 2023 and have added interest and colour to local streetscapes. These artworks have been informed by local history, connections, culture and the environment. The artworks have included murals and temporary artworks which have been used to encourage activation and create interesting spaces in many local centres in the local government area. In addition, local Business Industry Associations have been very active in encouraging art in the public domain and have funded many of the projects in conjunction with the City of Newcastle.

James Street Plaza Hamilton

The James Street Plaza Activation is a project that was created after placemaking research by the University of Newcastle. The project has involved the Hamilton Business Association, Art Thinking and City of Newcastle.

A light animation was projected onto the ANZ building and different multi media displays were projected onto the wall at various times in the year. The project focuses on community engagement and has used local artists.



Art Thinking, James Street Plaza

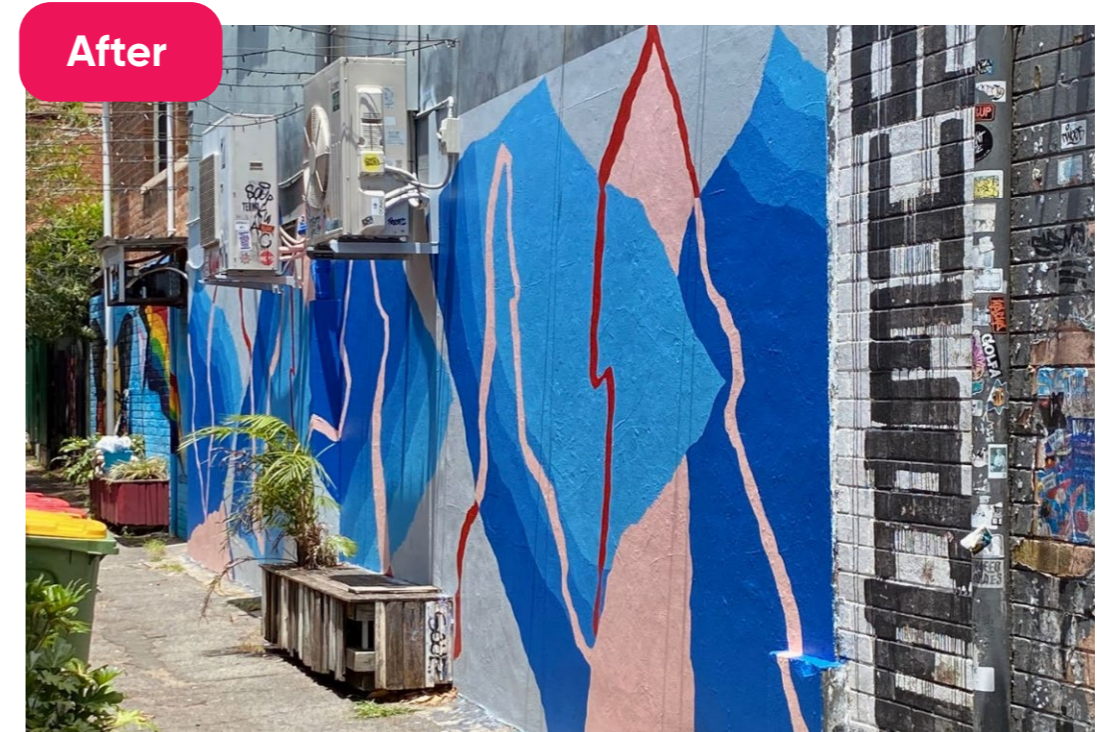
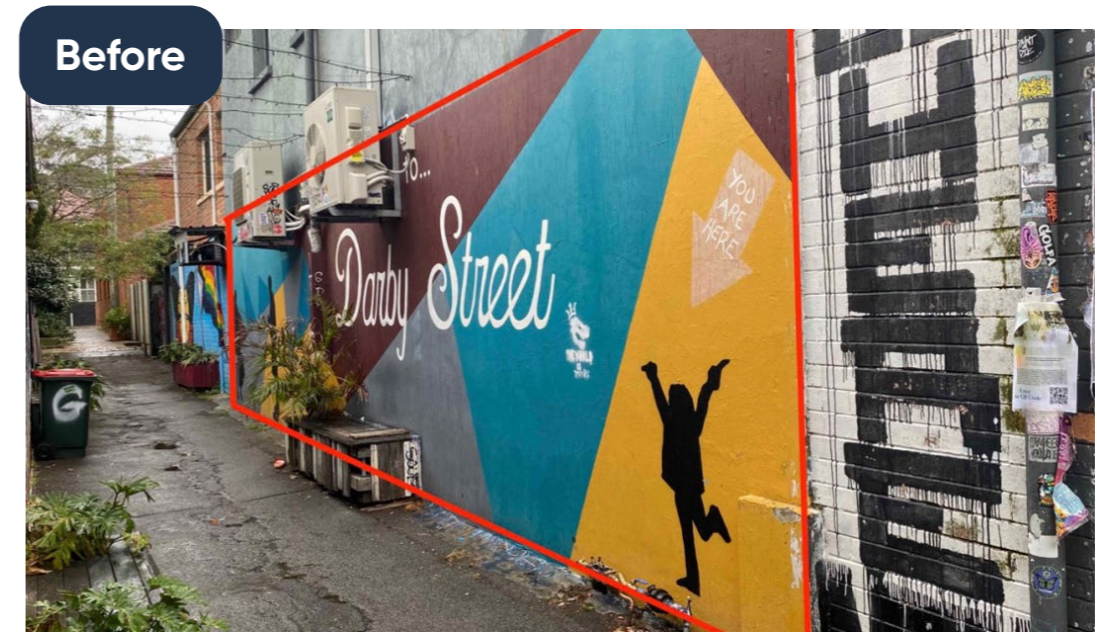
Roe Street Mayfield

Artist Jordan Lucky painted a mural on a blank wall in Roe St Mayfield. This artwork was instigated by Playstate and the Mayfield Business Industry Association assisted with funding. The artwork brings the corner to life and has brightened up the local area.



