

Project Number: HN000236-B



STATEMENT OF HERITAGE IMPACT NEWCASTLE GRAMMAR SCHOOL

FINAL 11 / 2 / 2022

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Executive Summary

Heritage Now Pty Ltd has been engaged by App Corporation Pty Ltd on behalf of Newcastle Grammar School to prepare a Statement of Heritage Impact for upgrades to the Newcastle Grammar School - Park Campus. The project proposal, referred henceforth as the Proposal, is being assessed as a State Significant Development.

The Project Area is on the corner of Union Street and Parkway Avenue, Cooks Hill, approximately 2.5 km south-west of the Newcastle Central Business District and is within the Newcastle Local Government Area (LGA).

The Proposal will be higher than the school buildings currently in the Project Area, however, they will not be higher than the existing apartments to the north. Parkway Avenue which abuts the Project Area is listed as Heritage Item 704 for its landscape values and particularly its mature tree plantings (predominantly Norfolk Pines) on the median strip and Parkway Avenue, however the section of Parkway Avenue adjacent to the Project Area has an open stormwater channel rather than the characteristic central tree plantings. The closest mature Norfolk pines are 190 m to the north-west and 100 m to the south-west and are visible in the distance. The height, bulk and form of the new buildings will have a negligible impact on the significance of this item and no cumulative impact.

The Cooks Hill Heritage Conservation Area (HCA) is 110 m to the north-east of the Project Area, views from the HCA to the Project Area will be screened by the existing apartments. The Hamilton South Heritage Conservation Area is located 165 m to the west of the Project Area, views towards the Project Area are obscured by street plantings along Parkway Avenue and the Proposal will not be visible from the HCA. Heritage Item 175 is located 195 m east of the Project Area, while the front portion of the Project Area is visible from this heritage item, the Proposal will be screened from view, by existing street plantings. Heritage Item 94, a residential house, is located 122 m south-east of the Project Area and is located on the southern side of Parkway Avenue. The Project Area is visible from the pavement in front of this item and the Proposal is likely to be partially visible from this item, however, given the distance (122 m) and the topography the Proposal will have a very minor impact on the visual catchment from this item and will have a negligible impact to its significance. Heritage Item 93 is 230 m south-east of the Project Area and is located on the north side of Parkway Avenue. The Project Area is not visible from this item due to the existing residences and the Proposal will have no visual impact on this item. The Project Area is not visible to Heritage Items 609, 610 and 617 located over 200 m to the west, due to the buildings between the Project Area and the Heritage Items.

There are two HCAs within 165 m of the Project Area, however, the Proposal will have negligible impact on views from these HCAs due to existing buildings and street plantings. There are seven heritage items within 250 m of the Project Area. The Proposal will likely to be partially visible from only one of these items and given the distance and the topography, the Proposal will have a very minor impact on the visual catchment of this item and will have a negligible impact to its significance.

The Proposal will have a negligible impact on the heritage significance of nearby heritage items and heritage conservation areas.

The Proposal can proceed in accordance with the following recommendations:

Recommendation 1

A heritage induction is to be provided to all on-site personnel undertaking construction works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, which includes the reporting of archaeological or suspected archaeological material.

Recommendation 2

In the unlikely event archaeological, or suspected archaeological material is uncovered during works, then works in that area are to cease and the area cordoned off. The material is to be inspected by a heritage consultant and works in that area are only to recommence once heritage clearance has been gained and/or mitigation and management measures implemented.

Acronyms, Terms and Definitions

Acronym	Definition
CMP	Conservation Management Plan
DCP	Development Control Plan
EP&A Act	Environmental Planning and Assessment Act
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
OEH	Office of Environment and Heritage, NSW
km	Kilometres
m	Metric metres
SHR	State Heritage Register
SoHI	Statement of Heritage Impact

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1 Introduction

Heritage Now Pty Ltd has been engaged by App Corporation Pty Ltd on behalf of Newcastle Grammar School to prepare a Statement of Heritage Impact for upgrades to the Newcastle Grammar School - Park Campus. The project proposal, referred henceforth as the Proposal, is being assessed as a State Significant Development.

1.1 Project Area

The Project Area is on the corner of Union Street and Parkway Avenue, Cooks Hill, approximately 2.5 km south-west of the Newcastle Central Business District and is within the Newcastle Local Government Area (LGA). The Project Area extent is approximately 9390m² (Figure 1).



Figure 1 Project Area

1.2 Project Proposal

The Proposal aims to develop the Newcastle Grammar School Park Campus in order to accommodate increased student numbers. A Master Plan has been created and the Stage 1 works include:

- Demolition of Block F (existing Admin Building)
- Construction of a new internal Kiss and Drop roadway on the northern boundary (due to planning risks alternative, more feasible options may need to be explored).
- Stormwater upgrades across the school site

- Refurbishment of Block B to accommodate a new central Administration and the repositioning of other school functions impacted by Stage 1 works (e.g. teaching spaces)
- Construction of a new 3-storey building on the Union St side which will feature:
- Ground floor open air space acting as a COLA and extension of adjacent active play area
- Levels 1 and 2 to house 16 learning spaces
- Roof top terrace/outdoor play area
- Lift access
- Associated landscaping, services and school amenity.

These works will require the excavation of the ground surface for building foundations, associated infrastructure, and other upgrades to the Project Area.

1.3 Methodology

This document has been prepared in accordance with the relevant Heritage NSW guidelines, including, but not limited to:

- Assessing Heritage Significance (OEH 2015)
- Statements of Heritage Impact (OEH, formerly Heritage Office 2002)

This Statement of Heritage Impact includes:

- An overview of the heritage significance of features concerning the Proposal
- What impact the proposed works will have on that significance
- What measures have been proposed to mitigate negative impacts
- Why more sympathetic solutions are not viable

1.4 Authorship

This report has been written by Crystal Phillips and Sarah Mané, Heritage Consultants at Heritage Now. Technical input and quality review have been provided by Tessa Boer-Mah, Principal Heritage Consultant at Heritage Now.

2 Historic Context

This section provides the foundation for understanding the history of the region, as well as the Project Area.