Roe Street Mayfield
Artist - Jordan Lucky

141 Darby Street Cooks Hill



Artist - Nick Fintan

An existing mural was painted over with a new mural to improve the visual appearance of the laneway. The mural was created by Nick Fintan and includes solar LEP strip lighting, that is activated by sensors when visitors walk past.

New Lambton library

The Alma Street wall on the New Lambton library received an uplift in the form of a new mural. The artwork was created by artists from UP&UP Inspirations and includes a collection of leaves, flowers, a butterfly and a yellow tail black cockatoo in a mixture of bright colours. The bright contemporary colours symbolise hope and add interest to the local streetscape.



Special Business Rates Funding

Special Business Rates are collected from businesses in Newcastle City Centre/Darby St, Hamilton, Mayfield, New Lambton and Wallsend and are reserved for the promotion, beautification and development of these business precincts.

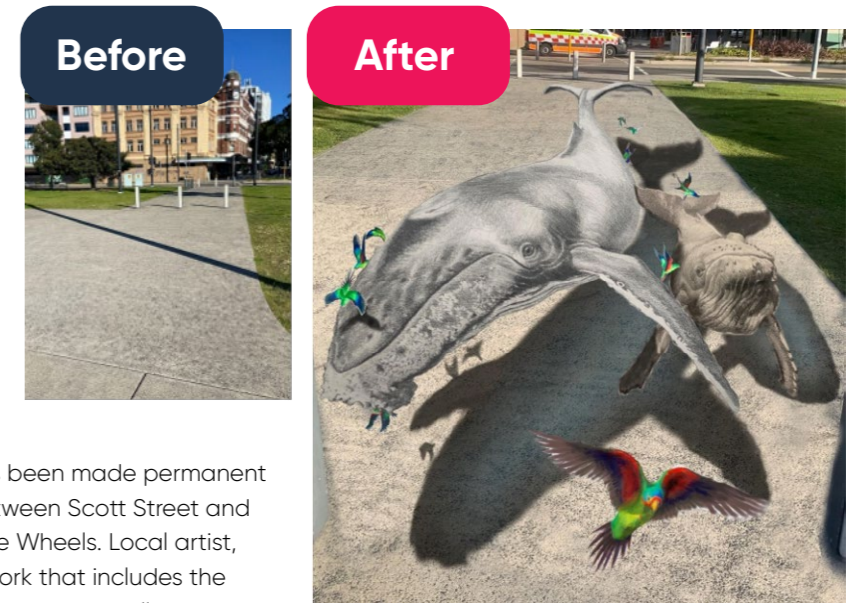
A number of art events in 2023 were sponsored by the Special Business Rates funding by City of Newcastle, including EASEL'D and Chalk the Walk.

The EASEL'D program was held in September 2023 and over 100 artists took to the streets to create temporary activations. It included live painting, artist residencies, activations and workshops between Newcastle West and Newcastle Beach. The program was managed by the Wall Station.



The Wall Station, www.thewallstation.com

The Chalk the Walk festival was part of the New Annual Festival in September, managed by Zest Events International. It involved artists creating temporary 3D art work in the form of chalk drawings where the community could watch the artists that were located on a walking trail around the city.



The majority of the artworks are temporary. One of the artworks created in the festival has been made permanent and is located on the footpath between Scott Street and Wharf Road, close to Harry Café de Wheels. Local artist, Jenny McCracken created an artwork that includes the Humpback Whale and the Swift Parrot which tells the story of recovery for the whale species with that of the struggling Parrots due to the wild population dwindling. The artwork is a way to connect people and create links between the human and the natural environment.

The artwork also includes a reflection of the story of the whale and the parrot.

UBI VITA, SPES EST

Where there is life, there is hope.

For every one that breathes there is hope.
 Humpbacks follow the ancient currents south to
 Antarctic summers, then cycle up to winters north of Capricorn.
 Each new life brought forth woven from songs,
 music of creation returning from the brink of silence
 to harmonize the deep,
 weaving blue and green with shafts of light, in sound.

For every one that breathes there is hope.
 Swift parrots sense seasonal shifts
 leaving Lutruwita as the Fagus leaves fall.
 Do they hear the Humpbacks call from the sea?
 Following the leviathans on their journey
 north over land, then straight and land again.
 Once abundant flocks diminished, now rare travellers indeed.

Two great migrations touching the shores through millennia.
 Once resilient and reliable in their repetition,
 Now experiencing the threat of existential elimination,
 an after effect of anthropocentric entitlement.
 On a revolving trajectory ever more humpbacks return,
 humans finally grasping the paradoxical fragility of lives so large.
 While smaller lives still slip through the cracks.
 Swiftest of the species, rainbow jewels of the air, hurtling towards
 oblivion on our watch.

Their breeding trees taken, north and south,
 burned and cut as once the whales were hunted to the edge.
 This tide needs to turn to see survival and revival.
 Two great journeys intertwined in time and tide:
 for every one that breathes there is hope.

Hamilton Station Graffiti Management Project

The City of Newcastle's Hamilton Station Park Graffiti Management project was undertaken by UP&UP Inspirations and supported by a Graffiti Management Grant from the Department of Communities and Justice. The aim of the project was to reduce the incidence of graffiti vandalism on the walls and improve the visual appearance of the area.