2.1 Development of Cooks Hill

The traditional custodians of the Project Area are the Awabakal people. Archaeological evidence shows that Aboriginal people have lived in the region for thousands of years. Many of the Aboriginal people in the area were devastatingly affected and displaced with the arrival of colonisers in the area in the early 19th Century. There are descendants of these Awabakal people who continue to live in the area today.

The 19th century history of Cooks Hill is tied to the establishment of coal mining in the area by the Australian Agricultural Company (AA Company). The AA Company was established by British Government in 1824. The company was granted 2,000-acres of land anywhere within the colony of New South Wales for the purposes of coal mining, and the intention of exporting. They chose land west of the settlement of Newcastle that had been reserved for future development and expansion of the town.¹ The first pit (A Pit) was opened in 1831 near present day Church and Brown Streets. This was followed by the B Pit in 1835. Other pits included the C, F and Sea Pits. The most prolific of these was the Sea Pit which operated from 1888 to 1916 and employed around 950 people at its peak.²

With the success of the mine and number of men employed, came a demand for housing in the area. The surveyor of the AA Company, George Elder Darby laid out town allotments within the company's estate, with the first allotments sold in 1853. The first houses built were brick or timber mining cottages.

In 1857 the AA Company funded the establishment of St John's Anglican Church as well as a rectory and school.

As the number of residents grew in the area, the streets were formally named, with many after men connected to the AA Company including Darby, Bruce, Corlette, Parry and Bull Streets.³ The street configuration is also a result of the former rail lines, which hauled coal from the mines to the harbour. The Laman Street underpass, where coal trains would pass through, is an important physical remnant of the former coal railway.⁴

The suburb became officially known as Cooks Hill in 1885, the same year as the Cooks Hills Public School. The name is believed to derive from local resident Thomas Cook who lived on the hill near the intersection of Auckland and Laman Streets. In 1888 the AA Company set aside 5.5 acres of land for a park as a centennial gift and aptly named Centennial Park. The parkland was intended to increase property value in the area, and there was a transition in the area being primarily working

¹ Suters Architects, "Newcastle City Wide Heritage Study 1996-97 Volume 1," Heritage Study (Newcastle, NSW: Newcastle City Council, 1997), 2/4.

² Heritage NSW, "Cooks Hill Heritage Conservation Area," State Heritage Inventory, 2019, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2173901>.

³ Heritage NSW.

⁴ Heritage NSW.

class to a mixture of middle and working class. A prominent middle-class resident of Cooks Hill was William Arnott, the biscuit maker.

The land was subdivided and sold in various stages meaning that different blocks contained different era housing. This is still reminiscent in the suburb today from miners' cottages and terrace houses in the earlier period to Edwardian, interwar and post-war period houses.

2.2 History of the Project Area

The Project Area is within the original AA Company 2000-acre grant.

The Hunter District Waterboard Maps from 1895 indicate that the area between Melville (present day Union Street) and Bruce Street were used as Market Gardens (Figure 2)⁵. At this time there was also a tramway along Melville Street adjacent to the Project Area. There is a structure in the south-western corner of Project Area, but this is outside the Proposal area (Figure 2).

A later map from 1910 shows the position of the Project Area between the tram line on Melville Street and the railway corridor. The area is shown containing Cottage Creek and 'Coly Wood' with the adjoining lands marked as 'sandy' (Figure 3).

In 1913, steps were made to transform a portion of the AA company land, now Cooks Hill into a 'model suburb'. These works were undertaken by John Sulman and John Hennessey.⁶ This included infilling some of the land to build the new houses. However, a subdivision plan of AA Company land from 1914 shows that Parkway Avenue did not continue east of Melville Street at this time (and thus was not part of this subdivision), as it continued to be used as a market garden (Figure 4). A newspaper article from the *Gloucester Advocate* confirms that the Project Area was continuing to be used as a garden at this time. Of the gardens the article states:

On the outskirts of the company's estate are a number of Chinamen's gardens, which are so low-lying that it would be almost impracticable to bring them up to a building level, and to utilise them for residential purposes⁷

It is this low-lying position along Cottage Creek that likely played a role in the area being subdivided much later than the other areas within the AA Company land. The article however also notes that the garden facilities including fences and the houses of the workers needed to be improved to be of a higher standard that matched with the new residential suburb.⁸

Land on the corner, south of Parkway Avenue and west of Union/Melville St, was selected for housing commission flats in 1948 and there are images of workers preparing the undeveloped grassy area for construction (Figure 5).⁹ Based on the earlier statements that the land is swampy, the

⁵ Department of Lands, *Newcastle and Suburbs Sheet 052*, 1895, 1895, Hunter District Water Board Plans of the 1890s, <https://livinghistories.newcastle.edu.au/nodes/view/95200?keywords=sheet%20052&highlights=WylwNTItYW0tYzU1LTA1MilsInNoZWV0IiwMDUyIl0=>.

⁶ "A MODEL SUBURB," *Gloucester Advocate*, May 3, 1913.

⁷ "A MODEL SUBURB."

⁸ "A MODEL SUBURB."

⁹ "PARKWAY-AVENUE FLATS BEGUN," *Newcastle Morning Herald and Miners' Advocate (NSW : 1876 - 1954)*, February 20, 1948; *Newcastle Morning Herald, Erection of Housing Commission Flats in Parkway Avenue, Cooks Hill*, 1950, 1950, <https://newcastle-collections.ncc.nsw.gov.au/library?page=search#view=details&id=7a41&terms=%5B%22and%22%2C%5B%5B>

ground level was most likely raised some time before construction. Construction of the Newcastle Teachers College within the Project Area began around the same time in 1949 and likely faced similar conditions.¹⁰ The college was located within the Project Area until 1973 when it moved to Waratah West and the Project Area was then used by TAFE NSW.

Today the Project Area is the site of the Newcastle Grammar School Grammar School – Park Campus, who have occupied the site since the 1990s. This is the second campus servicing the school, with another campus in The Hill.

%22keywords%22%2C%22parkway%20avenue%22%5D%2C%5B%22department%22%2C%22Library%22%5D%2C%5B%22type%22%2C%22Story%22%2C%22%3C%3E%22%5D%5D%5D&offset=3.