In August and September community engagement sessions were held to encourage a diverse range of community members, residents, asset owners, business, youth and people from different cultures and backgrounds. Islington Public School students were also involved in the project. The community provided input and ideas for the mural designs.

Each design aligns with Safer by Design principles and an element of Graffiti art, which in itself is a deterrent to future tagging. The murals send a message to the viewer which is linked to the place. They are located in the Hamilton Park Station area, bordered by the train station, Beaumont St and Eva Street.

Hamilton Park

The mural at the rear of Hamilton Station captures the history of trains in the area, with images of four iconic locomotives: a steam engine, an old diesel engine, an electronic commuter train of yesteryear and a sleek new electric commuter train. The murals border plays homage to the station's architecture and transports onlookers into the evolution of how things have changed in the train world and the stories they hold, and the connections people make where people from all walks of life come together.

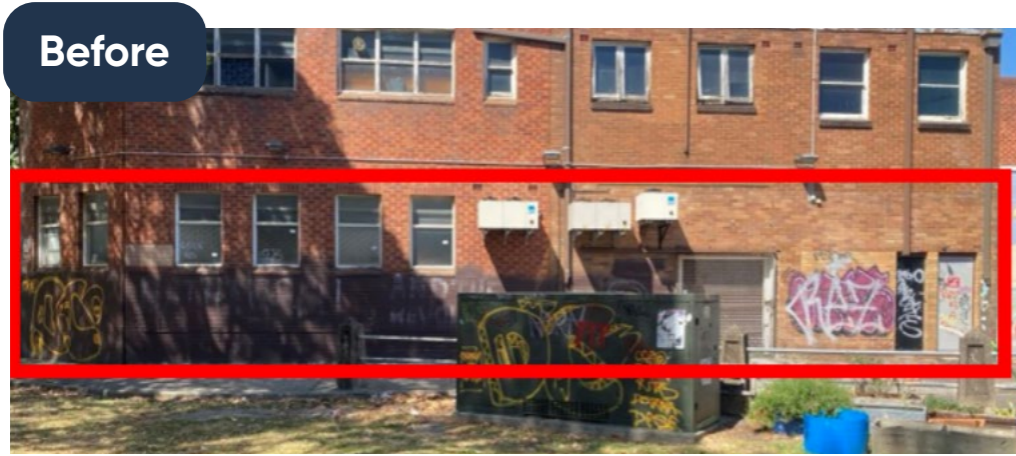
Before



After



Beaumont Street



The community sought a mural that paid homage to the Gallipoli Club in a unique graffiti style. The artwork has joined together the silhouette of soldiers, rosemary sprigs and poppies, the words 'Lest We Forget' and a mixture of graffiti letters. The mural commemorates the heroes of the past and aims to encourage positive engagement with public art. The graffiti style pieces celebrates the local street art culture and aims to bridge the gap between the past and present.

Eva Street



The theme the mural on the fence is 'colours of connection'. The community requested a mix of flowers, butterflies and dragons that represent beauty around them as well as reference to the local area. As the Hamilton shopping district is close by, the mural includes pictures of food and coffee. It also contains a number of positive messages, that have transformed the fence into a playful and fun piece of street art. The Eva St fence is also highly visible when the trains move past so the kindness affirmations are prominent.

newcastle.nsw.gov.au

ATTACHMENTS DISTRIBUTED UNDER SEPARATE COVER

CCL 26/03/2024 - EXECUTIVE MONTHLY PERFORMANCE REPORT

- 8.4 **Attachment A:** Executive Monthly Performance Report
 - February 2024

DISTRIBUTED UNDER SEPARATE COVER

Monthly Performance Report

February 2024



Income Statement

Result for the financial period ending 29 February 2024

Full Year Revised Budget		YTD Budget	YTD Actual Result	Variance (\$)	Variance (%)
\$'000		\$'000	\$'000	\$'000	\$'000
Income from continuing operations					
219,236	Rates & annual charges	146,084	146,084	-	0%
118,477	User charges & fees	77,103	77,471	368	0%
9,977	Other revenues	6,297	7,339	1,042	17%
21,597	Grants & contributions - operating	4,501	4,330	(170)	-4%
39,015	Grants & contributions - capital	11,683	11,683	-	0%
12,010	Interest & investment revenue	8,756	9,652	896	10%
7,204	Other income	5,099	7,175	2,076	41%
427,516	Total income from continuing operations	259,524	263,736	4,212	2%
Expenses from continuing operations					
130,955	Employee benefits & on-costs	84,902	85,585	683	1%
114,898	Materials & services	67,228	69,222	1,995	3%
4,039	Borrowing costs	2,693	2,664	(29)	-1%
69,601	Depreciation & amortisation	46,696	46,451	(245)	-1%
52,772	Other expenses	33,862	33,467	(394)	-1%
9,002	Net loss from the disposal of assets	2,709	2,529	(180)	-7%
381,267	Total expenses from continuing operations	238,089	239,918	1,828	1%
46,249	Operating result from continuing operations	21,434	23,818	2,384	11%
7,234	Net operating result before grants & contributions - capital	9,751	12,135	2,384	24%