¹⁰ "Building of College To Begin," *Newcastle Morning Herald and Miners' Advocate* (NSW : 1876 - 1954), February 3, 1951.

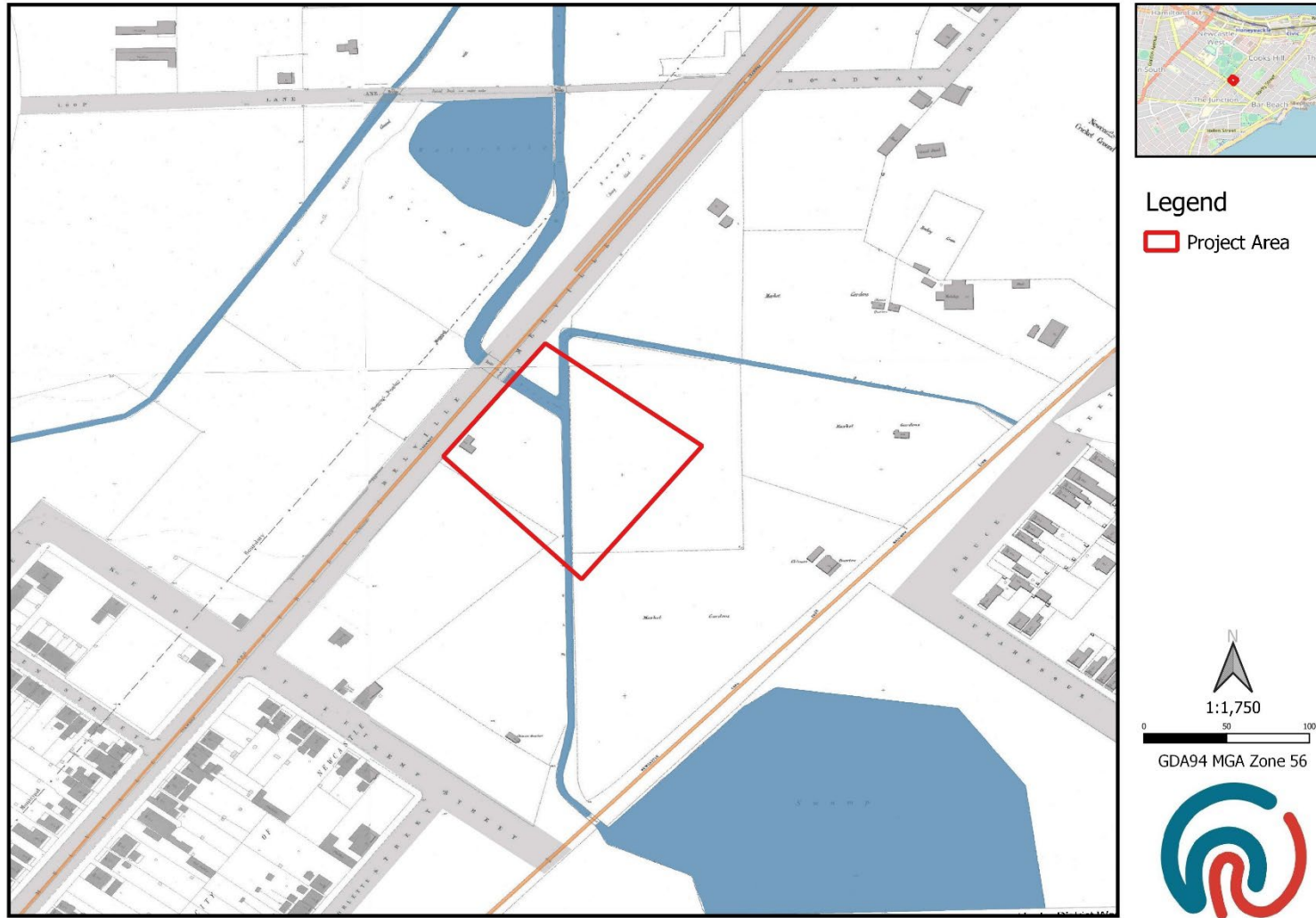
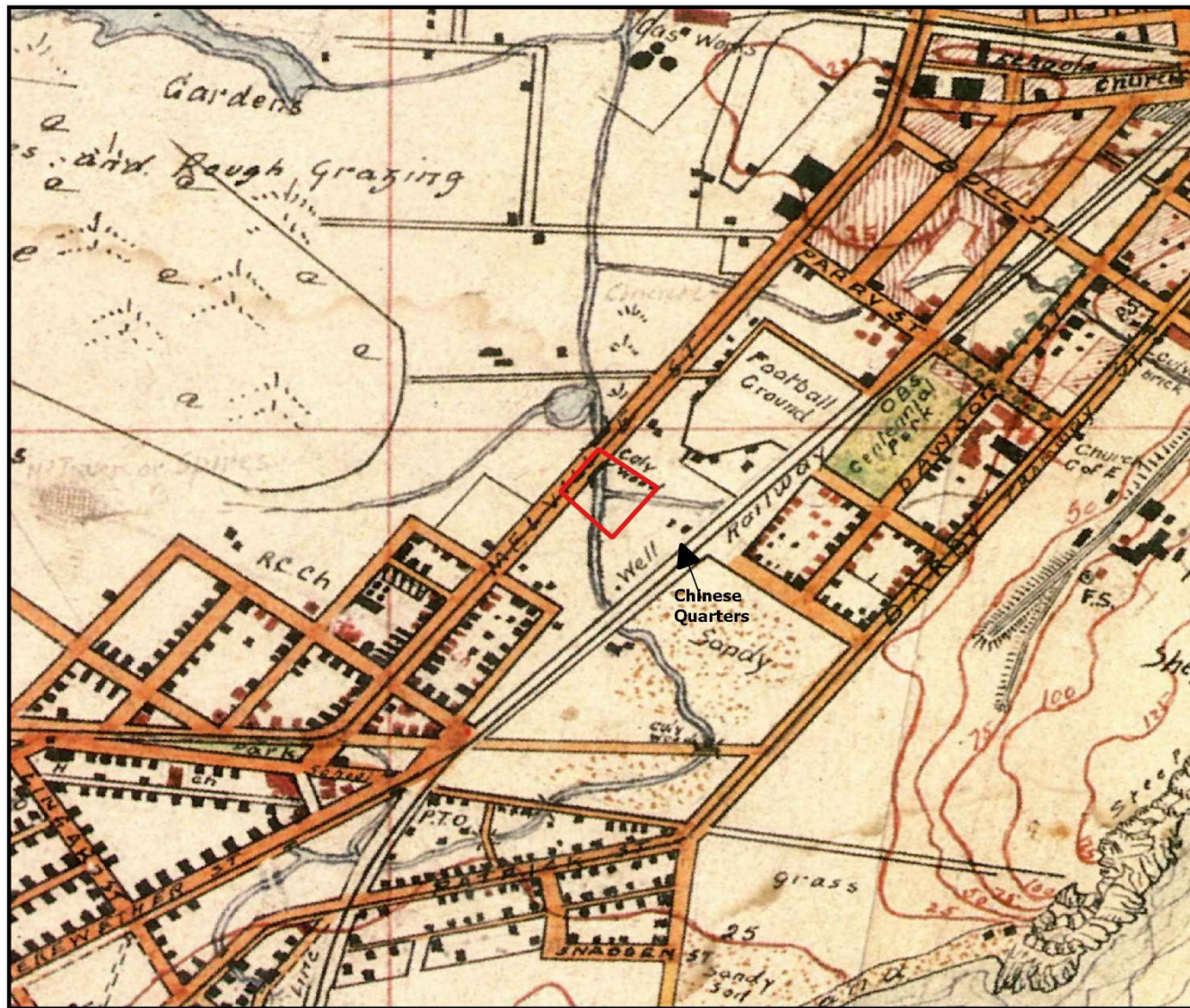


Figure 2 Detail of Newcastle and Suburbs Water Board Plan 1895 showing location of Chinese Market Gardens between Melville (Union) and Bruce Streets, approximate Project Area outlined in red



Legend
Project Area

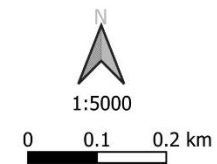


Figure 3 Detail of 1910 Map of Newcastle showing location of Project Area and Chinese Market Gardens

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GARDEN SUBURB Newcastle.

Close to the City
Served by Train and Tram

A TRIUMPH OF TOWN-PLANNING

AMPLE PUBLIC RECREATION GROUNDS, GARDENS, BATHING BEACHES, IMPOSING TREE PLANTED AVENUES

85 LOTS.

First Subdivision

AUCTION ON THE GROUND
SATURDAY
May 30^{th.}
1914.
AT 2.30 p.m.

Creer & Berkeley
Auctioneers
NEWCASTLE

TERMS One fifth, cash deposit.
Balance in 1, 2, 3, 4 & 5 years.
With Interest at 3 per cent.

All Roads Made
Gas, Water & Sewerage Available

All Measurements subject to Surveyor's Plan.

William Stokes & Co. Ltd. Sydney.

Figure 4 Garden Suburb Subdivision Plans 1914, Project Area shown by red rectangle



Figure 5 Workers preparing land for the flats at Parkway Avenue 1950

3 Legislative Context and Heritage Listing

This section provides a brief overview of the relevant legislation and heritage listings pertaining to the Project Area. The legislative overview is provided solely as contextual information for the proponent and does not constitute legal advice.

3.1 Legislative Context

Non-Indigenous heritage in NSW is protected under the *Heritage Act 1977* (the Heritage Act) and the *Environmental Planning & Assessment Act 1979* (the EP&A Act). The State Heritage Register is maintained under Part 3A of the Heritage Act and comprises a list of places and objects of state significance to the people of NSW. Heritage items may be valued by particular groups in the community, such as Aboriginal communities, religious groups, or people with a common ethnic background. Local heritage items are registered by local councils in accordance with the EP&A Act and listed in Local Environmental Plans (LEPs), as well as on the State Heritage Inventory.

Archaeological material is protected under the relics provision of the Heritage Act 1977, it includes any deposit, artefact, or material evidence that:

- a. *Related to the settlement of the area that comprises New South Wales, not being of Aboriginal settlement, and*
- b. *Is of State or local significance*

Items that do not meet these criteria are known as ‘moveable objects’ or ‘works’. Moveable objects are defined simply as items that are not relics; works can refer to past evidence of infrastructure that is buried and therefore archaeological in nature. Examples of works may include but are not limited to former road surfaces or infrastructure associated with rail or trams. Exposure of such items does not trigger the reporting obligations under the relics provisions of the Heritage Act (Division 9).

Section 57 and Section 60 of the Heritage Act state that exemptions or permits may be required when undertaking works or excavating within the curtilage of a State Heritage Register item and applies to places, buildings, works, relics, moveable objects, precincts, or land within the Proposal. Where works are minor in nature and will have minimal impact on the heritage significance of a place, a Section 57 exemption may be granted (exemptions were recently updated in December 2020).

If works are not exempt under Section 57, a permit under Section 60 would be required to carry out activities to an item listed on the State Heritage Register. This includes built and ground disturbance in areas that is likely to contain archaeological material.

Section 139 and 140 of the Heritage Act state that an excavation permit is required in certain circumstances, including where there is reasonable cause to suspect that a relic (not listed on an Interim Heritage Order or the State Heritage Register) may be discovered, exposed, moved or damaged, or where a relic has already been discovered or exposed. The Heritage Council may issue exceptions to this section where an archaeological assessment approved by the Heritage Council has indicated that there is little potential for relics to occur.

3.2 Heritage Listings and other Relevant Instruments and Guidelines

Items of world heritage are listed on the World Heritage List and is administered by the United Nations Educational, Scientific and Cultural Organisation. Items of national significance are listed on the National Heritage List is administered by the Australian Heritage Council under the *Australian Heritage Council Act 2003* and in accordance with the *Environmental Protection and Biodiversity Conservation Act 1999*.

The State Heritage Register contains items of state heritage significance and is administered by the NSW Heritage Council under the *NSW Heritage Act 1977*. Items of local significance are protected under Local Environmental Plans (LEPs), in this case the Newcastle LEP 2012.