Capital Statement

Result for the financial period ending 29 February 2024

Full Year Revised Budget \$'000	YTD Budget \$'000	YTD Actual Result \$'000	Variance (\$) \$'000	Variance (%) \$'000
Capital funding				
72,419 General fund contribution to capital	49,916	52,119	2,204	4%
2,410 Stormwater Management Service Charge	1,607	1,607	-	0%
32,516 Capital Grants & Contributions	11,683	11,683	-	0%
719 Proceeds from the sale of assets	261	261	-	0%
9,261 Net Loans Borrowings / (Repayments)	10,374	10,374	-	0%
Funding available for capital				
117,325 expenditure	73,840	76,044	2,204	3%
Capital Expenditure				
51,766 Asset Renewal	19,926	18,715	(1,211)	-6%
35,881 New / Upgrade	35,148	28,145	(7,003)	-20%
87,647 Total capital expenditure	55,074	46,860	(8,214)	-15%
29,678 Transfer to or (Draw down on) reserves				
	18,767	29,184	10,418	56%

Operating Analysis as at 29 February 2024

Over budget by more than 5%



Over budget by 5% or less



Result within budget



Financial Statement Line Item	Indicator	Var (\$'000)	Var(%)	Issue	Explanation
Operating Revenue					
Rates & annual charges		-	0%		
User charges & fees		368	0%		\$0.3m increase in revenue related to Civic shows and function revenue
Other revenues		1,042	17%		\$0.3m increase in Food & Beverage sales from Newcastle Venues \$0.3m increase in fines revenue \$0.3m increase in proceeds from insurance claims
Grants & contributions - operating		(170)	-4%		Related to timing of grants
Grants & contributions - capital		-	0%		
Interest & investment revenue		896	10%		Increased return from investments
Other income		2,076	41%		\$1.9m favourable Fair Value adjustment in TCorp Long Term Growth Fund \$0.2m increase in returns from Commercial properties
Operating Expenses					
Employee benefits & on-costs		683	1%		
Materials & services		1,995	3%		\$1.8m increase related to the timing of delivery and mix of projects within the Works Program
Borrowing costs		(29)	-1%		
Depreciation & Amortisation		(245)	-1%		
Other expenses		(394)	-1%		\$0.2m reduction in donations and sponsorship funding \$0.1m reduction in State Waste Levy
Net loss from the disposal of assets		(180)	-7%		Due to timing of budgeted disposals

Debtors Report as at 29 February 2024

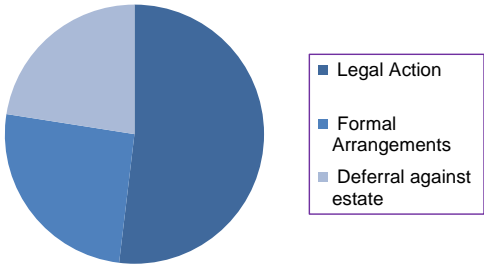
Outstanding Rates

Debt Recovery Action	No. of Properties	\$ Amount
Legal Action	141	1,112,884
Formal Arrangements	181	548,698
Deferral against estate	18	483,017
Total	340	2,144,599

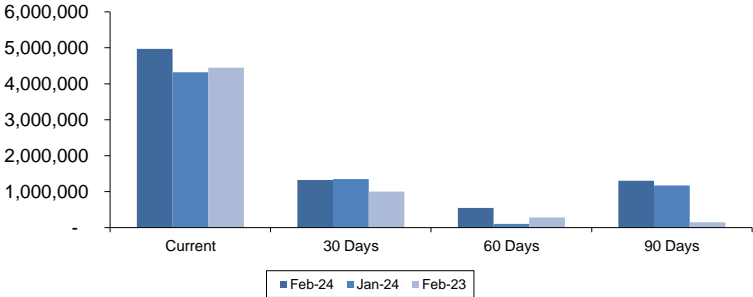
Aged Debtors Report (Major Debtors Report)

Period	Feb-24 \$	Jan-24 \$	Feb-23 \$
Current	4,968,689	4,322,453	4,446,458
30 Days	1,326,265	1,348,160	999,759
60 Days	545,022	102,177	282,013
90 Days	1,306,365	1,174,339	151,786
Total	8,146,341	6,947,130	5,880,016

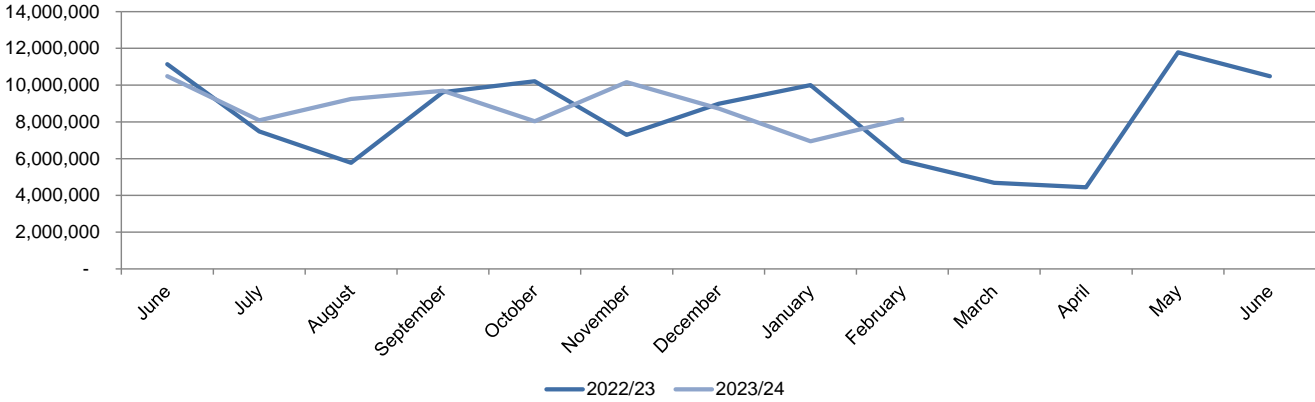
Outstanding Rates (\$)



Debtors balances



Trend of Debtors Balance (\$)



Works Program Summary

Result for the financial period ending 29 February 2024

Full Year Revised Budget \$'000	Portfolio/Program	YTD Budget \$'000	YTD Actual Result \$'000	Variance to YTD budget (%) \$'000	% of FY Budget Spent \$'000
30,918	City Infrastructure - Assets & Facilities	16,955	13,821	-18%	45%
499	Buildings - Council Support Services	265	492	85%	99%
15	Public Toilets	8	-	-100%	0%
1,350	Retaining walls	607	476	-21%	35%
1,824	Bridges	1,229	583	-53%	32%
694	Footpaths	369	555	50%	80%
1,103	Roadside Furniture	367	594	62%	54%
4,767	Road Rehabilitation	3,602	1,976	-45%	41%
11,220	Road Resurfacing	6,166	6,348	3%	57%
154	Parking Infrastructure	82	14	-83%	9%
5,466	Stormwater System	2,439	2,362	-3%	43%
3,825	Fleet Replacement	1,821	420	-77%	11%
4,506	Planning & Environment - Transport	2,589	2,118	-18%	47%
2,778	Cycleways	1,684	936	-44%	34%
833	Pedestrian Access and Mobility Plan (PAMP)	449	659	47%	79%
895	Local Area Traffic Management (LATM)	456	522	15%	58%
13,609	Planning & Environment - Environment & Sustainability	7,341	6,444	-12%	47%
790	Blackbutt Reserve	420	103	-75%	13%
254	Flood Planning	135	92	-32%	36%
8,214	Coast, Estuary and Wetlands	4,862	3,959	-19%	48%
2,011	Bushland and Watercourses	879	900	2%	45%
1,660	Street and Park Trees	780	973	25%	59%
680	Sustainability & Climate	264	416	57%	61%
6,000	Corporate Services	2,740	2,534	-7%	42%
550	Digital Enablement	343	221	-36%	40%
5,450	Core Systems Development & Maintenance	2,396	2,313	-3%	42%
36,766	City Shaping	21,349	20,271	-5%	55%
35,500	Citywide	20,560	19,227	-6%	54%
1,266	Summerhill	789	1,044	32%	82%
22,825	Creative & Community Services	14,858	17,013	15%	75%
9,731	Aquatics	8,607	9,138	6%	94%
351	Community Buildings	187	303	62%	86%
997	Civic Venues / Civic Services	531	720	36%	72%
10,388	Recreation & Sport	4,849	6,222	28%	60%
405	Economic Development	178	118	-34%	29%
154	Art Gallery	82	4	-95%	3%
799	Museum / Libraries / Historic Fort Scratchley	425	509	20%	64%
8,716	Waste Services	8,035	9,127	14%	105%
8,716	Waste Management	8,035	9,127	14%	105%
13,916	City Infrastructure - Revitalisation	8,817	9,047	3%	65%
3,333	City Centre	1,795	1,371	-24%	41%
7,905	Coastal	5,443	5,665	4%	72%
2,679	Urban Centres	1,579	2,010	27%	75%
137,255	Total Works Program	82,682	80,374	-3%	59%

Note: The Budget above is inclusive of operational and capital works

Councillors' Expense Register 2023/2024

	Annual Budget Allotments									Council Term Budget Allotments		
	EVENTS	ACCOMPANYING PERSON (Official Business)	OVERSEAS TRAVEL	PROFESSIONAL DEVELOPMENT	LGNSW / NGA ANNUAL CONFERENCE	COMMUNICATION EXPENSES	SPECIAL REQUIREMENTS & CARER EXPENSES	HOME OFFICE EXPENSES	TOTAL ANNUAL EXPENDITURE	AICD COURSE FEES	COMMUNICATION DEVICES	TOTAL TERM EXPENDITURE
LORD MAYOR												
Policy Provision	\$4,000	\$1,000	Paid in accordance with a specific resolution of Council	\$5,000	\$20,000 (shared among elected representatives inclusive of both events)	\$3,000	\$6,000	\$2,000		\$4,000 (may be combined with Professional Development expenses in the year undertaken)	\$4,000	
NELMES Nuatali	1,095.04	-	140.61	909.09	1,832.29	626.37	-	12.51	4,615.91	563.64	4,378.21	4,941.85
ALL COUNCILLORS												
Policy Provision	\$2,000	\$500	See Above	\$5,000	See Above	\$3,000	\$6,000	\$500		\$4,000	\$4,000	
CLAUSEN, Declan	538.27	-	-	309.09	2,182.92	506.37	-	422.91	3,959.56	-	2,537.85	2,537.85
CHURCH, John	-	-	-	-	-	146.37	-	12.51	158.88	-	2,428.59	2,428.59
MACKENZIE, John	-	-	-	309.09	-	515.48	-	12.51	837.08	-	3,219.67	3,219.67
DUNCAN, Carol	-	-	-	809.09	2,076.43	515.48	-	12.51	3,413.51	563.64	3,392.58	3,956.22
BARRIE, Jenny	122.73	-	-	519.09	-	515.48	-	12.51	1,169.81	-	3,219.67	3,219.67
McCABE, Charlotte	-	-	-	309.09	-	515.48	-	12.51	837.08	-	3,047.73	3,047.73
WINNEY-BAARTZ, Peta	-	-	-	729.09	1,433.61	515.48	-	12.51	2,690.69	-	3,219.67	3,219.67
WOOD, Margaret	-	-	-	309.09	2,104.10	515.48	-	12.51	2,941.18	-	3,219.67	3,219.67
WARK, Katrina	1,349.26	-	-	5,600.00	2,277.29	515.48	-	12.51	9,754.54	4,000.00	3,219.67	7,219.67
RICHARDSON, Deahhna	79.39	-	-	309.09	1,815.01	515.48	-	12.51	2,731.48	4,000.00	3,646.94	7,646.94
ADAMCZYK, Elizabeth	177.27	-	-	309.09	1,918.26	515.48	-	12.51	2,932.61	-	3,646.03	3,646.03
PULL, Callum	79.39	-	-	-	2,203.47	515.48	-	12.51	2,810.85	-	3,219.67	3,219.67
TOTAL (exc LM)	2,346.31	-	-	9,511.81	16,011.09	5,807.54	-	560.52	34,237.27	8,563.64	38,017.74	46,581.38
TOTAL (inc LM)	3,441.35	-	140.61	10,420.90	17,843.38	6,433.91	-	573.03	38,853.18	9,127.28	42,395.95	51,523.23