All heritage registers/listings were searched, and results summarised in Table 1.

There are no heritage listings within the Project Area. There are two Heritage Conservation Areas (HCA) near the Project Area and seven Heritage Items within 250m of the Project Area listed on the Newcastle LEP, as shown in Table 2. The location of these Heritage Listings in relation to the Project Area is shown in Figure 6.

Table 1 Heritage Listing within the Project Area

Listing	Result
World Heritage	0
National Heritage	0
State Heritage	0
Local Heritage	0

Table 2 Heritage Listings near the Project Area

Listing Type	Item	Item no.	Significance	Spatial Relation to Project Area
LEP	Parkway Avenue	704	Local	Abuts Project Area
LEP	Cooks Hill Heritage Conservation Area	C1	Local	110 m north-east
LEP	Hamilton South Garden Suburb Heritage Conservation Area	C3	Local	165 m west
LEP	Dr Watkins House – 64 Parkway Avenue, Cooks Hill	93	Local	230 m south-east
LEP	Residence -79 Parkway Avenue, Cooks Hill	94	Local	122 m south-east
LEP	135 Parkway Avenue, Hamilton South	175	Local	195 m west
LEP	Landscape Item – Parkway Avenue	704	Local	10 m south-west
LEP	Brien Street Terraces	609	Local	217 m south-west

LEP	Farquar Street Terraces	610	Local	220 m south-west
LEP	St Joseph's Convent and School Group	617	Local	230 m south



Figure 6 Heritage Listings near the Project Area

3.2.1 Statement of Significance

The State Heritage Inventory includes the registered heritage items within the state of NSW, including those of local and state significance.

The following statement of significance for the Cooks Hill HCA is taken from the State Heritage Inventory:

Cooks Hill Heritage Conservation Area is culturally significant on a number of levels. As a residential and commercial precinct, it is regarded for its special historical character, liveable streetscapes, diverse range of historic residential and commercial buildings and several tree lined streets. The age of the suburb, relative to other suburbs of Newcastle, is apparent in the style and form of buildings and eclectic street layout.

It has a significant visual character comprising buildings which represent all of the common architectural styles including mid-19th century workers' houses and terraces, Federation bungalows, Inter-war cottages and post-war residential flat buildings. A critical mass of contributory buildings, traditional streetscapes, significant trees, sandstone kerb and gutters,

artefacts, heritage listed hotels, shops and parklands, gives the suburb a strong sense of place and a distinctive historic identity valued by local residents and visitors.

Cooks Hill is closely associated with the Australian Agricultural Company as part of the original 2000-acre grant owned by the Company. The Company began to sell off parts of Cooks Hill in the 1850s. However even before that the Company built huts for its workmen and so the area began its life as a mining village in the midst of the Company's' railways and mines. When the first land sales did occur, development was rapid along Lake Macquarie Road (Darby Street) and eventually Blane Street (Hunter Street), becoming an extension of the main laid out streets towards the City Centre. The early houses were single and two storey terraces and miners' cottages, both brick and timber. Retailing and hotel keeping flourished as did the population. The area is significant as it reflects the land uses and activities of the AA Company. Its mines, its railways, and the Colliery railway serving the Merewether district, exercise a strong physical presence over Cooks Hill to this day.

- Key Period of Significance - circa 1850 to 1940.

The following statement of significance for the Hamilton South 'Garden Suburb' HCA is taken from the State Heritage Inventory:

The Hamilton South 'Garden Suburb' Heritage Conservation Area is significant to the local community for the surviving evidence of an early twentieth century subdivision pattern made up of single dwellings on large "suburban" style allotments generally over 600 square metres. The precinct has associational significance with the eminent Australian architect and planner Sir John Sulman and as such, its original form is important evidence of his work and ideas. The suburb is one of Newcastle's earliest and largest examples of a planned garden suburb and as such is historically important. The evidence of Sulman's original design is reflected in the road layout, allotment shape and pattern, and form of housing – single storey detached bungalow and cottage style houses, with a consistent palette of face brick and painted weatherboard houses.

- Key Period of Significance - circa 1913 to 1940

The following statement of significance for Heritage Item 94 is taken from the State Heritage Inventory:

The residence at 79 Parkway Avenue is significant as a prominent element within the streetscape. It is a good example of the Inter-war Functionalist style, and a relatively rare one surviving largely intact. It is typical of the high-quality residential development expected in the Hamilton Garden suburb, and one of the few two storey buildings in the area, most of which are on Parkway Ave.

The following statement of significance for Heritage Item 93 is taken from the State Heritage Inventory:

The residence at 64 Parkway Avenue, Bar Beach, is significant for its association with Dr A. Watkins, its intact architectural detailing in a style uncommon in the area, and for its general prominence within the streetscape. It is typical of the high quality residential development expected in the Hamilton Garden suburb, and one of the few two storey buildings in the area, most of which are on Parkway Ave.

The following statement of significance for Heritage Item 175 is taken from the State Heritage Inventory:

Good example of 1930's brick residence.

The following statement of significance for Heritage Item 704 (Parkway Avenue landscape feature) is taken from the State Heritage Inventory:

Parkway Avenue, Denison Street to Union Street

Parkway Avenue, between Denison Street and Union Street, marks the northern boundary of the first subdivision of Hamilton and records the development of suburban Newcastle on land sold by the Australian Agricultural Company (A.A.Co) in May 1914. It records both the sale of A.A.Co land as the company closed coal mining interests in Newcastle and Hamilton and the economic and urban growth of Newcastle as other industries and the port developed. Worters Pulver, appointed in 1913 as Chief Surveyor of the A.A.Co, was a timely influence having an interest in planning and commissioned the architect, John Sulman of Sulman and Hennessy to design the suburb of Hamilton including Parkway Avenue.