Ward 4

At 29 February 2024



City of Newcastle

Wallsend Capital Works Update

Wallsend PDP Stage 3: The intersection of Cowper and Kokera Streets, including:

Stage 3A: Ironbark creek widening and realignment, Cowper Street culvert bypass

- Stage 3A:
- Hydraulic modelling and design assessments are complete.
 - Detail design to commence in mid-2024.

Stage 3B: Installation of traffic signals at the intersection of Cowper and Kokera Streets

- Stage 3B:
- Design and authority approvals are complete.
 - Construction planning is underway to align with Stage 3A.

Wallsend PDP Stage 4: Boscawen Street Bridge and Nelson Street Bridge replacement works

- Boscawen Street Bridge:
- Detailed design is complete.
 - Construction planning is underway.

- Nelson Street Bridge:
- Detailed design is nearing completion.
 - Construction to follow completion of the Boscawen Street Bridge.

Wallsend PDP Stage 5: Detailed design of: Traffic lights and shared path at Nelson Street and Cowper Street intersection

- Detailed design and construction of Stage 5 scheduled to follow the construction of Stages 3A and 3B.

Western Corridor: Longworth Avenue Wallsend / Minmi Road Wallsend Road Upgrade

- Detailed design underway for both sections of road upgrade.
- Construction tender to be called mid-2024.

Investment Policy compliance report

February 2024

Executive summary:

1 Socially Responsible Investment:

Application of the investment function has remained consistent with requirements outlined within Part E of CN's Investment Policy, "*Environmentally and Socially Responsible Investments (SRI)*".

2 Portfolio holdings:

As at the end of February 2024 CN's overall investment portfolio holdings are \$408.3 million. These holdings are split between Income producing/defensive and Capital Growth asset classes.

3 Performance commentary – Income producing/Defensive funds:

As at the end of February 2024 CN's allocation to the income producing/defensive assets sat at 87%. The 1-month annualised yield of these assets was 4.19% as at 29 February 2024 (benchmark being 4.43%). New investments totalling \$14.6million were placed in February with a 1-month annualised yield of 5.42%.

Our expectation remains unchanged that in the short term the steep upward movement in interest rates witnessed since early in calendar year 2022 will challenge CN's ability to exceed the performance of the benchmark.

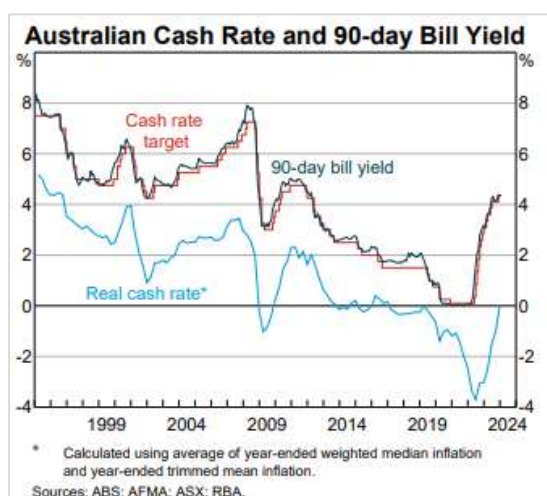
This challenge will continue until such time as existing long-term fixed investments placed prior to calendar year end 2021 begin to mature and/or the RBA Cash Rate declines.

New fixed income investments (Defensive funds) continue to offer compelling risk/return value, providing returns well in excess of the benchmark and inflation, and will continue to be explored/assessed with due consideration given to CN's Investment and Borrowing Policy.

Defensive Funds Performance and inflation

For the 12months to December 2023 the Consumer Price Index (CPI) in Australia recorded a rise of 4.10%. The Ausbond Bank Bill Index for the 12months to February 2024 was also 4.10%.

This signals that for the first time in several years the real interest rate was at, and now likely above, 0%. This is a positive outcome for yield on income producing/defensive investments that CN holds.



The real interest rate can be described as interest rates less inflation.

In response to the impacts of the COVID pandemic the real cash rate fell into negative territory as the Reserve Bank of Australia (RBA) ran a stimulatory monetary policy and inflation increased (combining to cause the negative real cash rate shown in the graph opposite).

In more recent times as monetary policy has normalised and inflation reverting closer to the RBA target band of 2-3% the real cash rate has increased with economic theory normalising.

What this change in market forces means for CN is that funds invested in income producing/defensive investments will return a yield in excess of inflation and therefore a positive real return (i.e. purchasing power of invested funds is increasing).

Demonstrating this are the \$14.6million of new investments placed by CN in February that returned a 1-month annualised yield of 5.42% being in excess of the 4.10% CPI rate reported for the 12months to December 2023.

Investment Policy compliance report

February 2024

4 Performance commentary – Capital growth funds:

For the month of February 2024, the TCorp Fund posted a fair value increment, being a positive return of 2.06% (benchmark being 0.54%).

Global equity markets continued their strong momentum, with subsequent large gains. The 3month return from the fund sits at 6.70% whilst the 1-year return has increased to 12.86%.

Short term performance of the TCorp Growth fund should continue to be viewed cautiously given the high volatility associated with a diversified growth fund such as these which mandate allocations to domestic and international shares.

Since TCorp first created the Long-Term Growth Fund in 2006, the Fund has proven to be relatively resilient with the ability to recover fair value losses over time following broader global equity downturns.

CN remains confident in the long-term strategic rationale that supports this investment, and rather than trying to time the market, our strategy as a long-term holder remains unchanged.

5 Risk management compliance:

CN's temporary surplus funds are invested consistent with its adopted Investment and Borrowing Policy and The Local Government Act and Regulations.

Actual performance against CN's Policy limits is disclosed later in this report.

6 New and matured investments:

New investments placed during February 2024 continued to focus on meeting the objectives outlined in CN's Investment and Borrowing Policy.

Further disclosure of investment portfolio composition and details of any investment placements or maturities during the reporting period are detailed later in this report.

7 Income producing/Defensive funds – Actual v Budget:

Cumulative Net returns to February 2024 from the Income producing/Defensive funds totalled \$9.35m against a December quarter review revised budget of \$8.57m (excluding Newcastle Airport and non-investment portfolio sources of interest). This resulted in Interest and Investment income outperforming the revised budget by \$0.78m for the financial year to date (inclusive of \$2.14m December qtr review upward revision).

From the commencement of 2023, when the interest income budget was set, to now, the RBA Cash Rate has continued to reset higher than budget formulated assumptions.

This resulted in an upward revision to the full year budget at both the September and December quarterly reviews. Further upward revisions are likely.

8 Capital Growth Funds – Actual v Budget:

Net returns to February 2024 from the Capital Growth Fund totalled a cumulative FYTD increment of \$3.98m against a budgeted increment of \$2.07m. This is a significant turnaround in comparison to the FYTD October 2023 performance that was a cumulative FYTD decrement of (\$1.21m).

As of February 2024, net returns are outperforming budget by \$1.91m for the financial year to date.

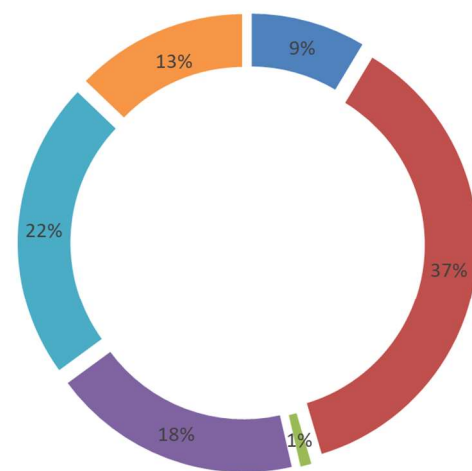
Ongoing performance will continue to be closely monitored and any possible adjustments made to the budget will be carefully assessed and recommended if deemed appropriate.

Investment Policy compliance report

February 2024

Portfolio holdings:

Asset Class allocation		
Investment Category	Investment type	CN exposure (\$'000)
Income producing / Defensive	Cash At Call	35,175
	Term Deposit: Fixed rate	150,279
	Term Deposit: Floating rate	4,000
	Floating Rate Note	90,577
	Fixed Rate Bond	75,755
Capital Growth	Long Term Growth Fund	52,497
Total		408,283



■ At Call ■ Term Deposit: Fixed Rate
■ Term Deposit: Floating Rate ■ Fixed Rate Bond
■ Floating Rate Note ■ Long Term Growth Fund

Performance:

Income producing/Defensive category*:

	3 year (% p.a.)	1 year %	3 months %	FYTD %	1 month %	1 month annualised (% p.a.)
CN's return#	2.38%	3.87%	1.03%	2.368%	0.33%	4.19%
Performance objective^	1.95%	4.10%	1.09%	2.84%	0.34%	4.43%
Excess return	0.43%	(0.23%)	(0.06%)	(0.16%)	(0.01%)	(0.24%)

* Exclusive of Capital Growth (disclosed separately below).

^ CN's Performance objective is set at the Ausbond Bank Bill Index.

Cash at Call funds have been included in the calculation of CN's reported investment portfolio performance from January 2021. This change has not been applied retrospectively to historical months.

Capital Growth category*:

	3 year (% p.a.)	1 year %	3 months %	FYTD %	1 month %
CN's return	6.30%	12.86%	6.70%	8.09%	2.06%
Performance objective^	8.23%	7.66%	1.76%	4.83%	0.54%
Excess return	(1.93%)	5.20%	4.94%	3.26%	1.52%

	Return since Inception#
CN's return	22.09%

* Capital Growth category consists solely of CN's exposure to TCorp Individually Managed Growth Funds.

^ CN's Performance objective is set at CPI + 3.5% p.a. (over a rolling 10yrs).

Return since inception considers the month end dollar value of the investment against CN's capital contributions since inception. Initial investment into the Capital Growth category occurred in February 2019 with incremental contributions thereafter.