Parkway Avenue between Denison Street and Union Street and the surrounding suburban area of Hamilton was influenced by the Garden Suburb Movement and the ideals of the English philosopher planner Ebenezer Howard. John Sulman designed Parkway Avenue and the suburb of Hamilton based on the principles of the Garden Suburb Movement. It is however a record of John Sulman's planning and his diversion from the ideals of the English Garden City Movement with its attention to the grid pattern, linear avenues as opposed to the curvilinear streets and increased density without small park areas. This early section of Parkway Avenue is representative of garden suburb planning in Australia in the early 20th century and it is typical of other city plans at the time including Daceyville, Sydney and the 1920s suburbs of Canberra (both designed by John Sulman) with axial avenues lined with trees. Typical qualities of this Garden Suburb Planning movement in Australia included wide grassed areas allowing for avenues of trees, a hierarchy of streets including grand linear avenues intersected with wide arced and narrower curvilinear streets, a consistency of house type (which in Australia was the detached bungalow type), and this consistency included the detail of fences, driveways, pathways and street signs. Changes to Parkway Avenue including alterations to detached bungalows, roadway, intersections, median strip, road verges, driveways, pathways and fences have diminished this significance to an extent and further alterations will have a cumulative effect on the consistent detail of the garden suburb planning, vistas, axial qualities and ability to interpret the garden suburb planning.

Parkway Avenue, Denison Street to Memorial Drive

The whole of Parkway Avenue between Denison Street to Memorial Drive, is important as a main axis between Bar Beach and Denison Street, Hamilton. Its aesthetic qualities include the vistas along the grand open avenue enhanced by the mature Norfolk Island Pines. The extension of Parkway Avenue is consistent in design and detail and continues the linear form of the earlier section of Parkway Avenue and the recent planting of Norfolk Island Pines has the potential to enhance this part of the avenue.

Parkway Avenue when viewed as a whole from Denison Street to Memorial Drive is aesthetically significant. Its qualities include the vistas along the grand open avenue enhanced by the mature Norfolk Island Pines. The extension of Parkway Avenue is consistent in design and detail and

continues the linear form of the earlier section of Parkway Avenue and the Norfolk Island Pines have the potential to enhance this part of the avenue. Other significant details of Parkway Avenue include the concrete kerbs and the curved plan form of the median strips and verges intersections. The inter-War and post WWII houses and residential flats provide an important historical and aesthetic context for the extension of Parkway Avenue between Union Street and Memorial Drive. Changes to these buildings and demolition will cumulatively diminish the significance of the vistas and axial qualities of Parkway Avenue.

The whole of Parkway Avenue, Denison Street to Memorial Drive is held in high esteem by the current residents of this avenue and the local community of Newcastle.

The following statement of significance for Heritage Item 609 (Brien Street Terraces) is taken from the State Heritage Inventory:

Evidence of early housing for the area. An important element within streetscape. Provides insight into lifestyle.

The following statement of significance for Heritage Item 610 (Farquar St Terraces) is taken from the State Heritage Inventory:

An important element within streetscape. Examples of early housing in the area.

The following statement of significance for Heritage Item 617 (St Josephs Convent and school group) is taken from the State Heritage Inventory:

Important local landmark representative of an important step in the development of church facilities in the suburb of the Junction.

3.3 Summary

There are no heritage listings within or directly adjoining the Project Area. There are two Heritage Conservation Areas and seven Heritage Items listed on the Newcastle LEP that are situated within 230m of the Project Area. They are all of local significance. There are no items of State significance in the locality.

4 Site Visit and Physical Assessment

The site was visited by Sarah Mané, Heritage Consultant at Heritage Now, on Wednesday 16th June 2021. The purpose of the visit was to assess the impact that the proposed works will have on the views within the heritage curtilage of the nearby heritage conservation areas and heritage items.

4.1 Project Area – Newcastle Grammar School

The Project Area is located on a corner block with street frontage on three sides. The existing buildings within the Project Area include two buildings facing Parkway Avenue (two-storey) (Plate 1) and three single storey buildings at the rear (Plate 2 and Plate 3). The school grounds were inspected and no evidence for archaeological material was identified.

The front of the school faces southwest onto Parkway Avenue (Plate 1 and Plate 4), while the south-eastern side is bound by Corlette Street (Plate 5) and the north-western side is bound by Union Street (Plate 6). The north-eastern side is bound by a 4 storey residential development (Plate 7 and Plate 8). School entry points are via Union Street and Corlette Street.

4.2 Streetscape

The Project Area is situated approximately 110 m southwest of the Cooks Hill Heritage Conservation Area along Union Street. The Project Area is not visible from the HCA due to the large residential development in between them (Plate 9).

The Project Area is situated approximately 165 m east of the Hamilton South Garden Suburb Heritage Conservation Area and 195 m east of Heritage Item 175 (Plate 12). There are some large trees within National Park sportsground which screen the Project Area from the HCA and Heritage Item 175 (Plate 10 and Plate 11).

Parkway Avenue which abuts the Project Area is listed as Heritage Item 704 for its landscape values and particularly its mature tree plantings (predominantly Norfolk Pines) on the median strip and Parkway Avenue, however the section of Parkway Avenue adjacent to the Project Area has an open stormwater channel rather than central tree plantings (Plate 13). The mature Norfolk pines are 190 m to the north-west and 100 m to the south-west and are visible in the distance.

Heritage Item 94 is approximately 122m southeast of the Project Area, located at 79 Parkway Avenue, Cooks Hill. It is not visible from the Project Area as it is located just over a rise. It is also screened by vegetation (Plate 13). The Project Area is just visible from the external corner of the Heritage Item, but only the south-eastern corner of the school is visible (Plate 14). Further east along Parkway Avenue is Heritage Item 93, located at 64 Parkway Avenue, approximately 230 m south-east of the Project Area. There are no views to or from this item and the Project Area (Plate 15).

The Project Area is not visible to Heritage Items 609, 610 and 617 located over 230 m to the west, due to the buildings between the Project Area and the Heritage Items.

4.3 Summary

There are no major views to, or from, the Project Area and the nearby heritage items/features of significance within the heritage items or heritage conservation areas.

5 Assessment of Heritage Impact and Mitigation

This section provides an overview of significance, impact assessment and mitigation. The impact assessment has included the consideration of enhancement and detrimental impact to heritage item/s, as well as alternatives according to Heritage NSW's guideline *Statements of Heritage Impact*.