Investment Policy compliance report

February 2024

Risk Management compliance:

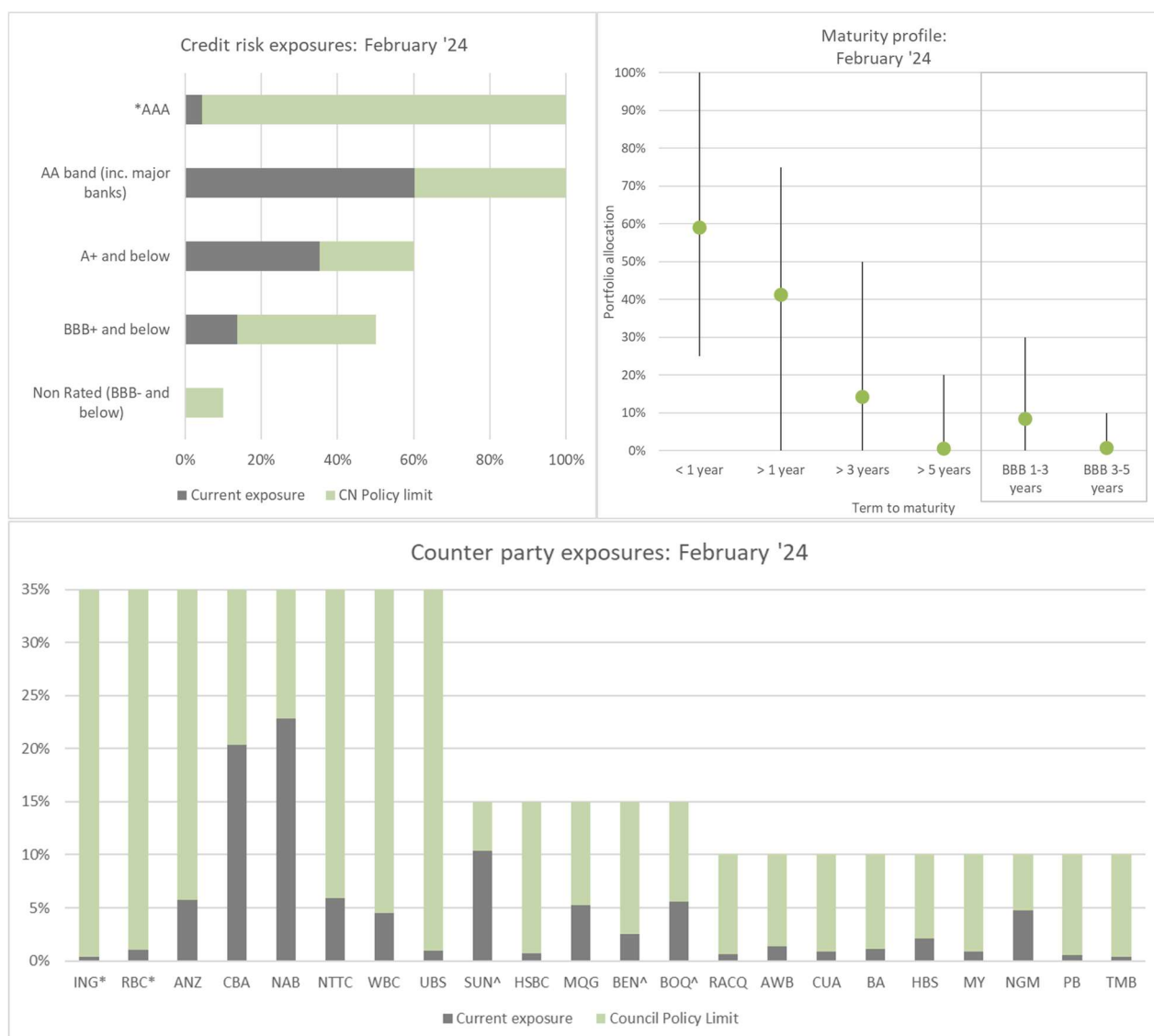
Portfolio exposure:

Investment category	Minimum exposure	Maximum exposure	CN exposure
Income producing / Defensive	80%	100%	87%
Capital Growth [^]	0%	30%	13%

[^] Capital Growth category consists solely of CN's exposure to TCorp Individually Managed Growth Funds.

Income producing/Defensive risk limits:

The below risk limits apply only to the Income producing/Defensive category of CN's investment portfolio.



*Where there is an Asterisk marked in the above graphs all of CN's investments in this category are assigned a AAA rating due to additional credit support of the investment class.

[^] = Total exposures to Suncorp Bank, Bank of Queensland, and Bendigo & Adelaide Bank include a component of AAA rated individual investments.

Investment Policy compliance report

February 2024

New and matured Investments:

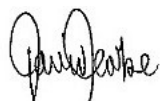
New Investments:

Contract date	Settlement date	Institution	Long Term Credit rating (S&P)	Asset Class	Face value	Rate of Return	Term	Maturity date
7 Feb '24	14 Feb '24	NGM Group	BBB	Floating Rate Note	\$2,400,000	90d bbsw + 1.85% (First reset = 6.20%)	5years	14 Feb '29
27 Feb '24	5 Mar '24	RACQ Bank	BBB+	Floating Rate Note	\$2,200,000	90d bbsw + 1.60%	3years	5 Mar '27
28 Feb '24	28 Feb '24	NAB	AA-	Term Deposit: Fixed rate	\$10,000,000	5.12%	132days	9 Jul '24

Matured Investments:

Date matured	Institution	Asset Class	Face value	Rate of Return	Original Term	Original date invested
8 Feb '24	ANZ	Floating Rate Note	\$5,000,000	90d bbsw + 1.10%	5years	30 Jan '19

I certify that the new investments detailed above have been made in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2005, and Council's adopted Investment Policy.



David Clarke
Responsible Accounting Officer