5.1 The Proposal

The Proposal is for the demolition of some existing buildings, the construction of new school buildings and the construction of a one-way vehicle access drive from Corlette Street through to Union Street to ameliorate the existing traffic issues related to the school. Buildings earmarked for demolition include two single storey classroom blocks and the single storey administration block, shown in Figure 7 as C, D and F and outlined in red. The current buildings shown in Figure 7 as A and B are to be refurbished. The proposed buildings along the Union Street and Corlette Street sides are outlined in blue and the proposed 'kiss and drop' vehicle access is shown in blue dashed lines. The proposed building height is not yet confirmed. The Proposal will also include landscaping and the construction of new playspaces. Minor excavation works will be required to facilitate the new works and the installation of civil, hydraulic and electrical services.

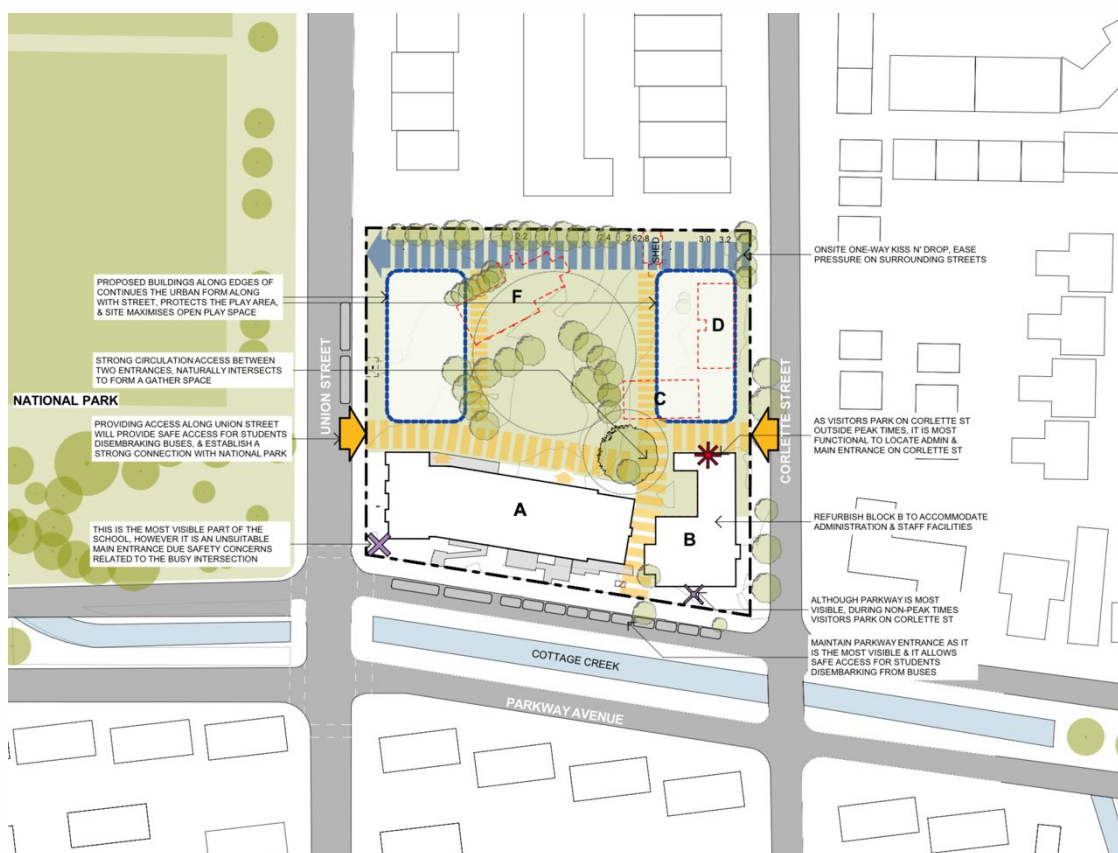


Figure 7 Site plan showing existing buildings in red, proposed building in blue and proposed one way 'kiss n' drop' on north-eastern boundary. Design by SHAC Pty Ltd.

5.2 Significance Overview

The nearby Heritage Conservation Areas and Heritage Items are of local significance and represent the historical patterns of residential subdivision and development, and the associated architectural styles dating from 1850 through to 1940.

5.3 Impact Assessment

5.3.1 Enhancement of Heritage Item/s

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The Proposal will enhance the amenity of the Newcastle Grammar School Park Campus and help ease safety and traffic issues associated with the school. The Proposal will enhance the amenity of the surrounding Heritage Conservation Areas by providing much needed school facilities.

5.3.2 Detrimental Impact on Heritage Item/s

The following aspects of the proposal could detrimentally impact on heritage significance.

The Proposal will be higher than the school buildings currently in the Project Area, however, they will not be higher than the existing apartments to the north. Parkway Avenue is a landscape Heritage Item that abuts the Project Area and is characterised by the central planting of Norfolk Pine trees, however, the area directly adjacent to the Project Area has an open channel drain instead of these plantings and thus this portion of the Heritage Item is of low significance. There will be negligible impacts to the Heritage Item from the Proposal and will not have a cumulative impact.

The Cooks Hill Heritage Conservation Area (HCA) is 110 m to the north of the Project Area, views from the HCA to the Project Area will be screened by the existing apartments. The Hamilton South Heritage Conservation Area is located 165 m to the west of the Project Area, views towards the Project Area are obscured by street plantings along Parkway Avenue and the Proposal will not be visible from the HCA.

Heritage Item 175 is located 195 m east of the Project Area, while the front portion of the Project Area is visible from this heritage item, the Proposal will be screened from view, by existing street plantings. Heritage Item 94 a residential house, is located 122 m south-east of the Project Area and is located on the southern side of Parkway Avenue. The Project Area is visible from the pavement in front of this item and the Proposal is likely to be partially visible from this item, however, given the distance (122 m) and the topography the Proposal will have a very minor impact on the visual catchment from this item and will have a negligible impact to its significance. Heritage Item 93 is 230 m south-east of the Project Area and is located on the north side of Parkway Avenue. The Project Area is not visible from this item due to the existing residences and the Proposal will have no visual impact on this item.

5.3.3 Alternatives

The following sympathetic solutions have been considered and discounted for the following reasons.

No alternative designs were considered, as there is minimal impact to the surrounding heritage items and HCAs.

5.1 Archaeological Assessment

The background historical research did not identify any historic structures likely to be present within the Project Area. The site visit also did not identify any evidence for historic archaeological material.

5.2 Statement of Heritage Impact

There are two HCAs within 165 m of the Project Area, however, the Proposal will have negligible impact on views from these HCAs due to existing buildings and street plantings. There are seven heritage items within 250 m of the Project Area. The Proposal will likely to be partially visible from only one of these items and given the distance and the topography, the Proposal will have a very minor impact on the visual catchment of this item and will have a negligible impact to its significance.

The Proposal will have a negligible impact on the heritage significance of nearby heritage items and heritage conservation areas.

There are no anticipated impacts to historic archaeology as a result of the Proposal.

5.3 Mitigation Measures

The following general mitigation strategies should be implemented for this project:

A heritage induction is to be provided to all on-site personnel undertaking construction works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, which includes the reporting of archaeological or suspected archaeological material.

In the unlikely event archaeological, or suspected archaeological material is uncovered during works, then works in that area are to cease and the area cordoned off. The material is to be inspected by a heritage consultant and works in that area are only to recommence once heritage clearance has been gained and/or mitigation and management measures implemented.

6 Conclusions and Recommendations

The Proposal will be higher than the school buildings currently in the Project Area, however, they will not be higher than the existing apartments to the north. Parkway Avenue which abuts the Project Area is listed as Heritage Item 704 for its landscape values and particularly its mature tree plantings on the median strip and Parkway Avenue, however the section of Parkway Avenue adjacent to the Project Area has an open stormwater channel rather than central tree plantings. The closest mature Norfolk Pine trees are 190 m to the north-west and 100 m to the south-west and are visible in the distance. The height, bulk and form of the new buildings will have a negligible impact on the significance of this item and no cumulative impact.

The Cooks Hill Heritage Conservation Area (HCA) is 110 m to the north-east of the Project Area, views from the HCA to the Project Area will be screened by the existing apartments. The Hamilton South Heritage Conservation Area is located 165 m to the west of the Project Area, views towards the Project Area are obscured by street plantings along Parkway Avenue and the Proposal will not be visible from the HCA. Heritage Item 175 is located 195 m east of the Project Area, while the front portion of the Project Area is visible from this heritage item, the Proposal will be screened from view, by existing street plantings. Heritage Item 94, a residential house, is located 122 m south-east of the Project Area and is located on the southern side of Parkway Avenue. The Project Area is visible from the pavement in front of this item and the Proposal is likely to be partially visible from this item, however, given the distance (122 m) and the topography the Proposal will have a very minor impact on the visual catchment from this item and will have a negligible impact to its significance. Heritage Item 93 is 230 m south-east of the Project Area and is located on the north side of Parkway Avenue. The Project Area is not visible from this item due to the existing residences and the Proposal will have no visual impact on this item. The Project Area is not visible to Heritage Items 609, 610 and 617 located over 200 m to the west, due to the buildings between the Project Area and the Heritage Items.

There are two HCAs within 165 m of the Project Area, however, the Proposal will have negligible impact on views from these HCAs due to existing buildings and street plantings. There are seven heritage items within 250 m of the Project Area. The Proposal will likely to be partially visible from only one of these items and given the distance and the topography, the Proposal will have a very minor impact on the visual catchment of this item and will have a negligible impact to its significance.

The Proposal will have a negligible impact on the heritage significance of nearby heritage items and heritage conservation areas.

The Proposal can proceed in accordance with the following recommendations:

Recommendation 1

A heritage induction is to be provided to all on-site personnel undertaking construction works so that they understand their obligations for protecting heritage under the *Heritage Act 1977*, which includes the reporting of archaeological or suspected archaeological material.

Recommendation 2

In the unlikely event archaeological, or suspected archaeological material is uncovered during works, then works in that area are to cease and the area cordoned off. The material is to be inspected by a

heritage consultant and works in that area are only to recommence once heritage clearance has been gained and/or mitigation and management measures implemented.

7 References

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8 Plates



Plate 1 View northwest of the Parkway Avenue frontage of Newcastle Grammar School.



Plate 2 Single storey building at rear



Plate 3 Single storey buildings at rear



Plate 4 View north of the Project Area from the opposite side of Parkway Avenue and the corner of Corlette Street showing the existing frontage on Parkway Avenue.



Plate 5 View west along Corlette Street showing southern corner of Project Area and existing 2 storey building (at left).



Plate 6 View north along Union Street showing the southwestern corner of the Project Area and the adjoining 4 storey residential development on its north-eastern boundary.



Plate 7 View northeast from the corner of Parkway Avenue and Union Street, showing the existing single storey buildings in the Project Area and the 4 storey residential buildings in the adjoining lot.



Plate 8 View northwest from Corlette Street showing the 4 storey residential development that adjoins the Project Area on its north-eastern boundary.



Plate 9 View southeast from the edge of the Cooks Hill heritage conservation area, showing that the Project Area is not visible.



Plate 10 View southeast along Parkway Ave from the edge of the Hamilton South HCA towards the Project Area. The proposed works will not be visible from the HCA.



Plate 11 View southeast along Parkway Ave from the edge of the Hamilton South HCA and the corner of Heritage Item 175. The Project Area is just visible from this point, but the proposed works will be screened by the existing trees.



Plate 12 View northwest along Parkway Ave from the corner of Union Street, showing that visibility of the Hamilton South HCA and Heritage Item 175 are restricted by vegetation.



Plate 13 View southeast along Parkway Avenue from the corner of Corlette Street showing there are no significant views of Heritage Items 93 or 94 from the Project Area.



Plate 14 View northwest along Parkway Ave from the front of Heritage Item 94. The roof of the existing school building in the southeast corner of the Project Area is just visible.



Plate 15 View northwest along Parkway Avenue from the front of Heritage Item 93 showing that there is no visibility to or from the Project Area.

